

Burlington Design Advisory Board

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

Ron Wanamaker
Emily Morse
Jay White
Jack Qualey
Gabriel Stadecker
Kathleen Ryan, Alt
Michael Alvanos, Alt



DESIGN ADVISORY BOARD Tuesday, July 12, 2022 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-307; 120 Depot Street (RM-W, Ward 3C) Steven & Andrea Trombley
Construct single-family house and associated site improvements including related tree removal. (Project Manager, Ryan Morrison)

Session II – 3:30-4:00 PM

ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos
After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

Session III – 4:00-4:30 PM

ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo
Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O'Neil)

Session IV – 4:30-5:00 PM

Annual organizational meeting

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Nomination and election of Board chair, vice chair, ordinance committee members, and appointment of 3 members to the Historic Preservation Review Committee

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

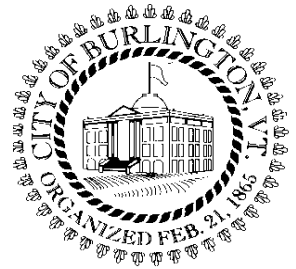
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Department of Permitting and Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-22-398; 79 Pine Street
Date: July 12, 2022

File: ZP-22-398

Location: 79 Pine Street

Zone: FD6 **Ward:** 3C

Parking District: MMMU

Date application accepted: June 27, 2022

Applicant/ Owner: Nedde Pine LLC, Grace Ciffo CAO

Request: Alternative Compliance for rooftop screening, required by Condition #22 of ZP21-118OG / ZP21-0927CA, ***“Rooftop mechanicals shall be screened.”***

Background:

(Both the Former Peoples United Bank and this structure sit on the 77 Pine Street parcel. Address is sometimes recorded as 2 Burlington Square.)

- **Zoning Permit 21-759**, reconsideration of condition #22 “Rooftop mechanicals shall be screened”. **Denied** December 2021.
- **Zoning Permit 21-0927CA (Amanda database) or Zoning Permit 21-118 (Open Gov)**; construction of 49 unit apartment building. June 2, 2021.
- **Zoning Permit 21-0728SN**; install 1 wall sign, illumination included. April 2021.
- **Zoning Permit 21-0722SN**; install replacement signs for People’s United Bank. March 2021.
- **Zoning Permit 21-0082CA**; adding rooftop terrace adjacent to existing mechanical penthouse. Solar panels, mechanical equipment and sun shades included. July 2020.



- **Zoning Permit 20-0681CA**; site changes relative to reestablishing greenspace and removal of access from 1 Burlington Square into 2 Burlington Square. February 13 2020.
- **Zoning Permit 20-0453CA**; consolidation of bank use; drive through reduce from 3 to 2 lanes, creation of 50 residential units; reorganization of circulation/parking; stormwater infiltration, revised landscaping and lighting, replacement windows, stained brick, metal clad canopy. November 2019.
- **Zoning Permit 18-0336CA**; removal of existing masonry façade and windows. Replacement with insulated wall assembly with rain screen ceramic façade system and new windows. October 2017. Permit expired.
- **Non-applicability of Zoning Permit Requirements 17-0502NA**; remove and replace same in kind concrete sidewalk, concrete step and landing with same handrail. October 2016.
- **Non-applicability of Zoning Permit Requirements 17-0328NA**; change out existing ATMs to newer models and set to ADA compliance. September 2016.
- **Zoning Permit 13-0538CA**; replace existing entry door with larger handicapped accessible doorway. November 2012.
- **Zoning Permit 11-0111SN**; replace two existing nonconforming parallel signs with new nonconforming parallel signs. September 2010.
- **Zoning Permit 10-0972SN**; replace two nonconforming parallel signs with two new nonconforming parallel signs. July 2010.
- **Zoning Permit 10-0971SN**; change face of three existing signs (two freestanding and one parallel). No change in dimensions or placement. No illumination for the freestanding signs. Internal illumination for the parallel sign. May 2010.
- **Non-applicability of Zoning Permit Requirements 09-036NA**; removal and replacement of concrete walls, stair and sidewalks replaced to match existing design. July 2008.
- **Zoning Permit 07-398SN**; replace face of existing parallel sign for Chittenden Bank. December 2006. Superseded by 10-0971SN.
- **Zoning Permit 09-034CA**; install new railings. July 2008.
- **Zoning Permit 99-606**; construction of an emergency generator enclosure adjacent to the existing drive up teller station. June 1999.
- **Non-applicability of Zoning Permit Requirements**, antennae placed on the rooftop. March 1995.
- **Zoning Permit 92-171**; installation of internally illuminated parallel sign above drive up ATM. November 1991.
- **Zoning Permit 92-172**; removal of teller operated drive-up bank window with drive-thru ATM unit. No change to circulation or overall use. November 1991.

- **Zoning Permit 81-255;** construct two vestibules on entrance ways for energy efficiency purposes. November 1980.
- **Zoning Permit 81-232;** enclose presently elevated loading dock area and extend out the platform being enclosed. October 1980.

Overview: ZP21-0927CA (Amanda database) or ZP21-118 (Open Gov) was approved June 2, 2021 with conditions. Condition #22 stated “Rooftop mechanicals shall be screened.” The applicant now requests Alternative Compliance under Article 14 to meet the requirement by consideration of the existing, designed building as a partial screen, to avoid the greater visibility of rooftop structure introduced by the required screening, and the substantial expense of the installation.

Applicable standards:

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.6 Building Height Limits

(b) Exceptions to Height Limits

4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building. Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

In a previous request for reconsideration of Condition #22, the DRB denied the request based on this standard from Article 5. The Applicant now requests Alternative Compliance, citing the increased visibility and awareness of rooftop structure with the addition of the required screen, coupled with the building design that minimizes the visibility of the equipment. The applicant asserts that the location of the equipment itself has minimized its visibility; but the condition requiring screening in fact increases the visibility with the addition of additional structure on the roof.



Reference is made to the submitted roof plan, and additional examples of images.

Article 14 (below) directs review to the standards of Section 5.2.6, where exposed mechanical equipment is required to be fully screened on all sides. While the applicant demonstrates the equipment will not be seen from the street level, this regulation is two-part (“*and positioned on the roof to be unseen from view at the street level*”). The applicant asserts that the addition of the required screening, in fact, increases the visibility of the rooftop structure, and adds a substantial cost to construction.

The applicant therefore seeks consideration under Alternate Compliance of the Form Code to allow consideration of the building’s intentional design and roof structure itself to act as a screen.

Article 14: The Form Code

Section 14.7.3 Variation from the Form, DRB Alternative Compliance

(b) i. DRB Alternative Compliance: *Relief from any non-numerical standard, and any numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permitted above, may be granted by the Development Review Board **after review and recommendation by the Design Advisory Board** and a Public Hearing.*

Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing and upon affirmative findings that:

- A. the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*

The building construction is well underway. The applicant’s architect has provided illustrations demonstrating the building as designed, and the visual impact of adding the rooftop screening required by Condition #22 of the original permit. The increase of visibility introduced by the required screening, the careful siting of roof top equipment, the inability to see the rooftop equipment from the street, and the substantial installation cost are all cited as reasons for DRB consideration of Alternative Compliance.

- B. the relief if granted is the minimum necessary to achieve the desired result;*

The request is limited to the removal of the Condition for rooftop screening, which is demonstrated to increase visibility of rooftop structure rather than obscure it.

- C. the property will otherwise be developed consistent the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;*

The property is under construction with an anticipated completion date of late fall. Architectural renderings demonstrate increased visibility due to the screening, rather than the careful design of rooftop installation and proposed roof structure.

- D. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;*

The requested Alternative Compliance for removal of the rooftop screening condition will have no adverse burden on existing or future development of adjacent properties. A neighboring Homeowners' Association has submitted communication in support of the request for Alternative Compliance.

- E. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.*

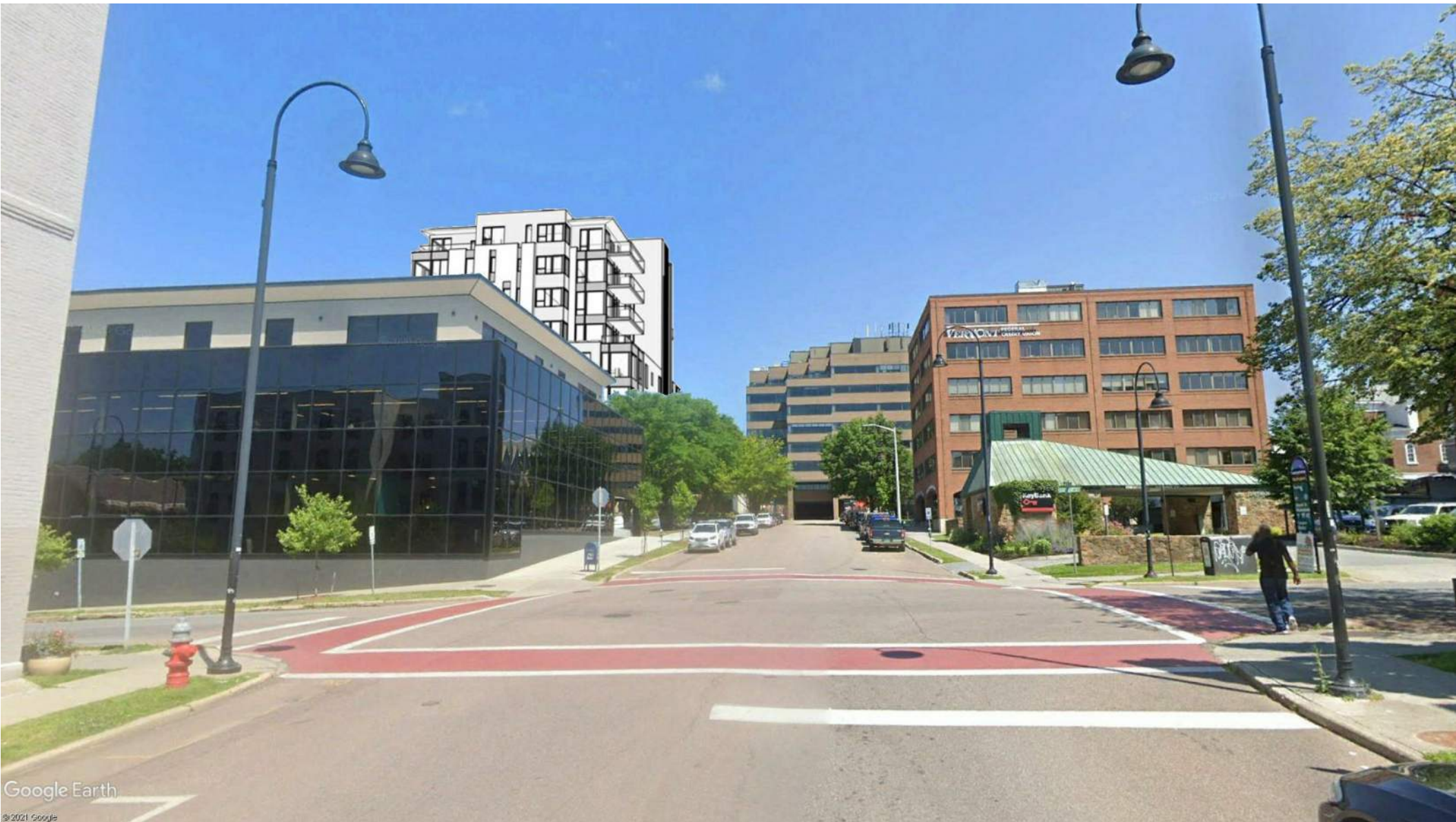
The applicant has demonstrated the increased visibility of non-design features (screening) that in fact create greater visual structure than the equipment that it is intended to shelter. The building has been designed with carefully placed rooftop equipment, the equipment will not be visible from the pedestrian way, and the proposed building itself screens the majority of the view. The applicant's request for Alternative Compliance is a reasoned one; particularly when consideration is given to its substantial cost (\$93,000), the roof punctures required for the installation of the screening, and its performance failure by introducing more rooftop clutter. Removal of the condition to screen will therefore provide greater compliance with the standard being relieved.

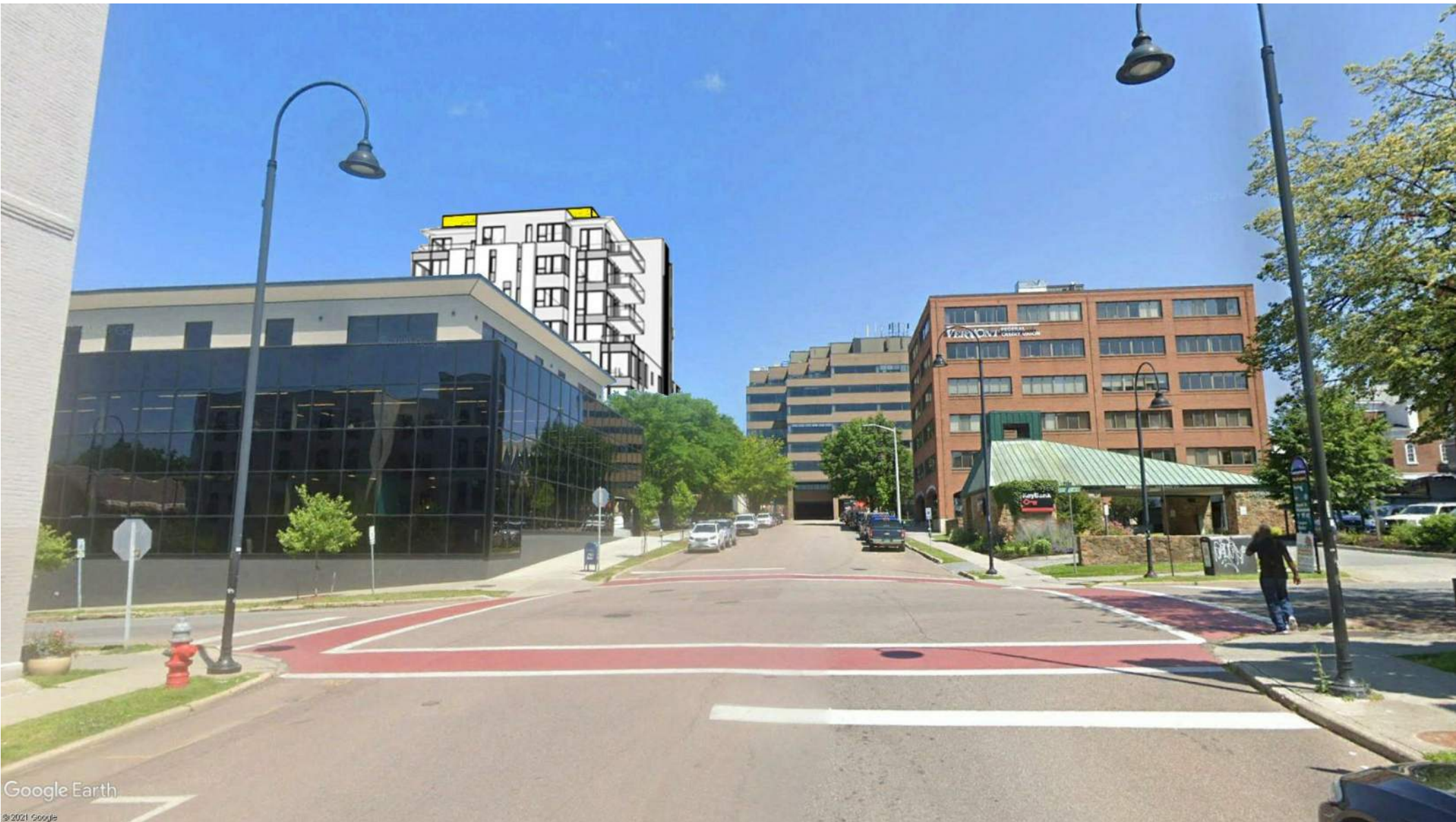
Recommended Conditions of Approval

1. Any conditions imposed by Zoning Permit 21-0927CA (Amanda database) or Zoning Permit 21-118 (Open Gov) not specifically altered by this decision.
2. Standard Permit Conditions 1-15.









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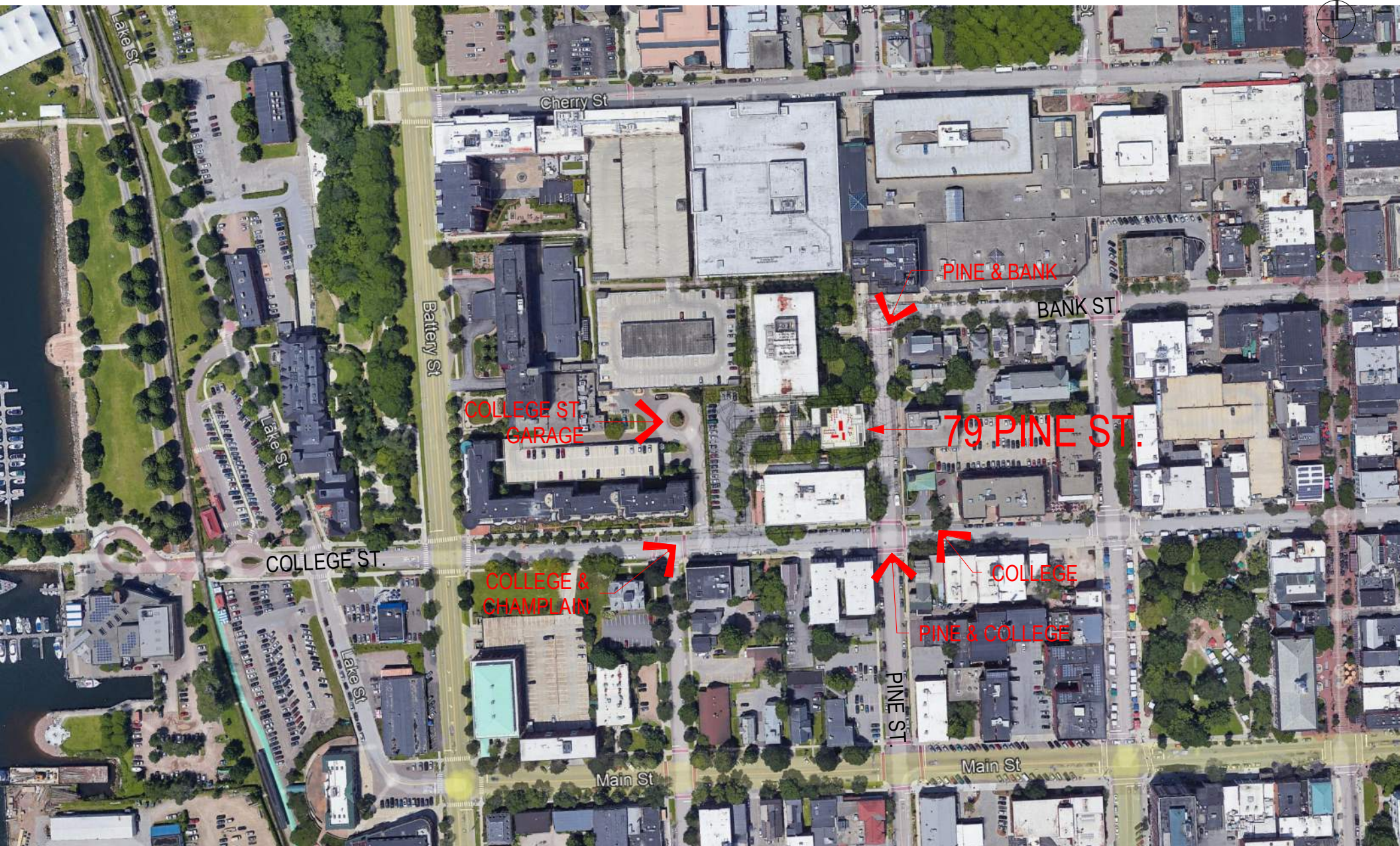


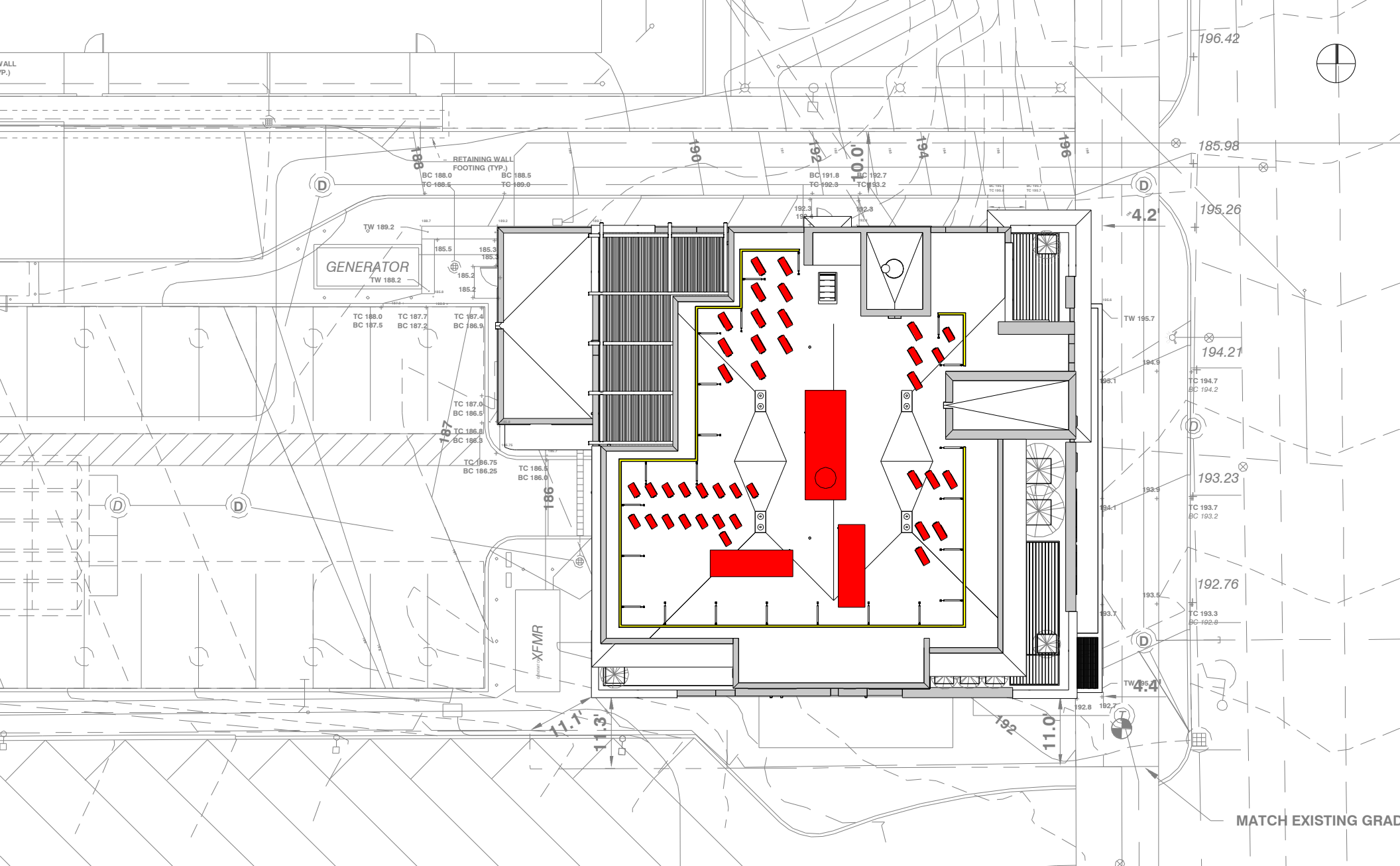


ROOF SCREEN VISIBLE (YELLOW)

79 PINE STREET

COLLEGE ST. GARAGE w/ screen











5. Illustration: To illustrate height and bulk of the structure, the DRB may require the developer to prepare a scale model, computer visualization, illustrations, or other renderings of the proposed building in context with its surroundings.

(b) Exceptions to Height Limits

1. Additions and new construction on parcels created prior to January 1, 2008 that contain a non-conforming Principal Building exceeding the maximum permitted Building height may exceed the maximum permitted Building height of the zoning district subject to the design review provisions of Art. 3 and 6, but in no event shall exceed the height of the existing non-conforming Principal Building.
2. In no case shall the height of any structure exceed the limit permitted by federal and state regulations regarding flight paths of airplanes.
3. Ornamental and symbolic architectural features, including towers, spires, cupolas, belfries and domes; greenhouses, garden sheds, gazebos, rooftop gardens, terraces, and similar features; and fully enclosed stair towers, elevator towers and mechanical rooms, where such features are not used for human occupancy or commercial identification, are exempt from specific height limitations but shall be subject to the design review provisions of Art. 3 and 6. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building.
4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building

Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

5. All forms of communications equipment including satellite dish antennae shall not be exempt from height limitations except as provided in Sec 5.4.7 of this Article.
6. The administrative officer may allow for up to a 5% variation in the maximum building height to account for grade changes across the site. In no event however, shall such additional height enable the creation of an additional story beyond the maximum permitted.



June 14th, 2022

Meagan Tuttle, AICP
Planning Director
Office of City Planning
City Hall, 3rd Floor
149 Church Street
Burlington, Vermont 05401

Dear Meagan,

Please accept this letter as Nedde Real Estate's request that the City's Ordinance Committee re-consider their decision to not allow 79 Pine Street's building design itself to act the screening required to meet the Development Review Board's 2021 decision #22 which states that rooftop mechanicals shall be screened. Please also consider that Neighbors of 79 Pine Street support this request from Nedde Real Estate and do not support additional screening at 79 Pine St. aka The Nest.

We thoughtfully, carefully designed the building with the goal of keeping all the rooftop or elevated mechanicals out of site and we've struggled to make sense of the PC Ordinance Committee's decision to interpret #22 in a manner that that causes us to spend \$93,000 only to add screening that becomes visible from the street and to neighbors on all sides. We've had to penetrate our roof in dozens of areas, primarily on steel upright framing to attach all the screening to, which seems literally opposite of the intention of the condition. Adding additional rooftop screening at the Nest just does not make sense and seems a very poor use of limited resources.

Our hope is that the Committee take the current wording of the ordinance language and simply interpret it as including passive or architectural screening, or to tweak the language so you don't lose visual protections but allow for more types of "screening", i.e., if the mechanicals are obscured by the building design, that is acknowledged as meeting the requirement of this form-based code.

We understand the rules and we agree with the concept of screening unsightly mechanical, so they are kept out of public view as much as possible, but sometimes the rules don't anticipate all situations and in the instance of the Nest, it really doesn't seem like this condition makes any sense. \$100,000 for something you can't see to begin with to be made into something everyone doesn't want to see but can see from all directions? It feels misguided.

In our previous attempts for a reconsideration of #22's intent, the DRB denied our request but immediately requested that the language of Article 5 be reevaluated by the Planning Commission Ordinance Committee.

While rooftop mechanical screening was a Planning & Zoning requirement and a condition of the Development Review Board's spring 2021 decision #22, if we must add this mechanical screening, it will be visible on the Nest's roof from the street from every direction. Without screening, the Nest rooftop mechanicals won't be visible from the street view at all – totally hidden regardless of what direction you view the building from. Given this, we're asking for reconsideration of this condition as it doesn't seem to be in anyone's best interest.

Supportive Documents for your review are attached to the email transmission of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'DN', with a stylized, flowing script.

Doug Nedde
Owner, Nedde Real Estate

A handwritten signature in black ink, appearing to read 'Grace Amao Ciffo', with a cursive, flowing script.

Grace Amao Ciffo
Director of Operations, Nedde Real Estate

Burlington Development Review Board
149 Church Street
Burlington, VT 05401
www.burlingtonvt.gov/PZ
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Bradford L. Rabinowitz, Chair
Geoffrey Hand
Chase Blackstone Taylor
Leo Sprinzen
Caitlin Halpert
Alexander J. LaRosa
Brooks G. McArthur
Vacant (alternate)
Sean McKenzie, (alternate)



Burlington Development Review Board
Findings of Fact
Deliberative Hearing Tuesday, December 21, 2021

Board Members Present: Geoff Hand, Alexander LaRosa, Brooks McArthur, Leo Sprinzen, Chase Taylor, Caitlin Halpert. A.J. LaRosa is recused on this item.

Absent: Brad Rabinowitz (Chair), Sean McKenzie, alternate.

Staff members present: Scott Gustin, Mary O'Neil and Celeste Crowley.

File Number: ZP21-759

Zone: FD6 **Ward:** 3C

Date application accepted: October 29, 2021

Applicant/ Owner: Grace Ciffo, Nedde Pine LLC

Request: Reconsideration of condition #22 "*Rooftop mechanicals shall be screened*", for ZP21-118OG, previously known as ZP21-0927CA.

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. Findings

(Address is sometimes recorded as 2 Burlington Square. Parcel is 77 Pine Street.)

- **Zoning Permit 21-0728SN;** install 1 wall sign, illumination included. April 2021.
- **Zoning Permit 21-0722SN;** install replacement signs for People's United Bank. March 2021.
- **Zoning Permit 21-0082CA;** adding rooftop terrace adjacent to existing mechanical penthouse. Solar panels, mechanical equipment and sun shades included. July 2020.
- **Zoning Permit 20-0681CA;** site changes relative to reestablishing greenspace and removal of access from 1 Burlington Square into 2 Burlington Square. February 13 2020.
- **Zoning Permit 20-0453CA;** consolidation of bank use; drive through reduce from 3 to 2 lanes, creation of 50 residential units; reorganization of circulation/parking; stormwater infiltration, revised landscaping and lighting, replacement windows, stained brick, metal clad canopy. November 2019.
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- **Zoning Permit 81-232**; enclose presently elevated loading dock area and extend out the platform being enclosed. October 1980.

Overview: ZP21-0927CA (Amanda database) or 21-118 (Open Gov) was approved June 2, 2021 with conditions. Condition #22 states “Rooftop mechanicals shall be screened.” The applicant requests to have that condition removed, citing the greater visibility of the required screening, and the observation of unscreened rooftop equipment in the vicinity of this project.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements
Section 5.2.6 Building Height Limits

(b) Exceptions to Height Limits

4. *Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.*

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building. Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

Article 14 (below) directs review to the standards of Section 5.2.6, where exposed mechanical equipment is required to be fully screened on all sides. While the applicant asserts the equipment will not be seen from the street level, this regulation is two-part ("**and positioned on the roof to be unseen from view at the street level**"). The requirement for screening is prefaced with "shall".

Adverse finding for eliminating screening required by this standard.

Article 14: Plan BTV Downtown Code

Section 14.1.3 Applicability

The Form Code (Article 14) direct us to the applicability of the following standards:

To the extent applicable, and not otherwise in conflict with this Article 14-planBTV Downtown Code, the following sections of the Burlington Comprehensive Development Ordinance (CDO) shall also continue to apply:

- a) Article 1 - General Provisions*
- b) Article 2 - Administrative Mechanisms;*
- c) Article 3 - Applications, Permits and Project Reviews, Parts, 1, 2, 3, 5 and 6;*
- d) Article 4 - Zoning Maps and Districts, Parts 1, 2, 3, and Part 5 Sec. 4.5.4;*
- e) Article 5 - Citywide General Regulations, Parts 1, 2, 3, Sec. 5.4.7, Sec. 5.4.8, and 5;*
- f) Article 7 - Signs*
- g) Article 9 - Inclusionary and Replacement Housing;*
- h) Article 10 - Subdivision Review;*
- i) Article 12 - Variances and Appeals; and,*
- j) Article 13 - Definitions.*

In each case, the standards and requirements applicable to the Downtown and Waterfront District Regulating Plan and this Article 14 shall take precedence without limitation over any duplicative or conflicting provisions of the other Articles of the Burlington Comprehensive Development Ordinance (BCDO).

If there is any conflict between the provisions of this Article 14 and any provisions of any other existing City codes, ordinances, regulations or standards (the "Existing Local Codes"), the provisions of this

Article 14 shall take precedence over such conflicting provisions except for City and state Building, Fire, Health and Safety Codes.

Section 14.1.3 (e) guides the review to include Part 2 of Article 5, relative to building height limits. See that standard and requirements, above.

The examples of unscreened rooftop equipment provided by the applicant are buildings that were permitted under different regulations.

II. Minutes

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. Motion by Brooks McArthur: In the matter of ZP21-759, 77 Pine Street, I move we **deny** the request for reconsideration of condition #22.

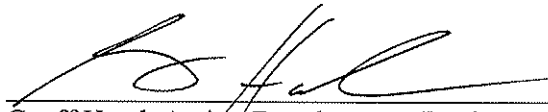
Second: Caitlin Halpert

Vote: 4-1 (GH)

Vote: motion carried

Dated at Burlington, Vermont, this 22nd day of December, 2021.

Respectfully Submitted,



Geoff Hand, Acting Development Review Board Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court, Environmental Division. (Comprehensive Development Ordinance Article 12, Section 12.2.3 Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Environmental Court within 30 days of the date of the written decision as follows:

(a) Notice of Appeal: The appeal shall be taken in such a manner as the Supreme Court or the environmental court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3, Vermont Statutes Annotated. Notice of the appeal shall be sent by mail to every interested person appearing and having been heard at the hearing before the DRB, and, if any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.)

From: Jay White <jaywhitevt@gmail.com>
Sent: Friday, June 10, 2022 3:40 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>; Doug Nedde <dnedde@neddere.com>
Subject: Re: Screening at 79 Pine

Scott,

It's already screened by the building. I think it was denied because they thought we wanted it screened with an added screen. We do not. The screen will add cost and look bad. I request that the issue be reconsidered because of this new information.

Jay White, AIA
Cell: 802 793 1850

On Jun 10, 2022, at 2:59 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Good afternoon, Jay. This request has been made to the DRB and was denied. The matter was also taken up by the Planning Commission Ordinance Committee, and they elected not to change the standard. I understand the point you're making and would like to concur; however, lacking a change in ordinance, the screening needs to be installed.

Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
(802) 865-7189

From: Jay White <jaywhitevt@gmail.com>
Sent: Friday, June 10, 2022 9:31 AM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Doug Nedde <dnedde@neddere.com>
Subject: Screening at 79 Pine

[WARNING]: This email was sent from someone outside of the City of Burlington.

Mary and Scott,

When I mentioned at the DRB meeting that screening of roof top equipment be considered from the views from upper floors of the neighbors, it was not meant that such screening could not be

by the building itself without additional added screening, which could in effect make the building look taller. The whole point of screening is to reduce visual clutter.

In the case of 79 Pine Street, the screening being added to 79 Pine Street will detract from the beauty of the new gracious building Nedde is building there. Doug Nedde sent me a cut sheet of the units being screened. It is short enough and will sit back far enough back from the edge that it would not be seen from our building because their main building already screens it even when viewed from the upper floors of our building. The code requiring screening is still met because the building itself screens it, even from our upper floors which meets the requirement without the added screening.

Doug said he would like to not finish the added screening and remove the posts to support it you see in the attached photo. **We at College and Battery concur with that decision and ask that the City Development Review Board amend their permit to not require the additional screening at 79 Pine Street.**

Thank you. We look forward to completion of the new building without the additional screening.

Jay White, President
College and Battery Homeowners Association
40 College Street
Burlington, Vermont

<image001.jpg>

Jay White, AIA
Cell: 802 793 1850

Design Advisory Board
Terms of Office FY 2023
Organizational Meeting July 12, 2022

Members and assignments 2022: (What has been)

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025		✓		✓
Karyn Norwood**	8.12.19	6.30.2023				✓
Matthew Bushey	4.16.2012	6.30.2022	✓			
Eric Morrow *	8.12.2019	6.30.2023				
Emily Morse	12.14.2020	6.30.2024				✓*
Jay White	10.19.20	6.30.2023			✓***	✓
Kathleen Ryan	12.14.2020	6.30.2023				

Terms are for three years.

*Resigned July 29, 2021, City Council accepts resignation 8.11.2021.

** Resigned 9.27.2021.

✓* Appointed 2/8/2022 to replace Karyn Norwood on HPRC.

***Resigned from PCOC 8.5.2021

Members and Assignments 2023 (What will be):

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025				
Jay White	10.19.20	6.30.2023				
Emily Morse	12.14.2020	6.30.2024				
Jack Qualey	7.1.2022	6.30.2023				
Gabriel Stadecker	7.1.2022	6.30.2025				
Kathleen Ryan (A)	12.14.2020	6.30.2023				
Michael Alvanos (A)	7.1.2022	6.30.2023				

¹ The Planning Commission Ordinance Committee meets the first Thursday of the month at 5:15-6:15 PM. Meetings are currently paused until August.

² Historic Preservation Review Committee. From *Ordinance relating to Appendix A – Zoning #92-03, Design Control Districts*, as amended March 16, 1992:
*To the extent available, at least two (2) of the **three members** shall be professionals from the fields of history, archaeology, architectural history, architecture or historical architecture who meet the requirements outlined in Appendix A of the “Regulations for the Vermont Certified Local Government Program”. These two (2) shall serve on the historic preservation review committee.*

To: Burlington Planning and Zoning

From: John Rooney
JRMA design studio

Date: November 15, 2021

RE: 86 North Winooski Avenue - Demolition of Rear Structure

1. Summary of Property

The site located at 86 North Winooski Avenue in Burlington, Vermont is currently in the process of being purchased by the applicant. The site has 2 structures which are over 50 years of age. The primary structure will remain and improvements to the interior will be underway within the next 12 months.

The secondary structure to the rear of the property is in disrepair and the new owner and applicant, primarily for safety concerns, requests to remove the existing structure and clean up the site. The City of Burlington outlines in Article 5.4.8 the guidelines to follow should an applicant request to remove a structure. This report addresses Article 5.4.8 (d) 1.A – *(A report from a licensed Engineer or Architect)*

2. Report of Rear Structure:

Attached –	Exhibits	A. Photography
	Exhibits	B. Architectural Site Plan

- A. A Site visit on Wednesday, November, 10th, 2021 was performed and the following findings observed with photographic evidence are enclosed in this report.
- B. A wood structure of approximate size 22' x 40' sits on the northwest portion of 86 North Winooski Avenue. The structure is visibly in severe disrepair. From a distance the structure appears to lean and looks generally unstable and deformed. Clear indications of damage from fire or collapse on the south-east portion.
- C. Walking towards the south portion of the structure, observations confirm partial collapse of existing structure. Debris and rubble from structure, although scarce, remain as evidence of prior collapse structure.

- D. Entering into the structure, clear indications of fire-damage on roof, roof beams, walls and floor.
- E. Collapse of second level towards the rear of the property show existing roof structural members are undersized and insufficient. Rehabilitation of the existing structural members will not adequately provide safe and sufficient support.
- F. Structurally, no indication of a proper foundation appears. Loose rubble, mixed masonry and stone appear to have placed under the structure and possibly repaired intermittently as needed.
- G. The sills of the walls are deteriorated or non-existent.
- H. The longer north wall and remaining portions of the south walls have clear bowing and deformation due to poor connection to proper foundation and inadequate structure.
- I. The materials on the structure appear to be in complete disrepair. Siding on the east portion of the building has been replaced by tin corrugated siding. The north elevation appears to have been substituted with another *non-original* material.
- J. There are only insignificant vestiges of the eaves, trim and windows that remain. The front doors on the west façade have limited potential for salvage
- K. Overall structure has limited salvage value.
- L. No archeological resources appeared during site visit.
- M. Site has limited appearances of vandalism.

3. Demolition Standards Applicability

- A. The rear structure located at 86 North Winooski Avenue appears wholly unstable and structurally unsound.
- B. The rear structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practically moved to another site within the district.
- C. Although no proposed development is being submitted, the demolition of the rear structure provides a substantial benefit that outweighs any historic or architecturally significance.
- D. The demolition of the rear structure will not impact the historical importance of other structures located on the property and adjacent properties
- E. Documentation of the rear structure will be in the form of this report and photographic evidence.

Submitted by:

John Rooney

License Number 003.0001364

Expiration Date - Jan 31, 2023

Exhibit A: Photography from Site Visit, November 10th, 2021



Photo 1. West Elevation from Driveway



Photo 2. West Elevation (Closer)



Photo 3. South West Perspective



Photo 4. Partial South Elevation



Photo 5. South East Perspective (Collapsed Structure)



Photo 6. Detail & Close-up of Collapsed Portion of Building

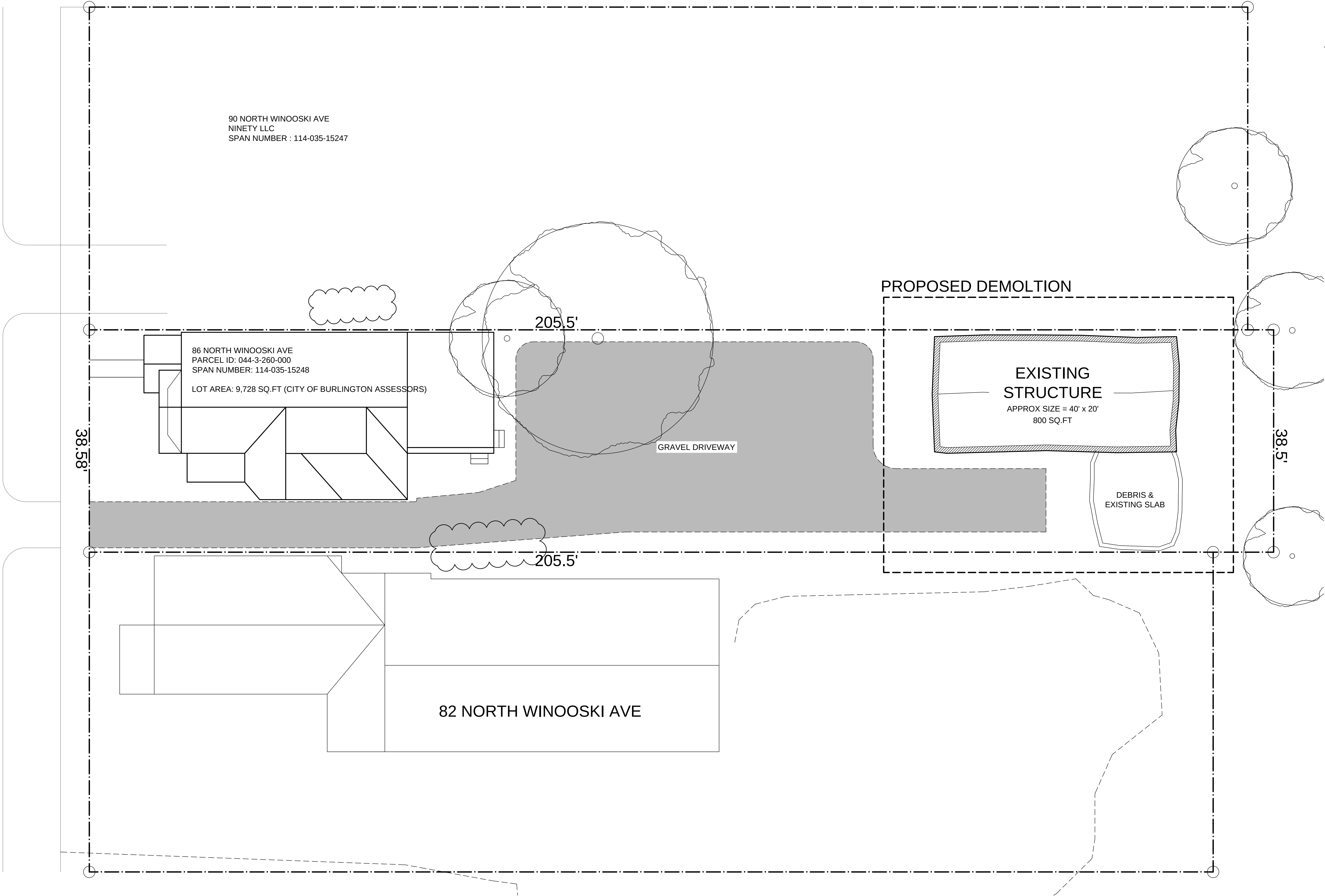


Photo 7. North Elevation (From adjacent property)



Photo 8. North West Perspective (From adjacent property)

NORTH WINOOSKI AVE



86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT

APPLICANT:
PBGCC.LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

- GENERAL NOTES
1. THIS SHEET IS PART OF A SET AND NOT TO BE USED ALONE
 2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS AND THE DRAWINGS CLEARLY STATE "DESIGNED FOR CONSTRUCTION"
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PROFESSIONAL STAMP

REVISION HISTORY	
Date	Issue
11/2021	BASE SITE PLAN

Drawing Title

ARCHITECTURAL
SITE PLAN

Project No: 2021-211
Date: 11/11/2021
Scale : AS-NOTED
Drawn by : M.ALVANOS

SP1



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

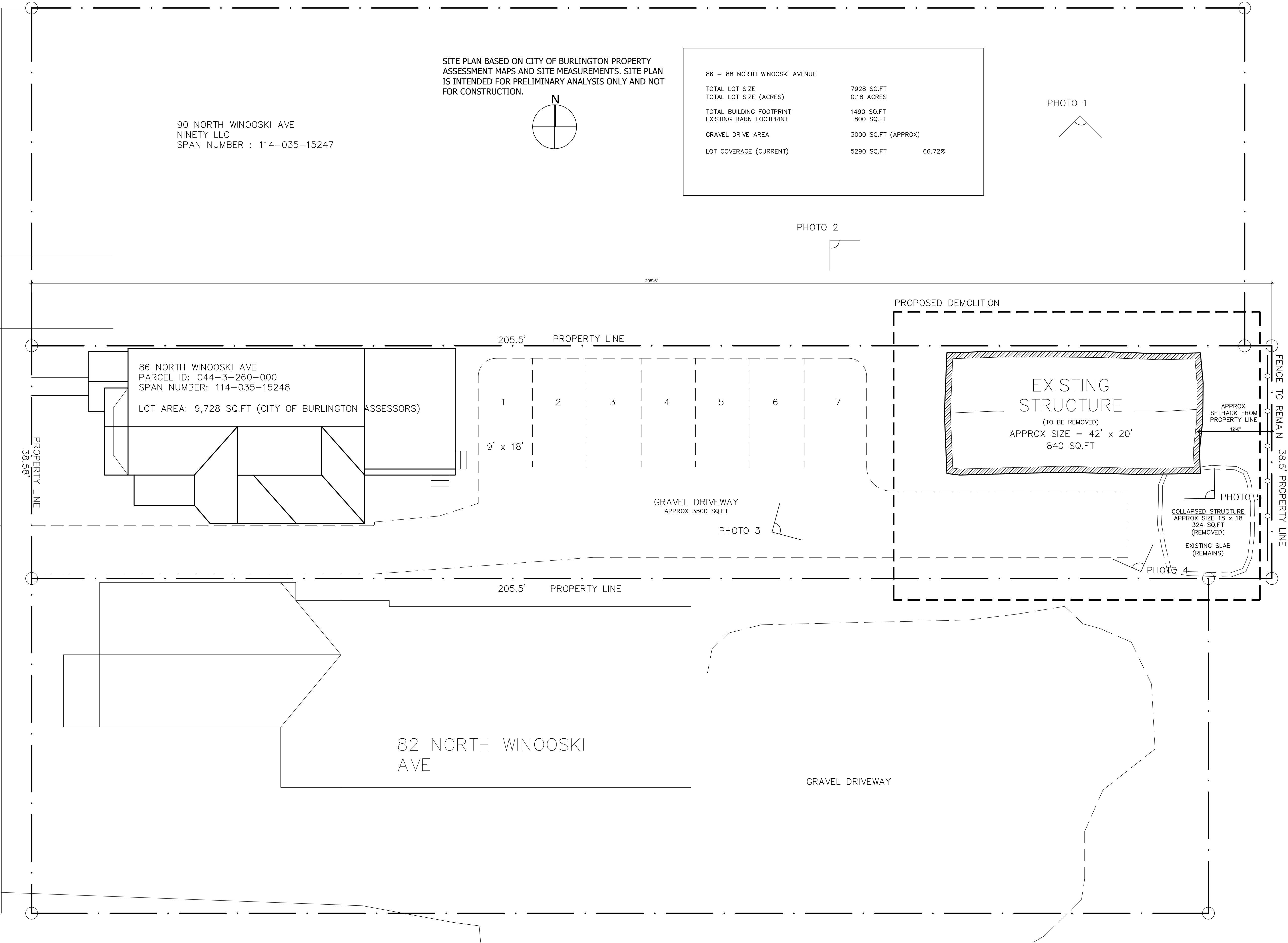
ORGANIZATION:

VT. Div. for Historic Preservation





NORTH WINOOSKI AVE



86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES:



OWNER / CONTRACTOR
PBGC LLC
Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS

CURRENT CONDITIONS

Drawing Title	2021-211
Project No:	02/02/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

EX-200

Drawing No



PHOTO 1 - VIEW FACING SOUTH



PHOTO 2 - VIEW FACING SOUTH EAST



PHOTO 3 - VIEW FACING NORTH EAST



PHOTO 4 - VIEW FACING NORTHWEST



PHOTO 5 - VIEW FACING SOUTH

GENERAL NOTES:

BISSONETTE
PROPERTIES | BURLINGTON, VERMONT
OWNER / CONTRACTOR
PBGC LLC
Mr. Bill Bisonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

EXISTING CONDITIONS
PHOTOS

Drawing Title	2021-211
Project No:	02/02/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

PHOTOS
Drawing No

NORTH WINOOSKI AVE

ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma design studio.com

86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES:



OWNER / CONTRACTOR

PBGC LLC

Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

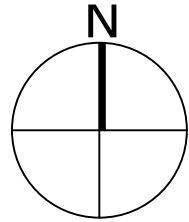
PROPOSED SITE PLAN

Drawing Title	2021-211
Project No:	02/02/2022
Date:	AS-NOTED
Scale:	MFA
Drawn by:	

SP-100

Drawing No.

SITE PLAN BASED ON CITY OF BURLINGTON PROPERTY ASSESSMENT MAPS AND SITE MEASUREMENTS. SITE PLAN IS INTENDED FOR PRELIMINARY ANALYSIS ONLY AND NOT FOR CONSTRUCTION.

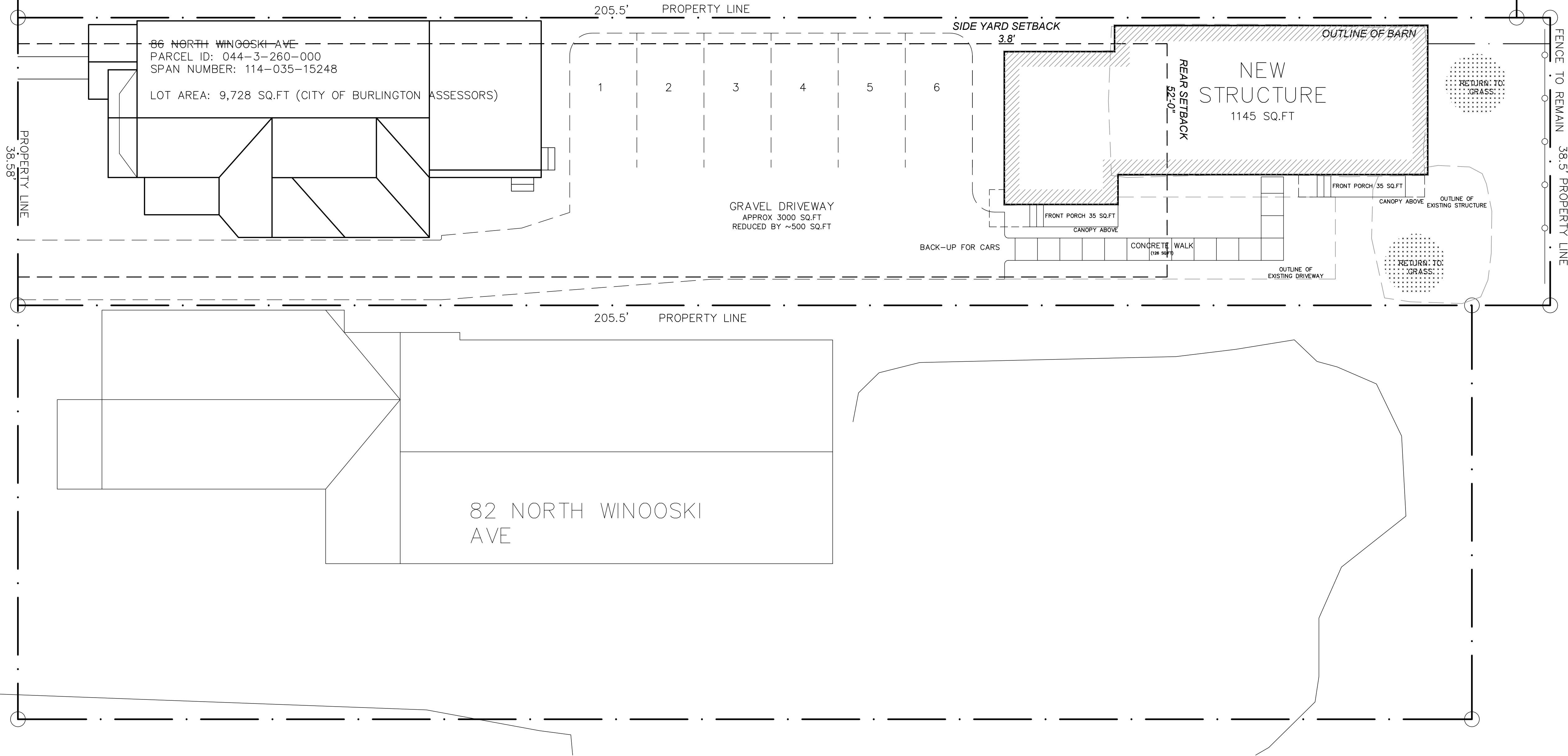


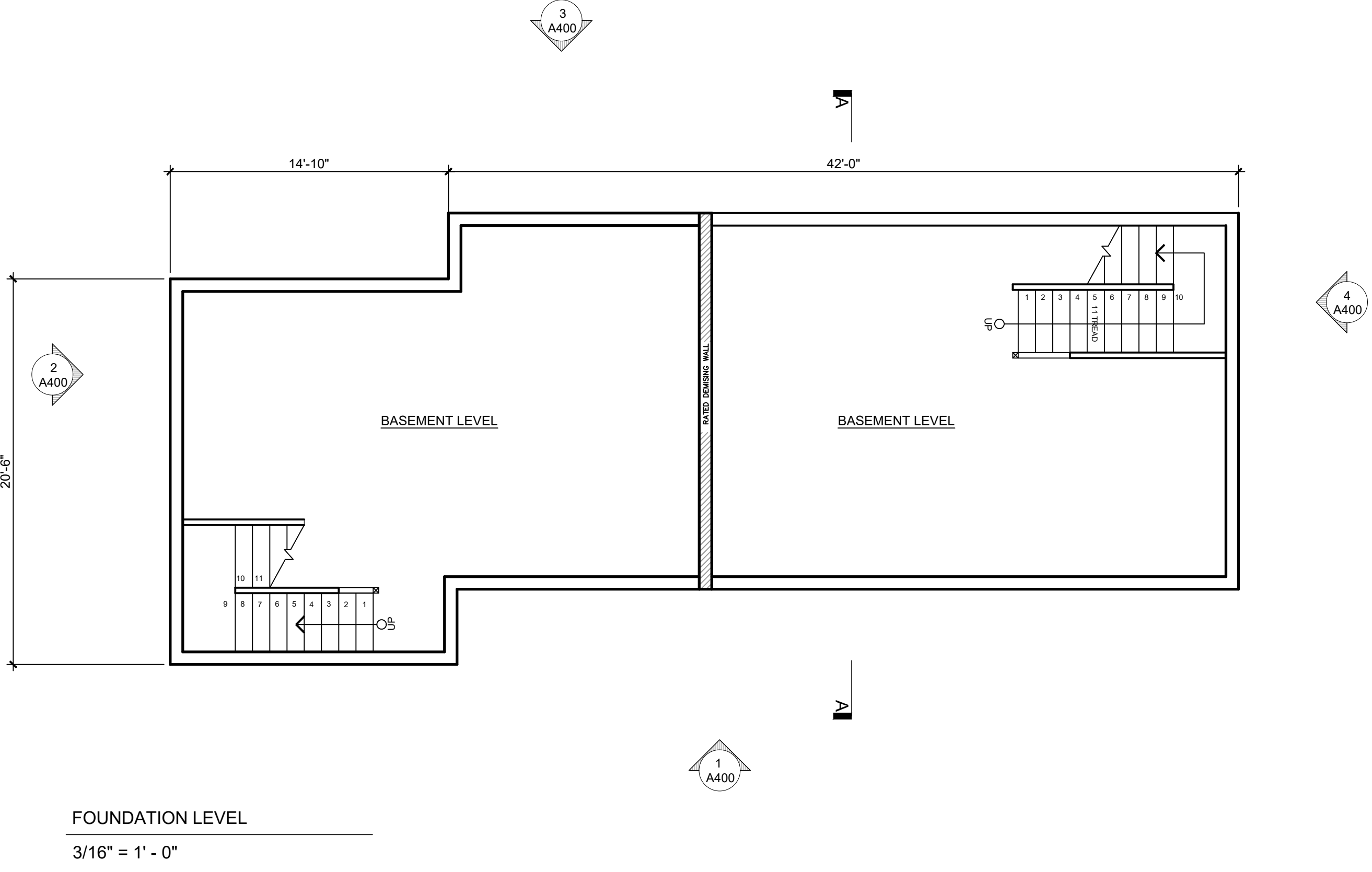
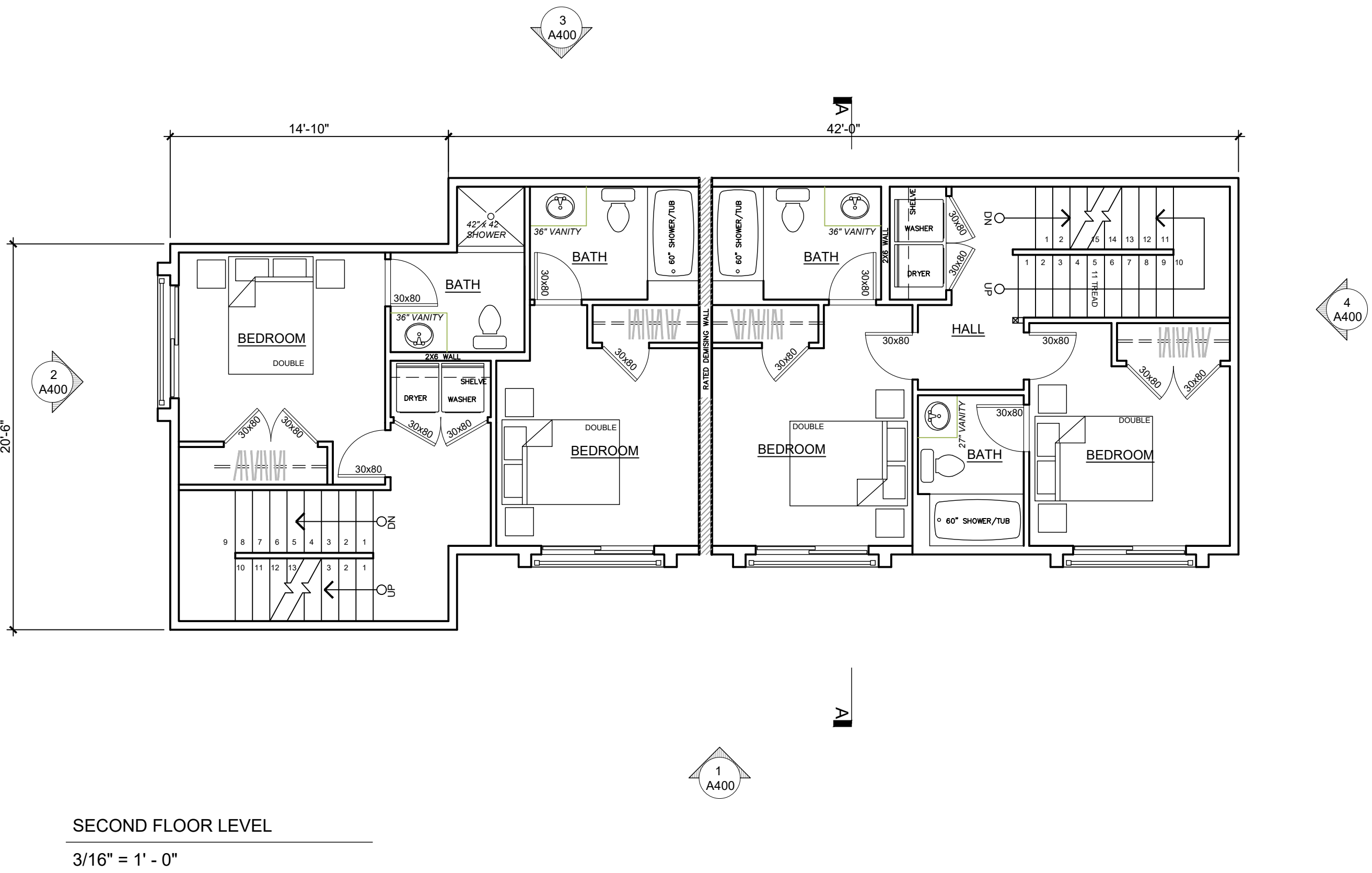
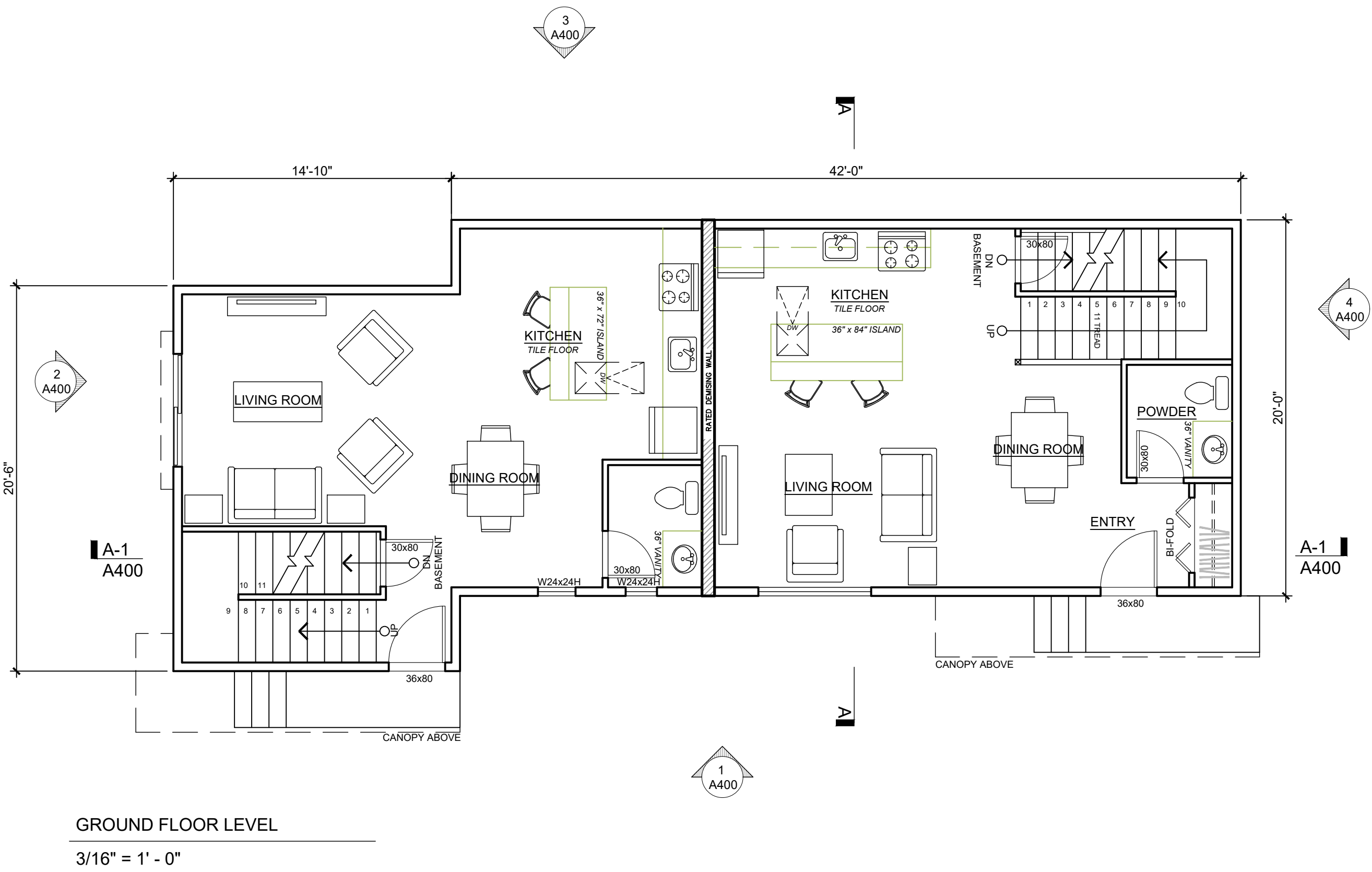
90 NORTH WINOOSKI AVE
NINETY LLC
SPAN NUMBER : 114-035-15247

86 - 88 NORTH WINOOSKI AVENUE		
TOTAL LOT SIZE	7928 SQ.FT	
TOTAL LOT SIZE (ACRES)	0.18 ACRES	
TOTAL BUILDING FOOTPRINT	1490 SQ.FT	
EXISTING BARN FOOTPRINT	800 SQ.FT	
PROPOSED DUPLEX FOOTPRINT	1145 SQ.FT	
CONCRETE WALK	126 SQ.FT (10% = 12.6 SQ.FT)	
PORCHES	70 SQ.FT (10% = 7 SQ.FT)	

GRAVEL DRIVE AREA
2400 SQ.FT (APPROX)
REDUCED BY 600 SQ.FT

LOT COVERAGE (CURRENT)	5290 SQ.FT	66.72%
LOT COVERAGE (PROPOSED)	5231 SQ.FT	65.98%





86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR
PBGC LLC
Mr. Bill Bisonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY	
Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

PLANS	
Drawing Title	2021-211
Project No:	06/08/2022
Date:	AS-NOTED
Scale:	MFA
Drawn by:	
Drawing No	A-201

86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR

PBGC LLC

Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

ELEVATIONS

Drawing Title	2021-211
Project No:	06/08/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

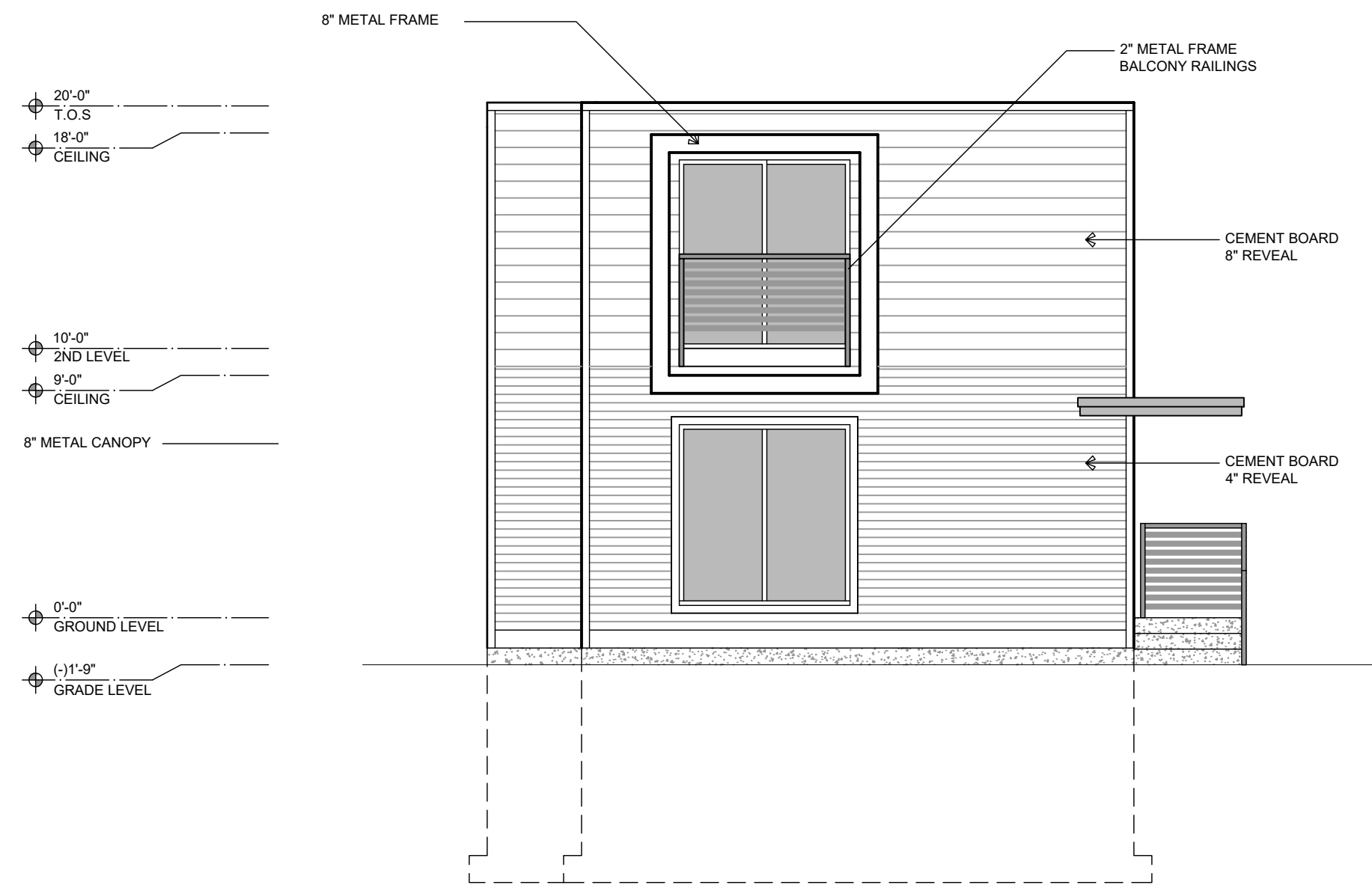
A-400

Drawing No



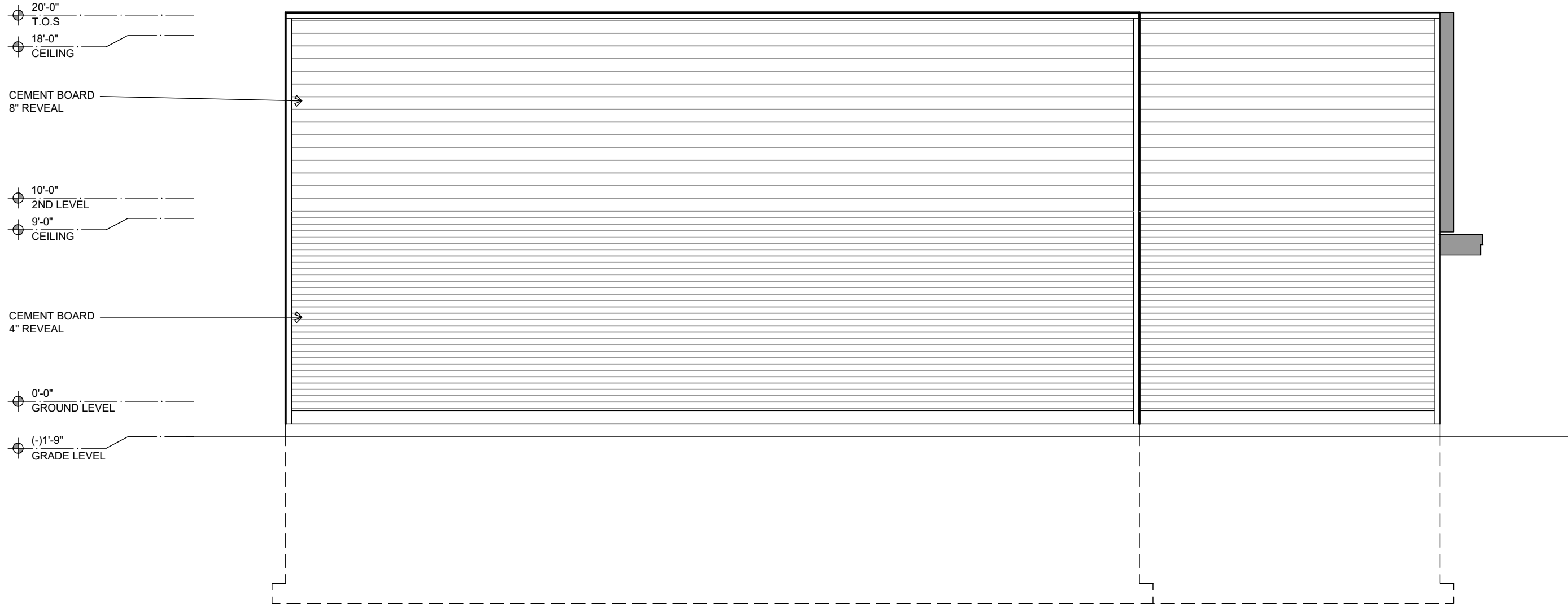
SOUTH ELEVATION

3/16" = 1' - 0"



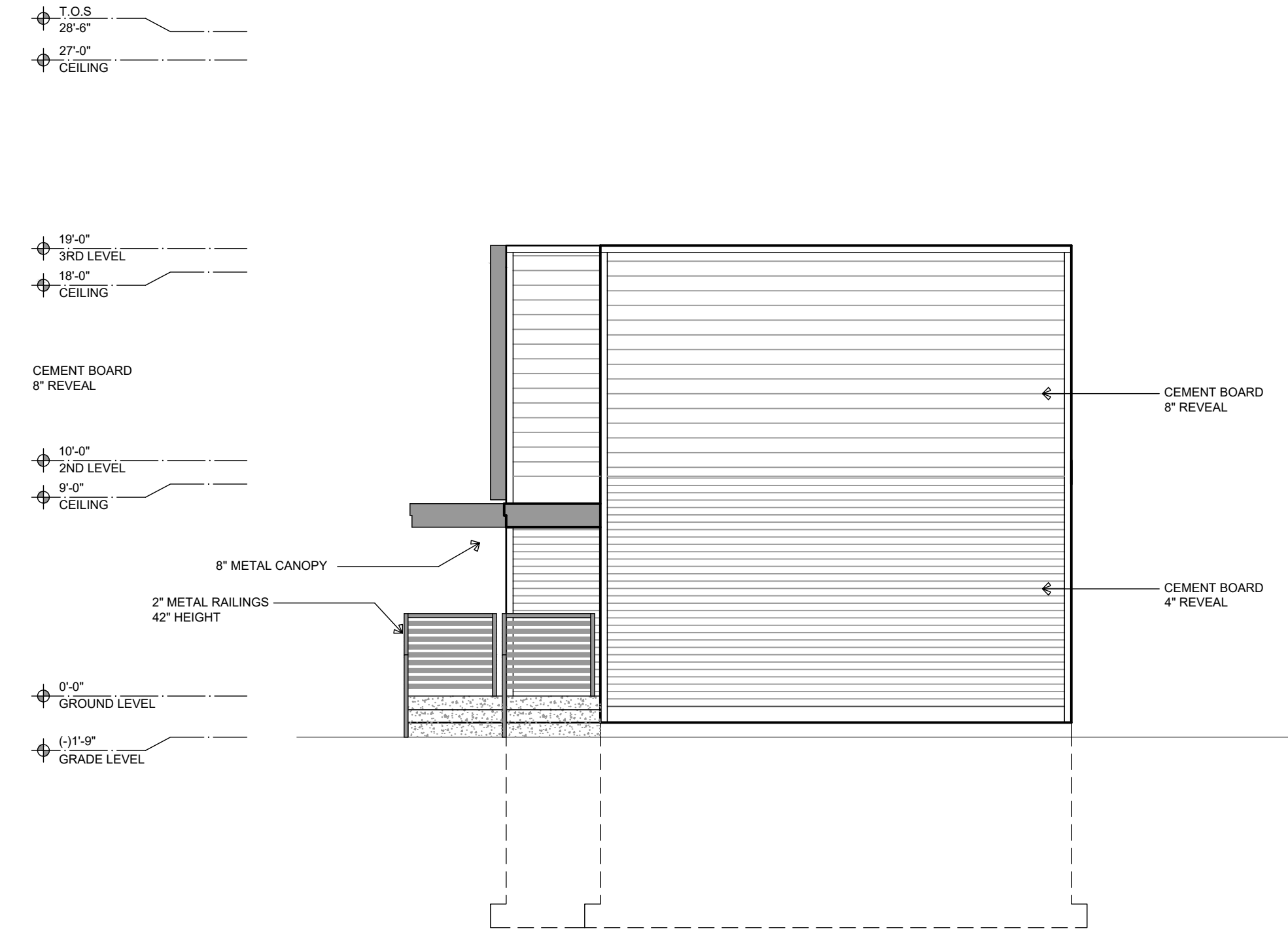
WEST ELEVATION

3/16" = 1' - 0"



NORTH ELEVATION

3/16" = 1' - 0"

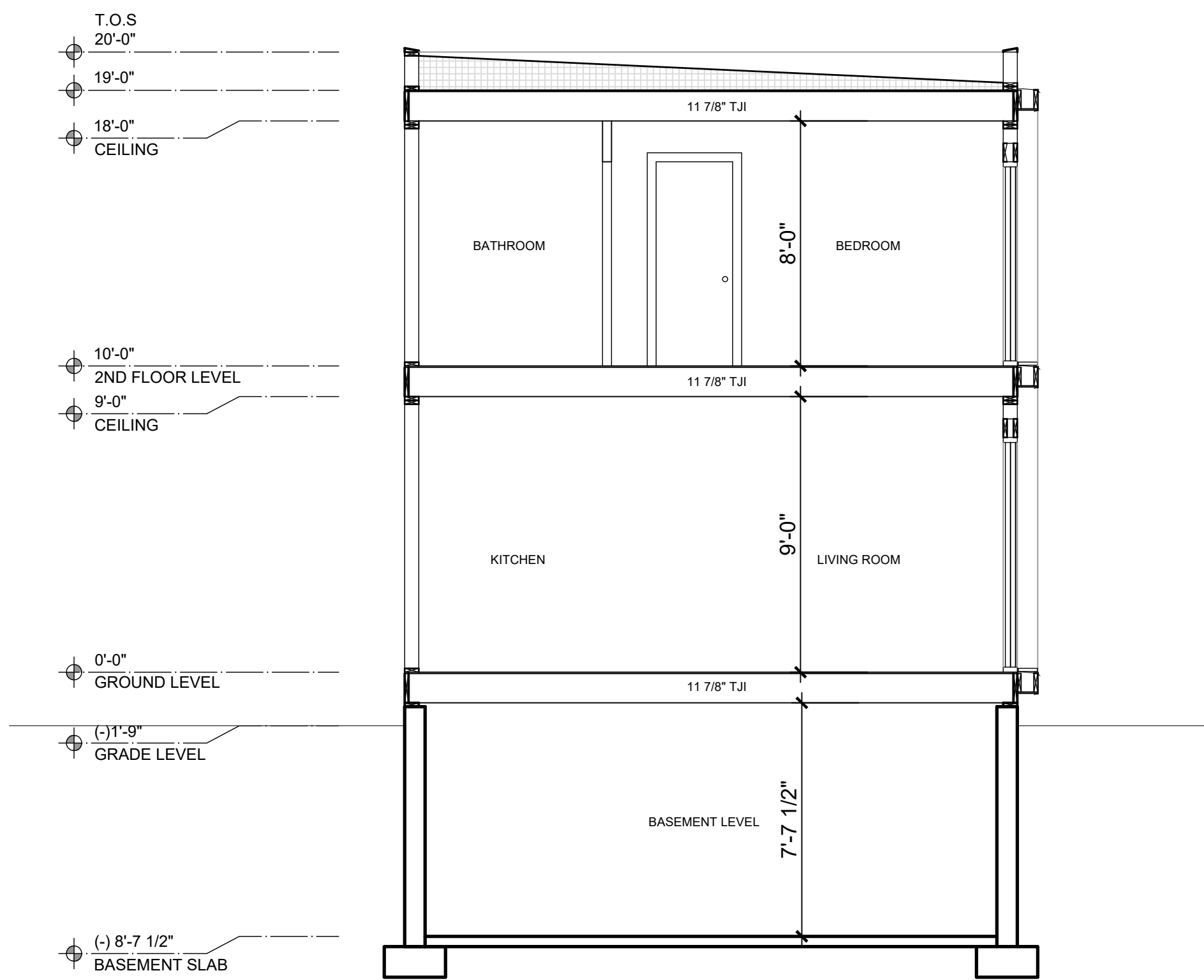


EAST ELEVATION

3/16" = 1' - 0"

SECTION A-A

1/4" = 1' - 0"



86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR

PBGC LLC

Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

SECTION A-A

Drawing Title	2021-211
Project No:	06/08/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

A-450

Drawing No



RENDERING FROM DRIVE



RENDERING LOOKING NORTH

ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma design studio.com

86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR

PBGC LLC

Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

RENDERINGS

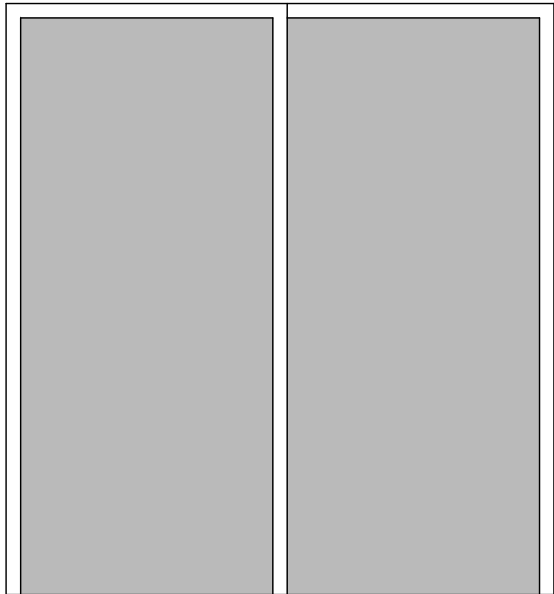
Drawing Title	2021-211
Project No:	06/08/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

A-REND

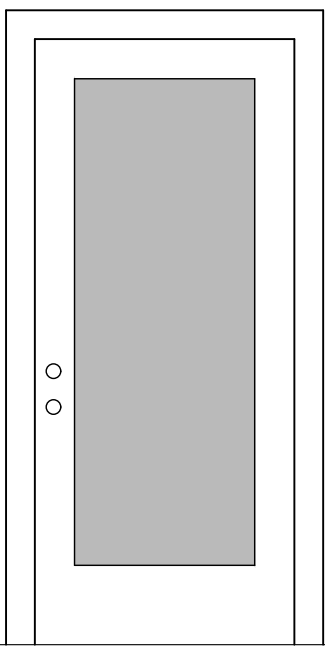
Drawing No



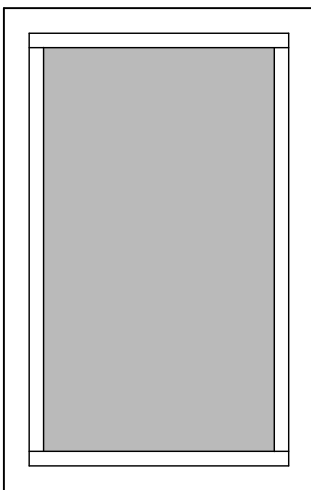
MATERIAL - JAMES HARDIE HORIZONTAL SIDING - CLAPBOARD 3.5" REVEAL
CLAPBOARD 7.5" REVEAL



SLIDING GLASS DOORS
MANUFACTURE MARVIN
DIM 80" HEIGHT
72" WIDTH



ENTRY DOORS
MANUFACTURE THERMA TRU
DIM 80" HEIGHT
36" WIDTH



WINDOWS
MANUFACTURE MARVIN
DIM 60" HEIGHT
36" WIDTH

Pitch LED Indoor/Outdoor Wall Sconce
By Tech Lighting

Pitch LED Indoor/Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Black,
Size: 5 in.,
Voltage: 120 Volt

Details

Insect resistant, UV stabilized frosted acrylic lensing
Mount with tabs for mounting only
LED Driver is housed within the junction box
Material: Die Cast Aluminum with Stainless Steel Hardware
Dimmable when used with a Bluetooth low voltage (BLU) Dimmer (Not Included)
Made in England, Dark Sky compliant, This is compliant
ETL Listed Wet
Shine Grade
Warranty: Limited 5 Year
Made in China

Dimensions

5 in Option Backplate: Width 5", Height 5"
5 in Option Fixture: Width 5", Height 5", Depth 3.9",
Weight 1.66Lbs

Lighting

5 in	
Lamp Type	LED Built-in
Total Lumens	823
Total Watts	26.10
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	70000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TEC506951.html>
Rating: ETL Listed Wet
ITEM#: TEC506951

LUMENS
LIGHTING

Call Us 877.445.4456

Notes:

Prepared by:

Prepared for:
Project:
Notes:
Revisions:
Approval:

86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR
PBGC LLC
Mr. Bill Bisonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

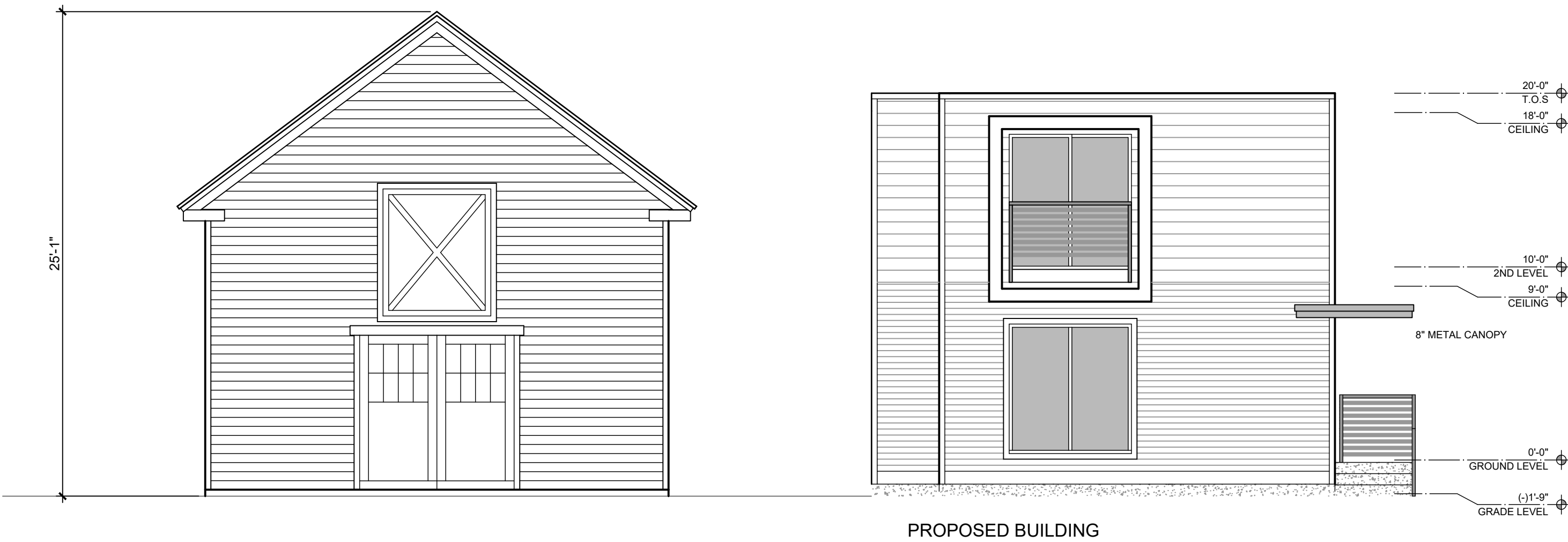
Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS
06/06/2022	PERMIT DRAWINGS

SPECIFICATIONS

Drawing Title	2021-211
Project No:	02/02/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

A-900

Drawing No.



(EXISTING BARN) WEST ELEVATION
3/16" = 1' - 0"

86 - 88
NORTH WINOOSKI
DUPLEX

GENERAL NOTES



OWNER / CONTRACTOR
PBGC LLC
Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05041

PROFESSIONAL STAMP

REVISION HISTORY

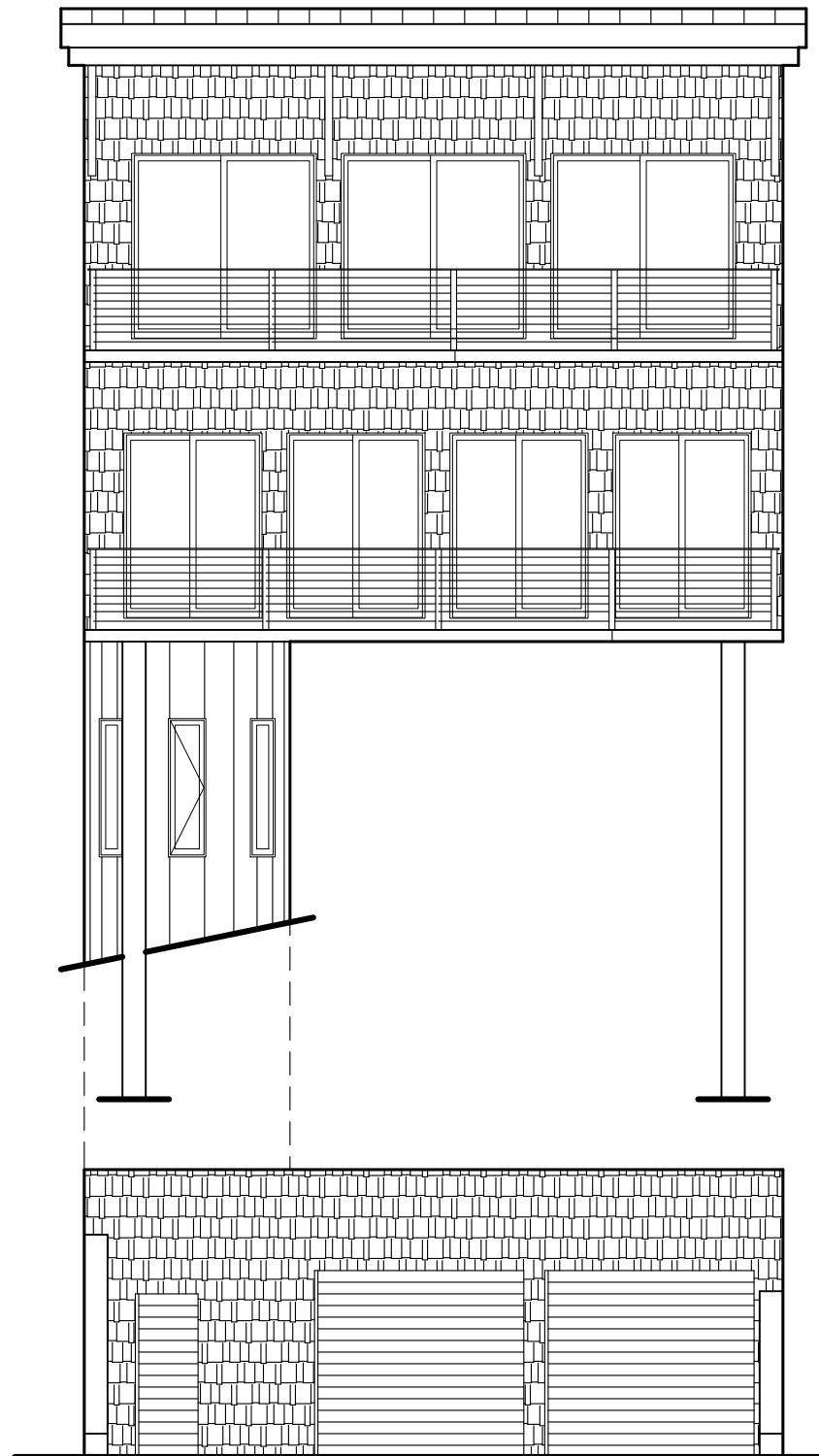
Date	Issue
01/23/2022	SCHEMATIC PLANS
02/02/2022	PERMIT DRAWINGS

ELEVATIONS
COMPARISON

Drawing Title	2021-211
Project No:	06/08/2022
Date:	AS-NOTED
Scale :	MFA
Drawn by :	

A-405

Drawing No.



TROMBLEY RESIDENCE

120 Depot Street
Burlington, Vermont

DESIGN REVIEW SET

Drawing list:

Cover

A0.0 - Site Plan & Zoning

A1.0 - Garage Level Plan

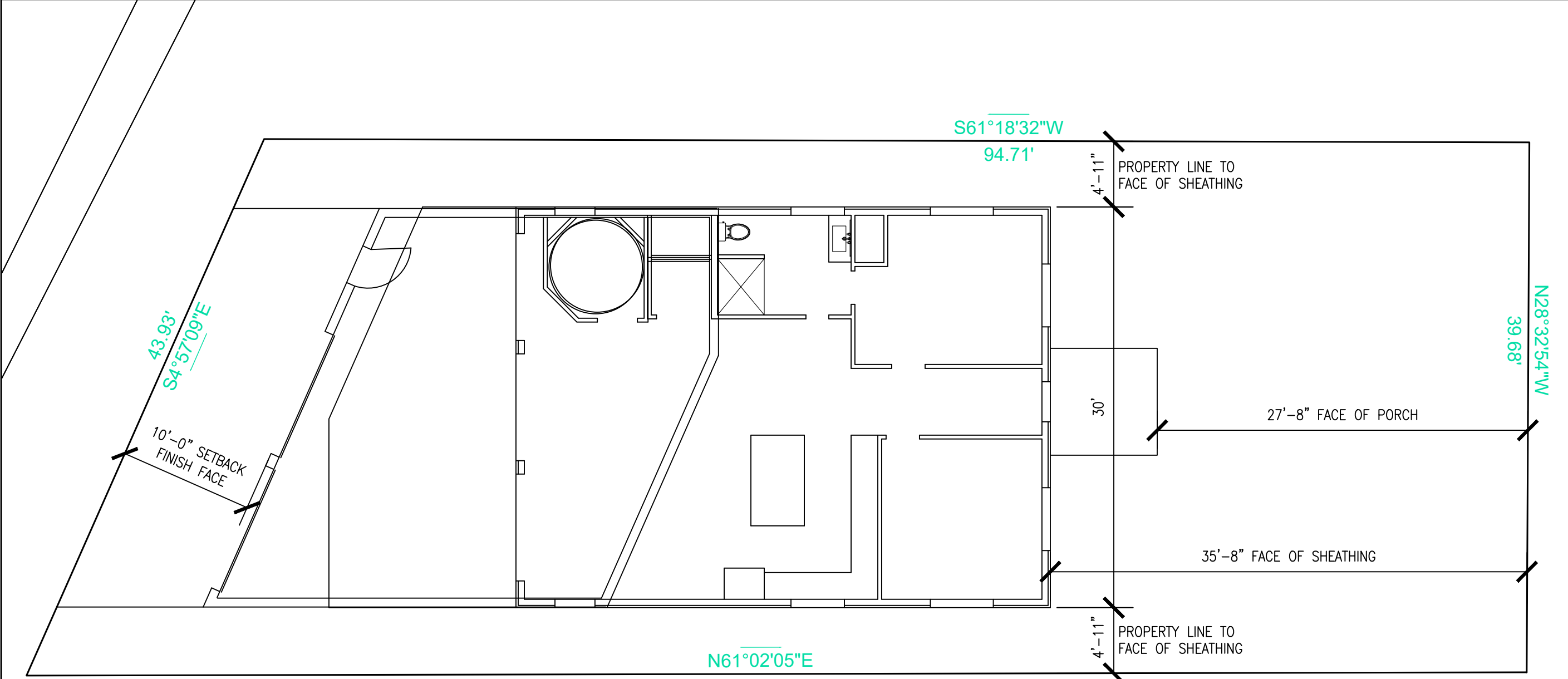
A1.1 - Mid-Level Plan

A1.2 - Top-Level Plan

A2.1 - South Elevation

A2.2 - North Elevation

A2.3 - East & West Elevations



1 SITE PLAN
1/8" = 1'-0"

SETBACK REQUIREMENTS – WRM			
TYPE	REQUIREMENT	ACTUAL	COMMENTS
LOT COVERAGE	60%	52.1%	FOOTPRINT, PORCH & DRIVE = 2,153 SF / 4,132 SF LOT
FRONT	10' *	10'	(DEPOT ST.) VARIANCE FOR 10' GRANTED.
SIDES	3'-11 1/2"	4'-9" +	4'-11" TO SHEATHING – SIDING SYSTEM WILL BE < 2"
REAR	26' *	27'-8"	AVE LOT DEPTH = 104' (25% = 26')
REAR	35' MAX	14'-1"	FROM NORTH AVE SIDE FROM EXIST GRADE

JPF Architecture, PLLC
Dubois & King, Inc.

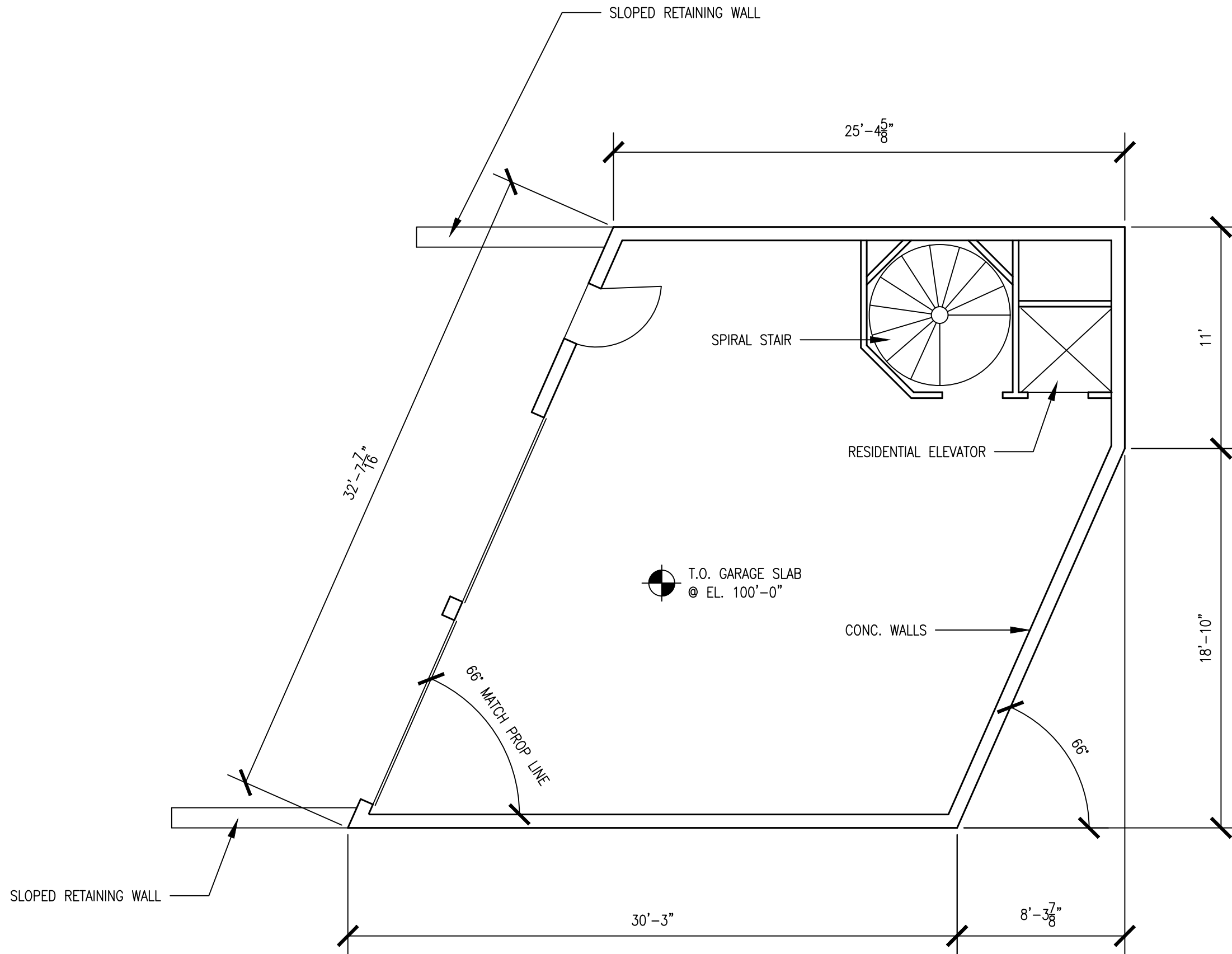
Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

SITE PLAN
&
ZONING

DATE
5.12.

SHEET NUMBER



1 GARAGE PLAN
3/16" = 1'-0"
1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

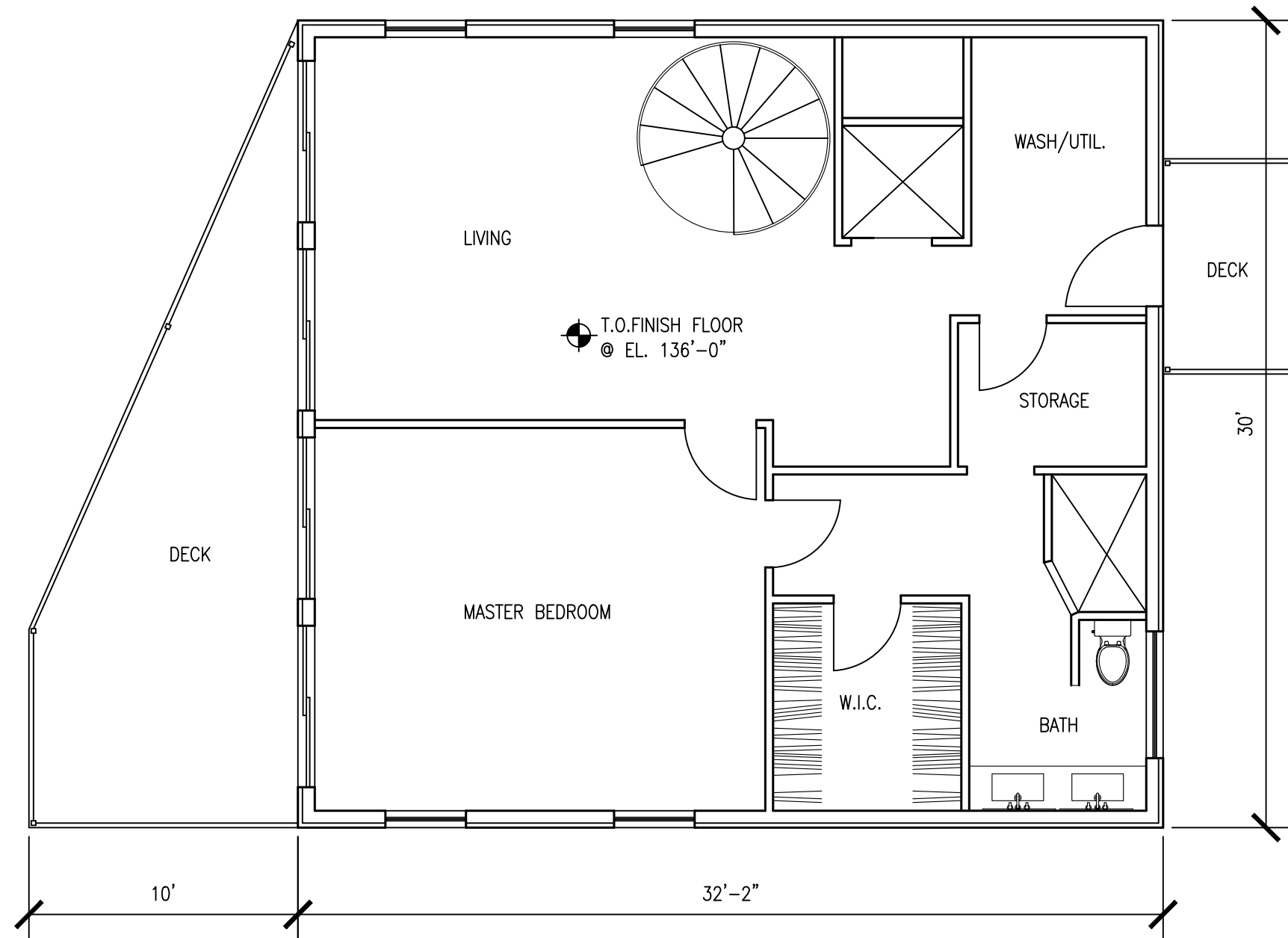
GARAGE
PLAN

DATE
5.12.

SHEET NUMBER

A1.0

DRB set Not for Construction



1 MID-LEVEL PLAN
 3/16" = 1'-0"

DRB set Not for Construction

JPF Architecture, PLLC
 Dubois & King, Inc.

Architect:
 Engineer:

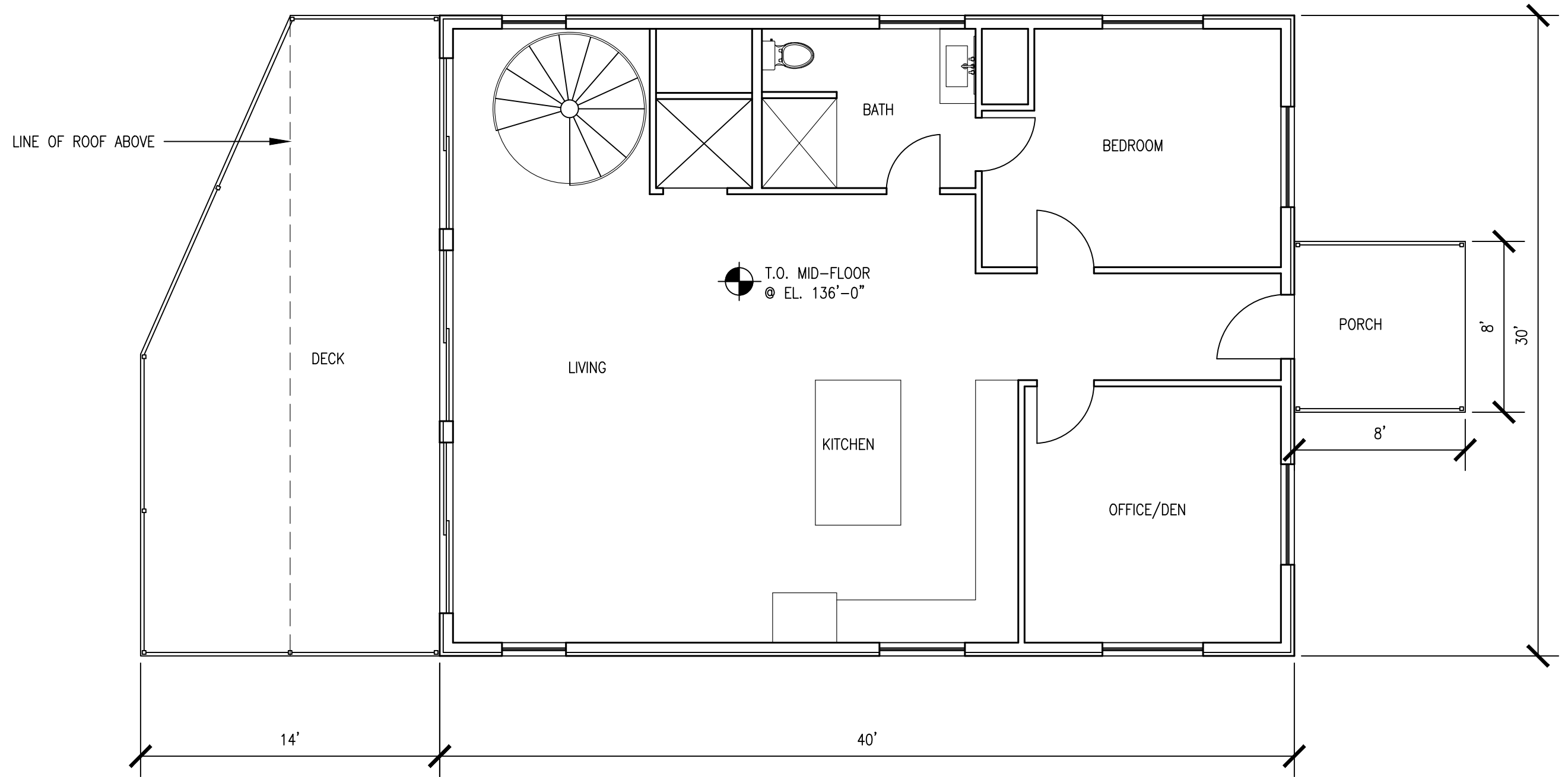
TROMBLEY RESIDENCE
 120 Depot Street

MID-LEVEL
 PLAN

DATE
 5.12.

SHEET NUMBER

A1.



1 TOP-LEVEL PLAN
3/16" = 1'-0"

DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

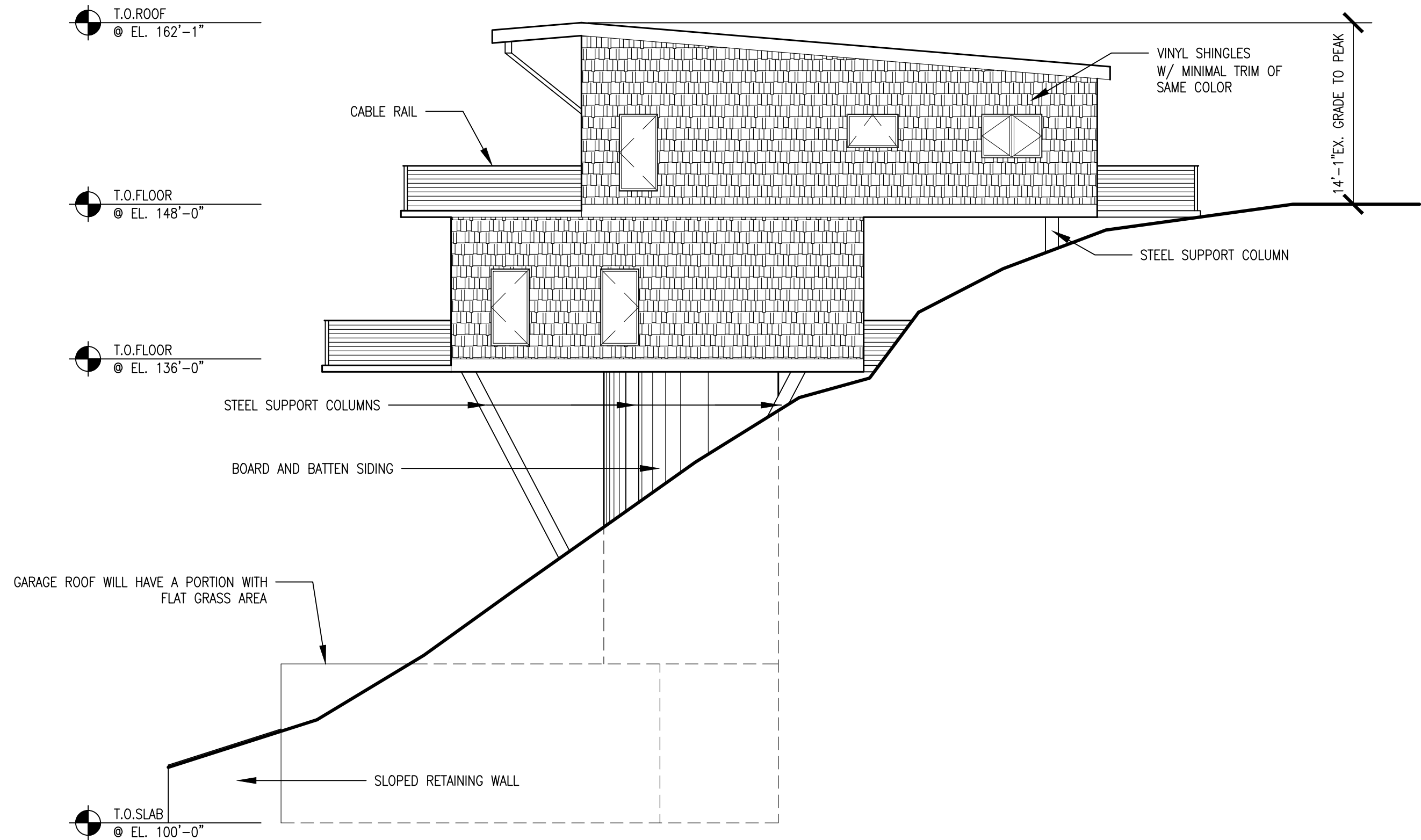
TROMBLEY RESIDENCE
120 Depot Street

TOP-LEVEL
PLAN

DATE
5.12.

SHEET NUMBER

A1.



JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

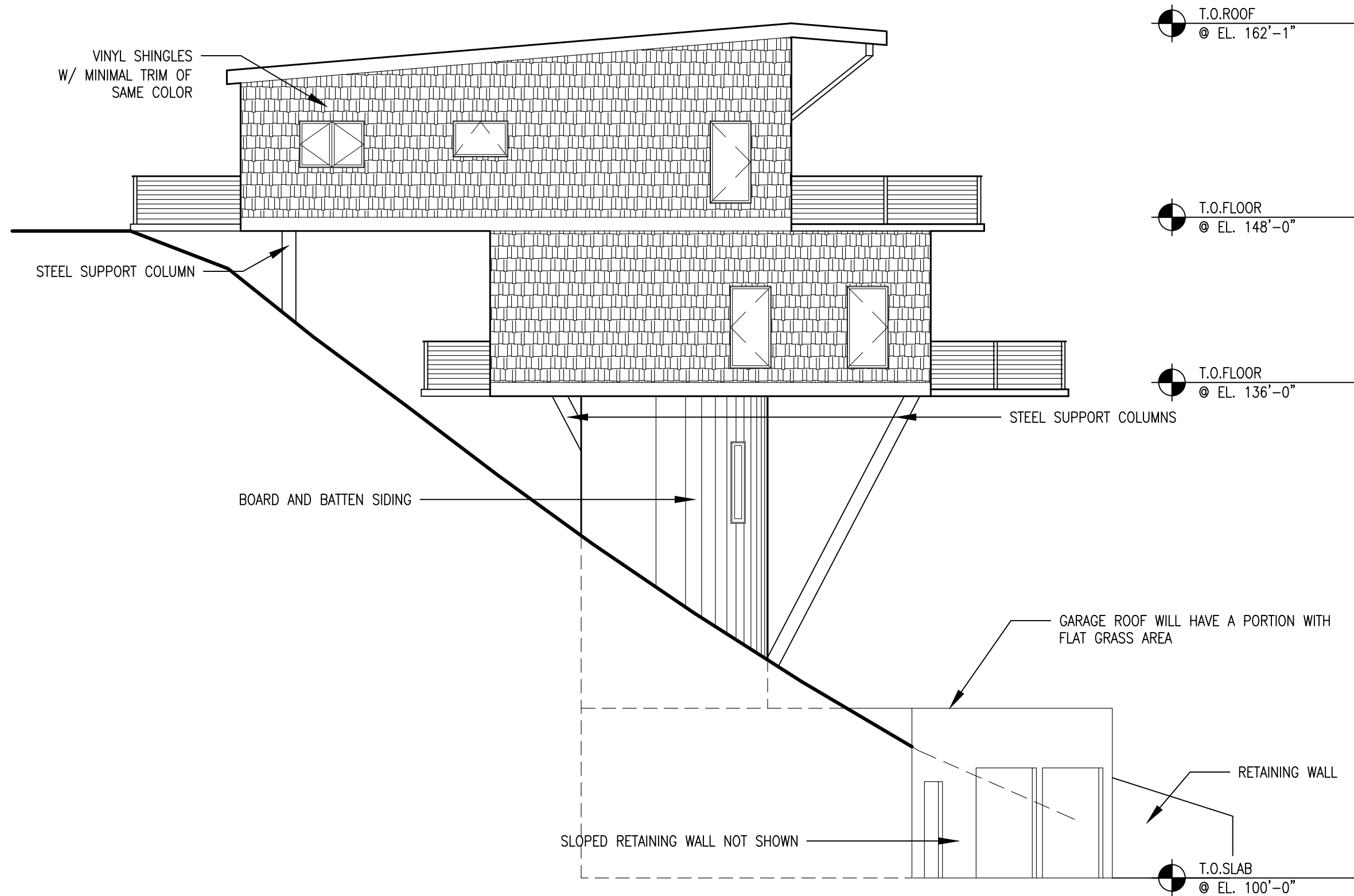
SOUTH
ELEVATION

DATE
5.12.

SHEET NUMBER

A2.

DRB set Not for Construction



1 NORTH ELEVATION

1/8" = 1'-0"

1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

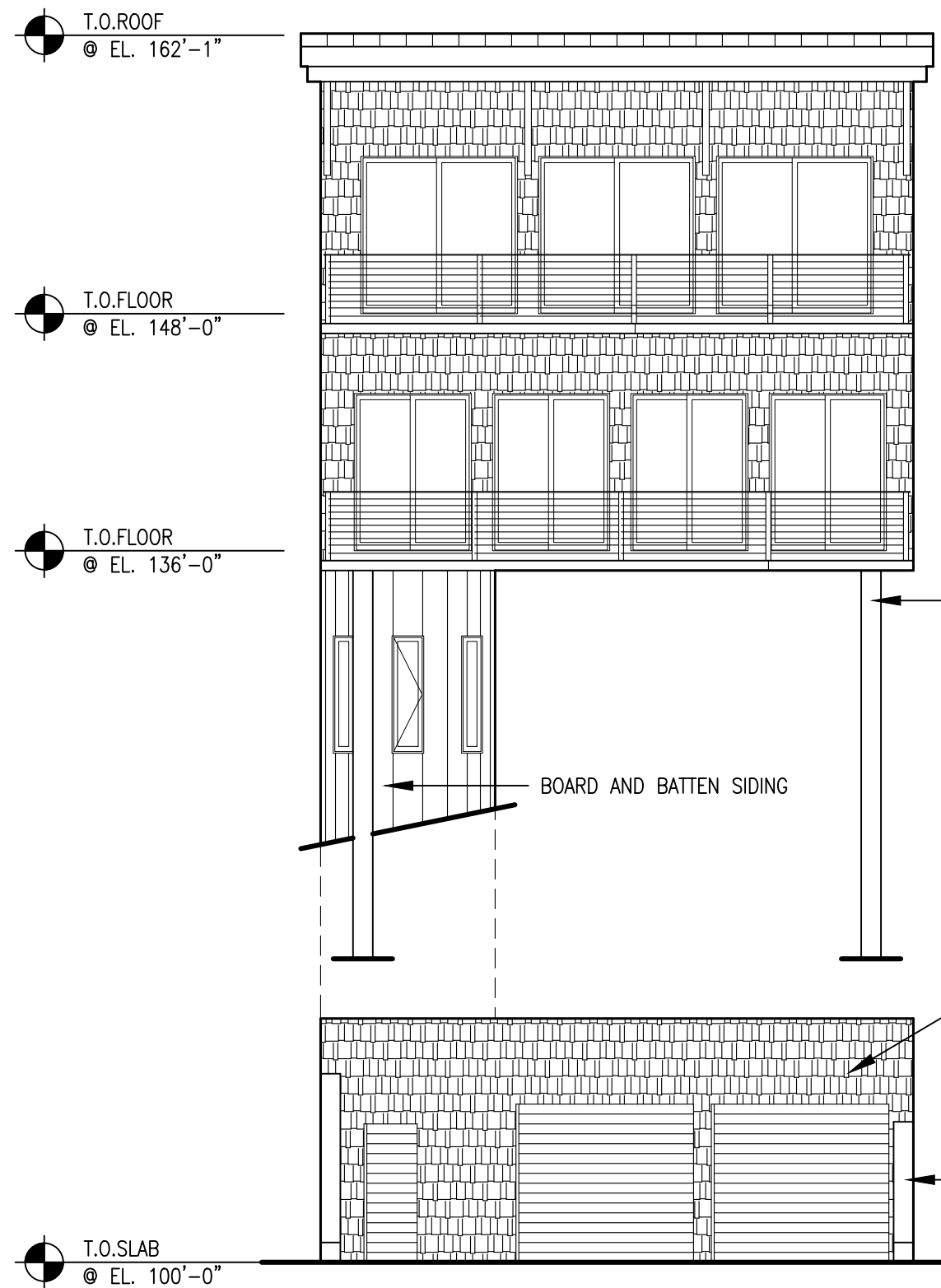
TROMBLEY RESIDENCE
120 Depot Street

NORTH
ELEVATION

DATE
5.12.

SHEET NUMBER

A2.



1 WEST ELEVATION

1/8" = 1'-0"
1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

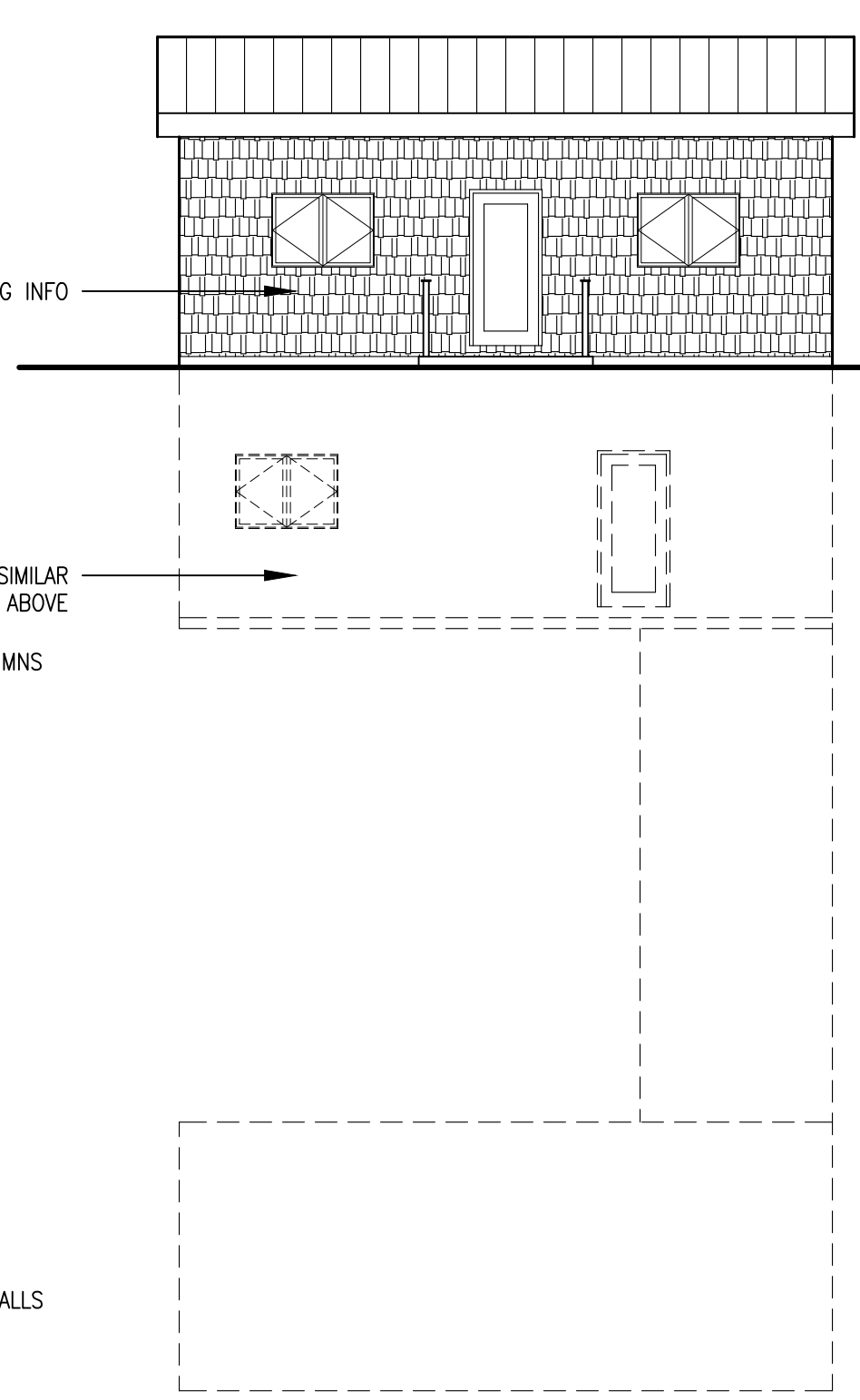
SEE A2.1 FOR SIDING INFO

THIS FACE TO BE SIMILAR TO UPPER LEVEL ABOVE

STEEL SUPPORT COLUMNS

VINYL SHINGLES W/ MINIMAL TRIM OF SAME COLOR

SLOPED RETAINING WALLS



2 EAST ELEVATION

1/8" = 1'-0"
1. GARAGE SLAB ELEVATION 100'-0" IS EQUAL TO 157'

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

TROMBLEY RESIDENCE
120 Depot Street

EAST & WEST
ELEVATIONS

DATE
5.12.20

SHEET NUMBER

A2.1

LEGEND

EXISTING	PROPOSED	
		STRUCTURES & BUILDINGS
		APPROXIMATE PROPERTY LINE
		APPROXIMATE CENTER LINE
		APPROXIMATE EASEMENT LINE
		PAVED ROAD & DRIVE
		GRAVEL ROAD & DRIVE & TRAILS
		GRAVITY SEWER
		FORCE MAIN
		WATER LINE
		STORM DRAIN
		OVERHEAD ELECTRIC/COMM.
		UNDERGROUND ELECTRIC
		UNDERGROUND ELECTRIC FOR SITE LIGHTING
		GAS MAIN
		UNDERGROUND COMMUNICATIONS
		1' CONTOUR ELEVATION
		5' CONTOUR ELEVATION
		SPOT ELEVATION
		STOCKADE FENCE
		CHAINLINK FENCE
		BARBWIRE FENCE
		GUARDRAIL
		STONEWALL
		RETAINING WALL
		RAILROAD
		WETLAND
		EDGE OF DELINEATED WETLAND
		EDGE OF DELINEATED TOP OF BANK
		STREAM & BROOK
		EDGE OF WATER
		DRAINAGE DITCH
		SILT FENCE
		EDGE OF VEGETATION
		DECIDUOUS TREE
		CONIFER TREE
		INLET PROTECTION

TYPICAL ABBREVIATIONS:

AASHTO = AMERICAN ASSOCIATION OF STATE
HIGHWAY & TRANSPORTATION OFFICIALS
AC = ACRE(S), OR AIR CONTAINING
ACP = ASBESTOS CEMENT PIPE
AWWA = AMERICAN WATER WORKS ASSOCIATION
B = BORING
BIT = BITUMINOUS
BM = BENCH MARK
BMP = BEST MANAGEMENT PRACTICE
CB = CATCH BASIN
CF = CUBIC FEET, OR CONSTRUCTION FENCE
CFS = CUBIC FEET PER SECOND
CI = CAST IRON
CL = CLASS, OR CENTER LINE
CMP = CORRUGATED METAL PIPE
CU = COPPER
CY = CUBIC YARD
DI = DUCTILE IRON
DMH = DRAIN MANHOLE
DWL = DOWEL
ELEV = ELEVATION
EW = EACH WAY
EX = EXISTING
FL = FLANGED END
FFE = FINISHED FLOOR ELEVATION
FOB = FACE OF BUILDING

FT = FOOT, FEET
G = GAS
GCMP = GALVANIZED CORRUGATED METAL PIPE
GPD = GALLONS PER DAY
GPM = GALLONS PER MINUTE
GV = GATE VALVE
HC = HANDICAPPED
HDPE = HIGH DENSITY POLYETHYLENE
HF = HORSE POWER
HVAC = HEATING, VENTILATION, AIR
CONDITIONING
HYD = HYDRANT
ID = INSIDE DIAMETER
IN = INCH
INV = INVERT
LF = LINEAR FEET, LINEAL FEET
MAX = MAXIMUM
MIN = MINIMUM
MJ = MECHANICAL JOINT
MSE = MECHANICALLY STABILIZED EARTH
CONTROL MANUAL OF UNIFORM TRAFFIC
CONTROL DEVICES
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
OC = ON CENTER
OD = OUTSIDE DIAMETER
OHT&P = OVERHEAD TELEPHONE & POWER
PCA = PORTLAND CEMENT ASSOCIATION

PL = PROPERTY LINE
PSI = POUNDS PER SQUARE INCH
PVC = POLYVINYL CHLORIDE
RD = ROOF DRAIN
ROW = RIGHT-OF-WAY
RPC = REINFORCED CONCRETE PIPE
S = SEWER
SCH = SCHEDULE
SDR = STANDARD DIMENSION RATIO
SF = SQUARE FEET, OR SILT FENCE
SD = STORM DRAIN
SMH = SEWER MANHOLE
SRW = SEGMENTAL RETAINING WALL
SY = SQUARE YARDS
T = TELEPHONE
TBM = TEMPORARY BENCHMARK
TP = TEST PIT, OR TURNING POINT
TYP = TYPICAL
UGTAP = UNDERGROUND TELEPHONE & POWER
UP = UTILITY POLE
VAOT = VERMONT AGENCY OF TRANSPORTATION
VCT = VITRIFIED CLAY TILE
VTRANS = VERMONT AGENCY OF
TRANSPORTATION
W = WATER
WSO = WATER SHUT OFF

NOTE:

THIS IS A STANDARD LEGEND SHEET;
INFORMATION MAY APPEAR ON THIS
SHEET AND NOT IN THE DRAWINGS.

GENERAL NOTES

GENERAL CONDITIONS

1. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET. A SET OF CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS SHALL BE ON SITE AND IN GOOD CONDITION AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
2. THE PROJECT SITE HAS LIMITED AREA. ALL WASTE, BORROW AND STAGING AREAS MUST MEET VTRANS REQUIREMENTS – SEE SPECIFICATIONS BOOK SECTIONS 105.25, 105.26, 105.27 AND 105.28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL FOR ANY ADDED SITE STORAGE OR WASTE AREAS. ALL PRIVATE PROPERTY OWNER COMMUNICATION SHALL BE CONDUCTED THROUGH THE OWNER'S REPRESENTATIVE. EASEMENTS, RIGHTS-OF-WAY, AND RELATED PERMISSION FROM LANDOWNERS HAS BEEN OBTAINED BY OWNER. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW CONDITIONS OF ENTRY AND ABIDE BY THEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY DUBOIS & KING INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR ALL APPLICABLE REGULATIONS.
4. ALL APPLICABLE EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR MUST OBTAIN EXCAVATION PERMITS THROUGH THE CITY OF BURLINGTON'S OPEN GOV ONLINE SYSTEM PRIOR TO COMMENCING WORK WITHIN THE CITY'S ROW.
6. THESE PLANS DO NOT INCLUDE ANY DESIGN FOR TEMPORARY OR PERMANENT SHORING, GEOTECHNICAL DESIGN, WATER DIVERSION, OR Dewatering.
7. TO LIMIT INADVERTENT DAMAGE TO, AND UNAUTHORIZED REMOVAL OF, TREES ADJACENT TO THE WORK AREA, CONTRACTOR SHALL COORDINATE WITH OWNER AND OBTAIN APPROVAL PRIOR TO CUTTING OR TRIMMING TREES WITHIN AND ADJACENT TO THE WORK AREA.
8. VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING ANY WORK. NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD PREVENT OR HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
9. THE PHRASES "REMOVE AND REPLACE" OR "REMOVE AND INSTALL" SHALL MEAN, REMOVE EXISTING MATERIALS AND REPLACE WITH NEW MATERIALS AS NOTED ON THE DRAWINGS AND/OR SPECIFIED.

EXISTING INFORMATION

1. THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES SHOWN ON THE SITE DRAWINGS ARE BASED ON AVAILABLE INFORMATION. DUBOIS & KING, INC. INCLUDES INFORMATION WITHOUT WARRANTIES ITS ACCURACY IN ANY WAY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE DETERMINED AND AGREED UPON BY OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE SITE AND SURROUNDINGS PRIOR TO THE START OF ANY CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
4. CONTACT DIG SAFE, AT 1-888-DIG-SAFE, AT LEAST 72 HOURS BEFORE DIGGING.

CODES & PERMITS

1. THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE REQUIREMENTS OF THE PERMITS FOR COMPLIANCE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE PERMITS ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN STRICT ACCORDANCE WITH ALL MUNICIPAL, STATE, & FEDERAL ORDINANCES, CODES, RULES, AND LAWS HAVING JURISDICTION. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH MAY NOT COMPLY COMPLETELY WITH ALL MUNICIPAL, STATE, & FEDERAL ORDINANCES, CODES, RULES, AND LAWS HAVING JURISDICTION.

UTILITY & EXCAVATION

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND DETERMINING ALL UTILITIES (ABOVE AND BELOW GROUND) WITHIN THE PROJECT LIMITS, AND TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT UTILITIES DURING CONSTRUCTION. CONTACT DIG-SAFE AT 1-800-DIG-SAFE (WWW.DIGSAFE.COM) A MINIMUM OF 72 HOURS BEFORE GROUND DISTURBANCE. ALL DISTURBANCE OR DAMAGE TO UTILITIES BY CONTRACTOR ACTIVITIES WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL REPAIRS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR MUNICIPALITY.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY RELOCATION AND INSTALLATION WITH THE APPROPRIATE UTILITY. THE APPROPRIATE UTILITY OR ITS AUTHORIZED REPRESENTATIVE WILL PERFORM ADJUSTMENTS OF ALL UTILITY STRUCTURES.
3. ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED. UTILITIES SHALL BE MAINTAINED IN ACTIVE OPERATION AT ALL TIMES. PROVIDE BYPASS PIPING AND PUMPING WHERE REQUIRED. ALL NEW UTILITY SYSTEMS SHALL BE OPERATIONAL BEFORE ANY EXISTING SYSTEMS ARE ABANDONED OR REMOVED. IF EXISTING UTILITIES ARE TAKEN OUT OF SERVICE FOR CONNECTIONS, THE TIMING SHALL BE APPROVED BY THE ENGINEER.
4. THE LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES SHOWN ON THE CONTRACT DRAWINGS ARE BASED OFF OF PROPOSED ELEVATIONS. CONTRACTOR TO CONFIRM ELEVATIONS PRIOR TO CONSTRUCTION.
5. WHEN IT IS ANTICIPATED WORK WILL BE WITHIN THE PROXIMITY TO VT GAS PIPE, VT GAS MUST BE NOTIFIED 48 HOURS IN ADVANCE. VT GAS REQUIRES AN INSPECTOR ON SITE FOR ALL EXCAVATION NEAR THEIR GAS PIPES.
6. VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES WITHIN THE WORK PRIOR TO CONSTRUCTION.
 - a. EXERCISE EXTREME CAUTION WHEN WORKING ADJACENT TO EXISTING POWER, COMMUNICATIONS, WATER OR GAS LINES TO PREVENT DAMAGE TO THESE LINES.
 - b. IMMEDIATELY REPAIR ANY DAMAGE TO EXISTING UTILITIES IN A MANNER APPROVED BY THE ENGINEER, AT NO COST TO THE OWNER.
 - c. ENSURE THAT ALL PIPES, CATCH BASINS, MANHOLES, SWALES, ETC. WITHIN AND NEAR THE AREA OF WORK ARE KEPT FREE FROM MATERIAL THAT WOULD HAMPER THE PERFORMANCE OF THE DRAINAGE SYSTEMS. FURNISH AND INSTALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES AS SHOWN ON THE CONTRACT DRAWINGS. UPON COMPLETION OF CONSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND REMOVE CONTROL DEVICES.

RESTORATION OF SURFACES

1. AT THE COMPLETION OF WORK, THE CONTRACTOR MUST RESTORE ACCESS ROADS, TOWN HIGHWAYS, SIDEWALKS, AND STAGING AREAS TO PRE-CONSTRUCTION CONDITION. RESTORATION MAY INCLUDE BUT NOT LIMITED TO PLACEMENT OF PAVEMENT OR GRAVEL ON EXISTING DRIVES AND / OR APPLICATION OF TOPSOIL, GRASS SEED, FERTILIZER, AND MULCH TO AFFECTED GRASSED AREAS.

GRADING

1. ANY EXCESS MATERIAL TO BE DISPOSED OF OFF SITE SHALL BE REMOVED AT NO ADDITIONAL COST UNLESS OTHERWISE APPROVED IN ADVANCE BY THE ENGINEER. MATERIAL SHALL BE DISPOSED OF IN AN APPROVED LOCATION AWAY FROM WETLANDS, FLOODPLAIN, OR OTHER SENSITIVE AREAS.
2. ALL REMOVED TOPSOIL SHALL BE SCREENED AND STOCKPILED FOR FUTURE REUSE. CONTRACTOR SHALL NOT MIX ANY WOODY VEGETATION, TREE STUMPS, ROOTS OR OTHER NON-SUITABLE MATERIAL WITH THE STOCKPILED TOPSOIL.
3. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL STRIPPED WOODY VEGETATION, TREE STUMPS AND ROOTS REMOVED.
4. PLACE 4 INCHES MINIMUM OF LOAM, TOPSOIL AND SEED ON ALL NEW EMBANKMENT MATERIAL AND DISTURBED AREAS. LOAM SHALL BE STRIPPED FROM THE EMBANKMENT IN AREAS TO BE DISTURBED, SCREENED AND REPLACED.

DRAINAGE

1. WHERE CONNECTIONS TO EXISTING DRAINAGE OR SANITARY STRUCTURES ARE REQUIRED, CUT NEATLY WITHOUT PERCUSSION INTO THE EXISTING STRUCTURE. THE MAXIMUM SIZE OF THE OPENING SHALL NOT EXCEED THE PIPE'S OUTER DIAMETER PLUS 3 INCHES. CONNECT THE NEW PIPE AND SEAL AROUND IT WITH CEMENT MORTAR.

SOILS

1. SHOULD EVIDENCE OF POTENTIAL CONTAMINATION, SUCH AS ODORS OR PRESENCE OF NON-NATIVE MATERIALS INCLUDING SOLID WASTE, ASPHALT, OR ASH, BE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. ANY SUCH SOILS SHALL BE RE-USED WITHIN THE CONTRACTED PROJECT LIMITS. IF THAT IS NOT FEASIBLE, THE CITY AND ITS CONSULTANTS WILL WORK WITH THE CONTRACTOR TO DEVELOP A MEANS FOR MANAGING THE SOILS.

WATER

1. ALL WATER CORPORATIONS AND CURB STOPS SHALL BE CAMBRIDGE WITH NITRILE GASKETS.



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PLANS**

[illegible]

TROMBLEY SITE PLAN

DEPOT STREET, BURLINGTON, VT
LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@lwiweld.com

CIVIL LEGEND & NOTES

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

C0.0

PROGRESS PRINTS

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Today



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PLANS**

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PROJECT NAME: **TROMBLEY SITE PLAN**
DEPOT STREET, BURLINGTON, VT
LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@lwimetal.com

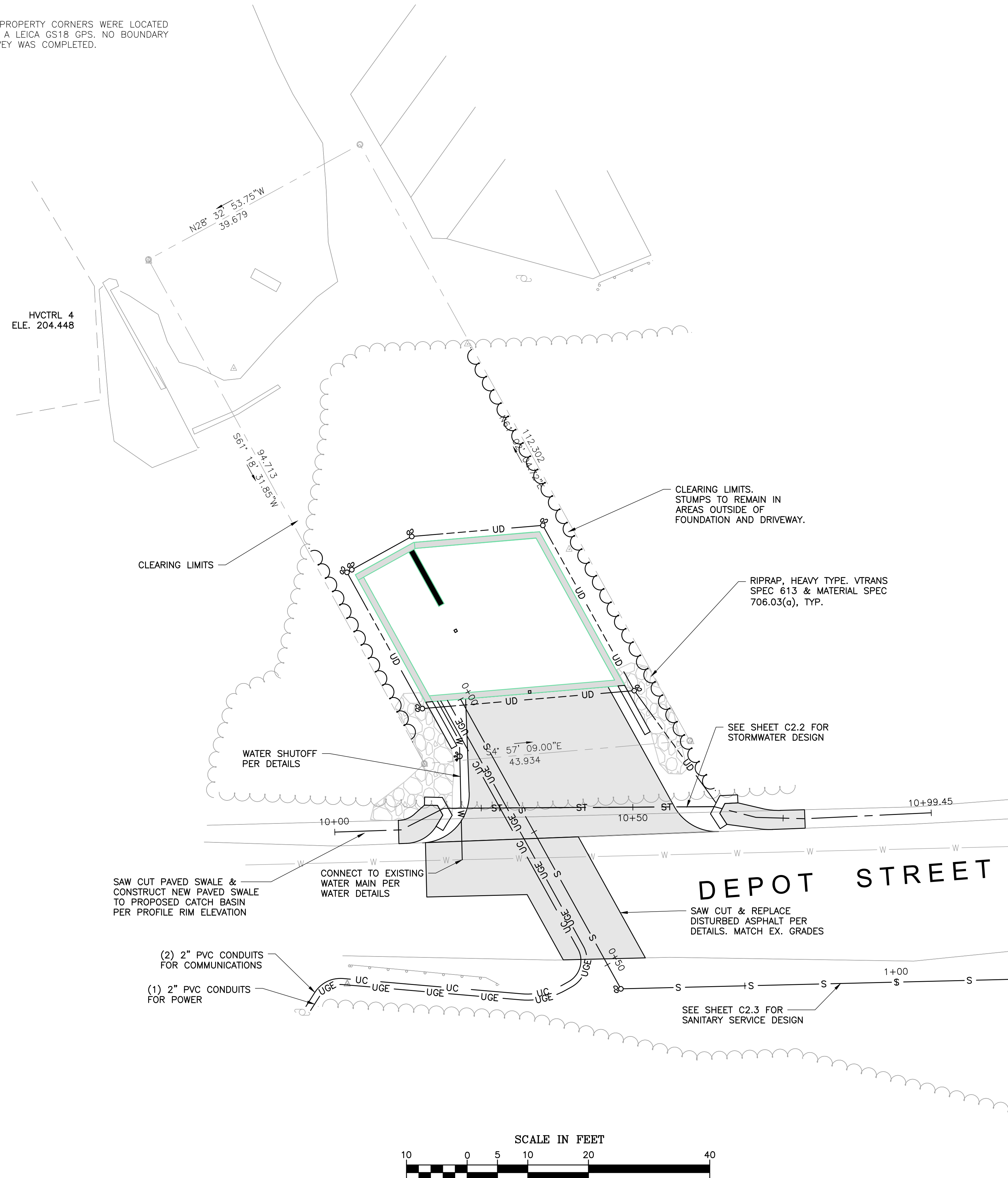
SHEET TITLE: **EXISTING CONDITIONS PLAN**

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

C1.1

ALL PROPERTY CORNERS WERE LOCATED
WITH A LEICA GS18 GPS. NO BOUNDARY
SURVEY WAS COMPLETED.



I:\8\827848 Trombley Residence\Drawings\Civil\827848P_SP.dwg 6/7/2022 3:42 PM



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PRELIMINARY
PLANS**

[illegible]

PROJECT NAME: **TROMBLEY SITE PLAN**
DEPOT STREET, BURLINGTON, VT
LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@lwimetal.com

PROPOSED SITE PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

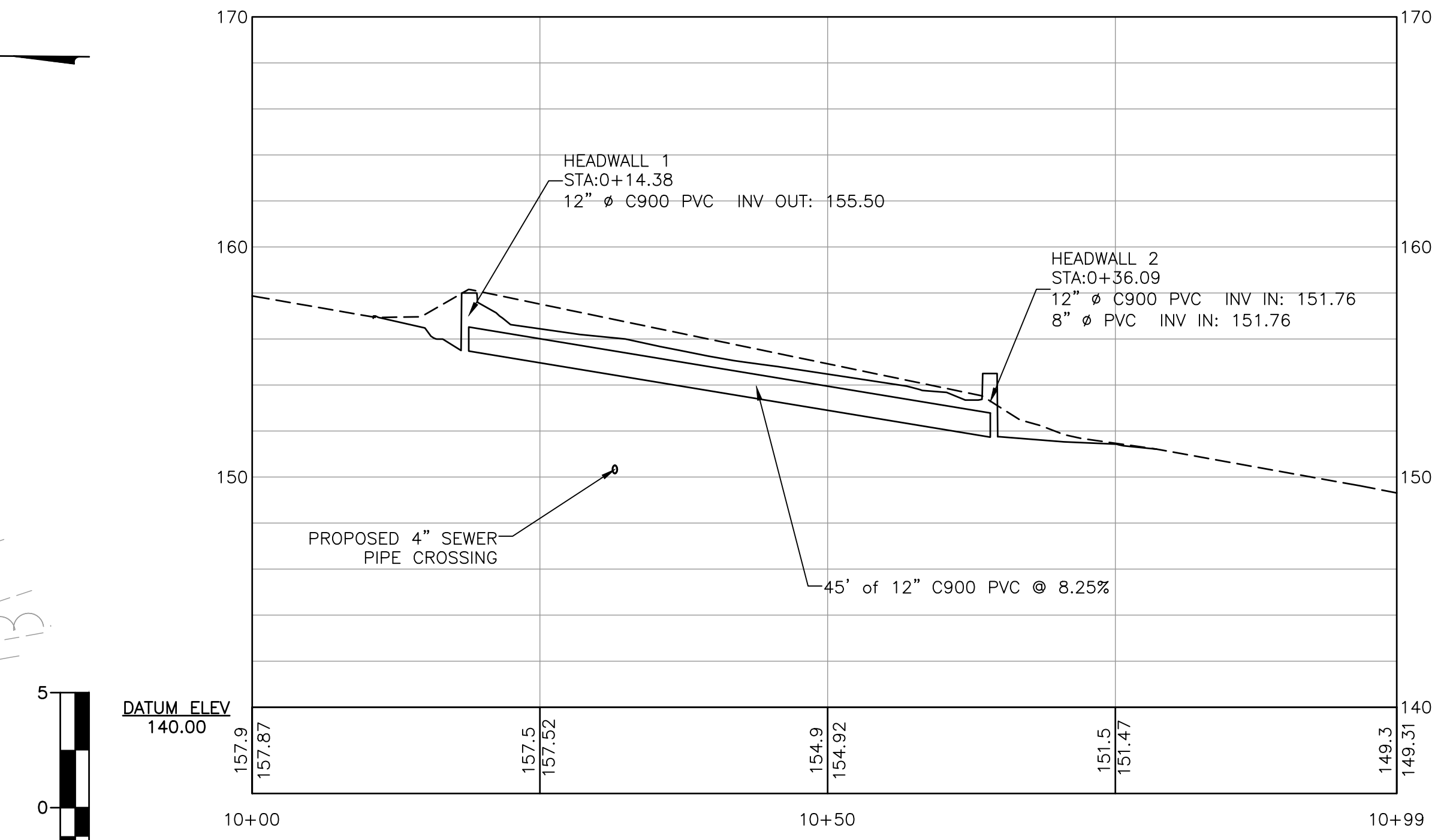
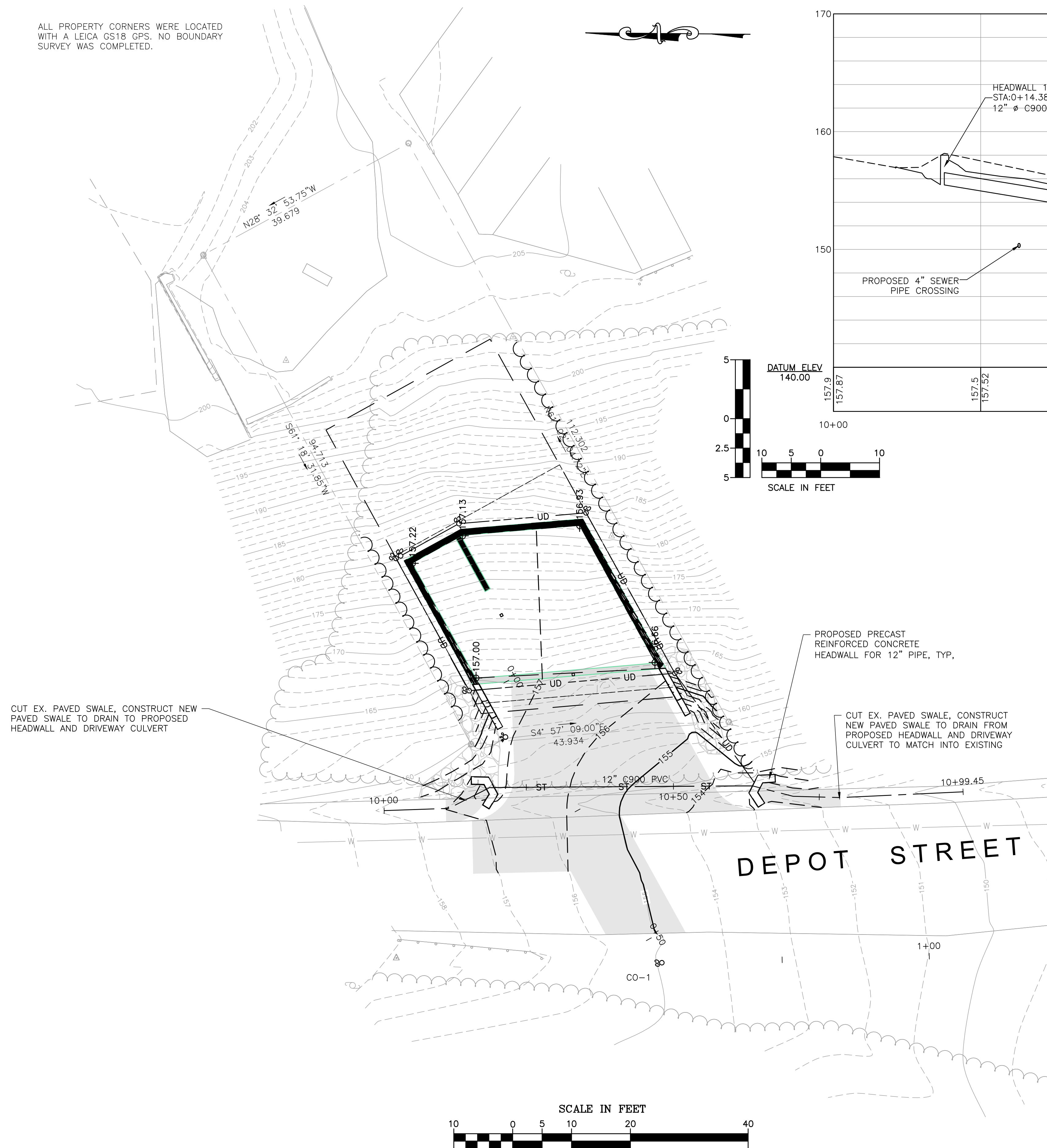
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PROGRESS PRINTS

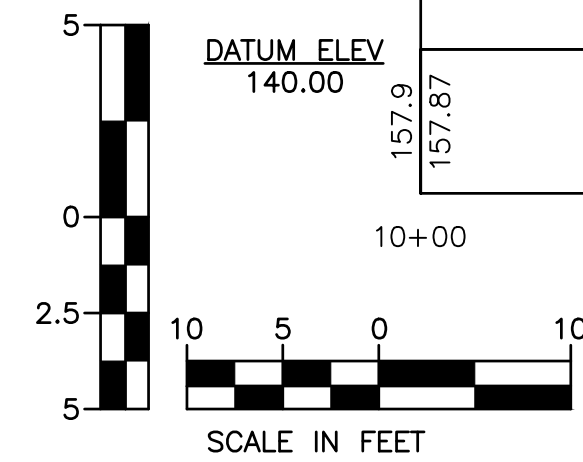
NOT FOR CONSTRUCTION

Today

ALL PROPERTY CORNERS WERE LOCATED
WITH A LEICA GS18 GPS. NO BOUNDARY
SURVEY WAS COMPLETED.



STORM PROFILE A



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TROMBLEY SITE PLAN
DEPOT STREET, BURLINGTON, VT
WI METAL WORKS

STEVE TROMBLEY, PRESIDENT: steve@lwiweld.com

GRADING & STORMWATER PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

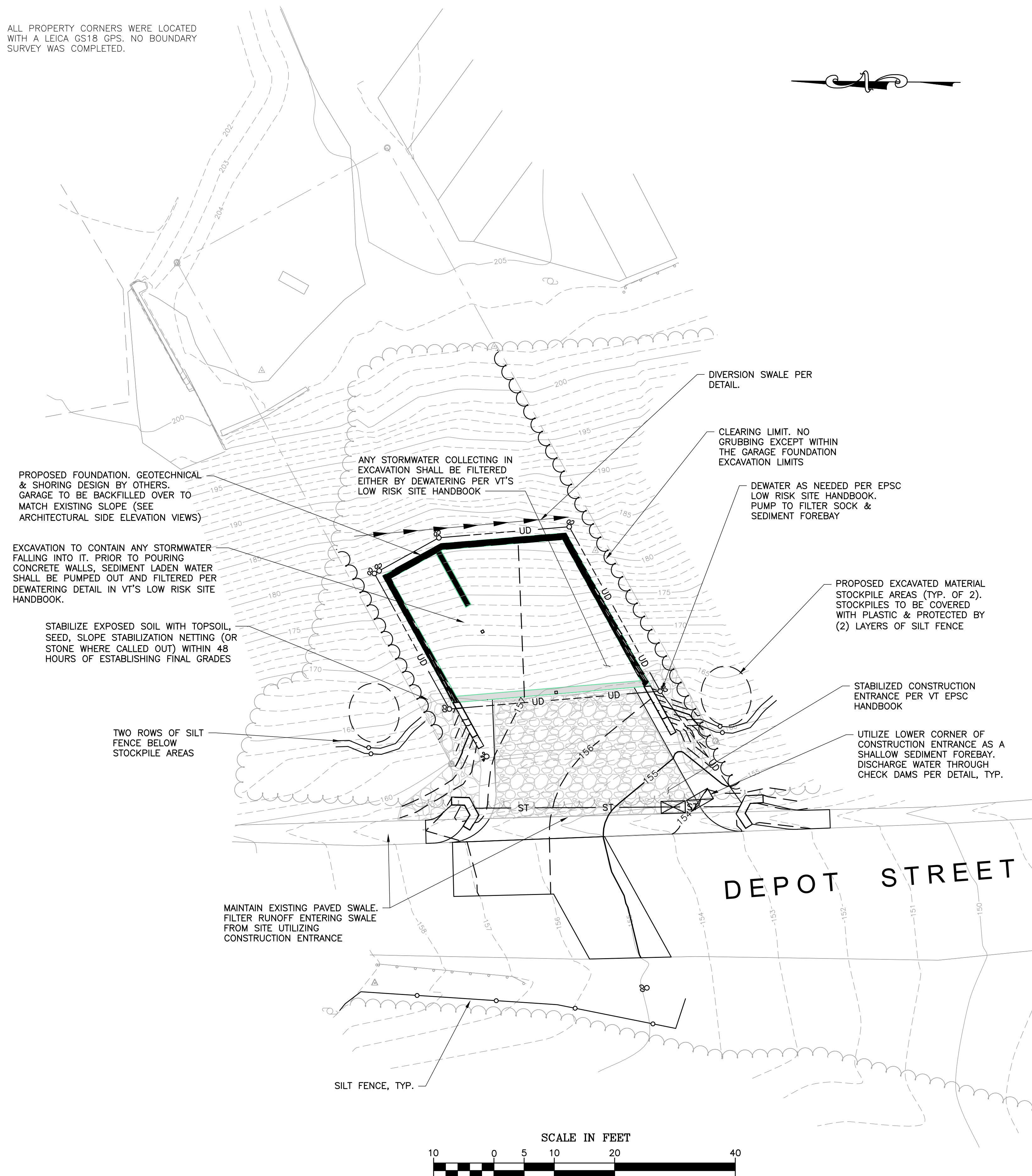
C2.2

PROGRESS PRINTS

NOT FOR CONSTRUCTION

Today

ALL PROPERTY CORNERS WERE LOCATED
WITH A LEICA GS18 GPS. NO BOUNDARY
SURVEY WAS COMPLETED.

EROSION CONTROL

1. CONSTRUCT TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES PRIOR TO THE COMMENCEMENT OF EARTHWORK OPERATIONS. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, ITEMS IDENTIFIED WITHIN THIS PLAN SET OR WITHIN THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION (VTDEC) BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL. SEE EROSION AND SEDIMENTATION CONTROL PLAN AND EROSION SEDIMENTATION CONTROL NOTES & DETAIL SHEET.
2. CONSTRUCT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION. ON A DAILY OR AS REQUIRED BASIS, INSPECT AND RECORD FINDINGS OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO ENSURE THAT ALL ITEMS ARE IN STABLE CONDITION. IN THE EVENT THAT SAID ITEMS ARE DETERMINED TO BE IN UNSATISFACTORY CONDITION, RECORD THE UNSATISFACTORY ISSUE, THE DATE OF THE UNSATISFACTORY FINDING, THE APPROPRIATE CORRECTIVE MEASURE AND THE DATE THE CORRECTIVE MEASURE WAS COMPLETED.
3. ALL DISTURBED AREAS SHALL NOT BE LEFT BARE FOR MORE THAN 7 DAYS, SHALL BE STABILIZED IN A MANNER TO MITIGATE EROSION OR SEDIMENTATION FROM EXITING THE LIMIT OF WORK AND SHALL BE RESTORED IN-KIND UPON COMPLETION OF THE PROJECT.
4. ALL SLOPES GREATER THAN 1V:3H SHALL BE PROTECTED FROM EROSION WITH EROSION CONTROL BLANKETS OR OTHER APPROPRIATE SLOPE STABILIZATION CONTROL MEASURES PRIOR TO LOAMING, SEEDING AND MULCHING WITHIN 72 HOURS OF COMPLETION. MAINTAIN EROSION CONTROL PROTECTION UNTIL VEGETATION GROWTH HAS BEEN ESTABLISHED. ALL SLOPE STABILIZATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND VERMONT BEST MANAGEMENT PRACTICES.
5. ALL SWALES AND DITCHES WITH SLOPES EXCEEDING 5% SLOPE SHALL BE PROTECTED FROM EROSION WITH MATTING. ALL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL SWALES AND DITCHES SHALL BE PROPERLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
6. DO NOT PLACE PERMANENT PLANTING AND SEEDING PRIOR TO MAY 1st AND AFTER SEPTEMBER 1st. TEMPORARY SEEDING SUCH AS WINTER RYE MAY BE USED OUTSIDE OF THIS PERIOD.
7. ALL WORK MUST BE DONE IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR THE DISCHARGE OF SEDIMENT-LADEN WATER, DIVERT, PUMP, OR OTHERWISE CONTROL WATER AS NECESSARY.
8. ALL EXISTING STORM DRAINAGE INLETS WITHIN THE WORK AREA OR THAT MAY BE AFFECTED BY THE WORK SHALL BE PROTECTED BY CATCH BASIN FILTER BASKETS, OR OTHER BMP TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF WATERS INTO THE STORM DRAIN SYSTEM.

EROSION CONTROL SEQUENCING NOTES:

1. EXCAVATE FOR AND CONSTRUCT CONSTRUCTION ENTRANCE. MAINTAIN EXISTING PAVED SWALE IN ROADWAY.
2. IF STOCKPILES ARE PROPOSED, THEY MUST BE PROTECTED WITH SILT FENCE AND COVERED WITH PLASTIC, PER DETAILS
3. INSTALL CHECK DAMS ON THE SOUTHERN CORNER OF THE CONSTRUCTION ENTRANCE TO FILTER STORMWATER EXITING THE SITE INTO THE EXISTING PAVED SWALE.
4. PRIOR TO EXCAVATION FOR GARAGE FOUNDATION, DIVERT UPSLOPE STORMWATER AROUND EXCAVATION UTILIZING A DIVERSION SWALE PER DETAIL.
5. ONCE THE GARAGE FOUNDATION HAS BEEN EXCAVATED STORMWATER MUST BE PUMPED OUT UTILIZING DEWATERING PROCEDURES OUTLINED DETAILED IN VT'S LOW RISK SITE HANDBOOK.
6. BACKFILL OVER GARAGE ROOF ONCE CONSTRUCTED AND LOAM AND SEED TO ESTABLISH VEGETATION.

UTILITY CONSTRUCTION:

7. CONTRACTOR SHALL PROTECT TRENCH EXCAVATIONS DURING THE CONSTRUCTION OF SEWER, WATER, POWER, AND COMMUNICATIONS SERVICES BY UTILIZING SILT FENCE (WHEN OFF OF THE ROADWAY), INLET PROTECTION OF DOWNSTREAM CATCH BASINS, DEWATERING AND PER DETAILS/

PROGRESS PRINTS

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PLANS**

[illegible]

PROJECT NAME:
TROMBLEY SITE PLAN
DEPOT STREET, BURLINGTON, VT

LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@lwiweld.com

EPSC PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

C2.4

PROPERTY CORNERS WERE LOCATED
LEICA GS18 GPS. NO BOUNDARY
WAS COMPLETED.

N28° 32' 53.75"W
39.679

36.0'

38.5'

56.1' 18.31.55"W

94.713

112.302

ROOF AREA = 1,608 SF (CYAN)

AREA OF GARAGE ROOF BACKFILLED (AND VEGETATED) TO MATCH EXISTING SLOPE = 433 SF (PURPLE)

GARAGE ROOF, NOT BACKFILLED TO MATCH NATURAL SLOPE, WILL BE A FLAT GRASSED AREA = 247 SF (ORANGE)

DRIVEWAY AREA WITHIN PROPERTY = 261 SF (GREEN)

BUILDING FOOTPRINT AREA ABOVE (NOT COVERED BY SOIL) = 161 SF (MAGENTA)

GARAGE FOUNDATION AREA = 841 SF (RED LINE)

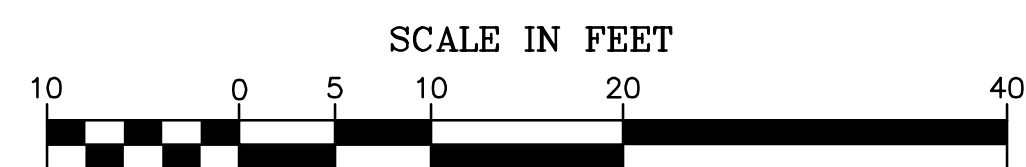
43.934

43.9'

64° 57' 00.00"E

DEPOT ST

LOT	AREA, sq	
FOUNDATION AREA	4,132	
EXPOSED BLDG FOOTPRINT	841	
ROOF AREA	408	
DRIVEWAY AREA	1,608	
IMPERVIOUS GROUND COVER	261	
	422	
	LENGTH, ft	
LOT WIDTH	40.0	
LOT DEPTH	94.6	
FRONTAGE	43.9	
	REQUIRED	PROVIDED
MAX LOT COVERAGE	MAX 60%.	50.2%
FRONT SETBACK	MIN. = AVG OF 2 ADJACENT LOTS ON BOTH SIDES $\pm 5'$. EX. BLDGS IN AREA 3' - 6'	10'
SIDE SETBACK	MIN. = 10% OF 40' = 4'	5'
REAR SETBACK	MIN. = 25% OF LOT DEPTH = 23.7'.	36'



Today

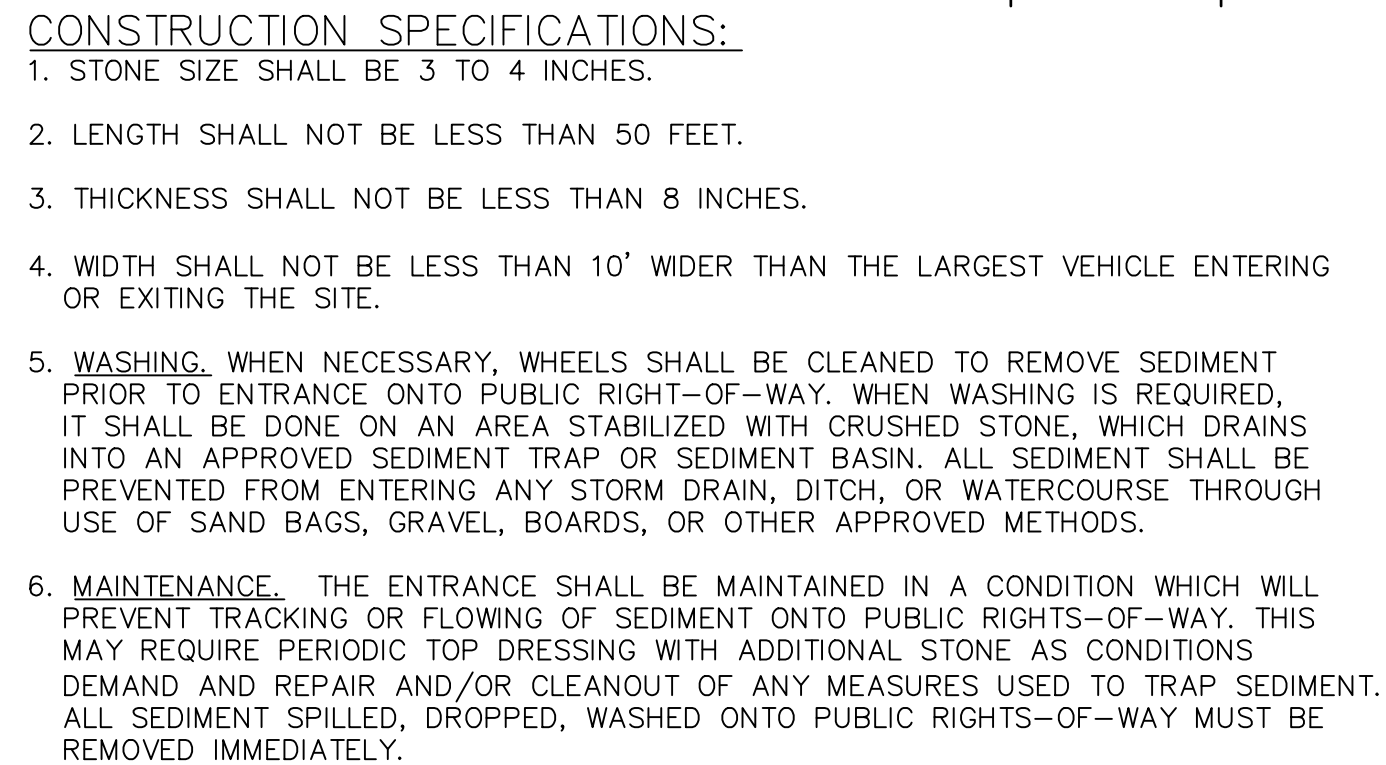
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SHEET TITLE:
ZONING PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

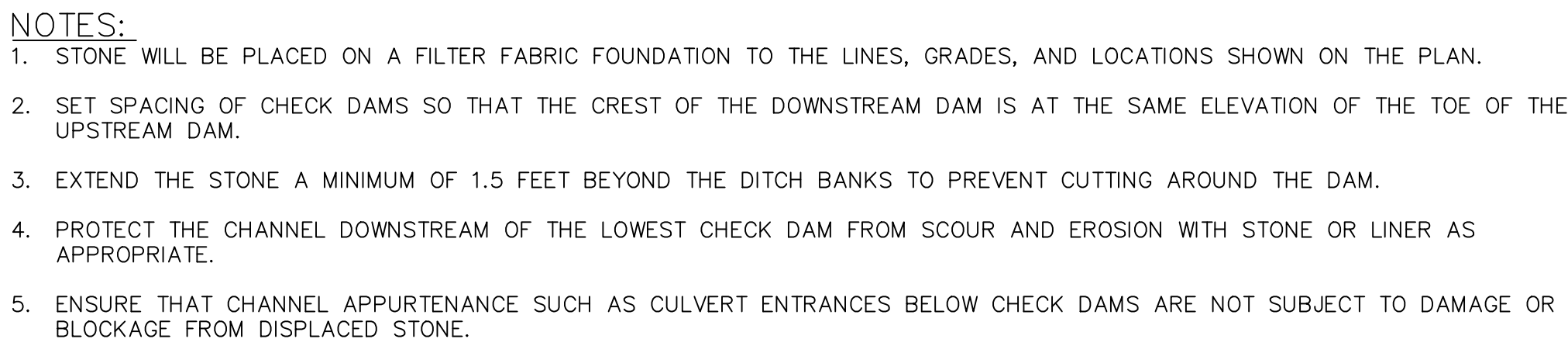
C2.5



1. THE PURPOSE OF MATTING ON SIDE SLOPES IS TO REDUCE EROSION AND AID THE ESTABLISHMENT OF VEGETATION.
2. EROSION CONTROL MATTING SHALL BE USED FOR THE FOLLOWING REASONS:
 - A. SIDE SLOPES > 3:1 (H:V)
 - B. AREAS WHERE SEED AND MULCH WILL NOT STAY IN PLACE ALONE
 - C. WHERE SEEDING IS OUTSIDE THE GROWING SEASON.
6. OVERLAP ADJACENT MATTING AS SHOWN.
7. CUT EXCESS MATTING AT END OF SLOPE AND ANCHOR THE END.
8. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS MINIMUM AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
9. MATTING SHALL BE REPAIRED AND RESTAPLED AS NECESSARY TO ENSURE PROPER

1. GRADE AND SMOOTH THE SLOPE TO PROVIDE GOOD MATTING TO SOIL SURFACE CONTACT.	COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
2. APPLY FERTILIZER, LIME, AND SEED PRIOR TO PLACING MATTING.	
3. ANCHOR MATTING AS SHOWN, UTILIZING ANCHOR STAPLES. STAPLE PLACEMENT SHALL BE DETERMINED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.	11. DOUBLE-NET EROSION CONTROL BLANKETS SHALL BE COMPOSED OF PROCESSED BIODEGRADABLE NATURAL FIBERS MECHANICALLY BOUND TOGETHER BETWEEN TWO NATURAL FIBER NETTINGS OF PROCESSED NATURAL YARNS OR TWINES WOVEN INTO A CONTINUOUS MATRIX. THE BLANKETS SHALL HAVE A MIN. TENSILE STRENGTH OF 75 lbs/ft, A "C FACTOR" OF < OR EQUAL TO 0.20 AND SHALL HAVE A LONGEVITY OF 12 MONTHS.
4. UNROLL MATTING VERTICALLY DOWN SLOPE IN THE DIRECTION OF WATER FLOW.	
5. OVERLAP UPPER MATTING OVER LOWER MATTING AS SHOWN.	

1. IF DEWATERING IS REQUIRED A SITE SPECIFIC DEWATERING PLAN SHALL BE PROVIDED TO THE ON-SITE PLAN COORDINATOR AND EPSC PLAN SPECIALIST FOR APPROVAL.
2. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASS THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT VIOLATE WATER QUALITY STANDARDS OR CONTRIBUTE TO EROSION.



A cross-sectional diagram of a stone filter layer. The filter fabric is shown as a wavy line at the bottom. Above it is a layer of stone rip rap. The diagram includes the following labels and dimensions:

- STONE RIP RAP PER NOTES**: Points to the stone layer.
- 1.5 x ϕ STONE**: Points to the size of the stones.
- 3' MIN.**: Dimension for the horizontal thickness of the stone layer.
- 2' MIN.**: Dimension for the vertical height of the stone layer.
- FILTER FABRIC**: Points to the bottom layer.

1. PLACEMENT SHALL FOLLOW VTRANS STANDARD SPECIFICATION 613.04(b)
2. RIP RAP MATERIAL SHALL MEET VTRANS STANDARD SPECIFICATION, STONE FOR RIP RAP, LIGHT TYPE 706.03(b).
3. OVERLAP THE FILTER BLANKET EDGES BY AT LEAST 2', AND SPACE ANCHOR PINS EVERY 3' ALONG THE OVERLAP. BURY UPPER AND LOWER ENDS A MIN. OF 12" BELOW GROUND.

Diagram illustrating a stockpile area layout. The central area is labeled "STOCKPILE AREA". It is enclosed by a "SILT FENCE ENCLOSED ENTIRE AREA". An arrow points to the outer boundary with the text "STOCKPILE ACCESS LOCATED UP SLOPE IF POSSIBLE". A vertical dimension line indicates a distance of "10' (TYP)" from the top of the stockpile area to the silt fence line.

1. ALL AREAS NOT TO BE WORKED FOR 7 DAYS OR MORE SHALL BE TEMPORARILY STABILIZED WITH MULCH, MATTING, OR OTHER MEASURES SUITABLE TO THE LOCATION.
2. STOCKPILES MUST BE STABILIZED IN ACCORDANCE TO THE STABILIZATION SCHEDULE OF THE PERMIT.
3. IF STOCKPILE AREA IS WITHIN 100 FT. OF RECEIVING WATER, WIRE MESH IS REQUIRED.

DAM

TYPE A: 4' MIN.
TYPE B: 6' MIN.

1.5' MIN.

PER NOTE (2)
BELOW

1. SIDE SLOPES SHALL BE 2:1 OR FLATTER
2. EITHER LINE SWALE WITH VTRANS 706.04(a) STONE FILL TYPE 1, SOD, OR ESTABLISH VEGETATION PRIOR TO ALLOWING STORMWATER TO ENTER SWALE.
3. PLACEMENT SHALL FOLLOW VTRANS STANDARD SPECIFICATION 613.04
4. STONE MATERIAL SHALL MEET VTRANS STANDARD SPECIFICATION, STONE FOR STONE FILL, TYPE 1, 706.04(a).
5. IF SOD IS USED, SEEDING SHALL BE PROTECTED BY JUTE OR MATTING
6. MIN SLOPE = 1%. MAX SLOPE FOR SEED & MULCH = 3%
 MAX SLOPE FOR SOD = 3%. MAX SLOPE FOR STONE = 3%
 SWALES MUST BE INSPECTED FREQUENTLY & HAVE SEDIMENT REMOVED AS NEEDED.

NOT TO SCALE



1. SILT FENCE WITHIN 100 FT. OF RECEIVING WATER TO BE REINFORCED WITH WIRE MESH

The diagram is divided into two main sections. The upper section, labeled 'TRACKING', shows a bulldozer with a ripper attachment moving across a field, creating a series of parallel diagonal lines. A text box with an arrow pointing to these lines states: 'GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF'. The lower section, labeled 'CONTOUR FURROWS', shows a cross-section of a slope with a series of V-shaped furrows cut into it. A dimension line indicates the width of these furrows as '3 MAXIMUM'. To the right, a small patch of grass is shown on a slope, with a dimension line indicating a minimum height of '6" MIN'. At the bottom center, the text 'SURFACE ROUGHENING' is written in a large, outlined font, with 'NOT TO SCALE' written below it.

TRACKING

GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF

3
MAXIMUM

CONTOUR FURROWS

6" MIN

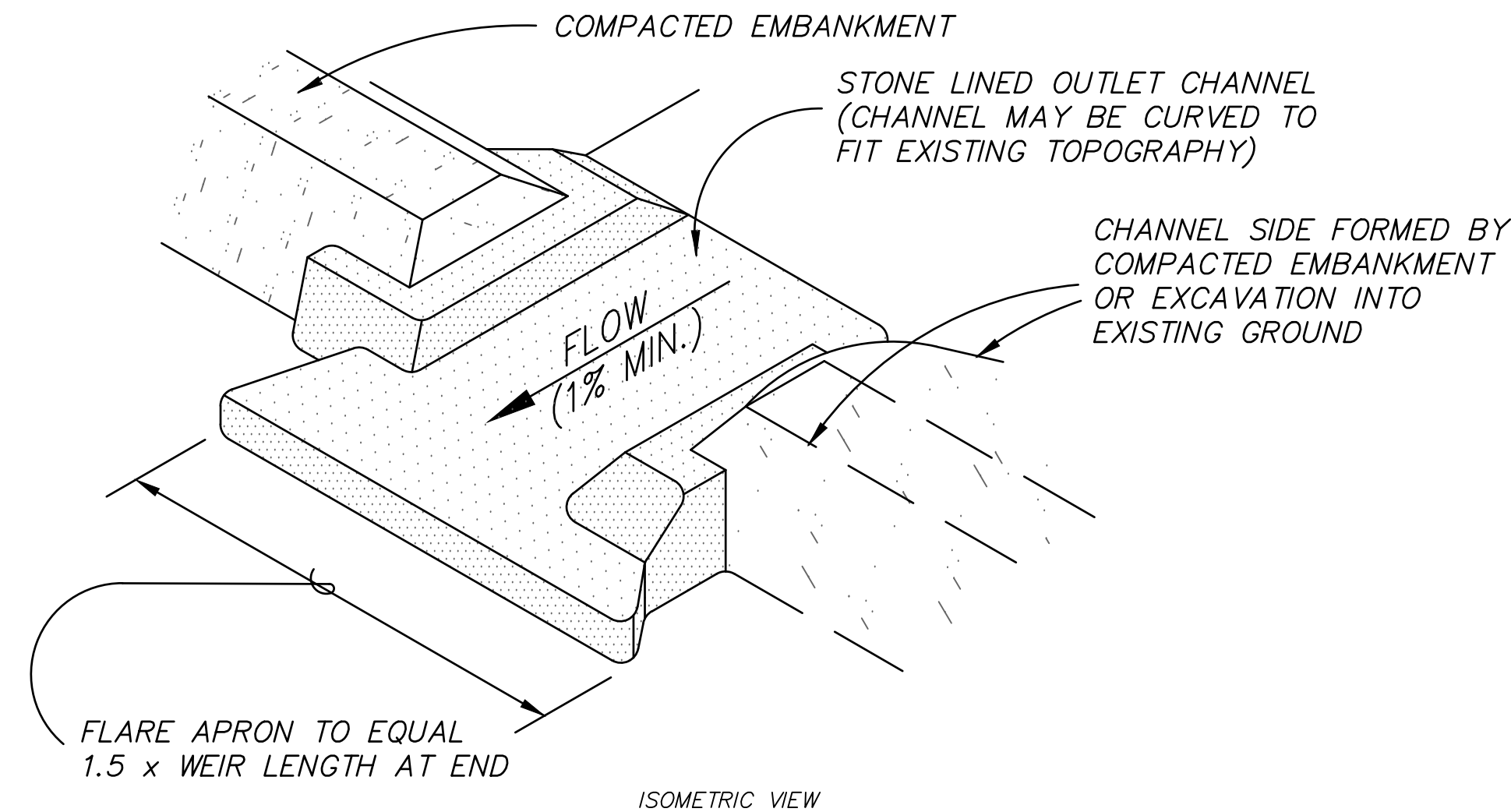
SURFACE ROUGHENING

NOT TO SCALE

1. SEED AND MULCH ALL EXPOSED SOILS AS SOON AS FEASIBLE.

1. All areas of disturbance must have temporary or final stabilization within 7 days of the initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each work day. The following exceptions apply: i) Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
2. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation).

Today

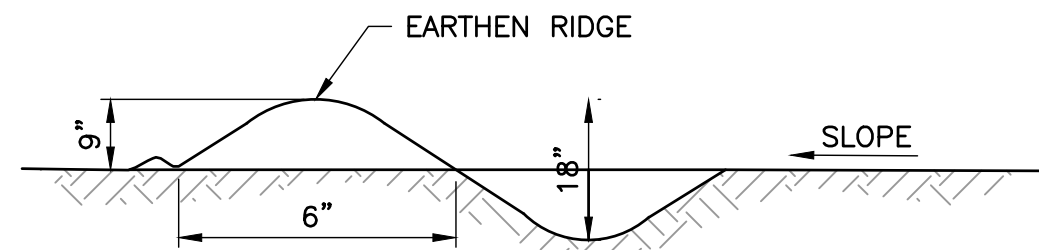


SEDIMENT BASIN
NOT TO SCALE

GENERAL SEED MIX:			
	Variety	lbs./acre l	bs/1000 sq. ft.
Birdsfoot Trefoil*	Empire/Pardee	5**	0.10
<u>OR</u>			
Common White Clover ¹	Common	8	0.20
<u>PLUS</u>			
Tall Fescue	KY-31/Rebel	10	0.25
<u>PLUS</u>			
Redtop	Common	2	0.05
<u>OR</u>			
Ryegrass (perennial)			
*Add inoculant immediately prior to seeding			
** Mix 2.5 lbs each of Empire and Pardee OR 2.5 lbs of Birdsfoot and 2.5 lbs white clover per acre.			

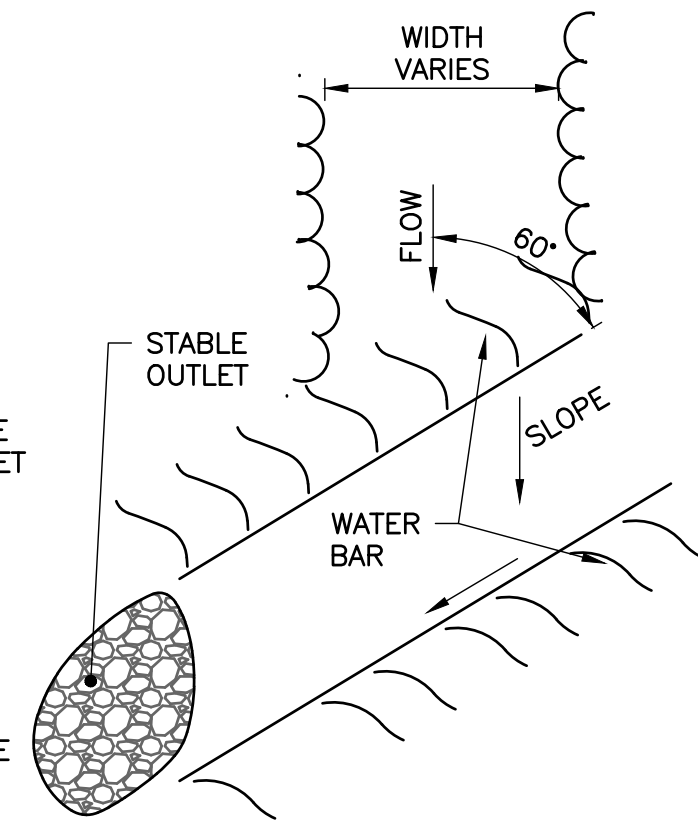
SEDIMENT BASIN/TRAP CONSTRUCTION SPECIFICATIONS

1. THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT, THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF THE EMBANKMENT SHALL BE FIVE (5), MEASURED AT THE CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF THE EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
6. FILTER FABRIC SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT THE ENTRANCE OF THE OUTLET CHANNEL.
7. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCHES (RIP-RAP). TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER FABRIC SHALL BE EMBEDDED ONE (1) FOOT BACK INTO THE UPSTREAM FACE OF THE OUTLET STONE OR A ONE (1) FOOT THICK LAYER OF TWO (2) INCH OR FINER AGGREGATE SHALL BE PLACED ON THE UPSTREAM FACE OF THE OUTLET.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.

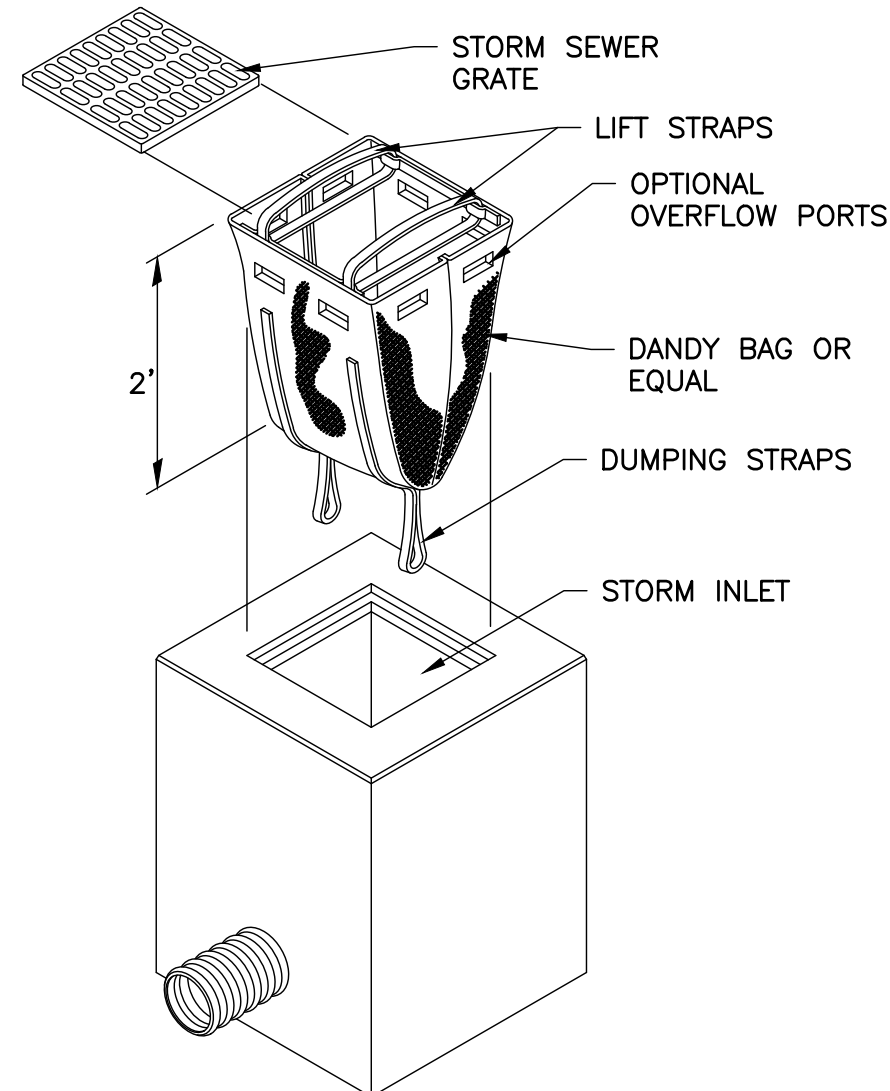


CONSTRUCTION SPECIFICATIONS:

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREA ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.



WATER BAR DETAIL
NOT TO SCALE



MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
GRAB TENSILE ELONGATION	ASTM D 4632	%	15 x 15
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.67 (150)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	5506 (800)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2852 (70)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	0.90

INLET SEDIMENT FILTER
NOT TO SCALE

TOPSOIL & MULCHING NOTES:

1. TOPSOIL: IMPORTED TOPSOIL SHALL BE FERTILE, FRISIBLE, SANDY LOAM CONTAINING A MINIMUM OF 6% AND NO GREATER THAN 20% BY DRY WEIGHT OF ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, DEBRIS, ROOTS, HEAVY CLAY, STONES LARGER THAN 3/4" IN DIAMETER AND NOXIOUS WEED SEEDS, AND SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF HEALTHY VEGETATIVE GROWTH WITH A pH VALUE OF 5.5 TO 6.5
2. MULCH: THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 BS./1000 SQ. FT. OR 2 BALES/ 1000 SQ. FT.) QUALITY OF HAY OR STRAW MULCH ALLOWABLE WILL BE DETERMINED BASED ON LONG TERM USE AND VISUAL CONCERNS. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN. WOOD CHIP OR BROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATION.

Trex Select® Composite Decking

Select decking is the perfect pairing of price and minimal maintenance.



Trex Select® Composite Decking

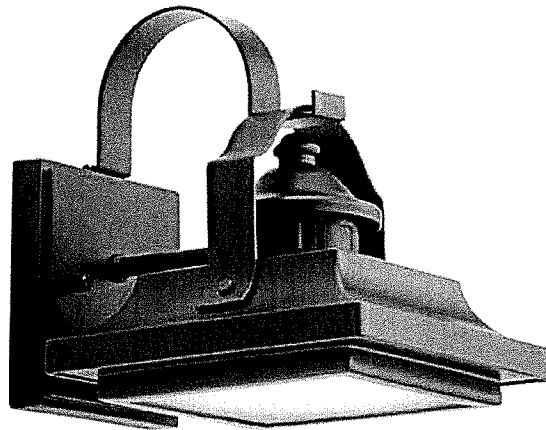
FEATURES

High Performance

Trex Select stands up to both weather and weekend mishaps alike, thanks to its high-performance shell. It resists stains and mold better than traditional composites.

Perennial Beauty

Trex Select comes in five nature-inspired colors that pair smartly with any home, and offer a soft, splinter-free finish that's comfortable underfoot.



EXCLUSIVE

\$69.98



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The olde bronze finish delivers a timeless look that complements masonry or siding

Clear glass panels feature a subtle wave-like texture to add a rustic touch

Carriage-inspired design works well with traditional colonial architectural features, like decorative mouldings and doors

Fixture Height (inches)

7.38



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Delivery

☒ Ship to Home - Unavailable

☒ Scheduled Delivery - Unavailable

OVERVIEW

This olde bronze wall mount light is part of the Linford collection. The classic design and vintage wavy glass give this fixture a very traditional look and feel. Coordinate with other fixtures from the Linford collection for a cohesive lighting plan.

- The olde bronze finish delivers a timeless look that complements masonry or siding
- Clear glass panels feature a subtle wave-like texture to add a rustic touch
- Carriage-inspired design works well with traditional colonial architectural features, like decorative mouldings and doors
- Fixture dimensions: 7.38-in H x 6.5-in W x 8 in extension from wall
- All mounting hardware and detailed instructions are included for an easy installation



Prop65
Warning
Label
PDF



Installation
Manual
PDF



Kichler Linford 1-Light 7.38-in
Olde Bronze Integrated Outdoor
Wall Light

\$69.98

Back To Top

Overview

Specifications

Reviews

Q&A

Product Features

Compare



36 in. x 80 in. Craftsman 3 Lite V Groove Unfinished Stain Left-Hand/I...
by Krosswood Doors ★★★★★ (2) 20 **SPECIAL BUY \$1290⁵²**

Product Overview

Specifications

Questions & Answers

Customer Reviews

Home / Doors & Windows / Exterior Doors / Front Doors / Wood Doors / Wood Doors With Glass

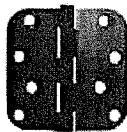
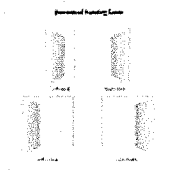
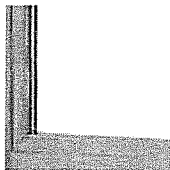
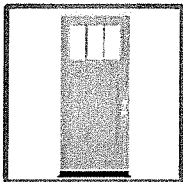
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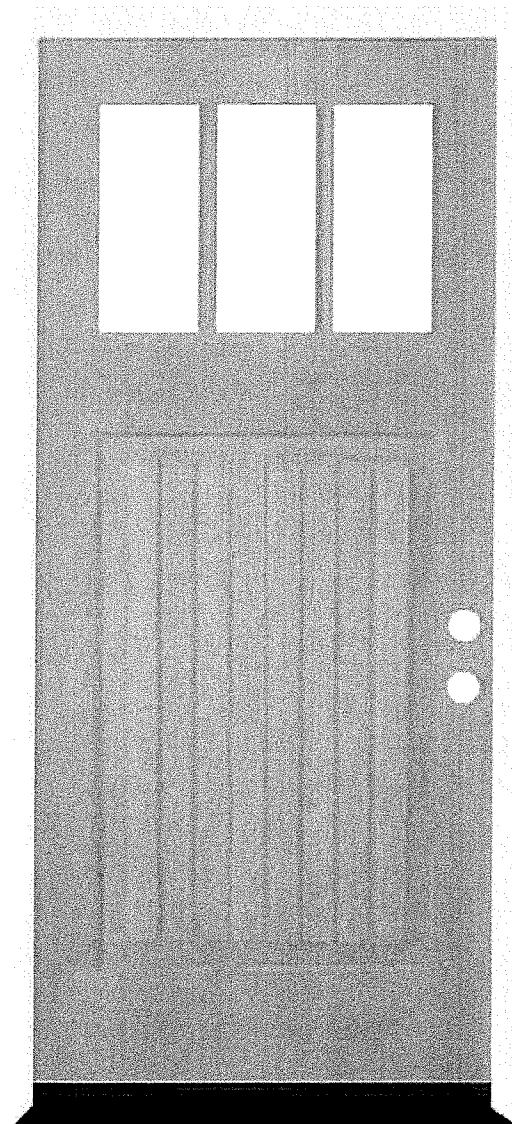
Krosswood Doors (Brand Rating: 3.7/5)

36 in. x 80 in. Craftsman 3 Lite V Groove Unfinished Stain Left-Hand/Inswing Douglas Fir Prehung Front Door

★★★★★ (2) Questions & Answers (7)



Product Image



Hover Image to Zoom

CEDAR SPECTRUM™

AUTHENTIC LOOK WITHOUT COMPROMISE

Deep grains and rough textures you can see from the curb, moulded from real cedar siding make Cedar Spectrum™ the perfect choice for homeowners looking for rustic, authentic craftsmanship that lasts.



COLORS

WHITE	ABCD	DOUBLE 9" HAND-SPLIT
PEARL	ABCD	DOUBLE 7" SHINGLE
CREAM	ABCD	DOUBLE 6.25" ROUND CUT
ALMOND	ABCD	TRIPLE 5" SHINGLE
TAN	ABCD	DEEP REALISTIC GRAIN
CLAY	ABCD	ROUGH TEXTURE
HAZELNUT	BD	AUTHENTIC LOOK
AMBER	BD	STANDS UP TO THE ELEMENTS
BRIARWOOD	BD	MOLDED FROM REAL CEDAR SIDING
TEAK	ABD	ULTRA-LOW MAINTENANCE
BROWNSTONE	B	LIMITED LIFETIME TRANSFERABLE WARRANTY*
SHADED CEDAR	ABD	
HAMPTON RED	ABD	
CINNABAR	B	
GRAY	ABCD	
FLINT	ABCD	
PEWTER	ABD	
SHADED GRAY	ABD	
SHADOW	ABD	
IRON	B	
BRUNSWICK	B	
SAVON	ABD	
WEDGEWOOD	ABD	
OLIVE	BD	
THISTLE	ABD	
SAGEBROOK	ABD	
PALM	BD	
DUBLIN	B	

Due to printing limitations, color representations may not be exact.
* Upcharge applies.

DOUBLE 9" HAND-SPLIT
DOUBLE 7" SHINGLE
DOUBLE 6.25" ROUND CUT
TRIPLE 5" SHINGLE
DEEP REALISTIC GRAIN
ROUGH TEXTURE
AUTHENTIC LOOK
STANDS UP TO THE ELEMENTS
MOLDED FROM REAL CEDAR SIDING
ULTRA-LOW MAINTENANCE
LIMITED LIFETIME TRANSFERABLE WARRANTY*

PERFORMANCE GUARANTEED



EXCEEDS INDUSTRY STANDARDS
RIGOROUS, 35-POINT TESTING
ACCREDITED, THIRD-PARTY QUALITY CONTROL



LOW-MAINTENANCE - LESS TIME AND MONEY
NEVER NEEDS PAINTING OR STAINING
LIMITED LIFETIME TRANSFERABLE WARRANTY



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STATE-OF-THE-ART UV PROTECTION
BATTLES WIND, COLD, AND INTENSE HEAT



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WIDE ARRAY OF COLORS
DIVERSE PRODUCT OPTIONS



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CONSISTENT COLOR
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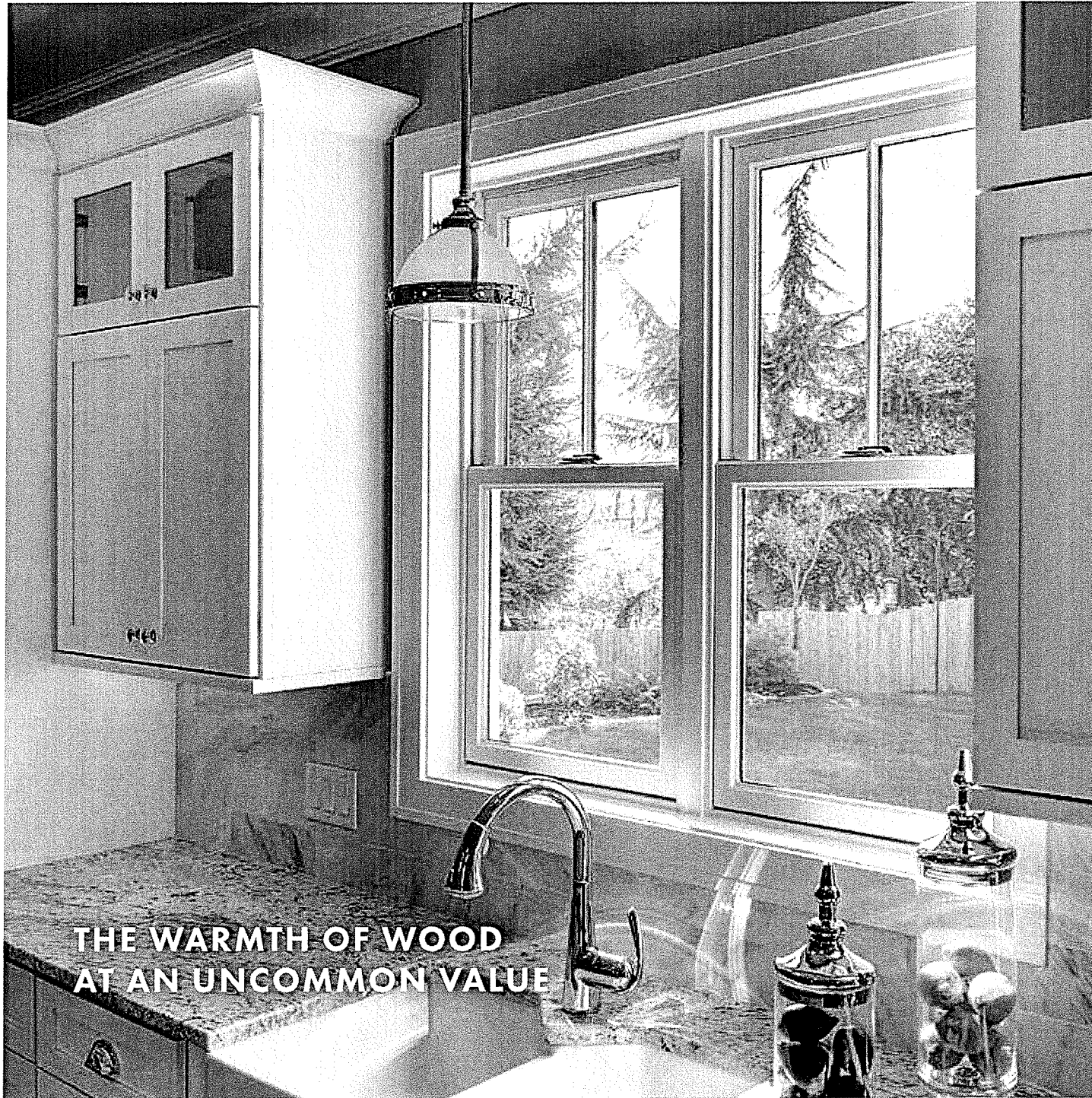
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BOARD & BATTEN

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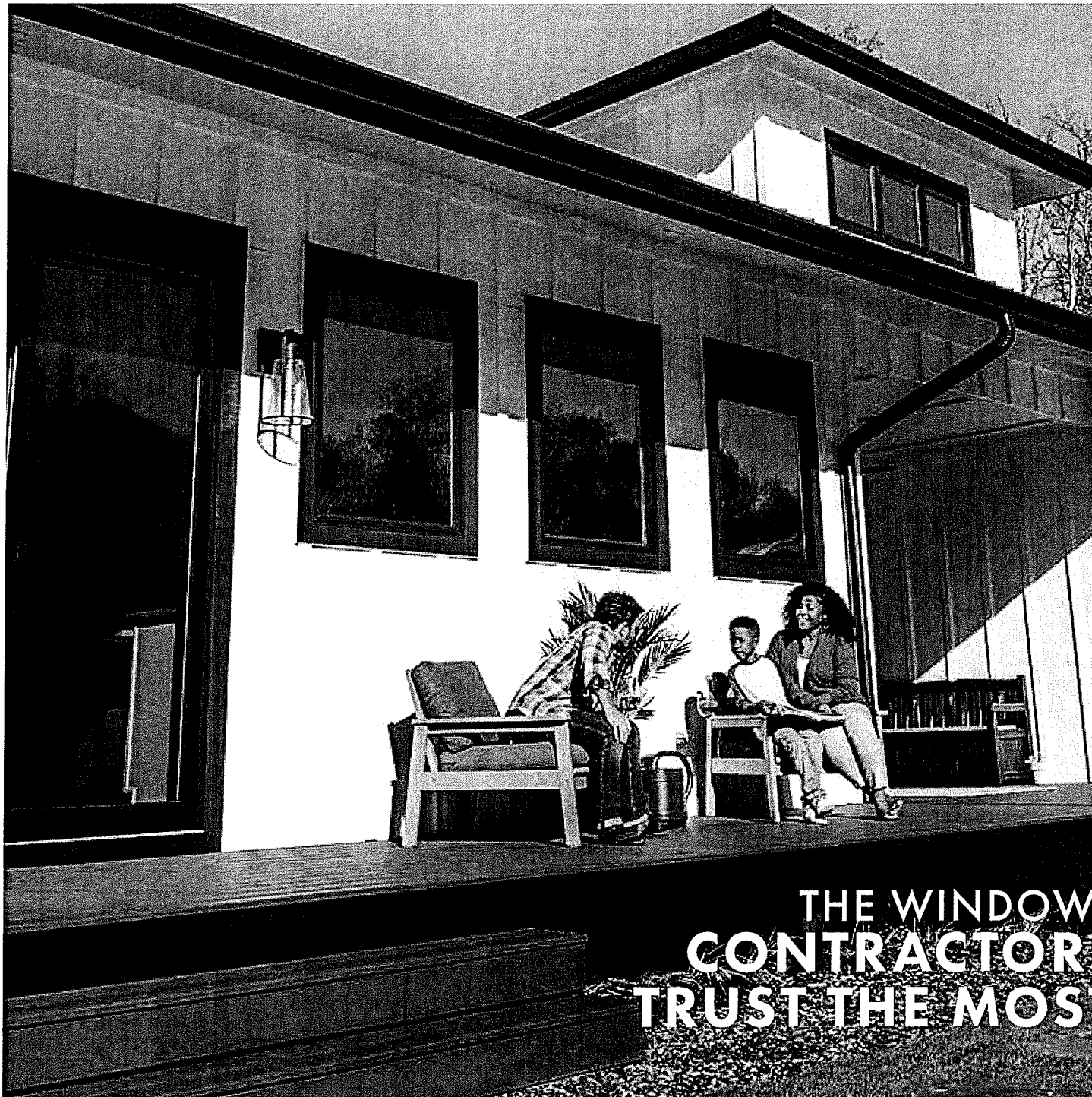
200 SERIES



**THE WARMTH OF WOOD
AT AN UNCOMMON VALUE**



400 SERIES



**THE WINDOW
CONTRACTOR
TRUST THE MOST**

*2020 Andersen brand survey of U.S. contractors.

2021-22 PRODUCT GUIDE FOR PROFESSIONALS

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

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



DESIGN ADVISORY BOARD

Tuesday December 14, 2021

645 Pine Street and via Zoom

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse,

Absent: Kathleen Ryan (alternate)

Staff present: Mary O'Neil, Ryan Morrison

Agenda

Session I – 3:00 PM – 3:30 PM

I. ZP-21-606; 111 North Winooski Avenue (RM, Ward 2C) Michael Alvanos / Daniel & Holly Trahan (continued review)

Demolition of rear structure (barn) and construction of 6 new apartments at the rear of the property with associated parking and landscape improvements. (Mary O'Neil, Project Manager)

Motion by Emily Morse: I move we recommend **approval** of the revised application.

2nd: Jay White

Vote: 4-0

Motion carries.

Session II – 3:30-4:00 PM

II. ZP 21-790; 125 South Cove Road (WRL, Ward 5S) Cliff Deetjen / Michael Boardman

Demolition of existing home, build new single family home. (Ryan Morrison, Project Manager)

Motion by Jay White: I move we recommend **approval** of the application using schemes 1C that show a 24 ft wide garage.

2nd: Ron Wanamaker

Vote: 4-0

Motion carries

Session III – 4:00-4:30 PM

III. ZP 21-720 & 21-784; 86-88 North Winooski Avenue (RM, Ward 2C) Nora King / Gerald Leclair & Michael Alvanos

After the fact permit for removing part of the garage portion of the carriage barn, and a new permit to remove the remaining carriage barn. (Ryan Morrison, Project Manager)

Motion by Jay White: I move we **deny** the application for the after-the-fact demolition of the smaller attached structure, and **deny** the application for the demolition of the barn, and encourage the applicant to come back with a restoration plan or redevelopment plan for a building of compatible scale and character.

2nd: Ron Wanamaker

Vote: 3-1 (Matt Bushey)

IV. Adjournment



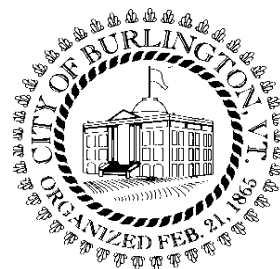




Department of Permitting and Inspections

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Mary O'Neil, AICP, Principal Planner
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Joseph Cava, Planning Technician
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: 86-88 North Winooski Street; ZP 22-386
Date: July 12, 2022

Files: ZP-22-386

Location: 86-88 North Winooski Street

Zone: RM **Ward:** 2C

Parking District: Multi-Modal Mixed Use

Date application accepted: ZP21-720 (October 27, 2021); ZP21-784 (November 18, 2021)

Applicant/ Owner: Michael Alvanos / 3G LLC

Request: After the fact permit for removing part of the garage portion of the carriage barn and request to demolish the remaining carriage barn and rebuild with a new duplex structure. The carriage barn structure is listed on the Vermont State Register of Historic Resources.

Background:

Previous zoning permit history:

- **Zoning Permit 21-720;** after-the-fact demolition of a portion of the historic carriage barn. Expired
- **Zoning Permit 21-784;** request to demolish historic carriage barn. Expired.
- **Zoning Permit 22-54;** replacement windows and siding on existing residence. Denied March 16, 2022.

Overview: The applicant requests an after the fact zoning permit for the demolition of the historic carriage barn's garage portion. The unpermitted demolition was the subject of a Notice of Violation, issued in August, 2020. Per this review, the already removed garage portion will be viewed as if it were still in place. In addition, the applicant proposes to demolish the remaining carriage barn structure and redevelop the site with a new duplex structure and associated site improvements.

The demolition applications, ZPs 21-720 & 21-784, were both heard by the Design Advisory Board on December 14, 2021. The DAB recommended denial of both applications and encouraged the applicant to return with a restoration plan or redevelopment plan for a building of compatible scale and character. Both demolition applications expired, and the applicant has now submitted a new application which includes a redevelopment plan for a new duplex structure in the footprint of the carriage barn at the property's rear.

The carriage barn is listed on the State of Vermont Historic Register, and therefore Section 5.4.8 (b), (c) and (d) apply.

Sec. 5.4.8 Historic Buildings and Sites

(c) Demolition by Neglect

No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:

- 1. Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
- 2. Deterioration or inadequate foundations that jeopardize structural integrity;*
- 3. Deterioration of roofs, ceilings, or other horizontal members;*
- 4. Deterioration of fireplaces or chimneys;*
- 5. Deterioration or crumbling exterior stucco or mortar;*
- 6. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
- 7. Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
- 8. Vandalism caused by lack of reasonable security precautions; and/or*
- 9. Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

In such cases, the building inspector shall notify the property owner of any violation of this section. Such person shall have sixty (60) days to remedy any such violation. In the event the violation is not corrected within sixty (60) days of notification, the city shall be authorized to perform all repairs necessary to correct the violation and to place a lien on the property for the costs of such repairs and reasonable administrative and legal fees incurred.

Until recently, the Assessor's database shows that the property has been under the same ownership since 1990. New owners took the property in January 2022. Additional records, or lack thereof, indicate that there have been no zoning or building permits sought/issued for any restorative work on the carriage barn.

The submitted architect report, prepared by John Rooney, identifies numerous faults with the remaining structure. In short, the report concludes that the remaining structure is structurally unsound and cannot be rehabilitated or reused on site.

The report does not address the already removed garage portion of the structure. The roof on that section had already collapsed, as evidenced by a 2019 aerial photo. Clearly, the lack of maintenance, or demo by neglect, on the structure caused the roof to fail, and most likely other structural issues. Unfortunately, there have been no photos submitted that show the state of the structure prior to its unpermitted removal.

With regard to the remaining structure, the report identifies numerous structural issues. The structure appears to lean and is in severe disrepair. The southeast corner [where the garage portion attached] shows indication of damage from fire or collapse. Evidence of collapse along the south side exists, and there is indication of fire damage on the roof, roof beams, walls and floor. Roof structural members are undersized and insufficient, and the architect notes that rehabilitation of the structural members will not adequately provide safe and sufficient support. Loose rubble, mixed masonry and stone have been placed for foundation. The walls are bowing due to poor connection to a proper foundation and inadequate structure. The report goes on to identify other insufficiencies with the remaining structure, and that it has limited salvage value.

In this case, the City's building inspector has not been involved at all. However, staff is of the opinion that demolition by neglect played a primary role in the current state of the structure, and of the already removed building section.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;

The application includes a single submission of a report from John Rooney relative to the condition and structural stability of the remaining barn. The general conclusion is that the remaining carriage barn appears wholly unstable and structurally unsound, and cannot be rehabilitated or reused on site as part of any economically beneficial use.

The report does not define specific costs or efforts that would be required to restore the remaining barn. Unfortunately, there is no evidence that the property owner made any effort to maintain the structural integrity of the barn since 1990.

B. A statement addressing compliance with each applicable review standard for demolition;

Although briefly, the architect report addresses each demolition standard. See below.

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

There is no claim of economic hardship. The application only notes that rehabilitation or reuse of the barn structure will not be economically beneficial to the property. There appears to be no

interest in investing any money in the remaining structure, nor did there appear to be interest within the last 30 or so years. Additionally, the submission lacks a feasibility study that addresses rehabilitation or adaptive reuse of the remaining structure.

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

No claim of economic hardship has been raised and an estimate for market value has not been submitted.

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

The owner has expressed no interest in the rehabilitation or reuse of the building.

If the Board favors the removal of the building over rehabilitation, *it should at the very least* be advertised for sale and relocation; an option that would allow its survival.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

The applicant has included a redevelopment plan which includes a new two-story duplex structure. The proposed redevelopment could be viewed as a use that benefits the property as well as the neighborhood as a whole – in that it will create two new residential units.

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

Photos of the existing barn and a site plan identify the remaining barn to be removed (and the remnants of the already removed portion) have been submitted. The redevelopment plans include site plans, elevation drawings, and floor plans.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

The photos submitted show evidence of a deteriorating structure. There are no building or zoning permits on file specifically for repair of the barn. Refer to the report by John Rooney for assessment of structural stability and building conditions, which he determines to be “wholly unstable and structurally unsound.”

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

Submission materials are absent any evaluation of the building's suitability for rehabilitation. Evidence of an opportunity for relocation has not been provided.

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

Replacing the dilapidated carriage barn with a new duplex structure will provide community wide benefit in terms of additional housing.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

The carriage barn and proposed redevelopment is located in the rear of the property, behind the existing historic duplex and difficult to see from the street. It is, however, within view from neighboring properties. The replacement duplex, although different in architectural style from the carriage barn, should provide some level of mitigation for the loss of the carriage barn in terms of there being a replacement structure rather than no replacement at all.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

If demolition is approved, photodocumentation of the structure should be completed to retain a record of this significant building.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

Work for the replacement duplex structure will need to commence within 6 months from the time of the carriage barn demolition.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise

the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

If approved by the DRB, the applicant is encouraged to offer the building for relocation; absent that, a requirement to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse.

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:

There are no identified natural features on site.

(b) Topographical Alterations:

There are no topographical alterations proposed.

(c) Protection of Important Public Views:

There are no protected public views across the site. Not applicable.

(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, above.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's DEC list. Not applicable.

(g) Provide for nature's events:

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

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

The plans include canopies above both entrances to the duplex. As is typical for a project of this size, the applicant will have to obtain Erosion Prevention and Sediment Control, and stormwater plan, approvals through the Stormwater Program Manager. While there is some yard space to the side and rear of the proposed duplex structure, there appears to be little room for snow storage – particularly for the driveway and parking area. The applicant will need to address this.

(h) Building Location and Orientation:

The proposed duplex structure take up the space of the carriage barn, at the rear of the property, behind the existing duplex at the front. Its orientation will allow for the existing parking area to remain as is, minus one parking space.

(i) Vehicular Access:

No change to vehicular access is included within the submission. The existing driveway will still provide vehicular access to the rear parking area.

(j) Pedestrian Access:

The site plan indicates walkways to each unit within the duplex from the parking area.

(k) Accessibility for the Handicapped:

No handicap accessibility is evident. However, the building inspection has jurisdiction over this, and if necessary, will address handicap access through building permit review.

(l) Parking and Circulation:

No change to access is proposed. The parking area, however, will lose one space as a result of the project – from 7 to 6 spaces. The property is in the Multimodal Mixed Use Parking District where minimum parking space requirements have been removed.

(m) Landscaping and Fences:

Other than installation of green space, no further landscaping is proposed.

(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 elevation plans show there to be wall sconce light fixtures at the entrance to each unit. This particular fixture complies with lighting standards of Sec. 5.5.2 CDO.

(p) Integrate infrastructure into the design:

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

The plans will need to be updated to show the location of meters, and all other mechanical equipment and trash/recycling facilities. The trash/recycling area must be screened if outside.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The replacement duplex structure will be similar to the existing carriage barn in height and scale. Massing on the new structure will be broken up by distinct building components on two sides only – the west and south elevations. The east and north facades are shown to be large blank walls, and although they don't necessarily face a public right-of-way, they will be in view from neighboring properties and should offer more than just blank walls.

2. Roofs and Rooflines.

The duplex roof will be flat, which is certainly not a predominant roof type in this neighborhood. However, the structure will be particularly hard to see from the public street and will not have any negative impact on the streetscape.

3. Building Openings

A generous portion of building openings are planned for the west and south facades, in the form of windows and doors/sliding doors. The east and north facades are shown to have no openings and should, to not only allow natural light into the units, but also to provide a more attractive appearance from neighboring properties. When looking at the floor plans, exterior windows on the east façade (Unit B) could be placed where internal staircase will locate (either floor) and the second floor bedroom. On the north façade, windows could be placed in the kitchen of each unit and the living room at the ground floor level (Unit A), and in one bedroom (Unit A) and the staircase of the second floor level (Unit B).

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

See Section 5.4.8 above.

(c) Protection of Important Public Views:

There are no protected public views across the site. Not applicable.

(d) Provide an active and inviting street edge:

Removal of the carriage barn and redevelopment with a new duplex structure will not impact the street edge. The structure is in the rear yard, behind the primary structure, and not easily seen from the street.

(e) Quality of materials:

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

The proposed duplex will be clad in horizontal cement board siding – 4” reveal at the ground level, and 8” reveal at the upper level. Metal framing around the sliding doors, metal canopies above the entrances, and metal balcony railings will be used. Marvin windows and sliding doors will be used (specific models unknown) throughout. Therma Tru entry doors will be used (model also unknown). The applicant will be required to submit spec sheets for the windows and doors prior to Development Review Board review; however for new construction, it is likely that they will be acceptable in terms of both quality and durability.

(f) Reduce energy utilization:

There is no analysis of comparative energy expenditure, particularly energy utilized by heavy equipment to tear down the structure when added to the value of the “embodied energy” of the existing building: the amount of energy invested in its materials and construction. Various studies, including one by the Department of Defense, have examined Btu’s of energy lost from demolition, adding the cost of energy to demolish, remove and dispose of debris. The addition of new materials (cost of equipment, delivery and manpower) further elevates that energy expenditure. From “The Benefits of Cultural Resource Conservation”, published by the U.S. Department of Defense:

The process of rehabilitating a historic facility consumes less energy than new construction. And, the energy costs of operating a rehabilitated structure vs. a new structure are effectively equal.

For the proposed duplex, it must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

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

Items for the Board's consideration:

Should the Board recommend approval for the demolition of the carriage barn, the following recommended conditions be forwarded to the DRB:

- The applicant shall provide information about the following, and illustrate on a site plan/building elevation as appropriate:
 - Trash/recycling facilities
 - Utility connections
 - Any other mechanical equipment
- The applicant is encouraged to offer the building for relocation; absent that, a requirement to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse.
- Construction of the replacement duplex structure shall commence within 6 months of the carriage barn demo.
- To allow for more than one principal use on the property, the application shall amend the application to meet all PUD requirements.
- Add windows to the north and east building elevations to break up the large blank exterior walls.
- The applicant shall prepare a snow storage/removal plan.
- Consider additional landscaping.
- Window and door spec sheets shall be submitted.

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Theodore Miles, Code Compliance Officer
Charlene Orton, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Ryan Morrison, Associate Planner
Re: ZP-22-307; 120 Depot Street
Date: July 12, 2022

File: ZP-22-307

Location: 120 Depot Street

Zone: RM-W **Ward:** 3C

Applicant/ Owner: Steven & Andrea Trombley

Request: Construct a single family residence on a vacant property, and after the fact tree removal.

Overview:

The applicants are seeking approval to construct a new single family dwelling on a vacant lot, with related tree removal. The lot is small at just 4,180 sf and 44' of road frontage. The lot is also steeply pitched except for the upper, easternmost end. A variance was approved by the Development Review Board in August, 2021 to reduce the front yard setback, and is still in effect. While no particular development was included with the variance approval, a conceptual house plan was included with that application, which differs significantly from the current proposal house plan.

Previous zoning actions for this property:

- **Zoning Permit 15-0339VR;** front setback variance request. Approved October, 2014.
- **Zoning Permit 21-508;** front setback variance request. Approved August, 2021.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is steeply pitched except for the upper, easternmost end. Recently, the lot was cleared of trees, and this application also includes a request to permit after-the-fact tree removal. Section 5.5.4, *Tree Removal*, allows tree removal as part of an approved development, which this application seeks. No other important natural features exist onsite.

(b) Topographical alterations

The property is steeply pitched, and some topographical alterations will occur to accommodate the new home. However, the new home is more or less designed to work with the topography, rather than altering the topography to accommodate the structure.

(c) Protection of important public views

Where the property flattens out at the eastern end, views of Lake Champlain and the Adirondack mountains from the east will be marginally affected given a building height of 14' 1" above the highest grade. The bulk of the development will occur below the highest elevation of the property and not impact views at all.

(d) Protection of important cultural resources

The vacant property contains no known archaeological resources.

(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

As required, an erosion prevention and sediment control plan has been provided to the city's stormwater program staff and will need to be approved prior to the release of the zoning permit. The applicant should consider including shelter over the garage level man-door and the top level rear deck. Given the development footprint, surrounding steep slope, and proximity to Depot Street, room for snow storage is limited, but there is area to the side of the driveway. However, with the smaller driveway and short walkway to the man-door, there isn't much area to clear of snow.

(h) Building location and orientation

The introduction of new buildings and additions shall maintain the existing development pattern and rhythm of structures along the existing streetscape. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

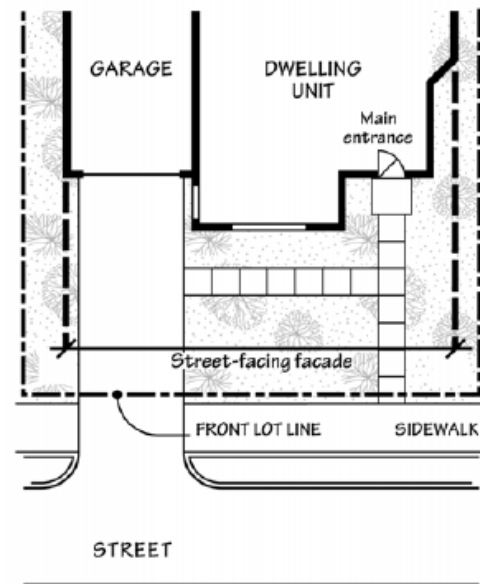
This proposal will be the first development fronting Depot Street, so there is no existing development pattern to maintain here.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building

mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

This is a unique design where the garage is proposed as the foremost, and lowest portion of the development. In terms of a clearly identifiable entrance, the garage will have a single man-door, in addition to 2 garage doors, that face the street.

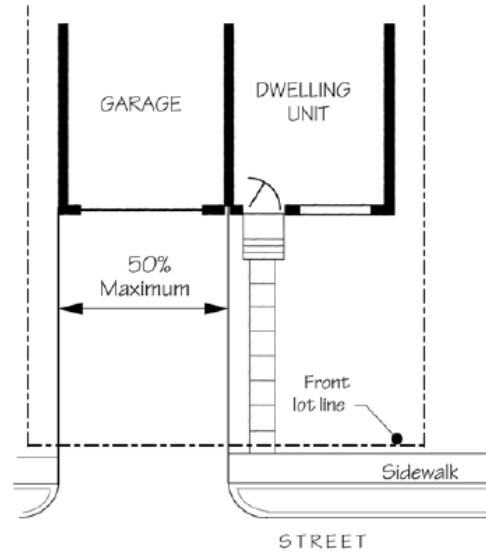
In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a front yard setback is required, any street-facing garage wall containing garage doors shall be set back a minimum of 25' from the front property line to prevent parked vehicles from blocking the public sidewalk. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.



The property received variance approval (ZP-21-508) for a 10 ft front yard setback, and thus the minimum 25' garage setback does not apply here. The garage will provide ample room for two vehicles. The garage itself, however, is in conflict with the requirement that it be setback behind the longest street facing wall of the principal structure and cannot be approved. This is a 'shall be setback...' requirement, not a 'should be setback...' requirement. While the variance permit approved the 10 ft front yard setback, it did not include development plans as part of the approval. However, a conceptual house plan was included in that application (attached) that saw a ground level garage flush with the upper floors of the home. That conceptual plan and the current plans are significantly different. The current plan places the garage at the forefront of the development, which represents a clear nonconformity.

Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. *Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.*



The street-facing wall of the garage constitutes more than 50% of the width of the street-facing façade and thus living space is required above. But what constitutes ‘above’ here? The principal house structure will situate further back slopeside, whereas the garage will locate closer to the street edge. Additionally, the upper floors are only connected to the garage via an elevator shaft, with an approximate 22 ft open-air gap between the two. Staff is of the position that living space in this configuration, above the garage that exceeds 50% of the width of the street-facing façade, does not constitute living space above the garage, which is required here. The disconnect between the garage and living space is too great to consider this requirement met.

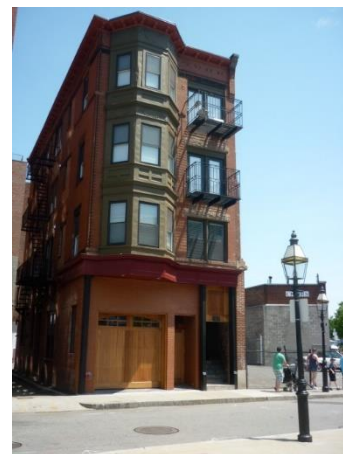
2. *Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.*

The garage doors do not appear to exceed 10 ft in width.

3. *Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.*

Not applicable.

4. *Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.*



Not applicable.

5. *Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion.*

Not applicable.

(i) Vehicular access

The proposal will see direct vehicular access to the garage from Depot Street.

(j) Pedestrian access

The proposal will see direct pedestrian access from Depot Street, via a walkway and man-door at the garage level.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

The proposal includes a two-car garage, accessed directly from Depot Street.

(m) Landscaping, fences, and retaining walls

No new landscaping or fencing is indicated in the plans. The lot was cleared of trees, and the applicant notes that the tree stumps will remain in place outside the development footprint. Retaining walls will be constructed along the sides of the garage, particularly for slope stabilization. Additional landscaping should be added to the project, particularly along the surrounding slope to not only aesthetically enhance the property, but to aid in slope stabilization.

(n) Public plazas and open space

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

(o) Outdoor lighting

The elevation plans do not included outdoor lighting fixtures and will need to. An exterior wall mount light fixture specification sheet is included in the application packet. This fixture appears compliant with the requirements of Sec. 5.5.2 *Outdoor Lighting*.

(p) Integrate infrastructure into the design

Underground utilities should be installed, including electricity. However, since utility poles run along Depot Street, this may not be feasible. Additional utilities and meters shall be placed out of sight from the street, or adequately screened. The plans will need to be updated to include all utilities, mechanical units, meters, etc. Trash/recycling will be stored in the garage.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. *Massing, Height, and Scale*

The subject property is the only one along the eastern side of Depot Street that does not also front North Avenue. Nearby structures (multifamily, commercial, police station) front North Avenue, with only one other property utilizing Depot Street for vehicular access. Given the lot's steep slope, only 14 ft of the top floor will be seen from the east. The rest of the home will be below the top elevation of the property – meaning it will be small in scale when compared with neighboring structures – albeit neighboring structures fronting North Avenue. On the other hand, the new home will be quite noticeable as viewed from Depot Street, which is the result of the lot's steep slope. Massing of the structure is broken up by distinct building components along the front, side and rear elevations.

2. Roofs and Rooflines

The proposed home will have a shed roof. The garage roof below is proposed to be flat, with a grass top.

3. Building Openings

The primary front façade will be lined with sliding doors that provide access to each floor's Lake Champlain-facing decks. The side and rear facades will see appropriately placed fenestration. Overall, fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

Not applicable.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The ground level garage takes on more of an industrial appearance, rather than residential, which does not provide an attractive and inviting street edge for this residentially zoned neighborhood. The doors could use some sort of glazing pattern to aesthetically enhance the structure. Additional variants to the façade should be investigated. The upper levels, while a considerable height above the garage, would be viewed as offering an active and inviting street edge. Unfortunately, those upper levels are significantly elevated above the street edge and offer little toward an active street front.

(e) Quality of materials

The proposed home will be clad in vinyl shingle siding, while the elevator shaft will be sided with board and batten siding. The roof will be metal standing seam. Additional features include steel support columns, composite decking and cable deck railings. Spec sheets have been included for windows and doors as well, which will either be wooden or fiberglass. The materials proposed are of acceptable quality and durability for this new construction.

(e) Reduce energy utilization

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

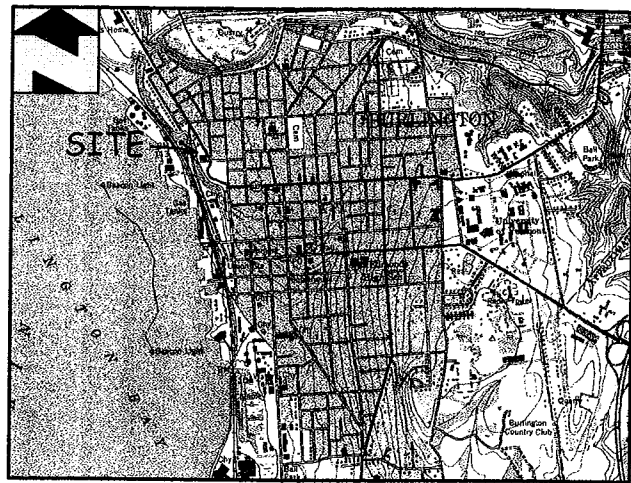
(f) Make advertising features complimentary to the site
No advertising is included in this proposal.

(g) Integrate infrastructure into the building design
No building- or ground-mounted mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened. Utility meters also need to be shown on the plans, and need to be out of view from the street.

(h) Make spaces safe and secure
The proposed building must comply with the city's current egress requirements. Building entries will presumably be illuminated. A location plan for outdoor lighting is needed as previously noted.

Items for the Board's consideration:

- The garage is not setback from the longest street facing wall of the principal structure and needs to be. This requirement is clearly outlined in Sec. 6.2.2 (h).
- The garage exceeds 50% of the width of the street-facing façade and living space is required above. The upper living-space floors are so removed from the garage, and setback considerably, for this requirement to be met.
- The front garage facade should be redesigned to include glazing on all doors, and additional accents/features to improve its appearance along the street edge.
- Add shelter/canopy over the garage and rear deck man-doors.
- The applicant shall provide information about the following, and illustrate on a site plan/building elevation as appropriate:
 - Clear distinction between the driveway and walkway
 - Meter/mailbox locations
 - Utility connections
 - Any other mechanical equipment
 - New landscaping



LOCATION PLAN N.T.S.

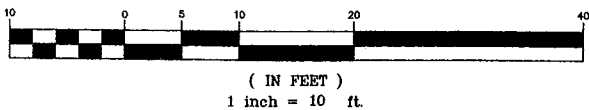


CITY OF BURLINGTON
N/F
VOL.438, PG.402
PARCEL I.D.
043-3-186-000

LEGEND

	Subject Tract Property Line
	Stone Wall
	Apparent Property Line
	Sideline of Easement
	IPF
	Rebar Found
	5/8" Rebar SET VT711
	Calculated Point
	GMP
	Marble Monument Found
	CMP
	Concrete Monument Found
	Utility Pole
	A.G.
	Below Existing Grade
	N/F
	Now or Formerly
	Land Records Volume / Page
	(100.00)
	Distance from Deeds or
	Surveys of Record

GRAPHIC SCALE



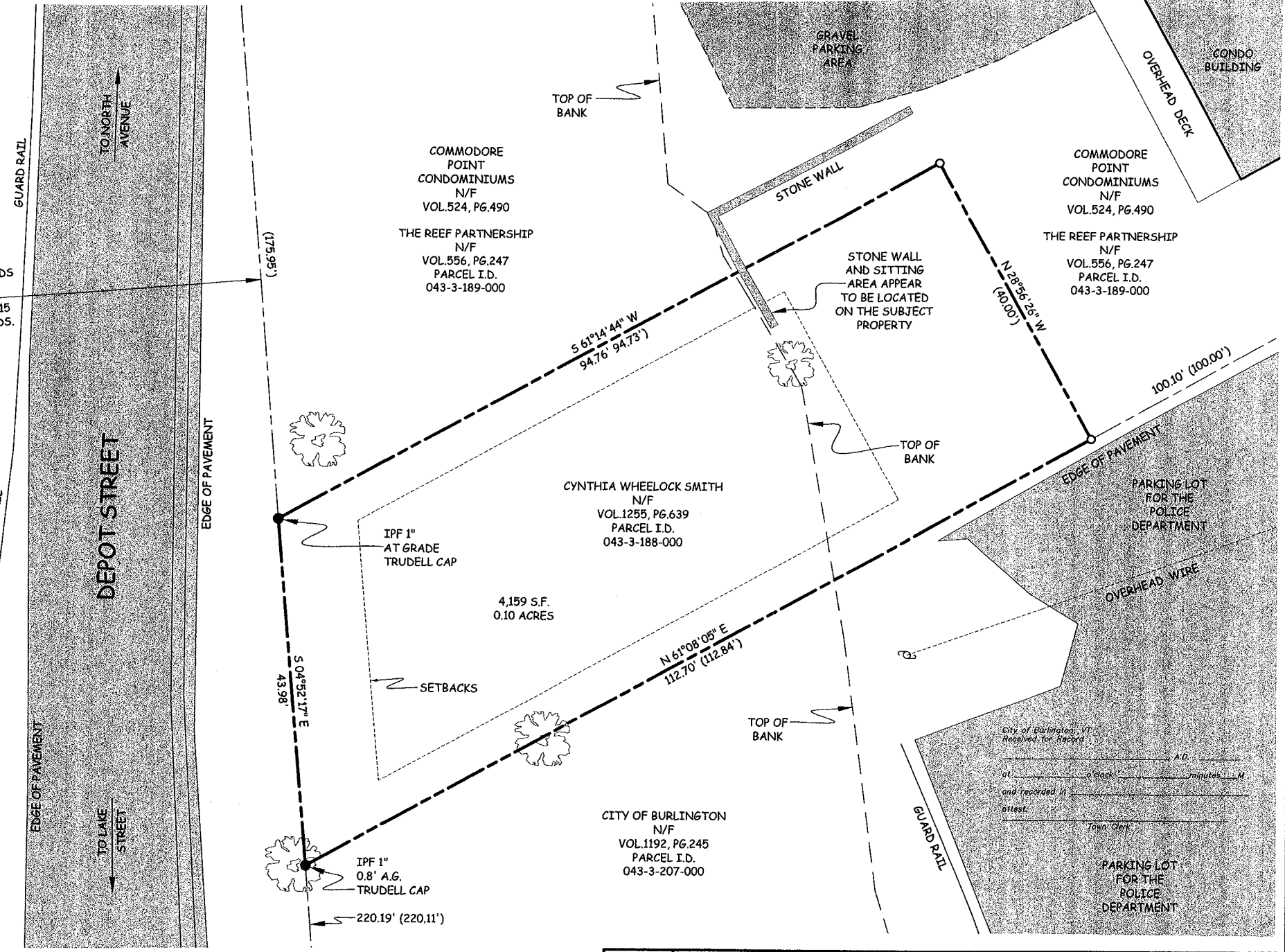
General Survey Notes:

- This Boundary Survey has been compiled from field surveys and record evidence including the following plots:
 - "Commodore Point, 1-45 North Ave. Burlington, VT, 22-28 Sherman St., Burlington, VT, Boundary Plot", by Trudell Consulting Engineers, Inc., dated 9-7-83 and recorded in slide #286 E of the City of Burlington Land Records.
 - "A Portion of the Central Vermont Railway, Inc. Lands, Burlington, Vermont", by Donald L. Hamlin Consulting Engineers, Inc., dated 10-1-81 and recorded in slides #241A & #241B of the City of Burlington Land Records.
 - "Lot Plan, Breakwater Condominiums, Burlington, Vermont", by Krebs & Lansing Consulting Engineers, Inc., dated January 21, 83 and recorded in slide #31 of the City of Burlington Land Records.
- This Boundary Survey is required to meet the standards of the Vermont Statute Title 27, Section 1403, (A) through (E).
- The improvements shown hereon were located by a survey on the ground completed on 11-11-14 & 11-12-14.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.

- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1-7-13. A random traverse control loop was established using a Trimble S6 Total Station in unison with a Trimble TSC2 Data Collector.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent.

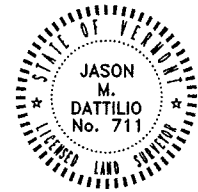
- The right-of-way width of 66' feet, Four rods for Depot Street is based on physical evidence and previous. The original survey bill for this road was not recovered in the City of Burlington Land Records.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions unless otherwise noted.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
- North orientation (base of bearings) is based on survey grade RTK (Real Time Kinematic) GPS observations made on 11-11-14 utilizing a Trimble R8 GNSS receiver. The transmitting base station was the University of Vermont CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83 (CORS).
- Only deeds, plats, and plans of public record, which were properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey.

- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, this plot of survey may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plot of survey.
- This survey is certified to Cynthia W. Smith for the single purpose of depicting her boundary lines. No liability is assumed by the undersigned for any loss associated with the use of this survey other than the said purpose.
- The location of setbacks shown hereon, are based on information provided by the client.
- This is an original Mylar.

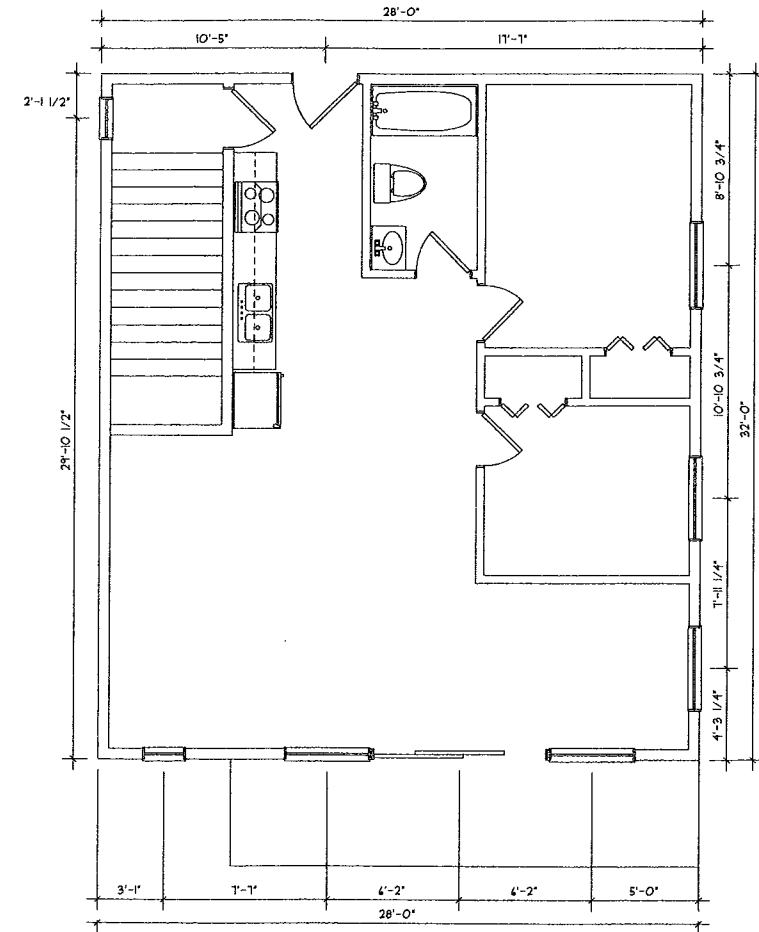
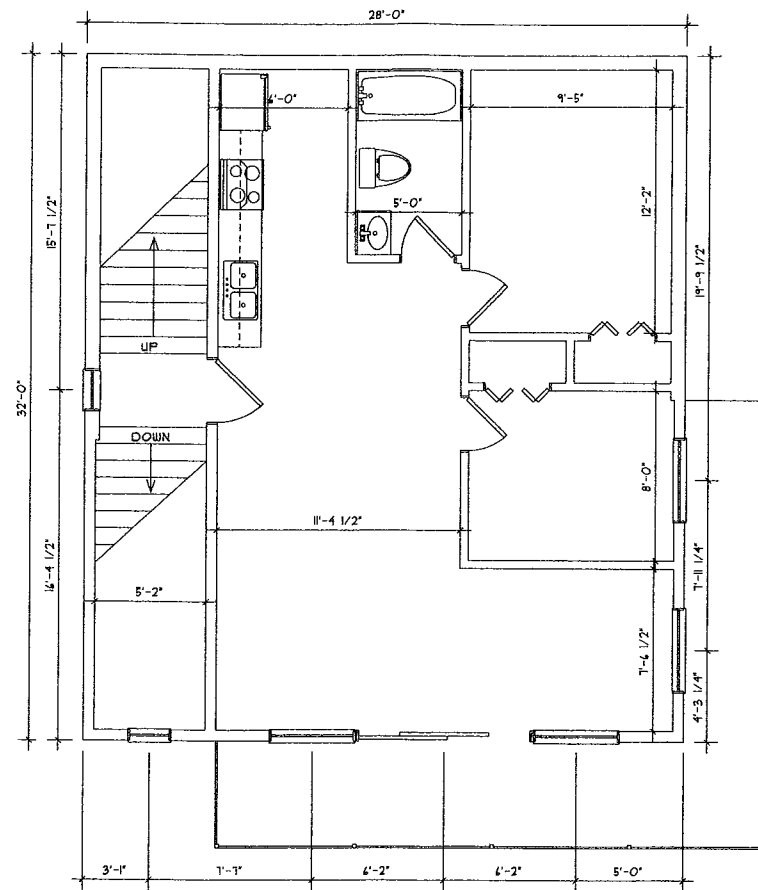
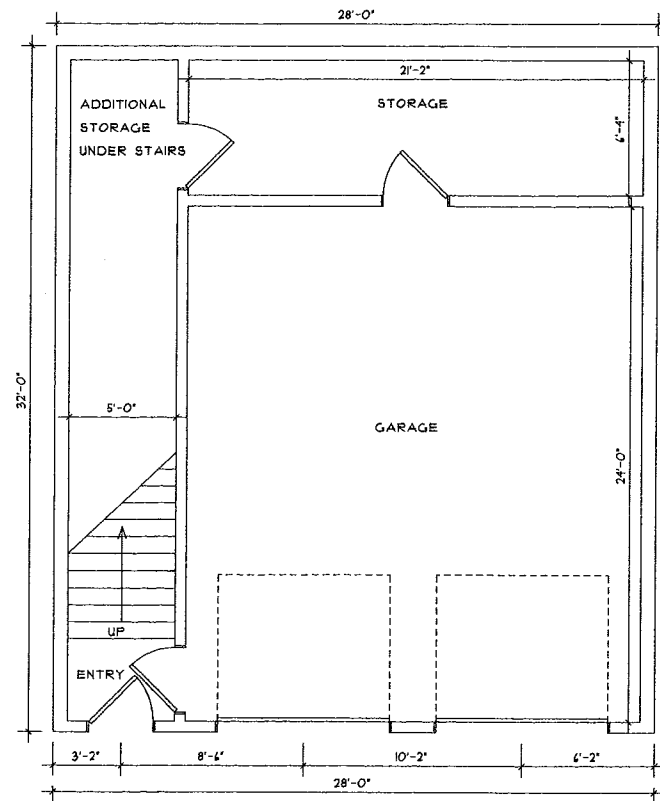


Information shown on this property plot is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plot complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Jason M. Dattilio 12/15/14
Jason M. Dattilio, L.S. VT #711 Dated



DATE 11-12-14	REVISION ☒ RECORD DRAWING ☐ PRELIMINARY ☐ SKETCH/CONCEPT		BOUNDARY SURVEY Lands of CYNTHIA WHELOCK SMITH Volume 1255, Page 639 31 North Avenue, City of Burlington, Vermont	BY Date of Plot 11-13-14 JOB# BURL0153 FILE WORK.DWG PLAN SHEET # 1 of 1
SURVEYORS JMD-JP-MS	1 Lake Street St. Albans, VT 05478 504-5555			
DRAWN MS/JMD	20 Kimball Ave. Suite 203N South Burlington VT 05401 802-863-1812			
CHECKED Closure LHA/JMD	1-800-570-0685 www.bapls.com			
SCALE 1"=10'	© This Material is Copyrighted			



REVISIONS	BY

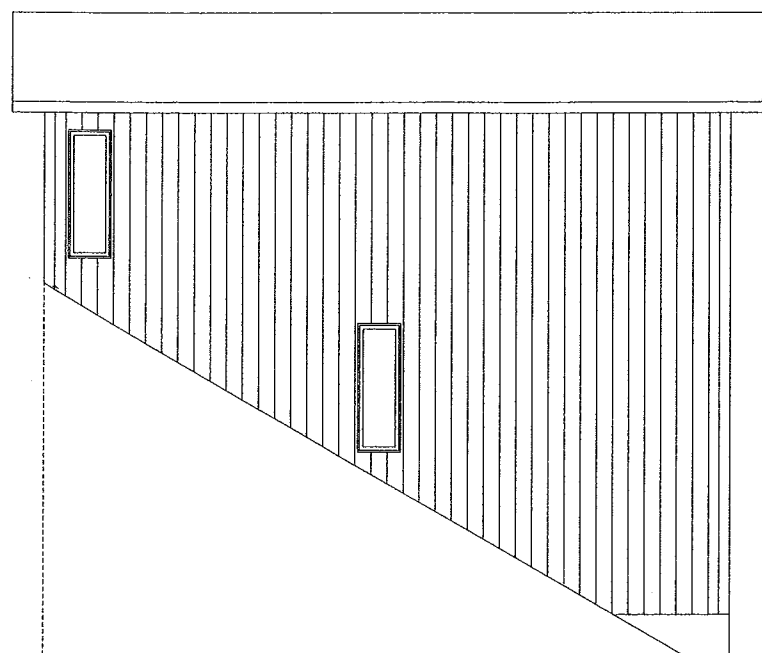
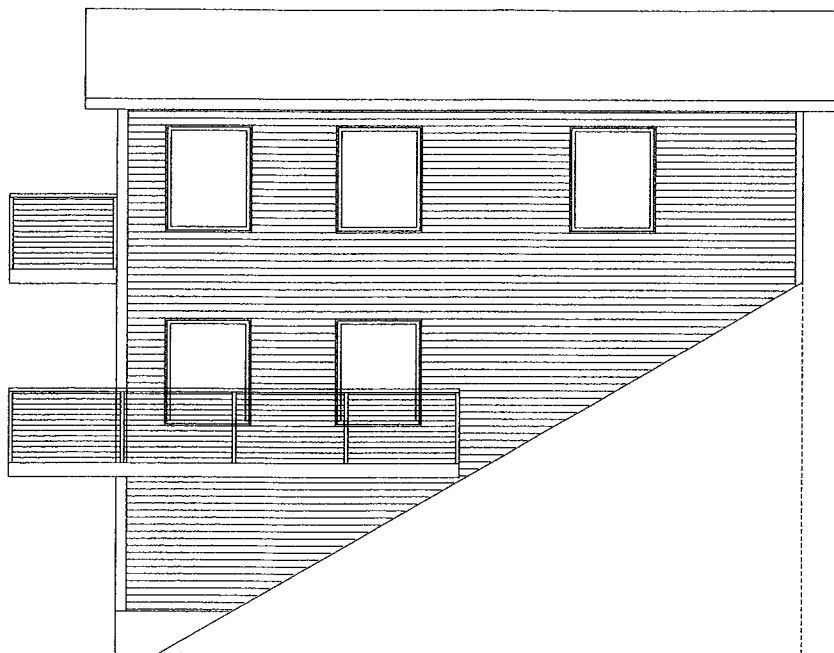
PROVIDING QUALITY, SERVICE & VALUE SINCE 1888

Allenlumber co

SMITH

DRAWN :	CHECKED :
TRL	
DATE : 10/04/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1



REVISIONS	BY

PROVIDING QUALITY, SERVICE & VALUE SINCE 1888
Allenlumber co

SMITH

DRAWN : TRL	CHECKED :
DATE : 10/06/14	
SCALE : 1/4" = 1'	
JOB NO. :	
SHEET	

A-1

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

Ron Wanamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD

Tuesday July 12, 3:00 PM

Minutes

Present: Ron Wanamaker, Jay White, Emily Morse, Jack Qualey, Gabe Stadecker, Kathleen Ryan (alternate), and Michael Alvanos

Absent:

Staff present: Mary O'Neil, Ryan Morrison

Guests: Steve Trombley, Michael Alvanos (applicant for Session II), Sharon Bushor

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-307; 120 Depot Street (RM-W, Ward 3C) Steven & Andrea Trombley

Construct single-family house and associated site improvements including related tree removal. (Project Manager, Ryan Morrison)

Motion by Jack Qualey: I move that the Board table the application until such time as the applicant returns with revised plans.

2nd: Emily Morse

Vote: 5-0-0

Motion carries

Session II – 3:30-4:00 PM

ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos

After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

Motion by Emily Morse: I move that we recommend approval of the application and forward it to the Development Review Board, with the following recommended conditions:

1. Include recommendations and conditions as outlined in the staff report.
2. As feasible, add windows to the north and east building elevations to break up the blank walls.

2nd: Ron Wanamaker

Vote: 3-2-0 (JW, JQ)

Motion carries

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).

Session III – 4:00-4:30 PM

ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo

Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O’Neil)

Guests: Grace Ciffo, Doug Nedde and Chris from GbA Architects. Jay White (recused from this review) offers comment as HOA representative from College/Battery Condominiums.

Motion by Kathleen Ryan to recommend support for the request for Alternative Compliance.
2nd – Jack Qualey

Vote 5-0.

Motion carries.

Session IV – 4:30-5:00 PM

Annual organizational meeting

Nomination and election of Board chair, vice chair, ordinance committee members, and appointment of 3 members to the Historic Preservation Review Committee.

Members and Assignments 2023

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025	✓			
Jay White	10.19.20	6.30.2023				✓
Emily Morse	12.14.2020	6.30.2024		✓		✓
Jack Qualey	7.1.2022	6.30.2023			✓	
Gabriel Stadecker	7.1.2022	6.30.2025				✓
Kathleen Ryan (A)	12.14.2020	6.30.2023				
Michael Alvanos (A)	7.1.2022	6.30.2023				

Adjournment: 5:00 PM.