

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Tom Cullins
Eric Morrow
Karyn Norwood
vacant Alt.
vacant, Alt.



DESIGN ADVISORY BOARD Tuesday September 8, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/84556088052?pwd=bXdZT2NONmt5cXlJTjRtbFdudVhuUT09>

Webinar ID: 845 5608 8052

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 – 3:30 PM

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

Session II – 3:30-4:00 PM

21-0119CA; 81 Crescent Beach Drive (RL-W, Ward 4N) Brad Rabinowitz
Architect

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

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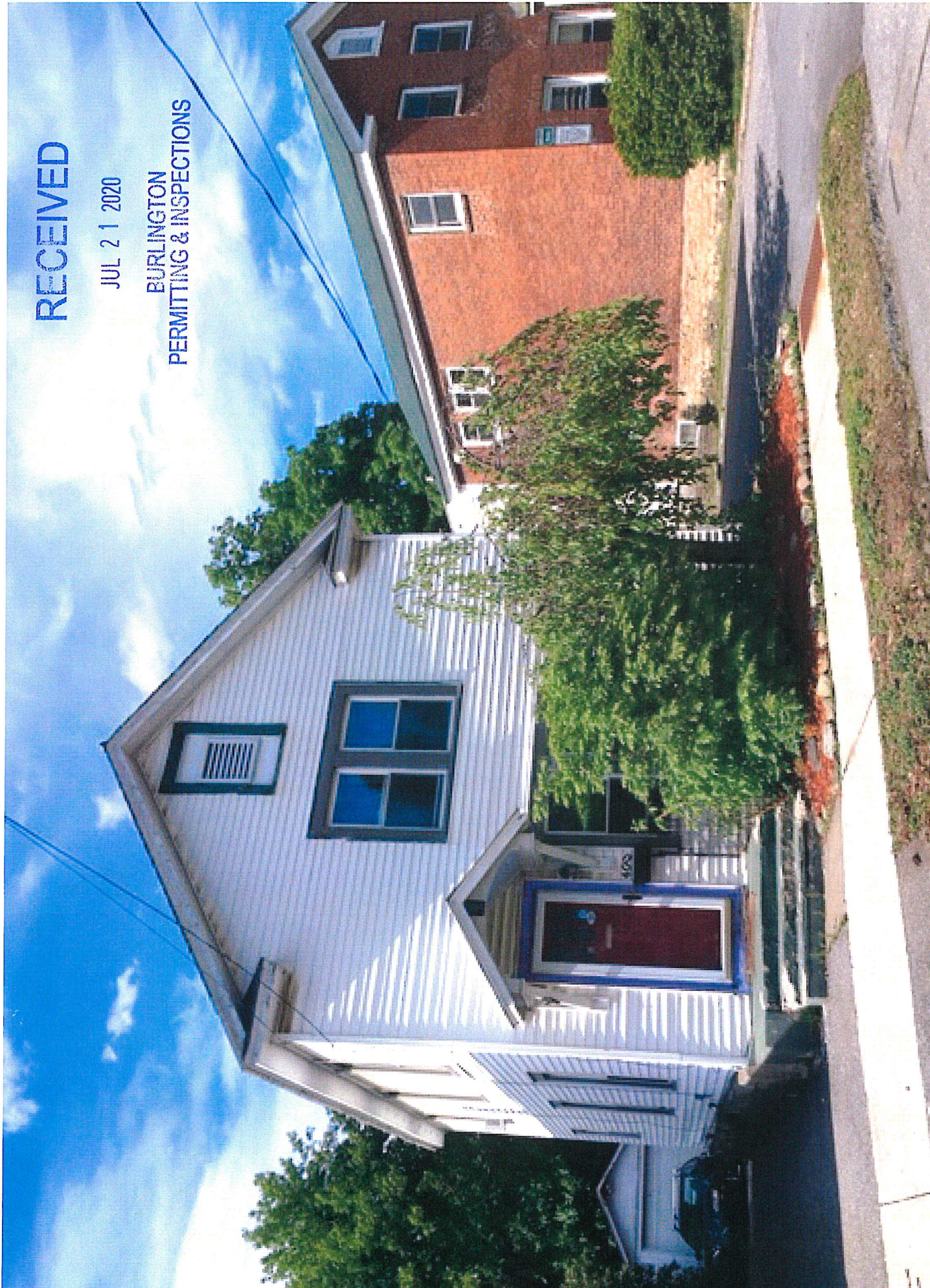
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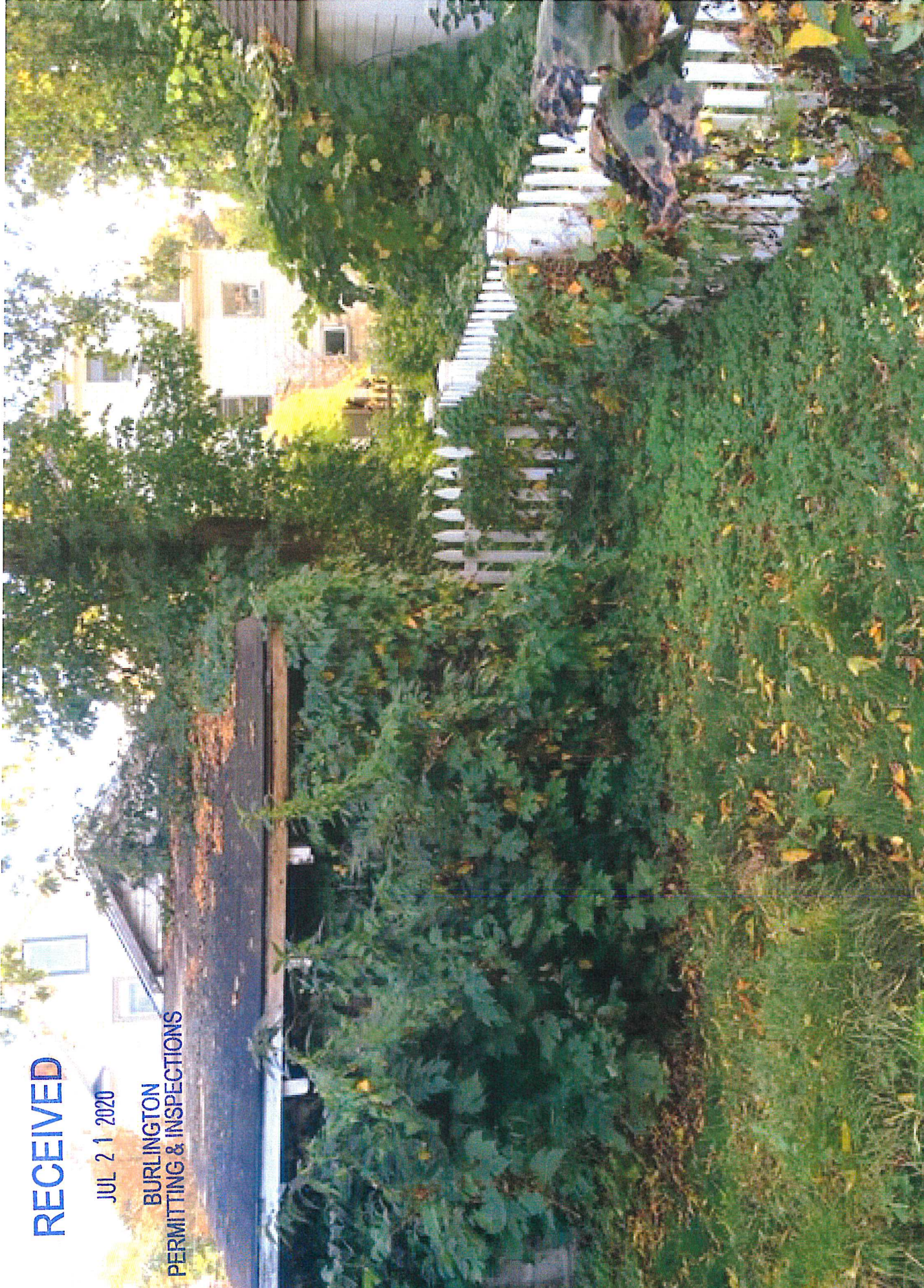
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LEGEND

---	PROPERTY LINE
- - -	APPROXIMATE SETBACK LINE
100	EXISTING CONTOUR
-x-	EXISTING WOVEN WIRE FENCE
-x-	EXISTING RAIL FENCE
- - -	EXISTING GRAVEL
- - -	EXISTING PAVEMENT
- - -	EXISTING OVERHEAD ELECTRIC
- - -	EDGE OF LAKE AT TIME OF SURVEY
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING UTILITY POLE
⊙	EXISTING GUY WIRE/POLE
⊙	EXISTING DECIDUOUS TREE
⊙	EXISTING CONIFEROUS TREE
⊙	EDGE OF BRUSH/WOODS
⊙	IRON ROD/PIPE FOUND
⊙	CONCRETE MONUMENT FOUND

LAKE CHAMPLAIN

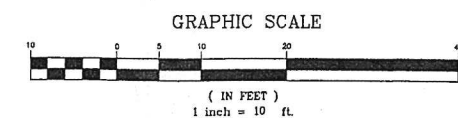
NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS BASED ON A PLAT ENTITLED "PLAN OF SUNSET CLIFF BURLINGTON VT" DATED OCTOBER 1928 PREPARED BY J.H. SINCLAIR, RECORDED IN THE CITY OF BURLINGTON LAND RECORDS VOL. 88 PAGE 647. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. JANUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH". VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- SUBJECT PROPERTY LIES WITHIN THE WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W) ZONING DISTRICT AND THE FOLLOWING OVERLAY DISTRICTS: DESIGN REVIEW OVERLAY DISTRICT, THE NATURAL RESOURCE PROTECTION DISTRICT AND, RL LARGER LOT OVERLAY DISTRICT.

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	15,910 S.F. ±
COVERAGE		
TOTAL	35%	14%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10'±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12'±
BUILDING HEIGHT		
EXISTING	35	--
PRIMARY		

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-854-2223 FAX: 802-854-2271 web: www.cae-vt.com

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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

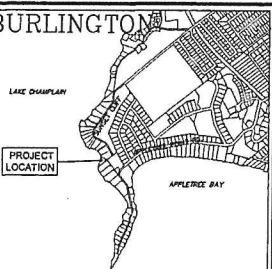
CLIENT:

**NORTHEAST CRAFTSMAN
TOM LEBOEUF**
79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

**136 SUNSET CLIFF
CAMP, LLC**

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EXISTING CONDITIONS PLAN

DATE
04/27/2021

DRAWING NUMBER

SCALE
1" = 10'

PROJ. NO.
24105

C1.0

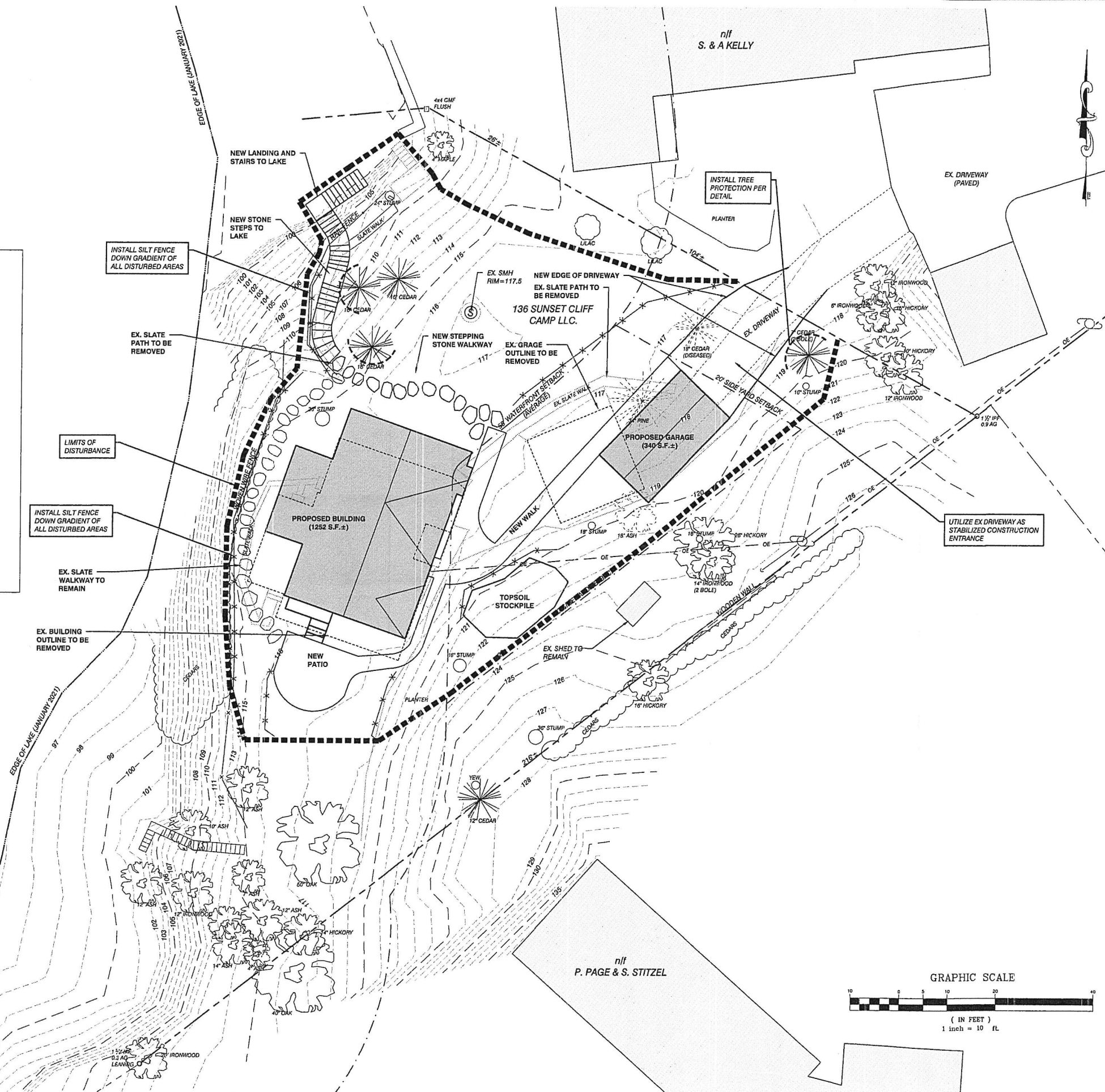
	SILT FENCE
	LIMITS OF DISTURBANCE
	EROSION CONTROL MATTING
	STABILIZED CONSTRUCTION ENTRANCE

1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO ¼ ACRE / 100 L.F.



CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	15,910 S.F. ±	15,910 S.F. ±
COVERAGE			
TOTAL	35%	14%	16%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10' ±	10' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12' ±	12' ±
BUILDING HEIGHT			
EXISTING	35	-	-
PRIMARY			

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).



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APPROVED

**NORTHEAST
CRAFTSMAN
TOM LEBOEUF**
79 HYDE STREET
BURLINGTON, VERMONT
05401

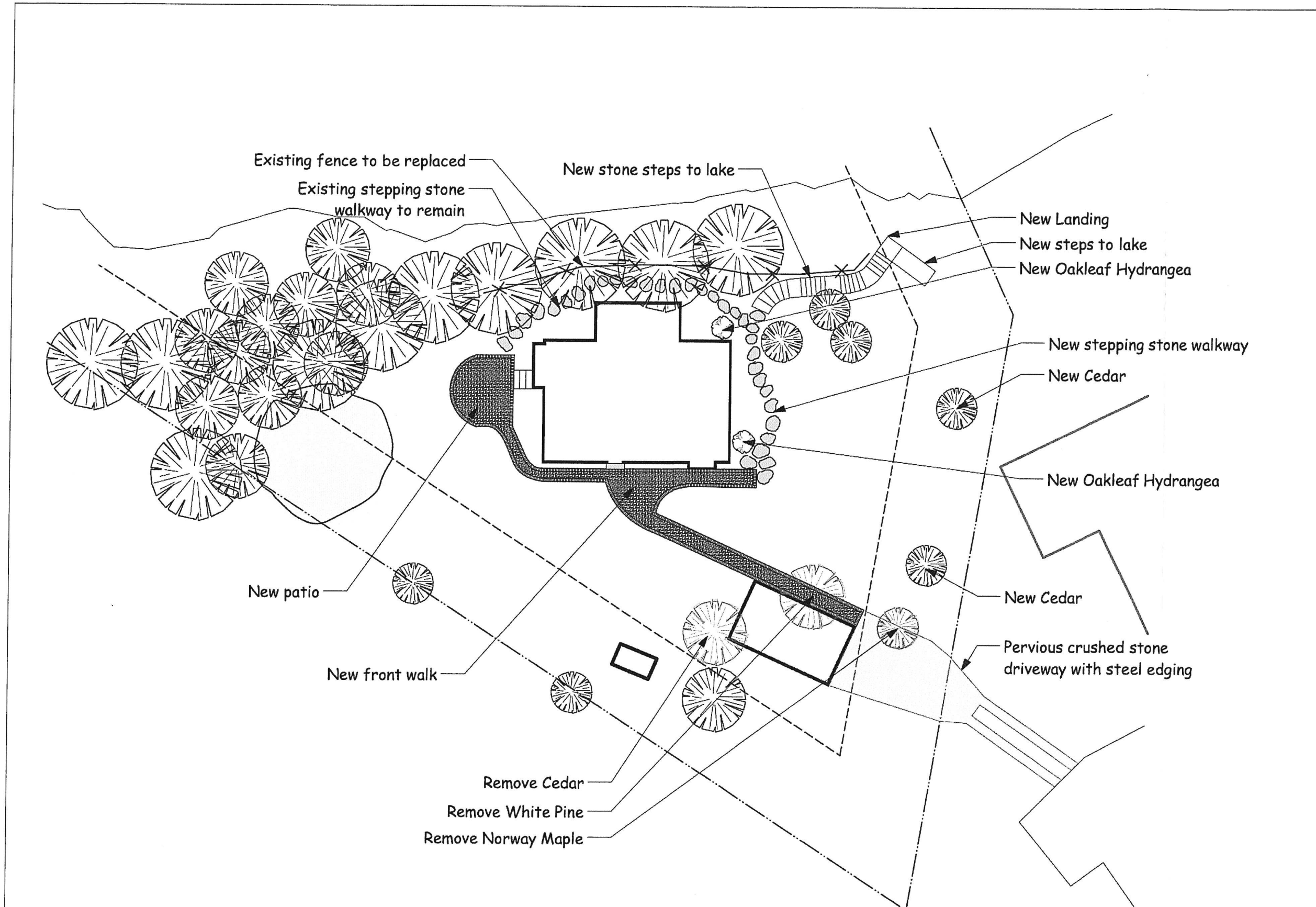
136 SUNSET CLIFF
CAMP, LLC

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408

^a = 2000'[illegible]

PROJ. NO.
31105

C2.0



Design	David
Drawn	David
Checked	David
Scale:	1"=20'
Date:	4/26/21

Revision Description and Date:

Sheet Title	Landscape Plan
Client / Project	Sunset Cliff Camp

**DI STEFANO
LANDSCAPING**

302 Colchester Road Essex Junction, VT
802-279-5900 www.distefanolandscaping.com

COVERAGE

1244 SQ.FT. EXISTING HOUSE
1224 SQ.FT. PROPOSED HOUSE
-20 SQ.FT. PROPOSED

340 SQ.FT. EXISTING GARAGE
336 SQ.FT. PROPOSED GARAGE
-4 SQ.FT. PROPOSED

EXISTING IMPERVIOUS TO BE REMOVED
555 SQ.FT. EXISTING DRIVEWAY AND PATH
110 SQ.FT. EXISTING PATH AND LANDING TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
745 SQ.FT. TOTAL REMOVED

EXISTING IMPERVIOUS TO REMAIN
25 SQ.FT. EXISTING STONE STEPS TO BEACH TO REMAIN
40 SQ.FT. EXISTING SHED TO REMAIN
65 SQ.FT. TOTAL TO REMAIN

NEW PROPOSED IMPERVIOUS LANDSCAPE
670 SQ.FT. NEW PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
995 SQ.FT. TOTAL PROPOSED NEW IMPERVIOUS LANDSCAPE

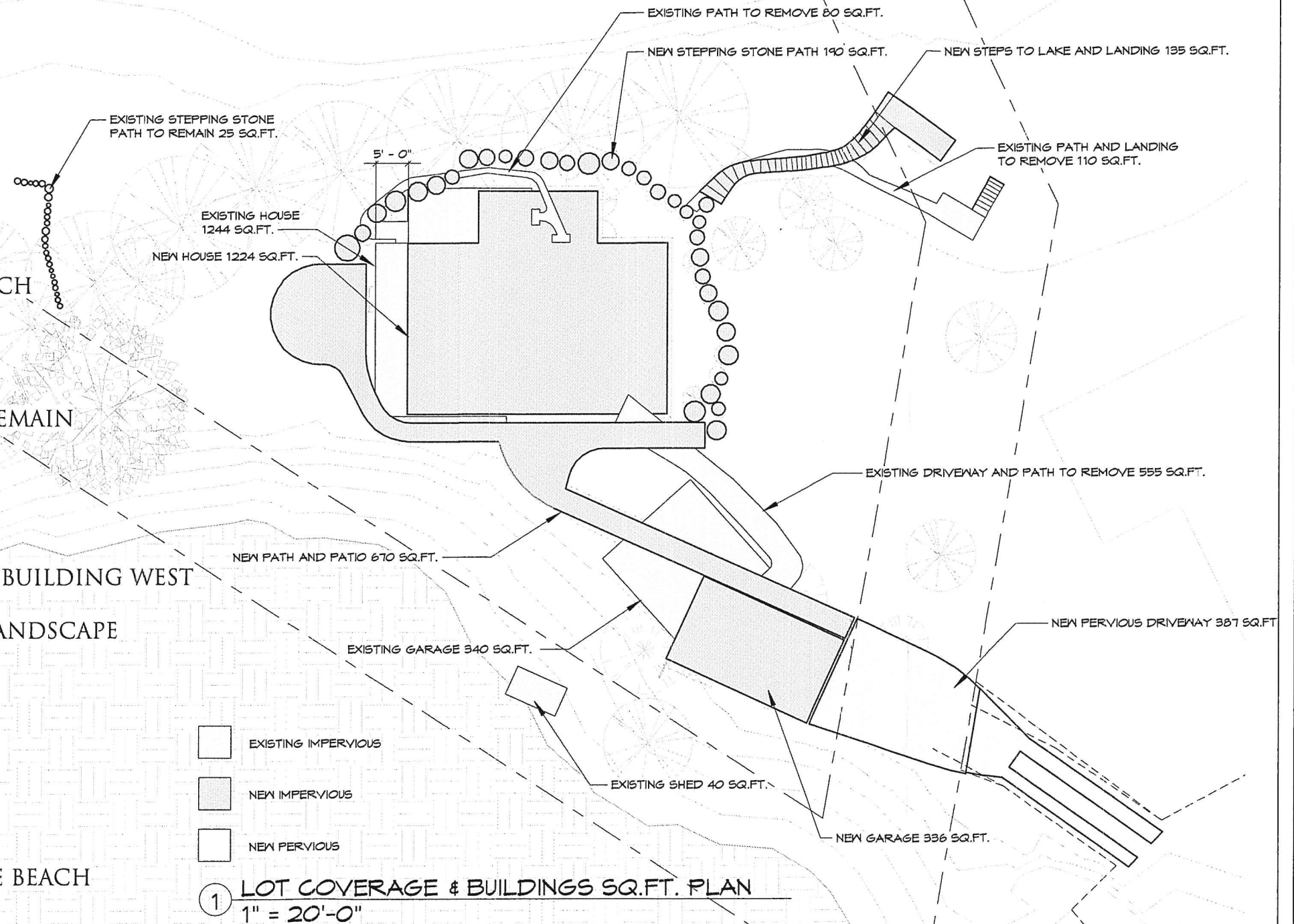
NEW PROPOSED PERVIOUS LANDSCAPE
387 SQ.FT. NEW PERVIOUS DRIVEWAY

EXISTING IMPERVIOUS SITE COVERAGE

1244 SQ.FT. EXISTING HOUSE
340 SQ.FT. EXISTING GARAGE
555 SQ.FT. EXISTING DRIVEWAY AND PATH
110 SQ.FT. EXISTING PATH AND LANDING TO THE BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
25 SQ.FT. EXISTING STEPS TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
2394 SQ.FT. TOTAL

PROPOSED IMPERVIOUS SITE COVERAGE

1224 SQ.FT. PROPOSED HOUSE
336 SQ.FT. PROPOSED GARAGE
670 SQ.FT. PROPOSED PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
2595 SQ.FT. TOTAL



EXISTING IMPERVIOUS COVERAGE = 2394 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT.
ALLOWABLE LOT COVERAGE = 35% OF 15910 SQ.FT. = 5568 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT. / 15910 SQ.FT. = 16.3%



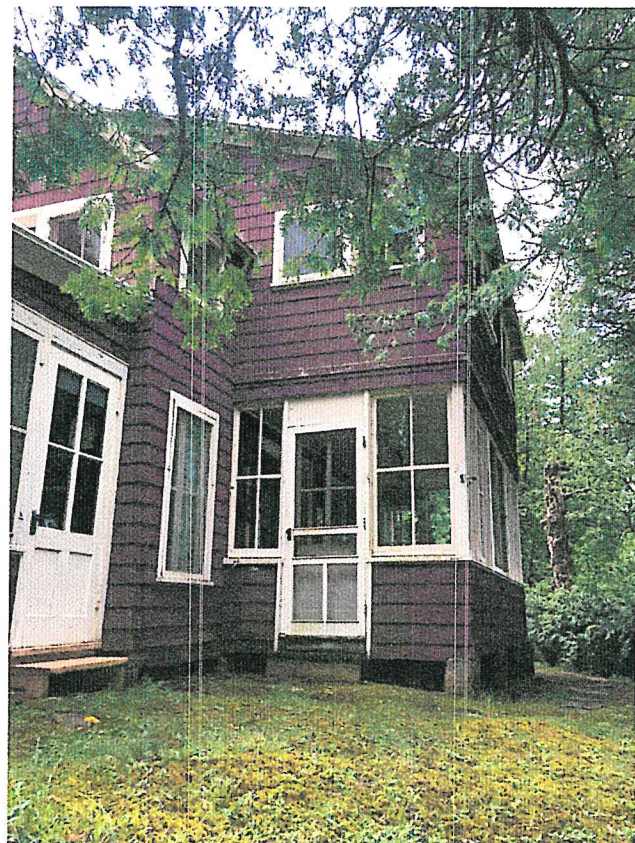
EXISTING HOUSE FROM NORTH



EXISTING HOUSE FROM EAST



EXISTING HOUSE FROM SOUTH



EXISTING HOUSE FROM NORTHWEST



EXISTING GARAGE FROM EAST
WITH HOUSE BEYOND

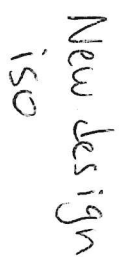


EXISTING HOUSE SHOWING PROXIMITY
TO CLIFF AND LAKE

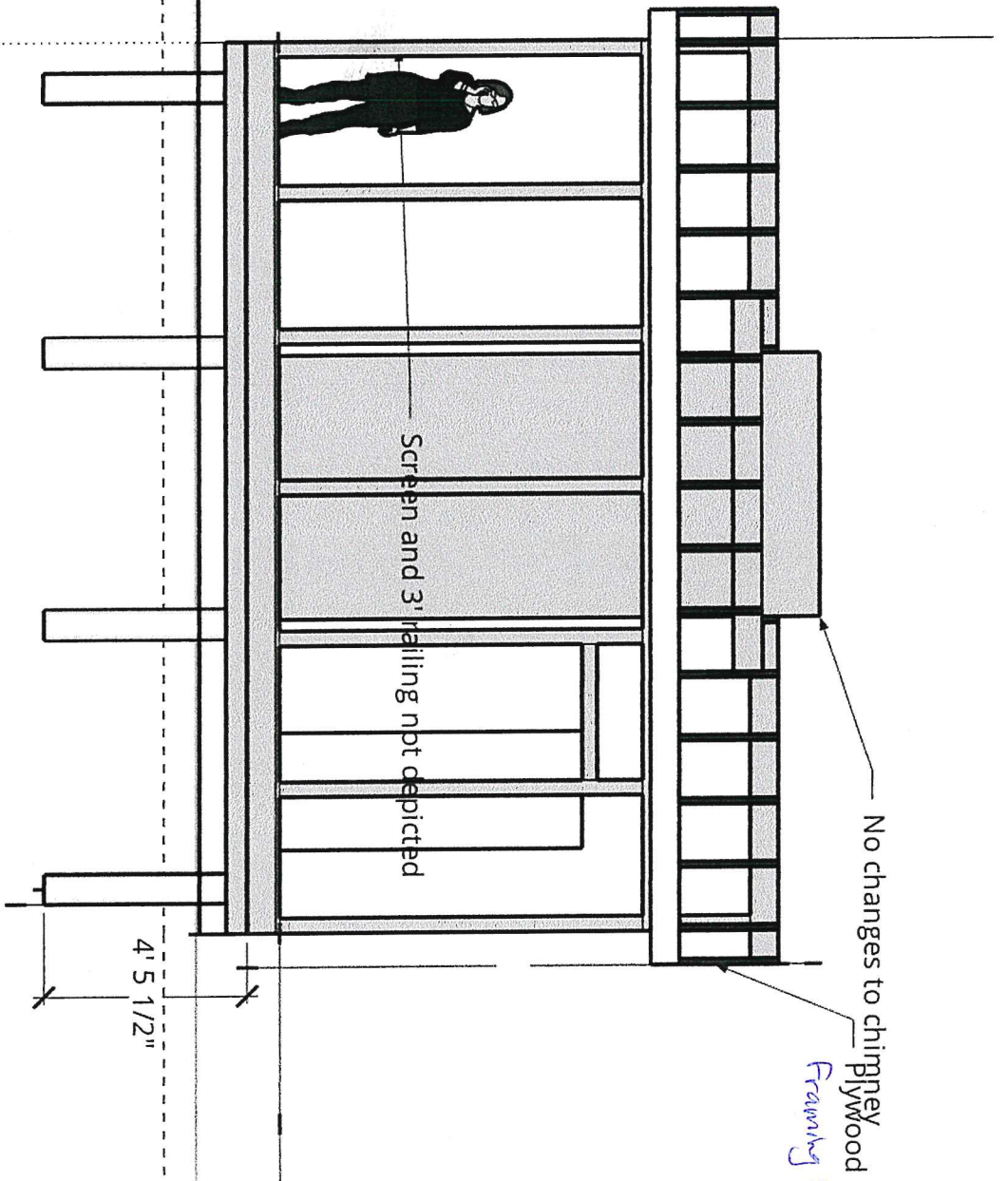


Example appearance

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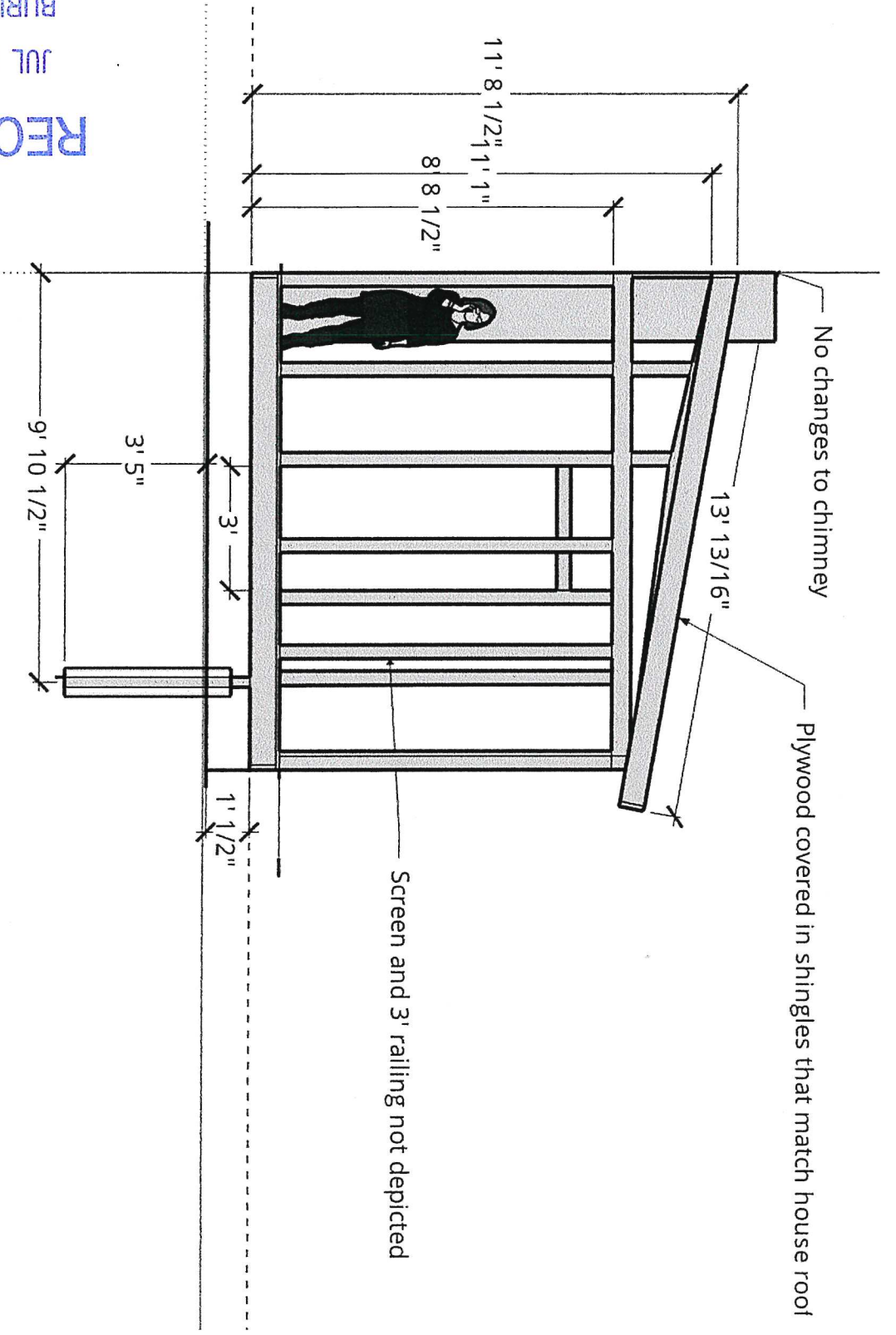
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No changes to chimney
plywood underlayment
Framing shown here

Screen and 3' railing not depicted

New design
West elevation

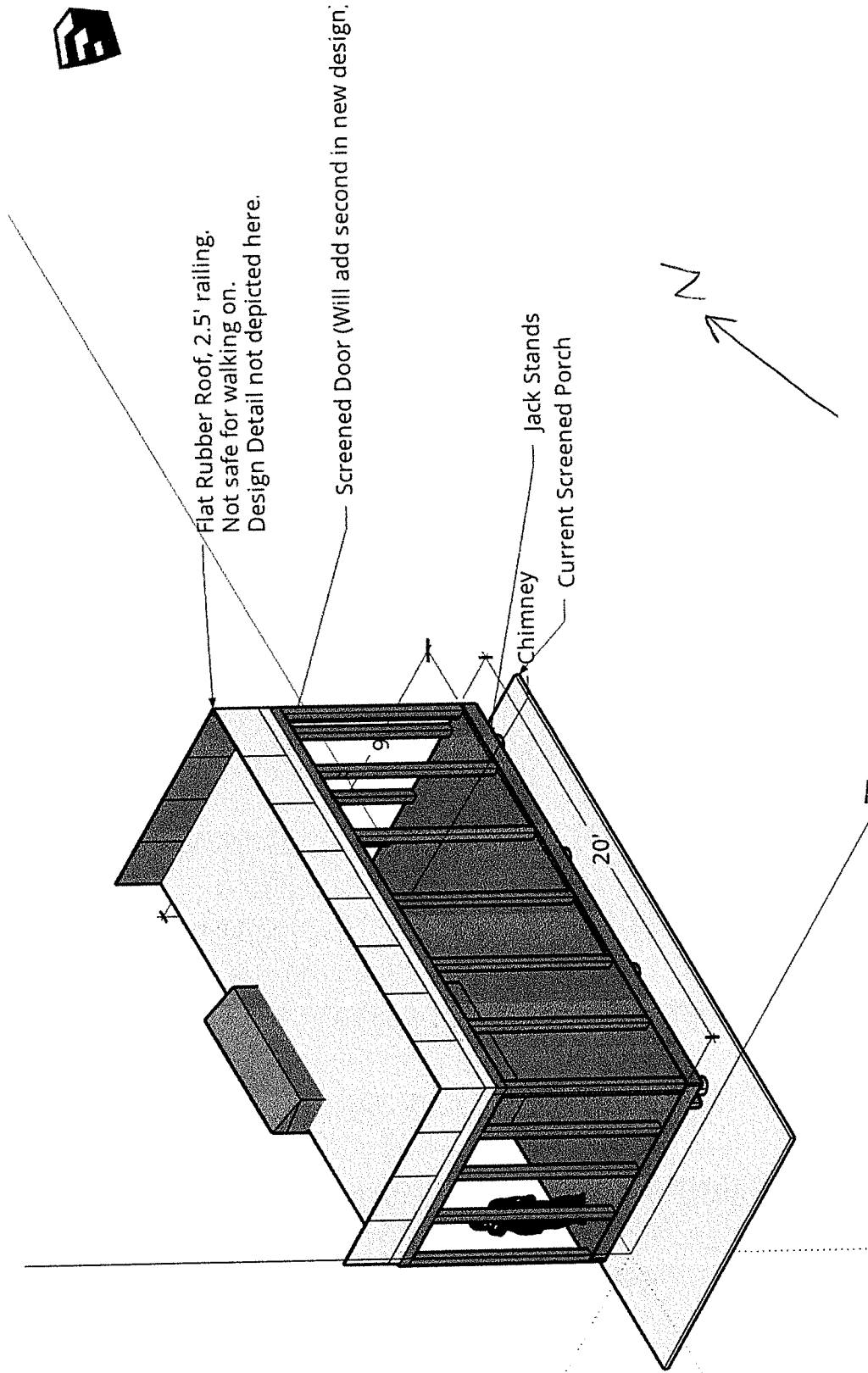


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New design
South elevation

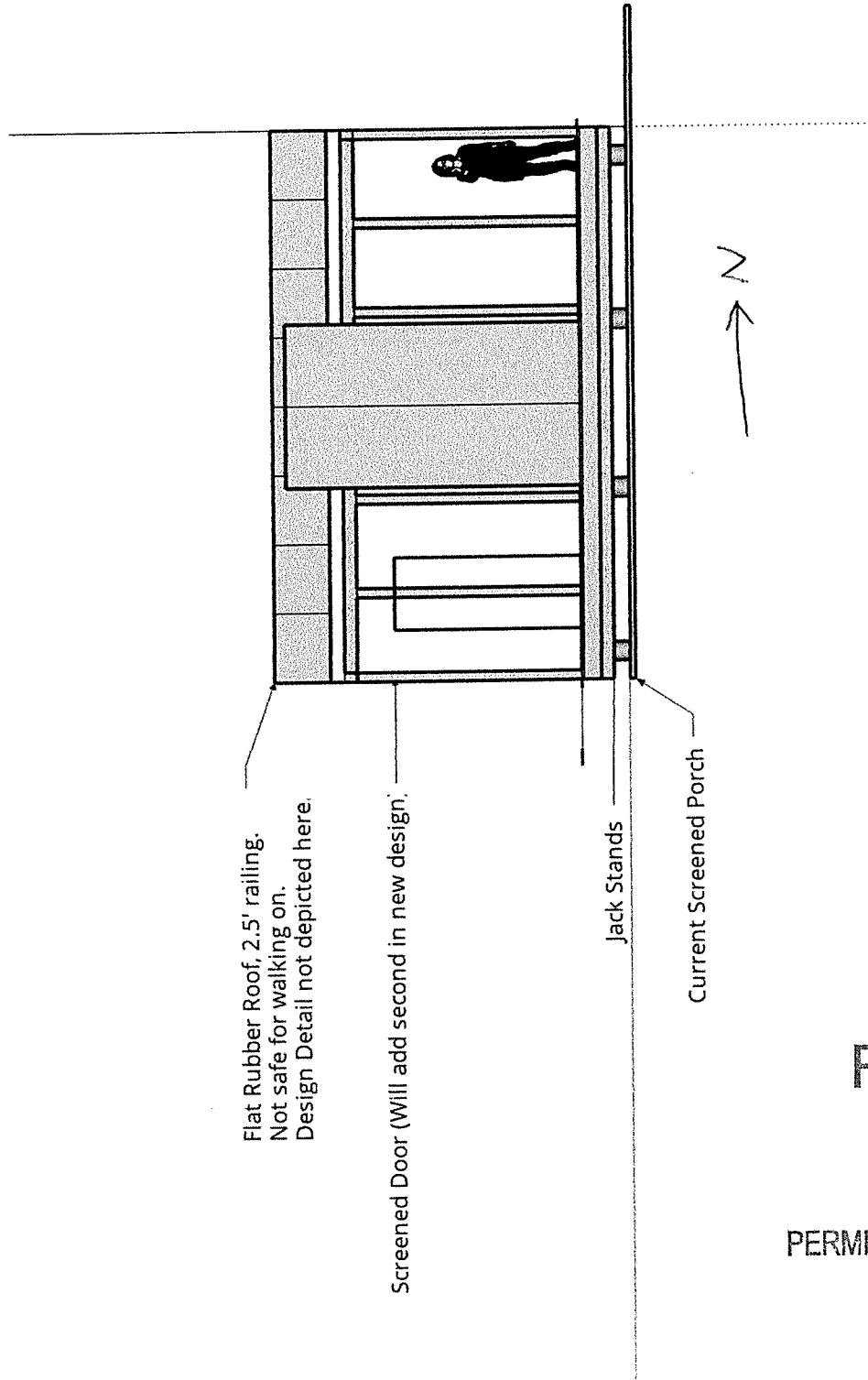


existing design

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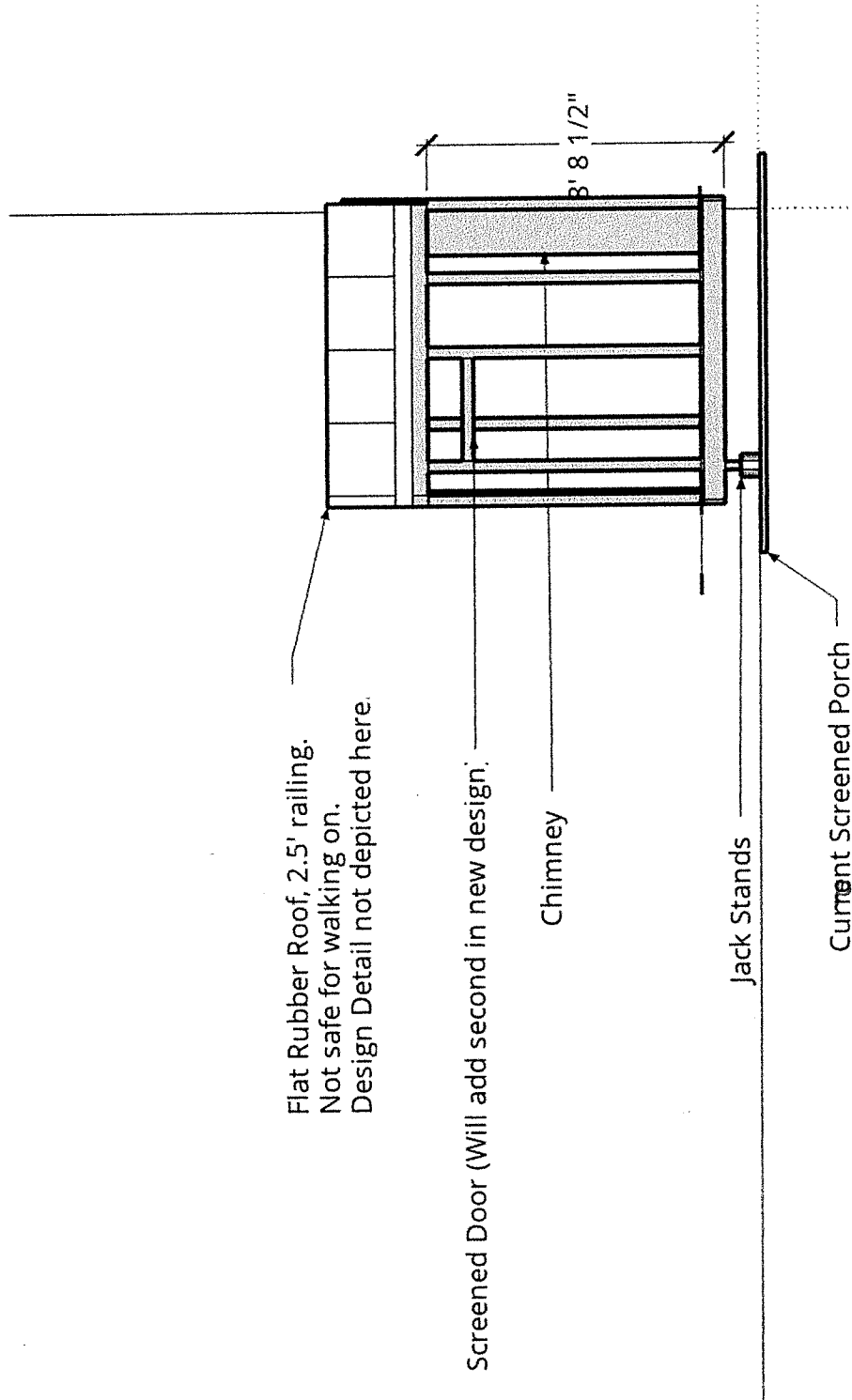


Existing design
west elevation

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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 & 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.

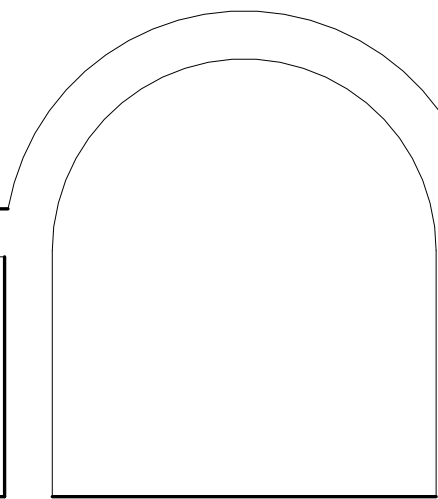


DRAWING INDEX						
		PERMIT				
T.I	DRAWING INDEX	7.30.20				
CI.0	SITE-EXISTING CONDITIONS PLAN	7.29.20				
CI.1	SITE PLAN	7.30.20				
L.1	LANDSCAPE PLAN	7.30.20				
S.5	MASSING STUDIES					
AI.0	FOUNDATION PLAN					
A1.1	FIRST FLOOR PLAN	7.29.20				
AI.2	MECHANICAL LOFT PLAN					
AI.3	CEILING PLAN	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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ISSUED FOR REVIEW: JULY 30, 2020



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

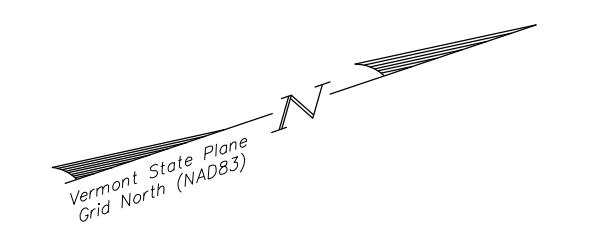
Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
DRAWING INDEX

DATE	REVISION

T.1

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



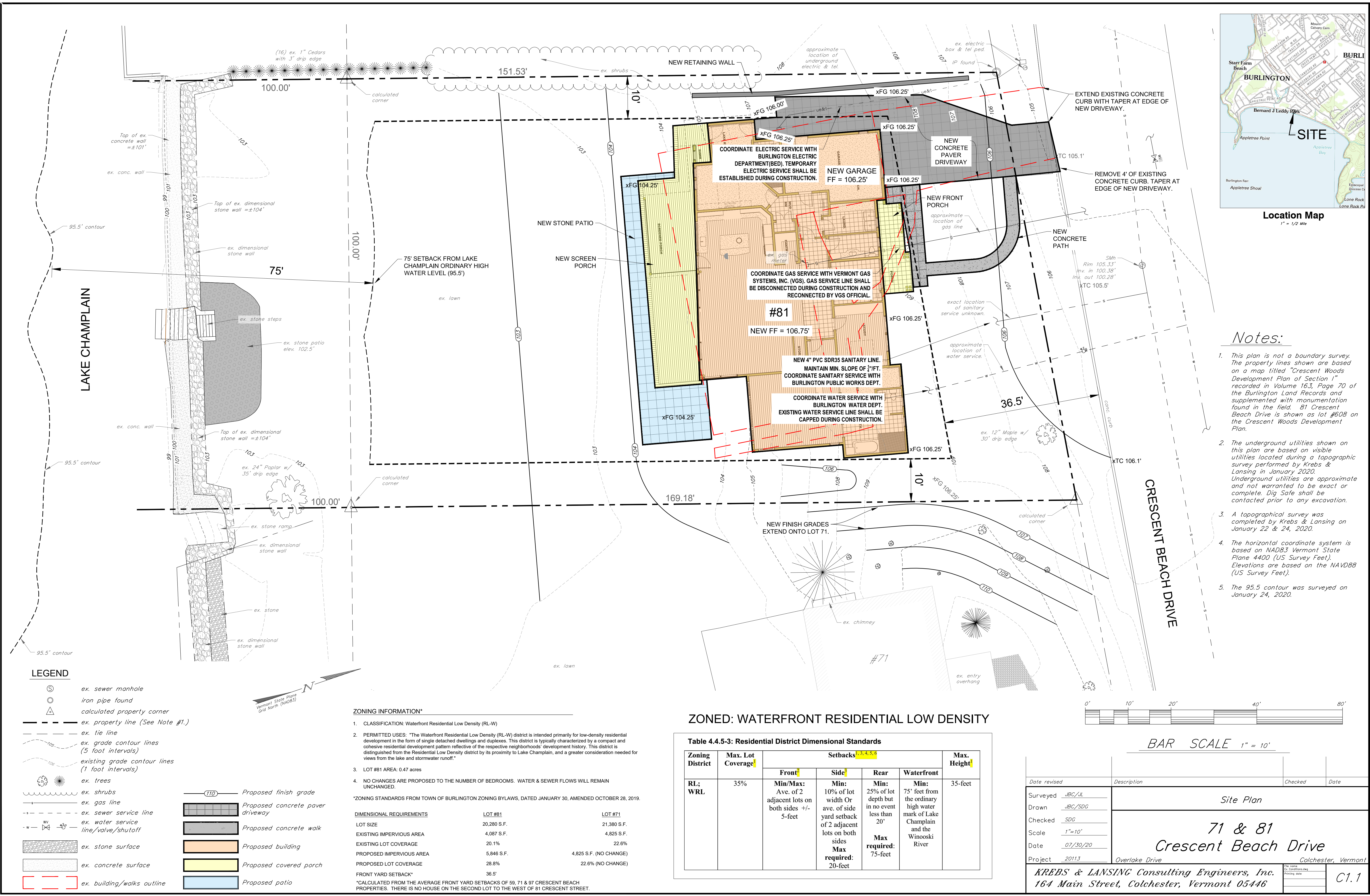
- Notes:**
1. This plan is not a boundary survey. The property lines shown are based on a map titled "Crescent Woods Development Plan of Section 1" recorded in Volume 163, Page 70 of the Burlington Land Records and supplemented with monumentation found in the field.
 2. The underground utilities shown 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 Overlake DriveColchester, Vermont KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446 File name Ex. Conditions.dwg Printing date C1.0		
Checked SDG			
Scale 1"=10'			
Date 07/29/20			
Project 20113			



- 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. 81 Crescent Beach Drive is shown as lot #608 on the Crescent Woods Development Plan.
 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.

ZONED: WATERFRONT RESIDENTIAL LOW DENSITY

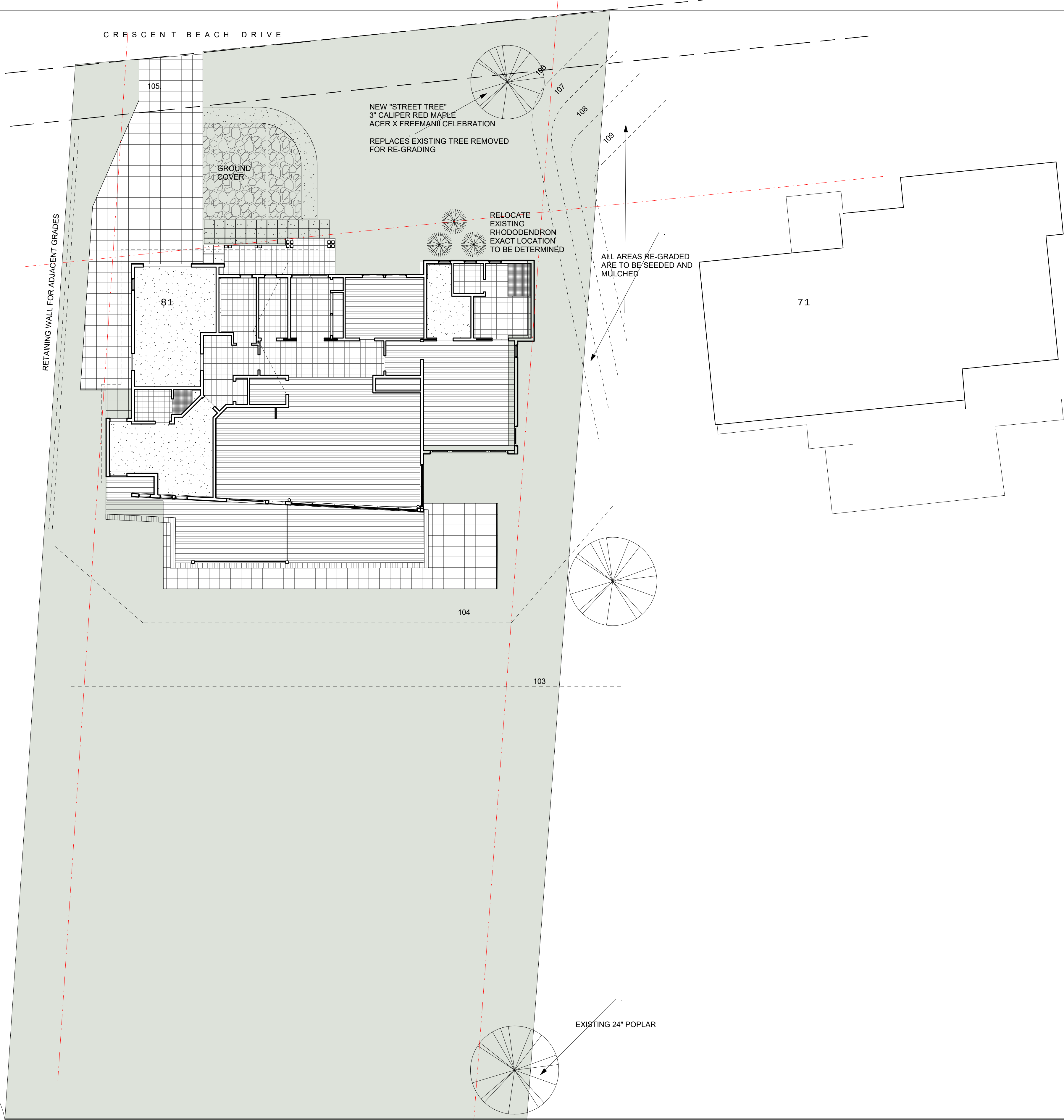
Table 4.4.5-3: Residential District Dimensional Standards						
Zoning District	Max. Lot Coverage	Setbacks ^{1,3,4,5,6}				Max. Height
		Front	Side	Rear	Waterfront	
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet

ZONING INFORMATION*		
1. CLASSIFICATION: Waterfront Residential Low Density (RL-W)		
2. PERMITTED USES: *The Waterfront Residential Low Density (RL-W) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.*		
3. LOT #81 AREA: 0.47 acres		
4. NO CHANGES ARE PROPOSED TO THE NUMBER OF BEDROOMS. WATER & SEWER FLOWS WILL REMAIN UNCHANGED.		
*ZONING STANDARDS FROM TOWN OF BURLINGTON ZONING BYLAWS, DATED JANUARY 30, AMENDED OCTOBER 28, 2019.		
EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	FRONT YARD SETBACK*
LOT #81 20,280 S.F. 4,087 S.F. 20.1% 5,846 S.F. 28.8% 36.5'	LOT #71 21,380 S.F. 4,825 S.F. 22.6% (NO CHANGE) 22.6% (NO CHANGE)	
*CALCULATED FROM THE AVERAGE FRONT YARD SETBACKS OF 59, 71 & 97 CRESCENT BEACH PROPERTIES. THERE IS NO HOUSE ON THE SECOND LOT TO THE WEST OF 81 CRESCENT STREET.		

BAR SCALE 1" = 10'			
Date revised	Description	Checked	Date
Surveyed JBC/JL	Site Plan		
Drawn JBC/SDG			
Checked SDG			
Scale 1"=10'			
Date 07/30/20			
Project 20113	Overlake Drive	Colchester, Vermont	
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			
C1.1			

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SEE SHEET A1.3 REFLECTED CEILING PLAN FOR EXTERIOR LIGHTING

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www.bradrabinowitzarchitect.com 802 658 0430 T

LAKE CHAMPLAIN

Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

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

L.1
3/32" = 1'-0"
05/12/20

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Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
FIRST FLOOR PLAN

DATE	REVISION

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

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Design:
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BURLINGTON, VERMONT

DRAWING TITLE:
CEILING PLAN

DATE	REVISION

A1.3

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



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Design:

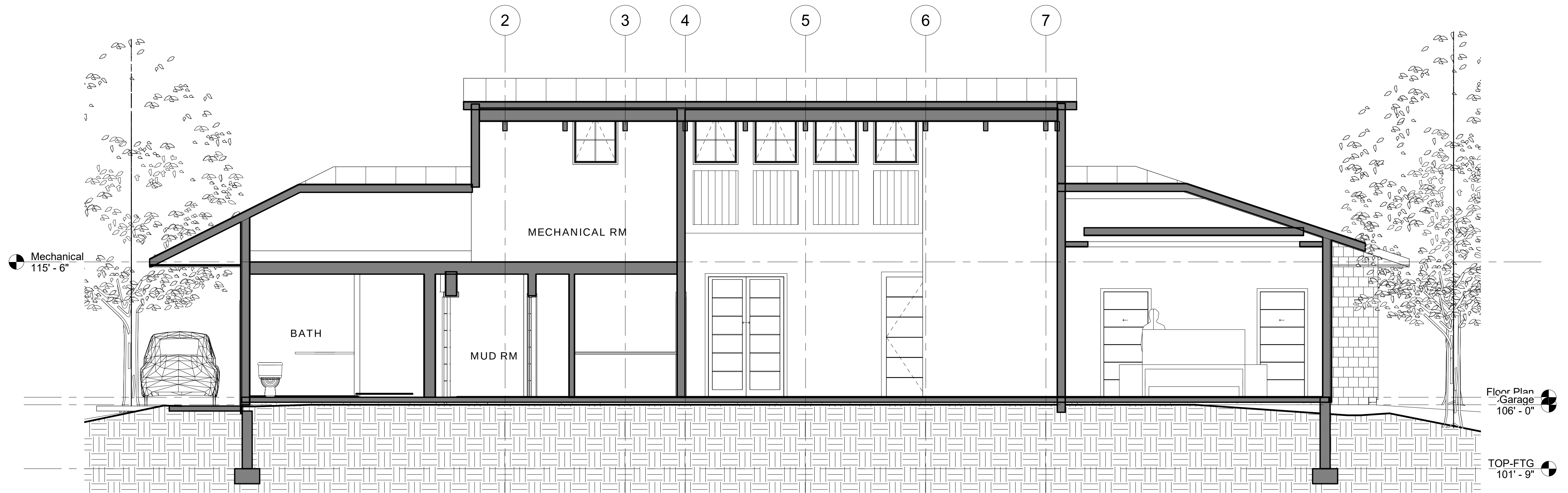
Kaplan-Feldman Residence
BURLINGTON, VERMONT

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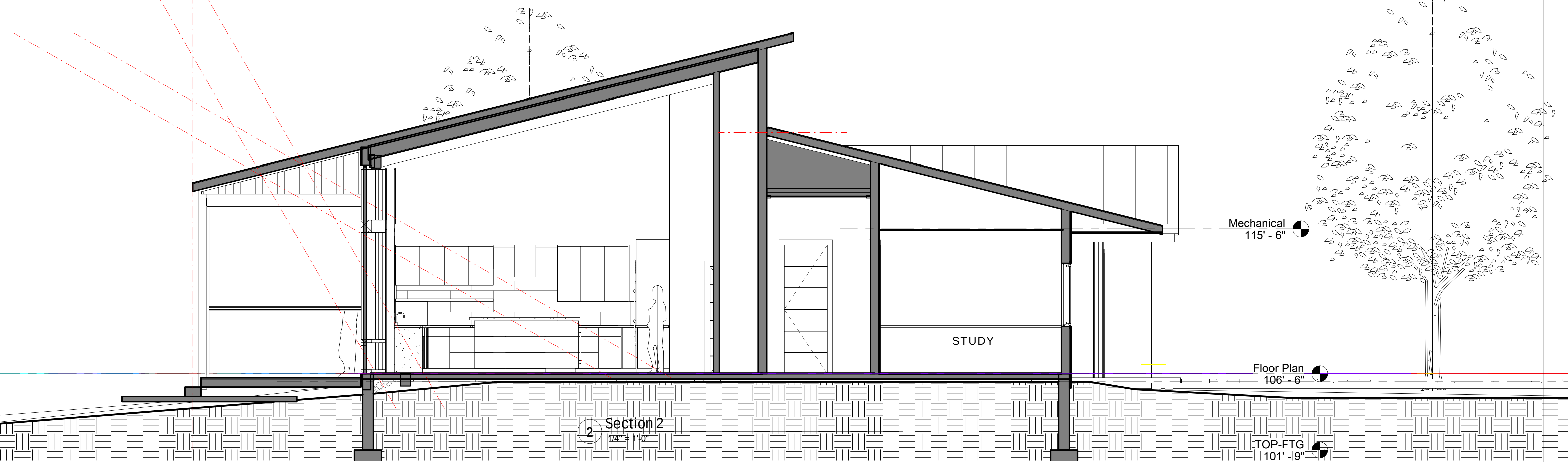
EXTERIOR ELEVATIONS

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"

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Design:

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BURLINGTON, VERMONT

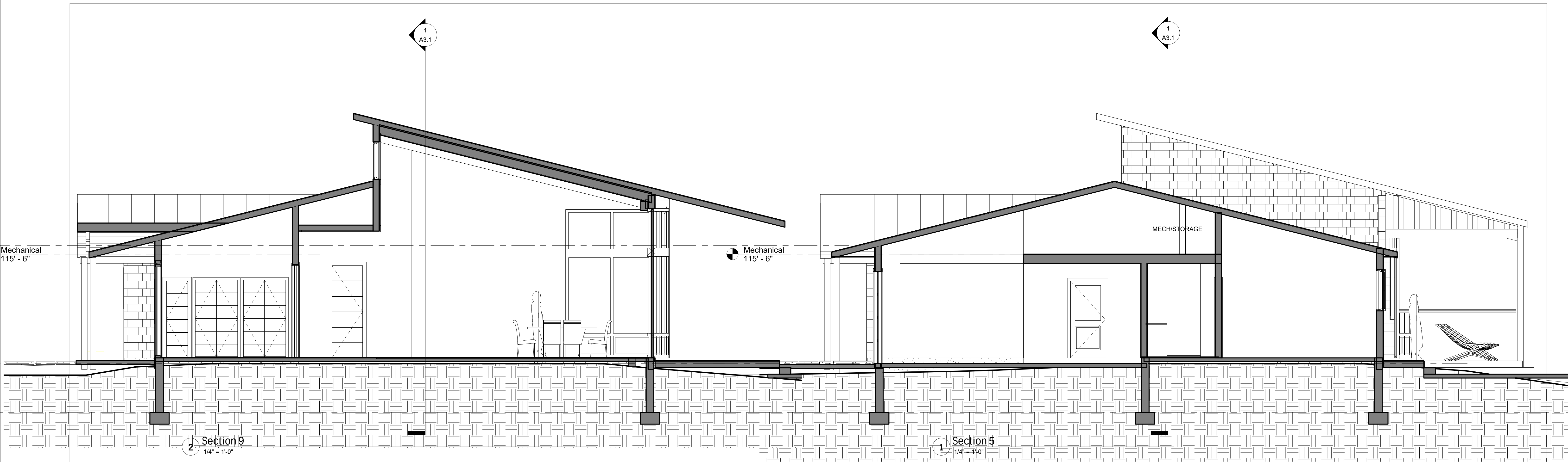
DRAWING TITLE:

**BUILDING
SECTIONS-SCHEMATIC**

DATE	REVISION

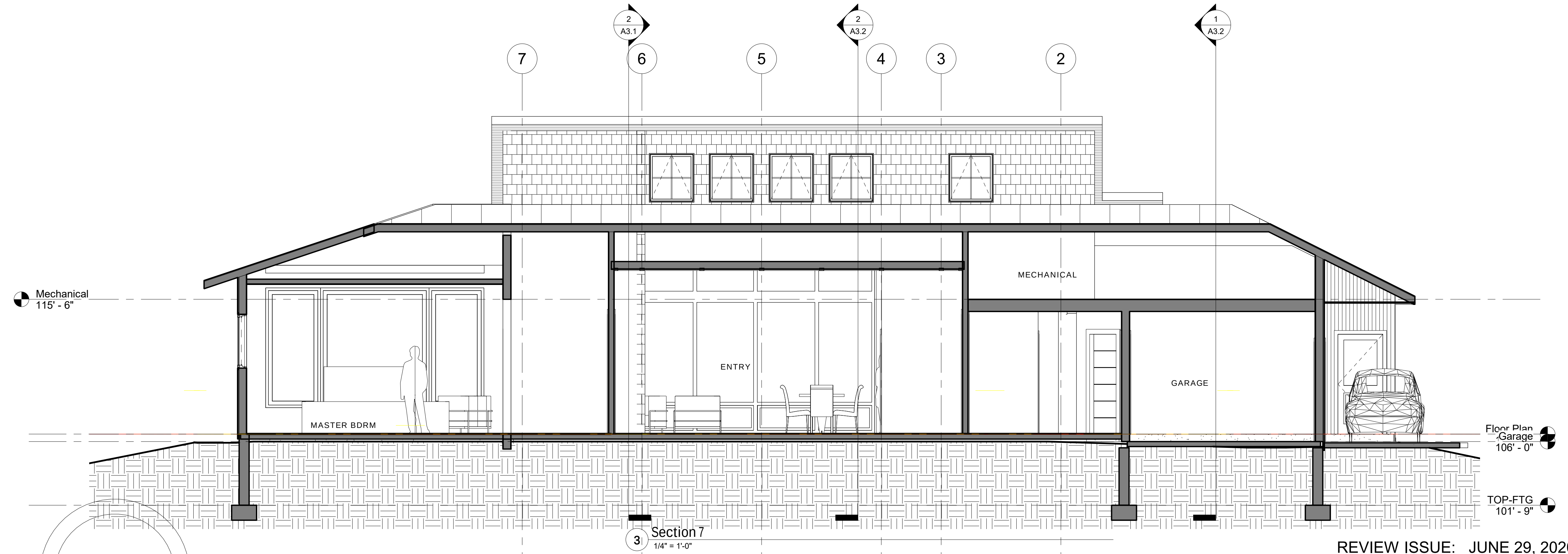
A3.1

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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www.bradrabinowitzarchitect.com

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

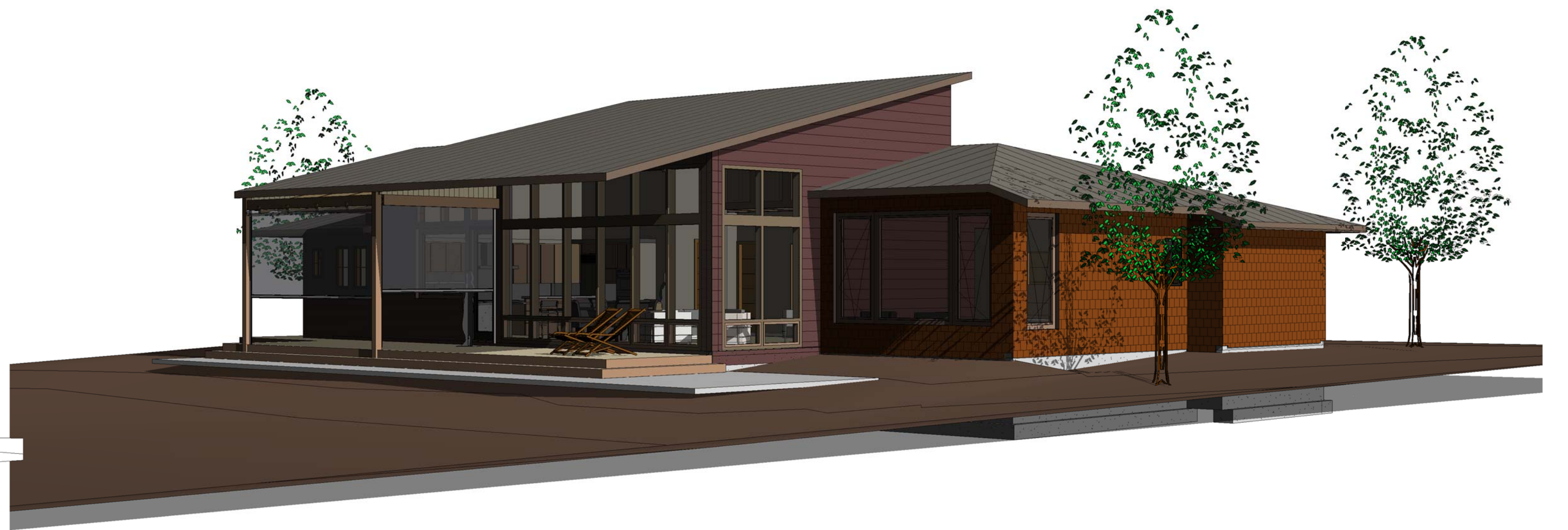
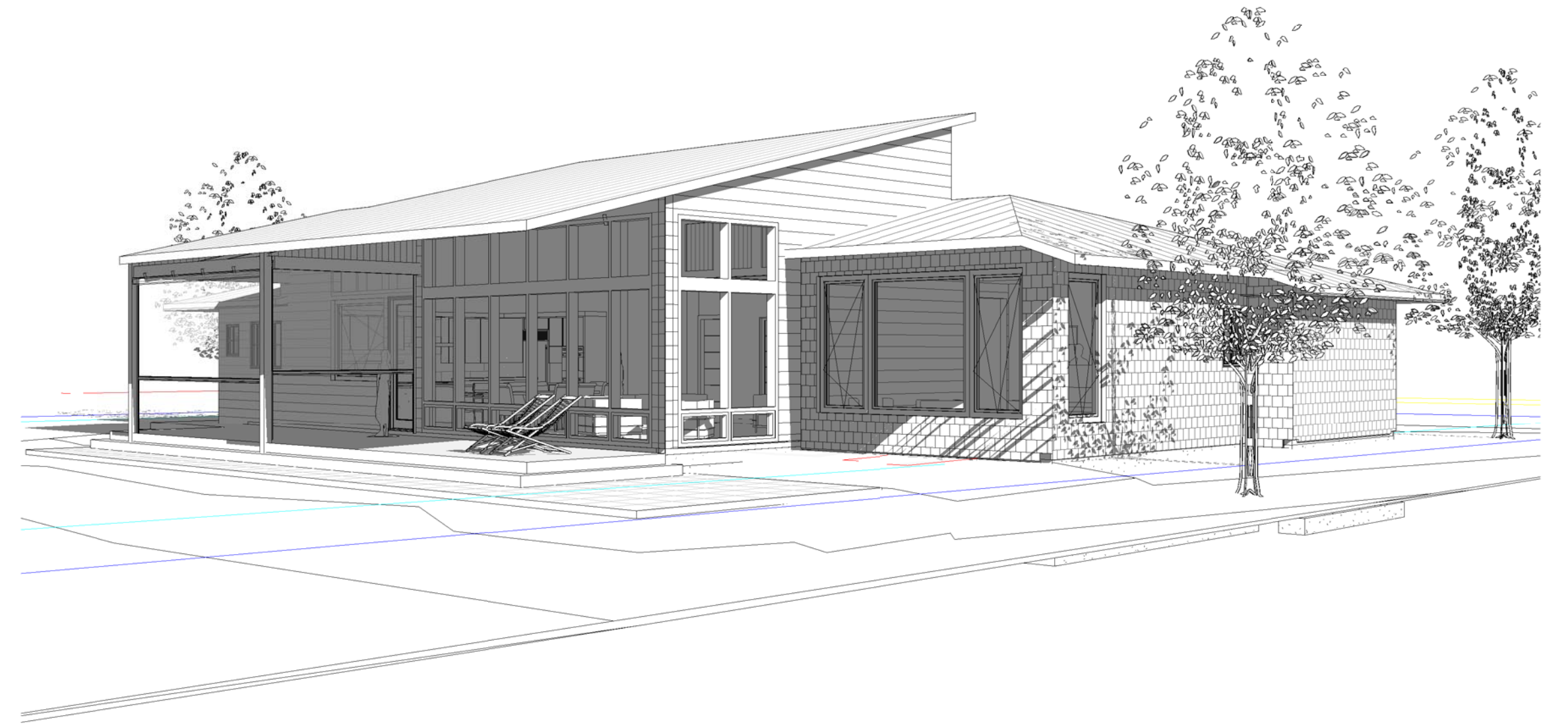
DRAWING TITLE:

BUILDING SECTIONS

DATE	REVISION

A3.2

1/4" = 1'-0"
06/05/20



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Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

DRAWING TITLE:

EXTERIOR VIEWS

DATE	REVISION

A8.1

06/11/20

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

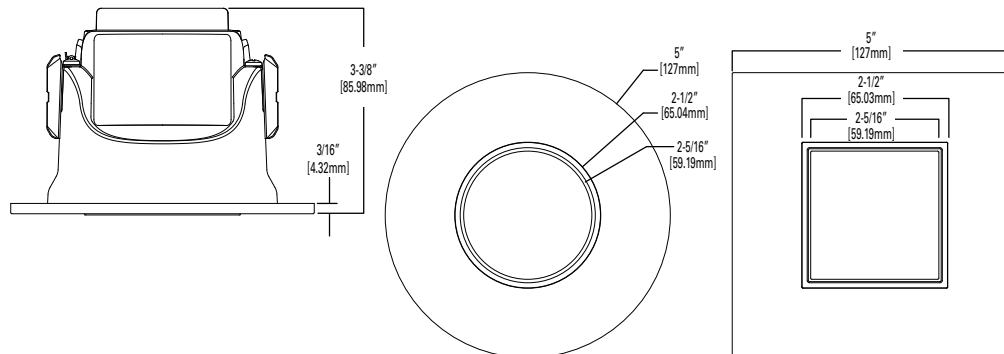
Five year limited warranty, consult website for details.

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

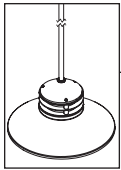
TL44S

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

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

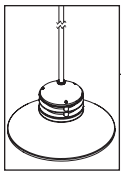
TEKA LED #	LUMENS (Delivered)	CCT	INPUT WATTS (Typ.)	CRI (Typ.)	BUG Rating
L10	433	2700	10	90	B0-U3-G1
L11	459	3000	10	90	B0-U3-G1
L12	504	4000	10	90	B0-U3-G1
L13	494	2200-3500 warm dim	10	90	B0-U3-G1
L15	824	2700	20	90	B0-U3-G1
L16	871	3000	20	90	B0-U3-G1
L17	959	4000	20	90	B0-U3-G1
L18	940	2200-3500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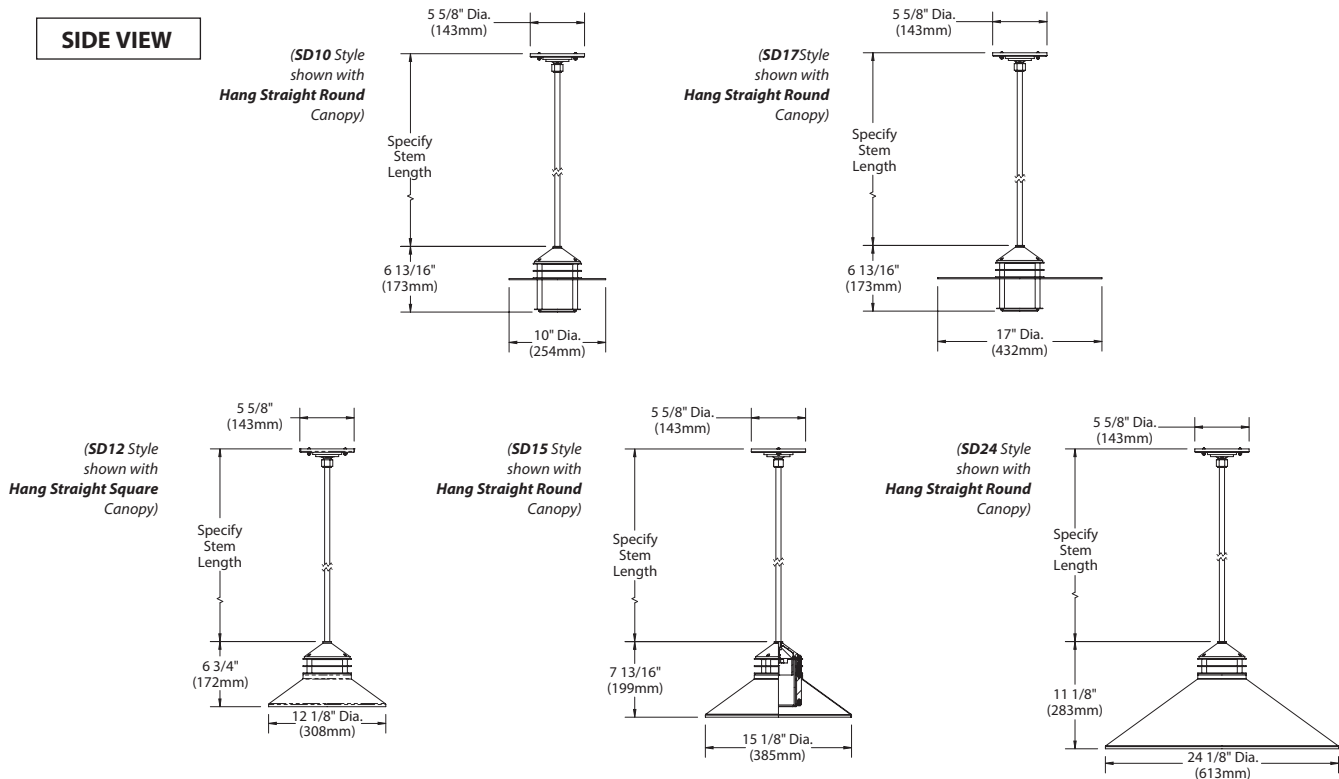


BEACON STEM MOUNT (BSM)

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)

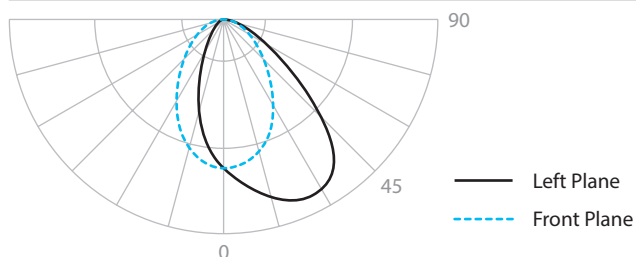
Finish: Architectural Bronze, Graphite, and White

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

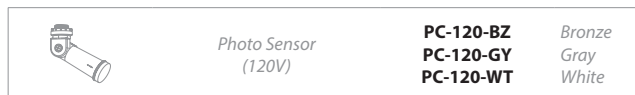
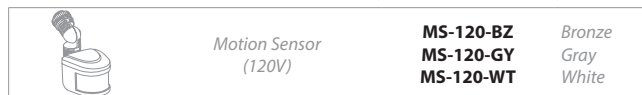
- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

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



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

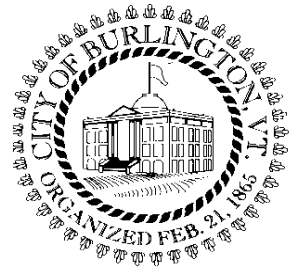
1750 Archibald Avenue • Ontario, CA 91760

Phone (800) 526.2588 • Fax (800) 526.2585

Department of Permitting and Inspections

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

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



MEMORANDUM

To: The Design Advisory Board
From: 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.

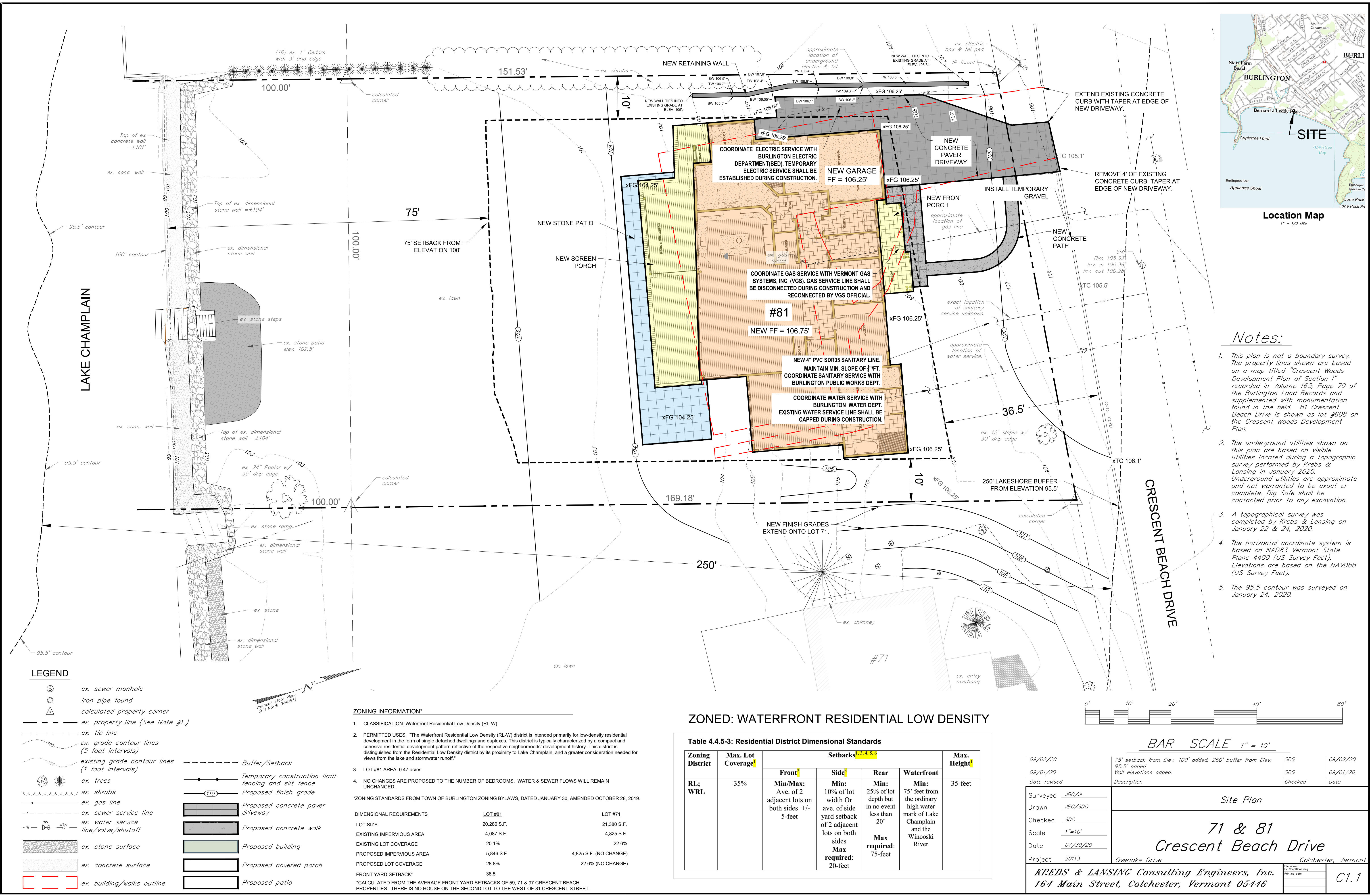
With the exception of the rooftop, the replacement screen porch will maintain the appearance and design of the existing porch. The main question is: should it be allowed as proposed with no rooftop railings?

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.



- Notes:**
- 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. 81 Crescent Beach Drive is shown as lot #608 on the Crescent Woods Development Plan.
 - 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.
 - A topographical survey was completed by Krebs & Lansing on January 22 & 24, 2020.
 - The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
 - The 95.5 contour was surveyed on January 24, 2020.

ZONED: WATERFRONT RESIDENTIAL LOW DENSITY

Table 4.4.5-3: Residential District Dimensional Standards						
Zoning District	Max. Lot Coverage	Setbacks ^{1,3,4,5,6}				Max. Height
		Front	Side	Rear	Waterfront	
RL; WRL	35%	Min: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet

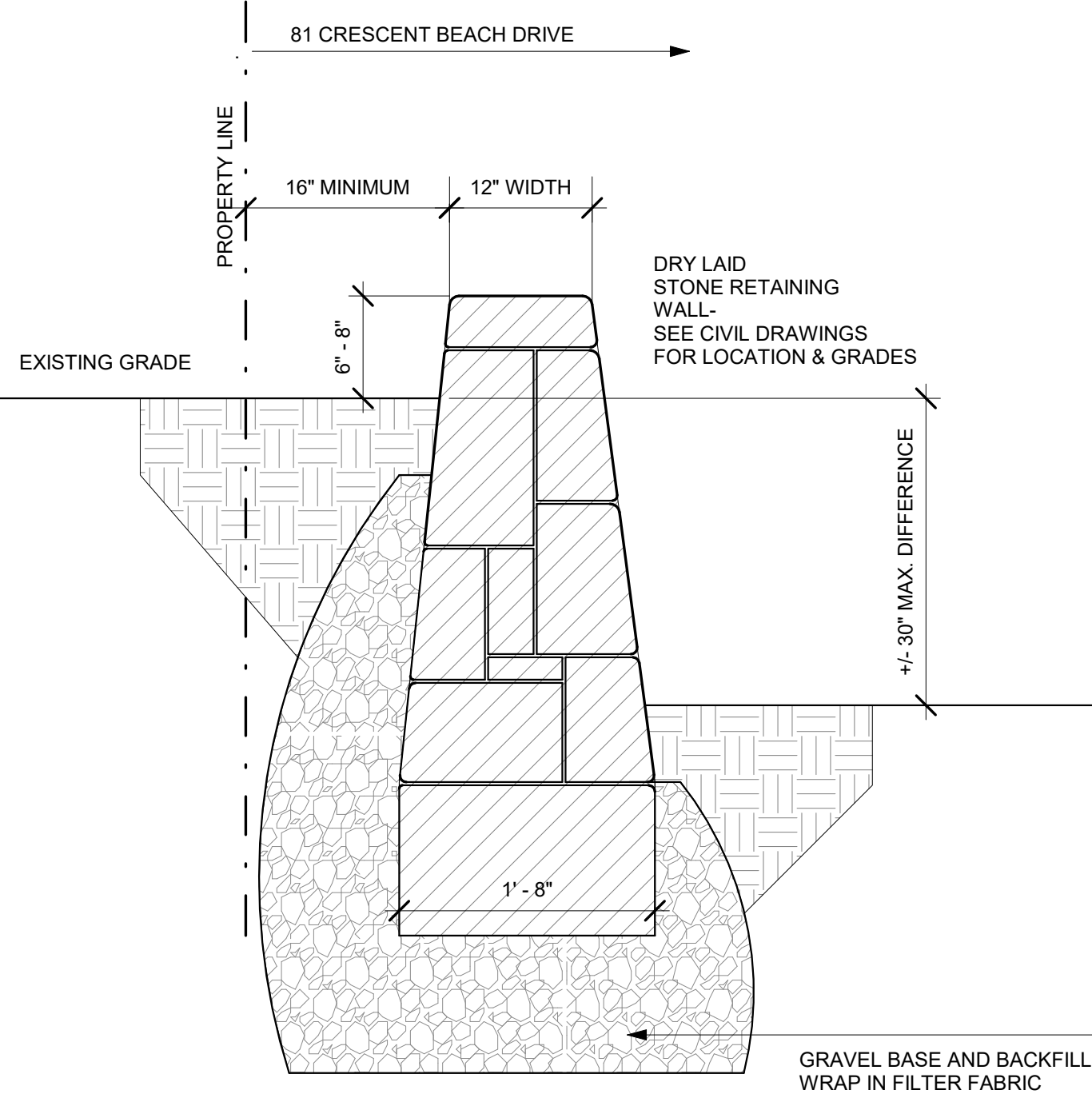
ZONING INFORMATION*		
1. CLASSIFICATION: Waterfront Residential Low Density (RL-W)		
2. PERMITTED USES: *The Waterfront Residential Low Density (RL-W) district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.*		
3. LOT #81 AREA: 0.47 acres		
4. NO CHANGES ARE PROPOSED TO THE NUMBER OF BEDROOMS. WATER & SEWER FLOWS WILL REMAIN UNCHANGED.		
*ZONING STANDARDS FROM TOWN OF BURLINGTON ZONING BYLAWS, DATED JANUARY 30, AMENDED OCTOBER 28, 2019.		
DIMENSIONAL REQUIREMENTS		
LOT SIZE	LOT #81 20,280 S.F.	LOT #71 21,380 S.F.
EXISTING IMPERVIOUS AREA	4,087 S.F.	4,825 S.F.
EXISTING LOT COVERAGE	20.1%	22.6%
PROPOSED IMPERVIOUS AREA	5,846 S.F.	4,825 S.F. (NO CHANGE)
PROPOSED LOT COVERAGE	28.8%	22.6% (NO CHANGE)
FRONT YARD SETBACK*	36.5'	
*CALCULATED FROM THE AVERAGE FRONT YARD SETBACKS OF 59, 71 & 97 CRESCENT BEACH PROPERTIES. THERE IS NO HOUSE ON THE SECOND LOT TO THE WEST OF 81 CRESCENT STREET.		

BAR SCALE 1" = 10'

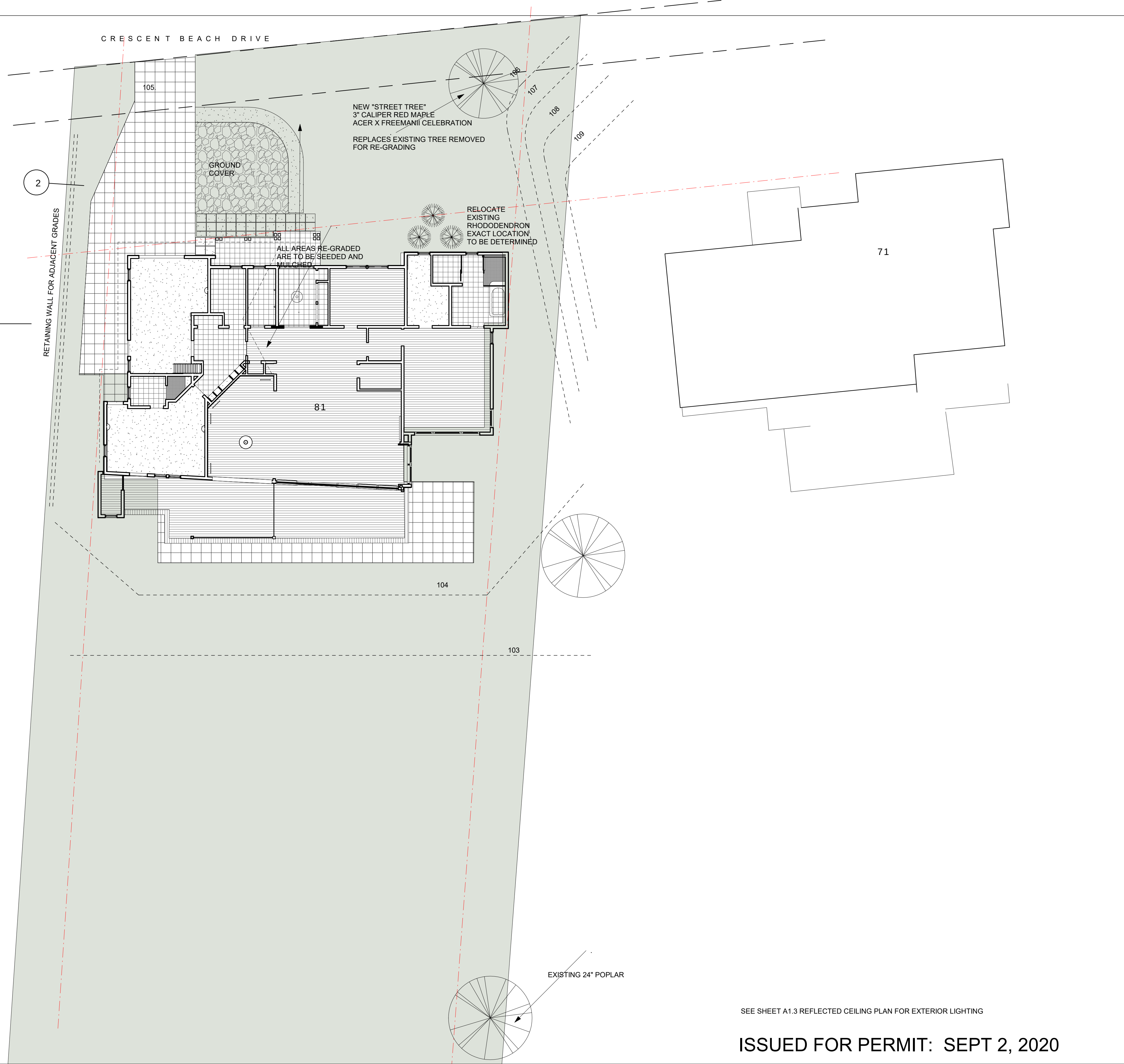
09/02/20	75' setback from Elev. 100' added, 250' buffer from Elev. 95.5' added	SDG	09/02/20		
09/01/20	Wall elevations added.	SDG	09/01/20		
Date revised	Description	Checked	Date		
Surveyed	JBC/JL	Site Plan			
Drawn	JBC/SDG				
Checked	SDG				
Scale	1"=10'				
Date	07/30/20				
Project	20113	71 & 81 Crescent Beach Drive			
Overlake Drive					
Colchester, Vermont					
KREBS & LANSING Consulting Engineers, Inc.		C1.1			
164 Main Street, Colchester, Vermont 05446					
The name of conditions printing date					

Z:\202001\RevitK-F-WindowSeal.rvt

9/3/2020 2:46:34 PM



2 DRY LAID STONE WALL
1" = 1'-0"
DETAIL AT STONE RETAINING WALL
SEE CIVIL ENGINEERING
DRAWINGS FOR WALL LOCATION
AND GRADES



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

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

L.1
As indicated
05/12/20

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 8, 2020

Remote Meeting via Zoom

Present: Eric Morrow

Absent: Karyn Norwood, Tom Cullins, Matt Bushey, Ron Wanamaker

Staff present: Scott Gustin & Ryan Morrison

This meeting was cancelled due to the lack of a quorum of the Design Advisory Board.