Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday June 5th , 2018, 5:00 PM
PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on Tuesday June 5th, 2018 at 5:00pm in Contois Auditorium, City Hall.

1. **15-0868CU; 404 College St (RH, Ward 1E) Dunlap Riehle**
   Request for Time Extension: Change of use from duplex to single residential unit and boarding house.

2. **18-0834CA/MA; 298 College Street (RH, Ward 8E) Greater Burlington YMCA Foundation Inc.**
   Demolish Ethan Allen Club; Construct YMCA facility at 298 College Street with child care, two stories, approximately 50,000SF.

3. **18-0683CA; 600 South Willard Street (RL, Ward 6S) Greek Orthodox Church**
   Appeal of administrative decision: Replace and add lighting along new ramp and paths of Church.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.
Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.
This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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).
Printed on 100% Recycled Paper

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 5, 2018
RE: ZP18-0294CA; 24 Front Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP18-0294CA
Location: 24 Front Street
Zone: RM **Ward**: 3C
Date application accepted: September 15, 2017, deemed incomplete. Additional material submitted November 9, 2017, February 13, 2018 and April 9, 2018.
1st DAB review: November 28, 2017
2nd DAB review: March 13, 2018
Applicant/ Owner: Liam Flynn + Sarah Woodard.
Request: Second story addition over existing single story on single family dwelling.

Background:

- Non-applicability of Zoning Permit Requirements **11-0539NA**; remove 14 wood double hung window sashes and replace with new. BLP project. January 2011.
- ZBA HO 96-040; Conditional Use Home Occupation to utilize 173 sf of 1400 sf house for writing, editing, camera-ready documents and reports. Approved February 20, 1996.

Overview: Owners are proposing a 2nd story addition (352 sf) atop an existing single story addition. The application was originally incomplete until the owner was able to provide setback averages of four neighboring properties to establish setbacks. Through a series of twists the design/build team changed, and the project had been paused.
Further revised plans were received in February and April, 2018.

24 Front Street was constructed by John Roberts, a prolific Burlington builder/carpenter c. 1888. His cottages were scattered around Burlington, and easily identifiable by their gable front, side porch entry and highly decorative shingled designs. Although the house has not been listed on

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

the state or National Register of Historic Resources, it is eligible under Criteria A, B and C. See Section 5.4.8, below.

The **Design Advisory Board** completed their review March 13, 2018 with a motion to recommend approval conditioned upon revisions to the north elevation to meet setback requirements. (Revised elevations were forwarded to staff April 9, 2018.) The DAB motion included a recommendation that the articulation of the south side, 2nd floor be mirrored on the north, and slate is woven into the new roof at the point of transition.

Recommended motion: Consent approval, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms
Section 2.7.8 Withhold Permit
Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews
Part 4: Site Plan and Design Review
See Table 4.4.5-3, and Article 6, below.

Article 4: Zoning Maps and Districts
Table 4.4.5-3 residential District Dimensional Standards
In the RM zoning district, coverage is limited to 40%. 36.7% is proposed.
Side yard setbacks can be calculated at 10% of the property width, or by a method of averaging two properties on either side for the same elevation. The average of north setbacks for 16, 18, 36-38 and 40 Front Street is 1.7 feet. The existing building footprint changes at the building addition progresses eastward: Where the new (2nd floor) addition extends *beyond* the existing 1.3' setback, the 1.7 'average setback is met. The applicant seeks approval of vertical expansion over the existing first floor at the 1.3' (non-conforming) setback under provisions of Section 5.3.5, below.
Height is proposed at 25', less than the 35' maximum.
Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.
This is an existing developed lot. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access
There is existing frontage and access from Front Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation
The lot does not exceed 2 acres. Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.5-3, above.
(*b) Exceptions to Yard Setback requirements:*
*2. Building and Site Features. **Eaves**, sills, **roof overhangs**, cornices, steps to first floor entries, walkways, ramps for the disabled, feances, walls and similar building and site features may project into a required yard setback.*
Where the building footprint changes and the building mass is pulled back on the north elevation, a building eave is shown within the setback. Eaves are an exception to setbacks per this standard. **Affirmative finding.**

Section 5.2.6 Building Height Limits
See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations
There is no change in use. The home remains a single family residence.

Part 3: Non Conformities
Section 5.3.5 (a) Changes and Modifications

Nothing in this Part shall be deemed to prevent normal maintenance and repair or structural repair, or moving of a non-complying structure pursuant to any applicable provisions of this Ordinance.

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

1. *Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.*

   *Within the residential districts, and subject to Development Review Board approval, **existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure**. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:*

   i) Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);

   ii) Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,

   iii) Be compatible with the character and scale of surrounding structures.

   The proposed vertical expansion will not exceed the existing level of non-conformity. The plan will be in character with similar residential additions, and characteristic of building expension to this style of house. This vertical expansion

is reserved only for the second story addition at the 1.3' setback on the north elevation; as the building footprint jogs in, the setback must reflect the average side yard setback of 1.7' on the north. The site plan and building elevations submitted 4.9.2018 confirms that intent, with only an eave encroaching; permissible under Section 5.2.5 (b) 2. (above.)

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

Not applicable.

2. *Such a change or modification shall not create any new nonconformity;*

No new non-conformity shall be created.

and,

3. *Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*

See Article 3, Part 4; Table 4.4.5-3 and Article 6.
Affirmative finding as conditioned.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:
These regulations shall apply to all buildings and sites in the city that are listed, or ***eligible for listing****, on the State or National Register of Historic Places.*
Although 24 Front Street is not listed on the State or National Register of Historic Resources, it is identified as a John Roberts house, constructed before 1889. In applying the National Register Criteria for Evaluation, 24 Front Street meets eligibility Criterion A (associated with events that have made a significant contribution to the broad patterns of our history); Criterion B (associated with the lives of persons significant in our part), and Criterion C (Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.)
Prior review included information from *Historic Guide to Burlington Neighborhoods*, Vol. III, and an educational flyer produced by UVM's Historic Preservation Program about John Roberts and his work.

(b) Standards and Guidelines:

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

24 Front Street was constructed as a single family home; a use that is proposed to continue.

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

John Roberts's houses are distinguishable by their modest size, relatively steep roof slope with gable front orientation, side porch entries and highly characteristic ornamental and graphic arrangement of sheathing, window trim, barge boards, and porches. All those features remain

intact here, despite the large one story rear addition. The proposed 2nd story rear addition now sits as a cross-gable, more comfortable engaging the new building volume atop the existing structure. This is a method that has been employed on other, similar residential buildings and is successful in its compatibility and sensitivity to the existing home.

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

No conjectural features are proposed.

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

The one story rear addition was an earlier modification confirming what has been demonstrated on many of the Roberts houses (original size about 975 sq. ft.); their small size eventually spurs the desire for additional living space. That earlier rear addition is relatively obscure in that it is not immediately discernable from the streetfront. Revised plans for the 2nd story addition have minimized the visual and spatial impact of the new building volumne, and are consistent with other additions to Roberts' Houses here in Burlington.

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

Although the submitted photographs are a shielded view of the house, a photo taken in 2010 demonstrates the retention of the major elements of the Roberts exterior. The slate roof is to be retained and woven into the roof of the new addition.

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

The proposal is not for replacement of failed historic materials, but for a structural addition.

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

No chemical treatments are proposed.

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

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed new addition skillfully increases the building volume without detracting from the essential characteristics of the building's identity. Many of the Roberts houses have been the subject of building addition (see Mansfield Avenue, Loomis Street) demonstrating that careful arrangement and orientation can successfully achieve new living space without sacrificing the character of the original structure. The solution presented is successful in maintaining building character, massing, and scale. A change in roof material on the new roofline will clearly discern the cross gable as new construction.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Although unlikely to occur, it may be possible to consider the proposed addition reversible; leaving the original structure intact.
Affirmative finding.

<u>Article 6: Development Review Standards</u>

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:
As the proposal is for a 2nd story addition, no alterations are proposed to the topography or landscaping of the parcel. Not applicable.

(b)Topographical Alterations:
Not applicable.

(c) Protection of Important Public Views:
No protection is offered for public views from or through private parcels. 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.

(d) Supporting the Use of Renewable Energy Resources:
No part of the application will preclude the use of wind, water, solar, geothermal, or other renewable energy resource.

(e) Brownfield Sites:

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.
There are existing porches to shelter residents in inclement weather.
No site disturbance is proposed. No EPSC is required. **Affirmative finding.**

(h)Building Location and Orientation:
No alteration to the location or orientation of the principal structure is proposed. The orientation of the proposed second story addition (now a cross gable) makes it a natural and organic building modification as it intersects with the ridge of the historic house. **Affirmative finding.**

(i) *Vehicular Access:*
No change proposed.

(j) Pedestrian Access:
No change proposed.

(k) Accessibility for the Handicapped:
While encouraged, handicapped accessibility is not required for single family homes. Any ADA requirements are under the jurisdicition of the building inspector.

(l) Parking and Circulation:
Existing conditions provide 1 parking space for the single family residence; non conforming to parking standards. As existing, the arrangement may continue.
Affirmative finding.

(m) Landscaping and Fences:
No changes are proposed to the existing landscaping. Not applicable.

(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.
No additional lighting has been included in the submission packet. If any additional lighting is proposed, spec sheets and illumination information needs to be provided for review.
Affirmative finding as conditioned.

(p) Integrate infrastructure into the design:
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.
Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.
Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.
No HVAC or other mechanical equipment is noted within the submission documents. If any mechanical equipment is proposed, specification sheets and building elevations/roof plan as applicable shall be submitted for review. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards
(a)Relate development to its environment:
1. Massing, Height and Scale:
The revised plan more comfortably settles the new building area without negatively inflating building mass and height. Its scale and height are more consistent with and sensitive to the existing building. **Affirmative finding.**

2. Roofs and Rooflines.
A cross gable front roof is proposed, in perpindicular orientation to the existing roof, successfully masking the new building area into an enclosed space turned away from the building front. **Affirmative finding.**

3. Building Openings
From the submitted "Proposed Side El.(South)" plan of April 9, 2018, a single double hung window is proposed for the second story. The rear (east) elevation shows four double hung windows, consistent with the character of the building. The north elevation features a transom style window. **Affirmative finding.**

(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.
See Section 5.4.8.

(c) Protection of Important Public Views:
Not applicable.

(d) Provide an active and inviting street edge:
The orientation of the new building mass comfortably fits the new area on top of the existing structure, without disturbing the recognizable characteristics of the Roberts House.
Affirmative finding.

(e) Quality of materials:
All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.
Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.
Wood clapboard and asphalt shingles are proposed. These are appropriate for new construction and sympathetic with the existing structure. **Affirmative finding.**

(f) Reduce energy utilization:
All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(f) Make advertising features complementary to the site:
Not applicable.

(g) Integrate infrastructure into the building design:
See Section 6.2.2. (p) above.

(i)Make spaces secure and safe:
All construction shall meet applicable building and life safety code as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned.**

<u>Article 8: Parking</u>
A single family home in the Neighborhood Parking District requires 2 parking spaces. This parcel is existing non-conforming with one parking space, and may retain that non-conformity.
Affirmative finding.

Section 8.1.7 Non-Conforming Residential Structure
Where additions or conversions to existing residential structures within a Neighborhood or Shared Use Parking District add living space but do not add dwelling units, and such sites do

not currently meet the parking standards of Section 8.1.8, one parking space shall be provided for each additional room. ***Single detached dwellings shall be exempt from this requirement****.*

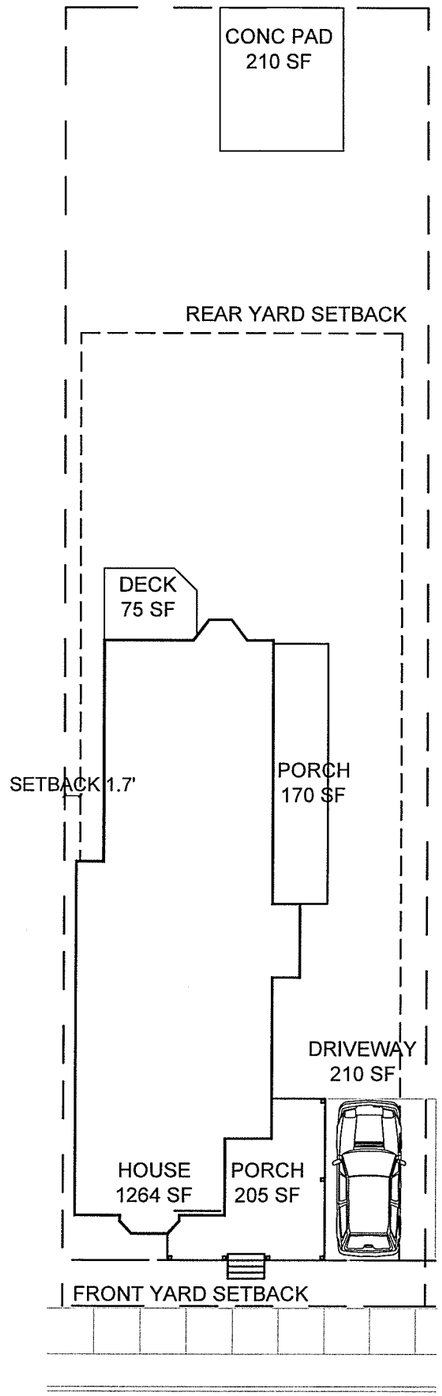
Although the application is for an addition to add living space and the site is non-conforming to parking, this is a single family home that is exempt from this standard.
Affirmative finding.

II. <u>Conditions of Approval</u>

1. No lighting information has been included in the submission packet. If any additional lighting is proposed, spec sheets and illumination information shall be provided for staff review and approval.
2. This permit shall confirm the abandonment of a home occupation permit issued in 1996.
3. Any vertical expansion within a required setback requires DRB review (Section 5.3.5(A) 1.). The application materials and analysis have defined a required northerly setback of 1.7'. The owners indicate that the existing house is 1.2-1.5 feet from the property line. Vertical expansion may be approved by the DRB over an existing single story within the required 1.7'. As the building footprint jogs in the rear, the required 1.7' setback must be met. Eave and roof overhangs lines may encroach per Section 5.2.5 (b) 2, but building mass may not.
4. It is recommended that the articulation of the south side, 2nd floor be mirrored on the north, and slate is woven into the new roof at the point of transition.
5. If any mechanical equipment is proposed, specification sheets and building elevations/roof plan as applicable shall be submitted to staff for review and approval.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction per the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. No request for an addition to the existing structure shall imply or be considered approval of an additional residential unit.
8. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
9. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Submitted via email 4/9/18



DISTRICT:	= RM
LOT SIZE:	= .1270 ACRES - 5,532 SF (per City Property Database)
EXISTING COVERAGE PRIMARY	= 1484 SF (26.8% COVERAGE)
ALLOWABLE COVERAGE PRIMARY	= 2213 SF (@ 40%)
EXISTING COVERAGE ACCESSORY	= 660 SF (11.9%)
ALLOWABLE COVERAGE ACCESSORY	= 553 sf (@10%)
TOTAL COVERAGE	= 2142 SF (38.6%)
BUILDING HEIGHT (ALLOWABLE)	= 35'
BUILDING HEIGHT (ACTUAL)	= 25' (MIDPOINT OF NEW GABLE)
SETBACKS:	= AS SHOWN ON PLAN

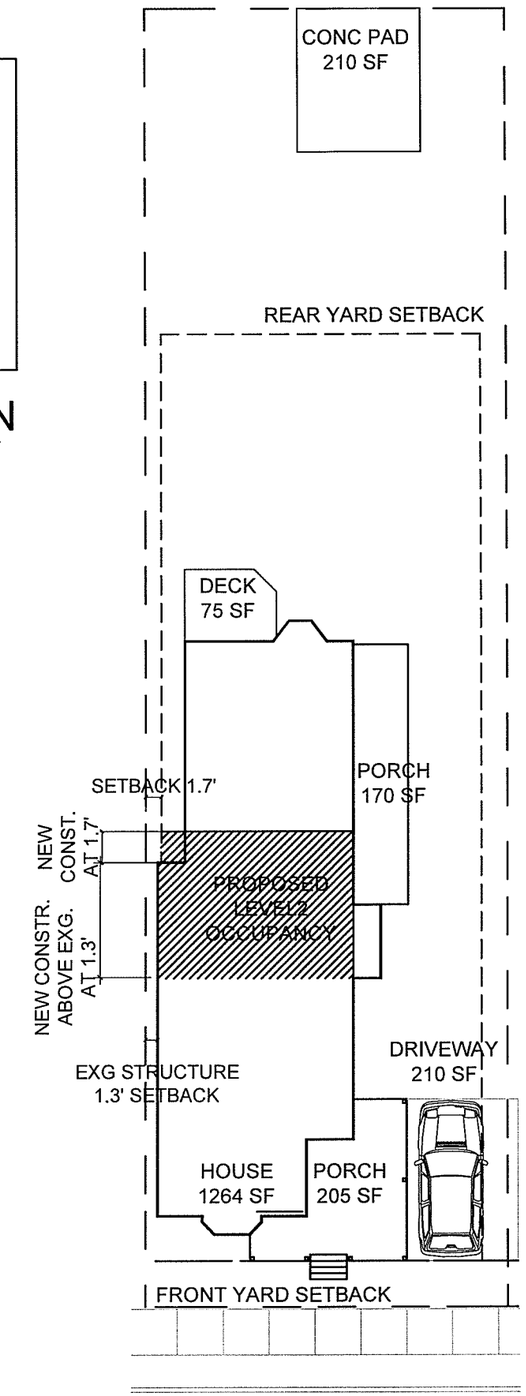
PROPOSED SITE PLAN

0 1 2 6 10 18 26

DISTRICT:	= RM
LOT SIZE:	= .1270 ACRES - 5,532 SF (per City Property Database)
EXISTING COVERAGE PRIMARY	= 1474 SF (26.6% COVERAGE)
ALLOWABLE COVERAGE PRIMARY	= 2213 SF (@ 40%)
EXISTING COVERAGE ACCESSORY	= 660 SF (11.9%)
ALLOWABLE COVERAGE ACCESSORY	= 553 sf (@10%)
TOTAL COVERAGE	= 2134 SF (38.6%)
BUILDING HEIGHT (ALLOWABLE)	= 35'
BUILDING HEIGHT (ACTUAL)	= 20'-3" (MIDPOINT OF MAIN GABLE)
SETBACKS:	= AS SHOWN ON PLAN

EXISTING SITE PLAN

0 1 2 6 10 18 26



struktur
Struktur, Pllc
47 Maple Street, Suite 304
Burlington, VT 05401
802.540.0774
www.strukturvt.com

BURLINGTON

WOODARD / FLYNN RESIDENCE

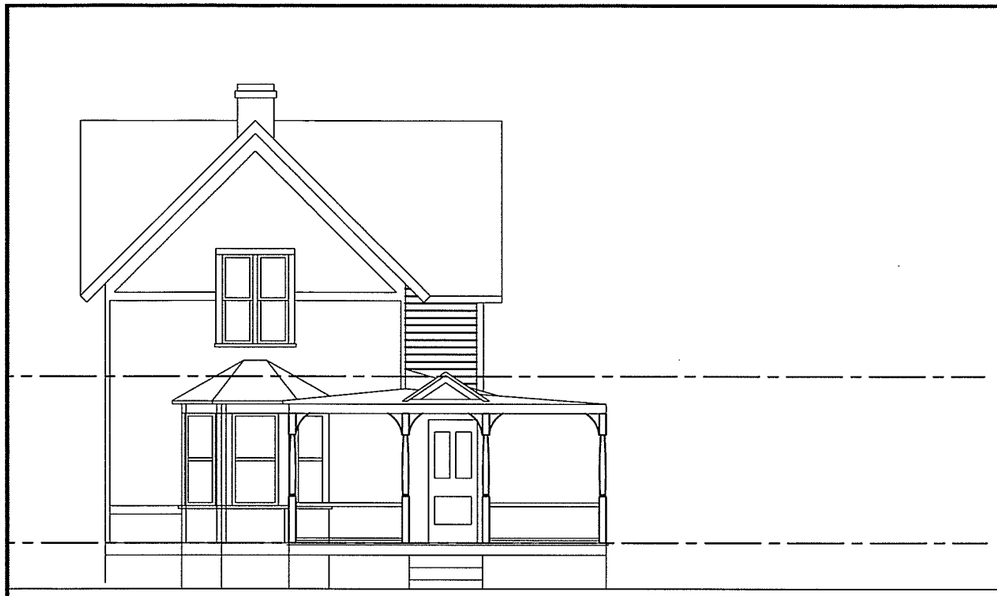
VERMONT

SITE PLANS

DATE: 4.9.18
SCALE: AS NOTED

PZ

Submitted via email

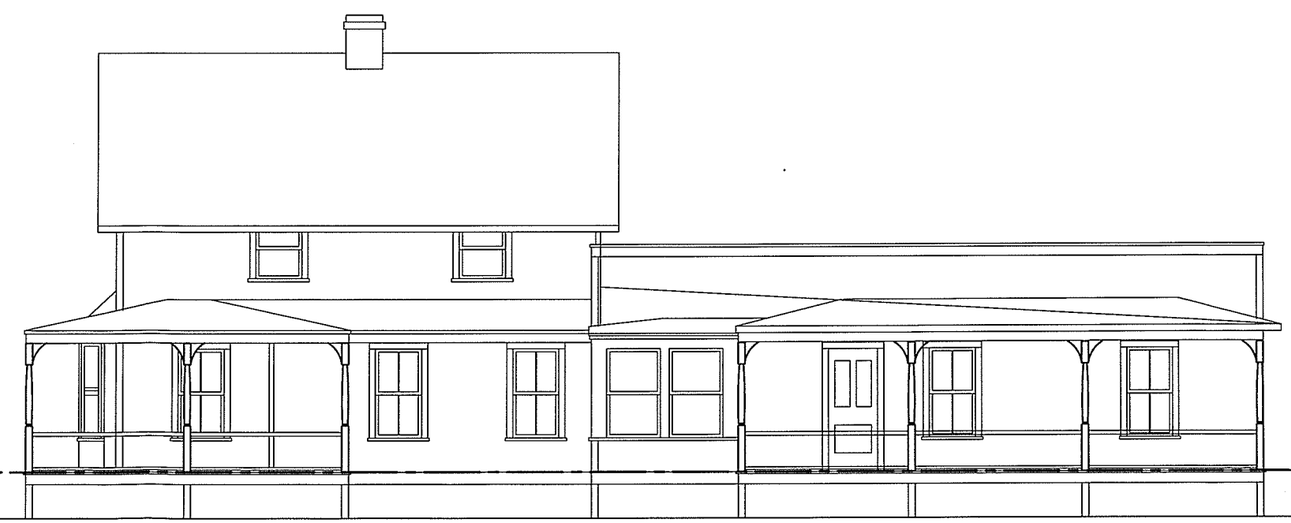


PROPOSED FRONT EL. (WEST)

0 1 2 6 10 18 26

PROPOSED SIDE EL. (SOUTH)

0 1 2 6 10 18 26



EXG FRONT EL. (WEST)

EXG SOUTH SIDE EL. (SOUTH)

struktur

Struktur, Pllc
47 Maple Street, Suite 304
Burlington, VT 05401
802.540.0774
www.strukturvt.com

BURLINGTON

WOODARD / FLYNN RESIDENCE

VERMONT

ELEVATIONS

DATE: 4.8.18
SCALE: AS NOTED

PZ

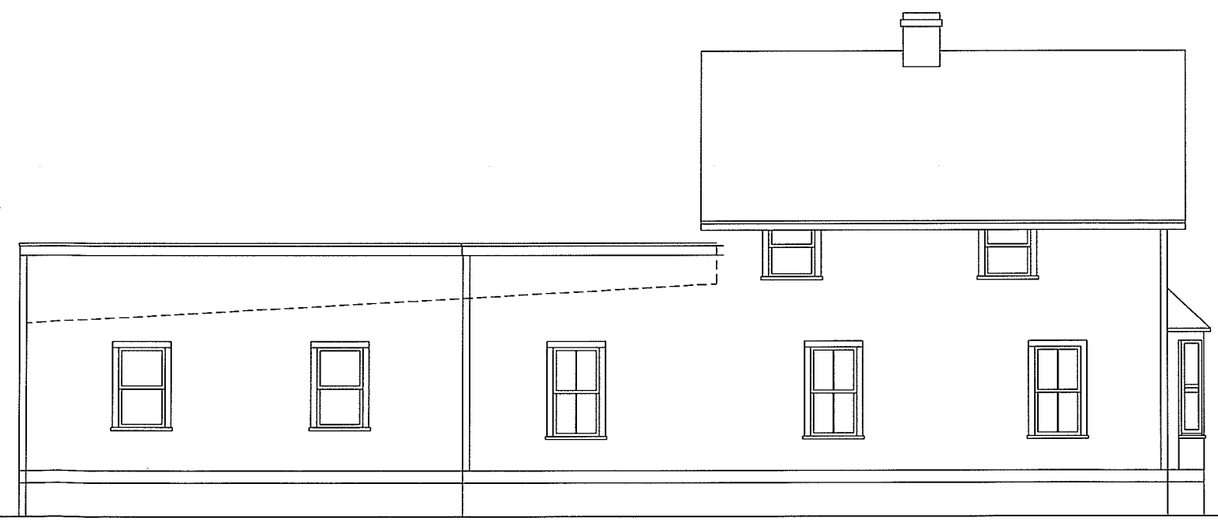
Submitted via email

PROPOSED REAR EL. (EAST)

0 1 2 6 10 18 26

PROPOSED SIDE EL.(NORTH)

0 1 2 6 10 18 26



EXG REAR EL. (EAST)

EXG SIDE EL. (NORTH)

struktur
Struktur, Pllc
47 Maple Street, Suite 304
Burlington, VT 05401
802.540.0774
www.strukturvt.com

BURLINGTON

WOODARD / FLYNN RESIDENCE

VERMONT

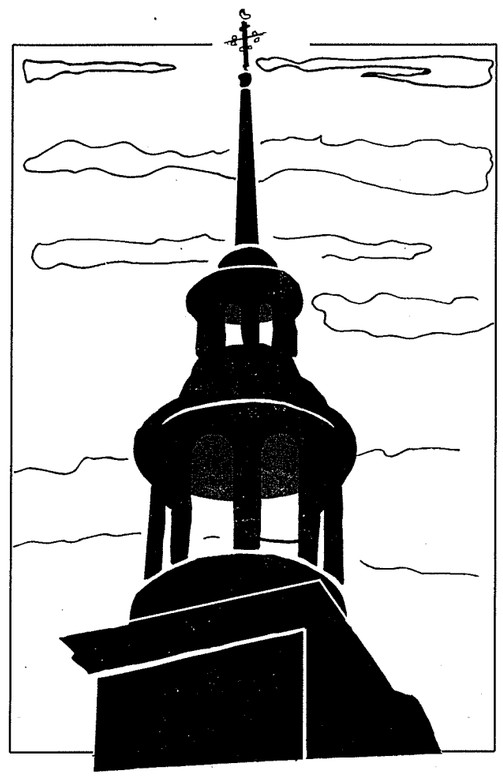
ELEVATIONS

DATE: 4.8.18
SCALE: AS NOTED

PZ

Historic Guide to Burlington Neighborhoods

Vol. III



Chittenden County Historical Society

he first half of the 19th century
known as "North Bend Street"
easons. Residents asked for a
n the fall of 1956 and the Board
pproved. In March of 1957 new
vent up proclaiming it to be
ive."

* * * * * * * * * * * * * * * * *

rchibald Street

). Wheeler School
Archibald Street
e very north end of Elmwood
chool honors Burlington's long
— 1880-1902) Superintendent
nry O. Wheeler.
Burlington architect W.R.B.
school, similar to Adams on
Street, occupies a unique site,
ree sides by Spring, Archibald
eets.

city purchased the old French
see Vol. I, pp. 197-98) to house
ementary school population in
nd. In 1904 the old chapel was
d to be replaced with this sub-
ar classroom structure.

The addition contains eleven classrooms, a library and a community/facilities room. It was built in the winter of 1965-66.

* *

South Willard Street

John Roberts House
#227 South Willard Street

Burlington contractor and builder John Roberts erected this house in 1880 for his own residence. It is a distinctive square Italianate building, distinguished by its clean lines and ordered facade and was probably a decade out of style when it was built.

Roberts was a prolific builder of workers' housing in Burlington at the end of the 19th century.

Childs Gazetteer included only a paragraph about him in 1883 (p. 106)

> John W. Roberts, carpenter and builder, located on South Winooski Avenue, commenced business here about fourteen years ago (ca. 1869) and now employs about twenty men.

The city directory first lists him as a contractor and builder in 1889/90. His interest and obvious delight was to build single family homes. These houses represent a type that came to the fore across the country in the

decades of the 1870s and 1880s. These cottages are scattered around Burlington, apparently wherever Roberts could purchase property, and were built on speculation.

All of these houses are functionally designed. They represent a standard house type: a one and a half story cottage in the popular Queen Anne Style. The framed structure turns the gable end toward the street, with a side entrance and a distinctive bay window in the facade. Roberts dressed up the house by adding a small side porch and elaborate ornamentation: fish scale shingles, crisscrossed stickwork in diamond motifs and window brackets. Sometimes there is also a diamond found on the side wall of many of them.

At least 50 of these residences still stand scattered about Burlington. Roberts built them for as little as $900 each.

Well preserved examples of the houses can be found at:

#239 Loomis Street
#69 Mansfield Avenue
#250 North Winooski Avenue
#354 North Street
#24 Front Street
and #45 Howard Street.

Roberts cottage style was only one of many types he constructed. Larger and more expensive dwellings, resembling small mansions, are

John Roberts' Houses:

A Walking Tour Burlington, VT

235 Loomis Street

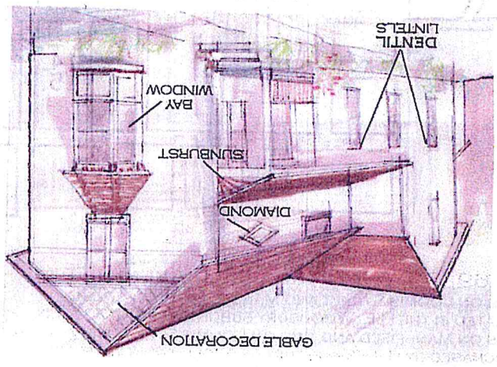
Written by Tara Harrison
October 2003

Preservation Burlington
PO Box 481
Burlington, VT 05402
802-238-2918
preserve@preservationburlington.org

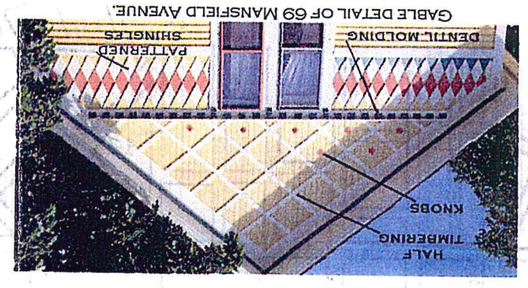
Preservation Burlington is a nonprofit organization that seeks to preserve the architectural, historic, aesthetic, and economic vitality of the city as well as improve the livability of our neighborhoods. It provides a forum for community concerns and a means for addressing them. Preservation Burlington is involved with both education and advocacy. Activities include a Homes Tour and an Awards program.

Building Characteristics - Queen Anne Details

Many of the homes built by John Roberts have similar plans with very distinctive decorative details, reflective of the popular Queen Anne style. The buildings have simplified rectangular or L-shape plans, with patterned shingles, half-timbering and knobs decorating the gable front end. The first floors generally feature bay windows and full or side entry porches, often with turned posts. Dentil lintels top the window and door openings, while diamond shaped stick-work trims the sides. Characteristic building materials include balloon frame structures clad in wooden clapboards and covered by a patterned slate roof.



The buildings that diverge from the standard Roberts' plan still feature popular Queen Anne details including front porches with turned posts, patterned wooden shingles, and dentils.



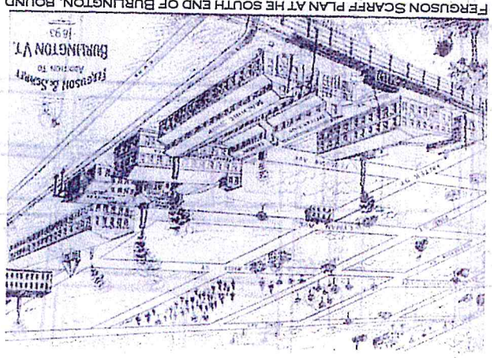
Gable detail of 69 Mansfield Avenue.

Pattern Books

Pattern books, detailing plans for homes in the latest architectural styles, were widely circulated by the time Roberts was building houses in Burlington. These books are likely part of the reason Roberts was able to incorporate fashionable details on his moderately priced homes.

Development Plans

In the second half of the 19th century, Burlington experienced extensive growth. With the expansion of the railroad industry and the opening of several canals (providing a water route from Canada south to New York City) the city possessed two convenient methods of shipping. Industry flourished, especially lumber, and the population increased, both in laborers and service workers. The new middle and working classes began to settle the old north end and the land east of the city center. At this time many large estate owners, throughout the city, began subdividing their lands and selling off lots.



Ferguson scarff plan at the south end of Burlington, bound by Flynn Avenue (N), Home Avenue (S), Briggs Street (W), and Shelburne Road (E).

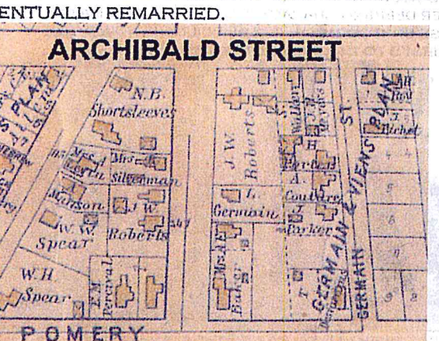
Financing

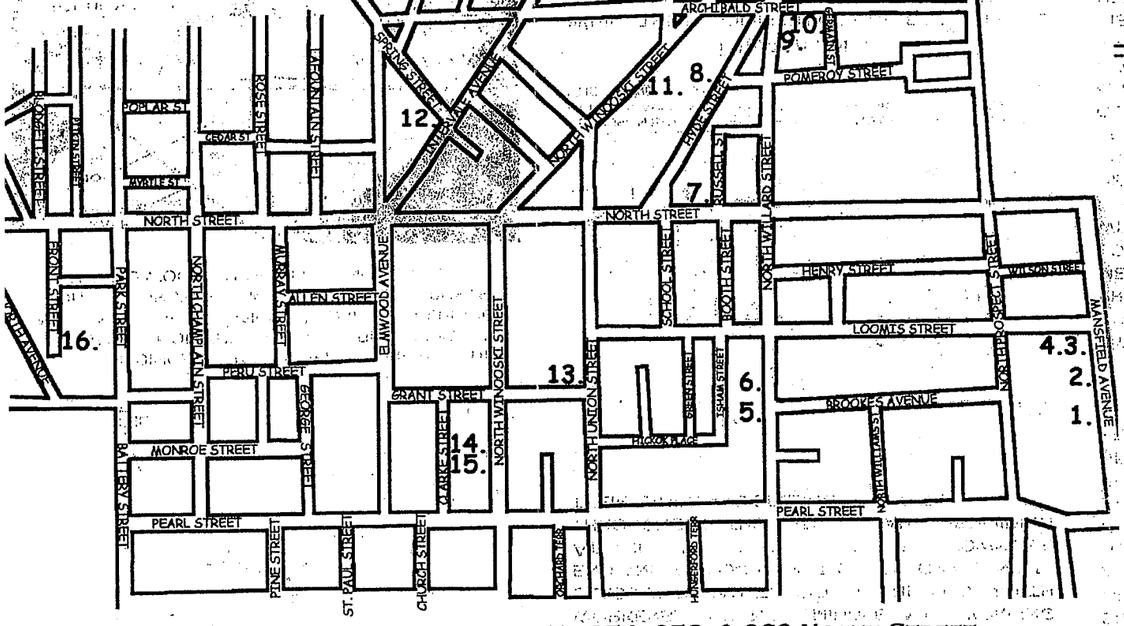
While the subdivision of large land plots provided locations for development, buildings were still needed to house the new working population. Although a great "robber barons," investment for the upper middle class was limited. Stock investment proved to be not only risky but also vulnerable to fraud. At the same time, capital in the form of loans was not as readily available from banks as it is today. Many mortgages were private issued, satisfying the need for both capital and small-scale investment. The system provided both income to the investors and a means for the working class to purchase homes, their own. Most loans were for relatively small amounts and short duration. Builders were often required to provide substantial capital for the construction projects, thereby increasing their own interest in the successful completion. The economic of financing began to dictate the appearance of the neighborhoods and houses. Financers, builders and future homeowners all sought to protect the value of their respective investments. Real estate. Single-family homes uniformity of architectural styles and restrictions such as lot set-backs also helped.

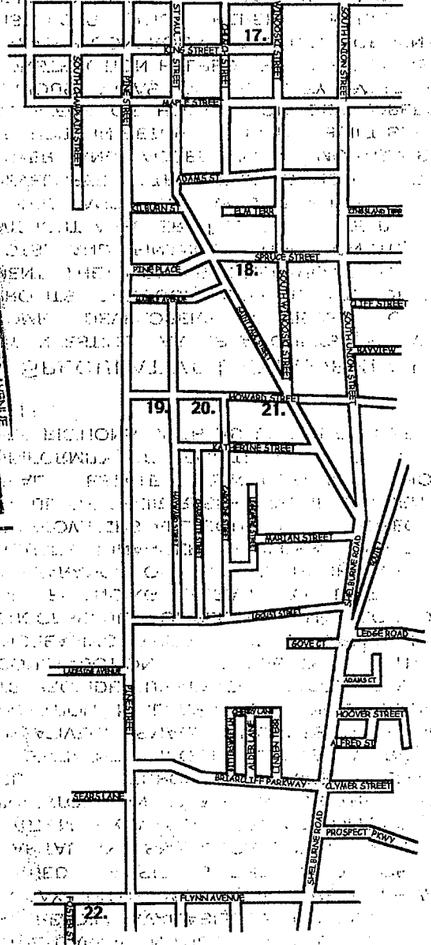
Speculative Development

By investing larger amounts of capital some developers achieved greater profits through speculative development. They commissioned homes on the lots, and financed the construction without a buyer. The complete package house and lot, was then sold, the developer often lending money to the buyer and accepting a mortgage as security in return. Roberts built several clusters of homes for developers in various areas of the city. Multi-home construction helped the investor retain greater control of the development of his lots, and thereby ensured the neighborhood's stability and the property's marketability.

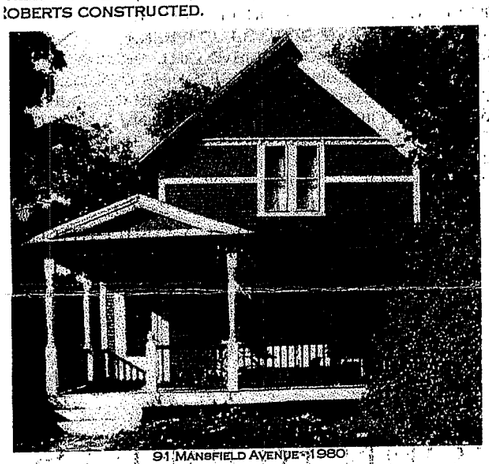
John W. Roberts was born c1853 Essex, Vermont. City directories dicate that he was living, with his wife melia, and working as a carpenter in urlington in the late 1870s. In the ext two decades, he built over 50 omes for the growing population of urlington. The majority of these one-nd-one-half story structures feature ecorative gable front facades and bay indows. Roberts appears to have ound a niche in the building market, reating stylish homes with popular ueen Anne details in the mid-to-lower rice points. The quantity of homes emaining indicates that Roberts was uite successful, both with individual uyers and speculative developers. His uccess allowed Roberts to ontinually acquire and mortgage land, oviding the necessary capital to ontinue building. The homes he built e the prefect reflection of urlington development in the 1880s nd 1890s, in the style, type, and thod of building. However, his career Burlington ended quite abruptly. llowing the death of his wife in 1896, berts sold much of his land to a iend, George G. Munson, and "removed Philadelphia." Not much is known of later years, except that he ntinued to work as a carpenter and entually remarried.







. 69, 73, & 77 Mansfield Avenue - The ots on Loomis Street and Mansfield Avenue were reated in the H.E. Woodbury subdivision of 1887. Six ots on Mansfield and two on Loomis Street were urchased by U.A. Woodbury the following year. Urban Woodbury paid Roberts $2,700 to build these three ouses on Lots 2, 3 and 4, respectively, fronting Mansfield Avenue in 1888. All three of these homes etain many of the decorative features that Roberts riginally designed. While new asphalt shingles have eplaced the slate on numbers 73 and 77, 69 Mansfield till has the original patterned slate roof that oberts constructed.


91 Mansfield Avenue - 1980

2. 91 Mansfield Avenue - John Wilson, a gardener, bought lots 5 and 6 from U.A. Woodbury in 1888 and hired John Roberts to build a home that same year for $900. Wilson also constructed a greenhouse on his land and continued to expand his business here for many years. Most of Roberts' design details are intact, however the original gable decoration has been replaced with different patterned shingles.

3. 241 & 239 Loomis Street – 241, 239, and 235 were the three of the first houses constructed on this section of Loomis Street c.1890. U.A. Woodbury financed their construction and later sold or rented the properties. The bay window and dentil lintel trim remain on 241, however, most of the decorative detail has been covered by aluminum siding. Additionally, asphalt shingles replace the original slate roof. 239 Loomis Street still retains many of the decorative characteristics that identify it as a John Roberts' house. Ario Beers, the first resident, lived in the house since its construction and completed its purchase from UA Woodbury for $1000 and the taxes for 1895. The entry porch was likely closed after the original construction.

4. 235 Loomis Street – This house was built c.1890 on the Westside of lot 8 of the Woodbury subdivision. It is the only surviving John Roberts' house with functional shutters, which were likely attached around the 1920s, when a second floor was added to the kitchen area. The bay window, gable decoration, dentil lintels and original slate roof still distinguish this home.

5. 55-57 North Willard Street – Charles Van Steinberg commissioned John Roberts to build this house in 1888 for $1250. The higher price afforded Roberts the opportunity to diverge from his standard construction plan while still incorporating signature characteristics. Unfortunately, changes, including additions and aluminum siding, have obscured the decorative details that identify this house as built by John Roberts.

6. 61 & 65-67 North Willard Street – Larger than the standard plan, the houses at 61 and 65-67 North Willard Street were built in a basic "L" shape and cost $1100 each. The front fenestration is different than the typical Roberts' house design. The decorative fish scale shingles, the bay windows and dentil window lintels are still present on both of these houses, as is the patterned slate roof. Additions have been added to the rear of both homes. Number 65-67 has been converted into a duplex and the original two-over-two, double-hung sash windows have been replaced.

7. 354, 358, & 360 North Street – These three houses were built on Lots 12 & 13 of Charles R. Palmer's Plan in the early 1890s, likely on speculation by grocer, C.E. Germain. Although some changes are evident, these homes still retain many of the defining Roberts' characteristics including bay windows, gable decoration and slate roofs.

8. 79 Hyde Street – 79 Hyde Street was built c.1895 and has undergone several changes. The bay window and dentil window lintels were removed, and the side entry porch has been closed in. The slate roof and decorative gable roof have been maintained.

9. 244 North Willard Street – John W. and Amelia Roberts bought land on the east side of North Willard Street in 1885, and built this house shortly after. Although the decorative gable and patterned slate roof are present, the building lacks a bay window and other architectural details common to Roberts' houses. Whether Roberts designed the building this way, or if features were subsequently removed, is not known.

10. 248 North Willard Street & 195 Archibald Street – Despite the difference in plan and lack of decoration, these two houses were built by John Roberts. These "improvements" to the land surrounding his homestead afforded Roberts greater mortgage potential and likely provided rental income. The building materials, wooden frame, clapboards, slate roofs and redstone foundation are consistent with other Roberts-built structures.

11. 246, 248, & 250 North Winooski Avenue – 246, 248, 250 North Winooski were built on speculation by grocer, C.E. Germain in 1888. James A. Delaney, the first owner of 250 N Winooski, was a clerk in Germain's store. Numbers 246 and 248 still retain the decorative features that characterize homes built by Roberts. However, aluminum siding has obscured some features of number 250.

12. 3 Spring Street & 57 Intervale Avenue – These houses were built c1892 on the site of a former restaurant. Both houses were originally simple gable front plans with small side entry porches. The front porch on 3 Spring Street was added c1940. 57 Intervale Avenue was used as a duplex by the turn of the century and an original porch was added about 15 years later. The current porch was constructed c1940, as well as other additions. Both homes retain the decorative elements that Roberts incorporated into their original design.

13. 92 Grant Street – This house is largely unchanged, and still retains the original massing that John Roberts constructed. It was built c1890, but was not originally owner occupied. All of the decorative trim remains, and the slate roof and redstone foundation are unaltered. Additionally, most of the original two-over-two, double-hung sash windows have not been replaced.

14. 36 Clarke Street – The Clarke Street houses mark a departure from John Roberts' traditional decorative gable front homes with decorative details due to their higher original price. F.J. Burdick, a manager at Burlington Beef Co. commissioned the house at 36 Clarke Street in 1888, paying $2700 for both house and barn, a four-bay structure that still stands behind the house. Roberts' characteristic patterned shingles, slate roof and dentil moldings are still evident.

15. 40-42 Clarke Street – Similar to 36 Clarke Street, this larger house earned a substantial commission for Roberts, $3000. The building's irregular plan, front porch and turned posts, and decorative shingles are characteristic of the Queen Anne style, common in many parts of Burlington. Albert Rutter, a bookkeeper who commissioned the building, worked with Roberts on other projects as well. In 1885, for example, Rutter provided a loan to Roberts, accepting a mortgage on the latter's Willard Street lot as security.

16. 24 Front Street – S. and M. Wardlow originally commissioned the house at 24 Front Street c1890 as an investment, while residing on Pearl Street. The decorative treatments are intact, except for the side diamond trim. The original massing and slate roof are evident, despite the later, rear addition.

17. 156 King Street – This is the only remaining John Roberts' house on King Street. In the 1880s, C.P. Smith subdivided the plot of land south of Main Street, between Church Street and just east of South Winooski Avenue, into 36 lots. In 1889, Smith hired Roberts to build two houses on King Street for $2100. The 1890 Hopkins map of Burlington shows seven houses with similar plans on the north and south sides of King Street, between Church Street and South Winooski. Number 156, the only survivor, still has the decorative gable end and diamond trim, but it's bay window is missing (although the roof still extends, cantilevered from the front facade.)

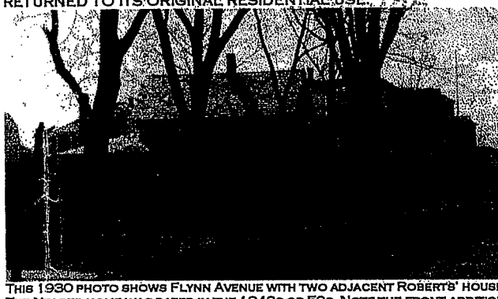
18. 19 & 21-23 Spruce Street – Both of these houses were built in the 1890s in Roberts' basic L-plan. The massing is evident and the slate roof remains, but aluminum siding covers the decorative detail of 19 Spruce Street and a picture window has been added by the door. The large addition, converting 21-23 to a duplex was added in the 1910s. The patterned wooden shingles are different in the gable end and only the bay window and diamond trim, albeit with a star, reflect Roberts' popular decorative designs.

19. 45 Howard Street – The house at 45 Howard Street retains a high degree of integrity of original design. The decorative features are intact as Roberts constructed them and the massing is largely unchanged, a small addition exists in the back. Decorative dentil lentils top the windows and slate still covers the roof.

20. 93 Howard Street – 93 Howard Street also retains many of its original decorative features. The gable end is well maintained, however the absence of dentil lintels is evident. The full front porch and slate roof are original from construction, but the turned balusters have likely been replaced.

21. 121 Howard Street – While aluminum siding disguises the decorative details, the bracketed bay window, slate roof and dentil lintels still top the windows of 121 Howard Street. The front fenestration has been altered slightly and an addition has been added in the rear.

22. 285 Flynn Avenue (formerly Park Avenue) – This building was built in the 1890s and shortly after was converted to a deli and grocery store. Roberts accepted the adjacent lot and house (which he had also built) as payment for its construction. The two-story front addition that covers the decorative gable end was built c.1926. Later additions, including the raised side roof and vinyl siding, have hidden the original massing and any other defining characteristics, thereby making the house unrecognizable. The building, however, has returned to its original residential use.


This 1930 photo shows Flynn Avenue with two adjacent Roberts' house. The nearer home was razed in the 1940s or 50s. Note the front addition on the far building. (Photo: McAllister Collection, UVM, Bailey Howe Library, Special Collections)

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 5, 2018
RE: ZP18-0857CA; 159 Locust Terrace

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: 18-0857CA
Location: 159 Locust Terrace
Zone: RL **Ward**: 5S
Parking District: Neighborhood
Estimated Construction Cost: $200,000
Date application accepted: April 3, 2018
Applicant/ Owner: Norman Benoit / William Marquess / Terry and Pat Rivers
Request: Renovation and addition to existing single family residence.

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

Background:

- There are no zoning permits on file for this property.

Overview: 159 Locust Terrace was built in 1949, and is a 600 sf. single family home on a 6780 sf parcel. It was included within the Historic Sites and Structures Survey of the Five Sisters (New Harlam) Neighborhood in 2007.

The **Design Advisory Board** reviewed the application at April 24, 2018 meeting, and voted unanimously to recommend approval and advancement to the DRB.

Recommended motion: Consent approval, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms
Section 2.7.8 Withhold Permit
Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts
Section 4.4.5 Residential Districts
(b) Dimensional Standards and Density
Table 4.4.5-2 Base Residential Density
The dwelling will remain a single family residence. **Affirmative finding.**

Table 4.4.5-3 Residential District Dimensional Standards

RL zoning district	Max Lot Coverage	Setbacks			Max Height 35’
		Front: Ave of 2 adjacent lots on both sides +/- 5’	Side: 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides Max required 20’.	Rear: 25% of lot depth but in no event less than 20/ Max required 75’	
159 Locust Terrace	20% existing; 31% proposed	No change	South setback to retain the existing non-conformity; north setback > 10% lot width.	Exceeds 25% of lot depth.	19’6” to ridgeline, < 35’ max.

1. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d)3A below. Measurement of and exceptions to coverage, setback, and height standards are found in Art 5.
2. Average front yard setback of the principal structures on the 2 adjacent lots on both sides within the same block having the same street frontage. See Sec. 5.2.4. 3.
3. In no event shall the side yard setback be required to exceed 20-feet, or the rear-yard setback be required to exceed 75-feet.
4. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of the Sec 4.5.4 Riparian and Littoral Conservation Overlay Zone.
5. The side yard setback shall be calculated based on the 4 adjacent properties (2 on each side of the subject property). The right side yard setback is the average of the right side yard setback of the principal structures

on these 4 properties. The left yard setback is the average of the left side yard setback of the principal structures on these 4 properties. The adjacent properties shall be within the same block having the same street frontage as the subject property. See Sec. 5.2.5.

6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the setback shall be 10% of the lot width.

Affirmative finding.

(c) Permitted and Conditional uses
Single family homes are permitted uses in the RL zoning district. No change is proposed.
Affirmative finding.

(d) District Specific Regulations:
1. Setbacks
A. Encroachment for Residential Driveways
The driveway is proposed to remain as existing, with no additional encroachment proposed.
Affirmative finding.

B. Encroachment into the Waterfront Setback
Not applicable.

2. Height
A. Exceptions in the Waterfront RM District
Not applicable.

3. Lot Coverage
A. Exceptions for Accessory Residential Features
The parcel remains within the allowable limits of coverage per Table 4.4.5-3. No exceptions are sought. **Affirmative finding.**

4. Accessory Residential Structures and Uses

An accessory structure and/or use as provided under Sec. 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential use, including but not limited to private garages, carriage houses, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

A. Accessory Structures shall meet the dimensional requirement set forth in the district in which they are located pursuant to Sec. 4.4.5(b) of this Article and related requirements in Art 5, Part 2;

B. Any accessory structure that is seventy-five percent (75%) or greater of the ground floor area of the principle structure shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Art 6;

Not applicable.

C. Private garages shall be limited to as many stalls as there are bedrooms in the

dwelling to which it is accessory, provided that the ground floor area is less than seventy-five percent (75%) of the ground floor area of the principle structure;

The applicant proposes replacement of an existing single car garage in the same footprint as the existing. It does not exceed 75% of the principle structure. **Affirmative finding.**

D. The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential occupants, or the outdoor storage of more than one unregistered vehicle, shall be prohibited. Any and all vehicles shall be stored in an approved parking space;

Not applicable.

and,

E. Uncovered play structures, seasonal skating rinks, raised planting beds shall not require a zoning permit.
Not applicable.

5. Residential Density

A. Additional Unit to Multi-Family.

Not applicable.

B. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

No additional units have been requested. **Affirmative finding as conditioned.**

C. Residential Occupancy Limits.

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.

Not more than four unrelated adults may occupy the dwelling unit.
Affirmative finding as conditioned.

6. Uses

A. Exception for Existing Neighborhood Commercial Uses.

Not applicable.

7. Residential Development Bonuses.

No development bonuses are sought. Not applicable.

A. Inclusionary Housing Requirement.
Not applicable.

B. Senior Housing Bonus.
No bonuses are sought. Not applicable.

D. Residential Conversion Bonus.
No bonuses are sought. Not applicable.

E. Limitations on Residential Development Bonuses:
Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.
The lot is conforming at 6,780 sf.
Affirmative finding.

Section 5.2.2 Required Frontage or Access
There is existing access from Locust Terrace.
Affirmative finding.

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation
The lot does not exceed 2 acres. Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits
See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations
The single family residence remains. **Affirmative finding.**

Part 3: Non Conformities
Section 5.3.5 (a) Changes and Modifications:
(b) Demolition
A nonconforming structure ***may be replaced by a new structure retaining the same degree of nonconformity as the original structure.*** *This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height) and shall not expand the degree of nonconformity except as provided for in (a) above. The new structure shall be subject to conformance with all other dimensional requirements (i.e.setback, lot coverage, and height). Zoning permit application for the replacement structure shall be completed within 1 year of*

demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.
The garage is non-conforming to setback (south boundary line). The garage will be reconstructed to the same footprint retaining the same level of nonconformity as existing.
Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

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

159 Locust Terrace was included within the Historic Sites and Structures Survey (2007) of the Five Sisters / New Harlam neighborhood. Although among the last group of houses developed, it was identified as eligible for historic designation within the context of the overall neighborhood. See associated narrative and HS&S sheet. Further information and maps of that survey are available here:

https://www.burlingtonvt.gov/sites/default/files/PZ/Historic/sites-and-structures/CLG.07-011.survey.report.final_.PDF.

(b) Standards and Guidelines:

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

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

The dwelling was constructed in 1949 as a single family home; a use that is proposed to remain.

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

The bulk of new construction will be concealed behind the existing dwelling. The historic character of the property will be retained and preserved.

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

No conjectural features are proposed. The original (observable) massing, scale and appearance of the dwelling will be retained.

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

No later significant modifications have been identified. The building is virtually intact, although with replacement synthetic siding.

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

159 Locust Terrace is an example of immediate post-war housing; small in scale and very modest in detail. Although not identified as anything particularly remarkable architecturally, it is within its context a signpost of national housing trends as America scrambled to accommodate the explosive rise in housing demand and provide affordable, entry level homes for returning GIs. The timing of its construction, its inclusion within a neighborhood reflecting housing development from the 19tens to 1950s, and the observable changes in style, scale and site development all contribute to its importance.

The proposed development will not obscure the original massing and scale of the 1949 home.

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

The garage and mudroom connection will be replaced on the same footprint with "in-kind" materials. No missing features are identified or proposed.

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

None proposed.

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

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The replacement garage/mud room will be constructed on the same footprint and will therefore not negatively impact the appearance and scale of the building from the street. The remainder of the new construction is reserved for the rear (west), and will not be apparent from the public way. The integrity of the property and its environment will be retained.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely, it is possible to consider the new addition reversible and therefore consistent with this standard.

Affirmative finding for all 10 standards.

<u>Article 6: Development Review Standards</u>

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 is a large tree in the front yard, and a cedar hedge along the northerly property line in the back yard. The development is placed immediately south and west of the existing structure. The front tree will be removed; a lilac next to the garage will be relocated. The addition of some landscaping is offered around the existing utility meters, which are on the front of the house. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from this property. 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 nothing within the application that would prevent the use of wind, water, solar, geothermal or other renewable energy resources. **Affirmative finding.**

(f) Brownfield Sites:

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.

A Small Project Sediment and Erosion Control Plan has been forwarded to the Stormwater Engineering Program for their review. Written approval of the plan was received April 12, 2018.

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 rebuilt front mud room and entry will provide a pleasant and sheltered place to access the property. Similar to other small residential properties, there is sufficicent room to store shoveled snow adjacent to the driveway. **Affirmative finding.**

(h) Building Location and Orientation:

The building's location and principal orientation will not be altered. The addition is located in the rear (west); consistent with historic practice of residential additions. **Affirmative finding.**

(i) Vehicular Access:

No change from existing. **Affirmative finding.**

(j) Pedestrian Access:

A new walkway will be added to addess the traditional front door from the driveway. An entry patio at the mudroom will direct guests and residents to that improved entry. **Affirmative finding.**

(k) Accessibility for the Handicapped:

While not required of single family homes, ADA accessibility is encouraged. Vermont "visitability" standards may apply. The building inspector will provide any such guidance and direction. **Affirmative finding as conditioned.**

(l)Parking and Circulation:

No change is proposed from existing conditions. The garage is slated to be rebuilt on the same footprint. The driveway will not be altered. **Affirmative finding.**

(m) Landscaping and Fences:

No identified landscaping plan has been provided; however, the new building mass is proposed behind the existing residence and will not demand any screening. The gas and electric meters are on the north elevation. With the removal of the mature tree in the front yard, some screening is recommended of the utility meters which are visible from the public right-of-way. The applicant has offered to plant some cedars or similar to screen that equipment.

A lilac will be relocated.

Affirmative finding.

(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.

Building elevations and specification sheets illustrate residential scale (down) lighting fixtures. **Affirmative finding.**

(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.

Electric and gas meters are currently on the north elevation and are proposed to remain. A large tree in the front yard currently obscures most of the building. As the tree is proposed to be removed, some form of screening is recommended to reduce the visibility of these utility connections. Hotwater heater vent and furnace vent are proposed for the south elevation, obscured by the new mudroom/garage. The microwave vent will be behind the gable of the mudroom; similarly hidden from street view. A dryer vent and fireplace vent are located on the north elevation; sufficiently set back from the building's façade so as to minimize visibility.

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

No exterior trash containers or dumpsters are proposed. Trash and recycling will assumedly be contained with the rebuilt garage. See condition about screening of utility meters.

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

The application defines installation of HVAC, but an exterior condensing unit is not illustrated on the site plan. A follow up submission illustrated the unit behind the garage and fully hidden from view. If confirmed for exterior installation, it must be identified on the site plan; it must observe required setbacks; and be screened from view or located away from the principal façade of the building. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

1. Massing, Height and Scale:

The existing house is quite modest: about 600 sf of living space. The addition will nearly double the size of the house, but is located so as to be almost completely hidden behind the existing structure. There will be very little observable change to the scale of the dwelling from the public right-of-way. **Affirmative finding.**

2. Roofs and Rooflines.

An asphalt shingled gable and eave roofline is proposed; consistent with the existing roof. Roof intersections are done sensitively, with deferential roofs on the garage and porch, and the new addition quietly touching the existing roof on the west. The pergola porch on the front entry of the mud room is an elegant and light roof assembly, appropriate for a welcoming entrance. **Affirmative finding.**

3. Building Openings

The principal entrance and the mud-room entrance will both be retained, albeit with replacement doors. The west elevation will have another exit from a new screened porch to access the rear yard. Windows will be replaced in the existing house with thermal rated replacement sash. The west elevation will feature a window bay with paired double hung sash, and an ornamental feature window. All are appropriately scaled and positioned. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c)Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new walkway to the front door, the rebuilt mud room with pergola entrance and replacement doors, and the new asphalt shingle roof will refresh the dwelling and present a greatly enhanced appearance. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

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

The house currently has vinyl siding. Until 2007 under the new ordinance, the neighborhood was non-design control, so exterior changes would not have required a zoning permit.

The application does not include changing the exterior siding material, but will continue it around the near addition and replacement garage. **Affirmative finding.**

(f) Reduce energy utilization:

Replacement and new windows and doors will be thermally rated. The house interior will be gutted to accommodate new insulation, wiring and plumbing. **Affirmative finding as conditioned.**

(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:

New development is required to meet all applicable building and life safety code as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned.**

<u>Article 8: Parking</u>

No change is proposed to existing parking. Two parking spaces will remain, meeting the requirement of Table 8.1.8-1 for dwelling units in the Neighborhood Parking Distirct. **Affirmative finding.**

II. <u>Conditions of Approval</u>

1. No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form. The home remains a single family residence.
2. Occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Not more than four unrelated adults may occupy the dwelling.
3. If a condensing unit is installed, it must be identified on the site plan; it must observe required setbacks; and be screened from view or located away from the principal façade of the building.
4. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
5. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
6. Standard Permit Conditions 1-15.

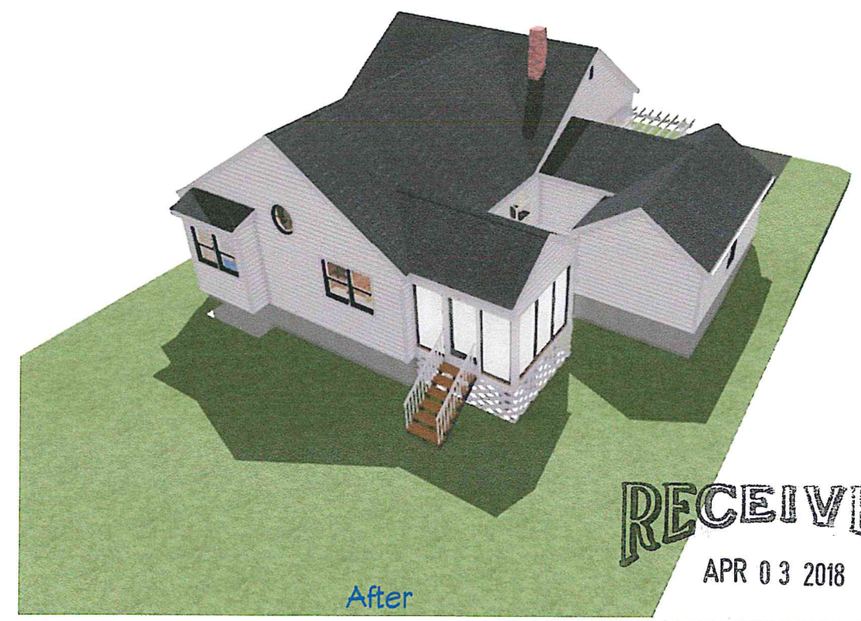
NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

RENOVATION/ADDITION
159 LOCUST TERRACE BURLINGTON VT 05452

OWNERS:
Terry & Pat Rivers

CONSTRUCTION DOCUMENTS 4.1.2018

Before



After

CIVIL DRAWINGS

C1 SITE PLAN
C2 EROSION PREVENTION & CONTROL PLAN
C3 EROSION CONTROL DETAILS

ARCHITECTURAL DRAWINGS

AB1 AS-BUILT FLOOR PLAN
AB2 AS BUILT FOUNDATION PLAN
A1 FLOOR PLAN
A2 ELEVATIONS EAST & WEST
A3 ELEVATIONS NORTH & SOUTH
A4 BUILDING CROSS SECTIONS
A5 DETAILS & SCHEDULES

STRUCTURAL DRAWINGS

S1 FOUNDATION PLAN

ELECTRICAL

E1 ELECTRICAL PLAN

P1 DOLL HOUSE VIEWS

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
COVER SHEET

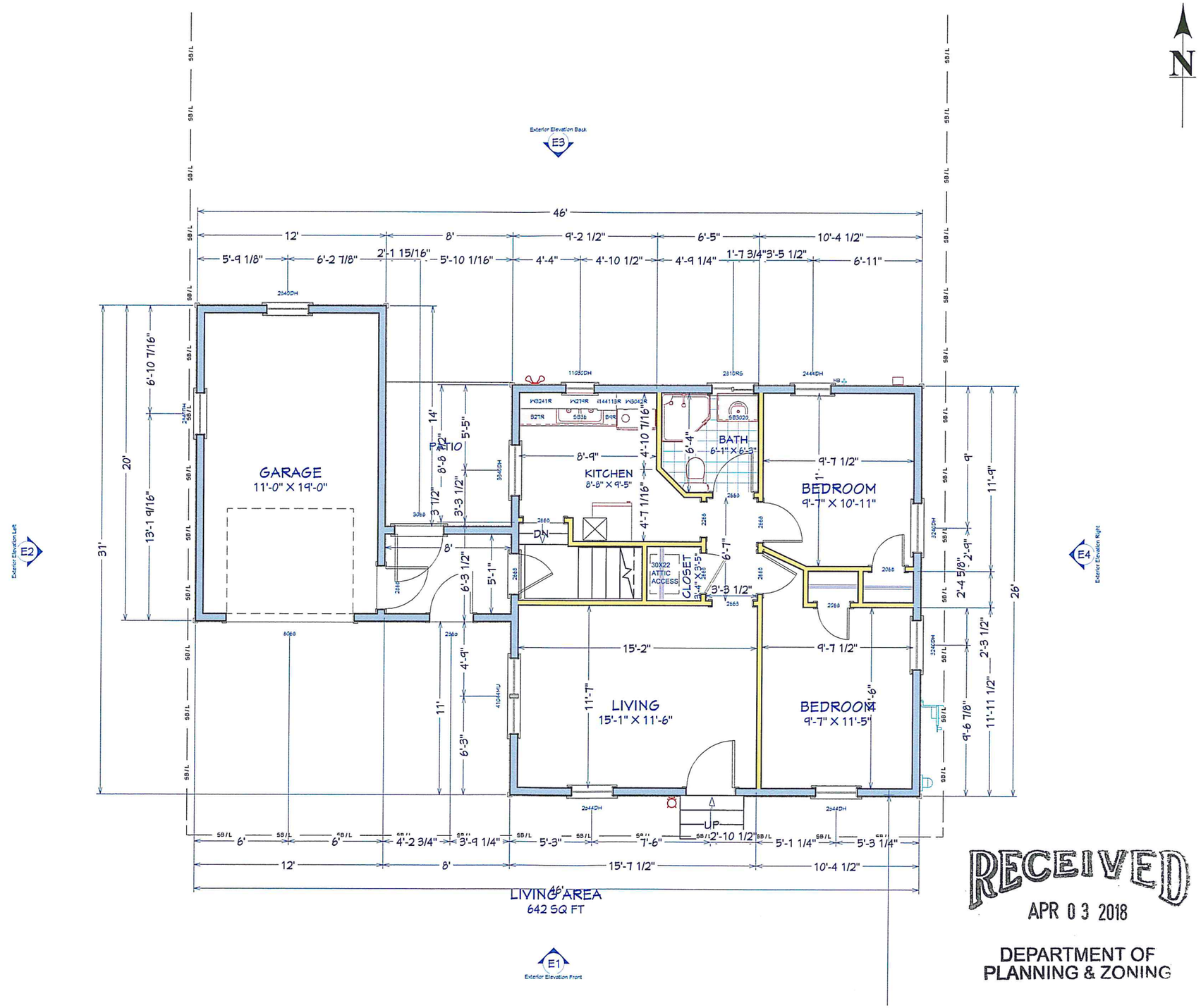
RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

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

DRAWN BY:
Norm Benoit

SHEET:



Floor Plan 1/4"= 1'-0"

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

AS BUILT

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
FLOOR PLAN

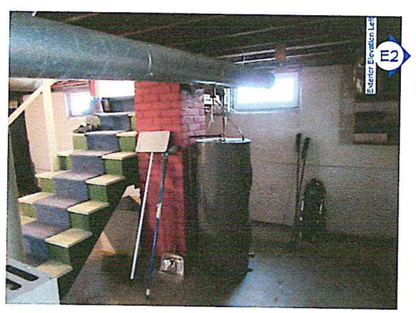
Terry Rowe & Pat Hoffman
159 Locust Terrace
Burlington, VT 05401

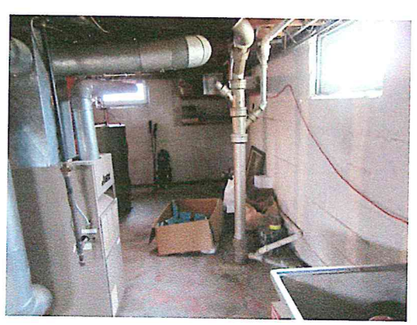
DATE:
2/20/2018

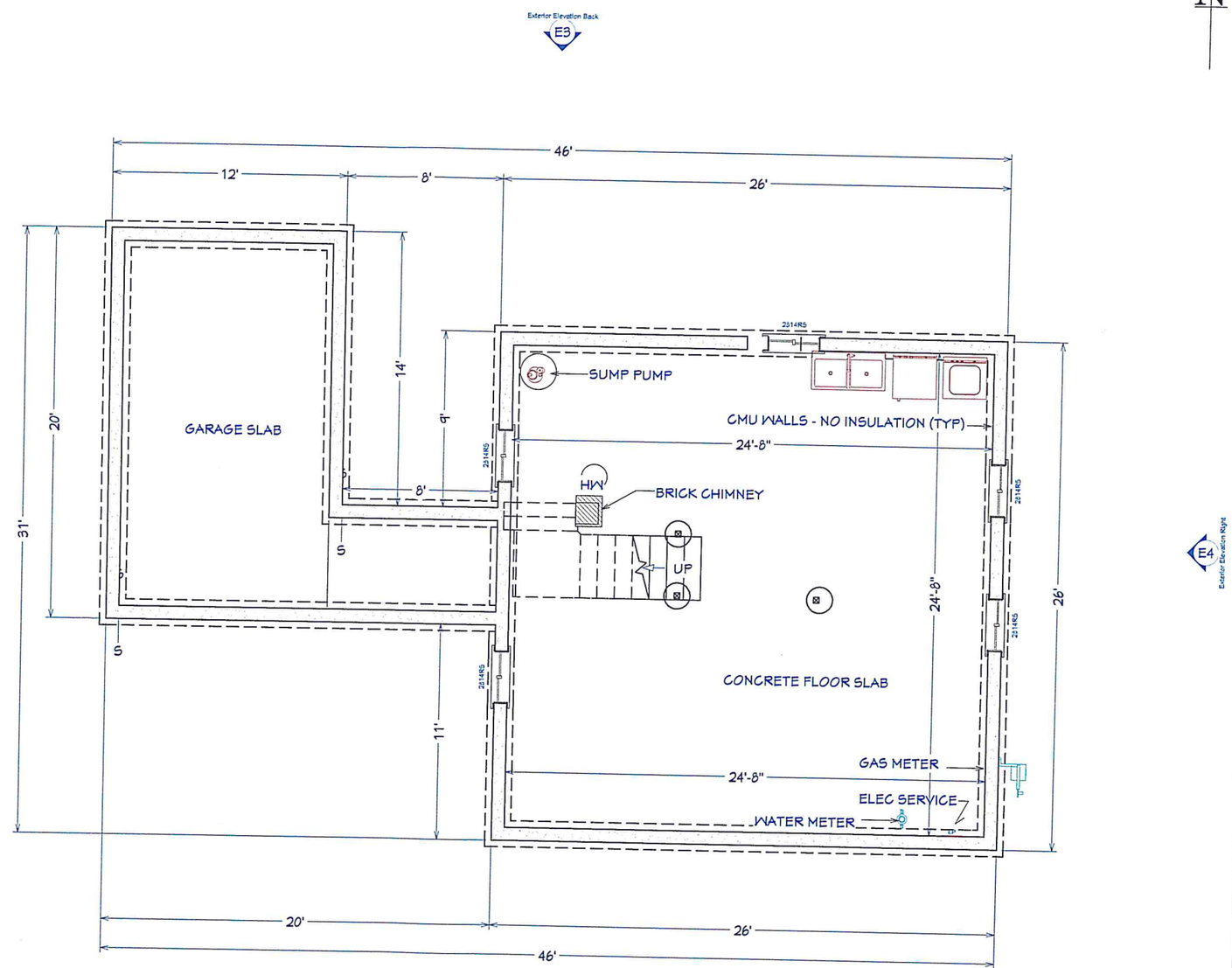
SCALE:
~~1/4"=1'-0"~~

DRAWN BY:
Norm Benoit

SHEET:
AB1







FOUNDATION PLAN
1/4"=1'-0"

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

AS BUILT

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802.355-4130

SHEET TITLE
FOUNDATION PLAN

Terry Rouse & Pat Hoffman
154 Locust Terrace
Burlington, VT 05401

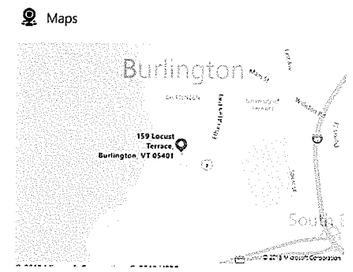
DATE:
2/20/2018

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

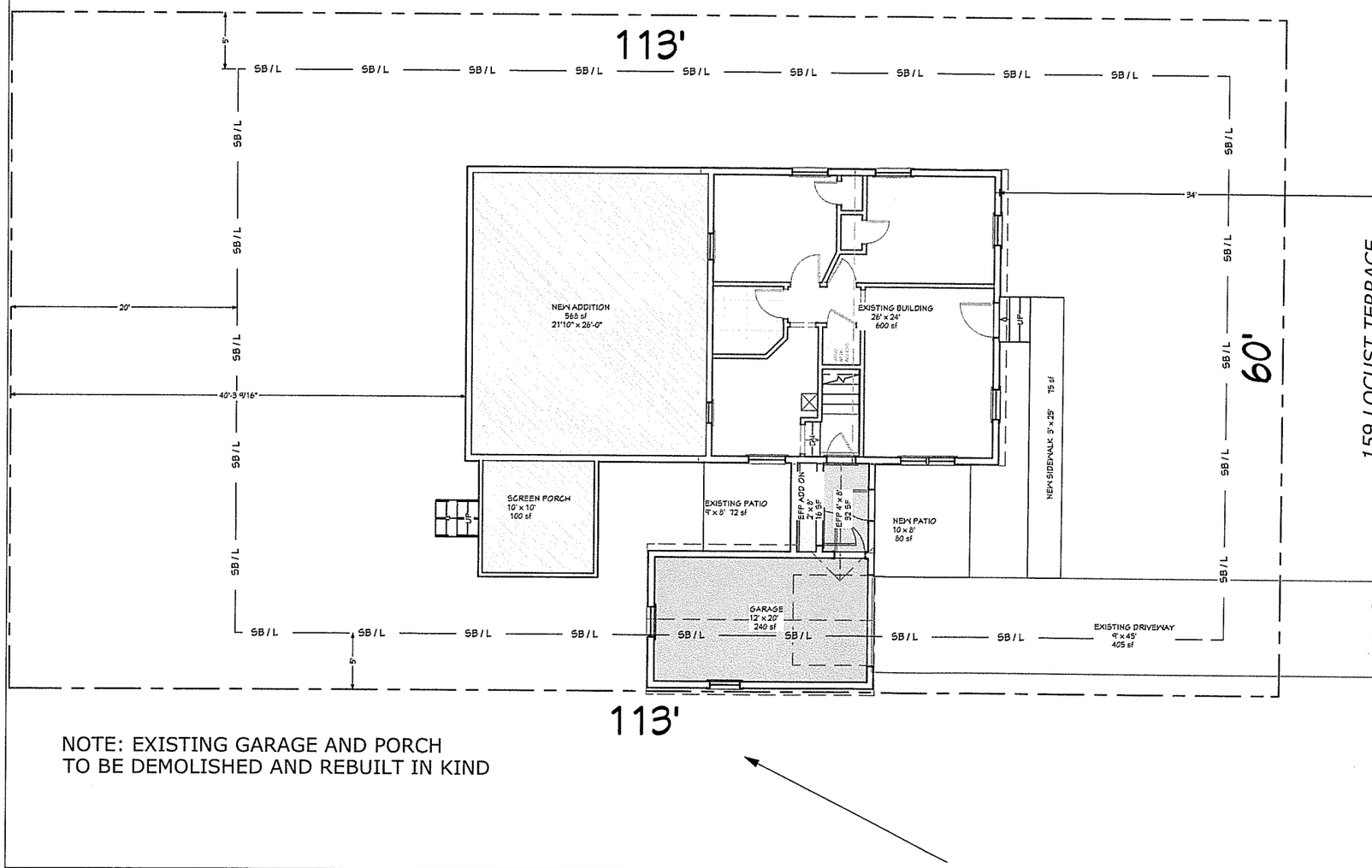
DRAWN BY:
Norm Benoit

SHEET:
AB2

PARCEL ID# 053-4-010-000
Span # 114-035-18634
Zoning RL



LOCATION MAP



NOTE: EXISTING GARAGE AND PORCH
TO BE DEMOLISHED AND REBUILT IN KIND

COVERAGE CACULATIONS

159 LOCUST TR BURLINGTON, VT

EXISTING COVERAGE :

Building	600 sf
Garage attached	240 sf
Patio	72 sf
Driveway 9' x 45	405 sf
Enclosed Porch	32 sf
Sidewalk	0 sf
Total	1349 sf
Lot size 60' x 113'	6780 sf
EXISTING COVERAGE	**20%**

PROPOSED COVERAGE:

Building	600
New additi 21' 10"x26	568
Enclosed Porch	48
Screen Por 10 x10	100
Pergola 8 x 10	80
Driveway	405
Existing Garage	240
Sidewalk	58
TOTAL	2099
Lot Size	6780
PROPOSED COVERAGE	**31%**

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

NTS

FOR PERMIT REVIEW

PROGRESS PRINT

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE: SITE PLAN

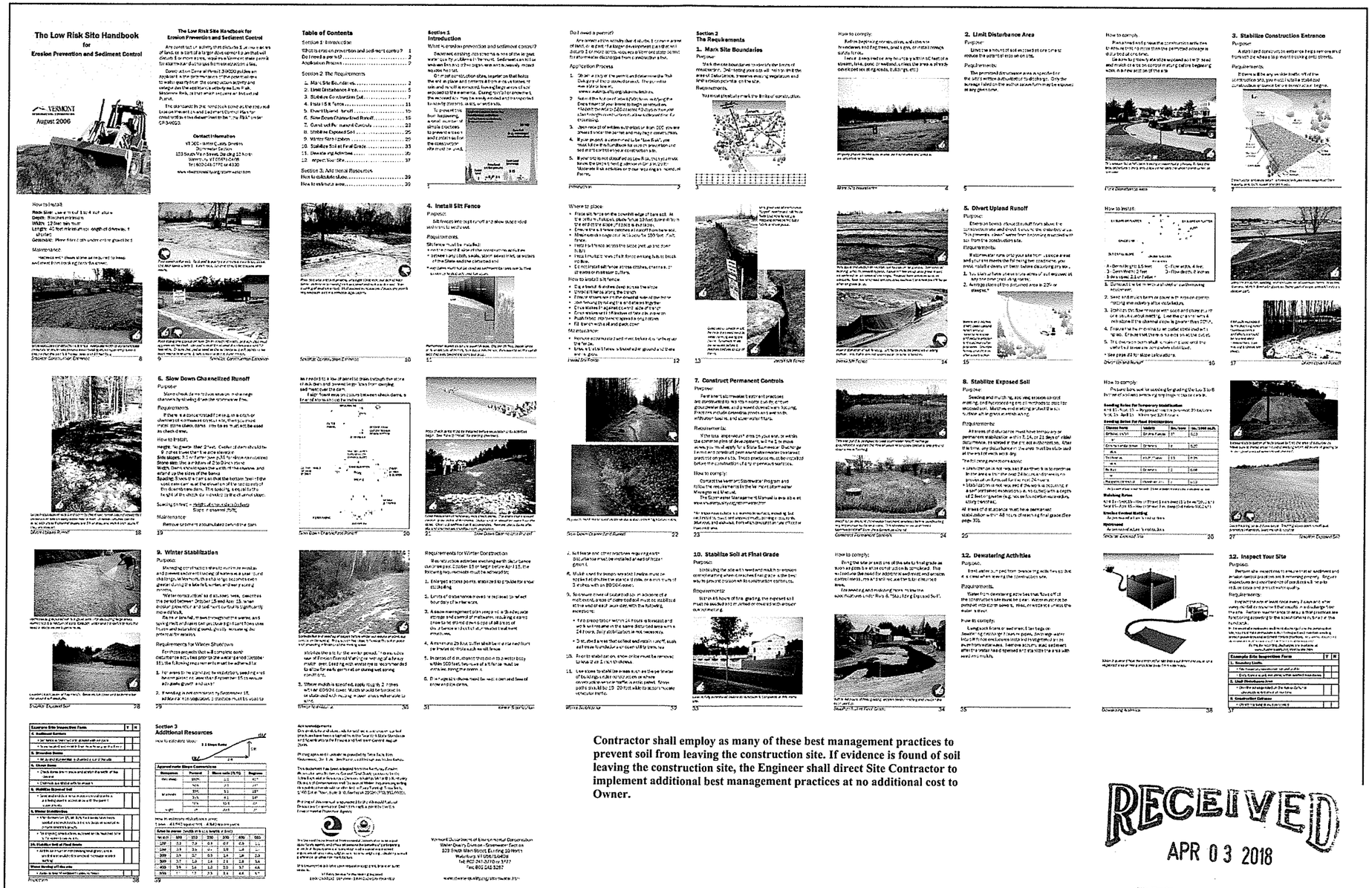
RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE: 3/26/2018

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

DRAWN BY: Norm Benoit

SHEET: C1



PROGRESS PRINT

RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
MINOOSKI, VT 05404
802-355-4130

SHEET TITLE
EROSION CONTROL DETAILS

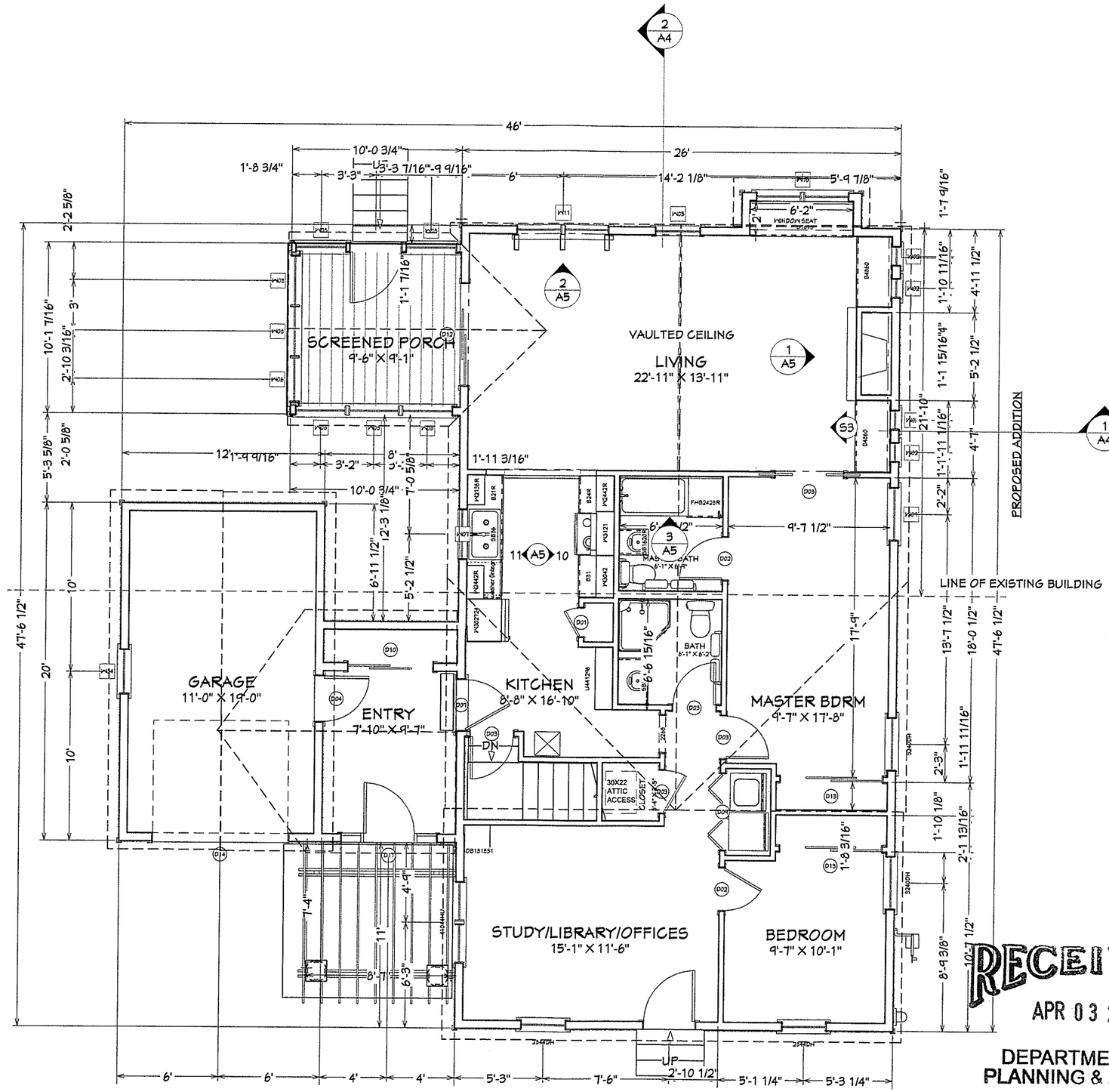
RENOVATION/ADDITION
PAT & TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE: 3/26/2018

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

DRAWN BY: Norm Benoit

SHEET: C3



RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:
3/17/18

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
FLOOR PLAN

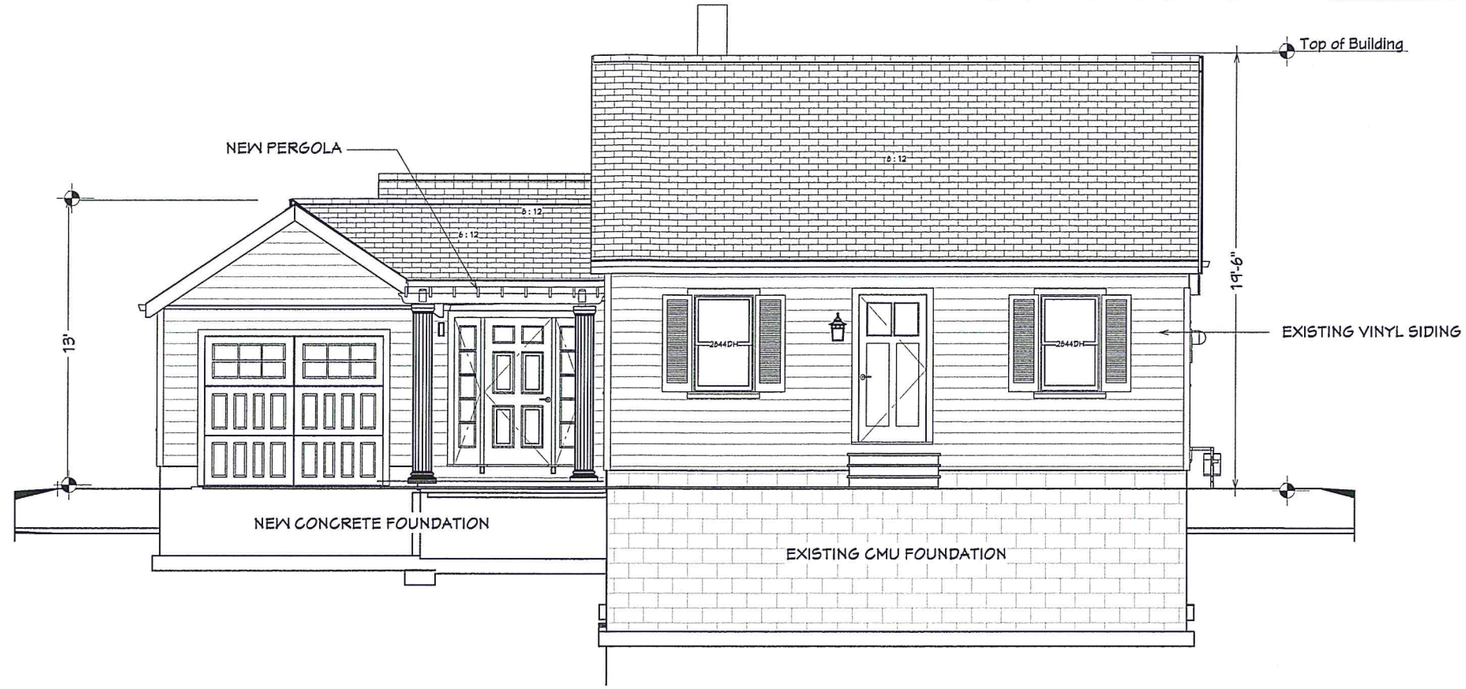
RENOVATION/ADDITION
PAT& TERRY RIVERS
154 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

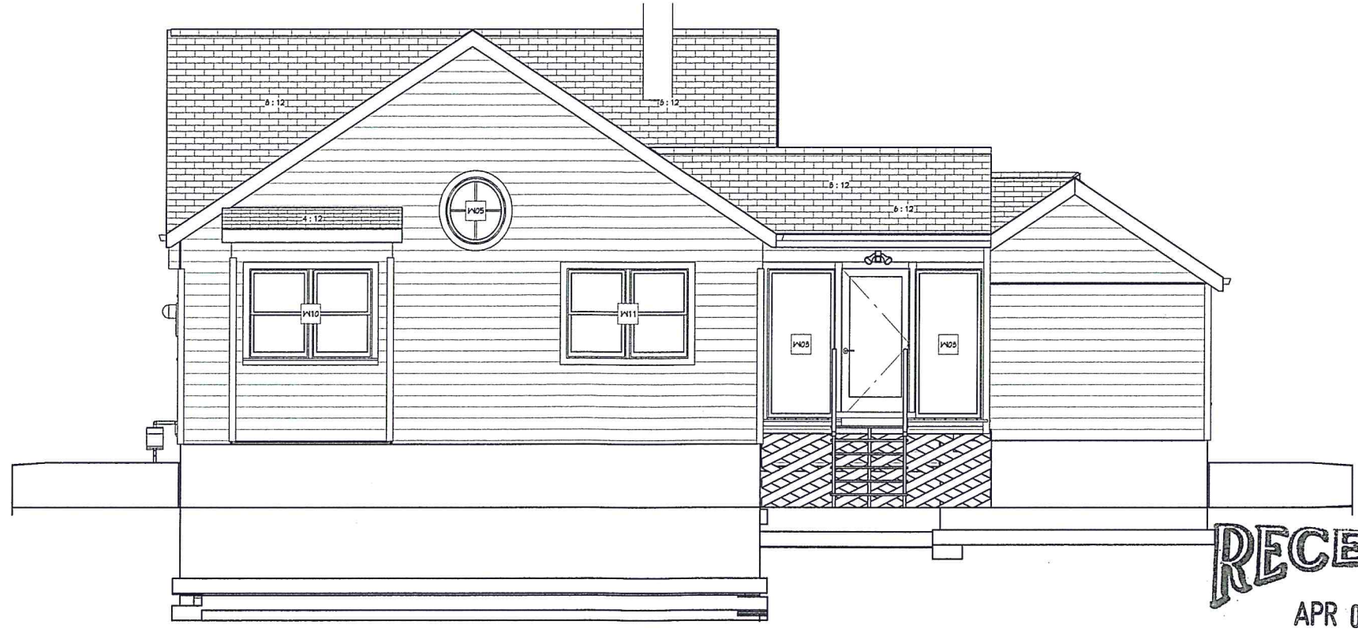
SCALE:
1/4"=1'-0"

DRAWN BY:
Norm Benoit

SHEET:
A1



EAST ELEVATION



WEST ELEVATION

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:
3/29/18

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
EAST & WEST ELEVATIONS

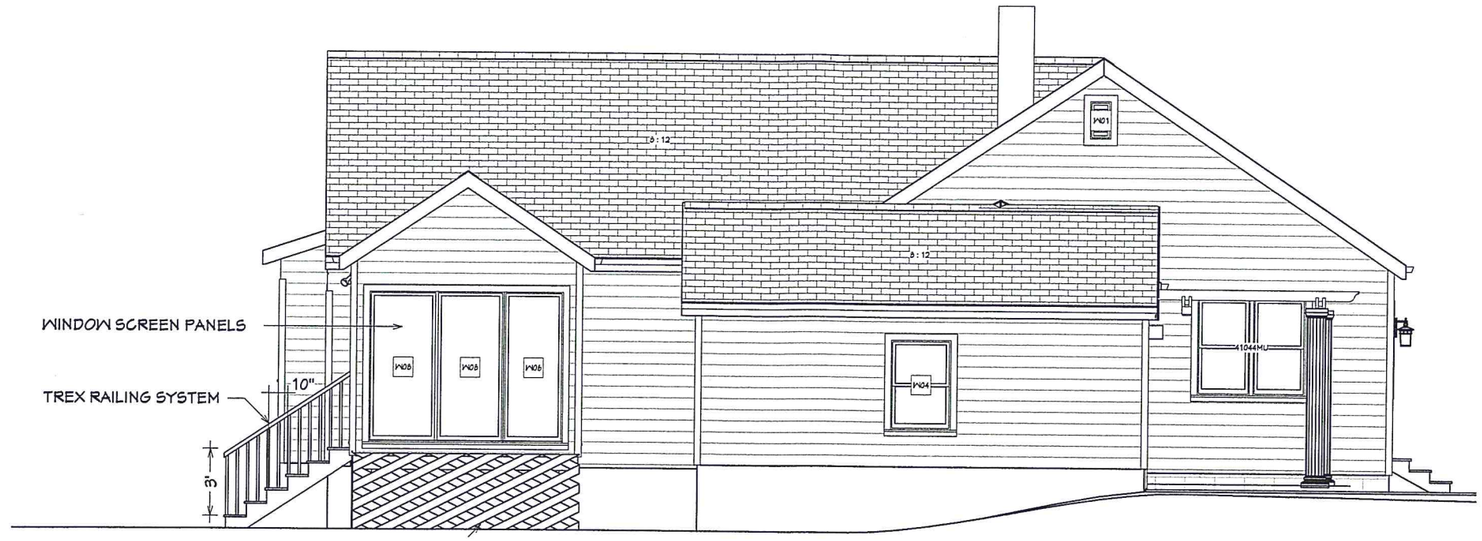
RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

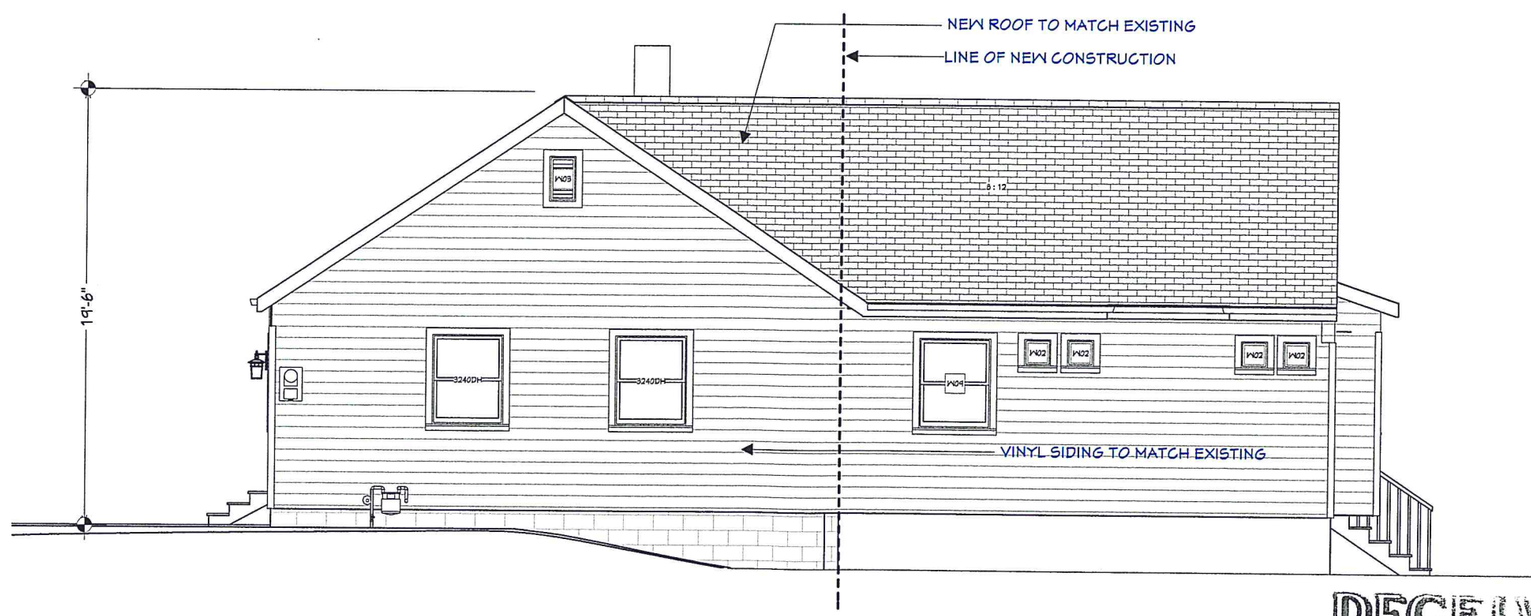
SCALE:
1/4"=1'-0"

DRAWN BY:
Norm Benoit

SHEET:
A2



SOUTH ELEVATION



NORTH ELEVATION

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-359-4130

SHEET TITLE
NORTH & SOUTH ELEVATIONS

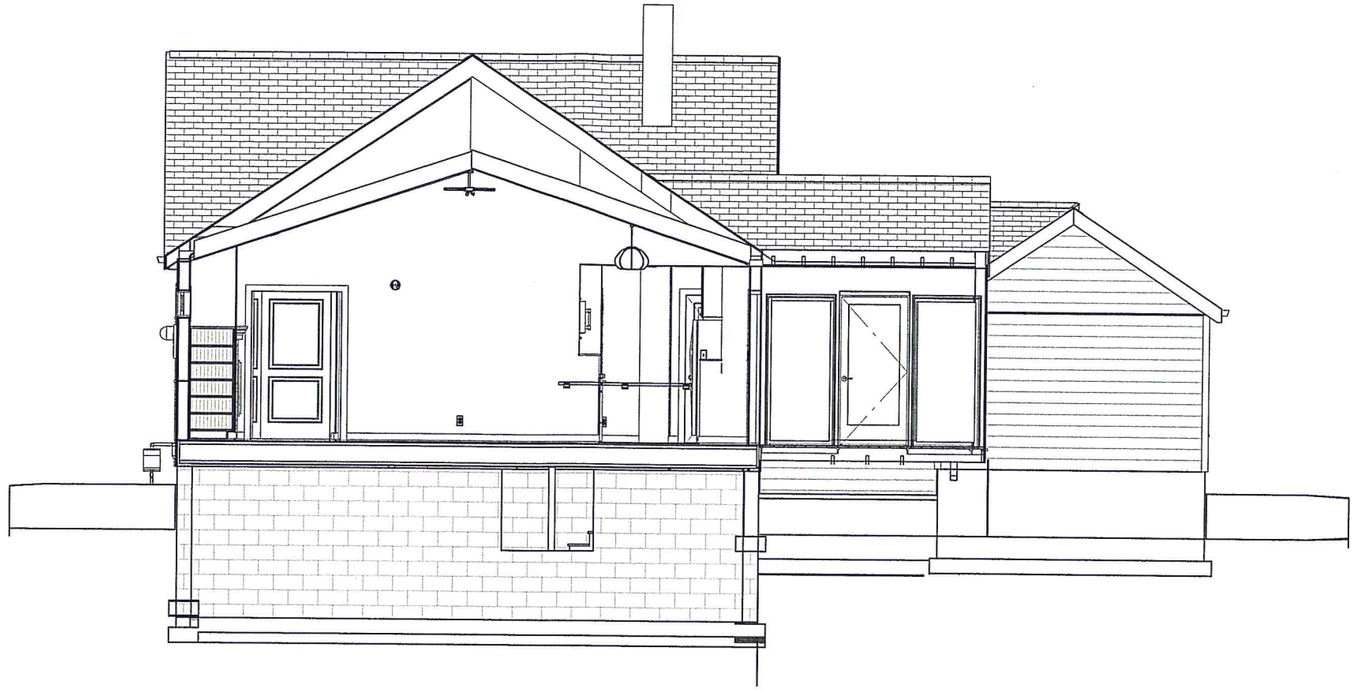
RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

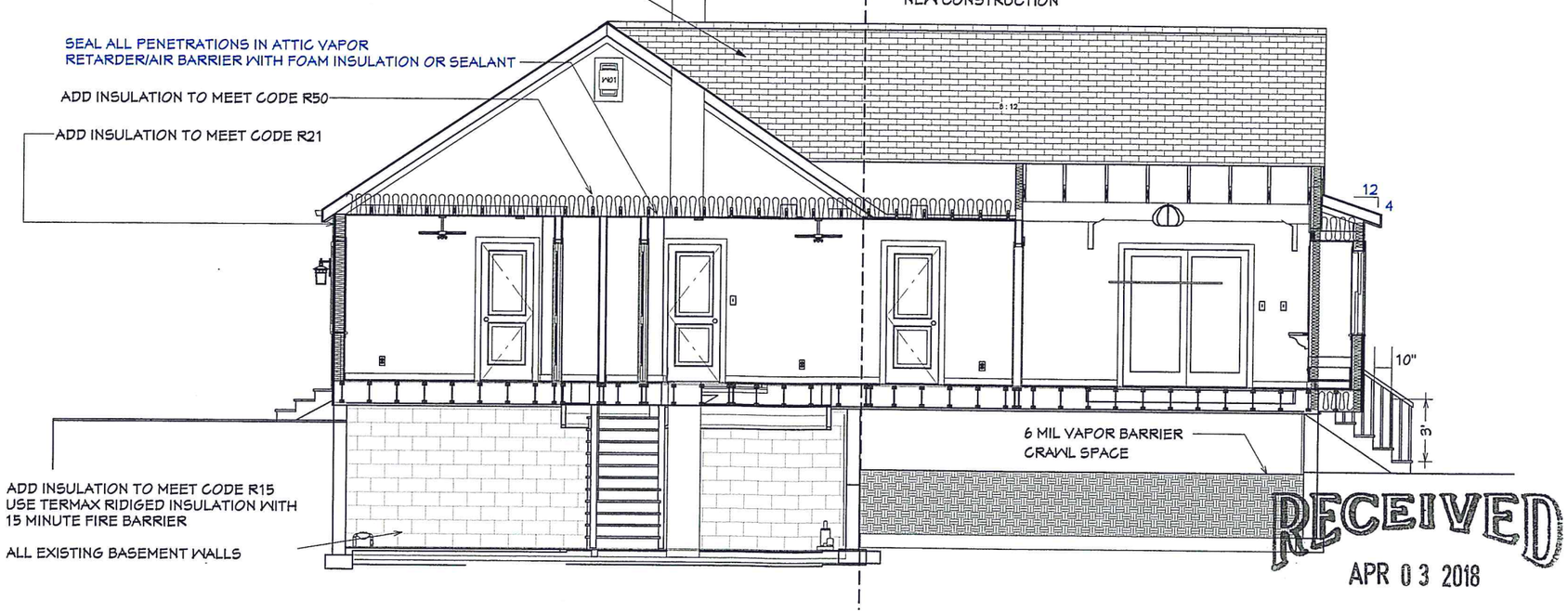
SCALE:
1/4"=1'-0"

DRAWN BY:
Norm Benoit

SHEET:
A3



Cross Section 1



RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

Cross Section 2

REVISIONS:
3/29/18

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
BUILDING CROSS SECTIONS

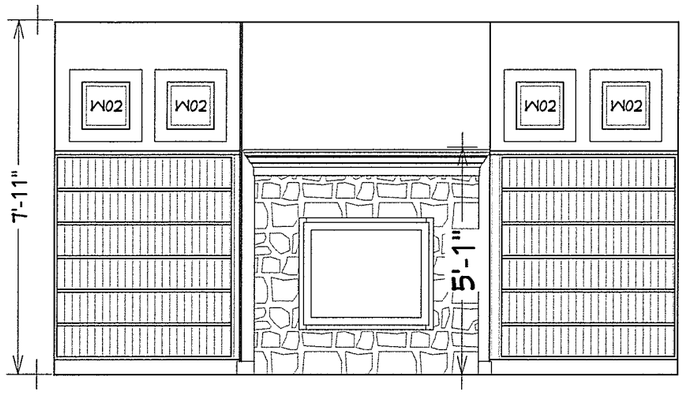
RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

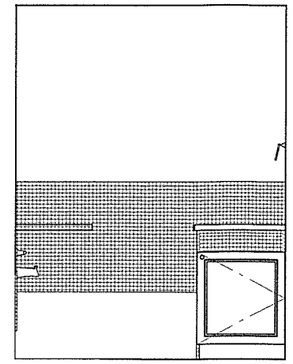
SCALE:
1/4"=1'-0"

DRAWN BY:
Norm Benoit

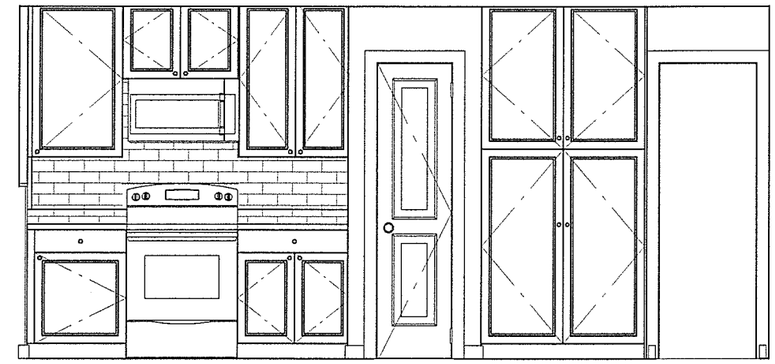
SHEET:
A4



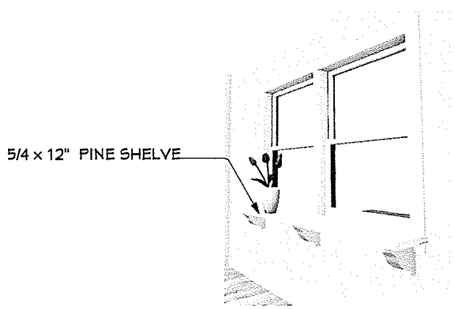
Elevation 1



Elevation 3



Elevation 10



Elevation 2

Elevation 11

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	01118LV	1	2	01118LV	11 "	20 "	12"X21"		LOUVERED	2X6X15" (2)			
W02	1212FX	4	1	1212FX	14 "	14 "	15"X15"		FIXED GLASS	2X6X18" (2)			
W03	1220LV	1	2	1220LV	14 "	24 "	15"X25"		LOUVERED	2X6X18" (2)			
W04	2840DH	1	1	2840DH	32 "	48 "	33"X49"		DOUBLE HUNG	2X6X36" (2)			
W06	2869FX	1	1	2869FX	32 "	81 "	33"X82"		FIXED GLASS	2X6X36" (2)			
W07	3033CU	1	1	3033CU	36 "	39 "	36"X39"		GARDEN	2X6X34" (2)		MEADOW VIEW GARDEN WINDOW	
W08	3069FX	7	1	3069FX	36 "	81 "	37"X82"		FIXED GLASS	2X6X40" (2)			
W09	3240DH	1	1	3240DH	38 "	48 "	39"X49"		DOUBLE HUNG	2X6X42" (2)			
W11	5640MU	2	1	5640	66 "	48 "	67"X49"		MULLED UNIT	2X8X70" (2)			

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	1868	1	1	1868 L IN	20 "	80 "	22"X82 1/2"	HINGED-DOOR P04	2X6X25" (2)	1 3/8"			
D02	2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D03	2668	4	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D04	2868	1	1	2868 L EX	32 "	80 "	34"X83"	EXT. HINGED-DOOR B04	2X6X34" (2)	1 3/4"			
D05	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E20	2X6X41" (2)	1 3/4"			
D06	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR F01	2X6X41" (2)	1 3/4"			
D07	3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR E09	2X6X41" (2)	1 3/8"			
D08	4068	1	1	4068 L/R	48 "	80 "	48"X82 1/2"	DOUBLE POCKET-DOOR P04	2X8X101" (2)	1 3/8"			
D09	4668	1	1	4668 L/R	53 15/16 "	80 "	55 15/16"X82 1/2"	4 DR. BIFOLD-DOOR B04	2X8X58 15/16" (2)	1 3/8"			
D10	5068	1	1	5068 R IN	60 "	80 "	62"X82 1/2"	SLIDER-DOOR P04	2X8X65" (2)	1 3/8"			
D11	5868MU	1	1	5868	68 "	80 "	69"X81"	MULLED UNIT	2X8X72" (2)				
D12	6068	1	1	6068 L EX	72 "	80 "	74"X83"	EXT. SLIDER-GLASS PANEL	2X10X77" (2)	1 3/4"			
D13	6068	2	1	6068 R IN	72 "	80 "	74"X82 1/2"	SLIDER-DOOR P04	2X10X77" (2)	1 3/8"			
D14	8068	1	1	8068	96 "	80 "	98"X83"	GARAGE-GARAGE DOOR CHD05	2X12X104" (2)	1 3/4"			

PROGRESS PRINT

RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4150

SHEET TITLE
DETAILS & SCHEDULES

RENOVATION/ADDITION
PAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE: 3/26/2018

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

DRAWN BY: Norm Benoit

SHEET: A5

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

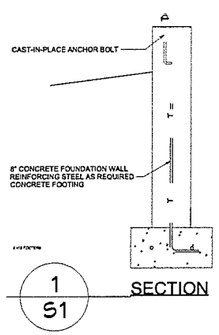
USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

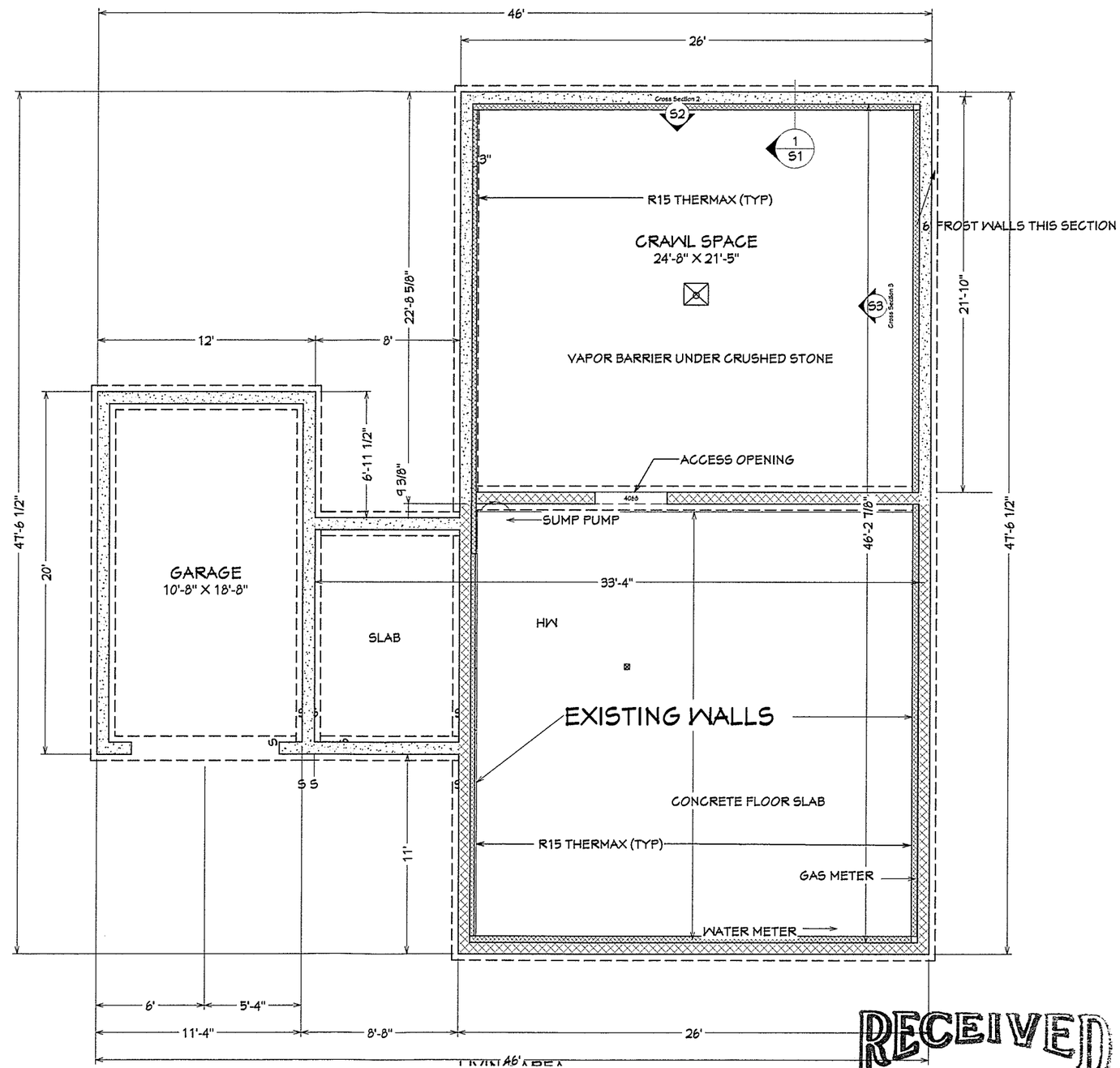
CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

ZADING NOTES:
CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.





Foundation

RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

PROGRESS PRINT

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

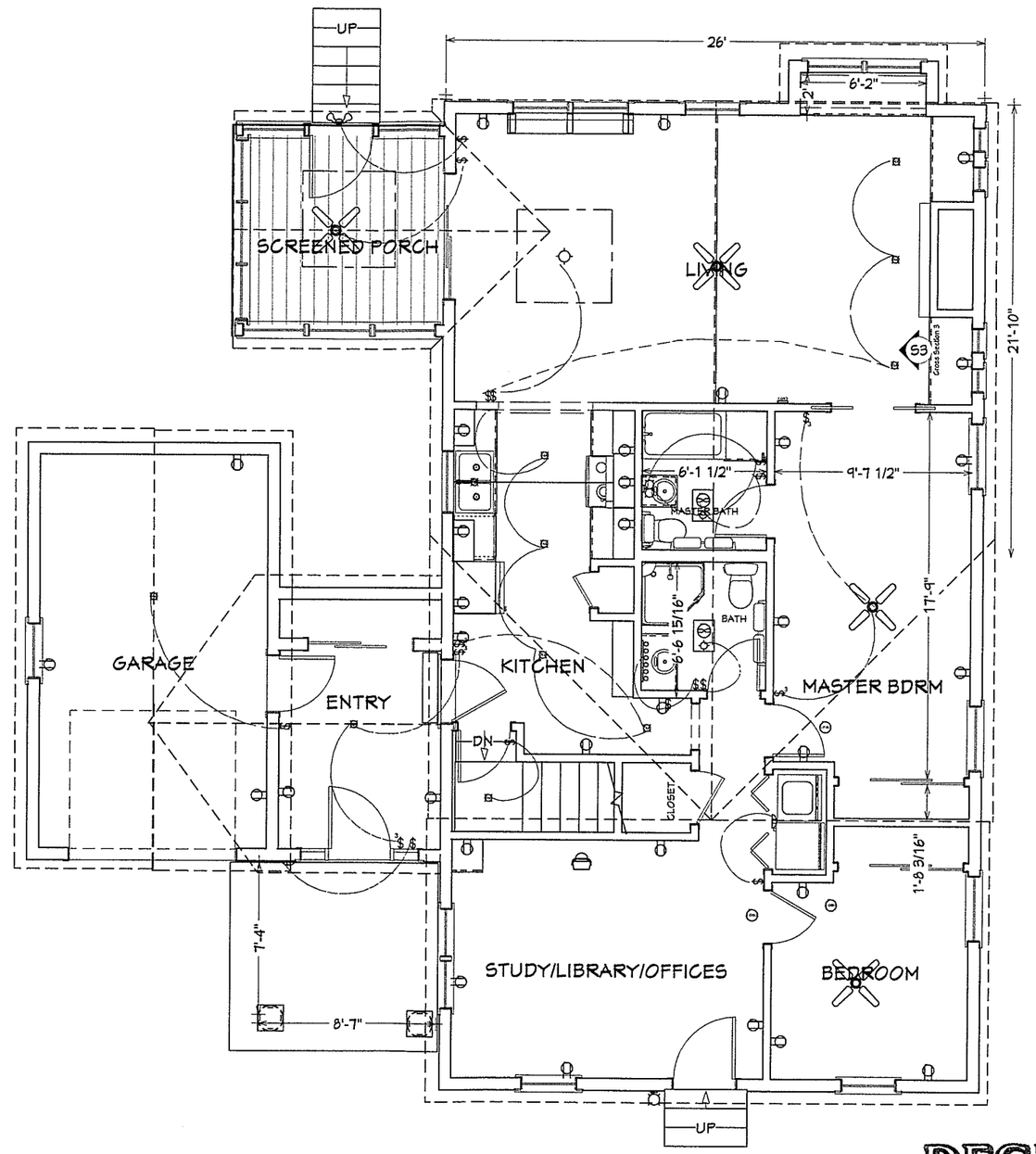
SHEET TITLE
FOUNDATION PLAN

RENOVATION/ADDITION
FAT& TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE: 3/27/2018
SCALE: 1/4"=1'-0"
DRAWN BY: Norm Benoit

SHEET: S1

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SF	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
D	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel



RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-595-4190

SHEET TITLE
ELECTRICAL PLAN

RENOVATION/ADDITION
PAT& TERRY RIVERS
154 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

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

DRAWN BY:
Norm Benoit

SHEET:
E1

DOLL HOUSE VIEWS

PERSPECTIVE VIEWS

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

REVISIONS:

N.B. CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
DOLL HOUSE VIEW

RENOVATION/ADDITION
PAT & TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

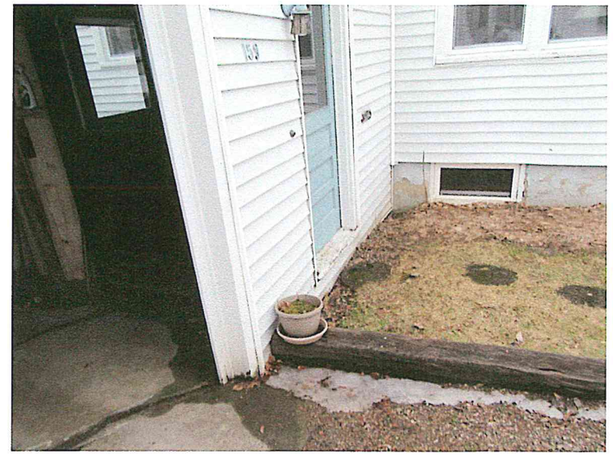
DATE: 3/30/2018

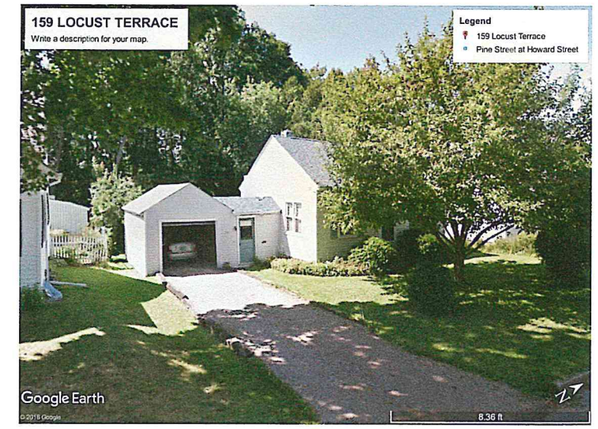
SCALE: 1/4"=1'-0"

DRAWN BY: Norm Benoit

SHEET: P1

EXISTING EAST ELEVATION





PROPOSED EAST ELEVATION

RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

SHEET TITLE: EAST ELEVATION

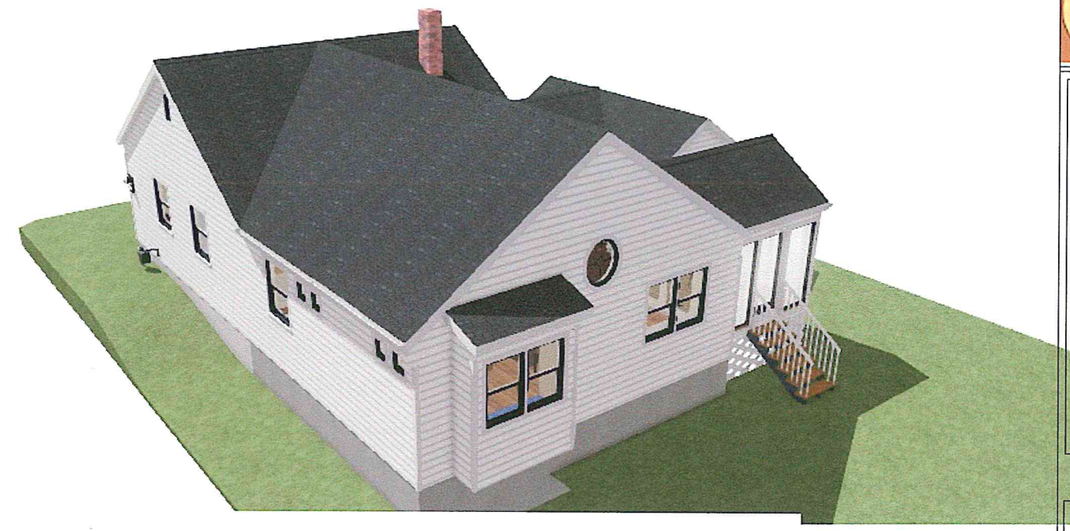
PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

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

DATE: 3/23/2018

SHEET NO. A2.1

EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

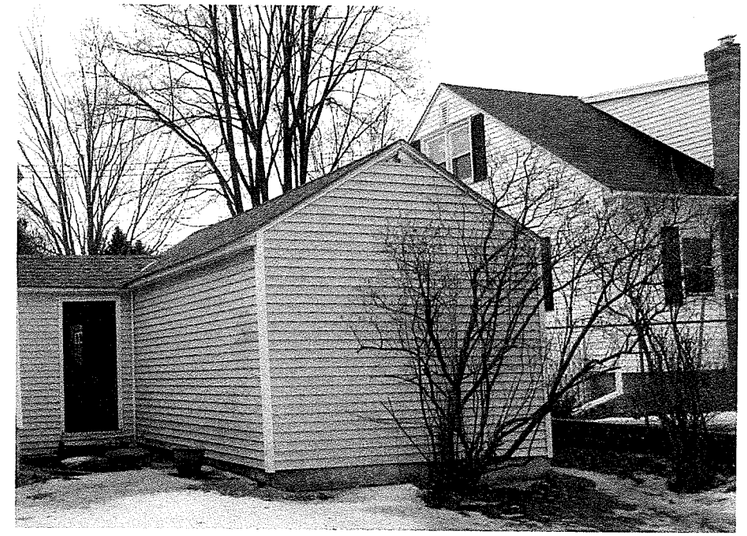
SHEET TITLE: NORTH ELEVATION

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

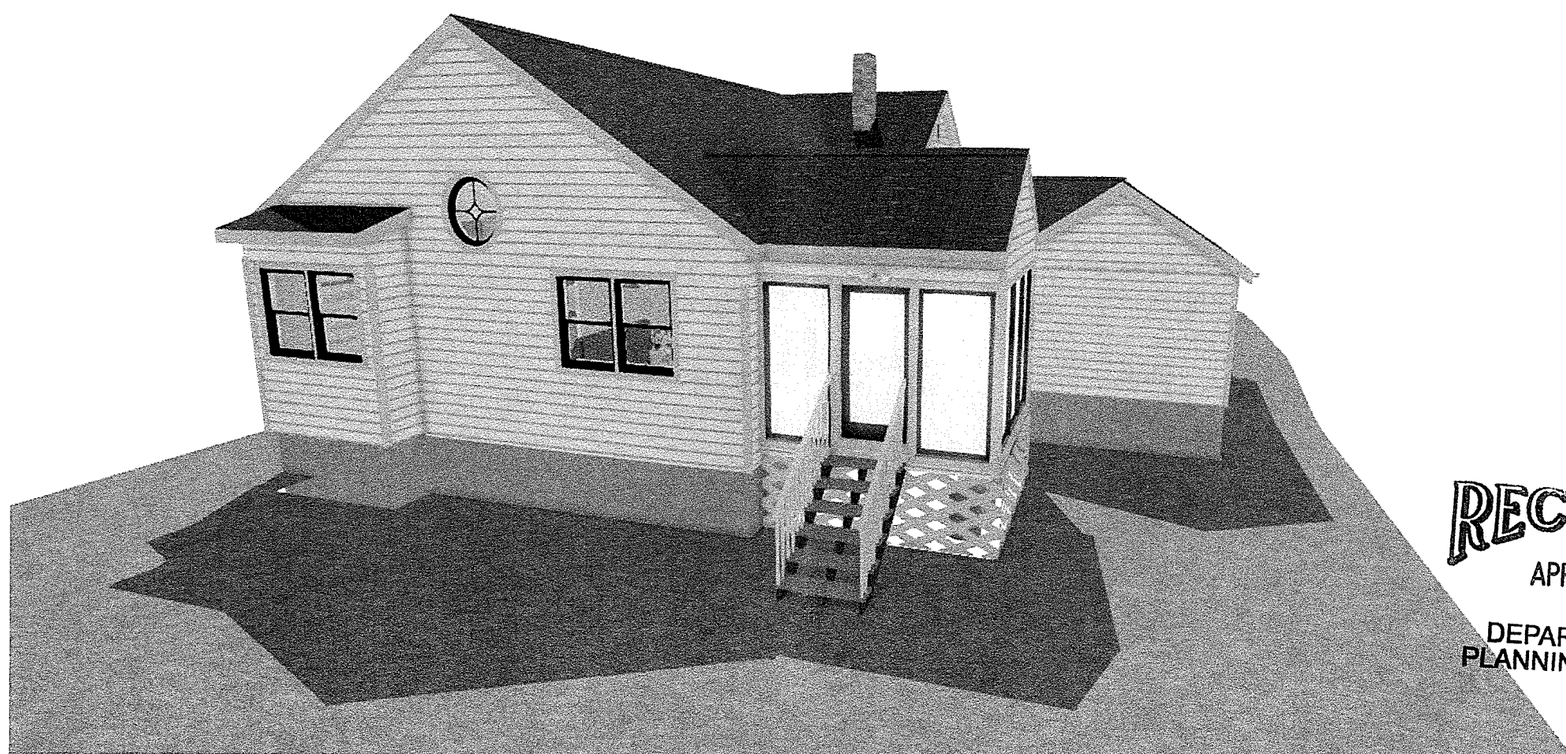
SCALE: 1/4"=1'-0"

DATE: 3/30/2018

SHEET NO. A2.2



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

SHEET TITLE: WEST ELEVATION

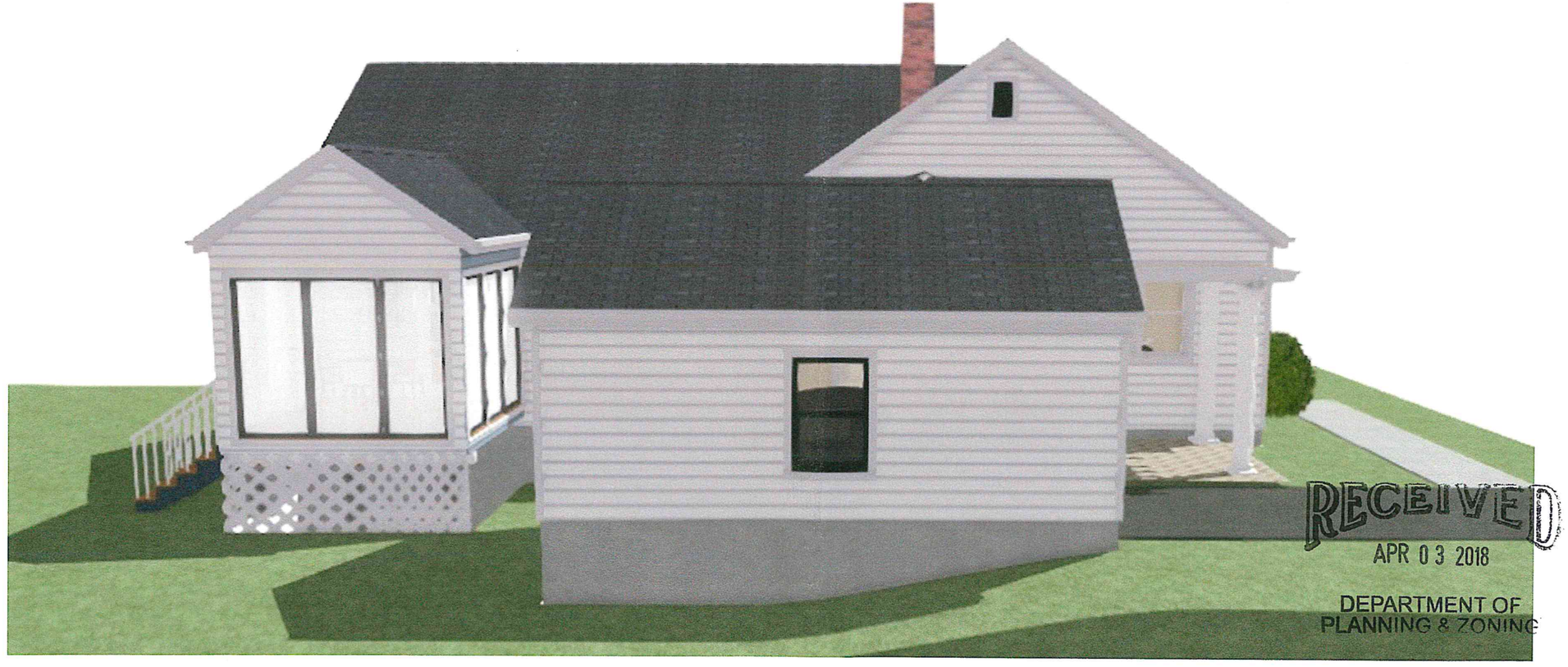
PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
150 Locust Terrace
Burlington, VT 05401

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

DATE: 3/30/2018

SHEET NO. A2.3

EXISTING SOUTH ELEVATION



RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

PROPOSED SOUTH ELEVATION

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

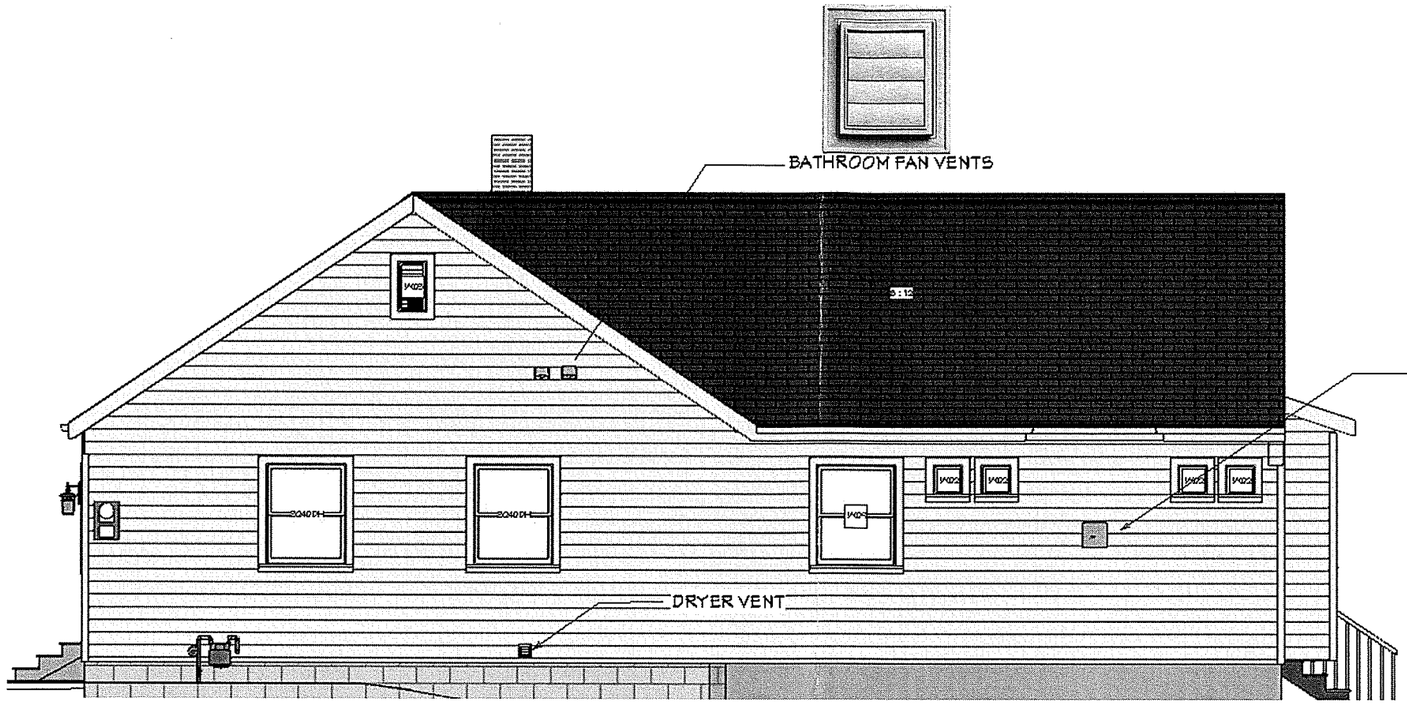
SHEET TITLE: SOUTH ELEVATION

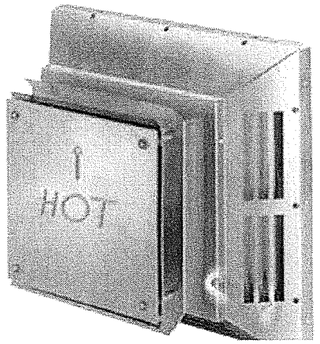
PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

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

DATE: 3/23/2018

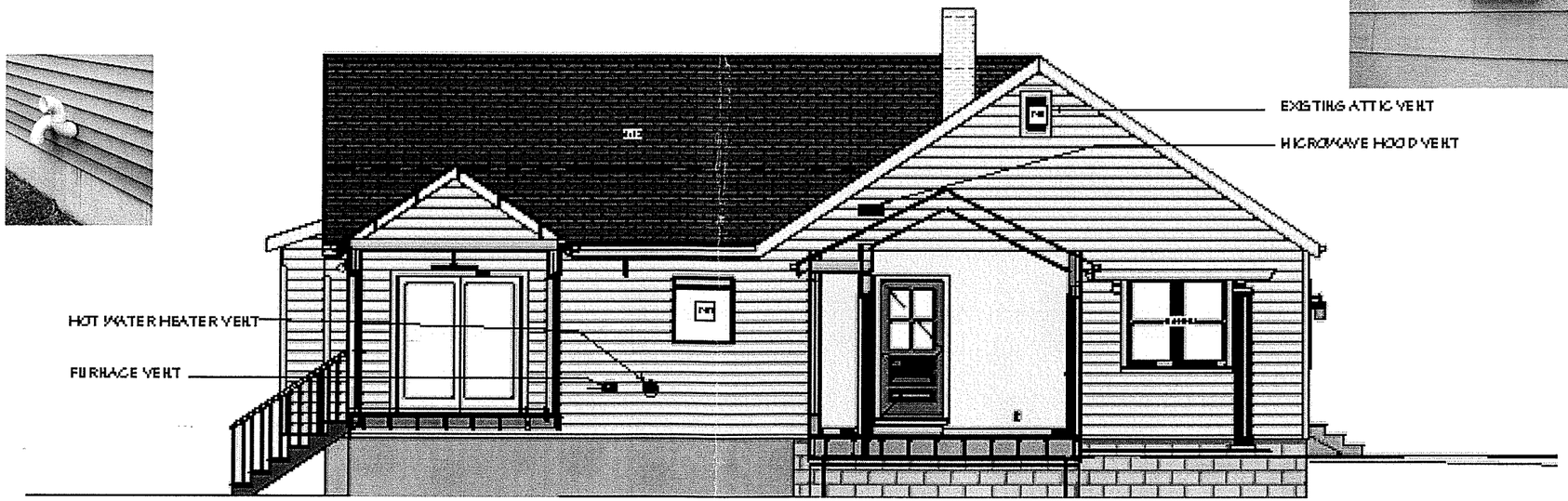
SHEET NO. A2.4





RECEIVED
APR 04 2018
DEPARTMENT OF PLANNING & ZONING

NORTH ELEVATION



SOUTH ELEVATION

NTS

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

SHEET TITLE: EXTERIOR VENTS

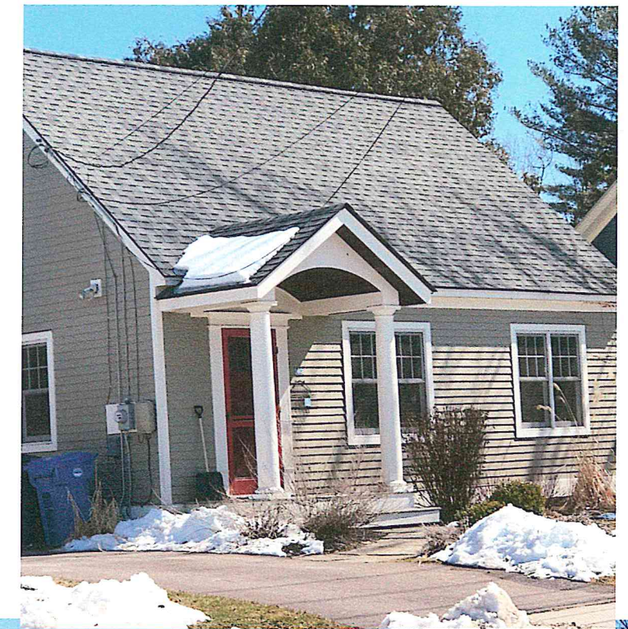
PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

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

DATE: 4/4/2018

SHEET NO. SK8

ACROSS THE STREET



NEIGHBOR TO THE LEFT

NEIGHBOR TO THE RIGHT

RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

PROGRESS PRINT

REVISIONS:

N.B. CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
NEIGHBORS

RENOVATION/ADDITION
PAT& TERRY RIVERS
154 Locust Terrace
Burlington, VT 05401

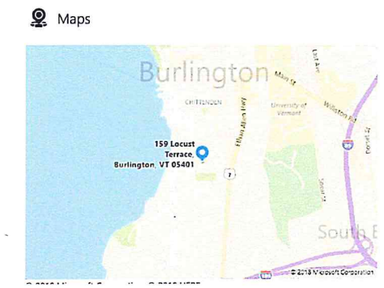
DATE: 3/28/2018

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

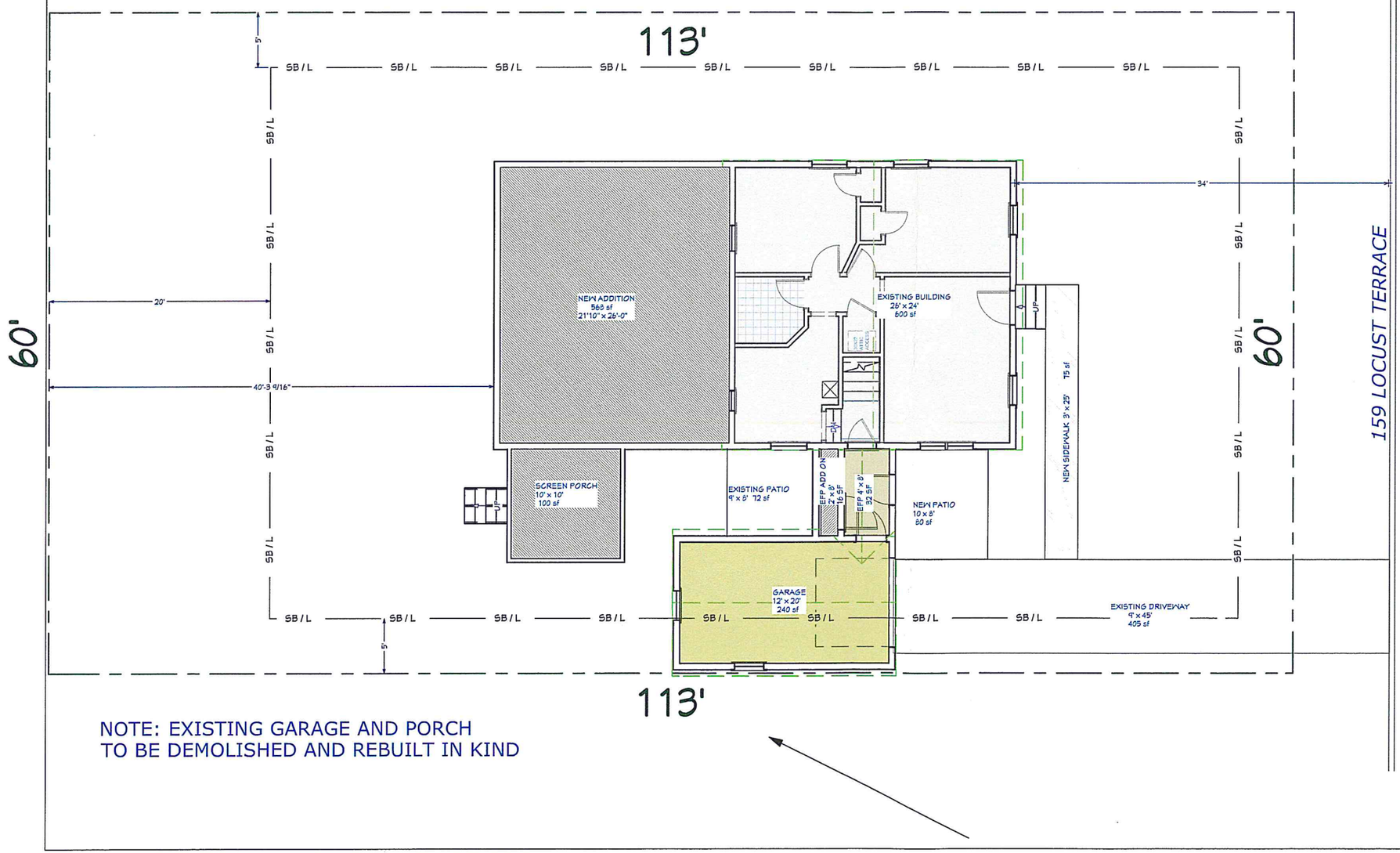
DRAWN BY: Norm Benoit

SHEET: P1

PARCEL ID# 053-4-010-000
Span # 114-035-18634
Zoning RL



LOCATION MAP



NOTE: EXISTING GARAGE AND PORCH
TO BE DEMOLISHED AND REBUILT IN KIND

COVERAGE CACULATIONS

159 LOCUST TR BURLINGTON, VT

EXISTING COVERAGE :

Building	600 sf
Garage attached	240 sf
Patio	72 sf
Driveway 9' x 45	405 sf
Enclosed Porch	32 sf
Sidewalk	0 sf
Total	1349 sf
Lot size 60' x 113'	6780 sf
EXISTING COVERAGE	**20%**

PROPOSED COVERAGE:

Building	600
New additi 21' 10"x26	568
Enclosed Porch	48
Screen Por 10 x10	100
Pergola 8 x 10	80
Driveway	405
Existing Garage	240
Sidewalk	58
TOTAL	2099
Lot Size	6780
PROPOSED COVERAGE	**31%**

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

NTS

FOR PERMIT REVIEW

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL ST #212 WINOOSKI, VT
802-355-4130
www.nlbconsultingllc.com

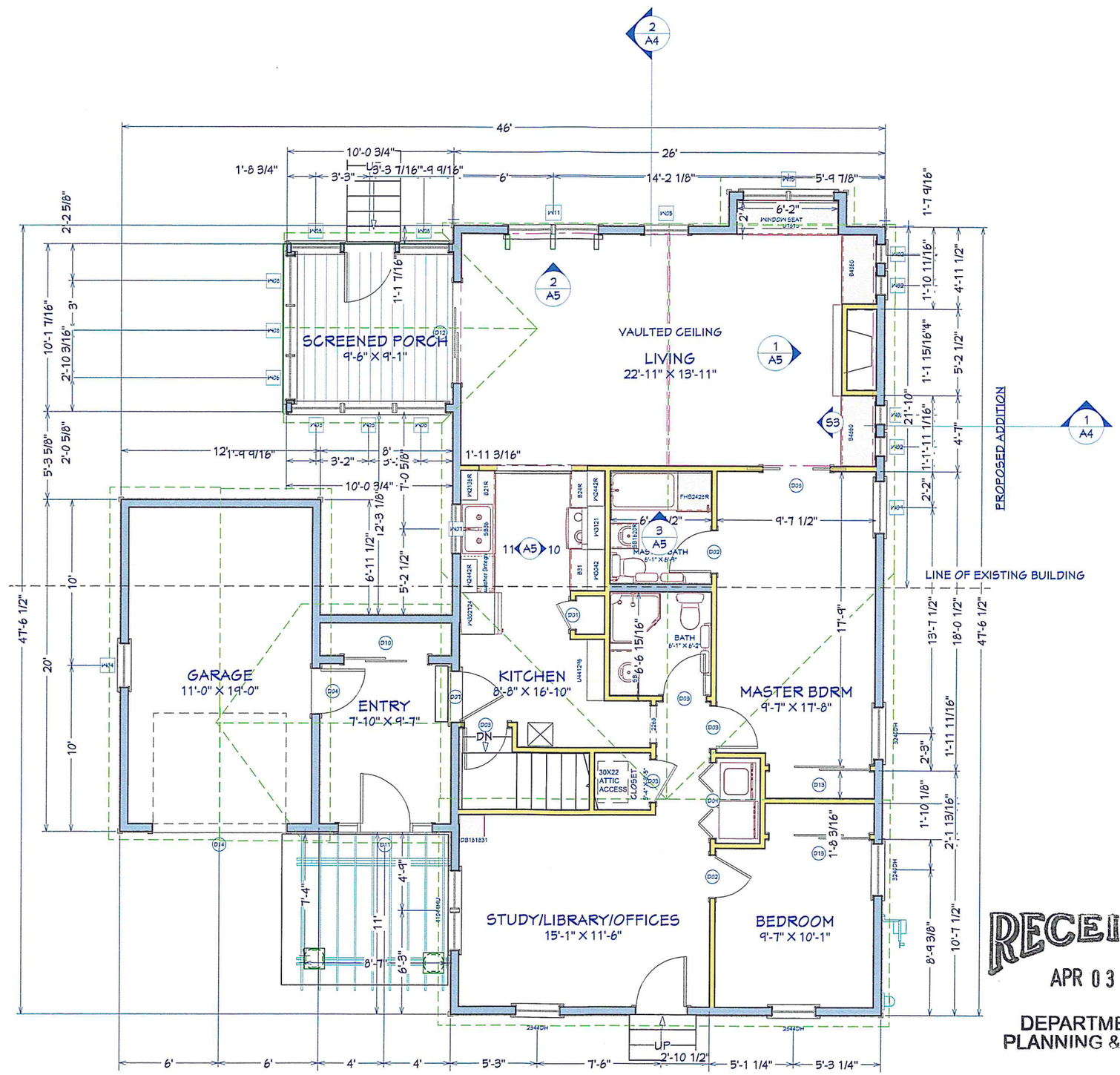
SHEET TITLE: EXISTING/ PROPOSED SITE PLAN

PROJECT TITLE
RENOVATIONS / ADDITION
Terry & Pat Rivers
159 Locust Terrace
Burlington, VT 05401

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

DATE: 3/23/2018

SHEET NO. S1



RECEIVED
APR 03 2018
DEPARTMENT OF PLANNING & ZONING

REVISIONS:
3/17/18

NLB CONSTRUCTION CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

SHEET TITLE
FLOOR PLAN

RENOVATION/ADDITION
PAT & TERRY RIVERS
159 Locust Terrace
Burlington, VT 05401

DATE:
3/30/2018

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

DRAWN BY:
Norm Benoit

SHEET:
A1

159 Locu

Addition only

KASSON & KELLER, INC.
FONDA, NEW YORK

300 Series
Double Hung

SECTION 08600 – PRIME VINYL WINDOWS

RECEIVED
APR 24 2018
DEPARTMENT OF
PLANNING & ZONING

PART 1 – GENERAL

Description of Work:

Definition – Double hung windows are vertically operating windows in which the weight of the sash is offset by a counterbalancing mechanism mounted in the windows.

Fixed windows consist of a glazed frame installed into the opening and are not operable. They may contain a glazed panel inserted into a frame.

Double hung designation (DH-R35)

Quality Assurance:

Field Measurement – Take field measurements prior to preparation of shop drawings and fabrication of window units.
Manufacturer's Qualifications – Subject to compliance with requirements, provide replacement windows, which are listed by product name and manufacturer in the AAMA Program Directory or a directory of an independent laboratory testing in accordance with American Architectural Manufacturers Association.
Mock-up – Prepare a mock-up of each type of prime window required, in sizes and at prepared window locations indicated, for purposes of demonstrating compliance with the requirements and to serve as standard for judging completed work. Mock-ups may be left in place as standard for judging completed work. Mock-ups may be left in place as part of work if in condition at project completion.

References:

Standards - Provide prime windows complying with ASTM/NWWDA 101/I.S.2-.97 Standard Specificatio for Poly (Vinyl Chloride)(PVC) Prime Windows, except where more stringent requirements are indicated.
Air Infiltration – Not more than 0.14 cfm per foot of crack at a pressure of 1.57 psf.
Uniform Structural Load – Shall pass a minimum of 52.5 psf to meet requirements for DH-R35. Design pressure to be a minimum of 35 psf.
Thermal Performance – Thermal performance simulation shall be done in accordance with NFRC 100-9 "U" values shall not be higher than 0.47 with clear insulated glass, 0.37 with Low "E" and air filler, and 0.34 with Low "E" and argon gas filler.

Submittals:

Product Data – Submit manufacturer's product literature and specifications describing prime windows, including color selections and glazing options.
Shop Drawings – Submit shop drawings showing elevations of units, full size profiles of window frame members, thickness of metal, sizes, types, materials, finishes, and location of operating hardware; mullion details, method and materials for weather-stripping; details of installation, including connection and relationship to other work. Include schedules showing locations of units for each size and type.
Samples – Submit sample of each required vinyl finish, on 12" long sections of typical frame members.
Test Reports – Submit certified laboratory test reports showing evidence that prime windows of type indicated complies with requirements.

159 Lo

B. Sash Frame:
   1. Sash frames shall be solid rigid PVC hollow extrusion. All miters to be fusion welded and routed clean for strength and attractive looks. Glass to be held in place by snap-in glazing beads on the exterior of the sash. Sash are to be designed to have interlocks to interlock at the meeting rail when sash are closed, and that interlock shall be integral part of the sash frame and not be a snap-on part. Sash frames shall be double weather-stripped to reduce air infiltration.
   2. Sash shall have extruded full-width pull rails as a part of the sash extrusion. Sash extrusion should be multi-chambered for better thermal performance and the ability to screw all necessary hardware.
   3. Meeting rail shall contain at least one cam lock to provide security when closed.
   4. The top sash shall feature two ventilation latches to allow the bottom sash to only open approximately three inches.
   5. The sash shall be lifted with assistance from special balances. The balance tension shall be accurately set to allow the sash to be operated properly.

C. Screen – The screen frame shall be rolled or extruded aluminum. Screen cloth shall be 18 x 16 fiberglass mesh. Screen shall be full height with middle stabilizer bar to prevent spreading or bowing of the screen.

Installation:

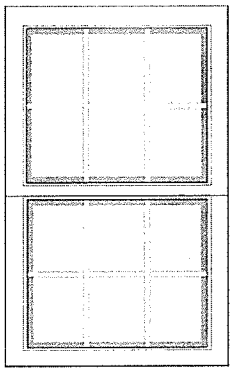
A. Installation shall be in compliance with the manufacturer's installation details.
B. Window units must be stored in a place protected from the weather.
C. Window frames shall be set plumb and square and secured to the surrounding structure according to the manufacturer's instructions.
D. The window sill shall be supported and set level with particular care taken to see that the design level of fall is maintained.
E. Windows shall not be placed as to carry any load other than their own weight.
F. Cavities between window frames and the rough openings shall be filled with insulation.
G. Caulk all joints between the window frame and the existing casing.
H. Sash and hardware shall be adjusted for smooth operation.

RECEIVED
APR 24 2018
DEPARTMENT OF
PLANNING & ZONING

159 Locust

New Construction Window 300 Series

EcoShield's 300 series new construction windows feature an integrated brickmold trim package, which creates a traditional exterior finish. The brickmold trim also serves as a J-channel pocket making for a clean finish look and easy installation.



Standard Features

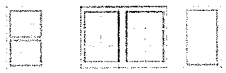
- Welded Sash and Frame
- Block and Tackle Balance System
- Aluminum Reinforced Meeting Rail
- Sloped Sill with Interlocking Leg
- Both Sash Tilt In/Full Screen
- Frame Depth 3 5/8"
- Fully Weather Stripped Interlock
- Fiberglass Half Screen
- Also available in rolling and picture window

Performance Options

- ST Energy Star Glazing Package
- Flat, Profile or SDL Grid Package

Builder Options

- Integral Nail Fin
- Integral Nail Fin and J-Channel
- 4 9/16" Pre-Primed Extension Jamb
- 6 9/16" Pre-Primed Extension Jamb



Double Hung Rolling Picture

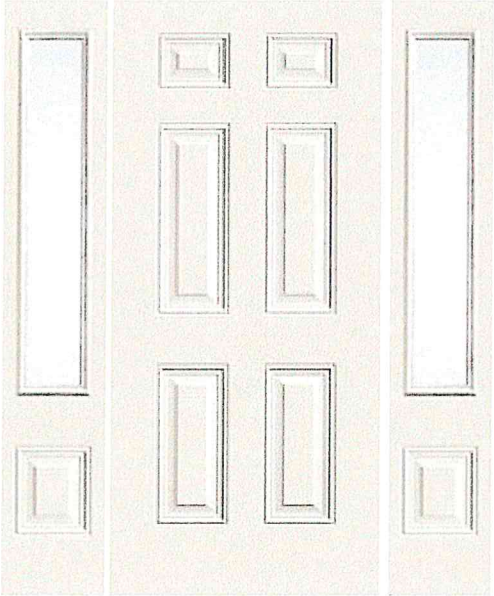
EcoShield Window Systems, a quality product of Kasson and Keller Inc.
Manufacturing replacement windows, new construction windows, and storm windows since 1947

Product information on this site is subject to change without notice.
Please contact your dealer or customer service representative for the most up to date information.

RECEIVED
APR 24 2018
DEPARTMENT OF
PLANNING & ZONING

Door Details

Email Post It Share Print Save My Door



RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

Style and affordability. Profiles offers options to suit many home styles at an affordable price. From front entry to house-to-garage, the high-definition detail on these doors can't be missed.

Steel Entry Door Systems: Profiles

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

6 Panel Flush Style IDs	Available Sizes	Available Options
210HD	2'6" N x 6'8" 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" 2'6" N x 7'0" 2'8" x 7'0" 2'10" x 7'0" 3'0" x 7'0"	

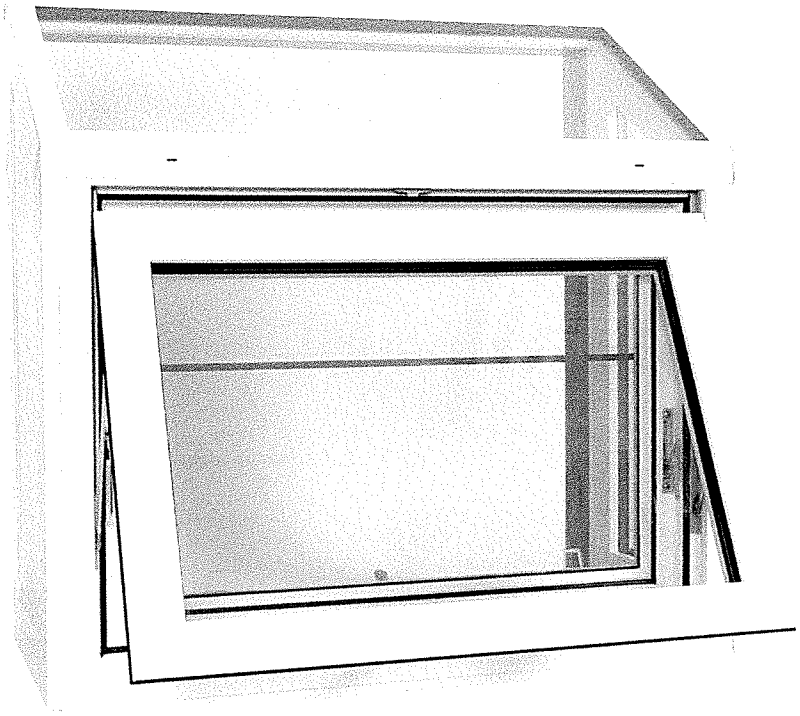
Sidelites

Left Sidelite Style ID	Available Sizes	Features
	12" x 6'8"	

houzz

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

All Products / Exterior / Windows & Doors / Windows



Meadow View Garden Window White, 30x36, Clear Insulated Glass

21 Sizes: 30 x 36

2 Designs: Laminated Seat Board

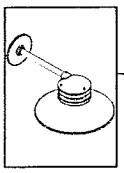
4 Configurations: Laminated Seat Board, Clear Insulated Glass

Product Specifications

Need more info? Ask a question›

Keywords Awning Style Garden Window · garden window · greenhouse window · Herb window · meadow view · Vinyl Garden Window

Variations Meadow View Garden Window White, 30x36, Clear Insulated Glass
Meadow View Garden Window White, 30x36, Low-E Insulated Glass
Meadow View Garden Window White, 30x36, Clear Insulated Glass
Meadow View Garden Window White, 30x36, Low-E Insulated Glass
Meadow View Garden Window White, 30x42, Clear Insulated Glass

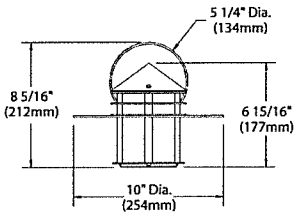


BEACON WALL MOUNT (BWM)

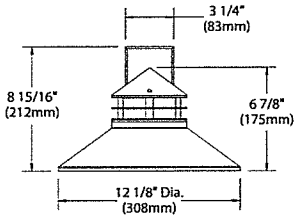
RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

PROJECT:	
TYPE:	

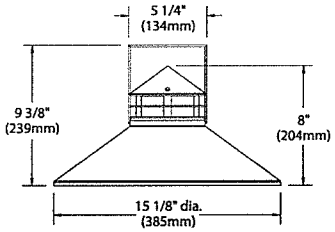
FRONT VIEW



*(SD10 Style shown with **5" Round** Canopy)*

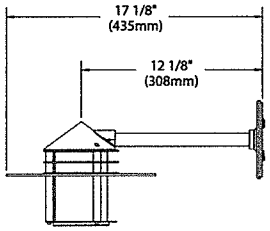


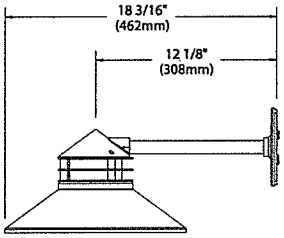
*(SD12 Style shown with **3"x5" Rectangular** Canopy)*

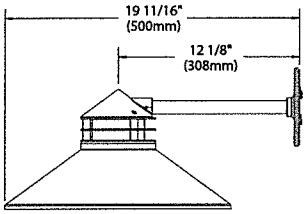


*(SD15 Style shown with **5" Square** Canopy)*

SIDE VIEW







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

SPECIFICATIONS

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

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

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

Shade
Hand spun from 16GA 3003-H14 aluminum or 16GA C101 copper Specify 12" or 15" diameter.

Disk
10" diameter disk made from 1/8" 6061-T6 Aluminum or 1/8" Copper.

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

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

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

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

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

Canopy
Canopy Cover conceals mounting plate and hardware. Material is hand spun from high purity, solid copper plate with tamper resistant machined 360 aluminum or brass lock collar. Available in 5-1/4" diameter round canopy cover, 18GA Aluminum or 18GA Copper. Square Canopy cover 5-1/4" x 5-1/4" or rectangular canopy cover 3- 1/4" x 5-1/4" made from 16GA Aluminum or 16GA Copper.

Mesh Screen
Diffuses light in window. Finish to match fixture.

Dark Top
Eliminates glow in window above shade.

Installation
For Round and Square Canopy Cover: 5" diameter, machined aluminum mounting plate with black finish. For use with 4" octagonal junction box (by others). For Rectangular Canopy Cover: 3"x5" machined aluminum mounting plate with black finish for use with single gang recessed switch box (by others).

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

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

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

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

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

Warranty
5 year limited warranty.

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

c UL us LISTED RoHS MADE IN USA

• Energy Star is a registered trademark of the United States Environmental Protection Agency.
Tefzel™ is trademark of The Chemours Company FC, LLC.

BEACON WALL MOUNT (BW

RECEIVED
APR 03 2018
DEPARTMENT OF
PLANNING & ZONING

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

CATALOG NUMBER LOGIC

	BWM		LED						

Example - BWM - SD10 - LED - L10 - BZW - A - - - CRW

Material
- **Blank** - Aluminum
- **C** - Copper

Series
- **BWM** - Beacon Wall Mount

Style
- **SD10** - 10 Inch disk
- **SD12** - 12 Inch Shade
- **SD15** - 15 Inch Shade

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

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

Finish
- **NAT** - Natural*
- **BP** - Brown Patina*
- **GP** - Green Patina*
- **NIC** - Nickel Plate*
- **BZW** - Bronze Wrinkle

*See Powder Coat Finish Chart to the right for additional choices. *Not available with Aluminum. For Aluminum fixtures, specify Standard or Premium Powder Coat.*

Powder Coat Standard Finish

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

Powder Coat Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Gr
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sar
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Gr
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		*Also available in RAL Fi See submittal SUB-143*

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

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

Option
- **CLR** - Clear Coat Protection *For use with Natural (NAT) finish only. For use with Copper Fixture only.*

Canopy
- **CRW** - 5" Round Canopy
- **CQW** - 5" Square Canopy
- **CTW** - 3"x5" Rectangular Canopy

LM79 DATA

L70 DATA

TEKA LED #	LUMENS (Delivered)	CCT	INPUT WATTS (Typ.)	CR (Typ.)	BUG Rating	Minimum Rated Life (h 70% of initial lumens (L
L10	433	2700	10	90	B0-U3-G1	50,000
L11	459	3000	10	90	B0-U3-G1	50,000
L12	504	4000	10	90	B0-U3-G1	50,000
L13	494	2200-3500 warm dim	10	90	B0-U3-G1	50,000
L15	824	2700	20	90	B0-U3-G1	50,000
L16	871	3000	20	90	B0-U3-G1	50,000
L17	959	4000	20	90	B0-U3-G1	50,000
L18	940	2200-3500 warm dim	20	90	B0-U3-G1	50,000

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

RELEASED 08-14-2017

DRAWING NU SUB-257

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF TEKA ILLUMINATION AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTH DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF TEKA ILLUMINATION IS STRICTLY FORBIDDEN.

SHOP ALL SPRING BLACK FRIDAY DEALS + FREE PARCEL SHIPPING WITH MYLOWE'S. SHOP NOW>

Open until 10PM!
South Burlington Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

RECEIVED
APR 04 2018
DEPARTMENT OF
PLANNING & ZONING

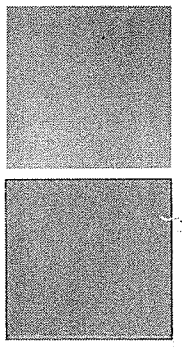
Item # 656979 **Model #** 36016033

Comfort-Bilt White Mid-View Storm Door with Self-Storing (Common: 30-in x 80-in; Actual: 29.75-in x 79.75-in)

71 Ratings
4.0 Average

84%
Recommend this product

Community Q&A
View Now



$198.00

No Rebates. Change Location. >

- Half screen is reversible allowing for top or bottom screen position to fit your
- All metal door with heavy duty aluminum frame and rigid steel kick
- Decorative outside lever with inside lock

Manufacturer Color/Finish

White

Common Width (Inches)

30

Ships to Store
FREE

Delivery

Ready for delivery:

SHOP ALL SPRING BLACK FRIDAY DEALS + FREE PARCEL SHIPPING WITH MYLOWE'S. SHOP NOW>

Open until 10PM!
South Burlington Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

RECEIV
APR 04 2
DEPARTMEN
PLANNING & Z

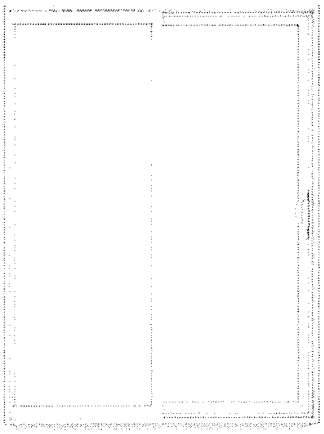
Item # 358401 **Model #** JWVYL LE 5068 RH

JELD-WEN 59.5-in x 79.5-in Right-Hand White Vinyl Sliding Patio Door with Screen

1 Rating
2.0 Average

Have an opinion? Help others decide. **Write a Review**

Community Q&A **View Now**



$596.61

- ENERGY STAR® certified
- 1-lite Low-E with argon gas for greater energy efficiency
- OX (right hand as viewed from the exterior)

Ships to Store FREE

Ready for pickup: Estimated by 04/25/2018

Delivery

Ready for delivery: Estimated on 04/25/2018

Get 5% OFF* Every Day
Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.
Get Details >

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602
HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 0402-5

Part of: ☑ District ☐ Complex

Contributing ☑ Non-Contributing ☐

Listed on: State Register of Historic Places N
National Register of Historic Places N

CRITERIA: A ☐ B ☐ C ☐ D ☐

COUNTY: Chittenden

TOWN: Burlington VILLAGE:

LOCATION: 159 Locust Terrace

NEGATIVE FILE NUMBER:

COORDINATES:

UTM (ZONE 18)	E	0	N	0
VSP (NAD 83)	E	443249.52686	N	218498.5486
E911	E		N	

PROPERTY TYPE: House

OWNER: William Marquess

ADDRESS:

PRESENT FORMAL NAME: Marquess House

COMMON NAME: Marquess House

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☑ Restricted ☐

ORIGINAL FORMAL NAME:
Kelsall House

HISTORIC CONTEXT:
Physical Patterns of Communities

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:

SIGNIFICANCE:
Architectural ☑ Historic ☑ Archeological ☐ Engineering ☐

BUILDER/CONTRACTOR:

LEVEL OF SIGNIFICANCE:
Local ☑ State ☐ National ☐

STYLE: Vernacular

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☑ Fair ☐ Poor ☐

PLAN:

DATE BUILT: 1949

GENERAL DESCRIPTION:

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 ☐ Bonding Pattern:
   c. Iron ☐ Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐
   Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☑
   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:
8. Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☑ Shed ☐
   Ells ☐ Wings ☐ Bay Window ☐ Other:
9. Roof Styles: Gable ☑ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead
   Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐
   Other:

Number of Stories: 1
Number of Bays: 3x2

Entrance Location: eave center
Approximate Dimensions: 24' x 26'

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:
Additional Features:
Additional Description:

RELATED STRUCTURES:
Garage - One-bay Garage; Garage - Attached Garage;

STATEMENT OF SIGNIFICANCE:
This house occupies Lot #9 as shown on the 1947 Thibault plan. Thibault sold the lot and new house to Philip & Eileen in 1949.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

- Open ☐
- Woodland ☐
- Scattered Buildings ☐
- Moderately E
- Densely Built Up ☑
- Residential ☑
- Commercial
- Agricultural ☐
- Industrial ☐
- Roadside Strip Development ☐
- Designed Landscape Features ☐
- Other:

RECORDED BY:
Devin Colman

ORGANIZATION:
City of Burlington

DATE RECORDED:
07/13/2007

LAST UPDATE
10/13/2008

Survey 0402-5: 159 Locust Terrace
Burlington, VT. View southwest.
Photograph by Devin Colman, 12/7/2007

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday June 5th, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
AGENDA

I. Agenda
II. Communications
III. Minutes
IV. Consent

1. **18-0924CA; 24 Front St (RM, Ward 3C) Liam Flynn and Sarah Woodard**
   Second story addition on existing single-family house. (Project Manager: Mary O'Neil)

2. **18-0857CA; 159 Locust Terrace (RL, Ward 5S) William Marquess**
   Renovation and addition to existing single family home. (Project Manager: Mary O'Neil)

3. **15-0868CU; 404 College St (RH, Ward 1E) Dunlap Riehle**
   Request for Time Extension: Change of use from duplex to single residential unit and boarding house. (Project Manager: Scott Gustin)

V. Public Hearing

1. **18-0834CA/MA; 298 College Street (RH, Ward 8E) Greater Burlington YMCA Foundation Inc.**
   Demolish Ethan Allen Club; Construct YMCA facility at 298 College Street with child care, two stories, approximately 50,000SF. (Project Manager: Scott Gustin and Mary O'Neil)

2. **18-0683CA; 600 South Willard Street (RL, Ward 6S) Greek Orthodox Church**
   Appeal of administrative decision: Replace and add lighting along new ramp and paths of Church. (Project Manager: Ryan Morrison)

VI. Other Business

1. **18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**
   Request to reopen public hearing: New bed and breakfast room; letting one bedroom. (Project Manager: Ryan Morrison)

VII. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.
Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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).
Printed on 100% Recycled Paper

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
vacant, Zoning Clerk
Layne Darfler, Planning Technician

TO: Development Review Board
FROM: Scott Gustin
DATE: June 5, 2018
RE: 15-0868CU; 404 College Street

==========

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE <u>MUST</u> ATTEND THE MEETING.

Zone: RH Ward: 1E

Owner/Representative: Dunlap Riehle

Request: Extend expiration date of zoning permit approving change in use from duplex to single residential unit and boarding house.

Applicable Regulations:
Article 3 (Applications, Permits, & Project Review)

Background Information:
The applicant is seeking approval for a second 1-year time extension to complete the construction associated with the change in use from a duplex to a single residential unit and boarding house. No changes to the project are included in this extension request.

Previous zoning actions for this property are noted below.

- Zoning Permit 77-752; to erect a 40' x 112' apartment house. This appears to be the incorrect address as the subject building was built in 1844.
- Zoning Permit 91-303; construct retaining wall. April 1991. Permit expired.
- Zoning Permit 95-391; fence. Approved April 27, 1995.
- Zoning Permit 01-333 / COA 02-11; Change of use from fraternity to duplex; each unit with four bedrooms. Approved March 8, 2001.
- Zoning Permit 06-464CA; Site modifications to previous approval (Zoning Permit 01-333 / COA 02-11) not to reduce parking. Approved March 20, 2006.
- Zoning Permit06-465FC; fence and trash bin enclosure. Approved February 16, 2006.
- Zoning Permit 06-731CA; Revised parking configuration and construct patio and walkway. Parking to be white crushed gravel and patio and walkway to be slate. Approved June 6, 2006 (06/06/06)
- Zoning Permit 15-0868CU; Change of use from duplex to single residential unit and boarding house

Recommendation: **<u>Consent approval</u>** as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

The zoning permit for this project was approved by the Development Review Board on May 4, 2015. Construction was commenced within 1 year as required. A second year is allowed for completion of construction; however, construction was not completed and a 1-year extension was granted June 6, 2017. The applicant is now seeking a 2nd time extension. Per this criterion, the applicant may request another 1-year time extension prior to expiration of the zoning permit. The request for extension was submitted April 16, 2018, prior to the May 4 expiration date. No changes to the project are proposed. Extension by an additional 1 year is acceptable. Construction must be complete by May 4, 2019. **(Affirmative finding)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval dated May 4, 2015 shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than May 4, 2019).

Conditional Use – Findings of Fact

City of
Burlington, Vermont
149 Church Street

ZP #: 15-0868CU

Tax ID: 050-1-098-000

Issue Date: May 4, 2015

Decision: Approved w/ Pre-Release Conditions

Property Address: 404 COLLEGE STREET

Burlington Development Review Board

Minutes/Findings of Fact
May 4, 2015

File: ZP15-0656 CA/MA
Location: 404 College Street
Zone: RH **Ward:** 1E

Date application accepted: March 11, 2015
Applicant/ Owner: Dunlap Riehle
Request: Change of use from duplex to a single residential unit and boarding house in the second unit.

Members Present:
Jonathan Stevens, Brad Rabinowitz, AJ LaRosa, Jim Drummond, Missa Aloisi, Israel Smith, Michael Long

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

I. FINDINGS

Background:

- Zoning Permit 77-752; to erect a 40' x 112' apartment house. This appears to be the incorrect address as the subject building was built in 1844.
- Zoning Permit 91-303; construct retaining wall. April 1991. Permit expired.
- Zoning Permit 95-391; fence. Approved April 27, 1995.
- Zoning Permit 01-333 / COA 02-11; Change of use from fraternity to duplex; each unit with four bedrooms. Approved March 8, 2001.
- Zoning Permit 06-464CA; Site modifications to previous approval (Zoning Permit 01-333 / COA 02-11) not to reduce parking. Approved March 20, 2006.
- Zoning Permit06-465FC; fence and trash bin enclosure. Approved February 16, 2006.
- Zoning Permit 06-731CA; Revised parking configuration and construct patio and walkway. Parking to be white crushed gravel and patio and walkway to be slate. Approved June 6, 2006 (06/06/06)

Overview: The structure is known as the Captain Daniel Lyon House (c. 1844), and is listed on the National Register of Historic Places within the Main Street College Street Historic District. The building is the former Acacia Fraternity house that was converted into two residential units with occupancy of fou bedrooms in each unit (Zoning Permit 01-333 / COA 02-11). The current request is to convert one of these six bedroom units into a boarding house unit with occupancy of the six rooms. The owner will live on the premises intending to occupy the unit that does not contain the boarding rooms.

Section 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:

(a) Conditional Use Review Standards: *Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on the following general standards:*

1. The capacity of existing or planned community facilities;

This is an existing high density residential area. This is a large building and the number of rooms occupied will increase from eight (four/unit) to ten (four in one unit and six in the other). The increase in the number of occupied rooms should ultimately pose no adverse impact to existing or planned community facilities. **Affirmative finding.**

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;

As there are no exterior or interior modifications to the building or site proposed the occupancy of two additional rooms in the existing large building in this high-density residential district would not change the character and specified intent of the zoning district.

Previous application, Zoning Permit 01-333 /COA 02-11, was approved with the understanding that there would be multiple roommates and require adequate parking counts. This proposal is answering the demand for housing that has become a recent focus; finding residential options for individuals that wish t live close to where they work and play. The change to boarding use and increase in the bedroom occupancy count is an exception to the change to the Functional Family Housing provision, which now extends into the RH zone.

From the MDP:

- *Support housing models, organizations, and programs that insure perpetual affordability, fill gaps in the housing tenure ladder, and increase the overall supply of housing the community.* (Municipal Development Plan, Housing Plan, Page IX-2.)
- *Support the development of additional housing opportunities within the city...* (Municipal Development Plan, Housing Plan, Page IX-1.)
- *Retain [Burlington's] moderate scale and urban form in its most densely developed areas, while creating opportunities for increased densities.* (MDP, Page III-1.)

Affirmative finding.

3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;

The proposal represents that the existing parking configuration will be maintained. As the current use of the parking lot does not conform to the parking plan approved in 2006; see approved site plan and 2012 aerial photo, this needs to be addressed. Also refer to discussion under 4 and Article 8, below. **Affirmative finding as conditioned.**

4. Any standards or factors set forth in existing City bylaws and city and state ordinances;
The zoning district and the City Master Plan support increased residential use in the RH zone.
The boarding house use itself is not in conflict with City bylaws or state ordinances; however it must meet any life safety requirements that may be triggered as a result in the change of occupancy. However, the approved parking lot configuration does not conform to the actual parking occurring on site. In addition, while not directly related to the boarding house it appears that replacement windows have been installed without the benefit of zoning permits. This will be referred to Code Enforcement for investigation. **Affirmative finding as conditioned.**

5. The utilization of renewable energy resources
No part of this application will prevent the use of wind, solar, or water energy sources. Southerly exposure will complement the rear access/lobby for residential use. **Affirmative finding.**
and,
In addition to the General Standards specified above, the DRB;
6. shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;
The parcel is zoned for high density residential housing, and can accommodate the proposed occupancy. The cumulative impact must be considered negligible. **Affirmative finding.**

7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.
Zoning Amendment ZA-13-01 extended the Functional Family provisions of the ordinance to the RH district. *In all residential districts except the RH district, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.*
No new units are being created although occupancy of one unit is changing from a four bedroom occupancy to a 6 room boarding use. **Affirmative finding.**

8. may control the location and number of vehicular access points to the property, including the erection of parking barriers.
The proposal intends to utilize the existing vehicular access point off Williams Street. The parking barriers, planters and bollards, as approved are not in place. The bollards are in a different location and are moveable posts set in a concrete base connected simply by a single strand of rope. The planters are pots lined up along the east side of the house. The whole parking lot appears disorganized with vehicles haphazardly parked on the site. Neither the "picnic area" nor the walkway indicated on the site plan is evident. This needs to be resolved as the current situation is not in compliance with approved 2006 site plan, and is unacceptable. **Affirmative finding as conditioned.**

9. may limit the number, location and size of signs.
No signs proposed. Any signage will require a separate sign permit. **Not applicable.**

10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.
The parking area and the building itself have not been maintained in good repair as this historic site deserves. The applicant has submitted the approved site plan (dated 6/18/2006) with a picnic area, walkway, landscaping, planters, and bollards that have not been implemented as approved. A fence was also approved but it too is in some disrepair. In order, not only to mitigate the increase in the use of the property, but to bring it into compliance with the approved site plan measures are needed to insure reliab parking in the future. **Affirmative finding as conditioned.**

11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.
The Comprehensive Development Ordinance Section 3.2.9 (d) affects a two year time limit on project completion. **Affirmative finding as conditioned.**

12. may specify hours of operation and/or construction to reduce the impact on surrounding properties.
Any exterior changes required for improving the parking area are allowed to be constructed Monday through Friday 7am to 6 pm with a limit on weekend hours (Saturday 9 am to 5 pm <u>for interior work only</u>.) **Affirmative finding as conditioned.**

13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.
This is a statutory requirement. **Affirmative finding as conditioned.**

14. may consider performance standards, should the proposed use merit such review.
Hours of construction are proposed to be limited. In addition, the parking lot needs to be improved and function in an organized manner. Any other performance standards would be at the discretion of the DRI **Affirmative finding as conditioned.**

15. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.
Conditions are proposed as indicated under the appropriate findings to address compliance with approve plans, and referrals to Code for potential violations. **Affirmative finding as conditioned.**

<u>Article 4: Maps and Districts</u>

Section 4.4.5 Residential Districts
Boarding House [6] (5 persons or more) is a Conditional Use in the RH district. Footnote 6 requires owner occupancy. Owner occupancy is defined as: *Where owner occupancy is required by this ordinance, own occupancy shall mean occupancy of premises by an owner for at least 50% of the year. (CDO Article 13* The applicant/owner is proposing to live on the premises in the non-boarding house unit. **Affirmative finding as conditioned.**

<u>Article 5: Citywide General Regulations</u>
Part 2: Dimensional Requirements
Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access
The lot has access to a public road. (College Street.)
Affirmative finding.

Section 5.2.3 Lot Coverage Requirements
No additional lot coverage is proposed. **Not applicable.**

Section 5.2.4 Buildable Area Calculation
Not within the RCO, WRM, RM, WRL or RL zoning district. **Not applicable.**

Section 5.2.5 Setbacks
No changes to setbacks are proposed. However, any modification to the parking area will need to respect minimum setback requirements. **Affirmative finding as conditioned.**

Section 5.2.6 Building Height Limits
No change to building height is proposed. **Not applicable.**

Section 5.2.7 Density and Intensity of Development Calculations
No change to density is proposed; remains two units. **Not applicable.**

Part 4: Special Use Regulations
Section 5.4.8 Historic Buildings and Sites
404 College Street is on the National Register of Historic Places, within the Main Street College Street Historic District.
As there are no changes propose for the structure itself this section is **not applicable.** However, as noted there were some changes that were undertaken without approvals and this will be referred to Code Enforcement for investigation.

Article 6: Development Review Standards

PART 2: SITE PLAN DESIGN STANDARDS
The applicant is not proposing any exterior changes and is relying on an already approved site plan. However, this site plan has not been implemented as approved. With the change in occupancy parking lot improvements appear to be needed.
Section 6.2.2 Review Standards
(a) Protection of Important Natural Features:
No natural features. **Not applicable.**

(b) Topographical Alterations:
No topo changes. **Not applicable.**

(c) Protection of Important Public Views:
There are no publically accessible views. **Not applicable.**

(d) Protection of Important Cultural Resources:

No changes to the historic building are proposed. However, as observed the building is somewhat in disrepair and unapproved windows have been installed. This will be referred to Code Enforcement for investigation. **Not applicable**

(e) Supporting the Use of Renewable Energy Resources:
No part of this application will preclude an opportunity to use direct sunlight, solar, wind, or geothermal all of which are encouraged. **Affirmative finding.**

(f) Brownfield Sites:
None identified.

(g) Provide for nature's events:
The proposed condition to improve the parking lot may require a Small Project Erosion Prevention & Sediment Control Plan. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:
No changes to the building are proposed. **Not applicable.**

(i) Vehicular Access:
There is no change proposed to the vehicular access. The existing curb cut and driveway will be utilized The applicant is proposing to locate a dumpster at the northeast corner of the parking lot. There does no appear to have been any scaling or details of the exact location. It must be a minimum of five feet from side property line and cannot occupy a required parking space. Also it needs to be screened. A revised si plan of professional quality and to scale is needed to determine how parking and trash removal will operate. **Affirmative finding as conditioned.**

(j) Pedestrian Access:
Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas t primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings
There is an existing pedestrian walkway to the building from College Street. A walkway is delineated on the 2006 site plan but does not exist on the site. This is needed and should be added in detail to the required site plan. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:
Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.
The property will need to meet any ADA compliance as may be required. **Affirmative finding as conditioned.**

(l) Parking and Circulation:
The parking area is existing. However, as noted throughout these comments it has not been implemented as approved, nor has it functioned as anticipated. The "existing" parking and a site visit confirmed the haphazard nature of the parking area and the inconsistency of the "improvements". The parking spaces are not defined and need to be.
All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The pedestrian walkway illustrated on the approved plan between the parking area and the building is non-existent. A walkway differentiation from the parking area needs to be provided and indicated on the site plan. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

Landscaping/planting is shown on the 2006 plan. The current site conditions need to rethink these details and improve the provision of landscaping. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

No public open space proposed. **Not applicable.**

(o) Outdoor Lighting:

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

No indication of any proposed lighting has been provided. If any lighting fixtures are to be placed on site details and photometrics are needed to assure appropriate light levels and compliance with Sec. 5.5.2. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

A dumpster is proposed but merely noted by an arrow on the northeast of the parking area. This is insufficient detail and the dumpster location dimensions and screening (required) must be provided. It cannot be located within a setback nor can it usurp a parking space. There is no enclosure defined, and needs to be. **Affirmative finding as conditioned.**

Article 8: Parking

Parking (site within a Neighborhood District) for the property with the proposed boarding house is calculated as follows:

Required

2 units x 2 spaces =4;

Six boarding rooms (1 per 2 beds) =3

Total of 7 parking spaces required

Provided

10 are illustrated on the 2006 approved site plan.

While 10 spaces meet the requirement, there are some concerns:

- Four spaces (two x two) are in tandem. ***Section 8.1.14 (b)*** addresses tandem parking allowing tandem parking for duplexes; however, as this proposal modifies the duplex use and results in six rooms rented to six individuals, tandem parking is not appropriate. As there are eight spaces that are not tandem this plan is only acceptable as long as the parking lot operates as approved. However, this has not occurred and the resulting problem is considered below.
- The lack of organized parking occurring on site must be addressed. With the increase in occupants whereby six unrelated individuals will be living in one unit, there is greater need for the parking lot and useable spaces to be clearly defined. This has not occurred in the past, thus it is recommended that, in order for the lot to operate effectively, the parking area should be paved and all parking spaces clearly striped. In addition, each occupant who has a vehicle must have an assigned space. All required barriers as illustrated on the approved site plan must also be installed to prevent continued unorganized parking. A revised site/parking plan may be considered to meet these concerns as well. **Affirmative finding as conditioned.**

Section 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1

Requirement per CDO	Residential Housing Living, multi-unit, 1 per 4 units Long Term; 1 per 10 units Short term.

While bicycle parking is not required, it is suggested that the applicant provide long-term and short term bike parking. **Affirmative finding.**

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

III. MOTION: Brad Rabinowitz

I move that the Board approve certificate of appropriateness approval for the change of use from duplex to a single residential unit and boarding house in the second unit for the property at 404 College Street in the RH zone and adopt the staff findings and conditions modified as follows:

Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall submit a zoning application for a revise site/parking plan, subject to review and approval by staff. This plan shall include the following:
    a. the lot shall be paved & striped to assure all parking occurs in an organized manner;
    b. landscaping, barriers or other techniques that insure there will be organized and clearly defined parking on the site;
    c. provide for a pedestrian walkway, (the approved walkway is not evident on the ground). The pedestrian walkway shall be differentiated, other than typical striping.
    d. details of the location for the dumpster and its enclosure shall be included.
    e. a Small Project Erosion Prevention & Sediment Control Plan to be provided if required.
    f. any short term bicycle parking racks shall be illustrated and detailed
2. Any occupants with vehicles shall be assigned specific a parking space.
3. Hours for any construction related to exterior work (the parking lot) is limited to Monday through Friday 7am to 6 pm with a limit on weekend hours (Saturday 9 am to 5 pm for interior work only).
4. If there are any exterior lighting fixtures proposed, they need to be detailed and photometrics included to assure appropriate light levels and compliance with Sec. 5.5.2.
5. The property will need to meet any ADA compliance as may be required.
6. Standard Permit Conditions 1-15.

Seconded: Israel Smith

Vote: 7-0-0, motion carried

Dated at Burlington, Vermont, this 19th day of May 2015

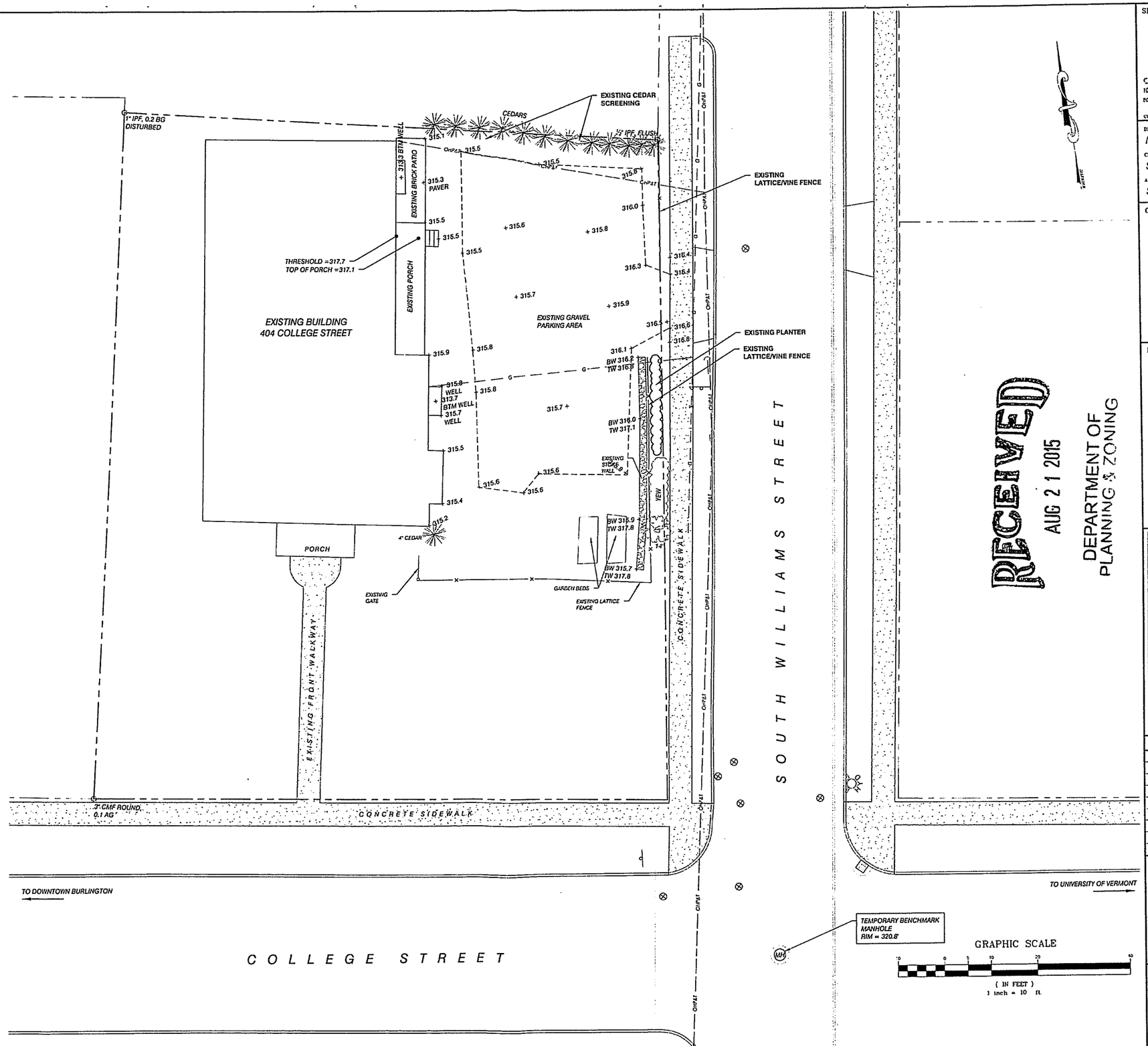
Respectfully Submitted,

Jonathan Stevens, Development Review Board Vice Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division The appeal shall be taken in such a manner as the Supreme Court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 317 — EXISTING CONTOUR
- EXISTING CURB
- EXISTING STOCKADE FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- OHPAT — EXISTING OVERHEAD ELEC. & TEL.
- G — EXISTING GAS
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- IRON ROD/PIPE FOUND
- AG / BG — ABOVE GRADE / BELOW GRADE



RECEIVED
AUG 21 2015
DEPARTMENT OF PLANNING & ZONING

NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. PROPERTY LINE INFORMATION IS APPROXIMATE AND ABSTRACTED FROM THE CITY OF BURLINGTON LAND RECORDS. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
4. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC JULY 2015.
5. VERTICAL DATUM IS NGVD 29 AND DERIVED FROM MH 113.07 (RIM ELEVATION=320.78) AS SHOWN ON THE CITY OF BURLINGTON EXISTING SEWER AND DRAINAGE SYSTEM PLANS PREPARED BY CAMP, DRESSER &

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802 864-2323 FAX: 802-864-2271 WEB: WWW.CEA-I.COM

COPYRIGHT © 2015 - ALL RIGHTS RESERVED

DRAWN: MAB
CHECKED: SAV
APPROVED: SAV

STATE OF VERMONT — STEPHEN A. VOLK — No. 5226 — REGISTERED PROFESSIONAL ENGINEER

OWNER:
DUNLAP RIEHLE

404 COLLEGE STREET
BURLINGTON VERMONT
05401

PROJECT:

PAVEMENT IMPROVEMENTS

404 COLLEGE STREET
BURLINGTON, VT

LOCATION MAP
1" = 20

DATE	CHECKED	REVISION

EXISTING CONDITIONS SITE PLAN

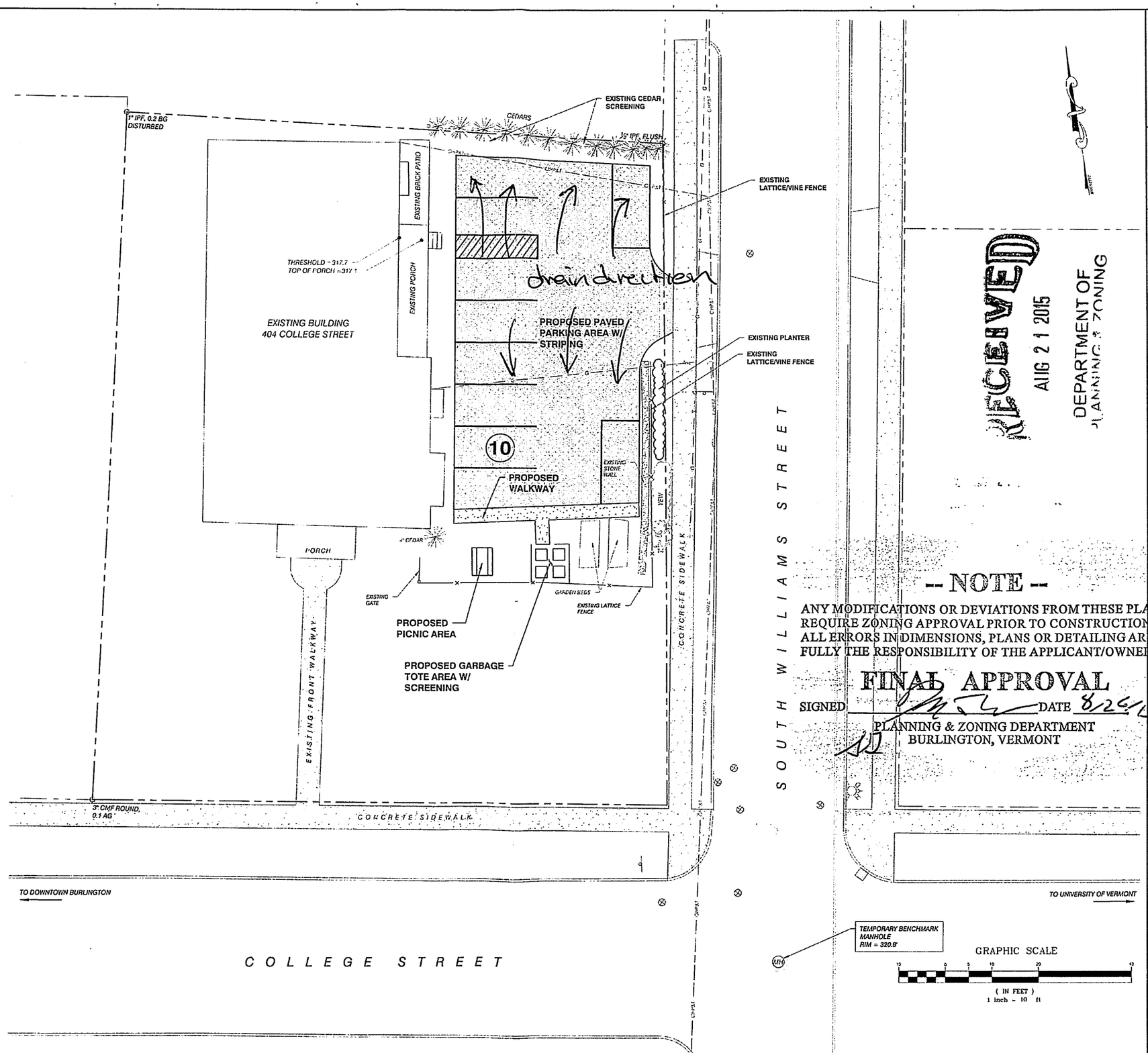
DATE: 8/20/2015
SCALE: 1" = 10'
PROJ. NO. 15182
DRAWING NUMBER: C1.1

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 317 — EXISTING CONTOUR
- EXISTING CURB
- EXISTING STOCKADE FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- OHP&T — EXISTING OVERHEAD ELEC. & TEL.
- G — EXISTING GAS
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- IRON ROD/PIPE FOUND
- AG / BG — ABOVE GRADE / BELOW GRADE

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN CITY ROAD R.O.W. WITH CITY AUTHORITIES.
13. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
14. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE



RECEIVED
AUG 21 2015
DEPARTMENT OF PLANNING & ZONING

-- NOTE --

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

FINAL APPROVAL

SIGNED _____ DATE 8/24/15

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802 864 2271 web: www.cea-vt.com

COPYRIGHT © 2015 - ALL RIGHTS RESERVED

DRAWN: GAC
CHECKED: SAV
APPROVED: SAV

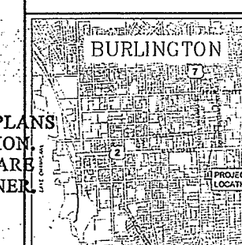
STATE OF VERMONT — STEPHEN A. VOLK — No. 6726 — REGISTERED PROFESSIONAL ENGINEER

OWNER:
DUNLAP RIEHLE

404 COLLEGE STREET
BURLINGTON VERMONT
05401

PROJECT:
PAVEMENT IMPROVEMENTS

404 COLLEGE STREET
BURLINGTON, VT



LOCATION MAP
1" = 20

DATE	CHECKED	REVISION

PROPOSED CONDITIONS SITE PLAN

DATE: 8/20/2015
SCALE: 1" = 10'
PROJ. NO.

DRAWING NUMBER: C1.0

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
vacant, Zoning Clerk

TO: Development Review Board
FROM: Scott Gustin & Mary O'Neil, Principal Planners
DATE: June 5, 2018
RE: 18-0834CA/MA; 298 College Street

==========

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE <u>MUST</u> ATTEND THE MEETING.

Zone: RH Ward: 8E

Owner/Applicant: Greater Burlington YMCA / Freeman French Freeman, Inc.

Request: Construct new 2-story, ~50,000 sf YMCA facility including health club and large daycare and related site improvements.

Applicable Regulations:
Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:
The Greater Burlington YMCA (GBYMCA) proposes demolition of the former Ethan Allen Club and construction of a new 2-story, 51,625 sf Y facility with daycare and health club uses. As the development footprint is more than 5,000 s.f. and the gross floor area exceeds 10,000 s.f., the application is subject to major impact review. The proposed uses (health club, large daycare) are conditional uses in the RH zoning district.

Sketch plan review with the Design Advisory Board took place December 13, 2017 and with the Development Review Board on December 19, 2017.

The Design Advisory Board reviewed this application at their April 10, 2018 meeting. The Board unanimously recommended approval of the project subject to the following conditions:

1. That the applicant shall explore the use of additional classing material appropriate to the community and institutional nature of the building; one that complements the hardi siding, especially on the east and west elevations. (i.e. metal panel.)
2. That the exterior façade at north end of east elevation be further developed with additional detail of human scale.
3. The applicant shall provide a layout for future photovoltaic (PV) installation/array. The DAB is disappointed to have solar omitted from the plan, and comments that this project should reflect the values of the greater community. Financial avenues are available to that end.
4. Develop and define material of the trash enclosure to relate to the palette of the building.

5. The applicant shall define snow storage or a plan for removal.
6. A more attractive, residential style fence is recommended for the children's play area.
7. Illumination along walkways shall be adjusted so as to not exceed 2 fc, unless doing so would specifically conflict with NFPA Life Safety Code. A revised photometric shall be provided to demonstrate those changes.
8. Pole lights shall not exceed 25 in height.
9. Written approval of the EPSC/Stormwater plan by the Stormwater Engineering program will be a requirement of any decision.
10. All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
11. Consideration of the Parking Management Plan toward a parking waiver is under the discretionary review of the Development Review Board.
12. Standard Permit Conditions 1-15.

Project plans have been revised to address the recommendations of the Design Advisory Board as applicable.

The Conservation Board will review this application at their June 4, 2018 meeting. Comments and recommendations of that Board will be provided for DRB consideration.

Previous zoning actions for this property are noted below.

- **Zoning Sketch Plan Review ZP18-0481SP;** Sketch Plan review of proposed redevelopment of the former Ethan Allen Club for the Greater Burlington YMCA; Basement plus two stories, approximately 65,000 sf (22,000 sf footprint.) Request for parking waiver.
- **Non-applicability of Zoning Permit Requirements 17-1224NA;** To utilize existing space at 266 College Street to run a school age summer program for 10-15 age children. June 2017.
- **Zoning Permit 16-0856CU;** establish health club use within a portion of the existing building. No site or exterior building changes proposed. March 2016.
- **Non-Applicability of Zoning Permit Requirements**; **16-0825NA**; interior work only to create space for fitness classes. February, 2016.
- **Zoning Permit 15-0853CA**; change of use from temporary homeless shelter to temporary art gallery. March 2015.
- **Zoning Permit 15-0675CU**; seasonal change of use from club to community house / overnight shelter. January 2015.
- **Zoning Permit 11-0604SN**; replacement parallel sign for Ethan Allen Center. February 2011.
- **Zoning Permit 99-576**; installation of a nonilluminated parallel sign for Ethan Allen Club. This is the only sign for the site. June 1999.
- **Zoning Permit 97-299**; installation of a nonilluminated fabric awning over the rear entry of the Ethan Allen Club. Emblem graphic without lettering to be applied to the end elevation of the awning. February 1997.

- **Zoning Permit 97-298**; removal of the existing structural canopy (cars drive under) over the rear entrance to the existing Ethan Allen Club. No change to traffic patterns or façade alterations included in this application. February 1997.
- **Non-Applicability of Zoning Permit Requirements**: Move business operations to vacant space. (Operation of the premises as a membership club for the Knights of Columbus; new business/membership club Ethan Allen Club.) March 1996.
- **Zoning Permit 94-105 / COA 094-023**; construction of an eight car parking lot for existing office building on adjacent lot. (To be accessed by that lot) Existing use of parcel is the Ethan Allen Club. August 1993.
- **Zoning Permit 85-104**; erect 2' x 4' freestanding sign. April 1985.
- **Zoning Permit 80-843**; renovation; move exterior wall in the bar area only eight feet to north. New fireplace, new bar, insulation, electrical work. April 1980.
- **Zoning Permit n.n.**; demolish the existing building and erect a new 72' x 120' two story building to encompass 16,280 sf. March 1972.

I. Findings

Article 3: Applications and Reviews
Part 5, Conditional Use & Major Impact Review:
Section 3.5.6 (a) Conditional Use Review Standards
Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The proposed development will be served by municipal water, sewer, and electricity. It was reviewed by the Technical Review Committee in December 2017. Comments from that review are reflected in the present permit application. **(Affirmative finding)**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The property is located in the RH zone and relatively close to the downtown. While the zone is intended primarily for high density residential development, several non-residential uses that serve as amenities in residential areas (including health clubs and daycares) are allowed as conditional uses. This proposal is for a new health club and daycare. These uses will provide amenity to the surrounding residential uses and are consistent with the intent of the RH zone. **(Affirmative finding)**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed health club will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other allowed uses in the RH zone. **(Affirmative finding)**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

A traffic impact study has been conducted for the proposed facility. The study includes the standard information relative to total trip generation, peak hour trip generation, and intersection level of service (LOS). Note that additional updated traffic information is included in the May 23, 2018 addendum pertaining to parking management and traffic generation. Note also the 1-way circulation onsite: All traffic enters from Bradley Street and exits onto College Street.

The daycare facility is expected to generate up to 80 AM peak hour trips and up to 85 PM peak hour trips. The health club use is expected to generate up to 50 AM peak hour trips and up to 131 PM peak hour trips. The traffic study adjusts these combined totals to 114 AM peak hour trips and 164 PM peak hour trips as a result of TDM measures to be implemented. As noted under the parking management plan, the peak hours of the daycare do not coincide with those for the health club. As a result, extremes of peak hour traffic are avoided.

LOS analysis focuses on the intersections of College Street and South Union Street and of Bradley Street and South Union Street. Build and no-build scenarios in 2019 and 2024 are evaluated. In most cases, intersection LOS remains unchanged between the build and no-build scenarios. The northbound turning movement from College Street onto South Union Street drops from a LOS B to LOS C in the build scenarios. In all cases, intersection LOS remains acceptable.

Comments have been solicited from the Department of Public Works, but none have yet been received. Any comments received during review of this application will be provided to the Development Review Board for consideration. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

The project does not include renewable energy resources; however, the building will be constructed so as to be "solar ready." **(Affirmative finding)**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances**;***

Proposed stormwater management complies with Chapter 26. Building and related construction codes will be administered via the building inspector. **(Affirmative finding)**

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

No significant air or noise pollution is anticipated with this proposal. **(Affirmative finding)**

See Sec. 5.5.3 for stormwater management.

2. Have sufficient water available for its needs;
See Sec. 3.5.6 (a) 1.

3. Not unreasonably burden the city's present or future water supply or distribution system;
See Sec. 3.5.6 (a) 1.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec. 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
See Sec. 3.5.6 (a) 4.

6. Not cause an unreasonable burden on the city's ability to provide educational services;
This non-residential project will have no impacts on the city's school system. **(Affirmative finding)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed development will generate additional impacts on city services; however, the extent of those impacts is expected to be modest. Impacts related to the proposed development will be at least partially offset by payment of impact fees as required for new construction. **(Affirmative finding as conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The project will replace a long-standing membership club – one nonresidential use will be replaced with another. The intensity of development will increase, and impact fees will be assessed to help mitigate impacts associated with the redevelopment. **(Affirmative finding as conditioned)**

10. Be in substantial conformance with the city's municipal development plan;
The proposed redevelopment substantially complies with the municipal development plan.

The project is located within the Old North End Enterprise Community wherein new development and reinvestment is promoted (Land Use Plan, pg. I-26) and provides amenity to nearby residences and businesses within a mixed land use context (Land Use Plan, pg. I-2). The proposed redevelopment will include improved onsite stormwater management measures to lessen impacts on city systems and the receiving waters of Lake Champlain (Natural Environment, pg. II-3). The parking management plan incentivizes use of alternative transportation measures; the site is

conducive to pedestrian, bike, and bus access (Transportation System Plan, pg. V-12). **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;
This development will replace one nonresidential use with another. It will have no undue adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.
The proposed development will have no undue adverse impact on the park and recreation needs of the city. Given the proposed use, it may provide additional recreational amenity for residents. What impacts there may be will be addressed via payment of impact fees. **(Affirmative finding as conditioned)**

(c) Conditions of Approval:
In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.
The proposed development is not expected to generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. Time limits for construction.
No request for an extended construction timeline is included in the application. As a result, the standard 2-year timeframe for zoning permits will apply. **(Affirmative finding)**

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.
No construction schedule is included in the application materials. Typical days and hours of construction in residential areas are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday. **(Affirmative finding as conditioned)**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions; and,
Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.
Addressed in conditions of approval.

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose

(5) Residential High Density (RH)
The subject property is located in the RH zone. This zone is primarily intended primarily for high density residential development in the form of large multi-family structures. As noted before, several nonresidential, but compatible, uses are allowed within this zone. Health clubs and daycares are two of them. **(Affirmative finding)**

(b) Dimensional Standards & Density
Lot coverage will increase from 44.9% to 78.8%. It will remain below the 80% limit.

The property has two front yards and several side yards. The required front yard setback along College Street is 31' +/- 5.' As proposed, the primary structure is an acceptable 28' from the front property line along College Street. The required front yard setback along Bradley Street is 11' +/- 5.' As proposed, the building will be set back an acceptable 7.' The side yard setback requirement is 4.5' on the west side and just 1' on the east side based on the average side yard setback of neighboring properties along College Street. Based on the average side yard setback of neighboring properties along Bradley Street, the side yard setback requirement is 4.5' on the west and 15.5' on the east. The through nature of this lot confuses this side yard setback provision as it is based on adjacent properties with the same street frontage. As proposed, the building complies with the greater of the applicable side yard setbacks. The driveway and parking are subject to a 5' setback. Both are compliant.

Building height ranges between 29' 9" – 34' 9" facing Bradley Street and between 31' 9" and 34' 9" facing College Street. Height is below the 35' limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The health club use is conditional in the RH zone. The proposed daycare is "large" (i.e. more than 20 children). Both uses are conditional in the RH zone. **(Affirmative finding)**

(d) District Specific Regulations
1. Setbacks
No setback exceptions under this criterion are sought.

2. Height
No height exceptions are sought.

3. Lot Coverage
No lot coverage exceptions are sought.

4. Accessory Residential Structures and Uses
Not applicable.

5. Residential Density
Not applicable.

6. Uses
Not applicable.

7. Residential Development Bonuses

None are sought.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.5 (b) above.

Sec. 5.2.5, Setbacks
See Sec. 4.4.5 (b) above.

5.2.6, Building Height Limits
See Sec. 6.3.2 (a) 1 for exceptions relative to rooftop mechanical equipment.

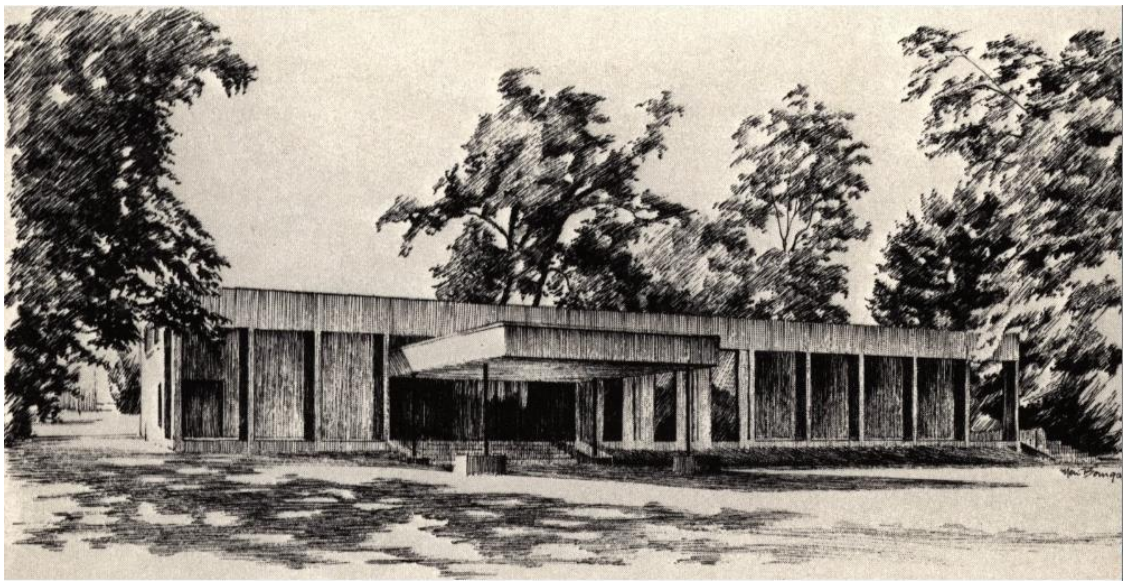
Sec. 5.2.7, Density and Intensity of Development Calculations
The 51,625 sf facility equates to 34 residential units for the purposes of density calculations in this residential district (every 1,500 sf = 1 dwelling unit). This 1.47 acre parcel could contain up to 58 dwelling units (40 units/acre). The residential equivalency of 34 is acceptable. **(Affirmative finding)**

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability:

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

Built in 1972 by noted Burlington architect Julian Goodrich (1922-2010), this building was listed as non-contributing to the **Main Street –College Street Historic District** as ineligible due to age; however, Brian Knight's 2010 *Survey of Modern Architecture* included it as an example of International Style.



As a result of that research, staff consulted with the Vermont Division for Historic Preservation with an inquiry as to eligibility for historic designation. Here is the response from state Architectural Historian Devin Colman:

> *The building is still only 45 years old, so making a case for eligibility would be a challenge. I consider it to be an example of Formalist architecture as opposed to International Style, with its smooth wall surfaces, projecting roofline and strict symmetry. The brick columns supporting the projecting roofline on the north and south elevations create an ordered and rhythmic façade, similar to a Classical colonnade. It's an interesting design solution for a building that doesn't really have a front or a back and has to address both College Street and the parking lot, where the primary access is located. Attached is a rendering of the entry, as originally designed.*
>
> *There aren't a lot of examples of Formalist design in the city; offhand I can think of one other, Votey Hall at UVM (Barr, Linde, Hubbard / 1963).*

The above opinion, including the building's age (less than 50 years) and challenge to establish eligibility, results in a determination that the standards of this Section do not apply. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting
See Sec. 6.2.2 (o).

Sec. 5.5.3, Stormwater and Erosion Control
A comprehensive stormwater management plan is included in the project application. Runoff will be collected in underground detention tanks and released at a controlled rate into the city's combined sewer system. Peak runoff rates will decline significantly from existing conditions. The stormwater management plan has been reviewed and approved by the city's stormwater program staff. Similarly, an erosion prevention and sediment control plan has been submitted for review. It, too, has been reviewed and approved by the city's stormwater program staff. **(Affirmative finding)**

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 existing site has a ring of greenery around the parcel, on the west, north and east. A large canopy tree and a shrub row on the east will be maintained; however other plantings (including the pine on the south lawn) will be removed to accommodate the redevelopment. An articulated

planting plan has been provided (Plan L100); further reference is made to that document for species and planting location. **(Affirmative finding)**

(b) Topographical Alterations:

The site has a natural topography with a rising slope to the east (more pronounced at the northwesterly property line) and grade differential reflected in contours (228 on the west to 243 on the east.) The north of the side remains fairly flat, as it is the location of existing parking.

New contour lines are illustrated on Civil Plan C-100, which reflect building development between 238-240FF, with grades moderated at the east parking lot. Retaining walls are included on the northwest, and potentially on the north east corners, depending upon final design. **(Affirmative finding)**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains shall remain intact from public thoroughfares. **(Affirmative finding)**

(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).

The Main Street – College Street Historic District, listed on the National Register of Historic Places in 1988 identifies this property as a non-contributing resource due to age. It does, however, relate the importance of the membership clubs in Burlington's history.

The existing Ethan Allen Club replacement building was identified in a 2010 *Survey of Modern Architecture* in Burlington. Constructed in 1972 and designed by noted Vermont architect Julian Goodrich, the building is associated with International Style. The building has not been listed on the state or National Register of Historic Places.

See Section 5.4.8 for further information.

(e) Supporting the Use of Renewable Energy Resources:

The proposed building will not have renewable energy systems at the time of construction; however, the roof will be structured to accommodate future loading with PV panels. The pool is planned to be used as a heat sink to minimize external cooling requirements. **(Affirmative finding)**

(f) Brownfield Sites:

The property is not listed on the Department of Environmental Conservation's brownfield 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.
See Sec. 5.5.3 for stormwater management and erosion control.

Entries on all elevations are sheltered under canopies to provide adequate protection for visitors from inclement weather.

An area for snow storage is not identified. The tight nature of the site redevelopment will likely require snow to be mechanically removed from the site. The applicant shall confirm such plan. **(Affirmative finding as conditioned)**

(h) Building Location and Orientation:
The parcel is a through lot, and therefore has two street frontages; Bradley and College.
The revised plan presents a building intended to fully address both. Although the College Street front will likely be identified as the main face of the building, the Bradley Street front will be the principal entrance to the parking/drop-off and meets the expectation of a building fully engaged with, and relating to, its context. Revised building elevations now illustrate an entrance visible from Bradley Street. See revised plan, A200. **(Affirmative finding)**

(i) Vehicular Access:
Access is proposed one way (south); from Bradley Street through the site to College Street. Drop-off and handicap accessible parking are identified near entrances. Signage will direct motorists to one –way circulation. **(Affirmative finding)**

(j) Pedestrian Access:
Pedestrian walks on both the north and south of the site will connect to existing public sidewalks. A walkway will continue along the entire easterly building side, connecting north to south.

Revised plans also illustrate a westerly path, 5' in width and connecting to the College Street public sidewalk specifically intended as an egress path. See Plan C-100.

Bradley Street is proposed to receive 727 sf of new public sidewalk and curbing to formalize and tie the new work with existing infrastructure. An access apron is included on civil plans as well. Any work in the ROW will require an agreement and approval of City Council in conjunction with the Department of Public Works. **(Affirmative finding as conditioned)**

(k) Accessibility for the Handicapped:
The building is proposed to have an elevator. Two handicap parking spaces are illustrated on the site plan.

Compliance with ADA standards is under the jurisdiction of the building inspector. **(Affirmative finding as conditioned)**

(l) Parking and Circulation:
Vehicular circulation is proposed one-way north to south, from Bradley Street to College St.

See Article 8 for details as to parking supply, dimensional requirements, and waiver request. **(Affirmative finding)**

(m) Landscaping and Fences:

Plan L-100 defines a detailed planned landscaping agenda, including 88 linear feet of retaining walls on the east. A 4' high black vinyl coated chain link fence is proposed around the outdoor play area on the west. Although chosen for its durability, a more attractive, residential style fence is recommended.

Wall seating is provided at the main (College Street) entrance patio. **(Affirmative finding as conditioned)**

(n) Public Plazas and Open Space:

The College Street entrance features a gathering/amenity space with seasonal plantings and large area of wall seating and stone seating benches. Additionally, an accessible area is provided on the west lawn for children participating in the Y's daycare. **(Affirmative finding)**

(o) Outdoor Lighting:

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

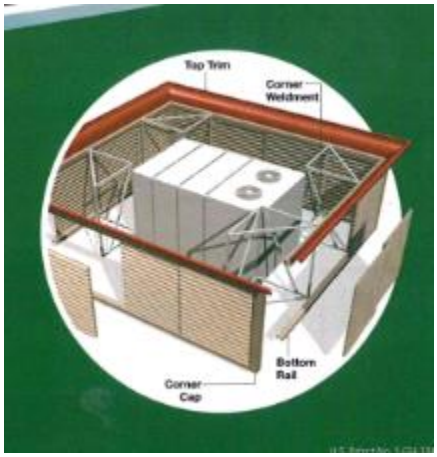
Application materials include specific lighting fixtures and a photometric plan. (See Plan L-200.) The design team notes that Vermont Building Code/NFPA 101 Life Safety requires an identified minimum lighting level along paths for the means of egress from building exits. (1 fc along walking surfaces, no less than 10fc at stairs.) A majority of the walkways onsite are portions of the building's life safety exit discharge and are lit to meet these standards using full cut-off dimmable fixtures.

Section 5.5.2 does offer maximum lighting standards: Parking Lots are not to exceed 4 fc. at any point (achieved); and walkways not more than 2 fc. The walkway immediately east of the building has several "hot spots" under the "W" wallpack fixtures, based on the originally submitted photometric plan. . Lowering that illumination would not seem to conflict with NFPA Life Safety standards, and is recommended. Similarly, the "WP" fixtures on the west façade are similarly high, and should be adjusted downward.

A revised photometric, reflecting the lighting plan of L-200 (submitted 5/22/2018) shall be required. **(Affirmative finding as conditioned)**

(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.



A trash enclosure is located on the east side of the parcel, midway between Bradley and College Streets along the circulation drive. This enclosure meets the required minimum setback of 5'. Plan L-100 directs to detail plan of trash enclosure; however, none appears to have been provided.

Rooftop equipment will be screened. Reference is made to Plans A106, 106 and A200-201. See attached supplemental information.

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

The design and materials of the trash enclosure has not been defined, and are required.

Gas, sewer and water lines are positioned at the southwest corner of the primary façade, as is the fire strobe. The latter may prevent landscaping screening of the former.

Underground electrical via transformer pad is located adjacent to the entrance patio/walkway on the south. If a transformer box is proposed for installation there, its location is unfortunate due to its high visibility and location adjacent to the sidewalk and the vehicular exit path. Preference would be given to relocation in a less visible area or one that can utilize landscaping screening. The *Arrowood Viburnum* proposed are acceptable if they do not impede views for motorists exiting the drive.

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

The roof plan identifies the location of proposed rooftop mechanicals; all which will be screened via the method identified above. **(Affirmative finding as conditioned)**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The flat roofed building is consistent in height when viewed along the streetscape. The scale (in breadth) in consistent with the residential condominiums that hug the corner of South Union Street, to the west. Exceptions to height limits are afforded (Sec. 5.2.6 (b) 4.) for rooftop mechanical equipment. The applicant will be required to confirm that the mechanical equipment does not encroach beyond the maximum building height by more than 15 feet and does not exceed 20% of the roof area. **Affirmative finding as conditioned.**

2. Roofs and Rooflines.

A flat membrane roof with skylights is proposed; flat is consistent with the existing building albeit divergent from the neighboring more residential structures. The flat roof allows a desirable building volume without exceeding height limitations for the zoning district.

Rooftop mechanicals will be screened from view from the public street. The roof will be "solar ready" in the future event of installation of that renewable. (**Affirmative finding)**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape feature.

Entries are provided on the College Street façade, mid-block on the east toward the parking lot and loading areas, as well as door access to the lawn area and street access north and south on the west elevation. The northerly façade (facing Bradley Street) lacks an entry on the closest plane facing the street, but an entry is visible at a building step-back mid-block, and an entrance canopy is discernable on the east. **(Affirmative finding)**

Peoples with physical challenges should be able to use the same entrance as everyone else and shall be provided an "accessible route" to the building.

The building has been designed with grade consideration, door widths, service facilities, circulation throughout the building and from floor to floor, as well as site lighting to be welcoming and universally accessible.

Window patterns shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Elevations define building segments, where window arrangements create a rhythm that repeats across the facade. The College Street (primary) façade is largely glazed, with the largest windows arranged between structural piers across the 2nd floor. The first floor has windows set in groups of three, with an ornamental window located next to the entry. The north elevation has both single and paired windows, set symmetrically across the façade at the street front.

Fenestration on the east is arranged in regular rhythm, broken by the building divisions and siding alteration. The insertion of accent windows near the front entrance and adjacent to the daycare entry notify that something different happens within that interior space.

The west elevation is similarly organized, with playful window arrangement along the lower level and regularly spaced openings on the second level. The large window glazing of the 2nd floor front has wrapped around to this elevation.

The stacking of windows, and the intermittent insertion of a larger vertical sash on the east, west and north elevations affirms the verticality of the arrangement. **(Affirmative finding)**

(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 6.2.2 (d), above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c) and Section 5.4.8 for further discussion.

(d) Provide an active and inviting street edge:

Plan revisions have given greater emphasis to the Bradley Street frontage, which now addresses the street in a more assertive and prominent way. A visible building entry has been provided at a massing step-back, required to engage visitors as is typical of a primary façade.

The College Street façade is broad in its genial welcome to the streetscape; large windows invite, and the entry patio welcomes. **(Affirmative finding)**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Materials are varied; fiber cement clapboards, panels and trim are featured, with painted metal fascia, fiberglass windows and thermal frame entries.

The roofing material is proposed to be membrane, with a metal edge.

Those materials identified are observed to be of acceptable durability for new construction. **(Affirmative finding)**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit. The application narrative notes that a tentative location for a 20 sf freestanding sign is designated at the College Street side of the building. **(Affirmative finding as conditioned)**

[Section 7.2.2, **Signs in Residential and RCO Districts** limits organizational signs to a total area for any individual use to 20 sq. ft.]

(h) Integrate infrastructure into the building design:
See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:
All development is required to meet applicable building and life safety code as defined by the building inspector and fire marshal. **(Affirmative finding as conditioned)**

Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The minimum parking requirement is based on the two primary uses: a health club and a large daycare. The 41,900 sf health club requires 126 parking spaces (3 spaces per 1,000 sf). The daycare requires 34 parking spaces (1 space per 2 employees and 1 per 5 children). The total parking requirement is 160 parking spaces. The applicant proposes 74 parking spaces, including 48 onsite and 26 off-site. A parking waiver is needed. **(Affirmative finding as conditioned)**

Sec. 8.1.9, Maximum Parking Spaces
This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. A parking waiver is needed. The proposed surface parking is nowhere near this maximum limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements
This criterion requires an onsite loading area for all nonresidential construction outside of the downtown parking district. No loading area is evident in the project plans. The applicant intends to address this loading requirement with signage dedicating a loading area for use only during off-peak hours. Revised plans are needed to reflect this item. **(Affirmative finding as conditioned)**

Sec. 8.1.11, Parking Dimensional Requirements
Parking spaces are dimensionally acceptable. The 60-degree angled spaces are 9’ X 18’ (with overhang at the ends) with a 20’ wide one-way drive aisle. **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities
See Sec. 8.1.15.

(b) Downtown street level setback
Not applicable.

(c) Front yard parking restricted
None of the proposed parking is located within a front yard setback. **(Affirmative finding)**

(d) Shared parking in the Neighborhood Parking Districts
Not applicable.

(e) Single story structures in Shared Use Districts
Not applicable.

(f) Joint use of facilities
As enabled by this section, parking for the health club and daycare will share spaces within the onsite parking area. **(Affirmative finding)**

(g) Availability of facilities
None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for members, clients, and employees. **(Affirmative finding)**

(h) Compact car parking
None of the proposed parking spaces appear to be compact. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons
The site plan depicts two handicap parking spaces in close proximity to building entries. Associated striping is also shown. ADA compliance is administered via the city's building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions
No stacked or tandem parking spaces are proposed. **(Not applicable)**

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans
The proposed on- and off-site parking (74 spaces total) amounts to 46% of the parking requirement per the standards of Sec. 8.1.8. A 54% parking waiver is requested. Note that the May 23, 2018 parking addendum from RSG asserts a 70% waiver request but does not include the 26 off-site parking spaces. The 70% is an overestimate. These off-site spaces are part of the overall parking management plan and must be secured long term. Accounting for them, 54% is the correct waiver request. Note that the parking numbers provided on the most recent site plan must be corrected to reflect the most recent parking information.

The proposed parking management plan centers on three primary factors:

- Demonstrated reduction in actual parking demand
- Transportation demand management (TDM)
- Shared parking between daycare and health club users

Based on a survey of present employees and members, the parking management plan cites a 36% (58-space) decrease in actual parking demand as compared to the minimum parking requirements of Sec. 8.1.8. This reduction is expected to carry over to the new facility, as it will remain easily accessible via alternative modes of transportation.

The parking management plan posits enhanced TDM measures including improved bike parking facilities, pedestrian access, parking time limits and pricing, and membership in CATMA. The TDM plan contemplates, but does not commit to, several other measures such as working with Carshare VT and implementing parking pricing. The expected reduction in actual parking demand as a result of these enhanced TDM measures is modest at just 4% (6 spaces).

Times of peak parking demand for the daycare use differ from those for the health club. Peak times for the daycare are 8:00 AM – 9:00 AM and 4:00 PM – 5:00 PM. During these peak times, use of 22 parking spaces will be limited to 15-minute increments. Peak times for the health club are 6:00 AM – 8:00 AM and 5:00 PM – 7:00 PM. With the differing peak times, the parking management plan reasonably asserts that these 22 spaces can be shared between the daycare and health club uses.

While the parking waiver request is substantial, the parking management plan lays out a reasonable argument in support of it. The demonstrated reduction in actual parking demand, modest additional reduction due to enhanced TDM, and shared parking work together to support the rationale for making the 74 parking spaces provided meet actual parking demand. As with all other parking waivers, the applicant must provide numbers as to actual parking demand each year for 3 years from the date of approval. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements
The bike parking requirement for the 9,725 sf daycare amounts to just 1 short term space (1 per 10,000 sf). The bike parking requirement for the 41,900 sf health club (using the community center standard) amounts to 25 short term spaces (3 per 5,000 sf) and 2 long term spaces (1 per 20,000 sf). As proposed, 42 short term spaces will be provided along with 3 long term spaces. Locations and details for the short term bike parking spaces are provided. As for the long term spaces, there is no indication as to what they will be or where they will be located. Such information is needed. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. Prior to issuance of the zoning permit, revised or supplemental information addressing the following items shall be submitted, subject to staff review and approval:
    a. Define snow storage or provide a plan for removal;
    b. Select a more attractive, residential style fence for the children's play area;
    c. Provide design and materials of the trash enclosure [submitted 5.30.2018 via email];
    d. Insofar as feasible, relocate the electrical transformer pad to a less visible area or one that can utilize landscaping screening;
    e. Provide loading area details;
    f. Provide details as to the type and location of long term bike parking;
    g. Illumination along walkways shall be adjusted so as to not exceed 2 fc, unless doing so would specifically conflict with NFPA Life Safety Code. A revised photometric shall be provided to demonstrate those changes;
    h. Pole lights shall not exceed 25 in height; and,
    i. Provide confirmation that the rooftop mechanical equipment does not encroach beyond the maximum building height by more than 15 feet and does not exceed 20% of the roof area.
2. The applicant shall provide to the Department of Planning & Zoning numbers as to actual parking demand for the new facility each year for 3 years from the date of this approval.
3. Days and hours of construction shall be limited to Monday – Friday 7:30 AM – 5:30 PM and Saturday construction may occur for interior work only. No construction activity on Sunday.
4. Impact fees based on the net new building area shall be paid to the Department of Planning & Zoning at **least 7 days prior to issuance of a certificate of occupancy**.

5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
6. Any construction within the public street right-of-way requires review and approval by the City Council in conjunction with the Department of Public Works.
7. All new construction is required to meet the Guidelines for Energy Efficient construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
8. All exterior signage is subject to separate zoning approval.
9. Standard Permit Conditions 1-15.

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician

TO: Development Review Board
FROM: Ryan Morrison
DATE: June 5, 2018
RE: 18-0683CA/AP; 600 South Willard Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPELLANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 6S

Owner: Greek Orthodox Church

Appellant: Josette Noll

Request: Appeal of administrative approval of zoning permit 18-0683CA for new and replacement walkway lighting on the church property.

Overview:
The appellant is seeking reversal of the administrative approval of zoning permit 18-0683CA, for new and replacement walkway lighting on the church property. ZP18-0683CA was issued on March 27, 2018. The walkway, leading from South Willard Street to the main entrance on the building's south wall, is lined with six light fixtures (3 existing, 1 replacement, and 2 new) before it reaches the church's main entrance level. Three new light fixtures line the south wall of the building. While required outright, the zoning permit application was submitted in response to a violation warning letter for the unpermitted installation of the exterior lighting.

The appeal was submitted on April 11, 2018, within the 15-day appeal period.

Recommendation: **Uphold administrative approval** based on the following findings and conditions:

I. Findings:
Timeline:

- **February 13, 2018** – Application ZP18-0683CA submitted.
- **February 26, 2018** – Application ZP18-0683CA deemed complete.
- **February 26, 2018** – Additional information requested.
- **March 27, 2018** – Restarted review after additional information was submitted.
- **March 27, 2018** – Administrative approval for ZP18-0683CA.

Appellant's Request:

1. *The appellant requests that the applicant meet with neighbors to discuss, resolve and compromise the issue of their commercial lighting in our residential neighborhood. Suggestions of a dimmer and a timer would be options to discuss.*

2. *It's not residential to have all those extremely harsh, bright street lights blaring into our bedrooms and bathrooms all night long. It's too commercial for our residential neighborhood not to say the least about conserving energy. There is no need for such commercial lights in our quiet dark-at-night residential setting. It used to be dark at night. Now it's like we live downtown on Church St. or at Walmart parking lot.*

City's Response:

ZP18-0683CA was approved in accordance with the regulations of Sec. 5.5.2, *Outdoor Lighting*. Specifically, Sec. 5.5.2 (f) 2, *Walkway Lighting*, states *"Outdoor lighting of walkways, alleys, and pedestrian paths shall comply with the following standards:*

> C. *Lighting fixtures other than full cut-off fixtures may be used but shall be designed to minimize glare, direct illumination downward, and shall have an initial output of no more than 1,200 initial lumens."*

The approved walkway lighting fixtures have a frosted glaze to minimize glare, are hooded to prevent illumination of the night sky, and have 800 initial lumens. These lights comply with the requirements of Sec. 5.5.2 (f) 2, and were correctly approved.

II. Recommended Motion:
Uphold the administrative approval of ZP18-0683CA.

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

RECEIVED
APR 11 2018
DEPARTMENT OF PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 600 So Willard St.

Subject Property Owner: Dormition of Mother of God, Greek Orthodox

Appellant: Josette Noll

Agent/Representative:

Mailing Address: 16 Ledge Rd

City, St, Zip: Burl., VT 05401

Day Phone: 862-5453-land Email: nolljosette@gmail

363-9834-cell

Appellant Signature: Josette Noll Date: 4/11/18

In order for your request to be considered complete, **ALL** of the following information **must** be provided, as applicable: see attached sheet

- ☐ The Appeal **fee of $250**;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. CASH Amount Paid 250 Zoning Permit # 18-0683CA

April 11, 2018

RECEIVED
APR 11 2018
DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request:

Description of the decision under appeal: It was approved for the Greek Church to have all nine, extremely bright lantern, street lights on their property and to keep them on all night long.

Description of the property subject to the appeal: 600 So Willard St., The Greek church, Dormition of the mother of God, Greek Orthodox Church.

Reference to the regulatory provisions applicable to the appeal: Article 5 lighting standards ordinances.

Relief requested by the appellant: Meet w/ neighbors to discuss, resolve and compromise this issue of their commercial lighting in our residential neighborhood. Suggestions of a dimmer and a timer would be options to discuss.

Alleged grounds why such requested relief is believed proper under the circumstances: It's not residential to have all those extremely harsh, bright street lights blaring into our bedrooms and bathrooms all night long. It's too commercial for our residential neighborhood not to say the least about conserving energy. There is no need for such commercial lights in our quiet dark-at-night residential setting. It used to be dark at night. Now it's like we live downtown on church St or at Wall Mart parking lot.

About the appeal fee of $250, I am kindly requesting a waiver. Being semi-retired and a senior living on Social Security, I don't have the financial resources to pay this fee.

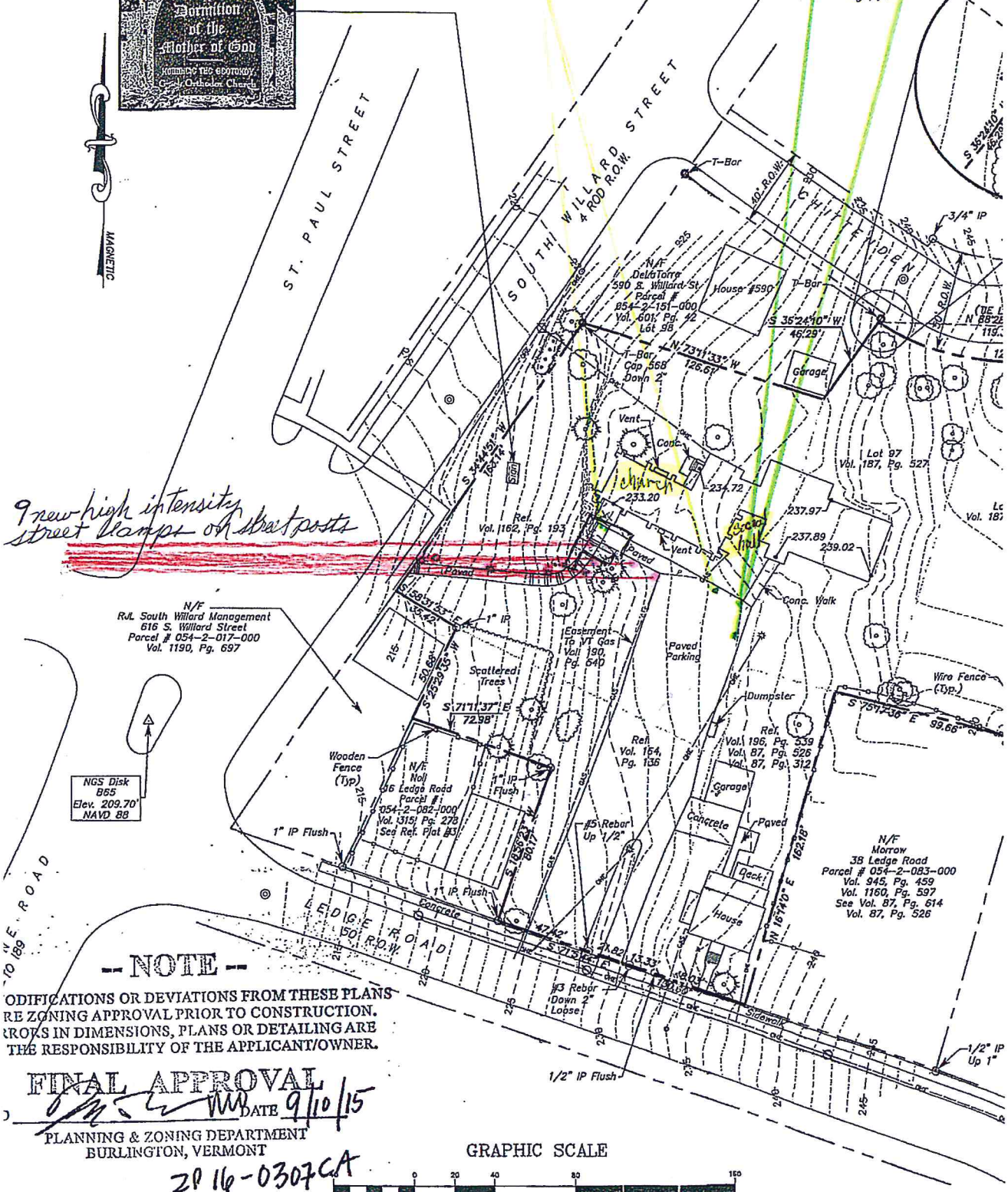
I have alerted many neighbors to this need. Many are on board for meeting w/ the parish council (in full) to resolve this issue.

RECEIVE
APR 11 2018
DEPARTMENT OF
PLANNING & ZONIN

RECEIVED
APR 11 2018
DEPARTMENT OF
PLANNING & ZONING

3 low watt bulbs
(2 above side entrance to the church)
1 above entrance to social hall
(NOT always on)

1 regular city street light always on
1 high intensity spot, not always on.



-- NOTE --

ODIFICATIONS OR DEVIATIONS FROM THESE PLANS
RE ZONING APPROVAL PRIOR TO CONSTRUCTION.
RORS IN DIMENSIONS, PLANS OR DETAILING ARE
THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL
DATE 9/10/15
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

ZP 16-0307CA

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

location of patio, access only

ZONING PERMIT

CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 02/13/2018 | Appeal Expiration Date: 04/11/2018

Project Location: 600 SOUTH WILLARD STREET | District: RL

Owner: Greek Orthodox Church | Ward: 6S

Address: 30 LEDGE RD
BURLINGTON VT 05401-4139

Tax ID: 054-2-015-000

Project Type: Institutional - Site Imp/Landscaping/Parking/Fence

Project Description: Replace and add lighting along new ramp and paths of Church.

Construction Cost:	$7,000.00	Lot Size (Sq Ft):	80,654
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 18-0683CA
Level of Review: 1

Decision By: Administrative
Decision: Approved
See Conditions of Approval
Decision Date: March 27, 2018
Project File: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on April 11, 2018.

Fee Type	Amount	Paid in Full
Application Fee(s):	$80.00	Yes
Development Review Fee:	$0.00	NA
Impact Fee:	*Not Applicable*	

Balance Due: $0.00

Date Paid: _____

Check # _____

Building Permit Required: **Yes**

Permit Received by: _____ Date: _____

RSN: 349984

149 Church Street Burlington, Vermont 05401-8415

Zoning Permit - COA Level I – Conditions of Approval

City of
Burlington, Vermont
149 Church Street

ZP #: 18-0683CA **Tax ID:** 054-2-015-000

Issue Date: March 27, 2018 **Decision:** Approved

Property Address: 600 SOUTH WILLARD STREET

Description: Replace and add lighting along new ramp and paths of Church.

Project Permit Conditions:

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with fina certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.

2. In accordance with Section 5.5.2 (b) 6 CDO, the proposed light fixture is considered a low output lamp, and is exempt from the requirements of Section 5.5.2 – Outdoor Lighting.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
   Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **March 27, 2019**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **March 27, 2020,** or be subject to enforcement actions.

   These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive

Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO)**: It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

   If the project is partially completed, meets "prior to issuance of a UCO" conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

   In addition, **Failure to obtain a UCO within the time limits above is subject to** "after the fact" fees ranging from $75 - $1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.

5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.

6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.

8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.

9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars ($200) per day, municipal tickets, and/or additional permitting fees.

11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction

of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.

14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.

15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

RECEIVED
FEB 09 2018
DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

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

PROJECT LOCATION ADDRESS: 600 South Willard St.

PROPERTY OWNER*: Dormition Greek Orthodox Church *If condominium unit, written approval from the Association is also required	**APPLICANT:** Eleni Churchill
POSTAL ADDRESS: 30 Ledge Road	POSTAL ADDRESS: 32 Deforest Heights
CITY, ST, ZIP: Burlington, VT 05401	CITY, ST, ZIP: Burlington, VT 05401
DAY PHONE: 802.862.2155	DAY PHONE: (802) 233-7629
EMAIL: priest@gocvt.org	EMAIL: eleni.churchill@gmail.com
SIGNATURE: Fr. Andreas Papagi I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.	**SIGNATURE:** Eleni Churchill

Description of Proposed Project: Replacing and adding lights along the new ramp and paths of the Church. Specifically: One light was replaced and five (5) lights were new additions.

Existing Use of Property: ☐ Single Family ☐ Multi Family: #___ Units ☒ Other: Church

Proposed Use of Property: ☐ Single Family ☐ Multi Family: #___ Units ☒ Other: Church

- **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☐ No ☒
  (If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☒
  (If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☒
  (If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- **Are you proposing any work within, below, or above the public right of way?** Yes ☐ No ☒
  (If yes, you will need to receive prior approval from the Department of Public Works)
- **Are you proposing any onsite food or beverage production/manufacturing?** Yes ☐ No ☒
  (If yes, you will need to consult with Water Resources Division at the Department of Public Works: 863-4501)

Estimated Construction Cost (value)*: $ ≈ 7,000
(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

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

Office Use Only: Zone: RL Eligible for Design Review? 4 Age of House 1914 Lot Size 8065

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

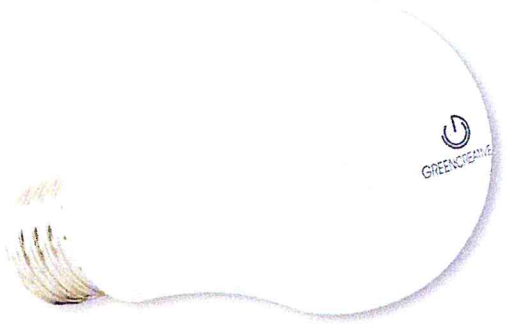
Check No. Charge Amount Paid $80. Zoning Permit # 18-0683CA

A19 8.5W DIM. TITANIUM LED SERIES

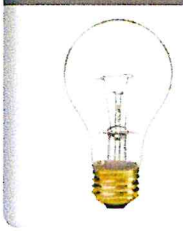
GREENCREA

ENERGY STAR

PRO



8.5W REPLACES



60W Inc.

80% Energy Savin

$157 Savings per lamp

- Omnidirectional: 330° beam angle
- Exceptional efficacy 94 LPW in Warm White
- 40% more energy savings than CFL
- Comfortable warm diffused light
- Natural A-lamp shape fits all applications
- Ideal for lamps with shades

25,000 H | DIMMABLE | 9 LPW EFFICA

3 YR WARRANTY | 80 CRI (Ra) | OMNI DIRECTIO

c UL us LISTED | FC | lighting facts LED Product Partner | LM 79 | LM 80 | TM 21 | IES

A19 PRODUCT FEATURES

- NOTE -

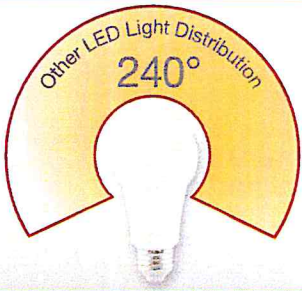
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

This A19 meets the new ENERGY STAR requirements for omnidirectional bulbs by providing 330° of omnidirectional light intensity. In the 135° to 180° zone, this lamp emits 65% more lumens than what is required by ENERGY STAR, providing a fuller light than other LED A-lamps.

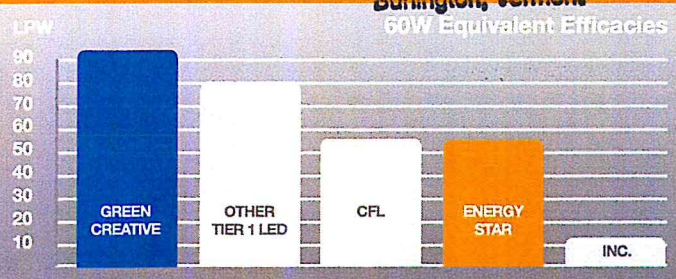
FINAL APPROVAL

SIGNED: DATE: 3/27/18

Planning & Zoning Department
Burlington, Vermont



Exceptional Efficacy

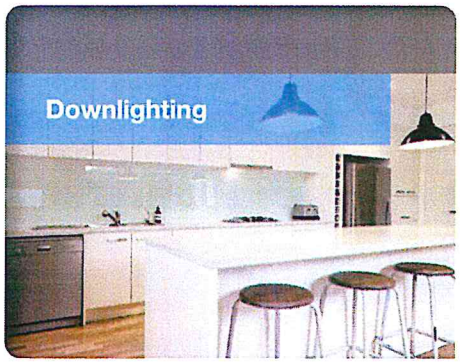


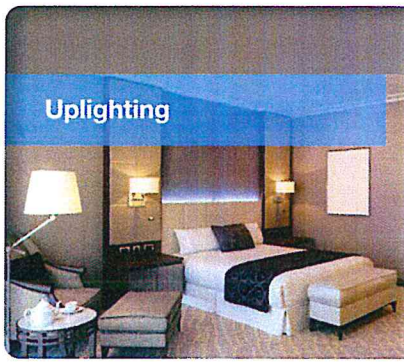
At 94 LPW, this lamp's efficacy is more than 15% higher than the Tier 1 LED A19 60W replacement industry average and exceeds new ENERGY STAR requirements by upwards of 65%. This energy-saving performance makes this lamp a smart retrofit choice for incandescent and CFL bulbs.

A19 8.5W DIM. TITANIUM LED SERIES

GREENCREA

APPLICATIONS





SPECIFICATIONS

Product Model	57856 8.5A19DIM/827/R	57857 8.5A19DIM/830/R	57858 8.5A19DIM/840/R
Type	A19	A19	A19
Base	E26	E26	E26
Power (W)	8.5	8.5	8.5
Voltage - Frequency	120V 60Hz	120V 60Hz	120V 60Hz
Color Temp. (ANSI)	Soft White 2700K	Warm White 3000K	Cool White 4000K
CRI (Ra) (typ.)	80	80	80
Typical lumens (lm)	800	800	850
Efficacy (LPW)	94	94	100
Beam Angle	330°	330°	330°
Dimmable	Yes**	Yes**	Yes**
Power Factor	0.9	0.9	0.9
Rated Lifetime - L70 (hrs.)	25,000	25,000	25,000
Dia. x MOL	2.36"x4.35" (60x110mm)	2.36"x4.35" (60x110mm)	2.36"x4.35" (60x110mm)
Weight (lb. / g)	0.13lb. / 59g	0.13lb. / 59g	0.13lb. / 59g

* Savings per lamp based on $0.11 / kw energy cost, 12 hr [illegible] $2 incandescent with 1000-hr lifetime, $11 LED with 25,000-hr lifetime

** List of tested dimmer switches available on website

*** Not intended for use in totally enclosed fixtures

[illegible] lamp locations. Not for use where directly exposed to weather o

- NOTE -

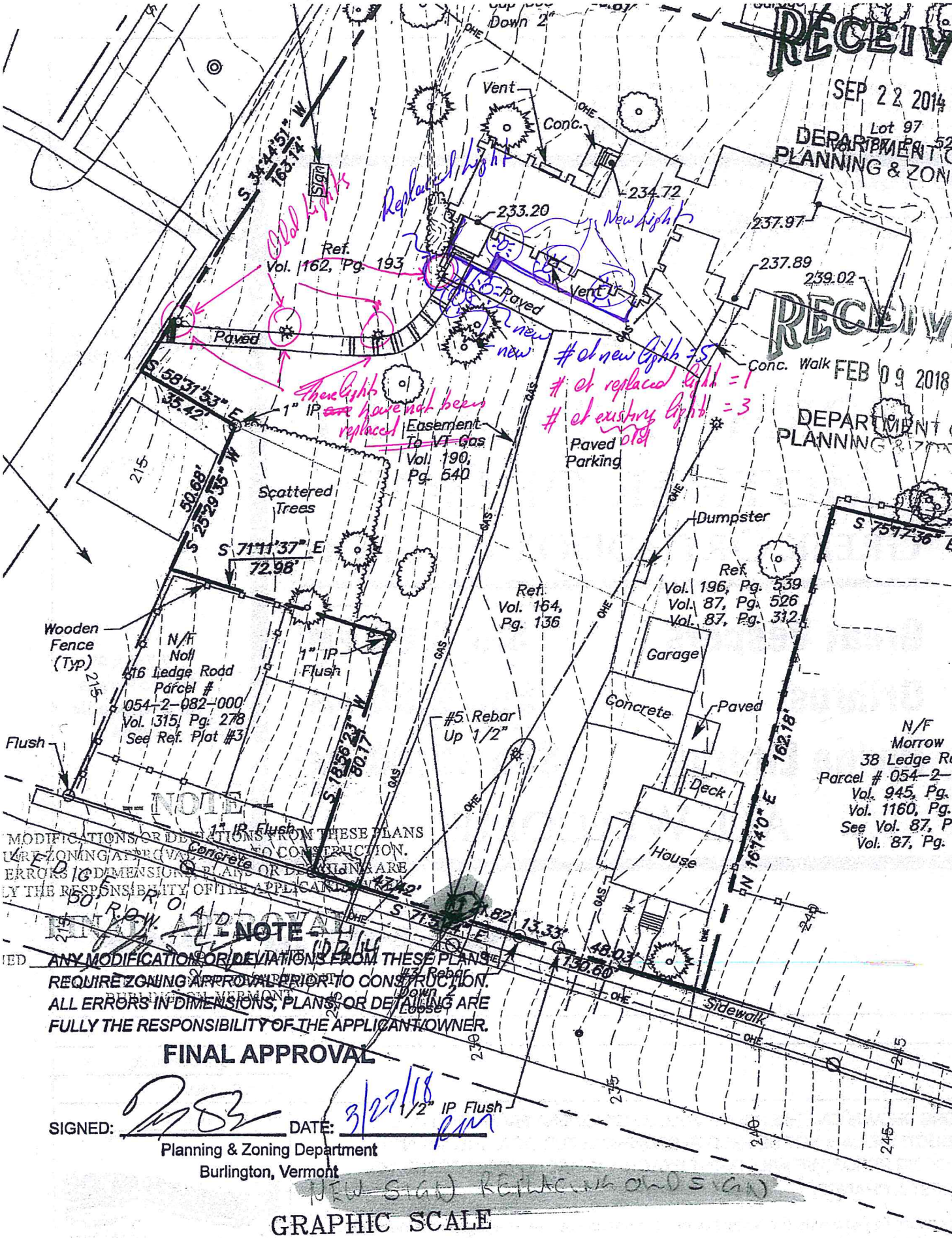
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

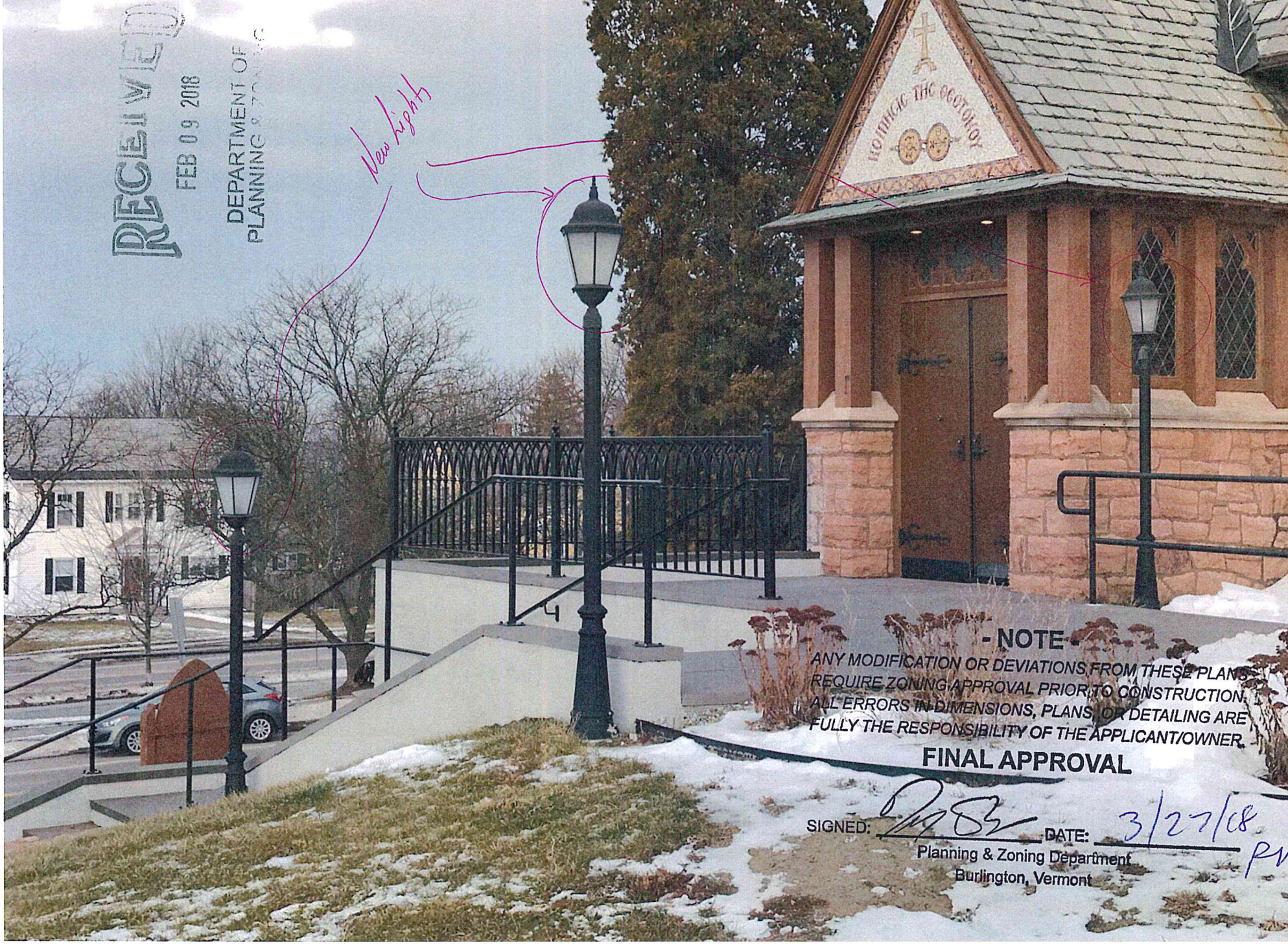
FINAL APPROVAL

SIGNED: _____ DATE: 3/27/18

Planning & Zoning Department
Burlington, Vermont

RECEIVED
FEB 09 2018
DEPARTMENT
PLANNING & ZO
- NOTE -
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED:
DATE: 3/27/18
Planning & Zoning Department
Burlington, Vermont
New Lights


RECEIVED
SEP 22 2014
DEPARTMENT OF PLANNING & ZONING
RECEIVED
FEB 09 2018
DEPARTMENT OF PLANNING & ZONING
Lot 97
Down 2"
Vent
Conc.
234.72
233.20
237.97
237.89
239.02
Sign
S 34°44'51" W
163.14'
Ref. Vol. 162, Pg. 193
Paved
Vent
Conc. Walk
S 58°31'53" E
35.42'
1" IP
Easement To VT Gas Vol. 190, Pg. 540
Paved Parking
Scattered Trees
S 25°29'35" W
50.68'
S 71°11'37" E
72.98'
Dumpster
Ref. Vol. 196, Pg. 539
Vol. 87, Pg. 526
Vol. 87, Pg. 312
Ref. Vol. 164, Pg. 136
Wooden Fence (Typ)
N/F Noll 16 Ledge Road Parcel # 054-2-082-000 Vol. 315, Pg. 278 See Ref. Plat #3
1" IP Flush
Garage
Concrete
Paved
Flush
#5 Rebar Up 1/2"
S 18°56'23" W
80.17'
162.18'
N 16°40" E
N/F Morrow 38 Ledge Rd Parcel # 054-2- Vol. 945, Pg. Vol. 1160, Pg. See Vol. 87, P Vol. 87, Pg.
House
Deck
1" IP Flush
Concrete
47.42'
S 71°
13.33'
48.03'
130.60'
#3 Rebar Down 2" Loose
1/2" IP Flush
Sidewalk
50' R.O.W.
Old Lights
Replaced Light
New Lights
new
new
# of new light = 5
# of replaced light = 1
# of existing light = 3
These lights have not been replaced
NOTE
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED: DATE: 3/27/18
Planning & Zoning Department
Burlington, Vermont
NEW SIGN REPLACING OLD SIGN
GRAPHIC SCALE
40 0 20 40 80 160


RECEIVED
FEB 09 2018
DEPARTMENT OF
PLANNING &
New lights
- NOTE -
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED:
DATE: 3/27/18
Planning & Zoning Department
Burlington, Vermont

RECEIVED
FEB 09 20
DEPARTMENT
PLANNING &
REQUIRE ZONING APPROVAL PRIOR TO
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED:
DATE:
Planning & Zoning Department
Burlington, Vermont
Add Existing Lights
STOP
STOP

- NOTE -

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

POSTS SURFACE MOUNT

FINAL APPROVAL

SIGNED: _____ DATE: 3/22/18 RM

Planning & Zoning Department
Burlington, Vermont

Total Height
14' + 27' = 101'

SURFACE MOUNT LAMP POSTS

- Commercial grade
- Cast aluminum
- Anchor bolts and bolt template included
- Image sizes are not proportionate

A – 74" SURFACE MOUNT LAMP POST

7099ABZ, 7099BC, 7099BK, 7099BW

Size	74"H x 11.5"W
Finish	Round, fluted. Available in Architectural Bronze (ABZ), Black Coral (BC), Matte Black (BK) or Burled Walnut (BW)

B – 6' SURFACE MOUNT LAMP POST

C6ABZ, C6BK

Size	72"H x 3"W 10.25" Base Diameter
Finish	Round, fluted. Available in Architectural Bronze (ABZ) or Matte Black (BK)

C – 8' SURFACE MOUNT LAMP POST

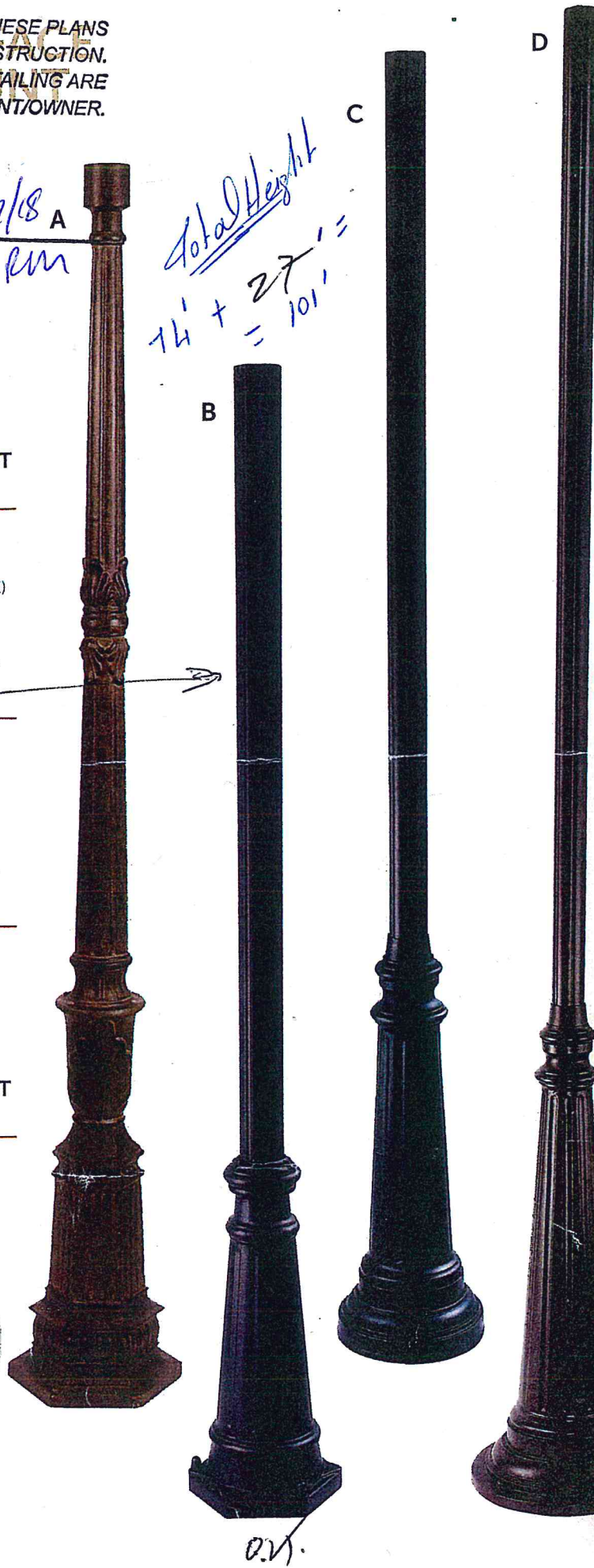
C8ABZ, C8BK

Size	96"H x 3"W 11.75" Base Diameter
Finish	Round, fluted. Available in Architectural Bronze (ABZ) or Matte Black (BK)

D – 10' SURFACE MOUNT LAMP POST

C10ABZ, C10BK

Size	120"H x 3"W 16.75" Base Diameter
Finish	Round, fluted. Available in Architectural Bronze (ABZ) or Matte Black (BK)



RECEIVED
FEB 13 2018
DEPARTMENT OF
PLANNING & ZONING

O.V.

The Lighting House

3002 Shelburne Road
Shelburne, VT 05482
Website: www.vermontlightinghouse.com
Phone: 800-649-2204
Fax: 802-985-8931
Email: vermontlighting@aol.com

8 789250 092370

Post Head

Item ID:	**838790**
Manufacturer:	**Acclaim Lighting**
MFG #:	**6117BK/FR**
Finish:	**Matte Black**
Collection:	**Camelot**
Height:	**17.25"**
Width/Dia.:	**9.25"**
Price:	**$54.89**

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE SOLELY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED: _____ DATE: 3/27/18

Planning & Zoning Department
Burlington, Vermont

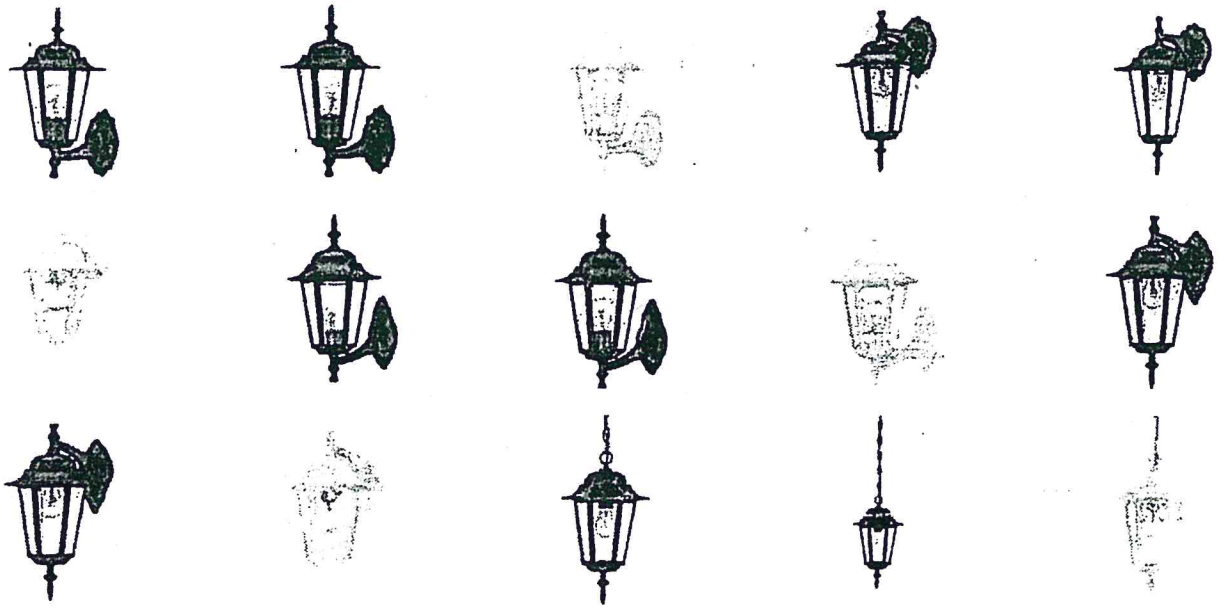
RECEIVED
FEB 13 2018
DEPARTMENT OF PLANNING & ZONING

Bulbs

Qty.	Type	Base	Source	Watt
1		Medium		100

Additional Information

Glass: **Frosted**



Please be advised that all prices and information shown here are subject to verification by ourshowroom personnel. In the event of a discrepancy, we reserve the right to make any correctionsnecessary.

May 15, 2018

Mr. Austin Hart, Chair
Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401

cc: DRB Members, via email to Ryan Morrison, Project Manager for 18-0803CU

Dear Mr. Hart:

This is a letter to follow up on the Public Hearing that I attended and participated in on May 1, 2018 at City Hall. You may recall that, along with my mother (resides at 54 Summit Ridge) we had objections to the permit request for the B&B. Our opposition was based on both the parking issues the very active B&B was already causing, and the negative impact the B&B was having on this historically quiet residential street.

I want to start by saying that I sincerely appreciated the Board's careful consideration of this matter and the thoughtful process that you employ in resolving these sorts of issues.

However, I also want to convey my frustration with respect to what occurred at the Hearing: After making the 6-hour drive to Burlington (from my home in New York) in order to participate in the Hearing and to represent our opposition, the applicant was not truthful in response to a number of the Board's direct questions. This lack of truthfulness is both unfair and inexcusable, as it completely undermines the very foundation of the thoughtful process the DRB has in place.

As I will show, the applicant disregarded multiple neighborhood and city permit rules **BEFORE** the Hearing, she disregarded the rules **DURING** the public hearing by being less than candid while under oath, and has also disregarded the conditions attached to the permit **AFTER** it was conditionally approved. The applicants cannot be relied on to conduct themselves fairly, and therefore regulating their behavior to ensure compliance going forward is impossible.

For these reasons, we respectfully request that the DRB revoke the application that was conditionally approved for Project 18-0803CU.

<u>Prior to the Hearing</u>

In my original pre-Hearing letter to the DRB and during the Hearing itself, I indicated that traffic and general activity had significantly increased on Summit Ridge as a result of the existence of the B&B. This was NOT based on speculation. The applicant has in fact been operating a full scale B&B well over a year prior to the Hearing on May 1st. Literally HUNDREDS of B&B guests stayed at the B&B. The applicant was simply not candid in responding to direct questions asked by the Board. When asked if the applicant has been operating the B&B, the applicant responded something to the effect of 'yes, I wanted to try it out and see if I liked it and if I could do it'. There was a follow up question asking how long she had been operating the B&B and her response was (in effect) 'we started at the beginning of the summer'. If these responses were taken at face value by the Board (and there is every reason they should be, since all parties are under oath to tell the truth) this might have reasonably led the Board to assume my stated concerns and observations were speculative and/or exaggerated.

Attached Appendix 1 includes 135 Airbnb Customer Reviews dated February 2017 – April 2018. These reviews demonstrate there had been at least 200 DOCUMENTED guests at the B&B PRIOR to the Hearing[1]. And this includes ONLY guests that actually took the time to write a review AND that booked rooms through Airbnb. You can safely assume there were many more guests that did not provide reviews. The time period and scope of activity clearly goes well beyond the "try out" and extends in time well before the "prior summer" that the applicant described while under oath. The deception was an attempt to make light of my concerns and avoid acknowledging the negative impacts that had already occurred due to their B&B.

As an aside, if you browse through the reviews, you will see a number of guests remark on the characteristics of the Summit Ridge neighborhood as "quiet", "unique", "lovely", "safe", and "free of college craziness right near campus". I have highlighted a handful of these comments. The reviews accurately describe Summit Ridge. In fact, they describe the unique character that was envisioned when the street was created – and that the existence of the B&B and their presence (and resulting traffic, parking issue, and activity) has begun to destroy.

At the Hearing, the applicant indicated that most guests do not have cars, stating they arrive by plane, Uber or bus. That may be true for a handful of guests, as neighbors have expressed concern regarding the occasional strangers dragging wheeled suitcases down the cul-de-sac at odd hours of the day and night, but I can assure you the vast majority of the guests actually DO arrive by car and take advantage of the parking at the B&B. Please see EXHIBIT 1, which is a screenshot of the Airbnb.com web page for the applicant's rental. This is where the applicant, elected to highlight the most important and attractive amenities of the property in order to attract potential renters. The top three amenities listed by the applicant: 1) "Wi-Fi"; 2)"Free parking on premises"; and 3) "Air Conditioning." On premise parking is obviously a critically important amenity for B&B travelers, and this is especially true in Burlington.

During the Hearing

The Board, appearing to appreciate the distinctive attributes of Summit Ridge, appropriately honed in on the importance of available off-street parking. In fact, you went so far as to indicate upfront that any approval would be conditioned on there being TWO usable spaces available IN THE GARAGE. This condition is beyond the technical requirements for a B&B and seemed to be an accommodation for neighbors, in recognition of the unique situation.

When asked by a Board Member, the applicant indicated 'the spaces ARE available in the garage'. When pressed as to why the applicant didn't appear to use the spaces, she didn't respond other than to say (in effect) 'well, I use one and my husband works and comes and goes a lot'. Since she did not answer the question posed, I will take some liberty here and give you the response that was probably on her mind, as follows: *even if it were possible to park in the garage, it is simply not convenient, particularly when managing constant comings and goings of B&B guests that are parked in the driveway in the "free on premises parking" we advertise for our B&B...doing so would require coordination and that guests be inconvenienced due to the need to maneuver their cars in and out of the driveway to allow the resident to exit the garage…which actually*

[1] Of the 135 reviews AT LEAST half the reviews indicate more than one guest was present. That equates to the > 200 total estimated guests, over this time period. Actual rental counts and guest counts are even higher, as described above.

makes operating the B&B almost impossible under these conditions…it is much easier and convenient for us to park on street (against local parking rules) and leave the driveway for guests.

After the Hearing

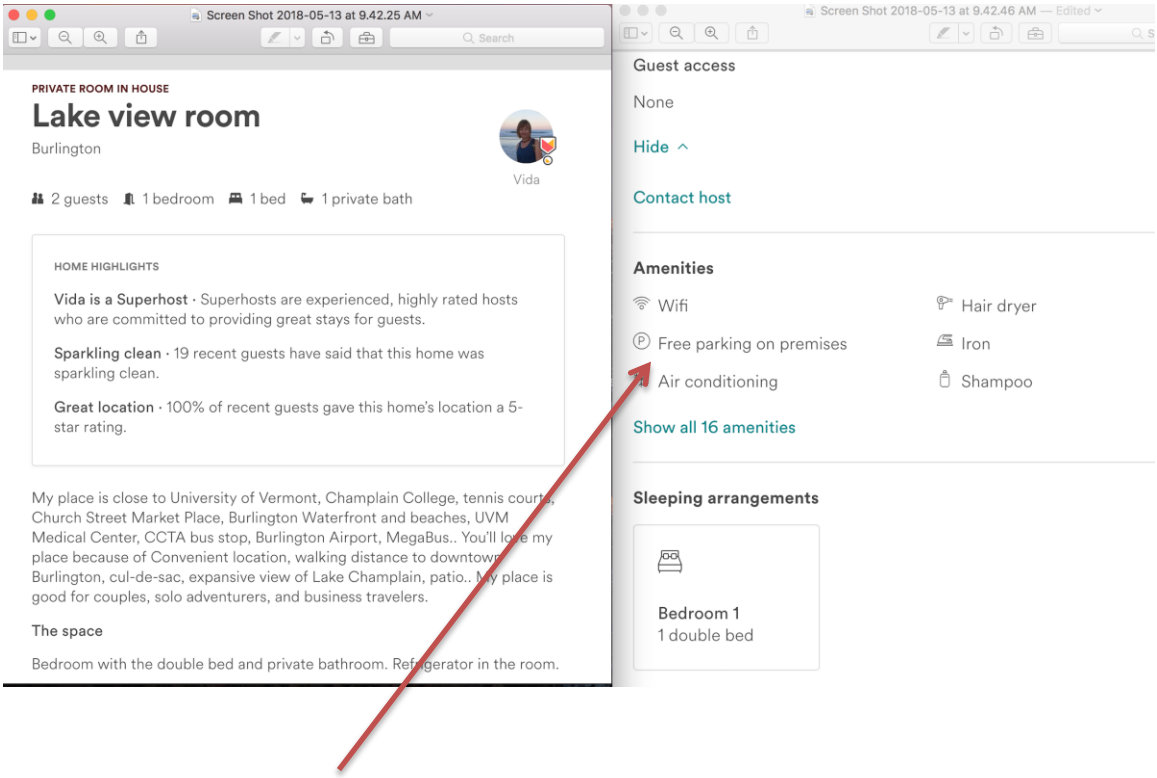
Since the Hearing, the sentiment described above (in italics) has occurred: Based on our observations, the applicant has not used both sides of the garage since the Hearing. They have continued to park on the street while their guests have parked in the driveway. Based on the dimensions of the plans on the City's website, I think it may be difficult or impossible to get two cars into the garage (EXHIBIT 2). The applicant was violating parking rules prior to the permit approval, and is now ALSO violating of the conditions of the B&B the DRB conditionally approved. The applicant either **CANNOT comply** (due to structural issues mentioned), or has **elected to NOT comply** with the conditions of the approval granted on May 1st. Either case is not acceptable.

Based on the applicants' apparent inability to comply with the conditions of the permit, along with their obvious disregard for the entire process, I respectfully request that you revoke the conditional permit that was approved.

Respectfully,

Howard M. Averill, Co-Trustee of
Charles J. Averill Trust, Owner of 54 Summit Ridge

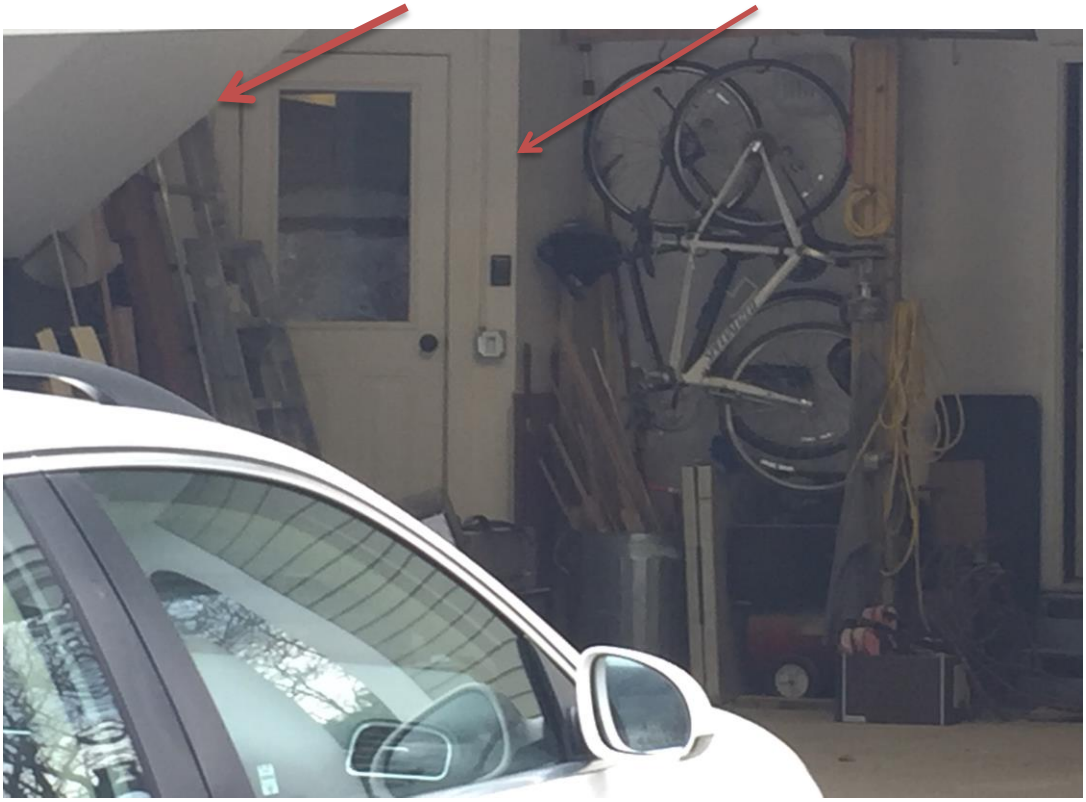
EXHIBIT 1.



Screen shot of Airbnb.com website showing description of rental property, including key amenities. (Red arrow added to highlight "Free parking on premises")

EXHIBIT 2. PHOTOS TAKEN FROM SIDEWALK
Shows modifications to the garage. Lower photo is a close-up of left side

Staircase (?) extends into garage ceiling/wall | Entry way that extends into garage



Close up view of left side

APPENDIX

135 Airbnb Customer Reviews for 53 Summit Ridge

February 2017 – April 2018

135 REVIEWS FROM AIRBNB

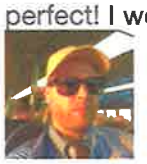
Brian
April 2018
This was a very relaxing place to decompress after long days at a conference. The bed was very comfortable, the room and bathroom were very clean and cozy, and who can argue with waking up to a view of Lake Champlain and the Adirondacks! Vida was very welcoming, and I would definitely stay here again on future trips to Burlington.

Brianna
April 2018
Really cute place, very comfy bed!!

Darren
April 2018
This place was very neat, clean, and beautifully furnished. The view of the lake and mountains were amazing! Vida and her family were very welcoming. I highly recommend a stay at this beautiful home.

Pauline
April 2018
We loved Vida's place. It was perfect for a quick overnight trip in Burlington for me and my husband. The room and separate restroom are in a corner of the house so you feel a sense of seclusion and privacy. Vida introduced herself and quickly let us do our own thing and let us be, which we liked. The bed is ridiculously comfortable, the shower and hot water the perfect pressure. The lake view was a plus! We walked to town from Vida's house, which was about a quick 10 minute walk. We definitely didn't need our car in Burlington. Thanks Vida for your hospitality! We adored your little dog Polo and will miss him!

Tamara
April 2018
This was easily the best airbnb experience I have ever had! The room is beautiful, and the view of the lake is absolutely spectacular (right from the bedroom, the bathroom, and as you're in the living room)! The mattress was extremely comfortable, as was the comforter, and I slept extremely well. It was also very quiet and peaceful. I think the bathroom might be a highlight with a wonderful bathtub that looks out over the lake. There is a separate bath & shower and both feel so good! It was extremely relaxing to take a bath every evening. Everything was incredibly clean, and also smelled quite nice. Vida & Jim are very friendly and interesting to chat with, and their dog is very cute and enjoys playing and scratches from visitors :) The walk downtown is about ~15-20 min and I was working at a lab at UVM about a ~25 minute walk away, which was perfect! I would highly recommend staying here, and I hope to return soon!



Joseph
April 2018
Vida's house is beautiful and the space available for guests is perfect. Our time in Burlington was great and Vida's place definitely added to the fun of staying on Lake Champlaign. Thanks Vida!

Christine

April 2018
Vida lives very close to UVM and is very easy to find, very clean and a really comfy bed! The bathroom is beautiful and the view is so nice of the lake and mountains. Great space and kind hosts... can't wait to stay again.

Jennifer
April 2018
Vida's place is truly special. Wood furnishings and understated but thoughtful touches make it feel more like a hotel. That, plus a comfy bed, basin tub and view to the lake make this stay top-notch.

Jennifer
April 2018
Vida's place is truly special. Wood furnishings and understated but thoughtful touches make it feel more like a hotel. That, plus a comfy bed, basin tub and view to the lake make this stay top-notch.

Melissa
March 2018
Great location! Very clean!

Linda
March 2018
Vida's is a beautiful, modern home on a hill overlooking the lake. Quiet, comfy room with private bath. Really nice family.

Lauren
March 2018
Vida's place is gorgeous and a mile walk from the shops and restaurants on Church Street. Vida made sure the check in process was smooth and easy. We were greeted by her adorable yorkie! She allowed us to park there before check in which saved us the hassle of finding street parking downtown. The room is beautiful with a stunning view of Lake Champlain. The private bathroom is luxurious with any amenity you could want.

Israel
March 2018
Vida has a beautiful home and was very friendly. Burlington is beautiful and you really do a have a clear view of lake Champlain and the Adirondack Mountains from Vida's guest bed!

Kathy
March 2018

Vida's place is clean and beautiful. We really enjoyed our stay. The neighborhood is quiet and the walk into town was great (although the weather didn't always make it easy). The room was very pleasant although the heating system did create some rattling noises. For the most part, this really wasn't an issue but a light sleeper might be bothered more.

Katie
March 2018
My friend and I stayed at Vida's place for one night after seeing a show at Higher Ground. All we needed was a place to rest our heads! The room is simple, beautiful, and super clean. The view from the window is spectacular. It was very easy to take an Uber from the house to the show. The following morning, we left pretty early to pick up another friend from the airport, which is only 10 minutes away from the house. Perfect location for anything you might want to do in Burlington (downtown, Higher Ground, airport). No private entrance but Vida left the door unlocked for us since we knew we would get back on the later side. Also, no access to the kitchen, though there is a mini-fridge in the room so you could bring your own snacks/meals and eat them in the bedroom if you don't want to eat out for every meal. Great for a quick little trip to Burlington.

Erin
February 2018
Vida's comfortable and beautiful home was the perfect place for our weekend in Burlington. Such a clean and welcoming space, and we loved playing with her sweet little dog! Will definitely stay here in the future!

Bob
February 2018
We were extremely happy with Vida's place. The location is perfect, minutes from downtown but views from the bedroom and bathroom overlooking the lake. Very safe feeling neighborhood and super comfy bed. As soon as you drive down this private street and see the house, you will be in your comfort zone. Vida thank you for being so accommodating and we love your little dog!

Rebecca
February 2018
I loved everything about staying at Vida's place. The neighborhood is lovely. Set up above downtown Burlington with a view of the lake. The room is easy to access, stylish, and serene. Beautiful bathroom. Polo, the mini Yorkshire, is just adorable and very friendly. Vida and her family are very welcoming. The home is a short walk down the hill to Church Street and a short walk up the hill to UVM. Just perfect!

Seb
February 2018
A beautiful house in a terrific location. Perfect!

Julianne
February 2018
This room is stunning, convenient, and exceptionally clean. Highly recommend.

Cody And Kelly
February 2018
Vida's home is beautiful and incredibly clean. Even though it is a shared space, it still feels private as you have your own en-suite bathroom. Check-in is easy, and Vida definitely gives you your space. There is a great view outside of the bedroom window and bathroom. Vida's home is about a 15 minute walk to bars and restaurants in Burlington which was rough in the bitter cold, but completely do-able nonetheless!

Michael
January 2018
Loved staying at Vida's home. The room is beautiful and has spectacular views of Lake Champlain. It was very quiet and felt like we had the entire home to ourselves. There's also a cute little pup, Polo, that I already miss.

Hope
January 2018
Vidas room is beautiful and very well appointed. It has a beautiful attached bathroom with tub and shower alike. The house is elegant and welcoming. Vida and her pup Polo are too. He is the most adorable little yorkie. Vida was very accommodating and helpful to us. The house is in a great location just up the hill from downtown. One of our best stays yet.

Jill
January 2018
Lovely home, lovely hosts. The room felt very private and I felt welcomed in Vida's home. The room and bath were very tastefully decorated and clean with a beautiful view of Lake Champlain. I would certainly stay again.

Zach
January 2018
Such a beautiful space with an amazing view. Very comfortable and quiet.

Amy
January 2018

Beautiful room, gorgeous private bathroom and amazing view! It was a great experience and would definitely recommend.

Vinnie
January 2018
The room offered by Vida is comfortable and her house is beautiful. There is a private bathroom that is modern and clean. A tiny Yorkshire Terrier named Polo is waiting to play with you. This house is very close to UVM and Church street and I would highly recommend this Airbnb experience to anybody visiting Burlington

Alicia
January 2018
Big beautiful home, super warm and cozy. Really nice kitchen, updated luxurious private bathroom, and super luxurious mattress and comforter. Best of all, a tiny fluffy friendly dog to greet you each day and night :)

Brian
January 2018
Beautiful home with large bedroom, comfortable bed and private bath. Vida is very welcoming, friendly and helpful. Hoping to stay again in the future. Would highly recommend.

Anna
January 2018
Staying at Vida's was a real pleasure! The room was beautiful and Vida's home is extremely nice and inviting. Vida was very relaxed and welcoming, and the house has a great location just a short walk to Church street.

Kenneth
January 2018
Great place, great host, we will be back!

David
December 2017
The room was clean and beautiful and private and a nice walk from downtown. We will definitely try to stay here again when we visit Burlington.

Carrie
December 2017
Beautiful bathroom. Comfy bed. Private and quiet. But playing with their dog Polo was our favorite part of the stay.

Bridget
December 2017
A peaceful beautiful place to stay in Burlington. I highly recommend Vida's place.

Emma
December 2017
Vida's house is lovely and she is very warm and welcoming. The room was exactly as pictured, with a gorgeous updated bathroom. It was exactly what I needed for a one night stay. Her dog was adorable as well!

Mark
December 2017
Vida's place is stunning! Perfect location close to UVM, the most comfortable bed, and sparkling clean bathroom. I was happily surprised by the accommodations. HIGHLY recommend staying here if you are to spend a couple days in Burlington. Could not have been any better.

Patrick
December 2017
Great experience, bigger room than I expected and a very nice large and private bathroom. Would certainly stay here again, thank you for everything!

Melissa
December 2017
Vida's home is beautiful. The room is exceptionally clean. The bed was super comfortable and the soaker tub is a nice feature. Waking up to the mountains and the lake was a real treat.

Claire
December 2017
This was a beautiful and convenient location. Pictures don't do the view of the lake from the room justice. The bathroom is huge, the shower is super nice, and there is tons of closet space. Vida's home is immaculately clean. She and her family were very welcoming, very quiet, and had the sweetest little dog! We debated ever leaving, but unfortunately had to.

Mimi
November 2017
Clean and cozy. Dog is adorable. Bathroom is lovely. View can't be beat. I highly recommend Vida's place!!

Jessica
November 2017
We loved our stay at Vida's. Her home is very quiet and clean and her pup Polo was a true joy. The value we received staying here was tremendous as the bedroom and bathroom were both very roomy. Uber was readily available and took us to Church Street several times.

Claire
November 2017
This is the spot. The room is beautiful, private, and very clean. There is a lovely view and the bed is luxurious. I felt very comfortable here as a solo female. Plus: Polo, the family dog, is incredible.

Ellie
November 2017
This room and house is gorgeous! If you're looking for a nice quiet room in Burlington that's still walkable to downtown and UVM, this is it. The dog is incredibly cute, quiet, and well-behaved. The room and bathroom are very private and incredibly clean and well-decorated.

Gini
October 2017
Beautiful space in a lovely neighborhood very close to Champlain college and UVM, but free of college student craziness. Cute dog, friendly hosts. I did bum a cup of coffee, but don't expect that - this is not a bed and breakfast. Room includes a fridge and a private bathroom with a big deep soaking tub. Will stay there again when I visit my kids in Burlington.

Aditya
October 2017
Vida's guest room has a beautiful view of the lake and is situated very close to downtown. The room is very comfortable and the bathroom is incredibly clean. Vida was easy to reach and very friendly. Would recommend!

Anna
October 2017
Great location within easy walking distance to central Burlington. The room was extremely clean and comfortable with an unbeatable view. Polo the family dog was super sweet and welcoming as well!

Veronica
October 2017

Very clean, very comfortable bed, stylish en suite bathroom with plenty of towels and a few toiletries in case we forgot basics like shampoo/conditioner, body wash. Just enough interaction. Beautiful space. Would definitely stay again!

Emily
October 2017
Vida's place is so great, and her family is so gracious and welcoming. Vida was extremely accommodating and the room and bathroom were lovely with lots of space and super clean. The view from the room is wonderful. Downtown is less than a mile away. As an added bonus, the family dog is a riot and could keep me entertained all day! We will definitely be seeking out Vida's place on our return to Burlington!

Jesse
October 2017
As a solo traveler, I highly recommend this space! Clean, beautiful and close to everything. Made my trip all the better!

Adrian
October 2017
Room was beautiful, any very well kept. We walked to town and the lake. Very easy place to stay.

Jeff
October 2017
A beautiful room and bath in a very nice, tidy home. Up on a hill with a view of the lake in the distance. A nice deep tub to take a bath. Gracious host who provided good tips for the area. Would definitely book again!

Kaylee
October 2017
Vida is a warm welcoming host along with her adorable dog Paolo. The bedroom and bathroom are located in a private suite on the first floor of her gorgeous home just minutes from UVM campus and downtown Burlington. The bedroom has a lake a view, and the bathroom has a wonderful…Read more

Bridget
October 2017
My boyfriend and I thoroughly enjoyed our stay at Vida's! We were welcome by Jim, and their adorable Yorkie Polo! The space is beautiful, clean, inviting, and has an amazing view of Lake Champlain! Downtown Burlington was a beautiful 10 minute walk, but the house is in a lovely quiet neighborhood. We were pleasantly surprised on how beautiful the space is, and Polo truly added to our experience! We highly recommend this space, and the lovely hosts to anyone traveling to Burlington!

Joy
September 2017
We enjoyed a lovely lake view, comfortable bed and beautiful accommodations!

Nick
September 2017
Great room. Very comfortable bed and great private bathroom. Clean and quiet!

Wendy
September 2017
Vida has a beautiful home close to the center of Burlington. Her hotel-like suite has a gorgeous view of lake Champlain. Everything was very private and clean. Thanks, Vida!

Kaleigh
September 2017
Vida was very friendly and a wonderful host! Her home was clean and cozy :)

David
September 2017
I had a great stay. The bedroom was comfortable, spacious with plenty of amenities. The bathroom was clean and well set-up with a great tub and shower. The location was set on a lovely quiet street and only a 12 minute walk into town. Vida and her husband were helpful and friendly hosts.

Julie
September 2017
The space is impeccably clean. A lovely yard and lake view. Vida was so nice and easy going. Walkable to down town or a very short drive.

Paige
September 2017
Vida is so sweet and delight to stay with! The view from the room and her home is magical and location is fantastic. Thank you so so much for a lovely stay!

Marcos
August 2017

Vida and polo (her adorable dog) gave us a great reception. Her place is nearby everything. Closest to UVM and all the great restaurants at Church St. We just stay one night. Room was clean and well decorated as described. We definitely come back.

Lauren
August 2017
I loved staying at Vida's! The room is extremely comfortable, the amenities were lovely, and the hosts as gracious as they come. I highly recommend staying here.

Danielle
August 2017
Vida's home was beautiful and the views were just as promised. We walked to and from downtown Burlington. Be prepared, its an uphill return. Good idea to walk there and uber back. Wish I had time to soak in the beautiful tub.

Sig
August 2017
Everything immaculate and pleasant

Lizzy
August 2017
Vida's room in Burlington was quiet and spacious, and its proximity to downtown was just right for exploring, even on a rainy day.

Molly
August 2017
Lovely views and a great part of the neighborhood!

Erin
August 2017
The room was exactly as described, with gorgeous views and decor. The bed was super comfortable, especially the memory foam pillows. The private bathroom was a nice perk - both the shower and the bathtub were clean and really relaxing. The location was perfect. The street itself was quiet and residential but it was only a quick 10 minute walk to the heart of the city and Lake Champlain. Vida was a friendly host and helpful recommending a nearby laundromat. We loved meeting her little dog as well! We would definitely recommend this place and would stay again in a heartbeat.

Sanjay

August 2017
I thought and thought about what Vida could do to make any improvements in the accommodations and came up with nothing! Clean, comfortable, convenient, friendly, nice lake view, i can go on and on.....

Sanda
August 2017
Vida was very responsive and flexible with an early check out time! Comfortable, clean, close to downtown, and the private bedroom and bathroom were clean and comfortable! Would definitely recommend!

Cailyn
August 2017
Vida's place was great for a couple! If you're looking for the closest location to church street and downtown this is the place for you. Your own private bathroom is great. Room and bathroom are so nice and brand new. View of the lake was gorgeous. We felt very at home and bed was extremely comfortable. Would definitely stay here again.

Cynthia
July 2017
This is a wonderful room in a great location with a view to die for. Friendly hosts and a good place for an overnight stop.

Dave
July 2017
Great view, very close to everything!

Tamara
July 2017
Great location near downtown! Lovely view, amazing private bathroom, very clean. Bed is snug for two, but comfortable! And Polo, the dog, will entertain you endlessly!

Elizabeth
July 2017
We actually didn't make it to Vida's place due to a series of unfortunate travel mishaps, i.e. flat tire. Vida was very communicative and understanding, which was much appreciated. We're disappointed we didn't get to stay. Next time!

Aashish
July 2017

Vida's place was extremely comfortable and well-located. The bed was comfortable and bathroom was luxurious! The bathtub was an added plus. The location was convenient if you have a car - only a 5-10 minute drive to restaurants and nightlife. The neighborhood was quiet and parking was available for free. No access to the kitchen though.

Matt
July 2017
Perfect place to stay if visiting Burlington! Secluded, yet a short and beautiful 5 minute walk to downtown.

Steve
July 2017
This is THE SPOT to stay at it if you're headed to Burlington. Vida and Jim have a beautiful home and are extremely gracious hosts. The room and private bathroom are very clean and comfortable. Their house is about a 15-20 minute walk from downtown Burlington and is within striking distance of everything. They are great people and their dog Paulo is hilarious (he plays soccer with a ball!) I would highly recommend their place to anyone staying in the Burlington area, whether it's just a night or a longer stay.

Ryan
July 2017
fantastic room in a great location. wonderful host. highly recommended!

Jeffrey
July 2017
Jim, Vida, and Polo have a beautiful home in Burlington! My girlfriend and I came up for a night out and it was fantastic to come back to such comfortable place. We can't wait until we get the chance to stay with them again.

Daniel
June 2017
As advertised, this was a beautiful room. The house was close to shops and restaurants but still felt secluded. I'd stay here again next time I'm in Burlington.

Hannah
June 2017
The room is pristine, private, well furnished, and the bed is especially comfortable. The private bathroom is also lovely. Beautiful location and great host.

Beverly

June 2017
We enjoyed our stay in Vida's beautiful home in a comfortable bedroom with private bath, with lake view. Vida and her little dog, Polo, greeted us warmly. Burlington is a very walkable city, this was a good place we were lucky to find.

Peter
June 2017
Vida's was very spacious and the location was great. Her place was also very clean. I would recommend her place anyone staying in Burlington.

Beth Anne (& Matt)
June 2017
Vida's home is beautiful and she offers a very comfortable room to stay in while visiting Burlington. A quick drive (<5 minutes) or walk (15 minutes) from downtown and Lake Champlain. PS - If you like riding bikes, we recommend cycling out to the Causeway! Burlington is absolutely wonderful.

(Email hidden by Airbnb)
June 2017
This is a lovely, clean, comfortable room/home in a quiet residential neighborhood but walking distance to both the town of Burlington and University of Vermont/Medical Ctr. I recommend it!

Maura
June 2017
This was the perfect spot for my short trip in Burlington. It was like I was staying in a spa! Vida and her pup, Polo greeted me kindly when I arrived and showed me around. The room was private and quiet, clean and comfy. Great deal!!

Renata
June 2017
Vida's home is gorgeous, and my husband and I had a delightful time in Burlington while staying there. It was easy to walk downtown, and at the same time their street feels quiet and secluded. Vida and her family were charming and accommodating hosts!

Jennifer
June 2017
Lovely place with a beautiful view, luxurious bathroom, and comfortable bed. Vida was helpful, her dog was a sweetheart, and her home was pristine. We will go back when we return to Burlington!!

Jon
May 2017
Great room. Great location. Great people.

Justin
May 2017
Great quiet place with private high end bath. Amazing view of lake and sunset. Highly recommend

Jess
April 2017
What a beautiful home! Had a great stay, bed was extremely comfortable. The private bathroom was a plus. Thanks again!

Carol
April 2017
Vida's house is fabulous, well maintained and clean home. The room is spacious and the bathroom is inside the bedroom giving you extra privacy and convenience. It's also a few minutes walk to University of Vermont and Champlain Colleges. I highly recommend Vida's place if you are coming to see the schools and/or visiting friends/family.

Rachel
April 2017
Gorgeous view, very peaceful. Vida's little dog is adorable and the bathtub is luxurious. We had an excellent stay.

Sandra
April 2017
Vida and Jim's home was as beautiful as described and as wonderful as previous reviews. We were in town for a college visit and the house was perfectly located for this purpose. The view from the bedroom and back yard was incredible-Lake Champlain with the mountains behind...We would absolutely recommend this home and would stay there any time we are in Burlington. A bonus was their very cute dog!

Leslie
April 2017
This is a wonderful room with private bath and beautiful view of the lake. Very comfortable home, and very easy!

Kerry

April 2017
Peaceful. Scenic. Walking distance to downtown/Lake Champlain. Everything you could want in a Vermont home. Private bath and big comfy bed with windows overlooking the lake made it feel like a hotel. Aside from the small pup Polo (who we adored and welcomed to hang with us) we were given complete privacy to come and go. Highly recommend to anyone as we were able to walk downtown in 15min and Uber back easily when it got dark. Went for a run early in the morning and felt very safe and at peace. Wish we could have stayed longer!!

Kathleen
April 2017
We had an excellent stay! The home is lovely with gorgeous views and very close to downtown. The private bathroom was very nice, the bed incredibly comfortable, and Vida was kind and welcoming.

Sara
March 2017
Vida's place was absolutely stunning - and so were the mountain/lake views! The private bathroom and cloud-like mattress were definitely major pluses. Not to mention, we were just a stone throw's away from some great restaurants, Champlain College, and downtown. We will definitely keep this place in mind next time we're in Burlington. Thanks Vida!

Maureen
March 2017
My daughter and I were in town to attend an event at the college and feel very fortunate to have ended up in this lovely spot. The host Vida and her family are warm and hospitable as is their precious pup. The bedroom and adjoining bathroom are spotless and spacious. The view from those rooms of the lake and mountains is beautiful. It was a short walk to the college or town. It was just a great spot from which to see the college or city!

Brad
March 2017
This was a great place to stay. The views of Lake Champlain and the Adirondacks would have made the stay worth it. Added to this how nice the accommodations were as well as how pleasant the hosts are, the lodgings proved to be a real treat.

Anna
March 2017
Vida and Jim were gracious hosts and full of helpful suggestions of what to do and were to visit in Burlington. I was in Burlington to interview with a few companies and scout out the town, and Jim and Vida's home served as the perfect base-- close to downtown and in a gorgeous neighborhood. Their dog is the cutest!

Laura
March 2017
Vida and her husband are wonderful hosts. Their place is beautiful, comfortable and relaxing and the views are incredible! We had a great time chatting and I was made a delicious breakfast. Thank you both!

Kathryn
February 2017
Room is pristine, cozy, and the bed was super comfortable. The private bathroom was very roomy, too. There a no better hosts in Burlington - Vida and James made us feel right at home, providing great suggestions for local restaurants and things to do, while also giving us every bit of the privacy we would get in a hotel. I was here for an interview at UVM, and the campus is very close (~5 - 10 min drive). My boyfriend and I walked from Vida's place to Church Street Market (~20 - 25 min walk). The location is great and there are tons of places to eat right near by. Downtown Burlington is close enough to walk, but the home is just far enough to be tucked away from the noise of downtown, so if you're looking to head into town for dinner and drinks, but would like to tuck away for the night afterwards, this is the perfect place to do so!! Thank you Vida!!

Ashley
February 2017
I had a wonderful quick stay with Vida. The home has stunning views of the lake and is in a convenient quiet neighborhood. Everything was extremely clean and the bed was especially comfortable. The adorable dog is an extra perk!

Neal
February 2017
Vida's home is not only quiet, clean and welcoming, but it boasts one of the best sunset views in Burlington! This location is a must for anyone looking for a relaxing scenic stay with top-notch hosts! 5 stars without question.

Patrick
February 2017
Our stay at Vida's was great! We were in Burlington for just one night and needed a place to crash that was walking distance from downtown. This place worked great. Clean, simple, beautiful home. We didn't spend much time in the room, but it was warm and cozy, and we would have been happy to stay longer!

Gregory
February 2017
The host canceled this reservation 87 days before arrival. This is an automated posting.

Alicia
February 2017

Vida and Jim were great hosts, fun to chat with, and not at all overbearing. The room and bathroom are lovely, both with a beautiful view of Lake Champlain, the Adirondack mountains, and the setting sun. Check in was easy, Vida was very responsive to messages on my way in. Great breakfast, great conversation, and playing with Polo, the family dog, made me feel at home. I will likely return, and would recommend it to friends.

Zach
February 2017
Five stars does not do this place justice. Vida and Jim are fantastic hosts, their home is beautiful, and the view of the lake is fantastic. I was given a delicious homemade breakfast before my interview at the University (which is close by), as well as advice on local places of interest. Absolutely recommended for a traveler, business or otherwise.

Patricia
April 2018
Vida was a great host, gave us good tips on where to eat and get local beer. The room with attached bathroom was big, comfortable, clean and had a great view of the lake. The location was super close to all the restaurants and downtown shops. Really beautiful spot and I would recommend saying here to others.

Corinne
March 2018
Great room with full private bath overlooking Lac Champlain. Cute dog and parking onsite.

Karen
January 2018
We had a lovely stay at Vida's place. The room was really clean, cozy and quiet. Vida also has a really cute dog. We would highly recommend the place and would love to stay there again. Thanks a lot!

Dan
November 2017
Excellent accommodations, clean, cozy, bright with very nice furnishings..Vida and her dog Polo are extremely kind hosts, would stay there again in a heart beat

Ben
October 2017
The photos don't do the room justice. Was a great place to stay! Walked into town for sups and breaky! Would highly recommend staying here.

Sarah

October 2017
The room and view from Vida's home is just beautiful. Located in a quiet neighborhood that is within walking distance to downtown Burlington (but be prepared for a walk up hill on the way back, it's a good workout!!). Check-in was easy and quick and the very basics are provided in the room (glasses, cutlery, additional towels (just in case) would have been a nice touch!). Vida, her husband Jim and their daughter were all very friendly when we crossed them. Overall, a very good stay. Would recommend for travellers looking for a quiet and clean place to stay while they explore the city and surroundings!

Paul
October 2017
Absolute amazing room with private bathroom! Lake view from bed and even from shower! Wonderful! Perfect location, center in walking diatance. Very very clean. Very stylish furniture. Highly recommended to stay!

Eloise
September 2017
The room and en suite are beautiful and we very much enjoyed our stay here. The place is a 20 minute walk from the centre of town, so we were able to leave the car and wander in for an evening meal. A great place to rest and recharge.

Hugues
August 2017
Great place and Vida is a very good host.

Vincenzo
July 2017
Great host, great home! Clean, comfortable and very close walk to downtown Burlington.

Francis
July 2017
We had a great stay at Vida's home. The check-in was smooth, the house is perfectly located at a walking distance from downtown, yet in a quiet street, the room is very charming and the private bathroom is super clean. On top of that the family dog is the cutest, haha! Thank you for the stay!

Silver
July 2017
A beautiful house with an amazing view on Champlain Lake. We had a lovely room with private bathroom. Everything was perfect

Alex
July 2017
Very nice house with a beautiful view. Close walk to downtown Burlington. My wife and I really enjoyed our stay with Vida. 2

Mandeep
June 2017
Vida and her family are wonderful hosts. Vida was very helpful throughout the booking process, leading up to our visit providing us with recommendations, and during our stay. The room with private bathroom exceeded our expectations and has fantastic views of the lake. Located within a very easy short walk into town with plenty of great restaurants. We'll definitely be returning! 2

Susannah
May 2017
The location of this beautiful Airbnb is just a short walk into downtown Burlington, a perfect base for exploring this town. Vida was very welcoming and the room was absolutely gorgeous, with an amazing view of the lake. We loved our stay, really recommend this Airbnb, thank you! 2

Ondřej
May 2017
Really beautiful house with gorgeous view at the lake 1

Andrew
May 2017
Vida's home is located up the hill from downtown Burlington, providing a beautiful view of Lake Champlain. Our suite was clean and quiet, and Vida and her family were friendly and hospitable when we saw them. Even though we arrived on UVM graduation day, Vida provided clear directions for how to get in. We very much enjoyed our stay! 2

Laetitia
April 2017
Great place! Very cosy and with a nice view. Close to dowtown and easy to park there. I definitly recommend this place. 1

Yvonne
April 2017

Staying in this room was amazing! Not only was the location very convenient for getting to places but also the view to the lake incredible. Plus, the room is very clean, spacious, and has an amazing shower from which you can see the lake. I would definitely recommend on staying there and if I ever come back, I most certainly will. Moreover, Vida and her family were great hosts.

Guy
February 2017
Vida and her husband are such lovely people. They have nice attentions for their guests (such as lending an umbrella when it's raining like crazy outside :) and you want to walk) and they are very welcoming. Their little cute dog is funny! Their house is gorgeous, extremely clean and so is the guest room. Having a private bathroom is definitely a great feature. Furniture is very nice and the bed is very comfortable. This is clearly one of the nicest places we had the opportunity to stay through Airbnb. Did I mention the perfect location of the house? You are at 5-10 min walk from downtown, which is a great thing when you like to be able to walk every distance like we do. We enjoyed a bunch of microbreweries in the city without having to bother with Uber or public transportation. There is an awesome view on Champlain Lake, which is an astonishing feature for a house so close to the downtown.

Marc-André
February 2017
Very beautiful house and room with a private bathroom. The mattress was ultra comfortable! Vida made pancakes and eggs for breakfast. Wow! We love to play with their little dog (Website hidden by Airbnb) cute ;) About 2-minute drive from Church St. La maison et la chambre sont magnifiques. On avait même une salle de bain privée dans la chambre. Vida nous a préparé des crêpes et des oeufs brouillés pour déjeuner. Génial! On a adoré jouer avec leur adorable petit chien Polo. Tout mignon! À 2 minutes en voiture de Church St.

Andréanne
April 2018
Chambre magnifique! Beaucoup d'espace, grand garde-robe pour le rangement, petit frigidaire, petit bureau et lit très confortable. La salle de bain attenante et privée possède un bain et une grande douche. Il y a en plus une magnifique vue sur le lac Champlain! Tout était très propre et très calme. Encore mieux qu'à l'hôtel pour un prix très raisonnable. La maison est située dans un quartier résidentiel tranquille à environ 15 minutes de marche du centre de la ville. Les hôtes sont très accueillants, tout en laissant amplement d'intimité aux voyageurs. Petit bonus pour les amoureux des animaux, leur mini yorkshire est adorable et très gentil!

Marie
October 2017
Chambre très mignonne et très propre ! Le fait qu'il y ait un parking est pratique, et les allées et venues sont libres. Je recommande !

Cyrielle
September 2017
Vida nous a accueilli chaleureusement dans sa très jolie maison. La chambre est tout confort avec une grande salle de bain privée (douche et baignoire). En bonus, la vue sur le Lac Champlain depuis les hauteurs du

quartier résidentiel où nous étions. Surtout ne pas louper le coucher de soleil sur le lac, c'est juste sublime ! Merci encore pour l'accueil et une mention spéciale à Polo, le petit gardien de la maison.

Mathieu
July 2017
Chambre et salle de bain très propre dans une très belle maison sur une rue très tranquille. Le matelas était super confortable et le lit assez grand (je mesure 6'2"). Il y a tout ce qu'il faut de la chambre pour un court séjour! Nos échanges avec Vida et sa famille ont été limités mais nous nous sommes sentit à l'aise de circuler comme nous voulions. À 18 minutes de marche du centre-ville, au haut de la côte, c'est un bon compromis pour de la tranquillité. Nous y retournerions sans hésitation!

TRANSLATION OF LAST FEW REVIEWS:

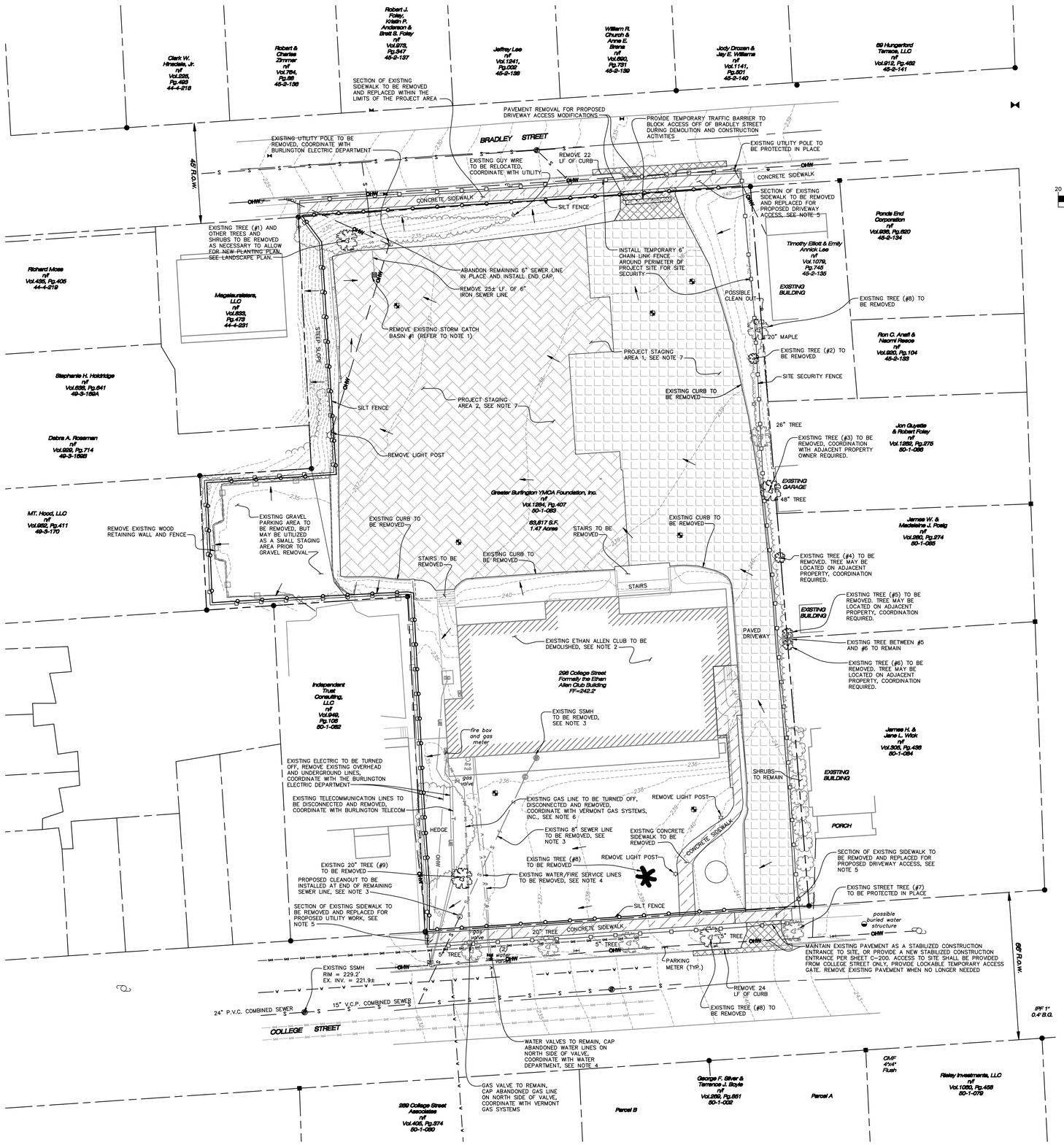
Beautiful room! Lots of space, large wardrobe for storage, small fridge, small desk and very comfortable bed. The en-suite, private bathroom has a bath and a large shower. There is also a wonderful view of Lake Champlain! Everything was very clean and very quiet. Better than the hotel for a very reasonable price. The house is located in a quiet residential area about 15 minutes walk from the center of the city. The hosts are very welcoming, while leaving ample privacy to the travelers. Little bonus for animal lovers, their mini yorkshire is adorable and very nice!

Married
October 2017
Very cute room and very clean! The fact that there is parking is convenient, and the comings and goings are free. I recommend !

Cyrielle
September 2017
Vida warmly welcomed us to her beautiful house. The room is comfortable with a large private bathroom (shower and bath). As a bonus, the view of Lake Champlain from the heights of the residential neighborhood where we were. Especially do not miss the sunset on the lake, it's just sublime! Thank you again for the welcome and a special mention to Polo, the little guardian of the house.

Mathieu
July 2017

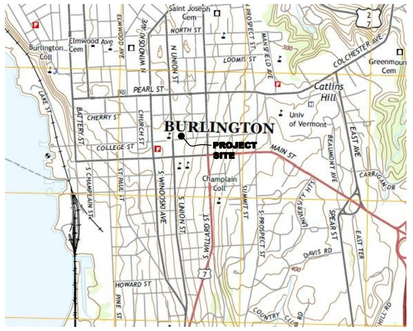
Room and bathroom very clean in a very nice house on a very quiet street. The mattress was super comfortable and the bed big enough (I'm 6'2 " tall). There is everything you need from the room for a short stay! Our interactions with Vida and her family were limited but we felt comfortable going around as we wanted. An 18-minute walk from the city center, at the top of the coast, it's a good compromise for tranquility. We would return without



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP (FROM USGS) N.T.S.

DEMOLITION NOTES

1. IF DE-WATERING IS REQUIRED DURING ANY PHASE DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AND OBTAIN AND NECESSARY APPROVALS. EXISTING CBØ1 MAY REMAIN UNTIL ITS REQUIRED TO BE REMOVED. IF EXISTING CATCH BASIN #1 IS UTILIZED DURING CONSTRUCTION, PROVIDE CATCH BASIN INLET PROTECTION AND MAINTAIN SUCH PROTECTION UNTIL THE CB IS REMOVED.
2. THE EXISTING ETHAN ALLEN CLUB BUILDING SHALL BE DEMOLISHED IN ACCORDANCE WITH THE WRITTEN "SITE DEMOLITION PLAN" BY KAS, INC. DATED 2/5/2016.
3. THE LOCATION AND DEPTH OF EXISTING SEWER LINE SHALL BE FIELD LOCATED. IF THE EXISTING LINE IS FOUND TO BE DEEP ENOUGH TO ACCOMMODATE THE PROPOSED SEWER OUTLET, THE EXISTING SEWER LINE SHALL BE SCOPED FOR EVALUATING FEASIBILITY OF REUSE. THE EXISTING SEWER LINE SHALL BE REMOVED UP TO THE APPROXIMATE LOCATION OF THE PROPOSED CLEAN OUT SHOWN ON THIS PLAN. THE PROPOSED CLEAN OUT SHALL BE INSTALLED ONLY IF THE REMAINING SEWER LINE CAN BE SALVAGED AND REUSED. IF NOT, THE REMAINING EXISTING SEWER LINE SHALL BE CAPPED AND ABANDONED AS DIRECTED BY THE CITY WATER RESOURCES DEPARTMENT.
4. THE CONTRACTOR SHALL COORDINATE SHUTTING OFF THE WATER WITH THE CITY WATER RESOURCES DEPARTMENT. THE EXISTING WATER VALVES SHALL REMAIN IN PLACE AND THE REMAINING LINE SHALL BE CAPPED UNLESS OTHERWISE DIRECTED BY THE CITY. THE PROPOSED WATER/FIRE SERVICE LINE SIZE HAS YET TO BE DETERMINED. CONSEQUENTLY, THE FEASIBILITY OF REUSING EITHER OR BOTH OF THE EXISTING WATER VALVES IF UNKNOWN. IF A NEW WATER/FIRE SERVICE CONNECTION IS REQUIRED, THIS WORK SHALL BE COORDINATED WITH THE CITY.
5. THE EXISTING SIDEWALK WITHIN THE CITY RIGHT OF WAY WILL BE REMOVED AND REPLACED WITHIN THE PROJECT AREA ALONG BOTH BRADLEY STREET AND COLLEGE STREET. A CITY APPROVED PEDESTRIAN DIVERSION PLAN WILL BE NEEDED FOR THE CLOSURE OF THE SIDEWALK.
6. EXISTING GAS LINE TO BE TURNED OFF, DISCONNECTED AND REMOVED, COORDINATE WITH VERMONT GAS SYSTEMS. THE EXISTING GAS VALVE SHALL BE PROTECTED IN PLACE FOR POSSIBLE REUSE UNDER PROPOSED CONDITIONS.
7. PROJECT STAGING AREA #1 SHALL BE UTILIZED FOR SITE ACCESS, DEMOLITION ACTIVITIES, PROPOSED BUILDING CONSTRUCTION, AND VARIOUS SITE IMPROVEMENTS. PROJECT STAGING AREA #2 SHALL BE UTILIZED FOR DEMOLITION ACTIVITIES AND FOUNDATION CONSTRUCTION ACTIVITIES FOR THE LOWER LEVEL AND POOL. EXISTING PAVEMENT WITHIN BOTH STAGING AREAS SHALL REMAIN IN PLACE UNTIL THE STAGING AREAS ARE NO LONGER NEEDED. SEDIMENT BARRIERS SHALL BE INSTALLED ALONG THE DOWNSLOPE PERIMETER OF ANY SOIL STOCKPILE AREAS.
8. SEE THE WRITTEN "SITE DEMOLITION PLAN" BY KAS, INC. DATED 2/5/2016 FOR ADDITIONAL INFORMATION REGARDING DEMOLITION ACTIVITIES, PRE-CONSTRUCTION SITE SECURITY, AND PROJECT STAGING.
9. ALL APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING ANY WORK. AN EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF FUTURE DESIGN ITERATIONS.
10. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233 OR WWW.DIGSAFE.COM) AND THE BURLINGTON DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
11. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THESE DRAWINGS IS BASED ON A "BOUNDARY SURVEY FOR LANDS OF CHAMPLAIN COLLEGE INCORPORATED" PLAN BY BUTTON PROFESSIONAL LAND SURVEYORS, PC DATED 16 SEPTEMBER 2011.
12. ARCHITECTURAL, MECHANICAL, ELECTRICAL, INTERIOR PLUMBING, STRUCTURAL, AND CIVIL SITE DESIGN AND SERVICES TO BE PROVIDED BY OTHERS.
13. REFER TO THE "SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT AND SOIL CHARACTERIZATION" DATED JANUARY 2018 BY KAS INC. FOR INFORMATION SUBSURFACE INVESTIGATION RESULTS OF ONSITE SOILS AND SOIL MANAGEMENT STRATEGIES.
14. PARKING OF ANY CONSTRUCTION OR CONSTRUCTION RELATED EQUIPMENT INCLUDING PERSONAL VEHICLES IS NOT PERMITTED WITHIN THE CITY OWNED GREEN STRIPS LOCATED ALONG BRADY STREET AND COLLEGE STREET. DAMAGE TO ANY CITY OWNED GREEN SPACES SHALL BE IMMEDIATELY ADDRESSED.

EPSC NOTES AND DETAILS

1. REFER TO SHEET C-200 FOR EPSC NOTES AND DETAILS.

LEGEND

- CONTOURS
- EDGE OF PAVEMENT
- PROPERTY LINE
- UE — UNDERGROUND ELECTRIC
- T — TELECOMMUNICATIONS
- S — GRAVITY SEWER
- GAS LINE
- GAS LINE (RETIRED)
- W — WATER LINE
- OHW — OVERHEAD UTILITY
- ROCK LINED SWALE
- GRAVEL ROAD
- PAVEMENT
- SIDEWALK/CONCRETE
- CURB
- CULVERT
- TREE LINE
- UTILITY POLE/GUY
- LIGHT POST
- TREE
- PARKING METER
- WATER VALVE
- GAS VALVE
- WATER SHUT OFF
- ELECTIC PEDESTAL
- SITE SECURITY FENCE
- SILT FENCE
- SEDIMENT BARRIER
- ROW PAVEMENT REMOVAL
- SIDEWALK REMOVAL
- PAVEMENT REMOVAL/STAGING AREA 1
- PAVEMENT REMOVAL/STAGING AREA 2
- FLOW DIRECTION ARROW

STATE OF VERMONT
SCOTT MICHAEL MAPES
No. 74333
Civil
LICENSED PROFESSIONAL ENGINEER

STATE OF VERMONT
SCOTT MICHAEL MAPES
No. 74333
CIVIL
REGISTERED PROFESSIONAL ENGINEER

FOR PERMIT REVIEW ONLY

the YMCA

fff freeman | french | freeman

SMM ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

kas

Project Name

Project Number

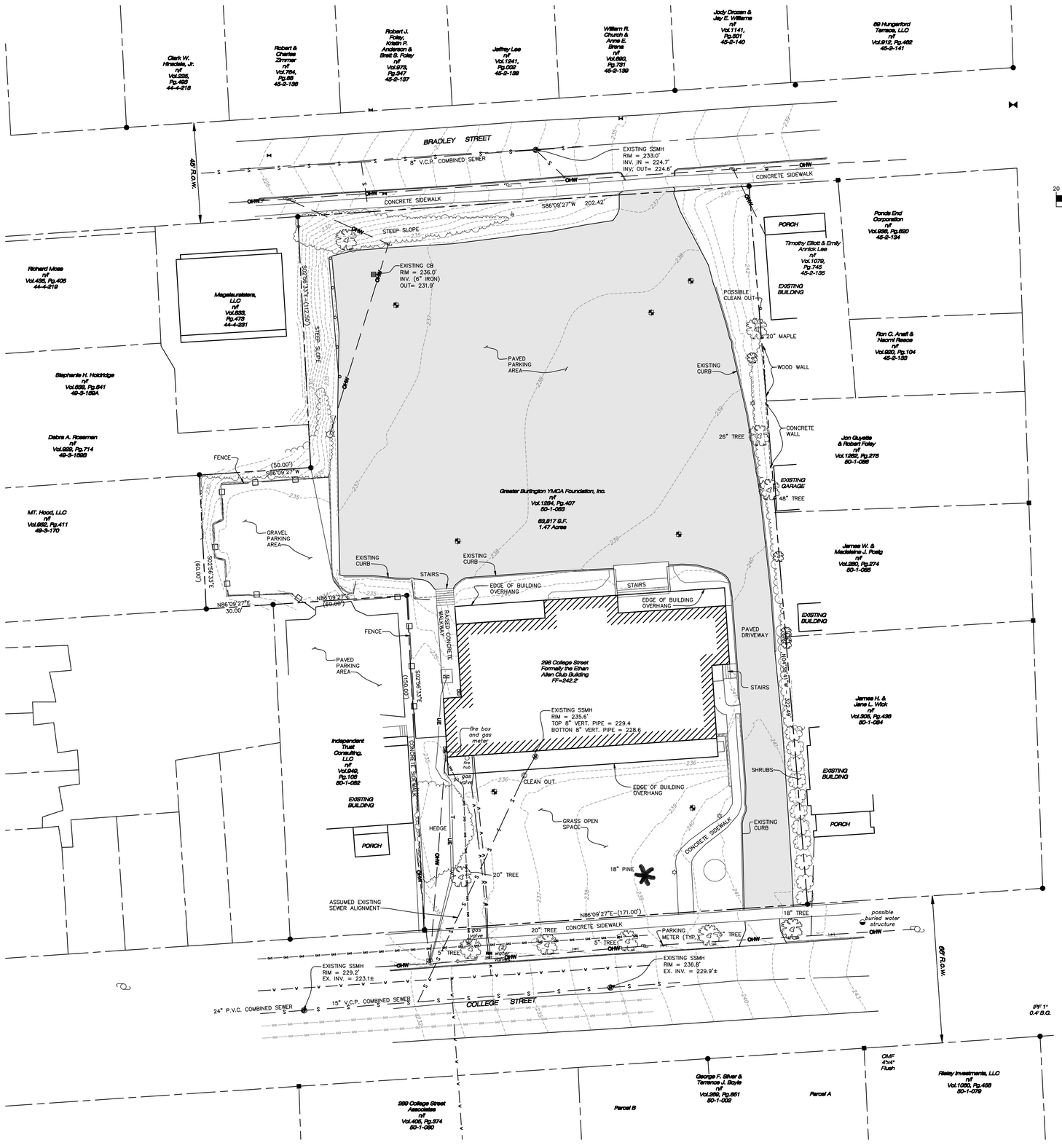
5/11/18	Scale
SD	GMM

Description1	Date1
Description2	Date2
Description3	Date3
Description4	Date4
Description5	Date5
Description6	Date6
Description7	Date7

SITE DEMOLITION AND EPSC PLAN

CD-100

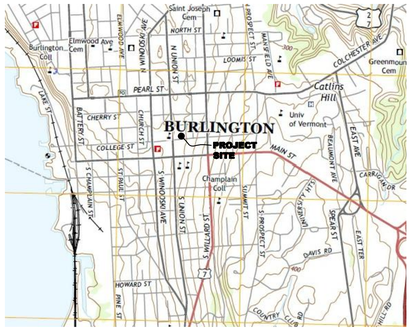
FILENAME: 810150152_DEMO_REV7.DWG



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP (FROM USGS) N.T.S.

SURVEY NOTES

1. NORTH ORIENTATION IS VERMONT GRID NORTH. MEASUREMENTS WERE COLLECTED ON AUGUST 09, 2011 AND NOVEMBER 10, 2015 USING SURVEY GRADE RTK (REAL TIME KINEMATIC) GPS EQUIPMENT . THE TRANSMITTING BASE STATION USED WAS THE UNIVERSITY OF VERMONT (UVM) CORS (CONTINUOUSLY OPERATING REFERENCE STATION). THE RESULTANT HORIZONTAL DATUM IS NAD 83 (CORS). THE VERTICAL DATUM IS BASED ON NAVD 88 USING THE GEOID MODEL GO9US.
2. THE EXISTING FEATURES SHOWN HEREON WERE LOCATED DURING FIELD SURVEYS CONDUCTED ON AUGUST 10, 2011. THE SOIL BORINGS, PAINT MARKS BETWEEN THE NORTH SIDE OF COLLEGE STREET AND THE EXISTING BUILDING ON THE PROPERTY AND BUILDINGS ON PROPERTIES OF INDEPENDENT TRUST CONSULTING, LLC, WICK, ELLIOTT & LEE AND MEGALAURSISTERS, LLC WERE LOCATED IN OCTOBER 2015.
3. THE PREMISES SHOWN AND DESCRIBED HEREON MAYBE SUBJECT TO EXISTING BURIED UTILITIES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, PERMITS, REGULATIONS, AND/OR SETBACK LINES. CLEAR EVIDENCE OF STRUCTURES THAT ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW ARE DELINEATED HEREON. NO LAND RECORD RESEARCH HAS BEEN PERFORMED BY THIS OFFICE IN THE ACQUISITION OF THIS TOPOGRAPHY.
4. THIS IS NOT A BOUNDARY SURVEY. ANY PROPERTY LINE INFORMATION SHOWN HEREON IS APPROXIMATE. ANY PROPERTY LINES, EASEMENTS, AND/OR OTHER REAL PROPERTY DESCRIPTIONS SHOWN ON THIS PLAN ARE FOR THE USE OF THE OWNER ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2502(4), AND SHOULD NOT BE USED IN LIEU OF A BOUNDARY AND/OR EASEMENT SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
5. SURVEY METHODS EMPLOYED MEET OR EXCEED THE 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 10/11/99. RANDOM CONTROL POINTS WERE ESTABLISHED USING A TRIMBLE 5S ROBOTIC TOTAL STATION IN CONJUNCTION WITH A TRIMBLE R8 DUAL FREQUENCY GPS RECEIVER. 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.
6. SUFFICIENT GROUND MEASUREMENTS WERE COLLECTED TO PRODUCE 1-FOOT CONTOUR INTERVALS OF THE EXISTING GROUND SURFACE, AS SHOWN HEREON.
7. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THESE DRAWINGS IS BASED ON A "BOUNDARY SURVEY FOR LANDS OF CHAMPLAIN COLLEGE INCORPORATED" PLAN BY BUTTON PROFESSIONAL LAND SURVEYORS, PC DATED 16 SEPTEMBER 2011 AND DATA UPDATED PER THE FILE DATED 10 NOVEMBER, 2015.

LEGEND

EXISTING

- CONTOURS
- EDGE OF PAVEMENT
- PROPERTY LINE
- UE UNDERGROUND ELECTRIC
- T TELECOMMUNICATIONS
- S GRAVITY SEWER
- GAS LINE
- GAS LINE (RETIRED)
- W WATER LINE
- OHW OVERHEAD UTILITY
- ROCK LINED SWALE
- GRAVEL ROAD
- PAVEMENT
- SIDEWALK/CONCRETE
- CURB
- CULVERT
- TREE LINE
- UTILITY POLE/GUY
- LIGHT POST
- TREE
- PARKING METER
- WATER VALVE
- GAS VALVE
- WATER SHUT OFF
- ELECTIC PEDESTAL

STATE OF VERMONT SCOTT MICHAEL MAPES NO. 9002 REGISTERED PROFESSIONAL ENGINEER

SCOTT MICHAEL MAPES

This document is prepared as an instrument of service and shall remain the property of Scott Michael Mapes (SMM). It may not be used, reproduced, disseminated or transferred in any manner, including but not limited to photographically, electronically or digitally, for any other purpose than for this project for this client, without the written permission of SMM.

FILENAME: 810150152_CIVILBASE_REV5.DWG

FOR PERMIT REVIEW ONLY

the YMCA

fff freeman | french | freeman

SMM ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-8100

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

kas

Project Name

Project Number	
6/11/18	Scale
SD	SHM

Description1	Date1
Description2	Date2
Description3	Date3
Description4	Date4
Description5	Date5
Description6	Date6
Description7	Date7

SITE EXISTING CONDITIONS PLAN

C-010

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP (FROM USGS) N.T.S.

ZONING INFORMATION

OWNER GREATER BURLINGTON YMCA FOUNDATION, INC.

LOT COVERAGE CALCULATION

ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RH)
ALLOWABLE COVERAGE = 80%
SUBJECT PROPERTY = 1.47 ACRES

COVERAGE	EXISTING	PROPOSED
BUILDING	14.2%	44.4.%
TOTAL (INCLUDES SURFACE IMPERVIOUS)	44.9%	78.8%

SETBACKS
FRONT YARD SETBACK (COLLEGE STREET) = 31.0' (AVERAGE OF ADJOINING ±5')
FRONT YARD SETBACK (BRADLEY STREET) = 11.0' (AVERAGE OF ADJOINING ±5')
WEST SIDE YARD SETBACK = 4.5'
EAST SIDE YARD SETBACK = 5.0'

PARKING REQUIREMENTS
REQUIRED PARKING = 148 SPACES
48 SPACES PROVIDED ONSITE WHICH INCLUDES 2 ADA COMPLIANT AND 22 TEMPORARY (15 MINUTE) DROP OFF SPACES
26 SPACES PROVIDED OFFSITE
PARKING WAIVER REQUESTED 1-(48/148) = 67%

BICYCLE PARKING REQUIREMENTS

ALL SHORT TERM AND LONG TERM BIKE PARKING SHALL COMPLY WITH CITY BIKE RACK STANDARDS.

SHORT TERM
3 PER 5,000 SQFT (COM. CENTER)= 24 SPACES
1 PER 10,000 SQFT (DAYCARE) = 2 SPACES

LONG TERM
1 PER 20,000 SQSF (COM. CENTER + DAYCARE = 3 SPACES

TOTAL REQUIRED: 26 SHORT TERM SPACES AND 3 LONG TERM SPACES
TOTAL PROVIDED: 18 SHORT TERM SPACES AND 3 LONG TERM SPACES

PROPOSED BUILDING FOOTPRINT = 28,430 SQFT
PROPOSED BUILDING GROSS FLOOR AREA = 51,230 SQFT

NOTES

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THESE DRAWINGS IS BASED ON A "BOUNDARY SURVEY FOR LANDS OF CHAMPLAIN COLLEGE INCORPORATED" PLAN BY BUTTON PROFESSIONAL LAND SURVEYORS, PC DATED 16 SEPTEMBER 2011.
2. THE PROPOSED YMCA FACILITY AND BUILDING LAYOUT IS BASED UPON THE "BURLINGTON FAMILY YMCA" PLANS BY FFF DATED MARCH 2018.
3. ALL DESIGN AND LAYOUTS DEPICTED ON THESE DRAWINGS ARE SUBJECT TO CITY AND STATE APPLICATION PERMIT REVIEW AND THEREFORE SUBJECT TO CHANGE ACCORDINGLY PENDING THOSE REVIEWS.
4. ALL PROPOSED UTILITY CONNECTIONS AND EXISTING UTILITY DATA AND INFORMATION IS BASED UPON THE BEST AVAILABLE DATA AND ALL ARE SUBJECT TO FIELD VERIFICATION.
5. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233 OR WWW.DIGSAFE.COM) AND THE BURLINGTON DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
6. ARCHITECTURAL, MECHANICAL, ELECTRICAL, INTERIOR PLUMBING, STRUCTURAL, BUILDING DEMOLITION, SITE CONTAMINATION AND/OR HAZARDOUS MATERIALS HANDLING DESIGN AND SERVICES TO BE PROVIDED BY OTHERS.
7. FOR POST CONSTRUCTION STORMWATER DESIGN, SEE SCOTT MICHAEL MAPES ENVIRONMENTAL ENGINEERING / WATERSHED CONSULTING ASSOCIATES, LLC MEMO DATED MARCH 23, 2018.
8. PARKING LOT LAYOUT, SIGNAGE, AND CIRCULATION BASED UPON DATA AND INFORMATION PROVIDED BY RESOURCE SYSTEMS GROUP, INC.
9. IF THE OPEN AREA IDENTIFIED ON THIS SITE PLAN IS INTENDED/PROPOSED TO BE USED FOR ANY PARTICULAR PURPOSE, THE YMCA AND/OR ITS DESIGNATED QUALIFIED REPRESENTATIVE, IS RESPONSIBLE FOR ASSURING THE AREA'S FINAL DESIGN AND USE MEET ALL APPLICABLE STANDARDS/REGULATIONS FOR THAT PURPOSE/USE. THE OPEN AREA ON THIS PLAN HAS NOT BEEN DESIGNED FOR ANY PARTICULAR USE BEYOND MAKING IT AVAILABLE AND ACCESSIBLE TO THE YMCA. DEPENDING ON THE DESIRED INTENDED/PROPOSED USE, THE YMCA SHALL UNDERTAKE A COMPLETE AND THOROUGH ASSESSMENT OF THE AREA CONSIDERING BUT NOT LIMITED TO ACCESS, EGRESS, EMERGENCY ACCESS/EGRESS, SURFACE TREATMENT AND SECURITY MEASURES (FENCING, LIGHTING, REMOTE OBSERVATION, ETC.).
10. FOR INFORMATION REGARDING BUILDING AND SITE DEMOLITION, REFER TO THE SITE DEMOLITION PLAN DATED 3/23/2018 AND THE CORRESPONDING WRITTEN "SITE DEMOLITION PLAN" DATED 2/5/2016 BOTH BY KAS INC.
11. REFER TO THE "SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT AND SOIL CHARACTERIZATION" DATED JANUARY 2018 BY KAS INC. FOR INFORMATION SUBSURFACE INVESTIGATION RESULTS OF ONSITE SOILS AND SOIL MANAGEMENT STRATEGIES.
12. FOR ALL LANDSCAPING AND LIGHTING PLANS AND DETAILS, REFER TO SEPARATE PLANS BY PARK ARCHITECTURE.
13. NO ONSITE STORAGE OF SNOW. ALL SNOW SHALL BE REMOVED AS NECESSARY.

LEGEND

PROPOSED | EXISTING

CONTOURS
EDGE OF PAVEMENT
PROPERTY LINE
BUILDING SETBACKS
GRAVITY SEWER
GAS LINE
GAS LINE (RETIRED)
WATER LINE
SLOPE CATCH LINE / LIMITS OF DISTURBANCE
OVERHEAD UTILITY
ROCK LINED SWALE
GRAVEL ROAD
PAVEMENT
SIDEWALK/CONCRETE
CURB
CULVERT
TREE LINE
UTILITY POLE
TREE
PARKING METER
WATER VALVE
GAS VALVE
WATER SHUT OFF
ELECTRIC PEDESTAL
POLE MOUNTED LIGHT
WALL MOUNTED LIGHT

SCHEDULE OF PRECAST 48"x48" CATCH BASINS

CATCH BASIN	RIM ELEV.	I.E. IN	I.E. OUT	SUMP ELEV.
CB#1	236.68'	N/A	233.50' (12" SDR-35)	231.50'
CB#2	237.75'	233.23' (12" SDR-35)	233.23' (15" SDR-35)	231.23'
CB#3	238.93'	232.35' (15" SDR-35) 233.60' (6" SDR-35)	232.35' (15" SDR-35)	230.35'

SCHEDULE OF PRECAST 36"ø CATCH BASINS

CATCH BASIN	RIM ELEV.	I.E. IN	I.E. OUT	SUMP ELEV.
CB#6	239.05'	232.07' (15" SDR-35) 233.32' (6" SDR-35)	232.07' (15" SDR-35)	230.07'

SCHEDULE OF YARD DRAINS

CATCH BASIN	RIM ELEV.	I.E. IN	I.E. OUT	SUMP ELEV.
CB#5	236.95	N/A	233.95' (6" SDR-35)	231.95

SCHEDULE OF PRECAST 48"ø S.S. MANHOLES

CATCH BASIN	RIM ELEV.	I.E. IN	I.E. OUT
SS#1	235.30'	226.6' (6"ø SDR-35) 227.1' (8"ø SDR-35)	226.50' (EX. 6" PVC) (FILED VERIFY)

SCHEDULE OF TRENCH DRAINS

CATCH BASIN	RIM ELEV.	I.E. IN	I.E. OUT	SUMP ELEV.
CB#4	238.30	N/A	237.30' (6" SDR-35)	231.95

SCHEDULE OF PRECAST CONCRETE STORAGE VAULTS

VAULT	RIM ELEV.	I.E. IN	I.E. OUT	TOP OF VAULT
V#1	238.40'	233.75' (8"ø SDR-35) 232.00' (15"ø SDR-35)	227.25' (12"ø SDR-35)	235.41'
V#2	237.90'	227.25' (12"ø SDR-35)	227.25' (12"ø SDR-35)	235.41'
V#3	237.40'	227.25' (12"ø SDR-35)	227.25' (12"ø SDR-35)	235.41'
V#4	236.90'	227.25' (12"ø SDR-35)	227.25' (3"ø VERT. ORIFICE) 232.00' (8"ø HORZ. ORIFICE)	235.41'

STATE OF VERMONT SCOTT MICHAEL MAPES NO. 8007 REGISTERED PROFESSIONAL ENGINEER

SCOTT MICHAEL MAPES

FOR PERMIT REVIEW ONLY

This document is prepared as an instrument of service and shall remain the property of Scott Michael Mapes (SMM). It may not be used, reproduced, disseminated or transferred in any manner, including but not limited to photographically, electronically or digitally, for any other purpose than for this project for this client, without the written permission of SMM.

FILENAME: 810150152_CIVILBASE_REV7.DWG

freeman | french | freeman

SMM ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-8100

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

kas

Project Name

BURLINGTON VERMONT

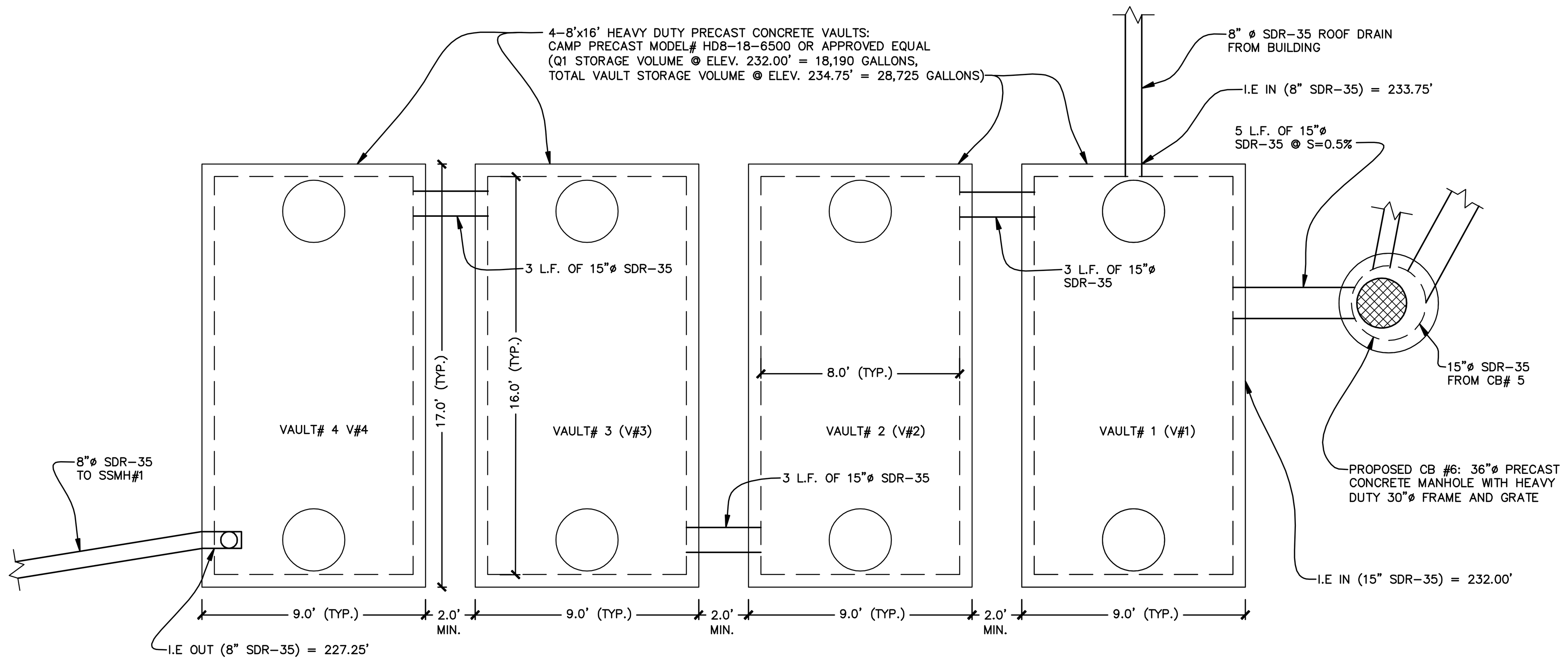
Project Number

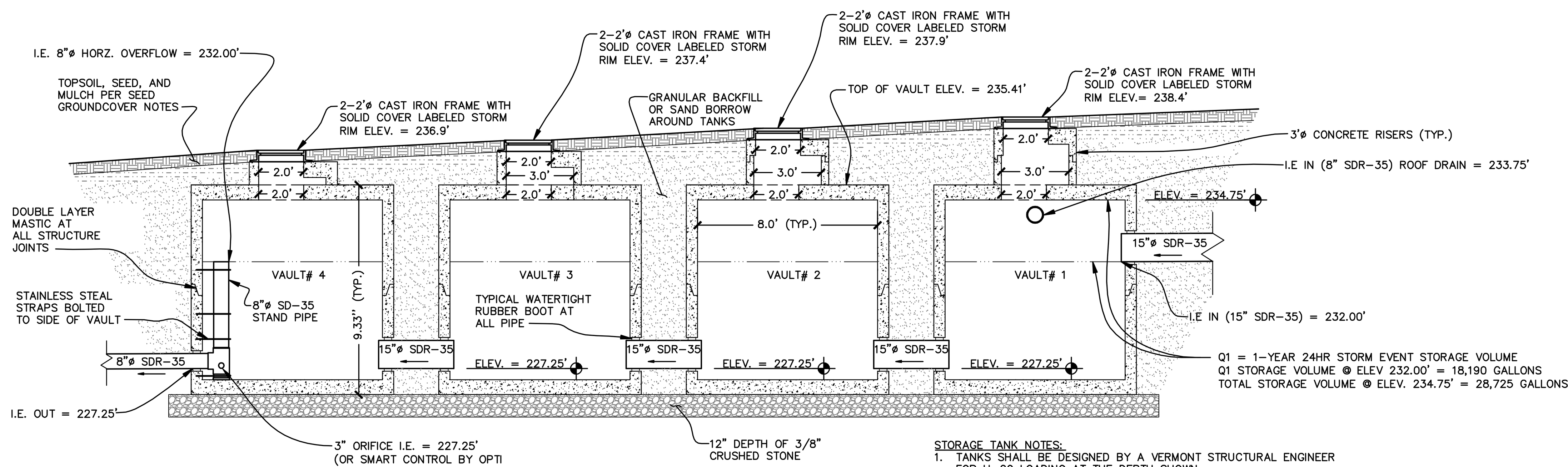
5/11/18 | Scale

SD | SMM

CIVIL SITE PLAN

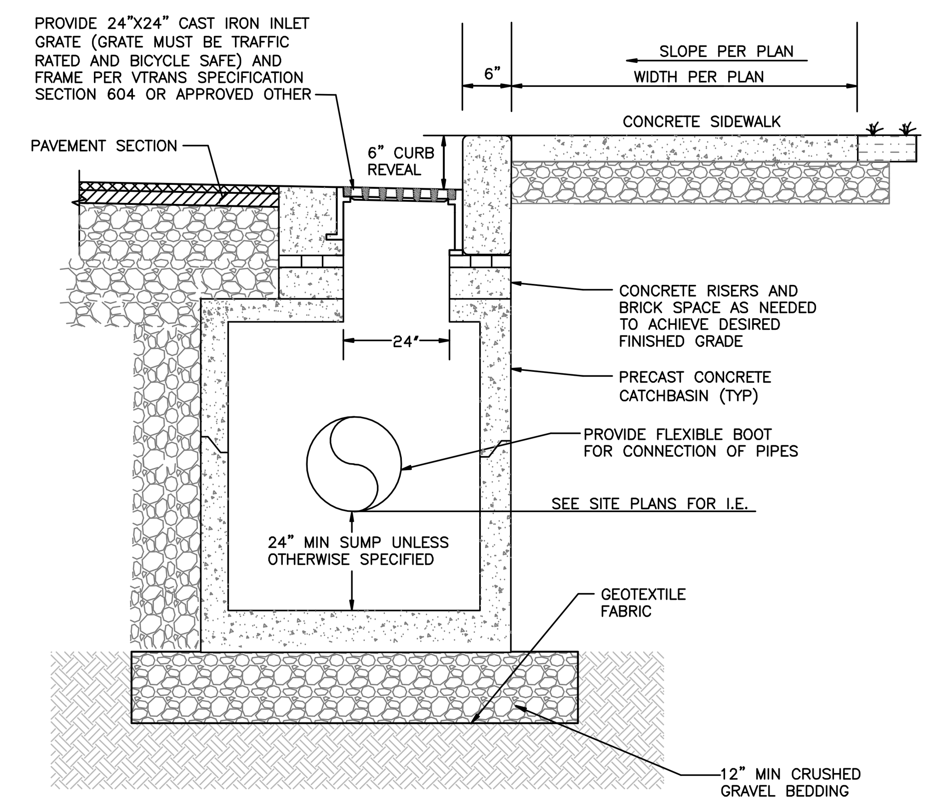
C-100



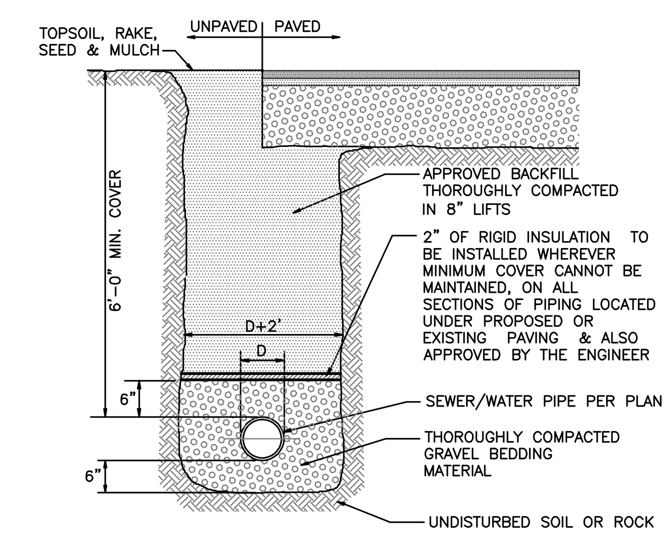


STORAGE TANK NOTES:
1. TANKS SHALL BE DESIGNED BY A VERMONT STRUCTURAL ENGINEER FOR H–20 LOADING AT THE DEPTH SHOWN.
2. AFTER INSTALLATION IS COMPLETE, EACH TANK SHALL BE INDIVIDUALLY TESTED TO INSURE WATERTIGHNESS.

STORMWATER STORAGE VAULT DETAILS
SCALE: 1"=4'

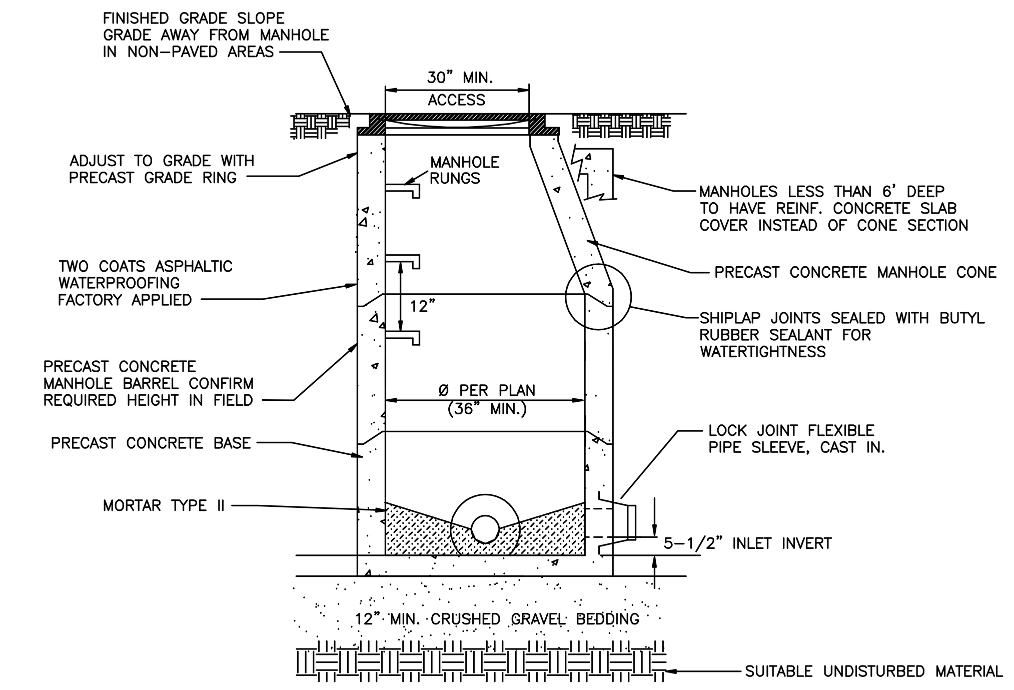


TYPICAL PRECAST CATCH BASIN DETAIL
N.T.S.

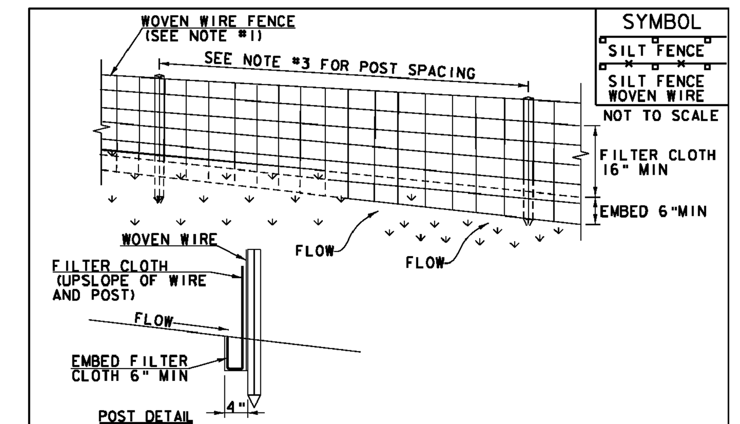


NOTES:
1. TYPICAL TRENCH FOR WATER, SEWER, AND DRAINAGE PIPE
2. COMPACTION OF BACKFILL AND BEDDING SHALL BE A MINIMUM OF 90% (95% UNDER ROADWAY SURFACES) OF MAXIMUM DRY DENSITY DETERMINED IN THE STANDARD PROCTOR TEST (ASTM D698).
3. BEDDING MATERIAL SHALL NOT BE PLACED ON FROZEN SUBGRADE.
4. APPROVED BACKFILL SHALL NOT CONTAIN ANY STONES MORE THAN 6" IN LARGEST DIMENSION, 2" MAXIMUM DIAMETER WITHIN 2' OF THE OUTSIDE OF THE PIPE, OR ANY FROZEN, OR ORGANIC MATERIAL.
5. TRENCHES SHALL BE COMPLETELY DEWATERED PRIOR TO PLACING OF PIPE BEDDING MATERIAL AND KEPT DEWATERED DURING INSTALLATION OF PIPE AND BACKFILL.
6. THE SIDES OF TRENCHES 4' OR MORE IN DEPTH ENTERED BY PERSONNEL SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE AS DEFINED BY O.S.H.A. STANDARDS.
7. BEDDING MATERIAL FOR SEWER AND STORM WATER LINES SHALL CONSIST OF CRUSHED STONE OR GRAVEL WITH MAXIMUM SIZE OF 3/4". FOR WATER LINES BEDDING MATERIAL SHALL BE SAND. SUBMIT A SAMPLE TO THE ENGINEER FOR APPROVAL.

TYPICAL WATER/STORM/SEWER PIPE TRENCH
N.T.S.



TYPICAL PRECAST MANHOLE DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE REINFORCED FENCE IS REQUIRED WITHIN 100' UPSLOPE OF RECEIVING WATERS WHEN THE PROJECT FALLS UNDER A CONSTRUCTION STORMWATER PERMIT. WOVEN WIRE SHALL BE A MIN. 14 GAUGE WITH A 6" MAX. MESH OPENING.
2. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI100X, STABILINKA T140N OR APPROVED EQUIVALENT.
3. POST SPACING FOR WIRE-BACKED FENCE SHALL BE 10' MAXIMUM. FOR FILTER-CLOTH FENCE, WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4' AND WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6'.
4. WOVEN WIRE FENCE IS TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6" AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.

ADAPTED FROM DETAILS PROVIDED BY: NEW YORK STATE DEC
ORIGINALLY DEVELOPED BY USDA-NRCS
VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SILT FENCE

NOTES:
REFER TO "THE VERMONT STANDARDS & SPECIFICATIONS FOR EROSION PREVENTION & SEDIMENT CONTROL -2006- " FROM THE VT AGENCY OF NATURAL RESOURCES FOR ADDITIONAL GUIDANCE.

THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 649 AND AS SHOWN IN THE PLANS FOR GEOTEXTILE FOR SILT FENCE (PAY ITEM 649.51) OR GEOTEXTILE FOR SILT FENCE, WOVEN WIRE REINFORCED (PAY ITEM 649.515).

REVISIONS	
MARCH 21, 2008	WHF
DECEMBER 11, 2008	WHF
JANUARY 13, 2009	WHF

EPSC SEQUENCING AND NOTES

1.1 PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A BUILDING WITH AN APPROXIMATE 28,010 SQFT BUILDING, 930 SQFT OF GRAVEL PATH, 15,680 SQFT OF PAVEMENT, 4,130 SQFT OF CURB AND SIDEWALK, AND 435 SQFT OF CONCRETE PATIO AND STAIRS.

THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 1.4 ACRES (61,000 SQFT)

1.2 SITE INVENTORY

1.2.1 TOPOGRAPHY

THE A MAJORITY OF THE PROJECT SITE GENERALLY SLOPES FROM SOUTHEAST TO NORTHWEST TO AN EXISTING CATCH BASIN THAT OUTLETS TO THE BRADY STREET SEWER. A SMALL PORTION OF PROPERTY DRAINS VIA SHEET FLOW TOWARDS COLLEGE STREET. A STEEP SLOPE IS LOCATED ALONG NORTH WEST PORTION OF THE PROJECT SITE.

1.2.2 DRAINAGE, WATERWAYS, BODIES OF WATER, AND PROXIMITY TO NATURAL OR MANMADE WATER FEATURES

THE PROJECT SITE ENTIRELY DRAINS INTO EITHER THE BRADLEY STREET OR COLLEGE STREET COMBINED STORMWATER/SEWER SYSTEM, WHICH HAS A FINAL DISCHARGE TO LAKE CHAMPLAIN.

1.2.3 VEGETATION

THE PROJECT SITE IS APPROXIMATELY 45% IMPERVIOUS AND MOSTLY DEVOID OF VEGETATION. THERE ARE SMALL LANDSCAPED AREAS AND TREES OF VARIOUS SIZE LOCATED SPORADICALLY AROUND THE PROJECT SITE. A MAJORITY OF THE SITE VEGETATION CONSISTS OF GRASS, TREES, AND SHRUBS.

1.2.4 SOILS

SOIL DATA CAME FROM THE JANUARY 2018 SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT AND SOIL CHARACTERIZATION REPORT BY KAS INC. DATED MARCH 2, 2018 AND WATERSHED CONSULTING TEST PIT INVESTIGATION DATED DECEMBER 4, 2015, WHICH ARE SUMMARIZED AS FOLLOWS:

ONSITE SOILS CONSISTS OF URBAN FILL OVER A NATIVE SILT/CLAY LAYER. URBAN FILL, WHICH GENERALLY CONSISTED OF SILTY SAND WITH TRACES OF NON–NATIVE MATERIALS SUCH AS WOOD FIBERS, ASH, AND BRICK, WAS OBSERVED BENEATH THE PARKING AREA NORTH OF THE BUILDING. GENERALLY, THE URBAN FILL SOILS. NON–NATIVE MATERIALS WERE NOT OBSERVED IN THE FILL SOILS LOCATED ON THE LAWN OR SOUTH SIDE OF THE BUILDING. THE NATIVE SILT/CLAY LAYER, IN THE PARKING AREA, WAS OBSERVED AT DEPTHS RANGING FROM APPROXIMATELY 3 FEET TO 10.5'FEET BELOW SURFACE GRADE (BSG). IN THE LAWN SIDE, THE NATIVE SILT/CLAY LAYER WAS OBSERVED AT DEPTHS RANGING FROM APPROXIMATELY 3.5 FEET TO 6 FEET BSG.

1.3 RISK EVALUATION

THIS PROJECT DOES NOT FALL UNDER THE JURISDICTION OF GENERAL PERMIT 3–9015 BECAUSE IT IS DISCHARGES TO A NPDES PERMITTED COMBINED STORMWATER/SEWER SYSTEM. SINCE THIS PROJECT WILL DISTURB MORE THAN 1 ACRE, THE PROJECT IS SUBJECT TO CONSTRUCTION GENERAL PERMIT 3–9020 AND IS CONSIDERED TO BE IN THE LOW RISK CATEGORY. CONSEQUENTLY, THE OWNER/CONTRACTOR WILL NEED TO APPLY FOR AND SECURE A CONSTRUCTION GENERAL PERMIT 3–9020 PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY ASSOCIATED WITH THE PROJECT.

1.4 EROSION PREVENTION AND SEDIMENT CONTROL

THE EROSION CONTROL NARRATIVE ARE MEANT AS A PERFORMANCE GUIDELINE FOR PREVENTING EROSION AND CONTROLLING SEDIMENT TRANSPORT. THE PRINCIPLES OUTLINED IN THIS NARRATIVE CONSIST OF APPLYING MEASURES THROUGHOUT CONSTRUCTION OF THE PROJECT IN ORDER TO MINIMIZE SEDIMENT TRANSPORT TO THE RECEIVING WATERS. THE MEASURES INCLUDE STABILIZATION AND STRUCTURAL PRACTICES, STORM WATER CONTROLS AND OTHER POLLUTION PREVENTION PRACTICES. THEY HAVE BEEN PROPOSED BY THE DESIGNER AS A BASIS FOR PROTECTING RESOURCES AND WILL NEED TO BE BUILT UPON BASED ON THE SPECIFIC MEANS AND METHODS OF THE CONTRACTOR. REFER TO THE LOW RISK SITE HANDBOOK AND APPROPRIATE DETAIL SHEETS FOR SPECIFIC GUIDANCE AND CONSTRUCTION DETAILING.

ALL MEASURES SHALL BE REGULARLY MAINTAINED AND SHALL BE CHECKED FOR SEDIMENT BUILD–UP. SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED SITE WHERE IT WILL NOT BE SUBJECT TO EROSION.

1.4.1 MARK SITE BOUNDARIES

SITE BOUNDARIES AND AREAS CONSTRUCTION EQUIPMENT CAN ACCESS SHALL BE DELINEATED. PROJECT DEMARCATION FENCING (PDF) SHALL BE USED TO PHYSICALLY MARK SITE BOUNDARIES.

1.4.2 LIMIT DISTURBANCE AREA

PREVENTING INITIAL SOIL EROSION BY MINIMIZING THE EXPOSED AREA IS MUCH MORE EFFECTIVE THAN TREATING ERODED SEDIMENT. EARTH DISTURBANCE CAN BE MINIMIZED THROUGH CONSTRUCTION PHASING BY ONLY OPENING UP EARTH AS NECESSARY. THIS CAN LIMIT THE AREA THAT WILL BE DISTURBED AND EXPOSED TO EROSION. EMPLOY TEMPORARY CONSTRUCTION STABILIZATION PRACTICES IN INCREMENTAL STAGES AS PHASES CHANGE. FOR PROJECTS WHICH FALL UNDER THE CONSTRUCTION GENERAL PERMIT, ONLY THE ACREAGE LISTED ON THE PERMIT AUTHORIZATION MAY BE EXPOSED AT ANY GIVEN TIME.

1.4.3 INSTALL SEDIMENT BARRIERS

SEDIMENT BARRIERS SHALL BE UTILIZED TO INTERCEPT RUNOFF AND ALLOW SUSPENDED SEDIMENT TO SETTLE OUT. THEY SHALL BE INSTALLED PRIOR TO ANY UP SLOPE WORK. INSTALL SILT FENCES PARALLEL TO GROUND CONTOURS DOWN SLOPE OF ALL DISTURBED AREAS.

1.4.4 STABILIZE EXPOSED SOILS DURING CONSTRUCTION

ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY STABILIZATION IN PLACE WITHIN 48 HOURS OF DISTURBANCE. SURFACE ROUGHENING OF ALL EXPOSED SLOPES, COMBINED WITH TEMPORARY MULCHING, SHALL BE UTILIZED ON A REGULAR BASIS. BIODEGRADABLE EROSION CONTROL MATTING OR AN EQUIVALENT SHALL BE USED TO STABILIZE ALL SLOPES STEEPER THAN 1:3. THE FORECAST OF RAINFALL EVENTS SHALL TRIGGER IMMEDIATE PROTECTION OF EXPOSED SOILS.

1.4.5 STABILIZE SOIL AT FINAL GRADE

EXPOSED SOIL MUST BE STABILIZED WITHIN 48 HOURS OF REACHING FINAL GRADE. SEED, MULCH, FERTILIZER AND LIME SHALL BE USED TO ESTABLISH PERMANENT VEGETATION. FOR SLOPES STEEPER THAN 1:3, BIODEGRADABLE EROSION CONTROL MATTING OR AN EQUIVALENT SHALL BE USED INSTEAD OF MULCH.

1.4.6 SITE ENTRANCE/EXIT STABILIZATION

TRACKING OF SEDIMENT ONTO PUBLIC HIGHWAYS SHALL BE MINIMIZED TO REDUCE THE POTENTIAL FOR RUNOFF ENTERING RECEIVING WATERS. UTILIZE EXISTING ASPHALT SURFACE ACCESS DRIVES AS A MEANS OF PROVIDING A STABILIZED CONSTRUCTION ENTRANCE. EMPLOY STANDARD GRAVEL STABILIZED CONSTRUCTION ENTRANCES IF THE EXISTING ASPHALT ACCESS SURFACE DETERIORATES AT ANY TIME DURING CONSTRUCTION PHASE ACTIVITY. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS PROPOSED ON THE EPSC PLAN AND ANYWHERE EQUIPMENT WILL BE GOING FROM AREAS OF EXPOSED SOILS TO PAVED SURFACES.

1.5 EROSION PREVENTION SEDIMENT CONTROL TIMING AND CONSTRUCTION SEQUENCING

A. THE PROJECT IS ANTICIPATED TO BREAK GROUND IN THE LATE SUMMER TO EARLY FALL OF 2018 AFTER OBTAINING LOCAL AND STATE APPROVALS AND PERMITS. A PRE–CONSTRUCTION MEETING WILL BE HELD AT LEAST ONE–WEEK PRIOR TO COMMENCING CONSTRUCTION WITH THE CONTRACTOR TO REVIEW EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
B. THE FIRST ORDER OF CONSTRUCTION SHALL BE TO INSTALL ALL EROSION CONTROL MEASURES INCLUDING A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCING, AND CATCH BASIN INLET PROTECTION.
C. THE EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE VISUALLY INSPECTED FOR STABILITY AND OPERATION EVERY MORNING BEFORE CONSTRUCTION BEGINS. THIS INSPECTION IS ESPECIALLY CRUCIAL AFTER RAINFALL. IF THE CONTROL DEVICES DETERIORATE, FLOOD, OR FILL WITH SOIL, THEN THEY SHALL BE IMMEDIATELY REPAIRED OR REPLACED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED. AFTER CONSTRUCTION, THESE STRUCTURES SHALL BE MAINTAINED UNTIL THE SITE IS AGAIN STABLE AND VEGETATION IS ESTABLISHED.
D. PERFORM DEMOLITION WORK PER THE DEMOLITION PLAN SHEET CD–100. PRESERVE EXISTING PAVEMENT TO THE EXTENT POSSIBLE FOR USE AS BUILDING DEMOLITION, BUILDING MATERIAL, AND OTHER CONSTRUCTION RELATED STAGING AREAS.
E. SOIL AND CONSTRUCTION MATERIALS WILL BE STOCKPILED AND APPROPRIATELY PROTECTED WITH A PERIMETER BARRIER OF SILT FENCING OR OTHER APPROVED SEDIMENT BARRIERS. IT IS RECOMMENDED THAT EXISTING PAVEMENT BE MAINTAINED TO THE EXTENT POSSIBLE FOR USE AS STAGING AREAS AND FOR EQUIPMENT STORAGE AND CONSTRUCTION VEHICLE ACCESS.
F. PORTIONS OF THE SITE WILL THEN BE ROUGH GRADED TO ACHIEVE THE APPROXIMATE DESIRED SITE GRADES FOR STORMWATER FACILITIES, PARKING, SIDEWALKS, AND THE BUILDING. IT IS ASSUMED THAT THE INITIAL PRIORITY WITH BE THE INSTALLATION OF THE BUILDING FOUNDATION AND THE INSTALLATION OF UTILITIES.
G. ANY ROUGH GRADED ARES WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE AND SHALL BE CONSIDERED STABILE PRIOR TO WINTER.
H. IT IS EXPECTED THAT AFTER TEMPORARY STABILIZATION, THE SITE WORK WILL TEMPORARY CEASE AND BUILDING CONSTRUCTION WILL CONTINUE THROUGH THE WINTER AS WEATHER PERMITS. DURING THE SPRING OF 2019, IT IS EXPECTED THAT SITE WORK WILL RECOMMENCE, AND THE REMAINDER OF THE SITE WILL BE ROUGH AND FINAL GRADED.
I. FOLLOWING SITE GRADING, INSTALLATION OF PROPOSED PAVEMENT, SIDEWALKS, BUILDING, AND UTILITIES, DISTURBED AREAS WILL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH AND/OR EROSION MATTING (WHERE APPLICABLE). THE PROJECT WILL NOT HAVE DISTURBED EARTH IN ANY ONE LOCATION FOR MORE THAN 7 CONSECUTIVE CALENDAR DAYS WITHOUT TEMPORARY OR FINAL STABILIZATION.
J. FOLLOWING FINAL SITE STABILIZATION REMOVE SILT FENCING AND LIMIT OF DISTURBANCE BARRIERS.
K. SWEEP ALL IMPERVIOUS SURFACES WHEN SEDIMENT ACCUMULATES.

1.6 CITY OWNED GREEN SPACES

PARKING OF ANY CONSTRUCTION VEHICLES OR CONSTRUCTION RELATED EQUIPMENT INCLUDING PERSONAL VEHICLES IS NOT PERMITTED ON THE CITY OWNED GREENBELTS LOCATED ALONG BRADLEY STREET AND COLLEGE STREET. DAMAGE TO ANY CITY OWNED GREEN SPACES SHALL BE IMMEDIATELY ADDRESSED.

1.7 EPSC AND STORMWATER CERTIFICATE OF OCCUPANCY REQUIREMENTS

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROJECT ENGINEER MUST CERTIFY IN WRITING THAT, AMONG OTHER THINGS, THE PROJECT EPSC PLAN AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN COMPLIED WITH AND FINAL SITE STABILIZATION HAS OCCURRED. THIS CERTIFICATION SHALL BE FILED WITH THE DEPARTMENT OF PLANNING & ZONING.

DURING CONSTRUCTION, THE PROJECT POST–CONSTRUCTION STORMWATER MANAGEMENT SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PROJECT PLANS. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROJECT ENGINEER MUST CERTIFY IN WRITING THAT, AMONG OTHER THINGS, THE PROJECT POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THOSE PLANS AND PERMIT CONDITIONS. THIS CERTIFICATION SHALL BE FILED WITH THE DEPARTMENT OF PLANNING & ZONING.

SEED GROUNDCOVER NOTES

FOR SEED AND FINAL GROUND COVER, REFER TO SEPARATE PLANS BY PARK ARCHITECTS.

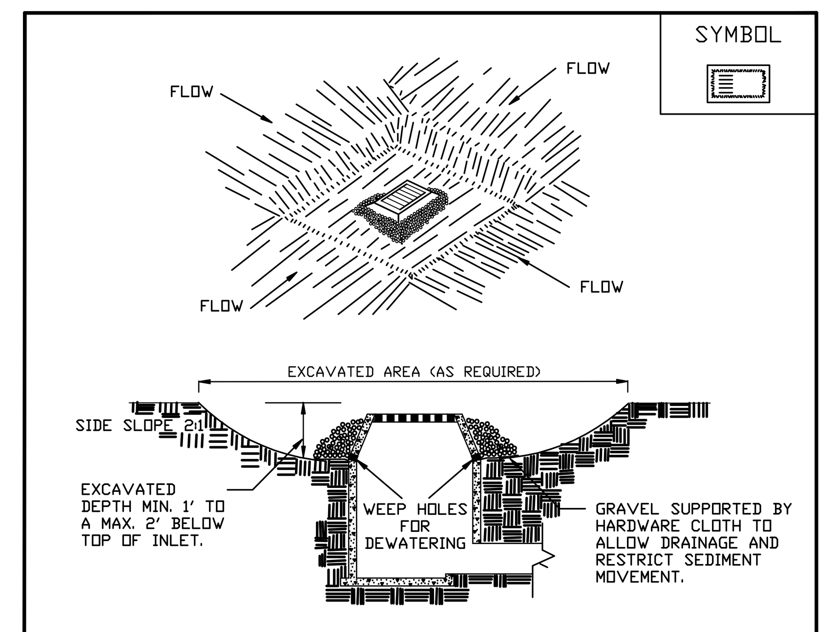
BASIS OF STORMWATER DESIGN

THE PROPOSED POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM STANDARD SET FORTH IN CITY ORDINANCE CHAPTER 26 BY REDUCING PEAK FLOW FROM THE 1–YR 24 HOUR STORM EVENT DISCHARGING TO THE COMBINED SEWER SYSTEM. REFER TO THE WATERSHED CONSULTING ASSOCIATES/SCOTT MICHAEL MAPES DESIGN MEMO TO THE DEPARTMENT OF PUBLIC WORKS DATED 30 MARCH 2018.

STORMWATER FACILITIES O&M

THE STORMWATER SYSTEM INCLUDES A NETWORK OF CATCHBASINS AND PIPES TO ROUTE RUNOFF TO A SERIES OF 4 STORMWATER VAULTS.

- ALL STRUCTURES ARE TO BE INSPECTED ANNUALLY TO EVALUATE DEPTH OF COLLECTED SEDIMENT AND DEBRIS FOR A DETERMINATION OF WHEN SUCH MATERIAL SHALL BE REMOVED; IF SEDIMENT AND DEBRIS HAS ACCUMULATED TO A DEPTH OF 6" OR IS OTHERWISE IMPEDING STORMWATER FLOW, THE MATERIAL SHALL BE REMOVED WITH A VACTOR; AND
- THE OVERFLOW STANDPIPE AND OUTLET FLOW CONTROL ARE TO BE INSPECTED ANNUALLY TO ASSURE THEY ARE FUNCTIONING PROPERLY WITH ADJUSTMENTS AND CORRECTIONS MADE IMMEDIATELY.



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

EXCAVATED DROP INLET PROTECTION

STATE OF VERMONT SCOTT MICHAEL MAPES NO. 5007 REGISTERED PROFESSIONAL ENGINEER

SCOTT MICHAEL MAPES

FOR PERMIT REVIEW ONLY

This document is prepared as an instrument of service and shall remain the property of Scott Michael Mapes (SMM). It may not be used, reproduced, disseminated or transferred in any manner, including but not limited to photographically, electronically or digitally, for any other purpose than for this project for this client, without the written permission of SMM.

FILENAME: 810150152_CIVILBASE_REV7.DWG

the YMCA

freeman | french | freeman

SMM ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802–864–8100

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

kas

Project Name

BURLINGTON VERMONT

Project Number

5/11/18

Scale

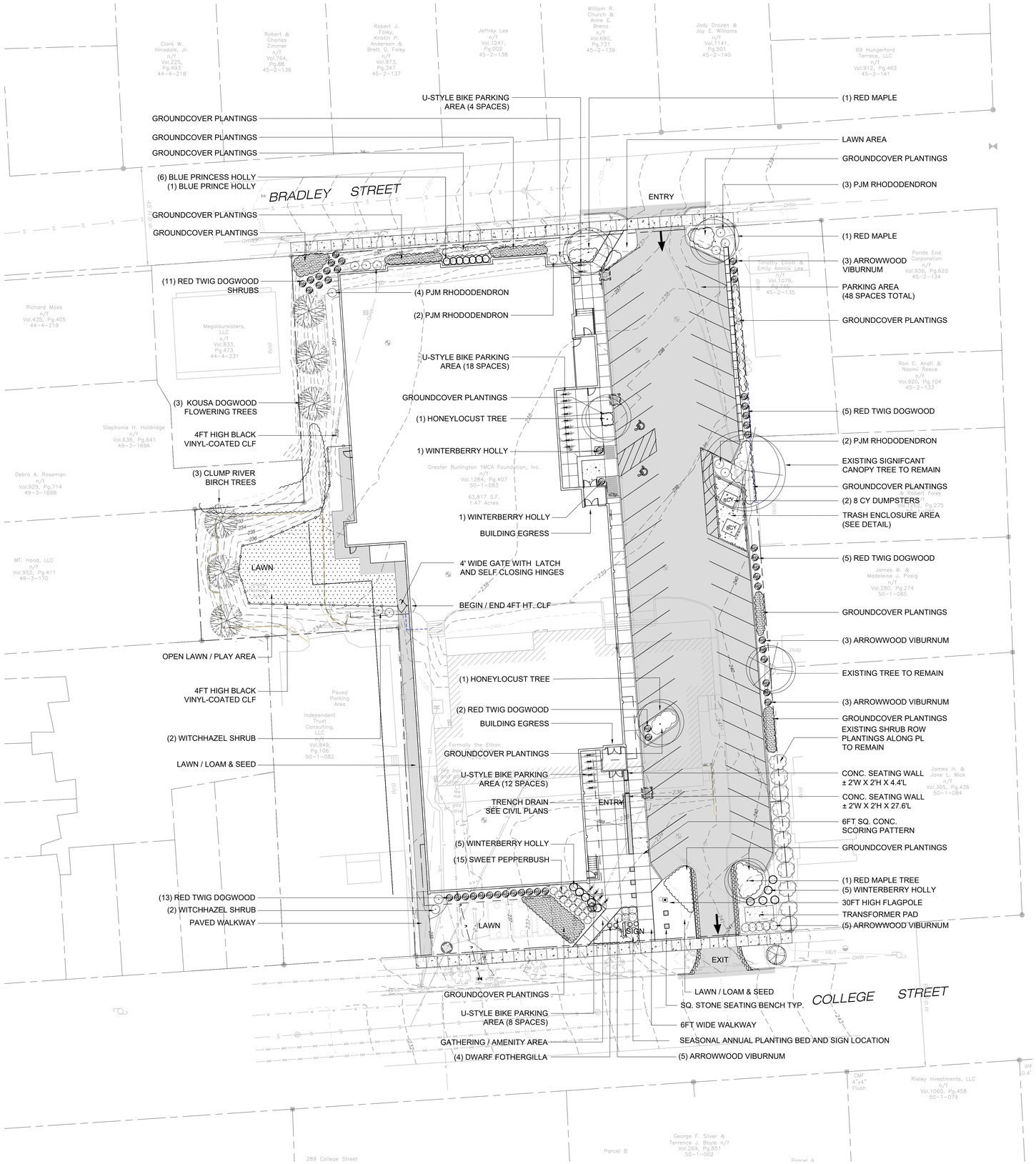
SJD

SMM

Description 1
Description 2
Description 3
Description 4
Description 5
Description 6
Description 7

CIVIL AND EPSC DETAILS AND NOTES

C-200



0' 20' 40' 60' 80'

SCALE: 1 INCH = 20'- 0"

LOCATION MAP (FROM USGS) N.T.S.

LANDSCAPE NOTES

1. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.

2. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANITITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.

3. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.

4. ALL PLANT BEDS WILL BE TOP-DRESSED WITH 3" SHREDDED BARK MULCH.

5. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATIVE PLANTING LOCATIONS CAN BE DETERMINED.

6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.

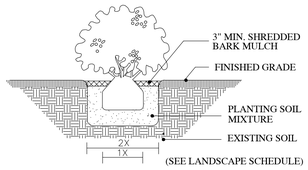
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTINGS.

8. ALL OTHER DISTURBED AREAS NOT OTHERWISE INDICATED SHALL BE LOAMED AND SEEDED.

9. CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE INDICATED.

10. CONTRACTOR SHALL PROVIDE A 2-YEAR GUARANTEE ON ALL INSTALLED PLANT MATERIAL.

SHRUB PLANTING DETAIL



(SEE LANDSCAPE SCHEDULE)

LANDSCAPE PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	ACER X FREMANII 'ARMSTRONG'	*ARMSTRONG FREEMAN MAPLE*	2.5" – 3" CALIPER
2	GLEDITSIA TRIACANTHOS V. INERMIS	*IMPERIAL HONEYLOCUST*	2.5" – 3" CALIPER
3	BETULA NIGRA 'NORTHERN TRIBUTE'	*CLUMP RIVER BIRCH*	CLUMP 8'–10' HT.
3	CORNUS KOUSA SP.	*KOUSA DOGWOOD*	1.5" – 2" CALIPER
4	HAMAMELIS VIRGINIANA	*WITCHHAZEL*	4–5' HT, B&B
11	RHODODENDRON 'PJM'	*PJM RHODODENDRON*	24"–30" HT, 5 GAL
12	ILEX VERTICILLATA 'WINTER RED'	*WINTER RED WINTERBERRY*	24"–30" HT, 5 GAL
19	VIBURNUM DENTATUM	*ARROWWOOD VIBURNUM*	24"–30" HT, 5 GAL
36	CORNUS SERICEA 'BAILEYI'	*BAILEY RED TWIG DOGWOOD*	24"–30" HT, 5 GAL
6	ILEX X MESERVEAE 'BLUE PRINCESS'	*BLUE PRINCESS HOLLY*	24"–30" HT, 5 GAL
1	ILEX X MESERVEAE 'BLUE PRINCE'	*BLUE PRINCE HOLLY*	24"–30" HT, 5 GAL
15	CLETHRA ALNIFOLIA	*SWEET PEPPERBUSH*	12"–18" HT, 3 GAL
4	FOTHERGILLA GARDENII	*DWARF FOTHERGILLA*	12"–18" HT, 2 GAL
XX	COREOPSIS VERTICILLATA	*MOONBEAM COREOPSIS*	18"–24" HT, 2 GAL
XX	ECHINACEA PURPUREA	*PURPLE CONEFLOWER*	18"–24" HT, 2 GAL
XX	RUDBECKIA FULGIDA	*BLACK–EYED SUSAN*	18"–24" HT, 2 GAL
XX	ASTER NOVAE–ANGLIAE	*NEW ENGLAND ASTER*	18"–24" HT, 2 GAL
XX	SEDUM 'AUTUMN JOY'	*AUTUMN JOY SEDUM*	12"–16" HT, 1 GAL
XX	RHUS AROMATICA 'GRO–LOW'	*'GRO–LOW' FRAGRANT SUMAC*	8"–12" HT, 1 GAL
XX	LIATRIS SPICATA	*SPIKE GAYFEATHER*	8"–12" HT, 1 GAL
XX	SCHIZACHYRIUM SCOPARIUM	*LITTLE BLUESTEM GRASS*	8"–12" HT, 1 GAL

XX QUANTITIES & VARIETIES TO BE CONSIDERED / DETERMINED FOLLOWING SD (SCHEMATIC DESIGN PHASE)

CITY PLANTING REQUIREMENTS

1. ALL TREES MUST BE OF GOOD QUALITY AND IN COMPLIANCE WITH THE MOST RECENT EDITION OF ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT. Per 5 Street Ecology Draft

2. PARKING AREAS OF MORE THAN 20 SPACES SHOULD BE BROKEN INTO SMALLER AREAS SEPARATED BY LANDSCAPING. Per Sec. 6.2.2 (I)

3. IMPROVED PARKING AREAS WITH 15 OR MORE PARKING SPACES SHALL INCLUDE A MINIMUM OF 1 SHADE TREE PER 5 PARKING SPACES WITH A MINIMUM CALIPER SIZE OF 2.5"-3" AT PLANTING. UP TO A 30% WAIVER OF THE TREE PLANTING REQUIREMENT MAY BE GRANTED BY THE DEVELOPMENT REVIEW BOARD IF IT HAS FOUND THAT THE STANDARD REQUIREMENT WOULD PROVE IMPRACTICAL GIVEN PHYSICAL SITE CONSTRAINTS AND REQUIRED COMPLIANCE WITH MINIMUM PARKING REQUIREMENTS. Per Sec. 6.2.2. (I)

REQUIRED TREES: 48 SPACES AT 1 TREE PER 5 SPACES = 10 TREES
30% WAIVER REQUESTED: = 7 TREES MINIMUM

PROVIDED TREES: 7 TREES PROVIDED WITHIN 25FT OF THE NEW PARKING AREA. (INCLUDES 5 NEW & 2 EXISTING)

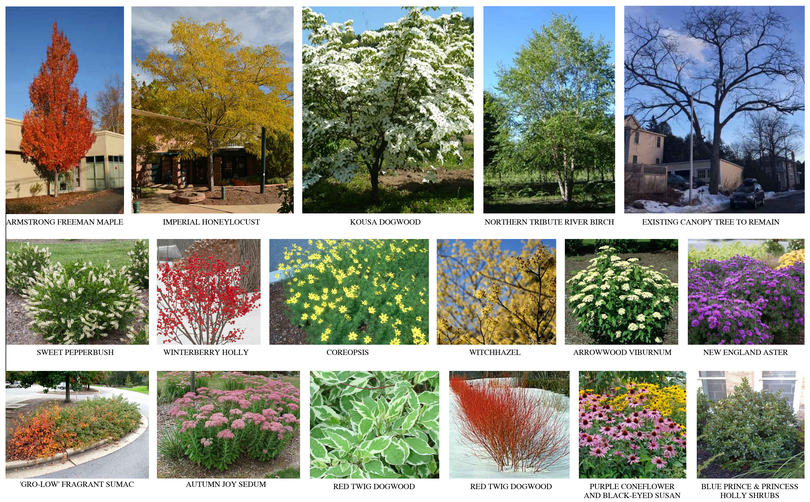
5. ALL NEW SHADE TREES SHALL BE: OF SPECIES APPROPRIATE FOR SUCH PLANTING ENVIRONMENTS, EXPECTED TO PROVIDE A MATURE CANOPY OF NO LESS THAN 25-FEET IN DIAMETER, AND SELECTED FROM AN APPROVED LIST MAINTAINED BY THE CITY ARBORIST. Per Sec. 6.2.2. (I)

6. EXISTING TREES RETAINED WITHIN 25-FEET OF THE PERIMETER OF THE PARKING AREA (INCLUDING PUBLIC STREET TREES), AND WITH A MINIMUM CALIPER SIZE GREATER THAN 3-INCHES, MAY BE COUNTED TOWARDS THE NEW TREE PLANTING REQUIREMENT. Per Sec. 6.2.2. (I)

7. WHERE PUBLIC OPEN SPACE IS PROVIDED AS AN AMENITY TO THE SITE PLAN, IT SHOULD BE SITED ON THE PARCEL TO MAXIMIZE SOLAR EXPOSURE, WITH LANDSCAPING AND HARDSCAPE (INCLUDING FOUNTAINS, SITTING WALLS, PUBLIC ART, AND STREET FURNITURE) TO ENCOURAGE ITS USE BY THE PUBLIC IN ALL SEASONS. Per Sec. 6 (n)

PROVIDED OPEN SPACE: AMENITY OPEN SPACE PROPOSED ON SOUTH SIDE OF BUILDING PROVIDES ADA ACCESSIBILITY, MAXIMIZES SOLAR EXPOSURE, INCLUDES AN ENGAGED SEATING AREA, BICYCLE PARKING, AND HARDSCAPE FEATURES.

PLANT MATERIAL IMAGES:



REFERENCES:
1: CITY OF BURLINGTON SEC 5 STREET ECOLOGY, DOWNTOWN STREET DESIGN STANDARDS, DRAFT DATED DECEMBER 2017. AND RECOMMENDED BY CITY ARBORIST.

2 - 6: CITY OF BURLINGTON, COMPREHENSIVE DEVELOPMENT ORDINANCE ARTICLE 6: DEVELOPMENT REVIEW STANDARDS.

PROGRESS PRINT
NOT FOR CONSTRUCTION
DRAFT DATE 05-16-2018

PROGRESS PRINT

the YMCA
fff freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•5684 • www.ffinc.com
Architecture • Planning • Interiors
SMM ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802–864–9100
SERVIDIO STRUCTURAL ENGINEERING
LN CONSULTING
kas
ParkArchitecture.com
3 School House Lane Tel 603-643-3400
Suite #1 Etna NH 03750 Mobile: 617-905-0467

Project Name

BURLINGTON VERMONT

FFI PROJECT NO: Project Number	
ORIGINATION DATE: 5/16/18	SCALE: 1"=20'
DRAWN BY: PS	CHECKED BY: PS

ISSUE LOG:

Description 1	Issue Date 1
Description 2	Issue Date 2
Description 3	Issue Date 3
Description 4	Issue Date 4
Description 5	Issue Date 5
Description 6	Issue Date 6
Description 7	Issue Date 7

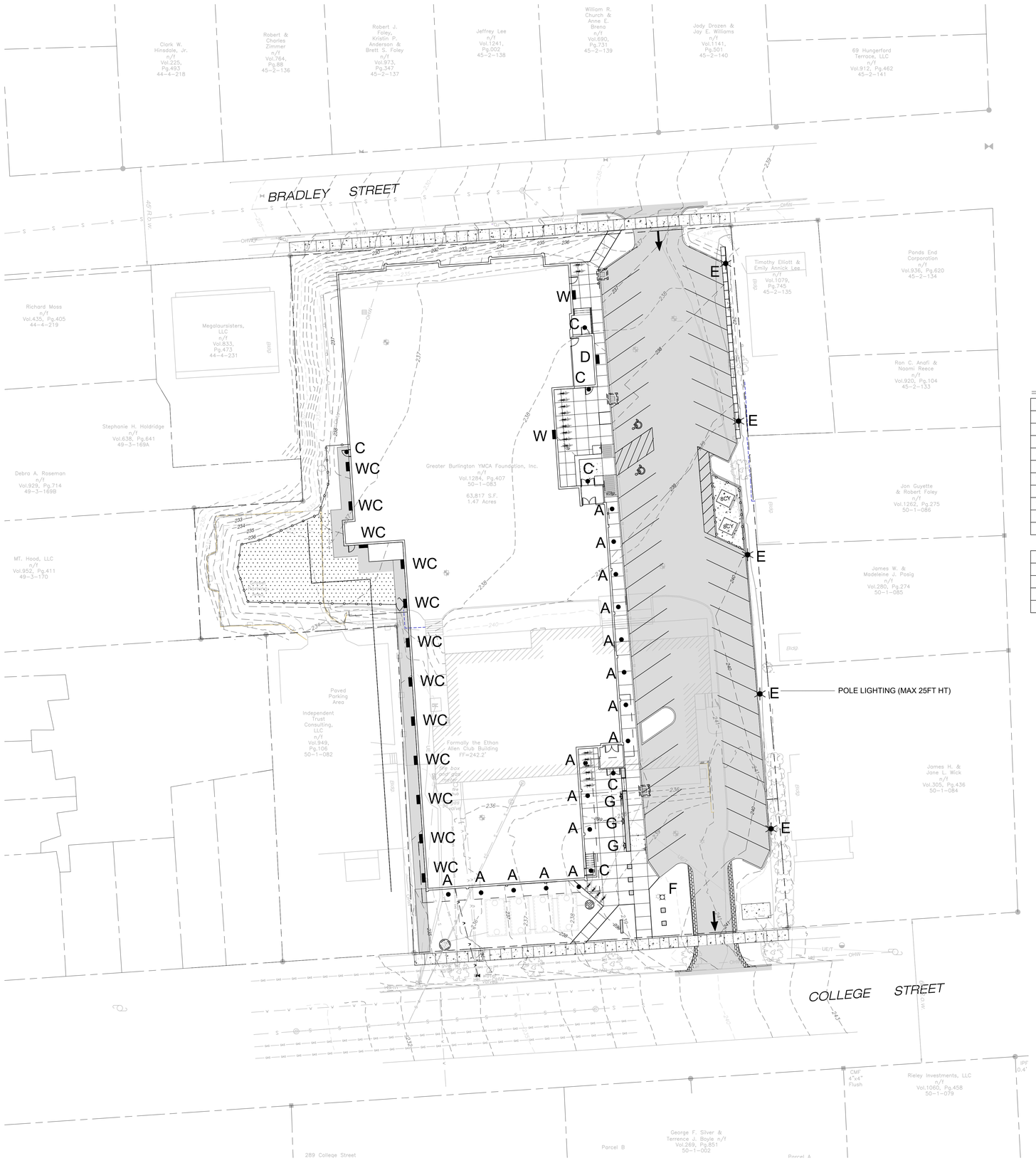
SHEET CONTENTS:

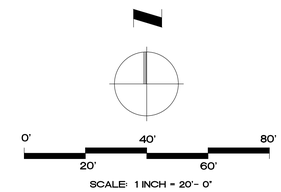
SITE LANDSCAPE PLAN

SHEET NO:

L-100

© 2017 Freeman French Freeman Inc.





LOCATION MAP (FROM USGS) N.T.S.

FIXTURE SCHEDULE

Luminaire Schedule							
Tag	Symbol	Qty	Lum. Lumens	LLF	Lum. Watts	Model #	Description
G		3	64	0.900	5.32	EL807_3L3K_UNV	Wall, Step, Path Light
D		1	174	0.900	10.5	EL807_9L3K_KIT	Wall, Step, Path Light
A		16	1070	0.900	13.4	LC6SL 6LCSL10L35K8	Recessed Can Downlight
E		5	3221	0.900	55.8	VP-S-24NB-55-3K-T4-BLC	20' Pole Mounted Directional
W		2	3131	0.900	39.93	CY2-35-3K7-1-4-R	Pedestrian Scale Wallpack
C		6	1070	0.900	13.4	LC6SL 6LCSL10L35K8	Recessed Can Downlight
WC		12	1129	0.700	17.3	CY1-15-3K7-1-2D-R	Accent Scale Wallpack
F		1	N/A	N/A	N/A	Beacon External 359°	Downcast Flagpole light

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
property line	0.00	0.0	0.0	N.A.	N.A.
site	0.XX	XX.X	0.0	N.A.	N.A.
PARKING	X.XX	X.X	0.2	X.X	XX.X

NOTE: LUMINAIRE SCHEDULE BY SWANEY LIGHTING ASSOCIATES, INC.

GENERAL LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE THE CITY OF BURLINGTON SEC. 5.5.2 OUTDOOR LIGHTING STANDARDS.

2. ALL OUTDOOR LIGHTING FIXTURES, OTHER THAN THOSE USING ONLY LOW OUTPUT LAMPS AND ALTERNATIVES SPECIFICALLY ALLOWED SHALL BE "FULL CUT OFF" OR "CUT OFF" AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)

3. TO ENSURE THAT GLARE IS MINIMIZED, LIGHTING IS DIRECTED ONLY TO THE AREA TO BE ILLUMINATED, THAT ILLUMINATION IS DIRECTED BELOW A HORIZONTAL PLANE, AND THAT ILLUMINATION DOES NOT CAST DIRECT LIGHT BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH THEY ARE LOCATED.

4. LIGHT LEVELS ON ADJACENT PROPERTIES SHALL NOT EXCEED ONE-TENTH (0.1) FOOTCANDLE AS A DIRECT RESULT OF THE ON-SITE LIGHTING MEASURED TWENTY (20) FEET BEYOND THE PROPERTY LINE OF THE DEVELOPMENT SITE.

5. THE ILLUMINATION OF ALL FLAG LIGHTING OTHER THAN STATE OR NATIONAL GOVERNMENT SHALL BE EXTINGUISHED AT THE END OF PUBLIC BUSINESS HOURS OR BY 10:00PM WHICH EVER IS LATER.

PARKING LOT LIGHTING NOTES:

1. THE MAXIMUM HEIGHT FOR ANY FIXTURE SHALL NOT EXCEED 25FT.

2. THE MAXIMUM ILLUMINATION LEVEL SHALL NOT EXCEED 4 FOOTCANDLES (FC) AT ANY POINT.

PROGRESS PRINT
NOT FOR CONSTRUCTION
DRAFT DATE 05-16-2018

PROGRESS PRINT

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•5844 • www.fffinc.com
Architecture • Planning • Interiors

SMM
ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-8100

SERVIDIO
STRUCTURAL ENGINEERING

LN CONSULTING

kas
ParkArchitecture.com
3 School House Lane Tel 603-643-3400
Suite #1 Etna NH 03750 Mobile: 617-905-0467

Project Name

BURLINGTON VERMONT

FFF PROJECT NO:
Project Number

ORIGINATION DATE:	SCALE:
5/16/18	1"=20'
DRAWN BY:	CHECKED BY:
PS	PS

ISSUE LOG:

Description 1	Issue Date 1
Description 2	Issue Date 2
Description 3	Issue Date 3
Description 4	Issue Date 4
Description 5	Issue Date 5
Description 6	Issue Date 6
Description 7	Issue Date 7

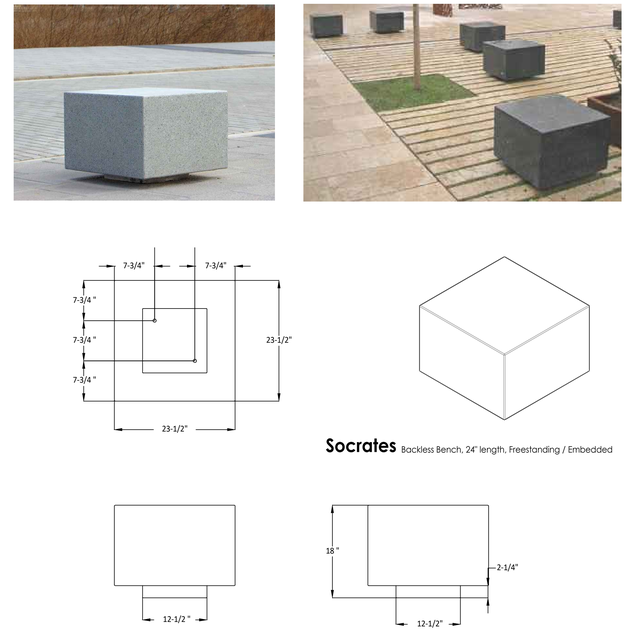
SHEET CONTENTS:
SITE LIGHTING PLAN

SHEET NO:
L-200

© 2017 Freeman French Freeman Inc.

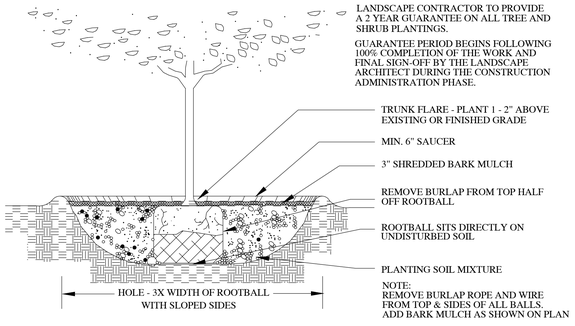
DERO – HOOP RACK HEAVY DUTY

NOT TO SCALE



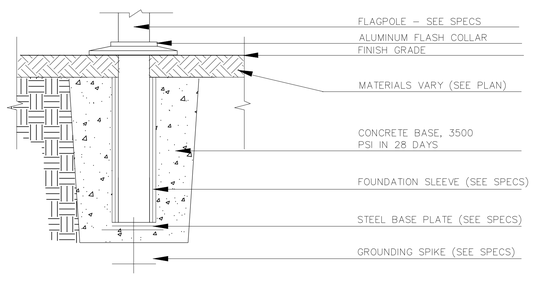
LANDSCAPE FORMS – SQUARE STONE SEATING BENCH

NOT TO SCALE



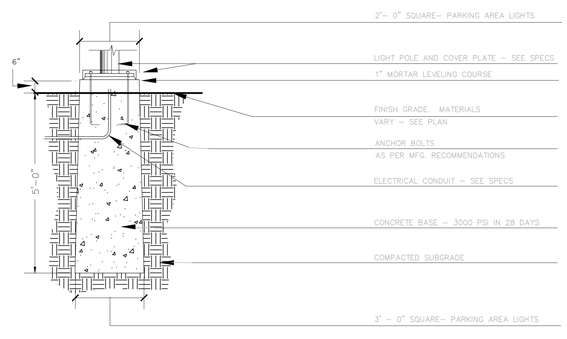
TREE PLANTING DETAIL

NOT TO SCALE



FLAGPOLE BASE INSTALLATION

NOT TO SCALE



LIGHT POLE BASE INSTALLATION

NOT TO SCALE

PROGRESS PRINT
NOT FOR CONSTRUCTION
DRAFT DATE 05-16-2018

PROGRESS PRINT

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•6844 • www.fffinc.com
Architecture • Planning • Interiors

SMM
ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802–864–9100

SERVIDIO
STRUCTURAL ENGINEERING

LN CONSULTING

kas
ParkArchitecture.com
3 School House Lane Suite #1 Etna NH 03750
Tel: 603-643-3400
Mobile: 617-905-0467

Project Name

BURLINGTON VERMONT

FFF PROJECT NO:
Project Number

ORIGINATION DATE:	SCALE:
5/16/18	AS SHOWN
DRAWN BY:	CHECKED BY:
PS	PS

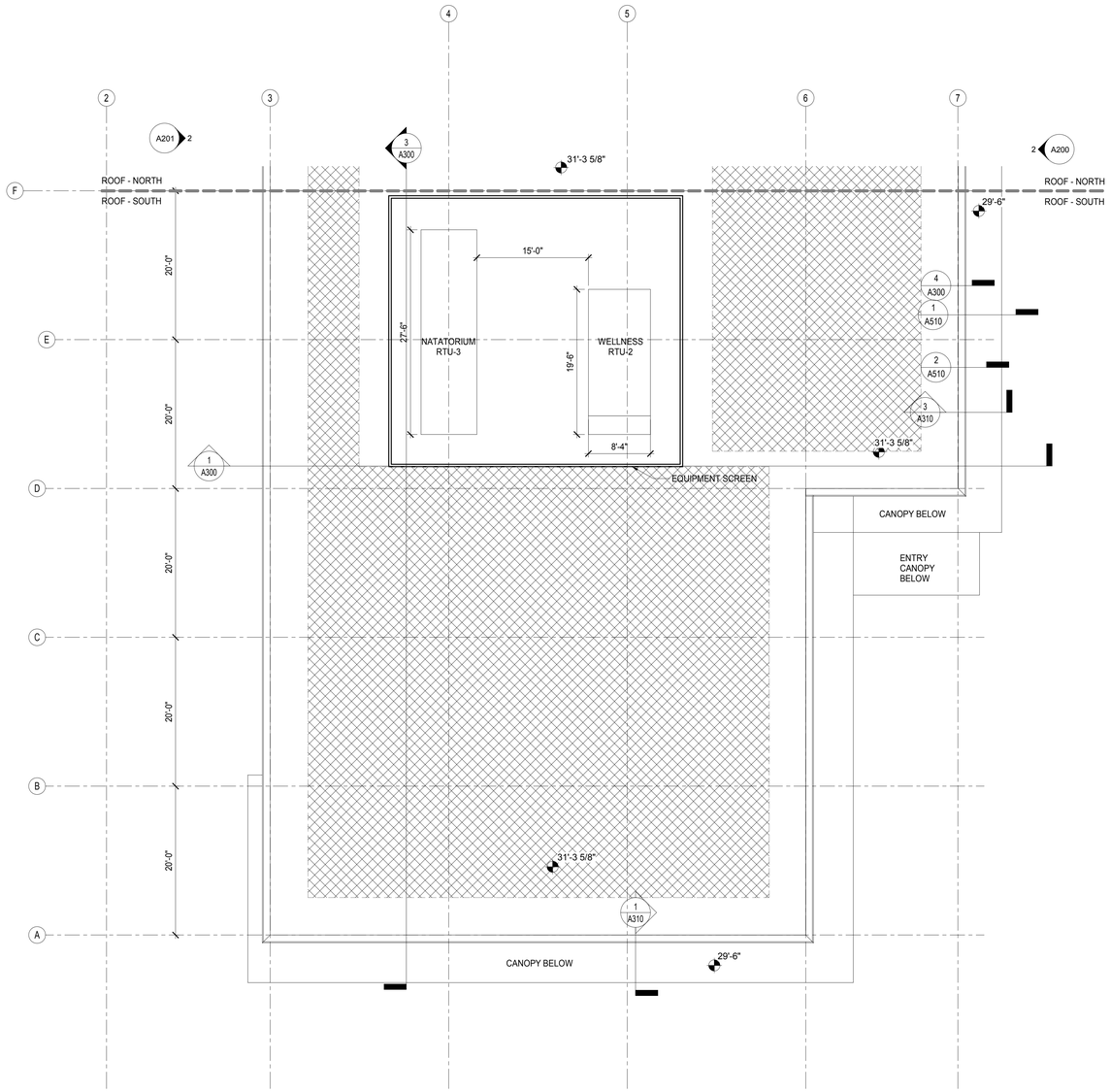
ISSUE LOG:

Description 1	Issue Date 1
Description 2	Issue Date 2
Description 3	Issue Date 3
Description 4	Issue Date 4
Description 5	Issue Date 5
Description 6	Issue Date 6
Description 7	Issue Date 7

SHEET CONTENTS:
SITE DETAILS

SHEET NO:
L-300

© 2017 Freeman French Freeman Inc.



1 A105 ROOF - SOUTH
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO CORNER OF FINISH UNLESS NOTED OTHERWISE.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEP/FP AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
5. REFER TO G200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 6 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE BE SEALED WITH UL-LISTED FIRESAFING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

ALSO SEE WALL TYPES SHEET A004

- EXISTING WALL/ COLUMN TO REMAIN
- NEW METAL STUD / GYPSUM WALLBOARD WALL
- NEW MASONRY WALL
- NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL
- FEC-X — FIRE EXTINGUISHER CABINET:
  FEC-1: SEMI-RECESSED CABINET W/ FE-1
  FEC-2: SURFACE MOUNT CABINET W/ FE-1
- FE-X — FIRE EXTINGUISHER ON WALL BRACKET:
  FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
  FE-2: KITCHEN/ GREASE EXTINGUISHER (TYPE K)
- GCE — GWB COLUMN ENCLOSURE
- Room name — ROOM TAG - SEE A900 FOR FINISHES
  ROOM NAME
- 101 — ROOM NUMBER
- XX SF — *ROOM NET AREA (SHOWN AT SD PHASE ONLY)*
- 1 — WALL TAG - SEE SHEETS A003, A004
  WALL TYPE
  WHERE A WALLTYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED
- 101 — DOOR TAG - SEE SHEET A800
  DOOR NUMBER
- A — WINDOW OR CURTAINWALL TAG
  SEE SHEET A810
  WINDOW OR CURTAINWALL TYPE

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 4' 8' 16'

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•0844 • www.ffinc.com
Architecture • Planning • Interiors

SCOTT MICHAEL MAPES

SERVIDIO
STRUCTURAL ENGINEERING

LN CONSULTING

PARKARCHITECTURE.COM

gro FOR YMCAS

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FF PROJECT NO: A1630

ORIGINATION DATE: 04/10/18
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker

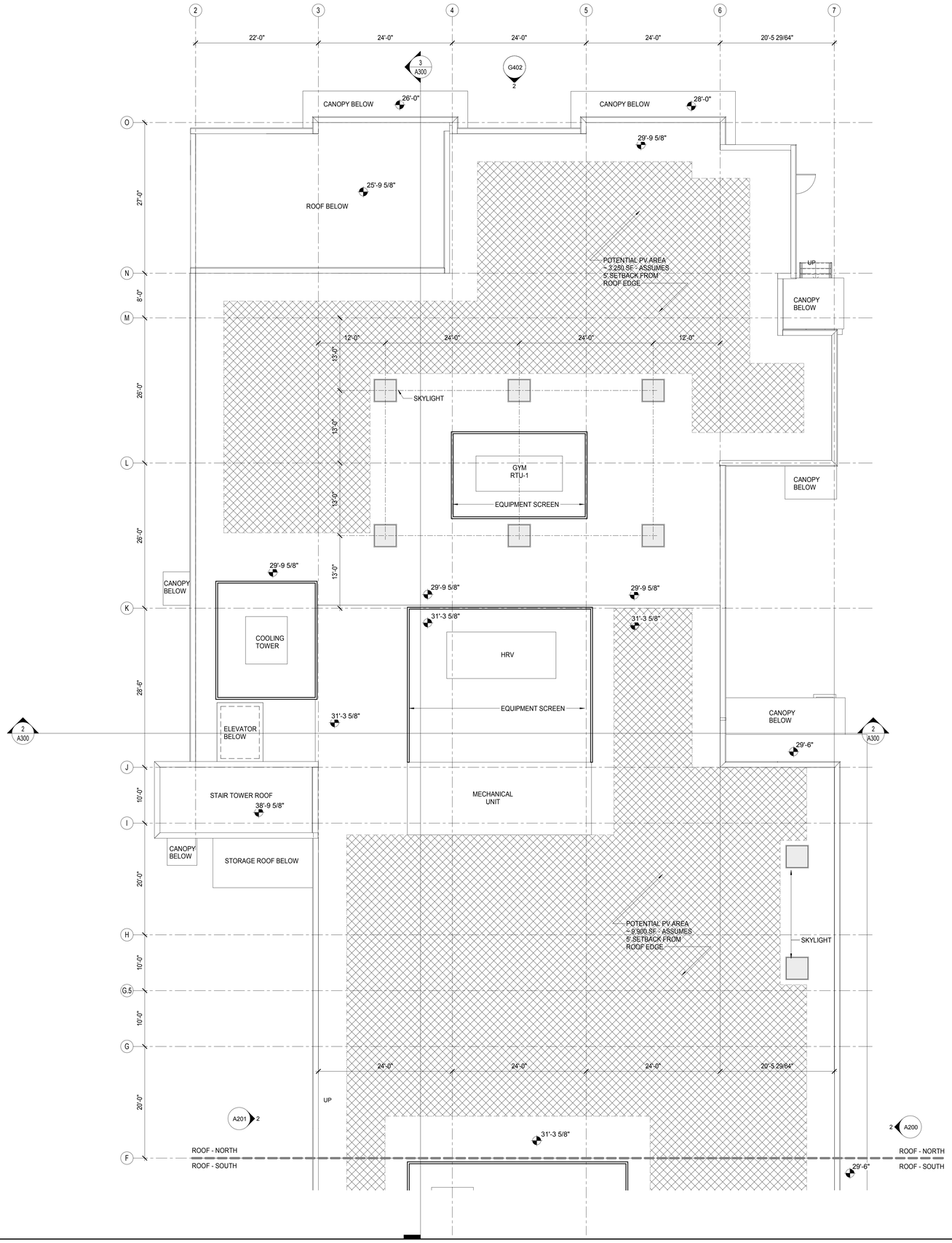
ISSUE LOG:
PROGRESS PRINT - NOT FOR CONSTRUCTION

SHEET CONTENTS:
ROOF PLAN - SOUTH

SHEET NO: A105

© 2017 Freeman French Freeman Inc.

5/29/2018 3:30:33 PM



1 A106 ROOF - NORTH
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO CORNER OF FINISH UNLESS NOTED OTHERWISE.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEP/FP AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
5. REFER TO G200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
6. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 6 INCHES (INCLUDING FRAME) UNLESS NOTED OTHERWISE.
7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE BE SEALED WITH UL-LISTED FIRESAFING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
8. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

ALSO SEE WALL TYPES SHEET A004

EXISTING WALL/ COLUMN TO REMAIN

NEW METAL STUD / GYPSUM WALLBOARD WALL

NEW MASONRY WALL

I/ NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL

FEC-X
FIRE EXTINGUISHER CABINET:
FEC-1: SEMI-RECESSED CABINET W/ FE-1
FEC-2: SURFACE MOUNT CABINET W/ FE-1

FE-X
FIRE EXTINGUISHER ON WALL BRACKET:
FE-1: MULTI-PURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C)
FE-2: KITCHEN/ GREASE EXTINGUISHER (TYPE K)

GCE
GWB COLUMN ENCLOSURE

Room name
101
XX SF
ROOM TAG - SEE A900 FOR FINISHES
ROOM NAME
ROOM NUMBER
ROOM NET AREA (SHOWN AT SD PHASE ONLY)

1i
WALL TAG - SEE SHEETS A003, A004
WALL TYPE
WHERE A WALLTYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED

101
DOOR TAG - SEE SHEET A800
DOOR NUMBER

A
WINDOW OR CURTAINWALL TAG
SEE SHEET A810
WINDOW OR CURTAINWALL TYPE

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 4' 8' 16'

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•0844 • www.fffinc.com
Architecture • Planning • Interiors
SCOTT MICHAEL MAPES

SERVIDIO
STRUCTURAL ENGINEERING

LN CONSULTING

PARKARCHITECTURE.COM

gro FOR YMCAS

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FFF PROJECT NO: A1630

ORIGINATION DATE:	SCALE:
04/10/18	1/8" = 1'-0"
DRAWN BY: Author	CHECKED BY: Checker

ISSUE LOG:
PROGRESS PRINT - NOT FOR CONSTRUCTION

SHEET CONTENTS:
ROOF PLAN - NORTH

SHEET NO: A106

© 2017 Freeman French Freeman Inc.

5/29/2018 9:30:41 PM

1 A200 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 A200 EAST ELEVATION
SCALE: 1/8" = 1'-0"

5/30/2018 10:44:30 AM

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•0844 • www.fffinc.com
Architecture • Planning • Interiors

SCOTT MICHAEL MAPES

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

PARKARCHITECTURE.COM

gro FOR YMCAS

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FFF PROJECT NO: A1630	
ORIGINATION DATE: 05/30/18	SCALE: 1/8" = 1'-0"
DRAWN BY: EC	CHECKED BY: AH

ISSUE LOG:

SHEET CONTENTS:

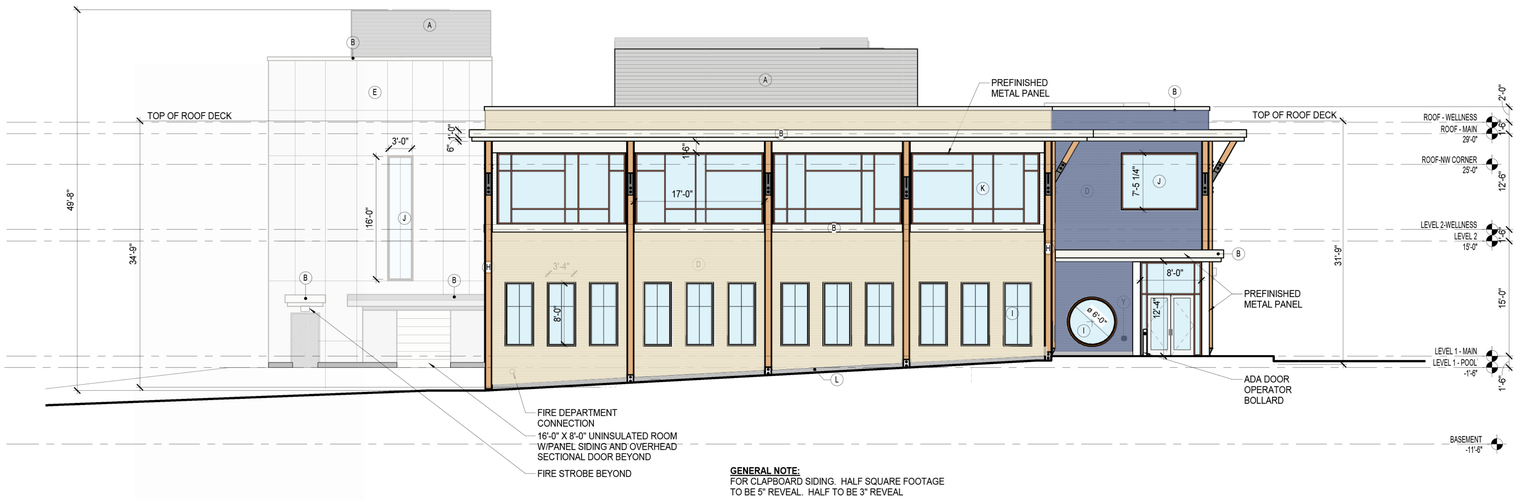
EXTERIOR ELEVATIONS

SHEET NO:

A200

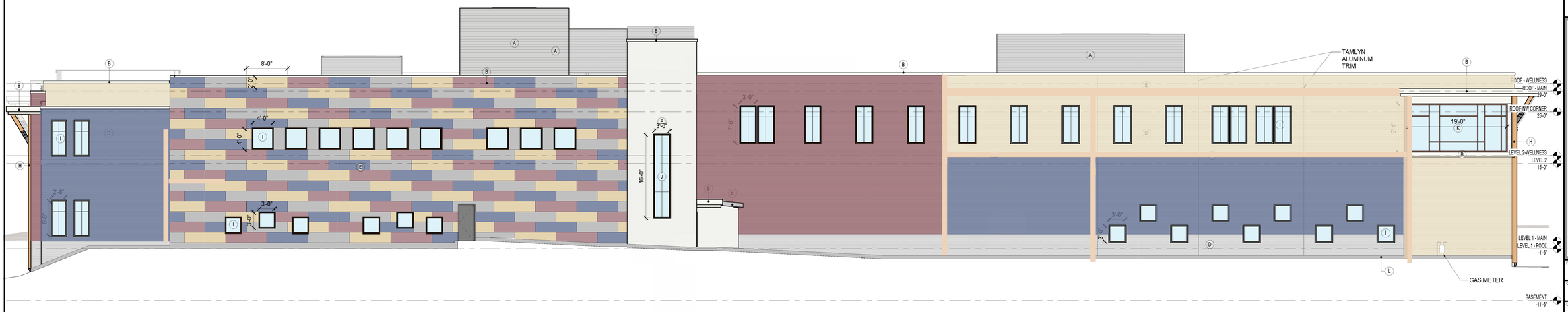
© 2017 Freeman French Freeman Inc.

ELEVATION KEYNOTES LEGEND	
Key Value	Keynote Text
A	ROOFTOP EQUIPMENT SCREEN – COLOR COATED METAL
B	ROOF EDGE / PARAPET COPING – COLOR COATED METAL
D	HORIZONTAL CLAPBOARDS – PAINTED FIBER CEMENT
E	WALL PANELS – PAINTED FIBER CEMENT PANEL
F	TRIM BOARDS – PAINTED FIBER CEMENT PANEL
H	VERTICAL COLUMNS & BRACKETS – STAINED NATURAL WOOD
I	WINDOWS – COLORED FIBERGLASS (FIXED)
J	STOREFRONT – COLORED FIBERGLASS
K	STOREFRONT ENTRIES – COLORED ALUMINUM
L	STAINLESS STEEL BASE
N	WALL SCONCE DOWNLIGHT
V	FENCE – COATED CHAIN LINK
Y	KNOX BOX



GENERAL NOTE:
FOR CLAPBOARD SIDING. HALF SQUARE FOOTAGE TO BE 5" REVEAL. HALF TO BE 3" REVEAL

1 A201 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



GENERAL NOTE:
FOR CLAPBOARD SIDING. HALF SQUARE FOOTAGE TO BE 5" REVEAL. HALF TO BE 3" REVEAL

2 A201 WEST ELEVATION
SCALE: 1/8" = 1'-0"

5/30/2018 10:44:05 AM

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•0544 • www.ffinc.com
Architecture • Planning • Interiors

SCOTT MICHAEL MAPES

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

PARKARCHITECTURE.COM

gro FOR YMCAS

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FF PROJECT NO: A1630

ORIGINATION DATE:	SCALE:
05/30/18	1/8" = 1'-0"
DRAWN BY: EC	CHECKED BY: AH

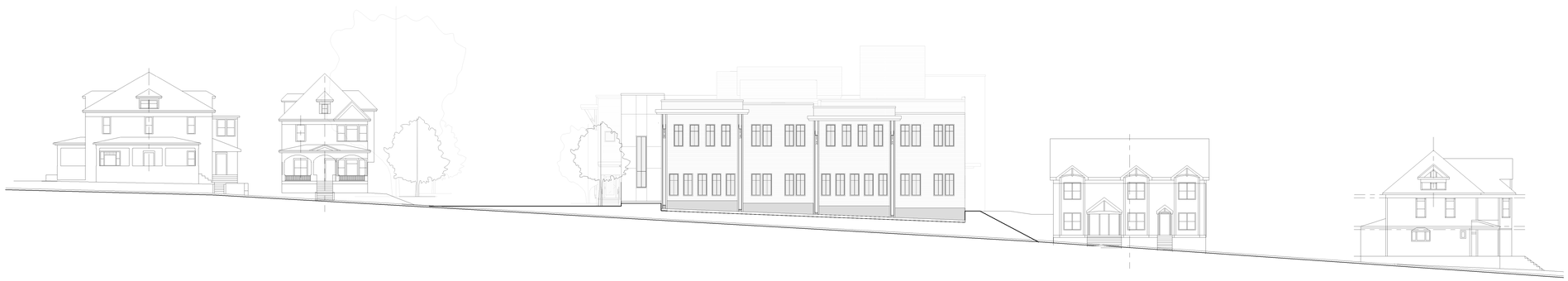
ISSUE LOG:

SHEET CONTENTS:
EXTERIOR ELEVATIONS

SHEET NO: A201

© 2017 Freeman French Freeman Inc.

1 G402 SOUTH ELEVATION - COLLEGE STREET
SCALE: 1/16" = 1'-0"



2 G402 NORTH ELEVATION - BRADLEY STREET
SCALE: 1/16" = 1'-0"

5/22/2018 2:02:49 PM

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•0844 • www.fffinc.com
Architecture • Planning • Interiors

SCOTT MICHAEL MAPES

SERVIDIO STRUCTURAL ENGINEERING

LN CONSULTING

PARKARCHITECTURE.COM

gro FOR YMCAS

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FFF PROJECT NO: A1630

ORIGINATION DATE:	SCALE:
5/22/2011	1/16" = 1'-0"
DRAWN BY: BDL	CHECKED BY: Checker

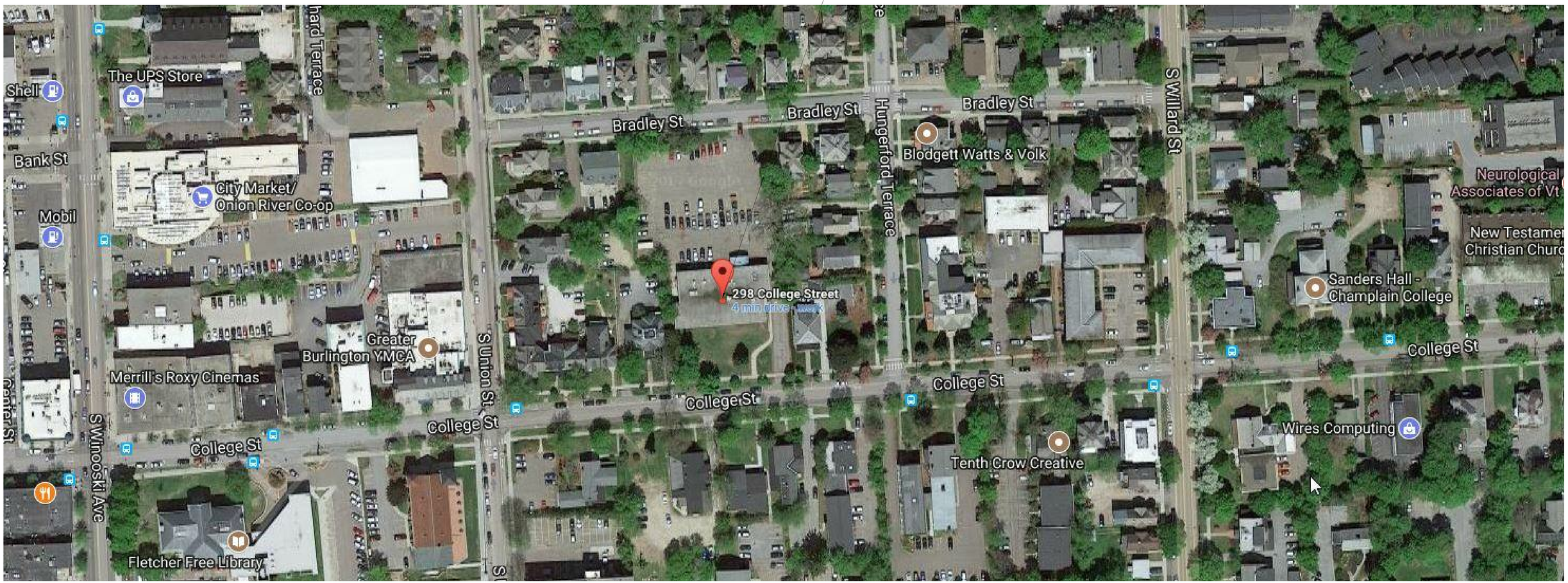
ISSUE LOG:
PROGRESS PRINT - NOT FOR CONSTRUCTION

SHEET CONTENTS:
STREET ELEVATIONS

SHEET NO:
G402

© 2017 Freeman French Freeman Inc.

YMCA SITE:
298 COLLEGE
STREET



PROJECT LOCATION - AERIAL

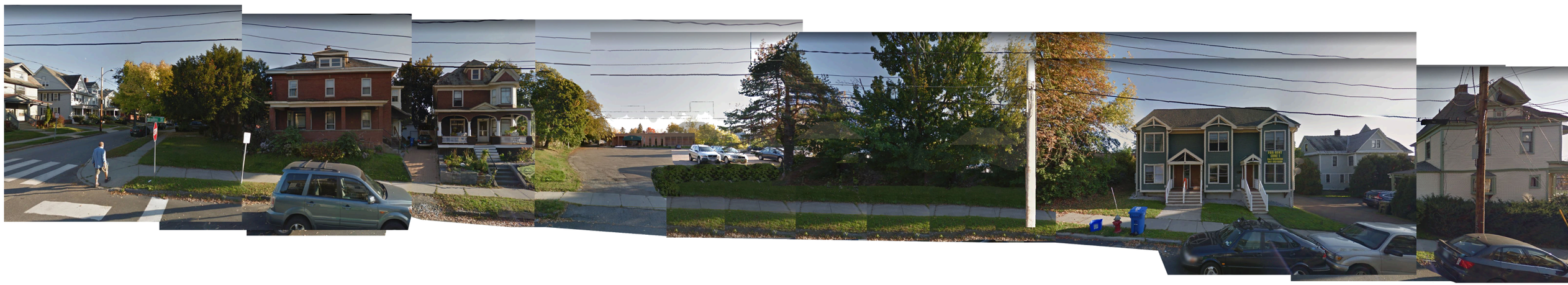
GREATER BURLINGTON YMCA

298 COLLEGE STREET, BURLINGTON, VT

SCHEMATIC DESIGN
PROGRESS PRINT
NOT FOR CONSTRUCTION

© 2018 Freeman French Freeman, Inc.

freeman | french | freeman



STOP
STOP
STOP

EXTERIOR RENDERING

GREATER BURLINGTON YMCA

298 COLLEGE STREET, BURLINGTON, VT

SCHEMATIC DESIGN
PROGRESS PRINT
NOT FOR CONSTRUCTION

© 2018 Freeman French Freeman, Inc.

freeman | french | freeman

COLLEGE STREET (SOUTH) ELEVATION

PUBLIC PARKING (EAST) ELEVATION

BRADLEY STREET (NORTH) ELEVATION

(WEST) ELEVATION

ELEVATIONS

GREATER BURLINGTON YMCA

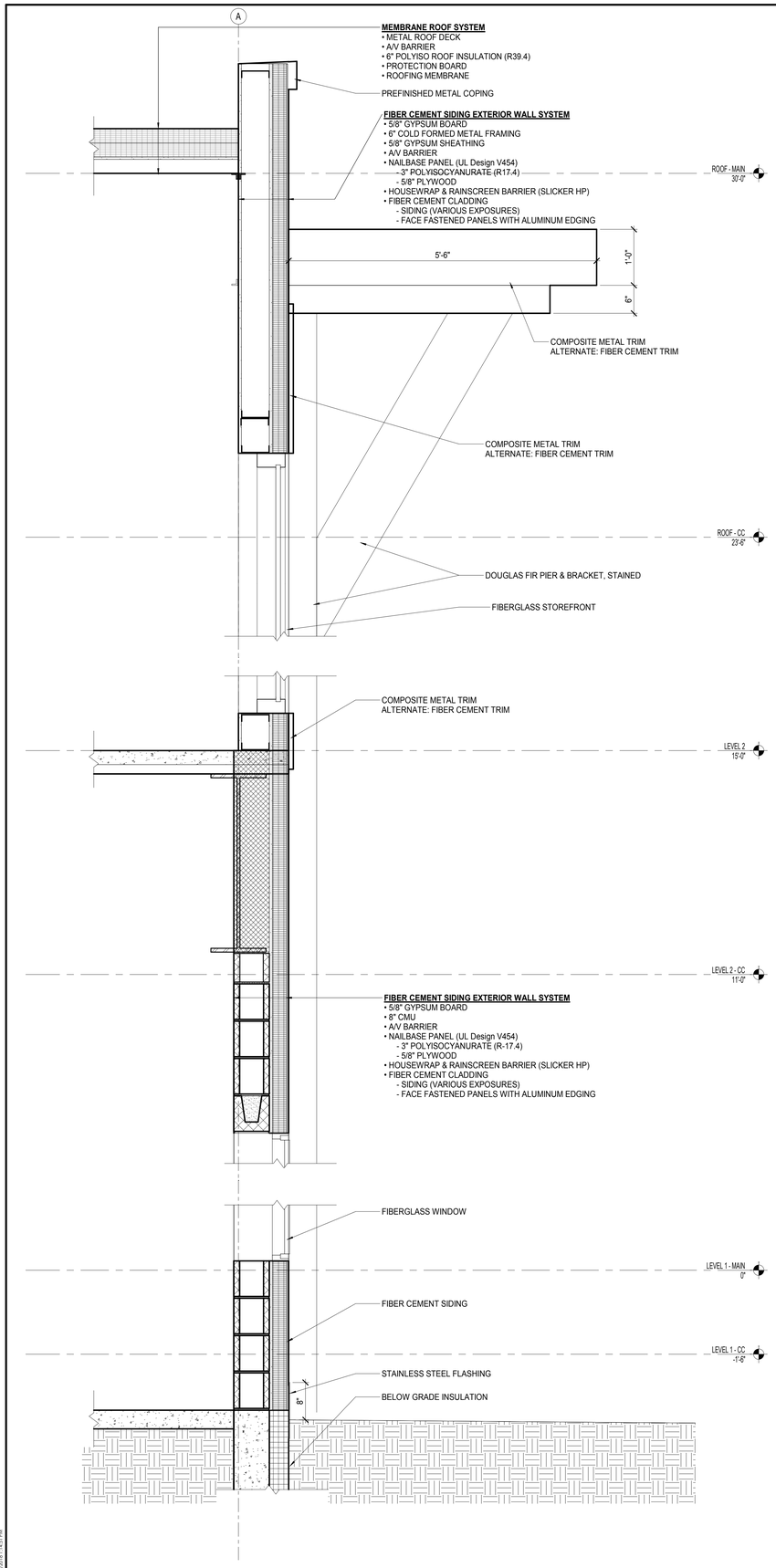
298 COLLEGE STREET, BURLINGTON, VT

MARCH 26, 2018

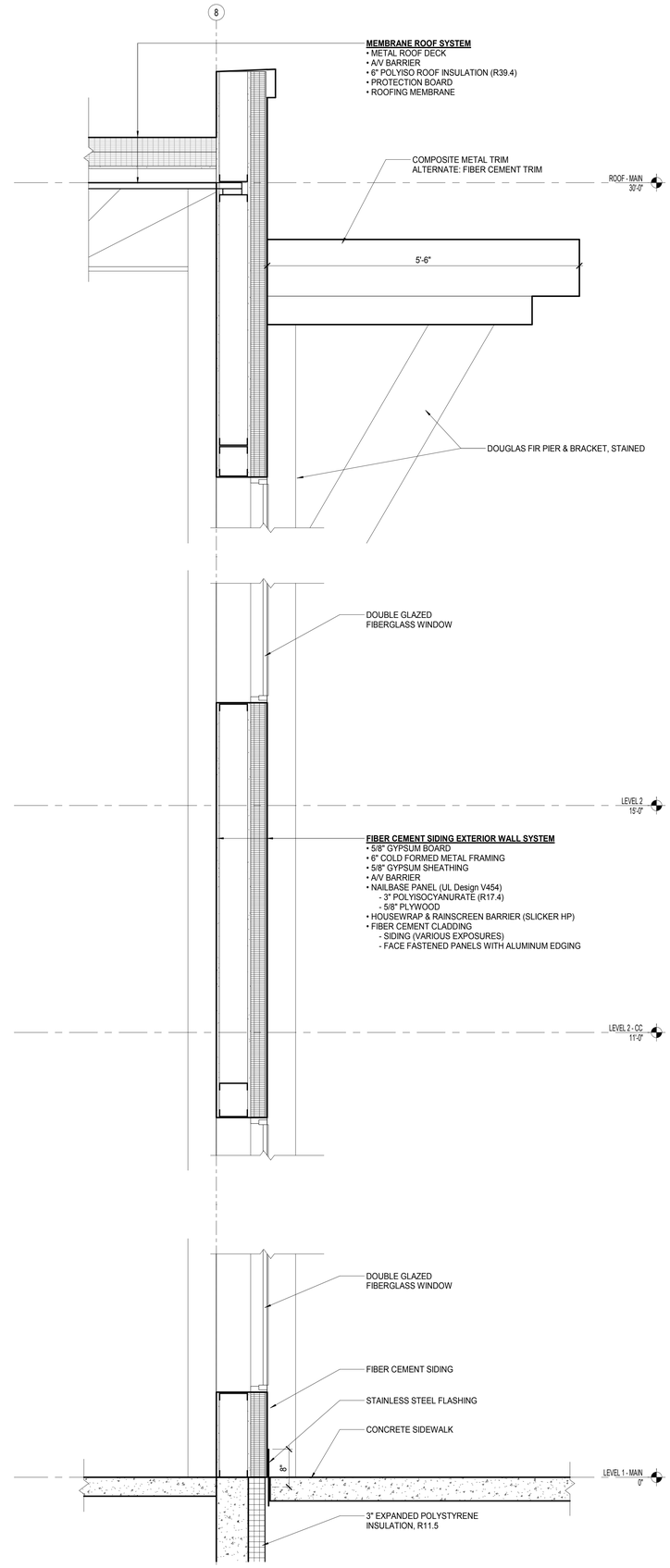
SCHEMATIC DESIGN
PROGRESS PRINT
NOT FOR CONSTRUCTION

© 2018 Freeman French Freeman, Inc.

freeman | french | freeman



1 A310 SOUTH WALL
SCALE: 1" = 1'-0"



2 A310 EAST WALL AT COMMONS
SCALE: 1" = 1'-0"

3/28/2018 1:14:51 PM

the YMCA

fff
freeman | french | freeman
81 Maple Street • Burlington VT 05401
802•864•6844 • www.fffinc.com
Architecture • Planning • Interiors

SCOTT MICHAEL MAPES

SERVIDIO
STRUCTURAL ENGINEERING

LN CONSULTING

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

Project Name

BURLINGTON VERMONT

FFF PROJECT NO: A1630

ORIGINATION DATE:	SCALE:
03/23/18	1" = 1'-0"
DRAWN BY: EC	CHECKED BY: AH

ISSUE LOG: SD - NOT FOR CONSTRUCTION

SHEET CONTENTS: WALL SECTIONS

SHEET NO: A310

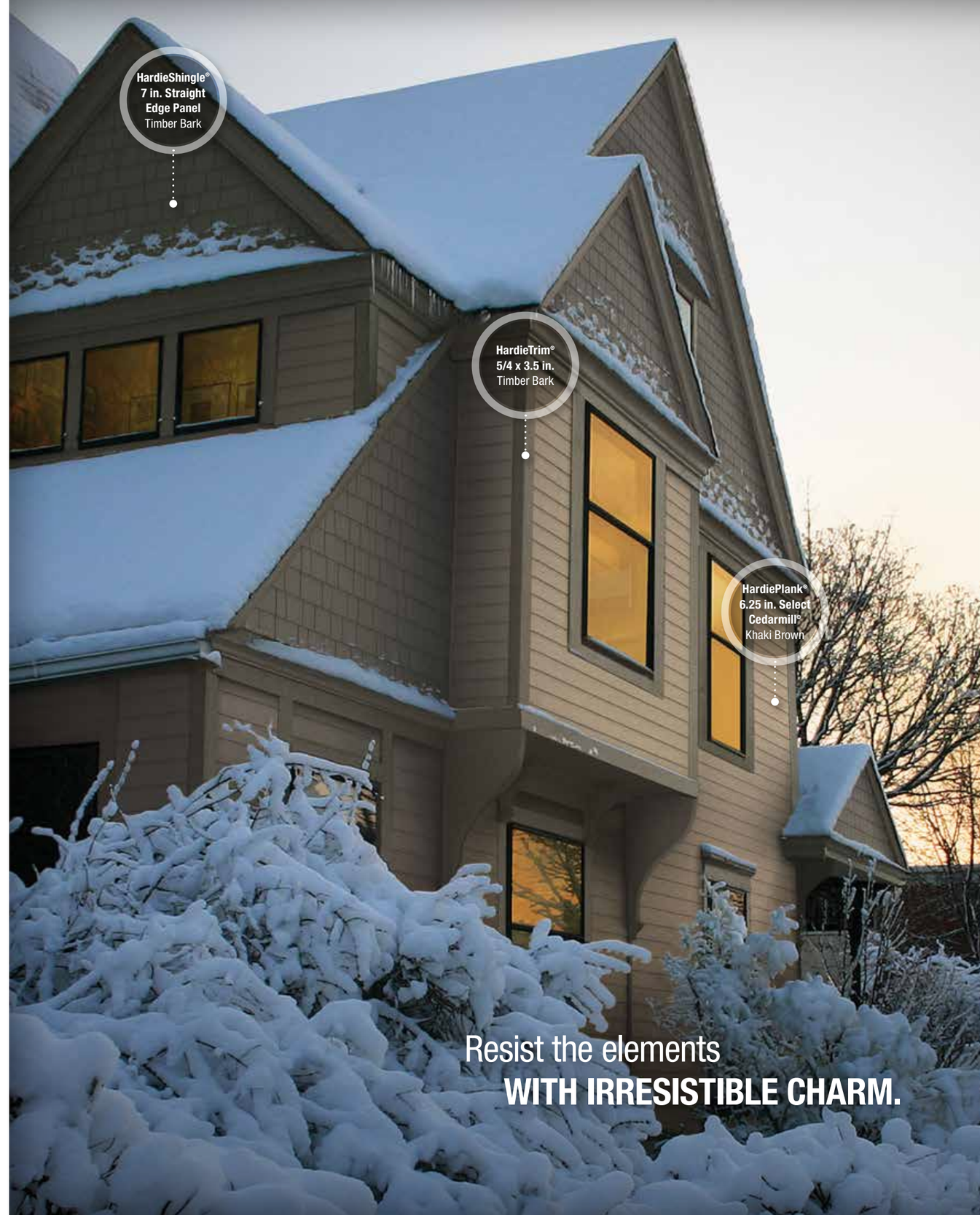
© 2017 Freeman French Freeman Inc.

HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS



Resist the elements
WITH IRRESISTIBLE CHARM.

HZ5®

TOUGHER THAN THE ELEMENTS

- Stands up to storms and harsh weather
- Water resistant to protect against swelling, warping and cracking; also resists mold damage
- Won't be eaten by animals or insects
- Fire resistant
- Helps reduce time and money spent on maintenance

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL®
Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

SMOOTH
Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

BEADED CEDARMILL®*
Light Mist

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

BEADED SMOOTH*
Heathered Moss

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardiepros.com**

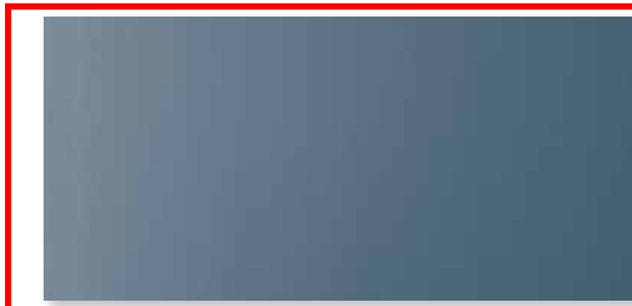
HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

SELECT CEDARMILL®
Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SMOOTH
Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

STUCCO
Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

SIERRA 8
Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardiepros.com**

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

4/4 NT3® SMOOTH
Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

5/4 NT3® SMOOTH
Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

CROWN MOULDING
Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®
Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

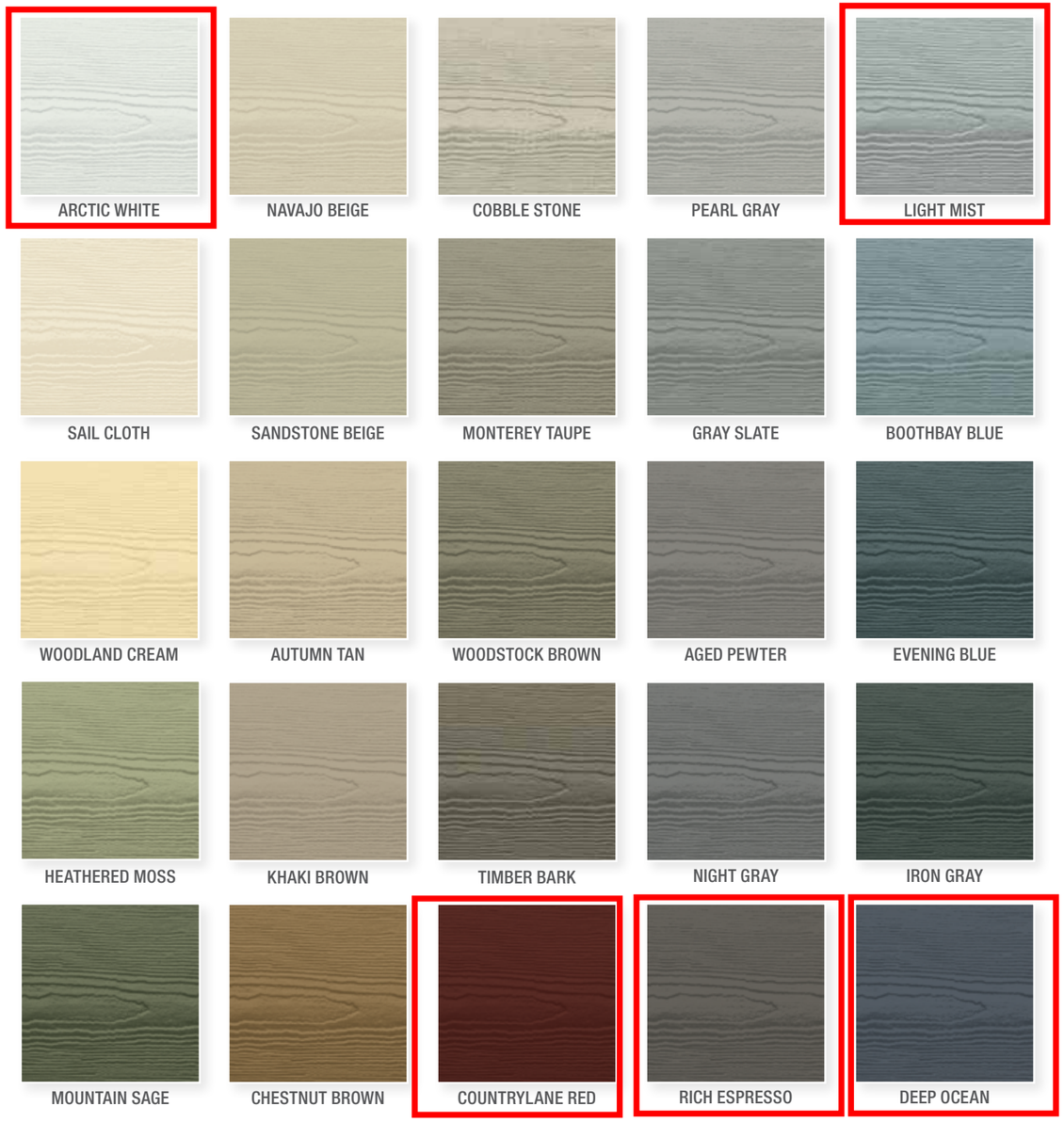
SMOOTH
Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

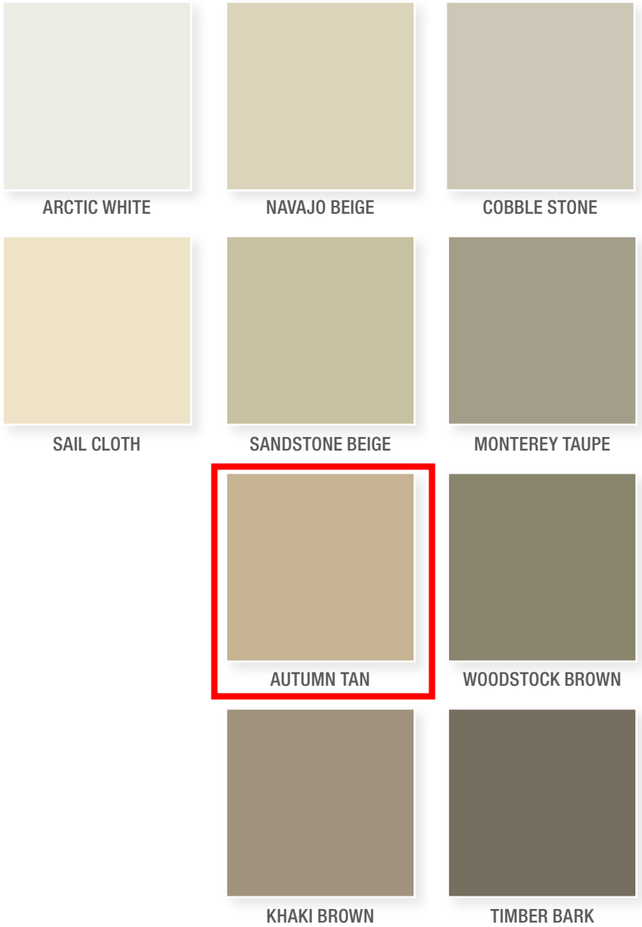
HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Batten Boards are available primed or with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology.

Express the true nature of a home's character with **ColorPlus® Technology**

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM AND SOFFIT COLORS TRIM TO COLOR MATCH SIDING



Selecting a color? Request a product sample at **jameshardiepros.com/samples**

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.

XtremeTrim® XtremeColor™ Flashing XtremeVent™ XtremeBlock™ XtremeEnvelope™ Solutions

TAMLYN®

Product Catalog

2016 - 2017

XtremeTrim® XtremeSelection™ XtremeLeadership™

Tamlyn continues to lead the way in selection and choice for trims to compliment siding panels and planks of all types.

While Tamlyn has consistently been the leader in creating and developing choices for fiber cement sidings, we did not stop there.

Tamlyn has made it possible to aesthetically trim almost any type of siding panel or plank product with our wide range of depth options. And we have provided these in choices of primed, clear anodized, specialty anodized, or color matched to satisfy whatever the project requires.

XtremeTrim® has thousands of design and color options, allowing architects and users to dramatically improve their building aesthetics and create modern architectural lines preferred by millennials. Sustainable, durable, non-combustible, lightweight, easy to use, for exterior use.

Tamlyn has our own team of architects in-house to aid and assist the process of selecting and assuring the correct profile for the specific application or desired aesthetic effect.

But Tamlyn does not stop there in the selection and leadership process. Tamlyn has the ability and materials in house to provide appropriate non-extruded fabrication from sheet stock of almost any shape or profile that may be needed on the project.

And going even further, Tamlyn has for years been a leader in ventilation options and selections to improve structure longevity and quality. As a leading participant in building science innovation, Tamlyn also brings to market the industry's leading value in drainable and Water Resistive Barrier wrap systems.

General Information

Best Practice

While we design all our XtremeTrim® with drain dams for vertical runs and shingle fashion for horizontal profiles, its primary design is for aesthetics. XtremeTrim®, including water management profiles, will not stop all water from penetrating the surface of the cladding. The primary insurance of moisture mitigation for the building envelope is your housewrap, preferably a drainable housewrap. Other options are to use rainscreen along with your housewrap. We recommend that you consult your siding manufacturer for best practice application when installing XtremeTrim® with their siding. As all building professionals know, water is the most significant factor in the premature deterioration of buildings, and why proper steps should always be taken to protect the envelope.

Leakage paths exist at any opening in the wall surface, whether intended or unintended. Joints between materials and around windows and doors, vents, cracks, and porous surfaces are all potential entry points for water. This is why all flashing profiles must be properly sealed with flashing membrane and all windows and door openings flashed in shingle fashion.

All standard XtremeTrim® profiles do not form a moisture management system. The architect, builder, designer and contractor are responsible for designing and installing a code compliant building envelope. Below are the current code minimum requirements.

Tamlyn XtremeTrim® products are not part of an EIFS system and not designed or intended to be used in an EIFS or similar system.

INTERNATIONAL RESIDENTIAL CODE

WALL COVERING - SECTION R703 EXTERIOR COVERING

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8 The exterior wall envelope shall be designed and constructed in such a manner that prevents the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by Section R703.2 and a means of draining water that enters the assembly to the exterior.

R703.8. Flashing. Approved corrosion-resistive flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

EXTERIOR WALLS - SECTION 1403 PERFORMANCE REQUIREMENTS

IBC 1403.2: Weather protection. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the International Energy Conservation Code.

Before Installing

Read construction drawings to ensure correct layout and placement and ensure that building wrap or rain screen (where applicable) is in place.

An outside corner is the best place to start installing XtremeTrim®. Choose one that makes the most sense for your project. XtremeTrim® System Reveals offers many options.

Cutting and Painting

Use a non-ferrous carbide miter saw blade when cutting XtremeTrim®. Use Direct To Metal (DTM) paint when jobsite painting.

Fasteners and Fastening

Stainless steel fasteners are recommended. XtremeTrim® profiles may be secured in place with a few SS nails until fastened through panels and into studs during panel or plank fastening per siding manufacturer's instructions. Aluminum fasteners may also be used.

Fastening Fiber Cement

It is recommended by most manufacturers that inset fiber cement panels be fastened to the wall with Stainless Steel Torx Head Screws or Hot Dipped Galvanized Siding Nails.

Butt Joint

Sealant is required between butt joints where two trims come together. May also be further protected by use of a piece of XtremeFlashing® behind the butt joint or with a metal flasher behind the joint. Carefully align butt joints for smooth transition if more than one length is used.

Do Not

Do not install Horizontal trims on horizontal applications where the exterior flange can catch water. Never install vertical application profiles horizontally.

Notes

Please follow siding manufacturer's best practice guides when installing. XtremeTrim® profiles DO NOT form a moisture management system. The architect and builder are responsible for designing and installing a code compliant building envelope. Before installing XtremeTrim® use either a drainable housewrap or a standard housewrap with a rainscreen system if required by code or siding manufacturer.

Limited Warranty

Tamlyn warrants defective-free products for a period of 10 years for the original purchaser unless otherwise stated for the specific product ordered. Tamlyn products are further warranted as to adequacy of design, provided products are properly specified and installed. This warranty does not apply in the event products are altered in any way or are improperly installed. Liability is limited to replacement of products proven to be defective. Tamlyn has made no other warranty, express or implied, regarding its products, including but not limited to, any warranty regarding merchantability or fitness for a specific purpose. Any claim that a product is defective must be brought within 1 month of the date of installation of such products to the original purchaser. Customer hereby agrees that no other incidental or consequential damages are the responsibility of Tamlyn.

The following voids any warranty regarding Tamlyn products:

- Product has been improperly installed
- Accepted siding installation methods have not been followed
- Building codes have not been followed
- The building envelope has not been properly installed
- Products not installed by a contractor/installer with common knowledge of the building industry

Responsibility remains with the architect or engineer, contractor and owner for the design, application and proper installation of each Tamlyn product. Specifier and user shall determine the suitability of products for specific application and assume all responsibilities in connection there within.

Aluminum does not rust, however it does corrode. XtremeTrim® has a protective coating to cover the bare aluminum. When making cuts on XtremeTrim® recoating will be required at ends, surface scratches or when performing form cuts. Failure to do this voids your warranty. For answers to your technical questions on recoating consult your local paint manufacturer before installation.

Please follow siding manufacturers best practice application when installing any Tamlyn accessory. XtremeTrim® profiles do not form a moisture management system, the architect and builder are responsible for designing and installing a code compliant building envelope. XtremeTrim® products are not part of an Exterior Insulation Finishing System (EIFS) and are not designed or intended to be used in an EIFS or similar system.

www.tamlyn.com © 2016 TAMLYN

About Tamlyn

TAMLYN was established in May 1971 by Ron Tamlyn, Sr. with $800 borrowed money and help from his wife, Jean, in a small shack in the back yard of their modest home in Bellaire, Texas. We remain family-owned to this day. Our history is one of quality, innovation, and proven performance. We are proud to represent the manufacturing end of the building products industry, and remain a competitive manufacturer committed to making products in America, giving customers a choice and not putting all their eggs in an uncertain import basket. An overwhelming majority of our products are still made in the USA. We believe it matters in helping America keep control of its destiny.

Tamlyn manufactures Xtreme Trim® for fiber cement, roofing products and structural metal products for stronger homes and buildings that will hold together under high wind and seismic forces.

Tamlyn provides a full line of XtremeColor Flashings. Tamlyn provides tough, weather-resistant coatings for a long lasting beauty and low maintenance on XtremeColor Flashing. Easy to install with all fiber cement siding and soffit products.

A very diversified mix of frequently needed building products is available from Tamlyn. We manufacture joist and truss hangers, brick ties, hurricane clips, straps, and holdowns, as well as special and custom welded hangers. Tamlyn structural products are ICC-listed and Florida Building Code-approved. We also make G-185 triple zinc connectors for use with the ACQ treated wood products.

We offer quality products, competitive prices, and fast service. While we recognize we are in a global economy, we remain committed to making products by choice in the USA, giving customers a quality domestic option.

Mission Statement

To become a world-class and world-wide supplier of quality building products. We will help build the dream of better homes, continually innovating, while honoring our heritage as a family business that values all employees, making Tamlyn a rewarding place to work. We will promote positive, lasting relationships with customers, providing excellent products at fair prices with superior service. We commit to be good stewards of our resources to leave Tamlyn in a stronger position for the next generation, passing these values on and bringing glory to God in all we do.

Company Directory

Corporate Headquarters / Plant
13623 Pike Road
Stafford, Texas 77477
USA Toll Free 800-334-1676
Phone: 281-499-9604
Fax: 281-499-8948

Dallas Plant
10940 Petal Street
Dallas, Texas 75238
USA Toll Free 888-416-9676
Phone: 214-348-9676
Fax: 214-348-0976

XtremeTrim®
Pages 7-64

XtremeColor™ Flashing
Pages 65-76

XtremeVent™
Pages 77-84

XtremeBlock™
Pages 85-88

XtremeEnvelope™ Solutions
Pages 89-97

XtremeTrim® Finishes

Primed Finish Standard

XtremeTrim® extruded profiles and ColorFlashing™ fabricated profiles are provided standard with a primed finish using a proprietary primer suitable for field painting using most paint materials. Ideal application is with a direct to metal alkyd enamel. Consult your local paint manufacturers for best practice and proper paint selection and application.

Anodized Finishes

Tamlyn stocks Clear Anodized (Architectural 202R1) in almost all extruded profiles. In addition, other anodized finishes such as Dark Bronze, Medium Bronze, Light Bronze, Gold, or Black are available as special order. All anodized finishes are provided within an industry range of color consistency and can vary slightly from item to item. Special order anodized colors are subject to specific quantity minimums by item.

Anodizing is an electrochemical conversion process that deposits an oxide film on the aluminum profile. A natural oxidation process occurs on all bare aluminum, however, producing the oxidation process artificially through anodizing creates a thicker, harder, and more durable oxide film which is an extremely durable finish resistant to most forms of airborne corrosion.

Anodized Specifications

Standard Clear Anodized – Architectural 202R1 medium etch (AA-M32CA21). Thickness of anodic coating shall be tested in accordance with ASTM B-244-68.

Color Anodized Finish – two step impregnated color Class II Architectural of 0.40-0.70 mils (AA-M12C22A33) Thickness of anodic coating shall be tested in accordance with ASTM B-244-68.

Tamlyn also provides Clear Anodized fabricated profiles in 0.040 sheet stock to compliment the extruded Clear Anodized profiles.

Powder Coating

Powder coating is an advanced method of applying finish to products. The powder used for the process is a mixture of finely ground particles of pigment and resin, which is sprayed onto a surface to be coated. The charged powder particles adhere to the electrically grounded surfaces until heated and fused into a smooth coating in a curing oven. The result is a uniform, durable, high-quality, and attractive finish.

Powder coating gives longest-lasting and most color-durable quality finishes available. Powder coated surfaces are more resistant to chipping, scratching, fading, and wearing than other finishes.

Tamlyn powder coats in-house to match all major siding colors. Quantity limits apply for custom color powder coat processing.

Traditional Wet Paint Processing

Tamlyn also can provide traditional wet paint process for custom colors. This is advantageous often for smaller volume orders. The color control and matching can be precisely managed to assure consistency throughout a job or project. Minimum quantity limits apply for all color matches.

Colors shown are illustrated as accurately as printing methods will permit. Please utilize actual product samples for true color comparison.

Aged Pewter*	Maple
Artic White*	Marigold
Autumn Red	Monterey Taupe*
Autumn Tan*	Mountain Sage*
Black*	Nantucket Gray
Boothbay Blue*	Natural Clay
Cedar	Navajo Beige*
Coastal Blue	Night Gray*
Cobble Stone*	Olive
Countrylane Red*	Pacific Blue
Cypress	Pearl Gray*
Dark Bronze*	Pewter
Deep Ocean*	Redwood
Desert Tan	Rich Espresso*
Emerald	Sable Brown
Evening Blue*	Sail Cloth*
Flagstone	Sandstone Beige*
Forest	Savannah Wicker
Granite Gray	Slate
Gray Slate*	Snow
Hearthstone	Sterling Gray
Heathered Moss*	Suede
Iron Gray*	Taupe
Khaki Brown*	Timber Bark*
Light Maple	Traditional Red*
Light Mist*	Woodland Cream*
Linen	Woodstock Brown*
Mahogany	Clear Anodized* / Primed*

***Colors with coil stock for fabrication in-house at time of printing.**

Any other color you imagine is also available from TAMLYN.
Want to match a school or corporate color scheme, we can make it happen

Colors shown are illustrated as accurately as printing methods will permit. Please utilize actual product samples for true color comparison. With all color processes there is an allowable variance tolerance that applies to painting and use of dissimilar substrate materials to which paint is applied. Pre-matched colors on many siding products are considered to be stock matched from TAMLYN and do not require signed match approval for processing. Any other colors must have signed/accepted hand matches completed prior to order processing/acceptance. The colors below are examples of the majority of current ready matched shades. Almost any other color can be matched. There are quantity minimums for all orders of color processing. Paint variance is from lot to lot WILL occur and on large projects it is recommended that all color items be ordered at one time.

www.tamlyn.com © 2016 TAMLYN

XtremeTrim® Table of Contents

Horizontals

BRH Page 28
Horizontal Bead Reveal

CQZ Page 30
Horizontal Z

F Page 56
Style "F" Trim

FR Page 57
Style "F" Reveal Trim

JMH Page 54
Standard J-Mold

JMR Page 55
Reveal J-Mold

JMS Page 53
Basic J Mold

RH Page 26
Horizontal Reveal

RHB Page 27
Horizontal Board Reveal

XS Page 61
Starter Strip

XWF Page 58
Window Flashing

XZH Page 25
Standard Horizontal Z

XZS Page 29
Basic Horizontal Z

Verticals

BRV Page 22
Vertical Bead Reveal

RV Page 16
Vertical Reveal

RVB Page 20
Vertical Board Reveal

RVBN Page 19
Vertical Batten Reveal

RVC Page 17
Vertical Reveal

RVT Page 18
Vertical Reveal - Transition

SHM Page 21
Vertical Siding H-Mold

TM Page 23
Vertical T-Mold

TMB Page 24
Vertical Box T-Mold

XHM Page 60
Soffit H-Mold

XL Page 59
"L" Transition Trim

Inside Corners

XIC Page 47
Plank Inside Corner

XIC Page 49
Panel Inside Corner

XICT Page 46
Inside Corner - Transition

XICB Page 52
Bullnose Inside Corner

XICLP Page 51
Low Profile Inside Corner

XICLP Page 63
Low Profile Inside Corner 135°

XICLP Page 50
Low Profile Inside Corner Transition

XICR Page 48
Reveal Inside Corner

Outside Corners

XOC12 Page 42
1x2 Board Outside Corner

XOC35 Page 43
3-1/2" Outside Corner

XOCB Page 45
Bullnose Outside Corner

XOCBL Page 40
Blunt Panel Outside Corner

XOCBN Page 44
Batten Outside Corner

XOCBT Page 39
Butted Outside Corner

XOCDR Page 34
Double Reveal Outside Corner

XOCLP Page 37
Low Profile Outside Corner

XOCLP Page 62
Low Profile Outside Corner 135°

XOCLP Page 62
Low Profile Outside Corner 135°

XOCLP Page 38
Low Profile Outside Corner Transition

XOCR Page 31
Reveal Open Outside Corner

XOCR Page 64
Reveal Open Outside Corner 135°

XOCR Page 32
Reveal Open Outside Corner Transition

XOCRM Page 36
Reveal Open Outside Corner Minimum Face

XOCSR Page 35
Square Reveal Outside Corner

XOCW Page 33
Reveal W Outside Corner

XOCX Page 41
Bold X Outside Corner

Water Management System

WHM Page 12
Vertical Siding H Mold

WJM Page 13
J Mold

WRV Page 12
Vertical Reveal

WICLP Page 15
Low Profile Inside Corner

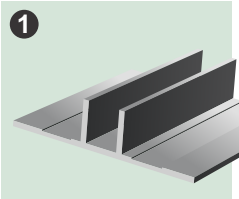
WOCLP Page 14
Low Profile Outside Corner

WOCR Page 14
Reveal Outside Corner

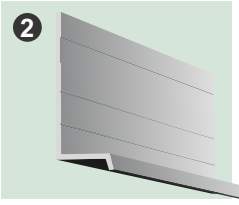
WZ Page 13
Horizontal Z

© 2016 TAMLYN

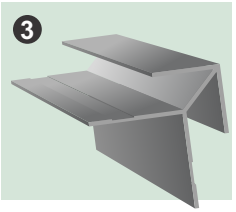
XtremeTrim® Bead System



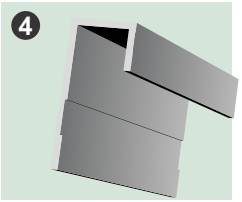
XtremeTrim® Vertical Bead Reveal
BRV Page 22



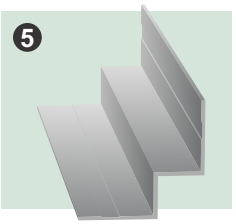
XtremeTrim® Horizontal Bead Reveal
BRH Page 28



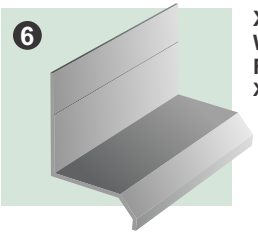
XtremeTrim® Low Profile Outside Corner
XOCLP Page 37



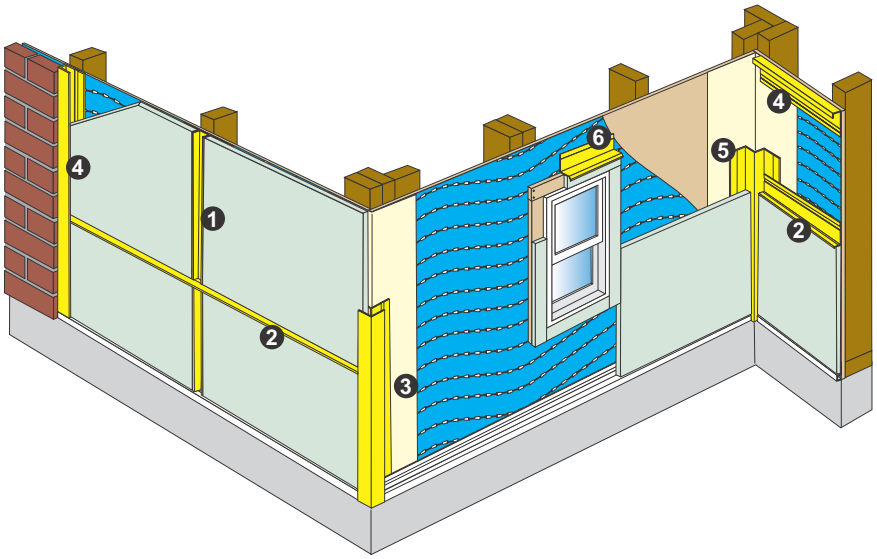
XtremeTrim® J Mold
JMH Page 54



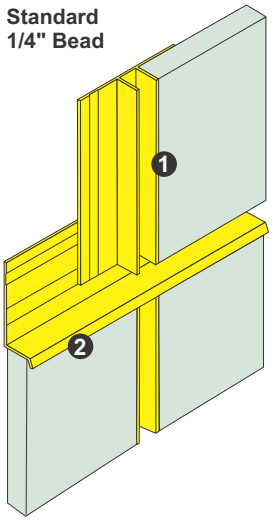
XtremeTrim® Panel Inside Corner
XIC Page 49



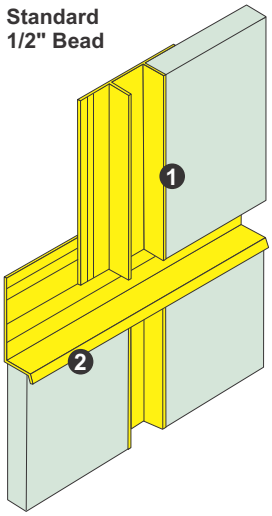
XtremeTrim® Window Flashing
XWF Page 58



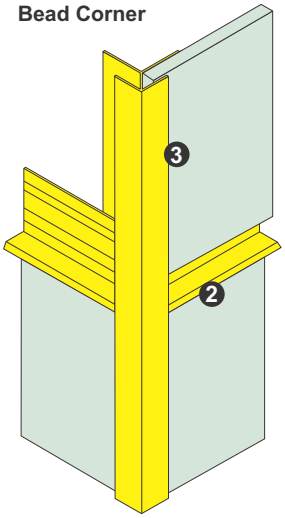
Standard 1/4" Bead



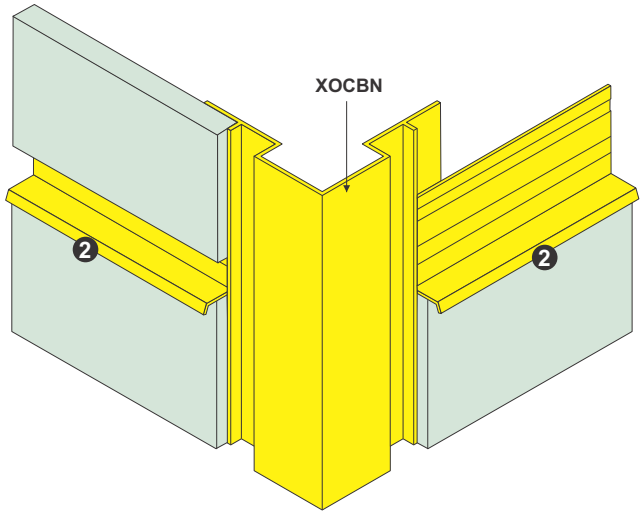
Standard 1/2" Bead



Bead Corner

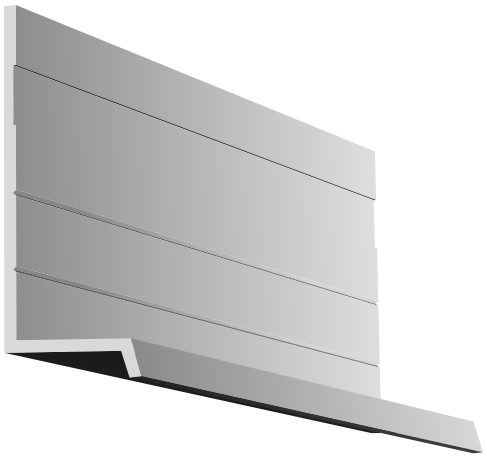


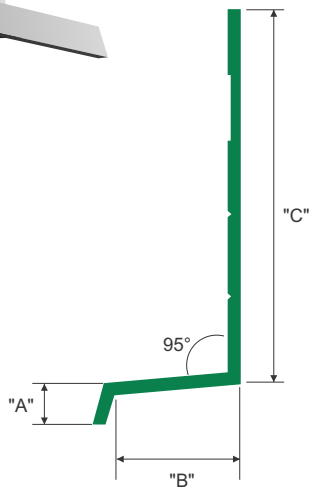
Batten Corner for 1/2" Bead



www.tamlyn.com © 2016 TAMLYN

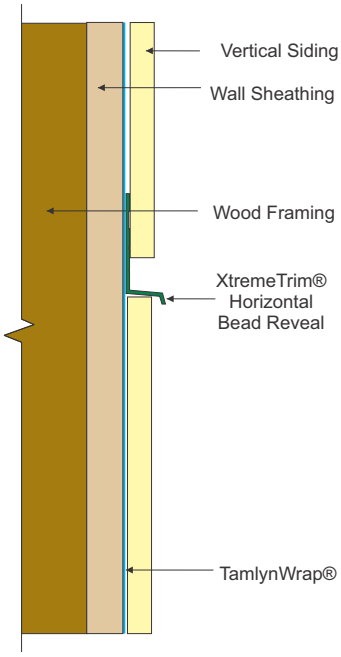
Horizontal Bead Reveal





ITEM ID	"A"	"B"	"C"	SIDING SIZE
BRH516	1/8"	3/8"	1-1/8"	5/16"
BRH716	1/8"	1/2"	1-1/8"	7/16"

All parts are 10' Length unless otherwise indicated



DESIGN FEATURES

Designed to work as part of a system with Vertical Bead Reveal. XtremeTrim® Horizontal Bead Reveal provides a minimal exposure while providing protection for the top edge of the lower panel.

MATERIAL

6063-T5 .040" ± .005 extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion.

FINISH

Unless specified all XtremeTrim® items are provided in primed finish. Also available in popular siding/soffit colors in standard face only color match or full coverage CoastalColorCoating™. Clear Anodized is stocked and custom anodized is available (minimums apply).

NOTE

Do not install Horizontal Bead Reveal on Horizontal applications where the exterior flange can catch water.

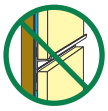
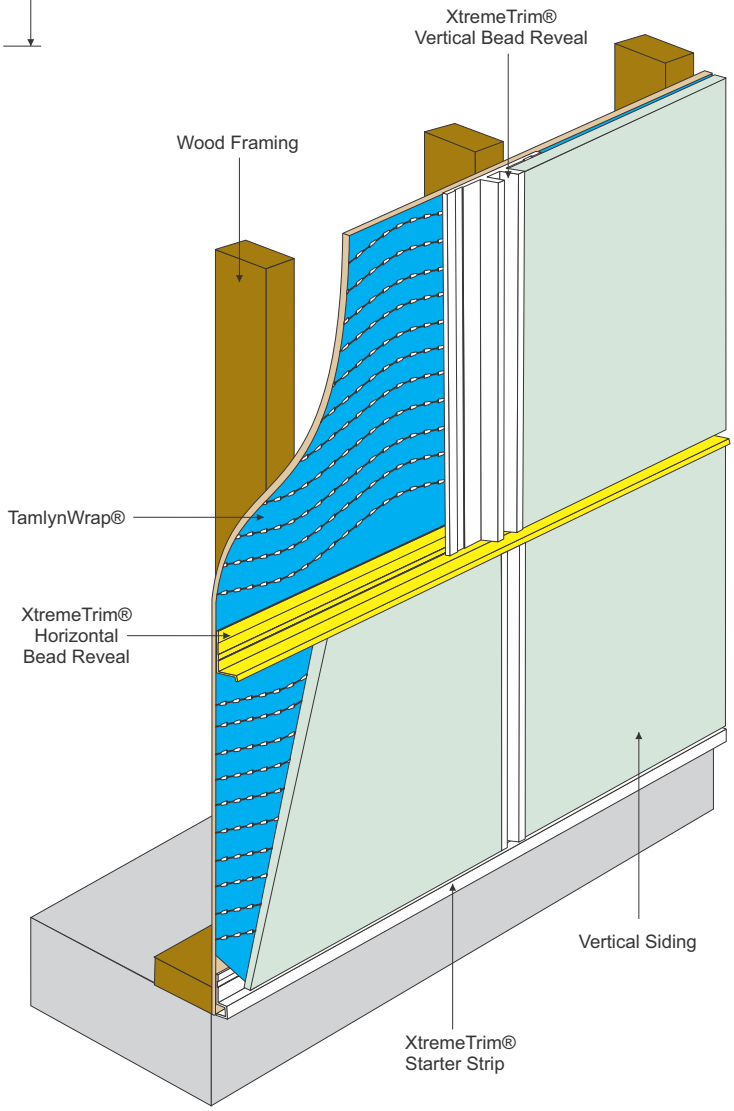
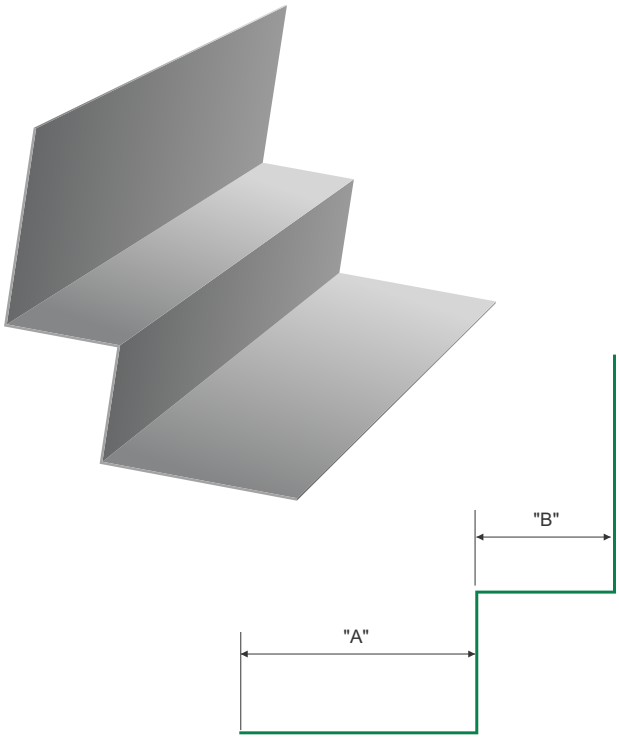


Illustration not to scale



www.tamlyn.com © 2016 TAMLYN

Basic Inside Corner



DESIGN FEATURES

Design authentically duplicates the look of a wood corner piece without the maintenance headaches. Eliminates wood inside corner piece that will split/rot over time.

MATERIAL

Primed: .019" ± .003 Galvanized steel with proprietary coating that protects against harsh weather conditions and allows for paint adhesion.

Color Matched: .019 ± .003 Aluminum sheet coated 2 sides with paint system that is specifically formulated for exterior applications.

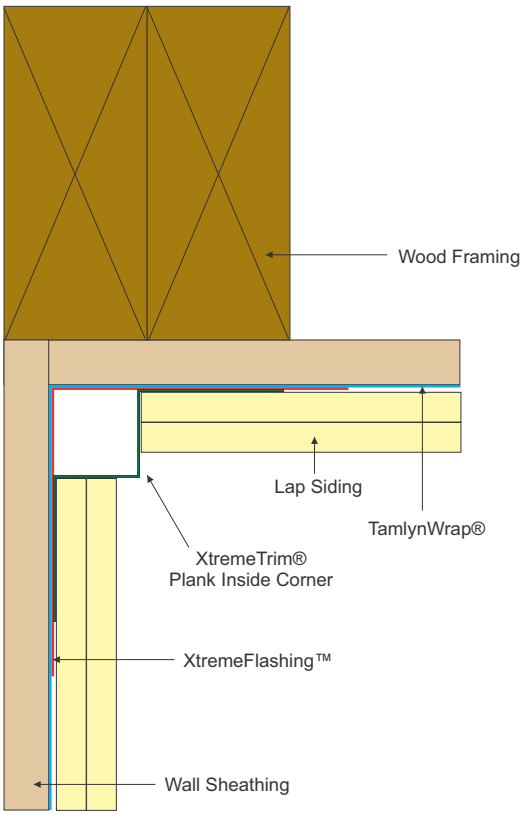
FINISH

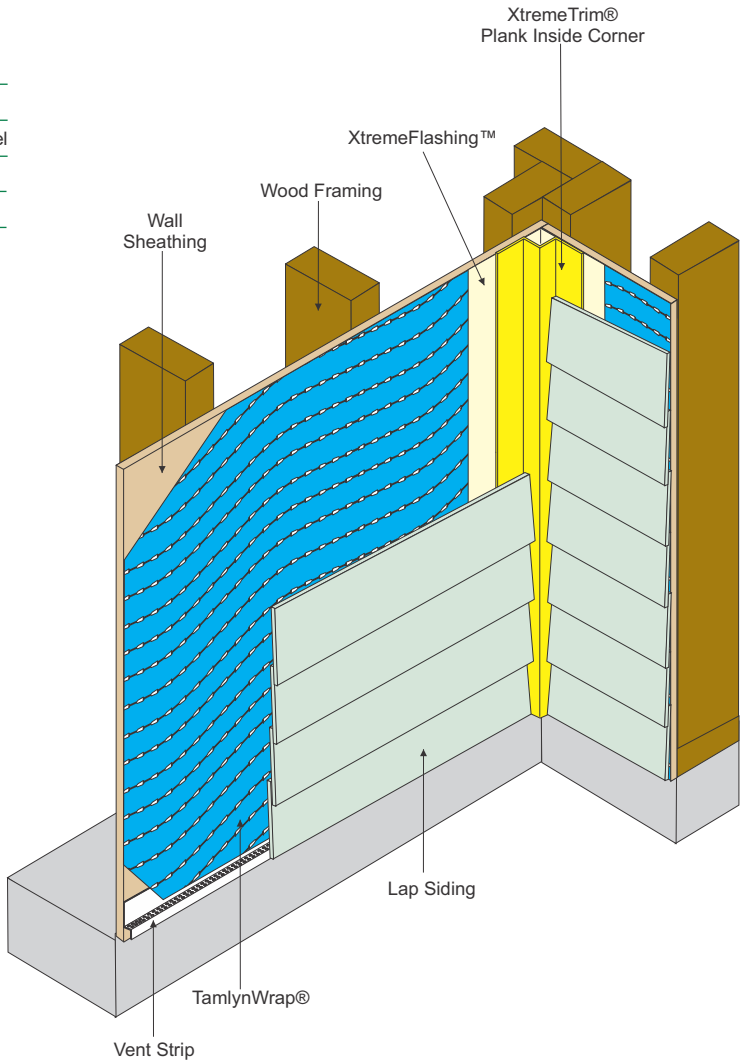
Unless specified all XtremeTrim® items are provided in primed finish. Also available in popular siding/soffit colors in standard face only color match or full coverage CoastalColorCoating™.

Illustration not to scale

ITEM ID	"A"	"B"	SIDING SIZE
XIC	1-1/2"	7/8"	5/16" Lap or Panel
XICJ	1-1/2"	1-1/2"	up to 1-1/4"
XICS	2"	1-1/2"	up to 1-1/4"

All parts are 10' Length unless otherwise indicated





© 2016 TAMLYN

ALPEN
CLEAR PERFORMANCE

Fiberglass Ribbon Window System

NEW Alpen Fiberglass Commercial Ribbon Window System

Alpen's new Ribbon Window System combines the *look* of conventional commercial aluminum storefront and strip windows with the *performance* of **fiberglass**. Boasting full-frame thermal values from R-5.3 (U-0.19) to R-7.7 (U-0.13), air infiltration resistance 3-4x better than aluminum storefront and fiberglass frames resistant to thermal conductivity to prevent occupant discomfort, the Alpen Fiberglass Ribbon Window System is poised to disrupt the aluminum window world.

Features:

- Structural capability to achieve expansive sizes and dramatic window walls
- Ultra-slim, modern profiles compliment modern design and commercial aesthetics
- Versatility allows incorporation of operable windows for natural ventilation
- Excellent sound attenuation
- Extensive range of Alpen super-insulating and directionally tuned glazing options available
- Modular design approach to installation delivers cost-effective alternative to aluminum site-assembled glazing
- Exclusive to Alpen: Suspended coated film glass technology and specialty architectural glass products can be used without sacrificing U-value. Alpen's Ribbon Window offers unique high thermal performance options including: **Spandrel, Frit, Tint, Laminated, Dynamic, Photovoltaic Glass and Daylight Redirecting Optics**

Alpen HPP | www.ThinkAlpen.com | info@ThinkAlpen.com | Ph: 303.834.3600 | 800.882.4466 | FX: 303.834.3541

ALPEN
CLEAR PERFORMANCE

Fiberglass Ribbon Window System

TECHNICAL SPECIFICATIONS

Uses: Fixed, Ribbon/Strip, Large "Punched" Openings and Window Walls

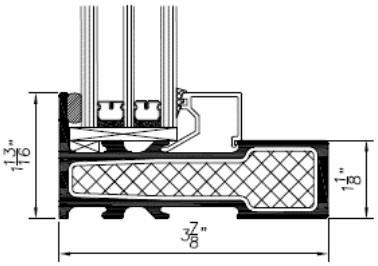
Applications: New Construction, Replacement, Residential, Commercial, Industrial & High Performance Buildings

Typical Whole-Window Performance Achieved with Alpenglass™:

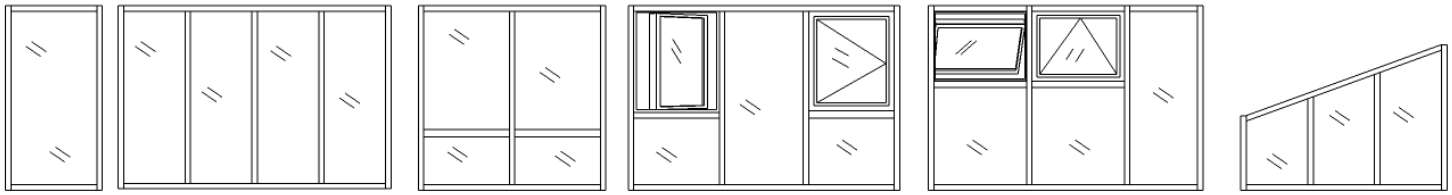
Alpenglass Type	Center-of-Glass			Full-Window			
	U-value	SHGC	VLT	U-value	R-Value	SHGC	VLT
All Climate-5	0.13	0.36	0.64	0.19	5.3	0.32	0.55
Solar Control-5	0.13	0.24	0.57	0.19	5.3	0.21	0.49
High Light-5	0.14	0.51	0.70	0.19	5.3	0.44	0.60
Solar Control-9	0.08	0.22	0.51	0.13	7.6	0.27	0.43
High Light-9	0.08	0.46	0.63	0.13	7.6	0.39	0.53

Structural Performance:

Description	Result
AAMA A440-11 Primary Designator:	CW-PG55-FW
Air Infiltration Resistance:	0.001 cfm/ft2 @ 1.57psf
Water Penetration Resistance:	No leakage at 15.04 psf (720 Pa)
Structural Test Pressure:	+/- 55.14 psf (2,160 Pa)
Forced Entry Resistance:	Grade 20



WINDOW STYLES: DESIGN IDEAS



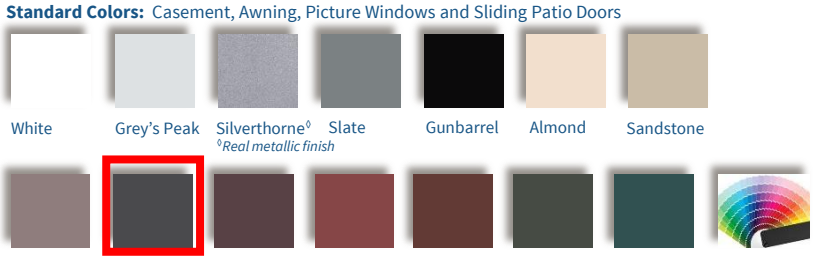
Fixed "Punched" | Fixed Ribbon With Vertical Mullions | Fixed Ribbon with Horizontal Mullions | Fixed Ribbon Combination With Casement Inserts | Fixed Ribbon Combination With Awning Inserts | Fixed Trapezoid Shapes

Installation: Anchor using factory- or field-applied anchor brackets supplied by Alpen HPP. Ribbons wider than 9' typically require field-assembly and field glazing of "filler" units between each factory-assembled/factory-glazed 'module'.

Exterior Trim Accessories: Aluminum Brickmold, 3-1/4" and 2-5/8" Frame Extenders

PAINT AND FINISH OPTIONS

Standard Colors: Casement, Awning, Picture Windows and Sliding Patio Doors



White | Grey's Peak | Silverthorne◊ | Slate | Gunbarrel | Almond | Sandstone

◊*Real metallic finish*

Silt | Dark Bronze | Buffalo | Red Rocks | Flat Iron | Evergreen | Blue Spruce | Custom

Alpen HPP | www.ThinkAlpen.com | info@ThinkAlpen.com | Ph: 303.834.3600 | 800.882.4466 | FX: 303.834.3541

Trifab™ VG (VersaGlaze™)

Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems & Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with Unmatched Fabrication Flexibility

Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, Trifab™ 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock™ Thermal Break.

Aesthetics

Trifab™ VersaGlaze™ framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.

KAWNEER
AN ARCONIC COMPANY

With seamless incorporation of Kawneer entrances or windows, including GLASSvent™ visually frameless ventilators, Trifab™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

Trifab™ VersaGlaze™ 450/451/451T framing systems offer four fabrication choices to suit your project (Trifab™ 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical mullions for Trifab™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company,Inc., Rowley, MA

For the Finishing Touch

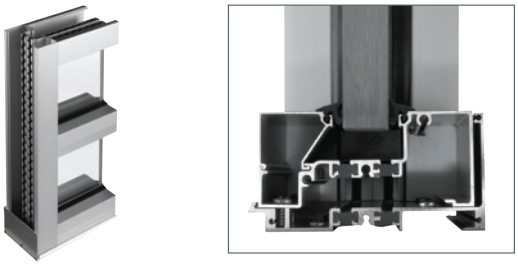
Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

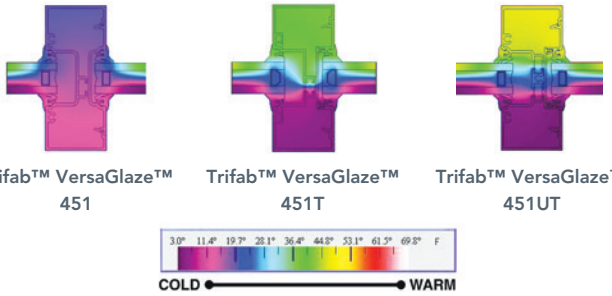
Kawneer's Isolock™ Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a "dual" Isolock™ Thermal Break is used on Trifab™ 451UT.



Trifab™ 451UT uses a "dual" Isolock™ Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

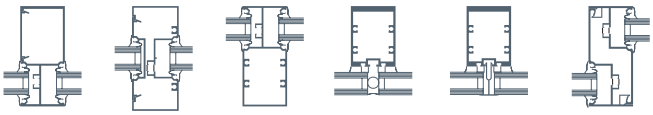


Trifab™ VersaGlaze™ 451 | **Trifab™ VersaGlaze™ 451T** | **Trifab™ VersaGlaze™ 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E 283
Water	AAMA 501, ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E 1425

Trifab™ VersaGlaze™ 450/451/451T glazing options
(note: Trifab™ 451UT available as center set glass plane only).



Front | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

KAWNEER
AN ARCONIC COMPANY

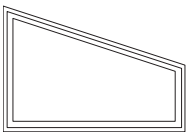
© Kawneer Company, Inc. 2007–2017 LITHO IN U.S.A. Form No. 17-2289.a
Trifab™, VersaGlaze™, Insulclad™ and Permanodic™ are trademarks of Kawneer Company, Inc.

All Ultrex® Series
POLYGON WINDOWS

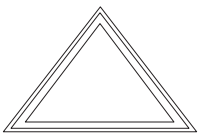
POLYGON

UNIQUE SHAPES FOR ONE-OF-A-KIND HOMES

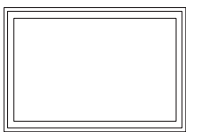
FREEDOM TO CREATE ALMOST ANY WINDOW ARRANGEMENT DESIRED.



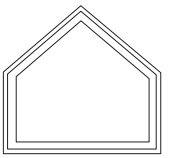
Trapezoid (R & L)



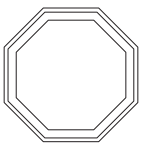
Isosceles Triangle



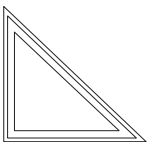
Rectangle



Pentagon



Octagon



90° Triangle (R & L)

- Standard jambs of 4 9/16" and 6 9/16" are available factory applied or as an extension kit.
- Consistent, fast delivery applies to even the most unique products.
- ENERGY STAR® certified and available with Low E1, Low E2, Low E3, or Low E3/ERS insulated glass.
- PG50 performance rating.
- Factory, reinforced, and field mulling kits available.
- Available in sizes up to 49 square feet.*

* Polygons maximum size is 72" x 96". When the longest leg exceeds 72" the shortest leg cannot exceed 72".

EXERCISE YOUR OPTIONS

Now Available with Ebony Interior/Exterior or Bronze Interior/Exterior

FINISHES

INTERIOR FINISHES: Product comes standard in paintable Stone White.

EXTERIOR FINISHES: Stone White, Evergreen, Pebble Gray, Ebony, Cashmere or Bronze. All are AAMA 624 verified and fully paintable without affecting the durability. The Ultrex® fiberglass exterior holds dark colors better than vinyl or vinyl/wood compostites.

GLAZING

Available in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas for a selection of energy-efficient glazing options.*

TEMPERED GLASS: Is standard on large units and doors, and available on most other units.

OBSCURE GLASS: Provides safety and secures a modicum of privacy without sacrificing energy efficiency and light.

SOUND ABATEMENT: Variable thickness glass provides enhanced STC and OITC sound abatement performance, while still providing a full selection of glass and divided lite options.

Tempered Glass

Obscure Glass

Variable Thickness Glass

GRILLES

PROFILED GRILLES-BETWEEN-THE-GLASS (GBG):
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White interior and Stone White, Pebble Gray, Cashmere, Bronze, Evergreen or Ebony exterior.

Grilles-Between-the-Glass**
shown in Stone White

* Argon gas not available in high elevations where capillary tubes are required.
** Not available in polygons except direct-glaze rectangles.

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

1. NAILING FIN
Pre-attached folding nailing fin and drip cap for easier installation. Available through-jamb and installation bracket options.

2. FACTORY-INSTALLED SCREENS
Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.

3. FACTORY-APPLIED JAMB EXTENSIONS
Factory-applied jamb extensions save time and labor. We supply 4 $^{9}/_{16}$" and 6 $^{9}/_{16}$" standard width jambs.

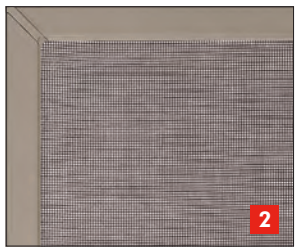
4. FACTORY-APPLIED SHEETROCK RETURN
Factory-applied sheetrock return accommodates $^{1}/_{2}$" to $^{5}/_{8}$" drywall, while the $^{3}/_{4}$" receiver accommodates box jambs and thicker installation methods.

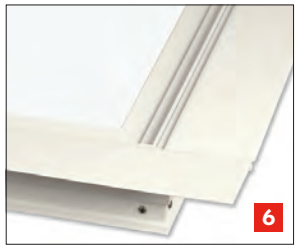
5. FACTORY MULLED ASSEMBLIES
Create your own assemblies with available standard factory mulling, reinforced factory mulling, or field mulling kits.

6. FRAME EXPANDERS
3" and 1" frame expanders provide installation flexibility, while our frame filler increases the frame depth to 3 $^{1}/_{4}$" for a seamless replacement installation.

7. SPECIAL SIZES
Special sizes are available on windows and doors in $^{1}/_{64}$" increments for the perfect fit every time.

8. J-CHANNEL
J-channel installs easily with various installation applications, while the detailed profile provides a more dramatic finished appearance.





EXTERIOR TRIM

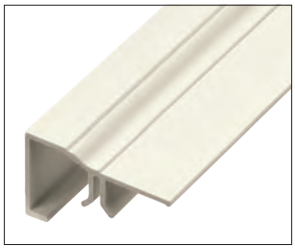
Ultrex® Exterior Trim is offered with all rectangular Wood-Ultrex and All Ultrex products in the same six exterior finishes. The same durability, performance, and look of Integrity® windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

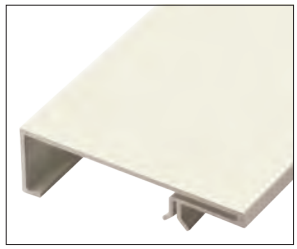
FLAT
3 1/2" Flat trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB
Barb and reciever attachment method provides for quick, secure installation.

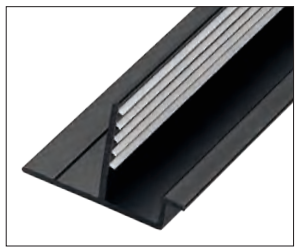


Brick Mould



Flat

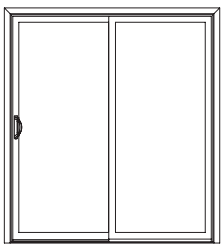
Sill Nose



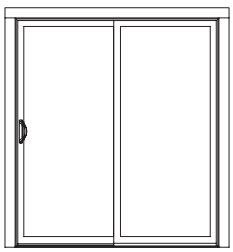
Connection Barb

TRIM CONFIGURATIONS

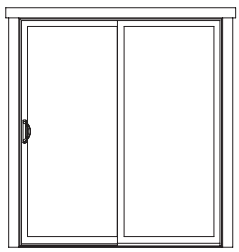
Multiple configurations are available in lineal lengths and factory pre-cut kits in all of Integrity's exterior colors.



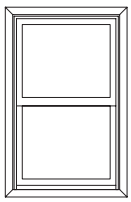
Brick Mould*



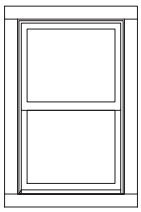
Flat*



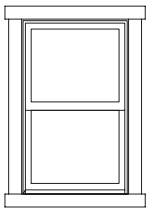
Flat Ranch*



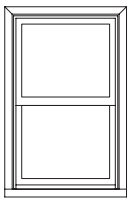
Brick Mould



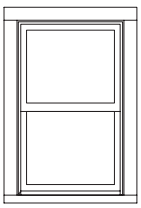
Flat



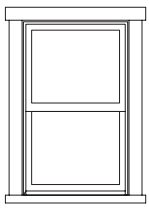
Flat Ranch



Brick Mould with Sill Nose



Flat with Sill Nose



Flat Ranch with Sill Nose

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DURABLE ULTREX® FIBERGLASS

QUITE POSSIBLY THE PERFECT BUILDING MATERIAL®

Pioneered by Marvin® Ultrex fiberglass outperforms vinyl and vinyl/wood composites in virtually every way. Non-conductive and non-corrosive, Ultrex resists the ravages of heat, cold, time and pressure to provide the most worry-free windows and doors available today.

- **Integrity® has 20+ years of advanced fiberglass expertise.**
- **Ultrex is the first and only fiberglass finish to be AAMA 624 verified.**
- **Fiberglass windows have a 38% longer useful life expectancy than vinyl.***

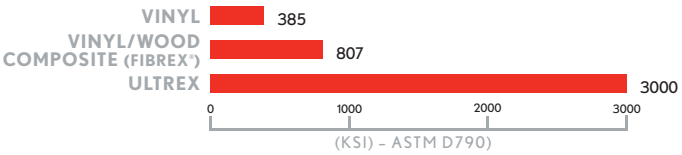
THE MATERIAL
YOU CHOOSE FOR YOUR WINDOWS AND DOORS
MATTERS

STRENGTH OF ULTREX

Ultrex is highly impact resistant and more rigid than vinyl and wood/vinyl composites. Issues of instability and less-than-perfect alignment that can complicate installation – and long-term performance – are not a concern with Integrity windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.

FLEXURAL MODULUS



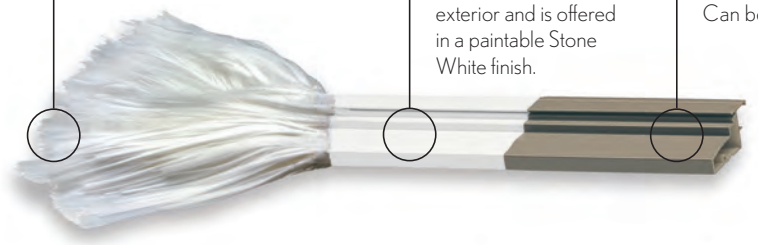
8X
STRONGER THAN VINYL**

VIRTUALLY INDESTRUCTIBLE, FUNDAMENTALLY DIFFERENT

Pultruded fiberglass
Thin strands of strong glass cables, saturated with compounded resins to create a durable material.

All Ultrex interior
The interior is created with the same durable Ultrex fiberglass as the exterior and is offered in a paintable Stone White finish.

All Ultrex exterior
Integrity's patented factory finish meets AAMA 624 performance requirements and is available in Stone White, Pebble Gray, Cashmere, Bronze, Evergreen, or Ebony. Can be painted with no impact on its protective properties.



Ultrex fiberglass stands up mightily to rain, wind, heat, and time, looking beautiful and performing well long after other window and door materials have lost their luster.

* "Life cycle assessment of windows for the North American residential market: Case Study" by the University of British Columbia Scandinavian Journal of Forest Research, 2008.

** Comparison of Flexural Modulus.

Condos, townhouses, schools, businesses, churches...whatever your commercial project, Integrity has the experience to meet your needs.

NO MATTER THE PROJECT,
ULTREX
FIBERGLASS HAS YOU COVERED

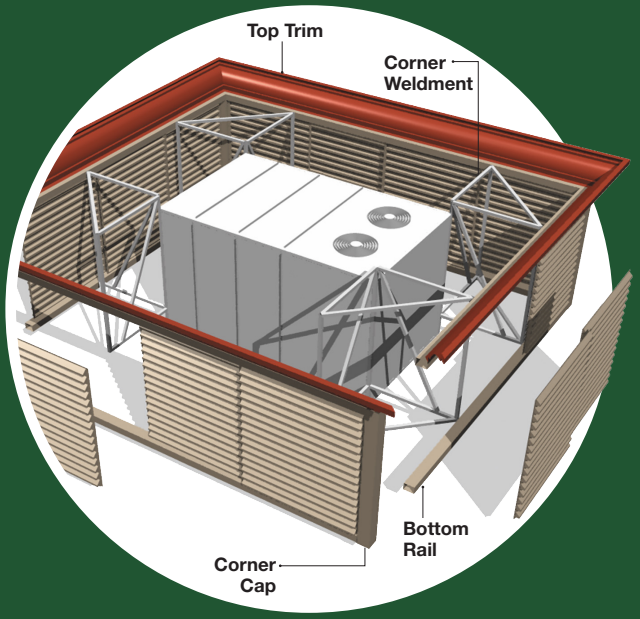
ALL ULTREX REINFORCED MULL

The Integrity® reinforced mull is an available factory option on All Ultrex® Series windows and doors. The reinforced mull meets AAMA 450 specifications and performs up to a PG40 assembly rating to meet stringent project performance requirements.

INNOVATIVE ROOFTOP SCREENS

Attractive, code-compliant and long lasting, Envisor equipment screens offer architects the flexibility to create affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment – you name it!

- **ZERO ROOFTOP PENETRATION**
- **APPROVED FOR USE WITH MOST MAJOR BRANDS**
- **SLIDING PANELS FOR EASY SERVICE ACCESS**



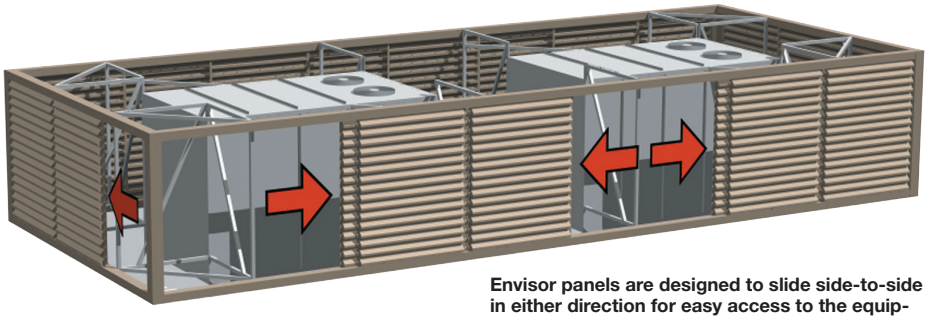
envisor®

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

envisor®

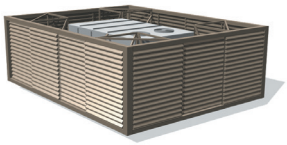
Customizing a screen to fit your needs is easy. Simply choose your design, panel style, trim option and color and tell us about the units you want to screen and our project manager will take care of it.

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV co-extruded cap on both sides or durable, weather-resistant aluminum

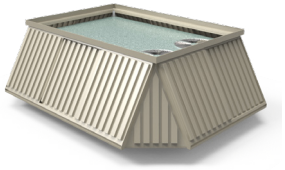


Envisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS



Vertical



Canted

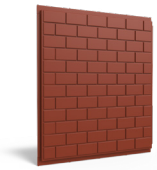
Perimeter Wall

PANEL STYLES

ACRYLICAP ABS

Louver

Horizontal Rib



Brick

7.2 Rib

METAL

7.2 Rib Metal

Pan Metal

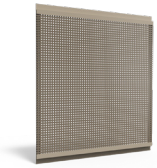
Pan

Forrest

Batten

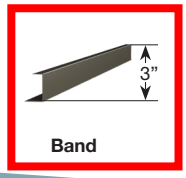
Vertical Rib

Vertical Rib Metal

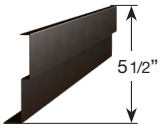


Perforated Metal

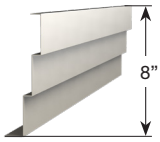
TOP TRIM OPTIONS



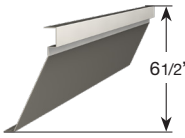
Band



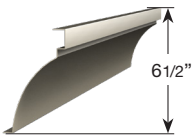
Step 2



Step 3



Alamo



Cove

COLOR OPTIONS

Alabaster | **Almond** | **Cypress Moss** | **Dark Bronze**

Forrest Green | **Khaki** | **Oyster** | **Mansard Brown**

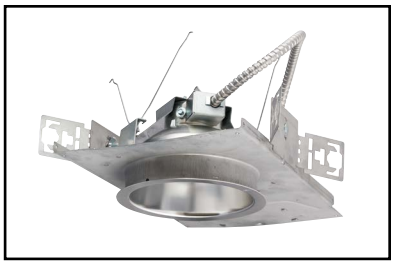
Putty | **Ranchero Red** | **Sagebrush** | **Shadow Gray**

Slate Gray | **Custom Color**

CUSTOM SOLUTIONS

Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit us online.

FIXTURE TYPE A,B,C



6" LED Downlight

LC6SL

1000/1400/1800 Lumens
120V-277V, 347V
0-10V Dimming Option

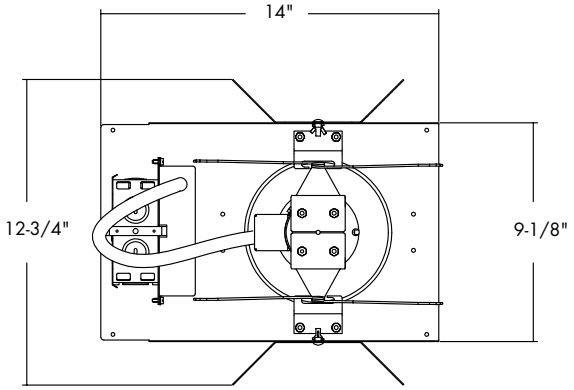
DATE: TYPE:

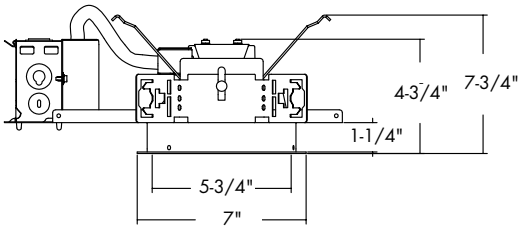
FIRM NAME:

PROJECT:

LiteFrame®

Ceiling Cutout: 6¼"
Maximum Ceiling Thickness 1¼"
For conversion to millimeters, multiply inches by 25.4
Not to Scale





LC6SL 10L & 14L

***See page 4 for LC6SL 18L line art**
***See page 4 for LC6SLEM line art**
***See page 4 for LC6SLCP line art**
***See page 4 for LC6SL WWCP line art**

APPLICATIONS:

LiteFrame Commercial LC6SL is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C (10L), 28°C (14L), 25°C (18L). Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE:

The LC6SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

LED DRIVER:

The LC6SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

DIMMING:

0-10V dimming options are available(DM/DM1), providing flicker-free dimming at 10% and 1% respectively. See list of compatible dimmers on page (4). For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:

Light commercial bar hangers included (not with WWCP option). Universal adjustable mounting brackets also accept ½" EMT conduit or 1½" or ¾" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90° increments to housing.

CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM, EMR and WW damp location). ENERGY STAR qualified.

WARRANTY:

5 year warranty. See www.prescolite.com for details.

Order housing, reflector, and accessories separately

CATALOG NUMBER: EXAMPLE: LC6SLDM-6LCSL14L35K9WT

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	-	TRIM APERTURE	OUTPUT	KELVIN	CRI	REF. FINISH/ COLOR OPTION	REFLECTOR OPTIONS	-	ACCESSORIES
❑ **LC6SL** Standard Lumen Non Dimming 120V-277V	❑ **DM** 0-10V 10% Dimming ❑ **DM1** 0-10V 1% Dimming	❑ **347**[3,7,10] 347V	❑ **EM**[2,4,8] Integral Battery Pack ❑ **EMR**[4] Remote Battery Pack ❑ **CP**[3,6,8] Chicago Plenum ❑ **WWCP**[3,9] Wall Wash Chicago Plenum Housing		❑ **6LCSL** Standard Lumen Clear Alzak Reflector	❑ **10L** 1000 Lumen ❑ **14L** 1400 Lumen ❑ **18L** 1800 Lumen	❑ **27K** 2700 Kelvin ❑ **30K** 3000 Kelvin ❑ **35K** 3500 Kelvin ❑ **40K** 4000 Kelvin ❑ **50K** 5000 Kelvin	❑ **8** 80+ CRI ❑ **9** 90+ CRI	❑ **WH** Painted Matte White Reflector and Flange	❑ **WT** Painted White Flange Only ❑ **WF** Wide Flange ❑ **WW**[4,5,7] Wall Wash ❑ **EM**[2,4,8] Integral Battery Pack ❑ **CP**[3,6] Chicago Plenum		❑ **B24** Set of two(2) 24" bar hangers for T-bar ceilings ❑ **B6** Set of two (2) bar hangers for ceiling joist up to 24" centers ❑ **SCA6D_** Sloped ceiling adapter (see note on page 4) ❑ **LiteGear**[1] Inverter, single phase central lighting, 125VA-250VA ❑ **LPS Series**[1] LitePower micro-inverter, 20VA-55VA

[1] See Central Inverter compatibility note and web links on page 4.
[2] EM must be selected on both the housing and the trim.
[3] Not compatible with EM or EMR
[4] Damp location only
[5] Compatible with EMR only
[6] CP must be selected on both the housing and the trim
[7] Not compatible with CP
[8] Not available with WW option
[9] WW must be selected on trim
[10] Not compatible with WWCP

prescolite
A Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

DRIVER DATA	6LCSL10Lxxx	6LCSL14Lxxx	6LCSL18Lxxx
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.111 (120v)	0.148 (120v)	0.185 (120v)
	0.048 (277v)	0.064 (277v)	0.080 (277v)
Input Power	13.4W	17.8W	22.2W
Constant Current Output	700mA	700mA	700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<25%	<20%	<20%
EMI Filtering	FCC 47CFR	FCC 47CFR	FCC 47CFR
	Part 15, Class A	Part 15, Class A	Part 15, Class A
Operating Temperature	-30°C to +35°C	-30°C to +28°C	-30°C to +25°C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected

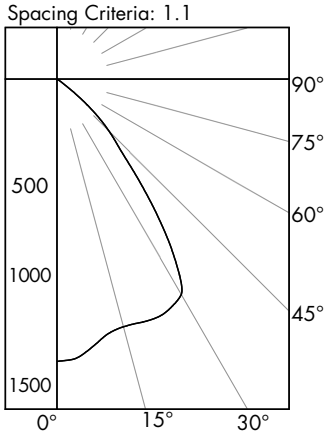
When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

Lumen Multiplier Table

Photometrics for the LC6SL are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.09
4000 Kelvin	1.00
3500 Kelvin	1.00
3000 Kelvin	0.99
2700 Kelvin	0.96

LC6SL 6LCSL18L35K8
LED Light Engine: 3500K, 80+ CRI
System Wattage: 22.3W
Fixture Delivered Lumens: 1941
Fixture Efficacy: 87.0
Spacing Criteria: 1.1



Test No. 16.03178
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

CANDELA DISTRIBUTION

DEG	CANDELA
0	1368
5	1345
15	1243
25	1247
35	923
45	357
55	27
65	5
75	1
85	0
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1935	99.7
0-90	1941	100.0
90-180	0	0.0
0-180	1941	100.0

LUMINANCE DATA IN CANDELA/ SQ. METER

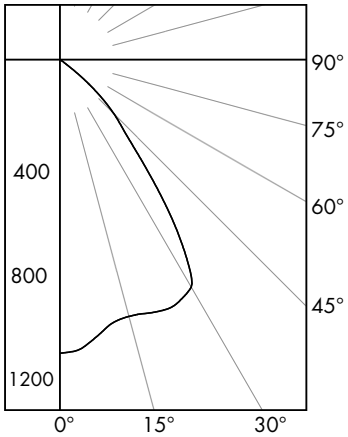
Angle in Vertical	Average
45°	27667
55°	2580
65°	648
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%				70%				50%			30%			10%		
	20% Effective Floor Cavity Reflectance																
	% Wall Reflectance																
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	79	75	92	84	79	74	82	77	73	80	76	72	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68	63	60
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63	59	55
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL18L35K8 Test No. 16.03178

LC6SL 6LCSL14L35K8
LED Light Engine: 3500K, 80+ CRI
System Wattage: 17.9W
Fixture Delivered Lumens: 1520
Fixture Efficacy: 84.9
Spacing Criteria: 1.1



Test No. 16.03177
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

CANDELA DISTRIBUTION

DEG	CANDELA
0	1072
5	1050
15	971
25	990
35	721
45	277
55	20
65	4
75	1
85	0
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1515	99.7
0-90	1520	100.0
90-180	0	0.0
0-180	1520	100.0

LUMINANCE DATA IN CANDELA/ SQ. METER

Angle in Vertical	Average
45°	21467
55°	1911
65°	519
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%				70%				50%			30%			10%		
	20% Effective Floor Cavity Reflectance																
	% Wall Reflectance																
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	80	75	92	85	79	74	82	77	73	80	76	73	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	61	68	64	60
7	78	68	61	56	77	67	61	56	66	60	56	65	59	56	63	59	55
8	74	63	56	52	72	62	56	52	61	56	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL14L35K8 Test No. 16.03177

prescolite

Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**
701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000

Copyright ©2017 Prescolite, Inc., a division of Hubbell Lighting, Inc. All Rights Reserved

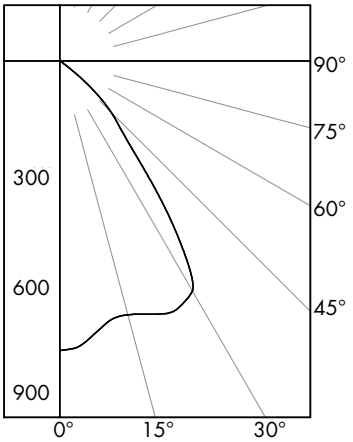
Specifications subject to change without notice. • Printed in U.S.A. • LFR-LED-041 • 3/15/17

HUBBELL® Lighting, Inc.

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

LC6SL 6LCSL10L35K8
LED Light Engine: 3500K, 80+ CRI
System Wattage: 13.5W
Fixture Delivered Lumens: 1106
Fixture Efficacy: 81.9
Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	780
5	762
15	708
25	740
35	518
45	196
55	15
65	3
75	1
85	0
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1103	99.7
0-90	1106	100.0
90-180	0	0.0
0-180	1106	100.0

LUMINANCE DATA IN CANDELA/ SQ. METER

Angle in Vertical	Average
45°	15190
55°	1433
65°	389
75°	212
85°	0

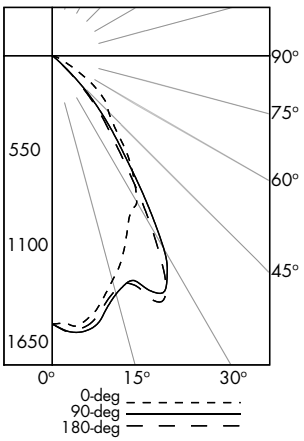
COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																	
	80%				70%				50%			30%			10%			
	20% Effective Floor Cavity Reflectance																	
	% Wall Reflectance																	
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	107	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	88	83	98	92	87	82	89	85	81	86	83	80	84	81	79
4	94	86	80	75	92	85	79	74	82	77	74	80	76	73	78	75	72
5	89	79	73	68	87	78	72	68	76	71	67	75	70	66	73	69	66
6	83	73	67	62	82	73	66	62	71	65	61	69	65	61	68	64	60
7	78	68	61	57	77	67	61	56	66	60	56	65	60	56	64	59	55
8	74	63	57	52	73	63	56	52	61	56	52	60	55	61	59	55	51
9	70	59	52	48	69	58	52	48	57	52	48	57	51	47	56	51	47
10	66	55	49	44	65	55	48	44	54	48	44	53	48	44	52	47	44

LC6SL 6LCSL10L35K8 Test No. 16.03179

Test No. 16.03179
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

LC6SL 6LCSL18L35K8 WW
LED Light Engine: 3500K, 80+ CRI
System Wattage: 22.2W
Fixture Delivered Lumens: 1938
Fixture Efficacy: 87.3



CANDELA DISTRIBUTION

DEG	0	90	180
0	1527	1527	1527
5	1545	1581	1565
15	1324	1404	1383
25	1030	1489	1517
35	792	780	670
45	454	219	189
55	273	8	8
65	64	2	2
75	9	1	1
85	0	0	0
90	0	0	0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	0 DEG	90 DEG	180 DEG
45°	38311	18480	15949
55°	28400	832	832
65°	9036	282	282
75°	2075	231	231
85°	0	0	0

2′ DISTANCE FIXTURE MOUNTED OUT FROM WALLS
FOOTCANDLE DISTRIBUTION ON WALL SURFACE (DIRECT ONLY)

DISTANCE FROM CEILING IN FEET	1′	2′	3′	4′		MULTIPLE UNITS: UNITS ON 3′ CENTER			UNITS ON 4′ CENTER		
1	15	11	6	2	1	15	5	15	15	1	15
2	40	36	26	13	5	41	27	41	40	10	40
3	36	35	28	18	11	41	36	41	36	22	36
4	22	22	22	19	13	33	39	33	25	27	25
5	14	14	14	14	13	27	30	27	20	25	20
6	10	10	9	9	9	24	22	24	16	19	16
7	7	7	6	6	6	19	18	19	14	14	14
8	5	5	5	4	4	15	15	15	12	11	12
9	4	4	3	3	3	12	13	12	10	9	10

LC6SL 6LCSL18L35K8 WW Test No. 16.03309

Test No. 16.03309
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

prescolite

Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**
701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000

Copyright ©2017 Prescolite, Inc., a division of Hubbell Lighting, Inc. All Rights Reserved

Specifications subject to change without notice. • Printed in U.S.A. • LFR-LED-041 • 3/15/17

HUBBELL Lighting, Inc.

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DVTV	http://bit.ly/11jSvZg
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	http://bit.ly/1BJn2R9

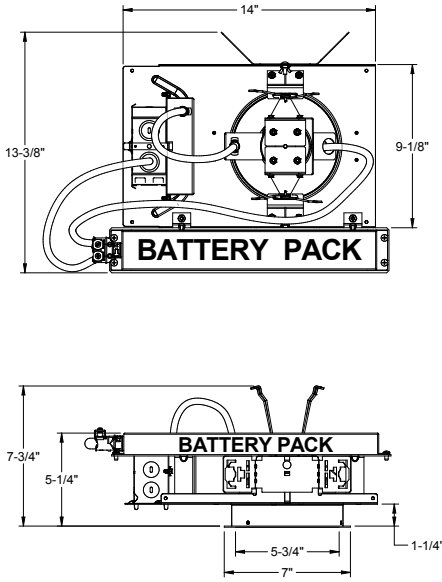
Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

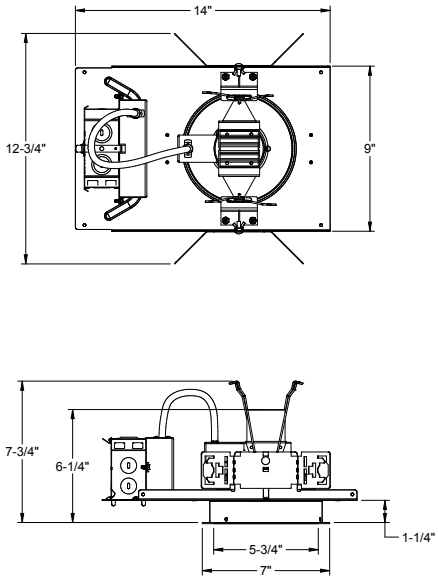
LiteGear: www.dual-lite.com/products/litegear_lg_series
LPS Series: www.dual-lite.com/products/lps

SCA6D

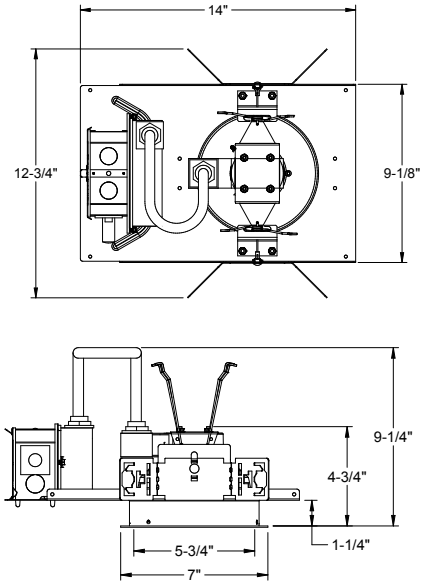
When ordering a sloped ceiling adapter, specify the degree of slope in 1° increments, maximum of 35°. For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.



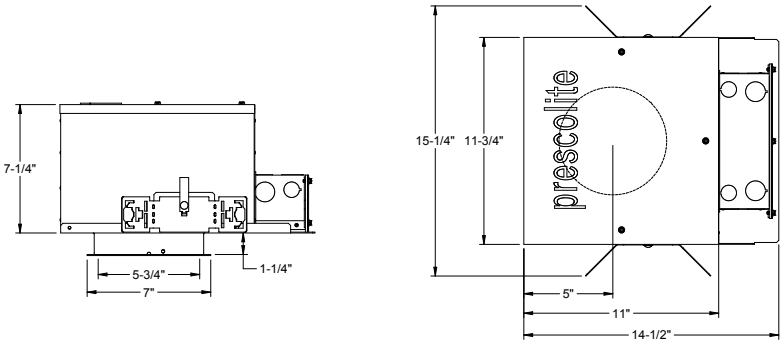
LC6SLEM



LC6SL 18L



LC6SL CP



LC6SL WWCP

Copyright ©2017 Prescolite, Inc., a division of Hubbell Lighting, Inc. All Rights Reserved

Specifications subject to change without notice. • Printed in U.S.A. • LFR-LED-041 • 3/15/17

FIXTURE TYPE D,G

KIM LIGHTING

Wall, Step, Path Light **EL807**

120 / 277 Volt Die-Cast Aluminum LED

revision 2/11/15 • kl_el807_spec.pdf

Type:
Job:
Fixture Catalog number:

_____ / _____
Fixture Mode Finish

Approvals:

Date:
Page: 1 of 2

Specifications

Housing: Die-cast low copper alloy (<0.6% Cu) aluminum with clear anodized finish. Two ½″ NPT in sides. Housing mounts into concrete, brick, or masonry (non-combustible materials). Internal splice area provided behind lamp plate.

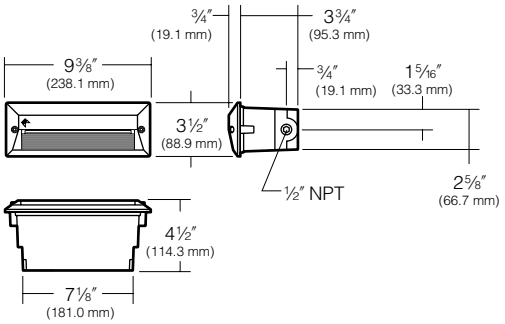
Lens Frame: Die-cast aluminum, with silicone gasket, attaches to housing with two captive 10-32 stainless steel, hex socket cap screws.

Lens: Tempered prismatic glass with silicone gasket, concealed above lens frame opening.

Finish: On lens frame only, each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors are Black **(BL)**, Dark Bronze **(DB)**, and Verde Green **(GR)**.

Optical System: A total of 3 or 9 LED emitters are configured together as a module. Available in 3000K, 4200K, and 5100K.

Driver: Universal Voltage from 120 to 277V with a ±10% tolerance. -40° F. starting temperature. All drivers are Underwriters Laboratories recognized.



ORDERING INFORMATION

Fixture	Source
☐ **EL807 / 3L3KUV**[1]	5.3W, 3 LED's, 3000K
☐ **EL807 / 3L4KUV**[1]	5.3W, 3 LED's, 4200K
☐ **EL807 / 3L5KUV**[1]	5.3W, 3 LED's, 5100K

Fixture	Source
☐ **EL807 / 9L3KUV**[1]	10.5W, 9 LED's, 3000K
☐ **EL807 / 9L4KUV**[1]	10.5W, 9 LED's, 4200K
☐ **EL807 / 9L5KUV**[1]	10.5W, 9 LED's, 5100K

[1] Universal Voltage from 120 to 277V with a ±10% tolerance. For 5.3W, Max Amps. are .13 for 120V, .080 for 208V, .080 for 240V, .060 for 277V. For 10.8W, Max Amps. are .090 for 120V, .050 for 208V, .040 for 240V, .040 for 277V..

Finish

☐ **BL** - Black
☐ **DB** - Dark Bronze
☐ **GR** - Verde Green

Listings and Ratings		
UL cUL 1598[1]	IP66 Rated	25C Ambient

[1]Suitable for wet locations

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

HUBBELL®
Hubbell Lighting, Inc.

c UL us LISTED

FIXTURE TYPE E

VIPER S SERIES

SMALL VIPER LUMINAIRE

Cat.#	
Job	Type

BEACON design . performance . technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Installation:

- Mounting options for horizontal armd, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electro-statically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermosetsuper TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

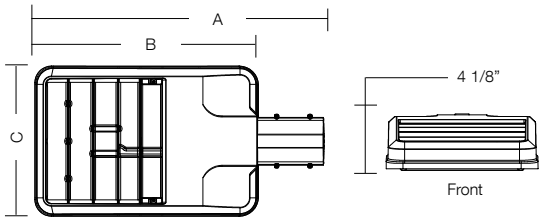
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/vipersmall

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

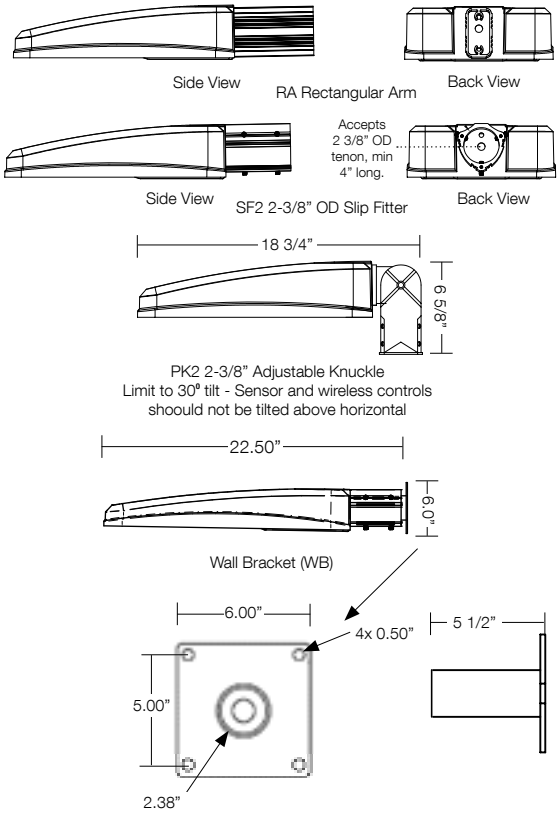
PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	Weight:	EPA
22.75" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

© 2015 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: **www.beaconproducts.com** • Printed in USA MARCH 8, 2018 8:43 AM

HUBBELL Lighting

ORDERING INFORMATION

ORDERING EXAMPLE: VPS/36NB-80/5K/T4/UNV/PCR-TL/SWP/BLC/RA/BBT

VPS

SERIES

VPS viper-small

ENGINE-WATTS

24NB-55 55W, LED array

30NB-70[9] 70W, LED array

36NB-80 80W, LED array

48NB-110 110W, LED array

60NB-136 136W, LED array

LED COLOR[8]

3K 3000K

4K 4000K

5K 5000K

OPTICS[4]

T1 type I

T2 type II

T3 type III

T4 type IV

T5R type V, rectangular

T5QM type V, square medium

T5W type V, round wide

FR front row auto optic

VOLTAGE

UNV 120-277V

347V 347V

480V 480V

ELECTRICAL OPTIONS

PCR-TL Twist lock receptacle with photo control

PCR-SC Twist lock receptacle with shorting cap

PCRU Twist lock receptacle

2PF[7] dual power feed

CONTROL OPTIONS

GENI-XX[6] Energeni

SWP[1,5] SiteSync Wireless Pre-Commission

SWPM[1,2,5] SiteSync Wireless Pre-Commission w/ Motion Detection

MDD[2,5] Motion Dimming Detector

HOUSE SIDE SHIELD OPTIONS

BLC[3] backlight control

BIRD DETERRENT

BSP bird spike

MOUNTING OPTIONS

RA rectangular arm for round or square pole mount. RPA included.

SF2 2 3/8" OD slip-fitter

PK2 2 3/8" adjustable knuckle

WB wall bracket (use with SF2 or PK2), SF2 standard

FINISH

BBT basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL _____

HOUSE SIDE SHIELD ACCESSORIES

HSS/VP-S/90-FB/XXX 90° shield front or back

HSS/VP-S/90-LR/XXX 90° shield left or right

HSS/VP-S/270-FB/XXX 270° shield front or back

HSS/VP-S/270-LR/XXX 270° shield left or right

HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-S/24NB-55/5K/T3/UNV/SWP/RA/DBT — SiteSync only
VP-S/24NB-55/5K/T3/UNV/SWPM-20F/RA/DBT — SiteSync with Motion Control

MDD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

VP-S/24NB-55/5K/T3/UNV/MDD - 1 to 30 min. - 33% or 50% - ?? / RA/DBT

High to Dim Delay — Low Level — Mounting Height (ft.)

[1] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details.
[2] Specify time delay; dimming level and mounting height.
[3] T4 optic only.
[4] To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.
[5] Not available with other wireless control or sensor options.
[6] When ordering Energeni, specifiy the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
[7] Not available for 347V or 480V input.
[8] This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf
[9] Not available with SWP and SWPM SiteSync options

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

DesignLights Consortium qualified.
Consult DLC website for more details:
http://www.designlights.org/QPL

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

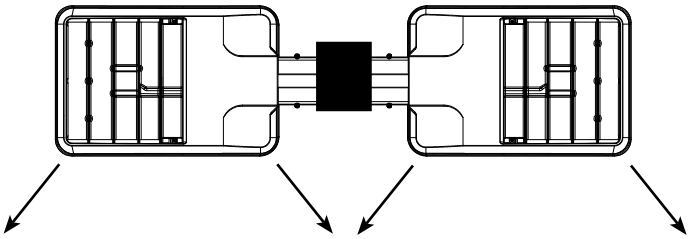
Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE™ Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: **www.beaconproducts.com** • Printed in USA MARCH 8, 2018 8:43 AM

LEFT ROTATED OPTIC **RIGHT ROTATED OPTIC**



PERFORMANCE DATA

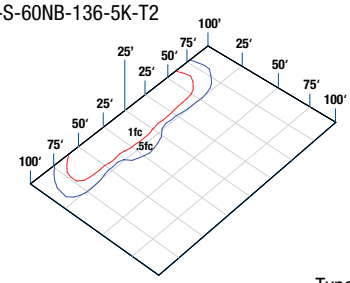
				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
24	700 mA	55 W	FR/T1	6339	114	1	0	1	6276	112	1	0	1	5389	97	1	0	1
			T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			T5QM	6171	111	3	0	1	6110	109	3	0	1	5245	94	2	0	1
			T5W	6087	109	3	0	1	6027	108	3	0	1	5201	93	3	0	1
30	700 mA	70 W	FR/T1	8096	113	1	0	1	8016	112	1	0	1	6882	96	1	0	1
			T2	7204	101	2	0	2	7133	100	2	0	2	6123	86	2	0	2
			T3	7743	108	2	0	2	7666	107	2	0	2	6659	93	2	0	2
			T4	7896	111	1	0	2	7817	110	1	0	2	6791	95	1	0	2
			T5R	8035	112	3	0	3	7954	111	3	0	3	6829	95	3	0	3
			T5QM	7846	110	3	0	1	7768	109	3	0	1	6669	93	3	0	1
			T5W	8305	116	3	0	2	8222	115	3	0	2	7142	100	3	0	2
36	700 mA	80 W	FR/T1	9515	114	1	0	1	9414	112	1	0	1	8083	96	1	0	1
			T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			T5QM	9257	110	3	0	1	9164	109	3	0	1	7868	94	3	0	1
			T5W	9131	109	3	0	2	9040	108	3	0	2	7801	93	3	0	2
48	700 mA	110 W	FR/T1	12679	114	2	0	1	15522	113	2	0	1	10777	97	1	0	1
			T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			T5QM	12342	111	3	0	2	12219	111	3	0	2	10491	95	3	0	2
			T5W	12175	110	4	0	2	12053	109	4	0	2	10402	94	4	0	2
60	700 mA	136 W	FR/T1	15848	116	2	0	1	15690	115	2	0	1	13471	98	2	0	1
			T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			T5QM	15427	113	4	0	2	15274	111	4	0	2	13314	96	3	0	2
			T5W	15218	111	4	0	2	15066	111	4	0	2	13002	95	4	0	2

[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

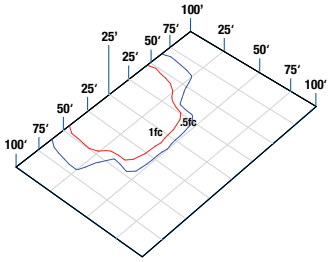
© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: **www.beaconproducts.com** • Printed in USA MARCH 8, 2018 8:43 AM

PHOTOMETRICS

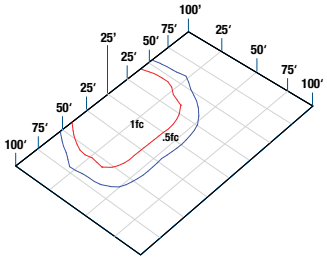
Type II
VP-S-60NB-136-5K-T2



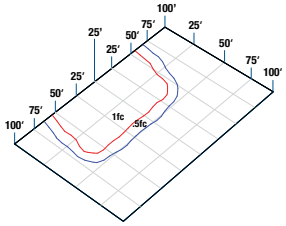
Type III
VP-S-60NB-136-5K-T3



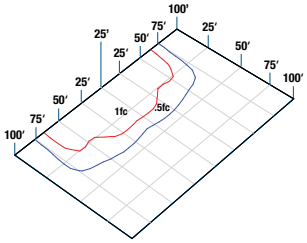
Type IV
VP-S-60NB-136-5K-T4



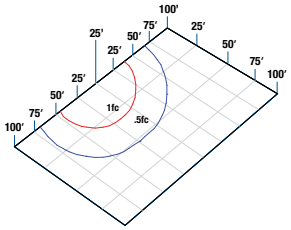
Type V Square Medium
VP-S-60NB-136-5K-T5QM



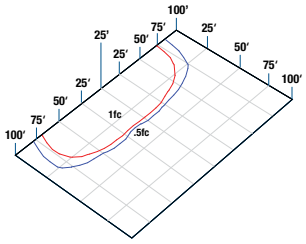
Type V Rectangular
VP-S-60NB-136-5K-T5R



Type V Round Wide
VP-S-60NB-136-5K-T5W



Front Row Auto Optic / Type I
VP-S-60NB-136-5K-FR
VP-S-60NB-136-5K-T1



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
30	2	700 mA	120	70	0.6
			277		0.3
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

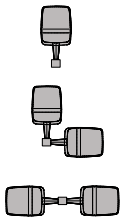
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

[1] Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

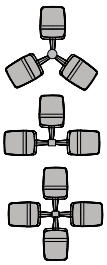
AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

EPA



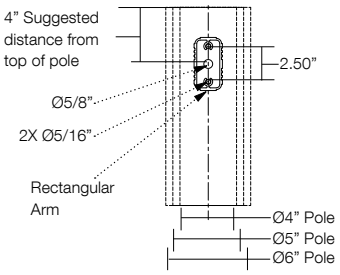
Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

DRILL PATTERN

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: **www.beaconproducts.com** • Printed in USA MARCH 8, 2018 8:43 AM

FIXTURE TYPE W

Cypher™ – CY2 Pedestrian Scale

TYPE

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- IES Type I, II, III & IV Distributions
- Wall Graze, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277, 347 and 480V
- 3000K, 4000K & 5000K CCT
- 10kA Surge Protection
- Fascia Forms F and E are ADA compliant for use in low mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K and warmer CCTs
- Occupancy Sensor & Wireless Control Options

Downlight only, 3000K and warmer CCTs

ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12
Series-Output	CCT/CRI	Model	Main Distribution	Secondary Distribution	Voltage	Housing Finish	Fascia Form	Luminous Front	Fascia Panel	Control Options	Options

SERIES-OUTPUT (Base)

CY2-25	25w, 2500 nominal lumens
CY2-35	40w, 3500 nominal lumens
CY2-45	50w, 4500 nominal lumens

CCT-CRI

2K8	2700K, 80CRI
3K7	3000K, 70CRI
3K8	3000K, 80CRI
4K7	4000K, 70CRI
4K8	4000K, 80CRI
5K7	5000K, 70CRI

MODEL (Light Engine)

1	DownLight Only
2	50/50 Down/Up, **Down/Up distributions must match**
3	90/10 Down/Up
4	25/25/25/25 Split, **Down/Up/Side distributions must match**
5	70/10/10/10 Split, **Top/Side distributions must match**

Contact factory for custom distributions,
See Distribution Matrix on page 2 for restrictions.

MAIN DISTRIBUTION (Down)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

SECONDARY DISTRIBUTION (Up, Sides)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
PB*	Pencil Beam
1D	Type 1 Diffused

** PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.*

SECONDARY DISTRIBUTION (Up, Sides)

2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

** PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.*

VOLTAGE

UNV	120-277V
347	347V
480	480V

BASE HOUSING FINISH

Standard Colors

AGN	Antique Green
BL	Black
BLT	Matte Black
CRT	Corten
DB	Dark Bronze
DGN	Dark Green
GT	Graphite
LG	Light Grey
MAL	Matte Aluminum
MDB	Metallic Bronze
MG	Medium Grey
TT	Titanium
VBU	Verde Blue
WDB	Weathered Bronze
WH	Arctic White

Premium Colors

SFM	Seafoam
SHK	Shamrock
SPP	Salt and Pepper
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

FASCIA FORM

F	Flat
R	Radius/Curved
T	Triangle/Wedge
E	Rounded Edge
C	Circle/Curved
CB	Cylinder Balanced
CT	Cylinder Tall
CBM	Custom Building Material Mount Ghost Fascia

LUMINOUS FRONT

BLANK	Standard None
RGBW	RGBW Luminous Front
LFSW	Static White Luminous Front

RGBW and LFSW luminous fronts are only available with open, four square and perforated fascia panels

FASCIA PANEL

FPP	Full Panel Painted
FPS	Full Panel Stainless Steel
FPC	Full Panel Copper
OPP	Open Panel Painted
OPS	Open Panel Stainless Steel
OPC	Open Panel Copper
4PP	4-Square Panel Painted
4PS	4-Square Panel Stainless Steel
4PC	4-Square Panel Copper
PPP	Perforated Panel Painted
PPS	Perforated Panel Stainless Steel
PPC	Perforated Panel Copper

Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.

CONTROL OPTIONS

PCU	Universal Button Photocell (120-277V)
SCP	Programmable Occupancy Sensor
SWP	SiteSync Wireless
SWPM	SiteSync Wireless w/Occupancy Sensor
WIR	wiSCAPE
WIRSC	wiSCAPE w/Occupancy Sensor

Occupancy sensors not available with CB, T, E or C fascia forms

OPTIONS

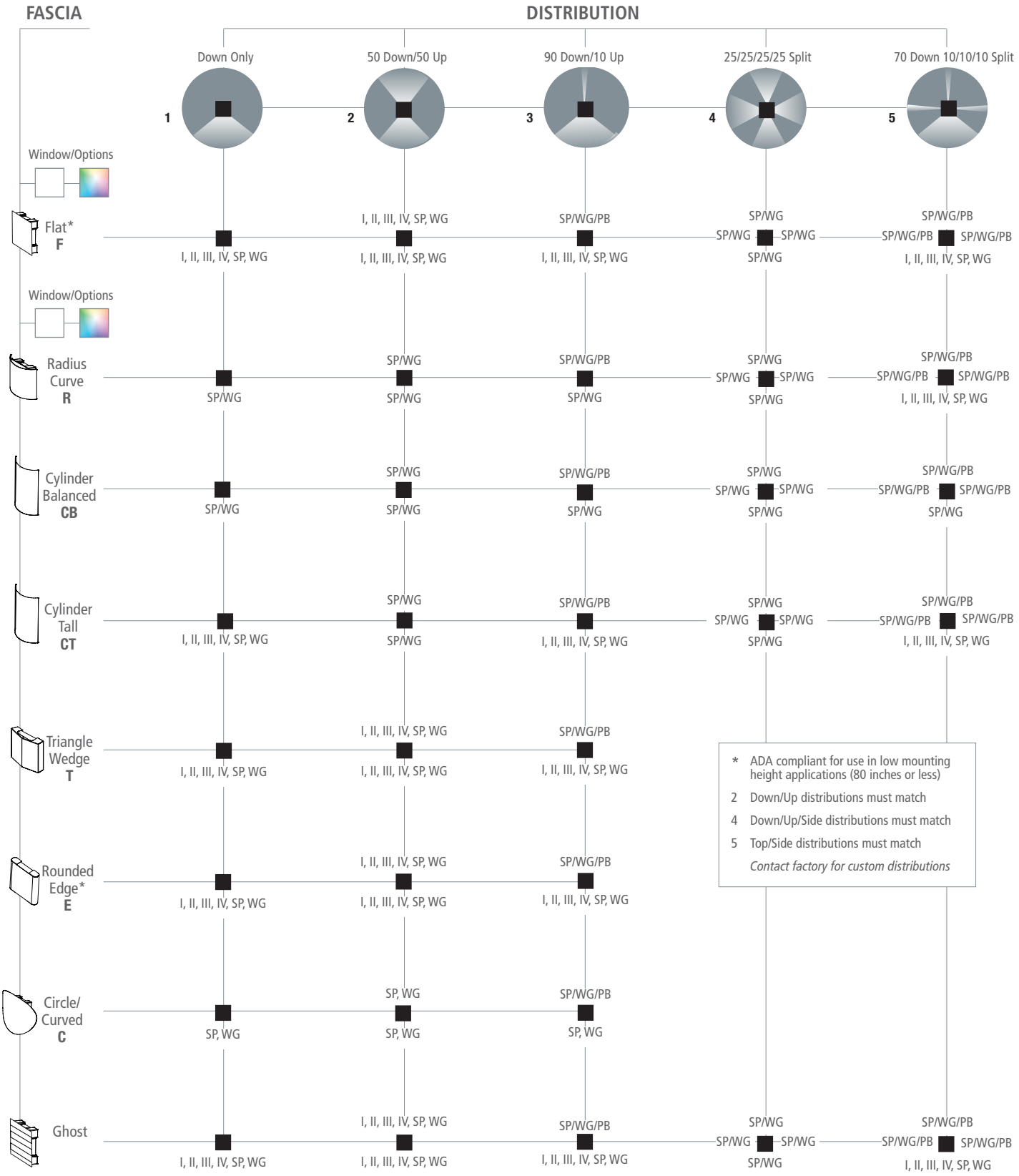
EM	Battery Backup Unit -20°C
SF	Single Fuse (120, 277, 347)
DF	Double Fuse (208, 240, 480)

Battery Backup not available with Triangle and Rounded Edge Fascia Forms.

architectural area lighting
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2017 | February 14, 2018 10:23 AM

JOB
TYPE
NOTES

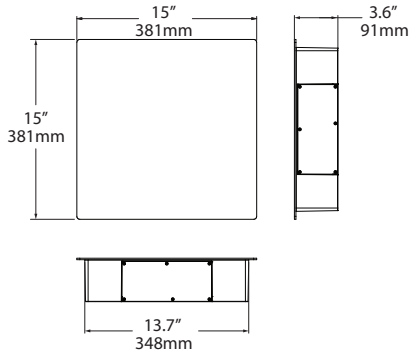
Distribution Matrix



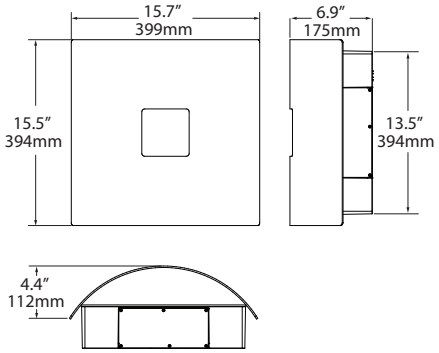
JOB
TYPE
NOTES

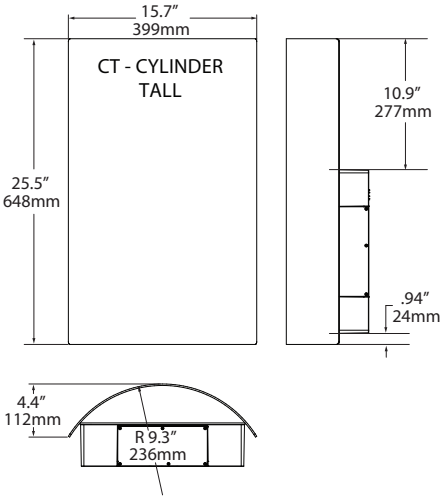
Drawings

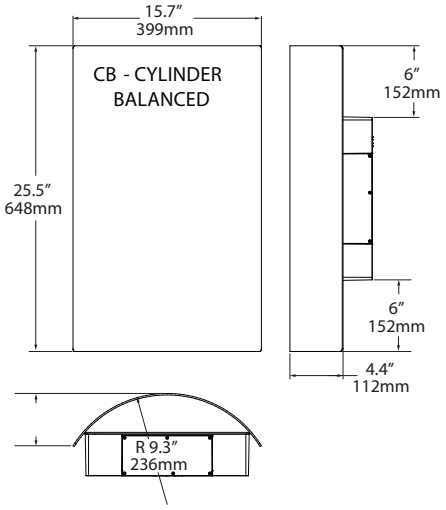
F - FLAT
ADA approved.



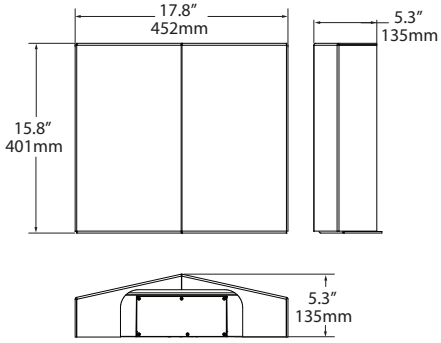
R - RADIUS/CURVED



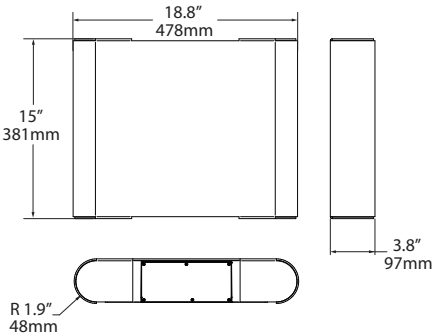




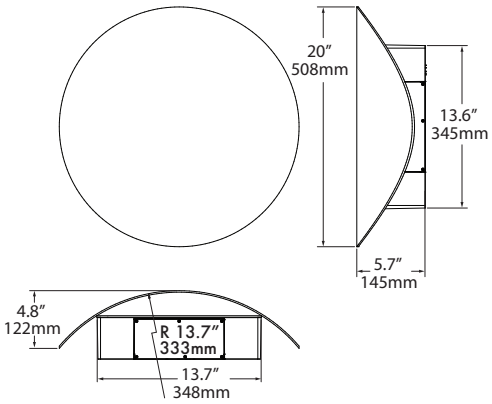
T - TRIANGLE/WEDGE



E - ROUNDED EDGE
ADA approved.



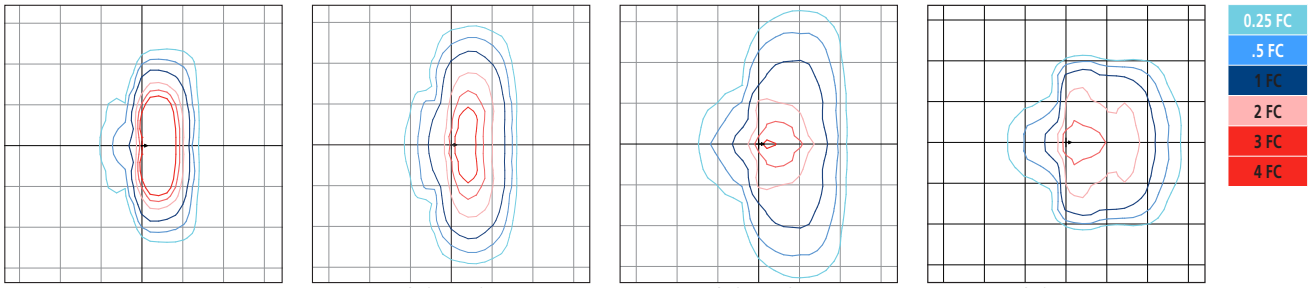
C - CIRCLE/CURVED



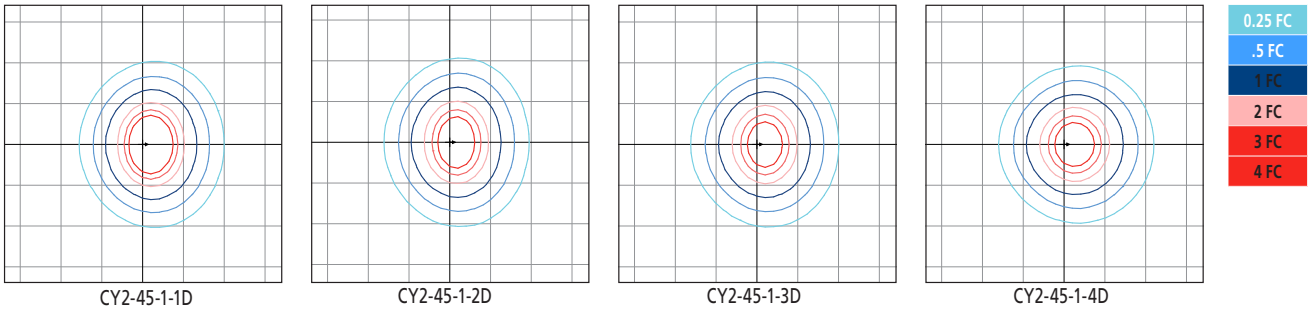
LUMINAIRE PERFORMANCE

Downlight only			Configuration														
			Bright White (5000K)					Neutral White (4000K)					Warm White (3000K)				
Nominal Output (Lm)	Average System Wattage	Distribution	Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating		
					B	U	G			B	U	G			B	U	G
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
2,500	26	Type 1	2836	109	0	0	0	2596	100	0	0	0	2499	96	0	0	0
		Type 2	2570	99	1	0	1	2353	90	1	0	1	2265	87	1	0	1
		Type 3	2739	107	1	0	1	2507	96	1	0	1	2413	93	1	0	1
		Type 4	2512	97	0	0	1	2299	88	0	0	1	2213	85	0	0	0
		Wall Graze	2795	107	2	0	0	2558	98	2	0	0	2462	95	2	0	0
		Spot/Column	2371	91	2	0	0	2171	83	2	0	0	2089	80	2	0	0
		Type 1 Diffused	2488	96	1	0	1	2278	88	1	0	1	2193	84	1	0	1
		Type 2 Diffused	2274	87	1	0	1	2082	80	1	0	1	2004	77	1	0	1
		Type 3 Diffused	2163	83	1	0	1	1980	76	1	0	1	1906	73	1	0	1
		Type 4 Diffused	2197	84	1	0	1	2011	77	1	0	1	1936	74	1	0	1
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
3,500	40	Type 1	4011	100	1	0	0	3672	92	1	0	0	3534	88	1	0	0
		Type 2	3635	91	1	0	1	3328	83	1	0	1	3203	80	1	0	0
		Type 3	3874	97	1	0	1	3546	89	1	0	1	3413	85	1	0	1
		Type 4	3553	89	1	0	1	3252	81	1	0	1	3131	78	1	0	1
		Wall Graze	3953	99	2	0	0	3618	90	2	0	0	3483	87	2	0	0
		Spot/Column	3354	84	3	0	0	3070	77	3	0	0	2955	74	3	0	0
		Type 1 Diffused	3519	88	1	0	1	3222	81	1	0	1	3101	78	1	0	1
		Type 2 Diffused	3217	80	1	0	1	2945	74	1	0	1	2835	71	1	0	1
		Type 3 Diffused	3059	76	1	0	1	2800	70	1	0	1	2695	67	1	0	1
		Type 4 Diffused	3107	78	1	0	1	2844	71	1	0	1	2738	68	1	0	1
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
4,500	52	Type 1	4982	97	1	0	1	4561	88	1	0	0	4390	84	1	0	0
		Type 2	4675	90	1	0	1	4280	82	1	0	1	4119	79	1	0	1
		Type 3	4812	95	1	0	1	4405	86	1	0	1	4240	82	1	0	1
		Type 4	4569	88	1	0	1	4183	80	1	0	1	4026	77	1	0	1
		Wall Graze	5083	99	3	0	0	4653	89	3	0	0	4479	86	3	0	0
		Spot/Column	4313	84	3	0	0	3948	76	3	0	0	3800	73	3	0	0
		Type 1 Diffused	4526	88	2	0	1	4143	80	1	0	1	3988	77	1	0	1
		Type 2 Diffused	4137	80	1	0	1	3787	73	1	0	1	3645	70	1	0	1
		Type 3 Diffused	3934	76	1	0	1	3601	69	1	0	1	3466	67	1	0	1
		Type 4 Diffused	3996	77	1	0	1	3658	70	1	0	1	3521	68	1	0	1

ISOLINE TEMPLATES 15' Mounting Height, 15' Grid Spacing



CY2-45-1-1 CY2-45-1-2 CY2-45-1-3 CY2-45-1-4



CY2-45-1-1D CY2-45-1-2D CY2-45-1-3D CY2-45-1-4D

ELECTRICAL CHARACTERISTICS

Lumen Package	System Wattage (W)	Line Voltage		Input				Min. Power Factor	Max THD (%)	Dimming Range	Source/Sink Current (mA)		Abosolute voltage range on 0-10v (+) Purple	
		VAC	Hz	120	277	347	480				Min.	Max.	Min.	Max.
2,500	26	120	50/60	0.2	0.1	0.1	0.1	>0.9	20	10% to 100%	0 mA	1 mA	0V	10V
3,500	40			0.3	0.1	0.1	0.1							
4,500	52			0.4	0.2	0.1	0.1							

TM-21 LIFETIME CALCULATION (500mA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)					Reported L70
		15	25	50	60 (TM-21)	100	
4,500	**25**	95%	94%	90%	89%	83%	>60Khrs.
	40	93%	91%	84%	82%	73%	

Copyright © 2017 | February 14, 2018 10:23 AM

JOB .....
TYPE .....
NOTES .....

HOUSING

- Main housing shroud shall be of fabricated 5052-H32 aluminum alloy
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

OPTICAL ARRAY

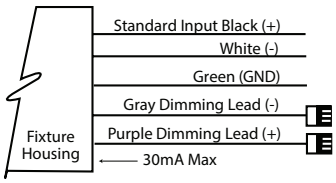
- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Optical array shall be recessed in order to shield each LED optic across the length of the aperture.
- Optical array shall be sealed for IP66 rating.
- Secondary lens is impact resistant 5/32" tempered glass.

ELECTRICAL

- Drivers shall be in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.

SPECIFICATIONS

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system shall be provided with 0-10 purple and gray dimming leads.



CONTROLS

- Optional universal voltage (120-277V) button photocontrol for dusk to dawn energy savings. Photocontrol is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.
- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.
- Occupancy Sensor shall programmable and use passive infrared (PIR) sensing technology that reacts to changes in infrared energy (moving body heat) within the coverage area. Careful consideration must be given to obstructions that may block the sensor's line of sight.
- Factory default settings for SCP option shall be:
  - High mode: 10V
  - Low mode: 1V
  - Ramp-up rate: disabled
  - Fade-down rate: disabled
  - Photocell: Off
  - Sensitivity: Full
  - Time Delay: Fade to low: 5 minutes
  - Time Delay: Fade to off: 1 hour
- The SCP enables any wall mounted luminaire, in excess of 30 watts, to meet California Title 24 requirements with integral 10KA surge protection for added reliability and serviceability.

  For more detail: http://www.aal.net/products/sensor_control_programmable
- Hubbell Control Solution's wiSCAPE™ In-Fixture Module is a bi-directional wireless RF device that allows an individual fixture to be managed, monitored and metered. The wiSCAPE In-Fixture Module communicates wirelessly over a robust 2.4GHz ISM (Industrial, Scientific and Medical) certified meshed radio signal. The wiSCAPE Fixture Module drastically simplifies control and automation of projects, especially in retrofit environments, and challenges the legacy world of wired-systems. wiSCAPE wireless control technology easily adapts to complex automation situations for quick, simple and economical commissioning. The On-Fixture Module is compatible with A-25-7H option.
- SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesync for more details.

BLUETOOTH®

- RGBW option includes integral Bluetooth module, built into driver, that permits the adjustment of luminous front color when paired with Hubbell Remote App via cellular/tablet device.
- Bluetooth Low Energy (BLE) or Bluetooth Smart compatible for both iOS (iOS8 and forward) and Android (Gingerbread and forward) handheld software applications. Compatible with phones and tablets.
- Free Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play.

MOUNTING AND INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring.

SERVICING

- Housing shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

FUSING

SF for 120, 277, and 347 Line volts
DF for 208, 240, and 480 Line volts

High temperature fuse holders factory installed inside the fixture housing. Fuse is included.

Copyright © 2017 | February 14, 2018 10:23 AM

JOB
TYPE
NOTES

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only.
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less).

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
Five year limited warranty (for more information visit: http:// www.hubbelllighting.com/resources/warranty/

The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by AAL is under license. Other trademarks and trade names are those of their respective owners. Apple, the Apple logo, iPad, iPhone, and iPod Touch are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

FIXTURE TYPE WC

Cypher™ – CY1 Accent Scale

TYPE

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- IES Type I, II, III & IV Distributions
- Wall Graze, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277V
- 3000K, 4000K & 5000K CCT
- 10kA Surge Protection
- Fascia Forms F, E and T are ADA compliant for use in low mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K and warmer CCTs

Downlight only, 3000K and warmer CCTs

ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12
Series-Output	CCT/CRI	Model	Main Distribution	Secondary Distribution	Voltage	Housing Finish	Fascia Form	Luminous Front	Fascia Panel	Control Options	Options

SERIES-OUTPUT (Base)

CY1-15	15w, 1500 nominal lumens
CY1-25	25w, 2500 nominal lumens

CCT-CRI

2K8	2700K, 80CRI
3K7	3000K, 70CRI
3K8	3000K, 80CRI
4K7	4000K, 70CRI
4K8	4000K, 80CRI
5K7	5000K, 70CRI

MODEL (Light Engine)

1	DownLight Only
2	50/50 Down/Up, **Down/Up distributions must match**
3	90/10 Down/Up
4	25/25/25/25 Split, **Down/Up/ Side distributions must match**
5	70/10/10/10 Split, **Top/Side distributions must match**

Contact factory for custom distributions,
See Distribution Matrix on page 2 for restrictions.

MAIN DISTRIBUTION (Down)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

SECONDARY DISTRIBUTION (Up, Sides)

1	IES Type I
2	IES Type II
3	IES Type III
4	IES Type IV
SP	15° Spot/Column
WG	60° Wall Graze
PB*	Pencil Beam
1D	Type 1 Diffused
2D	Type 2 Diffused
3D	Type 3 Diffused
4D	Type 4 Diffused

** PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.*

VOLTAGE

UNV	120-277V

BASE HOUSING FINISH

Standard Colors

AGN	Antique Green
BL	Black
BLT	Matte Black
CRT	Corten
DB	Dark Bronze
DGN	Dark Green
GT	Graphite
LG	Light Grey
MAL	Matte Aluminum
MDB	Metallic Bronze
MG	Medium Grey
TT	Titanium
VBU	Verde Blue
WDB	Weathered Bronze
WH	Arctic White

Premium Colors

SFM	Seafoam
SHK	Shamrock
SPP	Salt and Pepper
WCP	Weathered Copper
RAL	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide color chip for matching

FASCIA FORM

F	Flat
R	Radius/Curved
T	Triangle/Wedge
E	Rounded Edge
C	Circle/Curved
CB	Cylinder Balanced
CT	Cylinder Tall
CBM	Custom Building Material Mount Ghost Fascia

LUMINOUS FRONT

BLANK	Standard None
RGBW	RGBW Luminous Front
LFSW	Static White Luminous Front

RGBW and LFSW luminous fronts are only available with open, four square and perforated fascia panels

FASCIA PANEL

FPP	Full Panel Painted
FPS	Full Panel Stainless Steel
FPC	Full Panel Copper
OPP	Open Panel Painted
OPS	Open Panel Stainless Steel
OPC	Open Panel Copper
4PP	4-Square Panel Painted
4PS	4-Square Panel Stainless Steel
4PC	4-Square Panel Copper
PPP	Perforated Panel Painted
PPS	Perforated Panel Stainless Steel
PPC	Perforated Panel Copper

Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.

CONTROL OPTIONS

PCU	Universal Button Photocell (120-277V)

OPTIONS

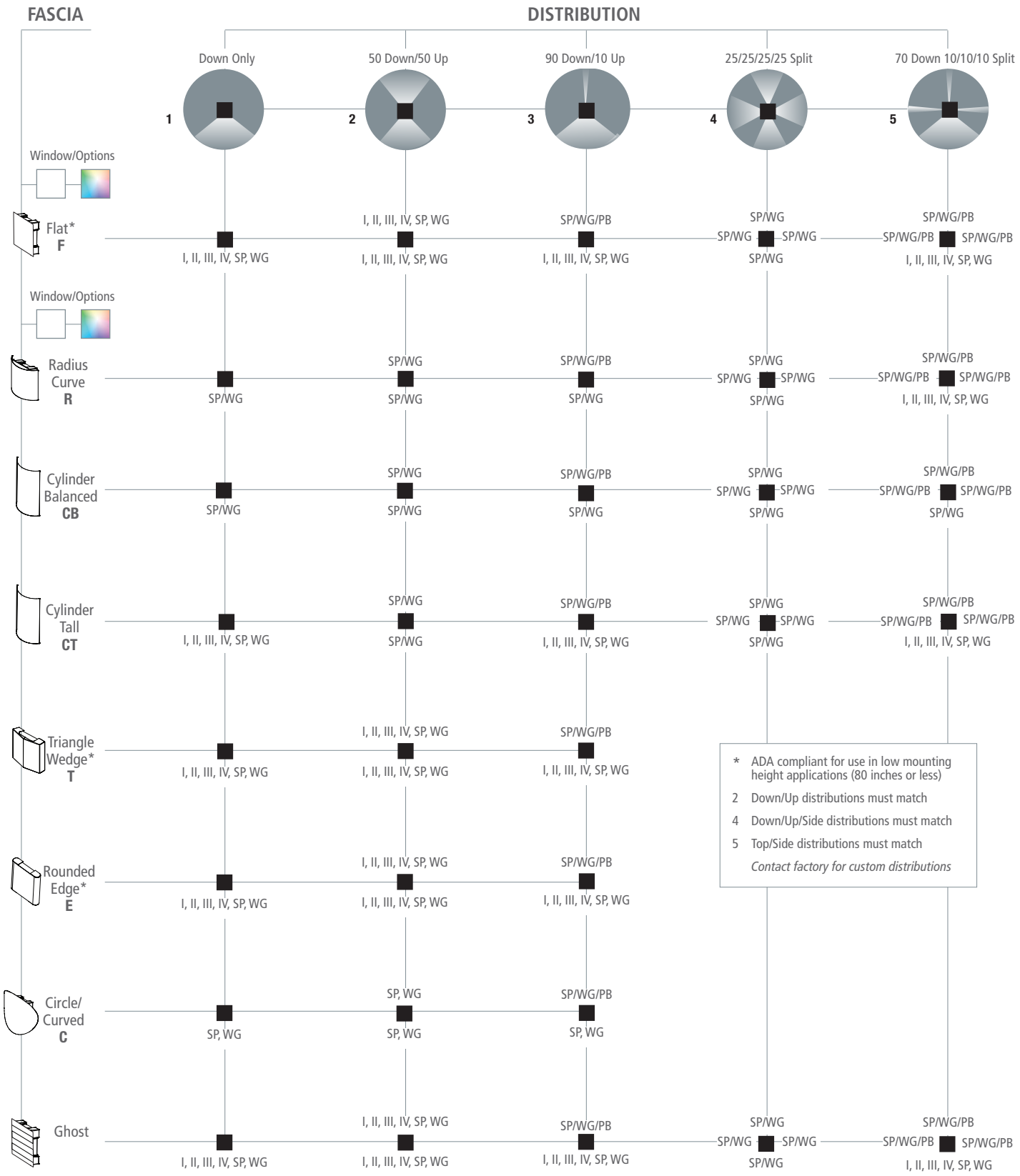
EM	Battery Backup Unit -20°C
SF	Single Fuse (120, 277)
DF	Double Fuse (208, 240)

Battery Backup not available with Triangle and Rounded Edge Fascia Forms.

ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2017 | February 14, 2018 10:23 AM

JOB
TYPE
NOTES

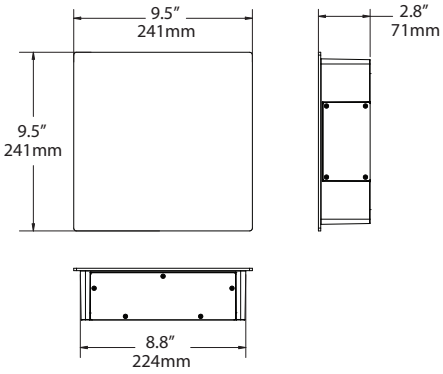
Distribution Matrix



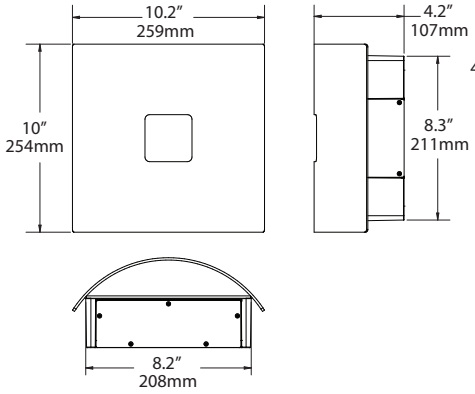
JOB
TYPE
NOTES

Drawings

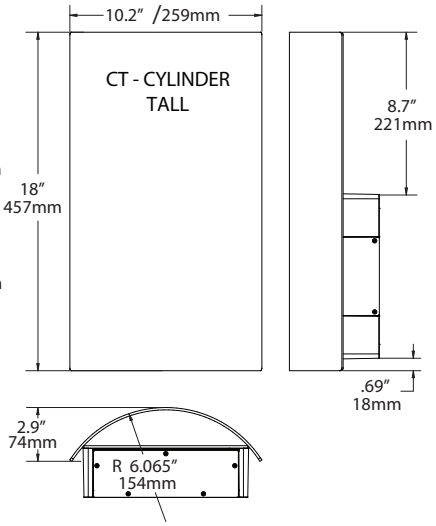
F - FLAT
ADA approved.



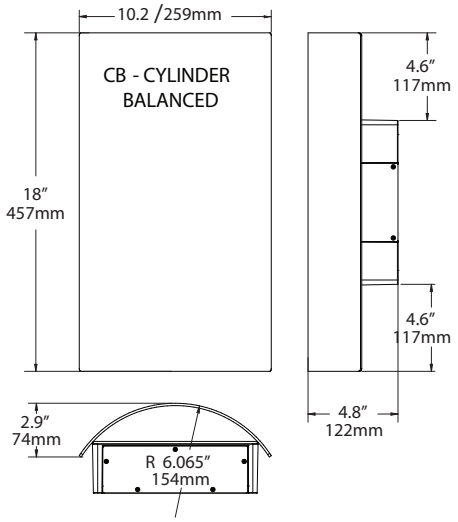
R - RADIUS/CURVED



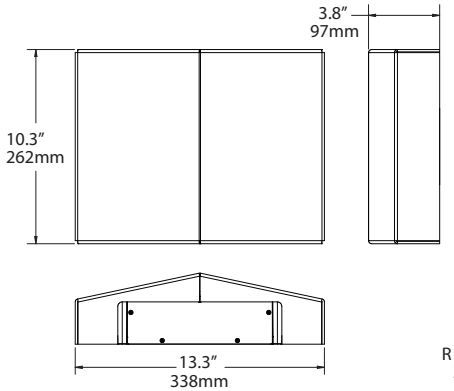
CT - CYLINDER TALL



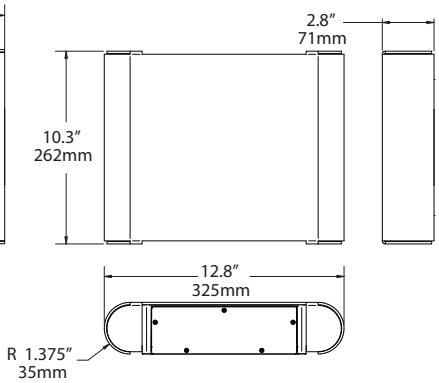
CB - CYLINDER BALANCED



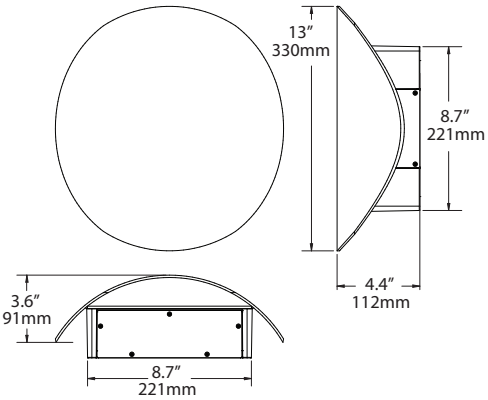
T - TRIANGLE/WEDGE
ADA approved.



E - ROUNDED EDGE
ADA approved.



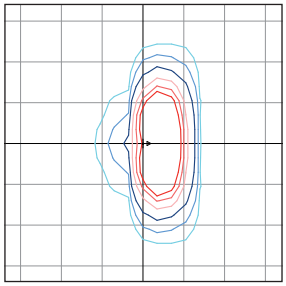
C - CIRCLE/CURVED



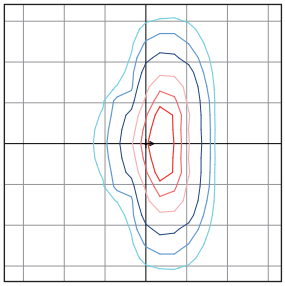
LUMINAIRE PERFORMANCE

Downlight only			Configuration														
			Bright White (5000K)					Neutral White (4000K)					Warm White (3000K)				
Nominal Output (Lm)	Average System Wattage	Distribution	Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating			Delivered Lumens	Efficacy (Lm/W)	BUG Rating		
					B	U	G			B	U	G			B	U	G
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
1,500	17	Type 1	1923	113	0	0	0	1928	113	0	0	0	1825	107	0	0	0
		Type 2	1726	102	0	0	0	1730	102	0	0	0	1638	96	0	0	0
		Type 3	1750	100	0	0	1	1755	103	0	0	1	1661	98	0	0	1
		Type 4	1757	103	0	0	0	1762	104	0	0	0	1668	98	0	0	0
		Wall Graze	1971	114	1	0	0	1976	116	1	0	0	1871	110	1	0	0
		Spot/Column	1792	103	2	0	0	1797	106	2	0	0	1701	100	2	0	0
		Type 1 Diffused	1629	96	1	0	0	1634	96	1	0	0	1547	91	1	0	0
		Type 2 Diffused	1573	93	1	0	1	1577	93	1	0	0	1493	88	1	0	0
		Type 3 Diffused	1425	84	1	0	0	1429	84	1	0	0	1353	80	1	0	0
		Type 4 Diffused	1602	94	1	0	1	1607	95	1	0	0	1521	89	1	0	0
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
2,500	26	Type 1	2517	96	0	0	0	2524	97	0	0	0	2390	92	0	0	0
		Type 2	2233	85	1	0	1	2239	86	1	0	1	2120	82	1	0	1
		Type 3	2229	85	1	0	1	2236	85	1	0	1	2117	80	1	0	1
		Type 4	2319	88	1	0	1	2325	89	1	0	1	2201	85	1	0	1
		Wall Graze	2744	104	2	0	0	2752	106	2	0	0	2605	100	2	0	0
		Spot/Column	2471	94	2	0	0	2478	95	2	0	0	2346	90	2	0	0
		Type 1 Diffused	2344	89	1	0	1	2350	90	1	0	1	2225	86	1	0	1
		Type 2 Diffused	2062	79	1	0	1	2068	80	1	0	1	1958	75	1	0	1
		Type 3 Diffused	2050	78	1	0	1	2056	79	1	0	1	1946	75	1	0	1
		Type 4 Diffused	2123	80	1	0	1	2129	82	1	0	1	2016	78	1	0	1

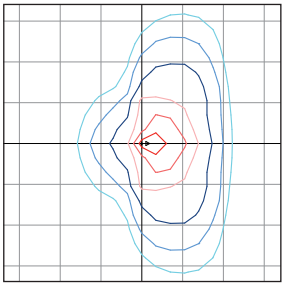
ISOLINE TEMPLATES 10' Mounting Height, 10' Grid Spacing



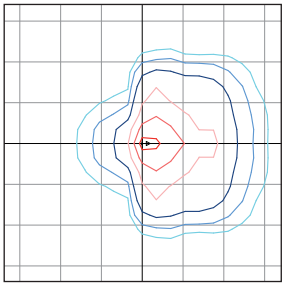
CY1-25-1-1



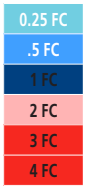
CY1-25-1-2

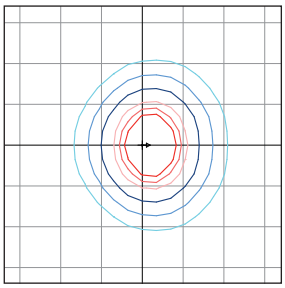


CY1-25-1-3

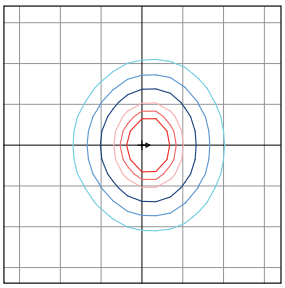


CY1-25-1-4

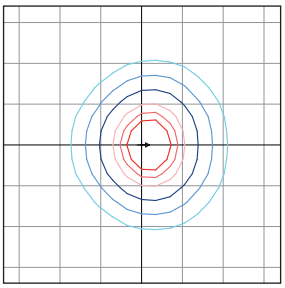




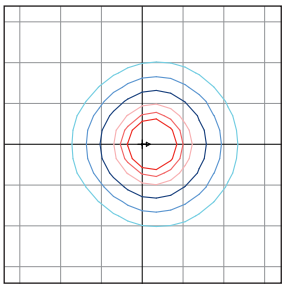
CY1-25-1-1D



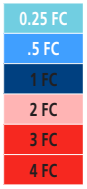
CY1-25-1-2D



CY1-25-1-3D



CY1-25-1-4D



ELECTRICAL CHARACTERISTICS

Lumen Package	System Wattage (W)	Line Voltage		Input				Min. Power Factor	Max THD (%)	Dimming Range	Source/Sink Current (mA)		Abosolute voltage range on 0-10v (+) Purple	
		VAC	Hz	120	277	347	480				Min.	Max.	Min.	Max.
1,500	17	120	50/60	0.1	0.1	0.0	0.0	>0.9	20	10% to 100%	0 mA	1 mA	0V	10V
2,500	26			0.2	0.1	0.1	0.1							

TM-21 LIFETIME CALCULATION (500mA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)					Reported L70
		15	25	50	60 (TM-21)	100	
2,500	**25**	98%	97%	94%	92%	87%	>60Khrs.
	40	95%	93%	89%	87%	80%	

Copyright © 2017 | February 14, 2018 10:23 AM

JOB
TYPE
NOTES

SPECIFICATIONS

HOUSING

- Main housing shroud shall be of fabricated 5052-H32 aluminum alloy
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

OPTICAL ARRAY

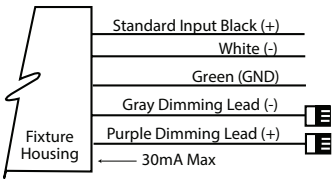
- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Optical array shall be recessed in order to shield each LED optic across the length of the aperture.
- Optical array shall be sealed for IP66 rating.
- Secondary lens is impact resistant 5/32" tempered glass.

ELECTRICAL

- Drivers shall be in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L recognized.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.

SPECIFICATIONS

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system shall be provided with 0-10 purple and gray dimming leads.



CONTROLS

- Button photocontrol for dusk to dawn energy savings
- PC12 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

BLUETOOTH®

- RGBW option includes integral Bluetooth module, built into driver, that permits the adjustment of luminous front color when paired with Hubbell Remote App via cellular/ tablet device.
- Bluetooth Low Energy (BLE) or Bluetooth Smart compatible for both iOS (iOS8 and forward) and Android (Gingerbread and forward) handheld software applications. Compatible with phones and tablets.
- Free Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play.

MOUNTING AND INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring.

SERVICING

- Housing shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only.
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less).

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
Five year limited warranty (for more information visit: http:// www.hubbelllighting.com/resources/warranty/

The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by AAL is under license. Other trademarks and trade names are those of their respective owners. Apple, the Apple logo, iPad, iPhone, and iPod Touch are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

RSG

TO:	Scott Gustin, Burlington Planning and Zoning
FROM:	Mark Smith, PE and Jonathan Slason, PE
CC:	Kyle Dodson, CEO GBYMCA; John Caulo, Champlain College
DATE:	March 24, 2018
SUBJECT:	Parking Management Plan for the Proposed GBYMCA Development 298 College Street, Burlington VT

The purpose of this document is to develop a strategy to manage the parking demand generated by the proposed Greater Burlington YMCA (GBYMCA, the Y) at 298 College Street in Burlington. The document includes:

1. A narrative that outlines how the proposed parking management plan addresses the specific needs of the proposed development, and more effectively satisfies the intent of Article 8 of the Comprehensive Development Ordinance (CDO) and the goals of the Municipal Development Plan;
2. A review of the proposed site and facility operational characteristics;
3. A calculation of the parking spaces required pursuant to Table 8.1.8-1 of Article A of the CDO[1];
4. An analysis of the anticipated parking demand for the proposed development and recommendations for reducing demand;
5. Findings and conclusions; and
6. The necessary parking waiver.

ITEM 1: Parking Management Plan Narrative

This parking management plan documents the appropriate amount of parking that should be required for the proposed GBYMCA facility and develops a strategy for ongoing management and parking demand reduction strategies. The plan identifies and addresses the intent of Article 8 of the CDO and the goals of the Municipal Development Plan.

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

[1] City of Burlington Comprehensive Development Ordinance

From the CDO, the purpose of Article 8 is to:

(a) *Ensure there are adequate parking and loading facilities to serve the use or uses of the property;*

This parking management plan analyzes the operation of the existing and proposed facility, documents existing travel behavior, examines the land use connection of the YMCA, and explores national guidance for similar facilities to develop an appropriate parking requirement consistent with the expected parking demand and neighborhood vision.

(b) *Ensure that parking facilities are designed to provide proper circulation, reduce hazards to pedestrians, and protect the users of adjoining properties from nuisance caused by the noise, fumes, and glare of headlights which may result from the operation of vehicles parking off the street;*

Preliminary site circulation for vehicles, pedestrians, and bicyclists have been reviewed with the Planning and Zoning Department, the Department of Public Works, and will continue to be evaluated with the development of a Traffic Impact Study (TIS) for the proposed facility. The internal parking lot has been designed for safe, travel with consideration to the neighbors.

(c) *Reduce congestion in the streets and contribute to traffic safety; and*

Surveys of members have documented that many members do not drive with the sole intention to visit only the GBYMCA facility. Accordingly, the site has been designed to encourage walking and biking access as the primary mode of access. The site parking lot will be open to members and has been designed for one-way circulation, accounting for site constraints at the entrance and exit. The one-way circulation reduces conflicts at the driveways on College and Bradley Street.

(d) *Encourage alternate modes of travel that will reduce dependence upon the single-occupancy automobile.*

With "Healthy Living" as a focus of the GBYMCA organization, the facility has been developed with walking and biking as the primary mode of access with high quality cycle parking and safe and efficient pedestrian access to and from the adjacent street network. Significant effort and commitment is made to support non-motorized and active transport as well as transit riders. The proximity of frequent routes, including the College Street shuttle, and an organizational membership in CATMA will provide operational and financial incentives to increase the share of non-car drivers who visit the Y.

ITEM 2: Site and Operational Characteristics

The existing facility size is approximately 49,000 square feet, with only 8 dedicated on-site parking spaces, and 6 parking spaces offsite, on nearby properties. These are leased spaces, with 2 at 265 College Street and 4 at the COTS home on Main Street, across from Edmunds Middle School.

The proposed facility is moving approximately 450' east along College Street from the existing facility located at the intersection of College Street and Union Street. The proposed location moves from the "Downtown" parking district into the "Neighborhood" parking district.

The total size of the proposed GBYMCA facility is 49,450 gross square feet (GSF) comprised primarily of a healthy living and wellness venue and a youth development center. These functions are broken down into land uses defined in the CDO in Table 1.

TABLE 1: PROPOSED GBYMCA GROSS SQUARE FOOTAGE BY CDO LAND USE CODES[2]

CDO Land Use	Size (GSF) – Percentage of Overall
Daycare – Large	11,650 GSF – 23.6%
Health Club	37,800 GSF – 76.4%
TOTAL	49,450 – 100%

The GBYMCA estimates 65 full time equivalent (FTE) employees at the primary healthy living and administrative facility, and 25 FTE employees at the child development center. The hours of operation for the two facilities are detailed in Table 2 (regular, non-holiday periods):

TABLE 2: PROPOSED GBYMCA HOURS OF OPERATION (PEAK WINTER HOURS). CHILD DEVELOPMENT CENTER HOURS VARY WITH THE PROGRAM.

Day(s)	Healthy Living Facility	Child Development Center
Monday - Thursday	5 AM – 10 PM	7 AM – 6 PM
Friday	5 AM – 9 PM	7 AM – 6 PM
Saturday	6 AM – 8 PM	Closed
Sunday	7 AM – 5 PM	Closed

The facility will receive regular trash, recycling, and compost collection; occasional deliveries of supplies; and typical parcel delivery.

The GBYMCA has estimated that membership may increase from 2,820 individuals to 4,875 individuals (+73%). The existing facility averages approximately 20 member-entrances per hour, with significant variations in arrival rate based on time of day, weather, and season. A recent travel behavior survey[3] noted that over 90% of members depart the facility within 2 hours of arrival.

The travel survey indicates that over half of the current members are from Burlington and 81% of all members are from Burlington or the immediately adjacent communities of Colchester, Winooski, and South Burlington. The GBYMCA indicates that many of the remaining members (outside of Burlington, Colchester, Winooski, and South Burlington) register out of state zip codes, suggesting they are students at nearby institutions. The geographic distribution of membership is not expected

[2] Total building footprint allocated to uses. Common area, such as lobby and restrooms, proportionally allocated. Lobby and entrance not attributed to Day Care, as different location in building.
[3] Survey was administered in December 2015.

RECEIVED
APR 02 2018
DEPARTMENT OF

to change, and most members are expected to remain within a reasonable active transportation commute to the proposed facility, either by walking or cycling.

Evaluation of Current GBYMCA Travel Behavior

To document the true parking demand for the existing facility, the GBYMCA surveyed their existing membership and employees to understand the current travel mode choice of the membership and employees. An online survey was conducted in mid-December. A variety of information was gathered from 145 members and 64 employees (response rate of 5% of the members, 66% of employees). The key information from the survey regarding GBYMCA member and employee travel mode choice to the existing downtown Recreational Community Center follows.

FIGURE 1: TRAVEL MODE CHOICE

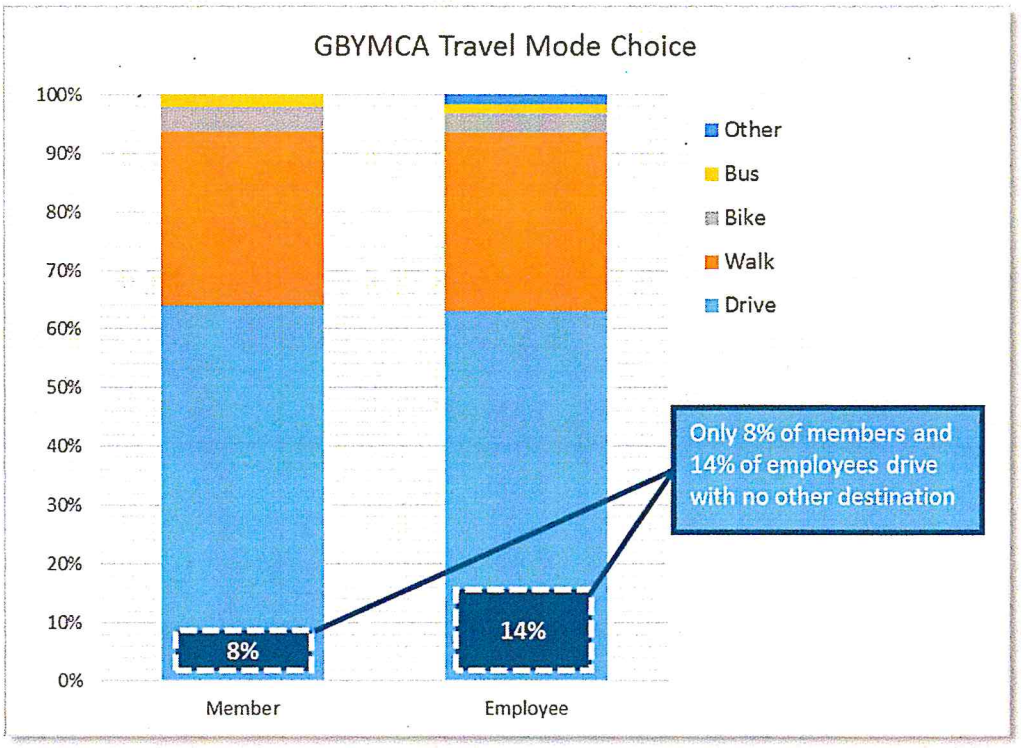


FIGURE 2: MEMBER AND EMPLOYEE TRAVEL MODE CHOICE TO AND FROM THE EXISTING GBYMCA RECREATIONAL COMMUNITY CENTER.

...most trips to the Y are part of a 'trip chain' that includes other destinations such as work, shopping, meeting friends downtown...

Figure 2 illustrates that roughly two thirds of both the members and employees (64% and 63%, respectively) drive downtown to access the GBYMCA.

Further analysis of the survey indicates that most trips (between 49-56%) to the GBYMCA are part of a 'trip chain' that include other destinations such as work, shopping, meeting friends downtown or other destinations. For instance, a member may visit the Y over their lunch break from work, or shop at nearby City Market or Church Street after their trip to

the GBYMCA; or an employee at the Y may coordinate their shift with other work engagements. Only 11 of the 145 members (8%) and nine of the 64 employees (14%) reported driving straight to the GBYMCA and driving straight home following their typical visit to the Y.

... a significant portion of Y patrons who drive have come downtown primarily for other reasons than visiting the Y.

Since the visit to the GBYMCA Recreational Community Center is generally just one stop in a larger, multi-destination trip downtown, those who do drive are parking in a variety of locations that serve the entire trip purpose.

Of members who report regularly driving to the Y, 64% (59 of 92) responded that they typically park on the street proximate to the GBYMCA and their other destinations, while 29% reported parking in an off-street parking lot or garage. It is very likely that a significant portion of Y patrons who drive have come downtown primarily for other reasons than visiting the Y.

ITEM 3: CDO Parking Requirement

Table 8.1.8-1 of the Comprehensive Development Ordinance (CDO) defines the parking requirement based on recognized land uses, proposed GSF, and number of employees. The following parking requirement has been calculated for the neighborhood parking district and is displayed in Table 3.

TABLE 3: CDO PARKING REQUIREMENT CALCULATION – NEIGHBORHOOD PARKING DISTRICT

Land Use	Table 8.1.8-1 Parking Rate	Independent Variable	Parking Requirement
Daycare – Large	1 per 2 employees +	25 employees	12 spaces + 13 (25/2
	1 per 5 children	108 children	22 spaces 22
Health Club	3 per 1,000 GSF	37,800 GSF	113 spaces 113
		Total Parking Requirement	148 spaces 148

ITEM 4: Analysis of Parking Demand

The **supply** of parking to be provided by the GBYMCA consists of spaces on-site and possibly off-site through a lease or long-term parking agreement. The total number of vehicle parking spaces provided can be reduced relative to the CDO base number by using a Shared Parking philosophy that reflects that not all demand from all land uses are realized at the same time. In this case, the drop-off parking for the daycare facility will utilize spaces that will be time restricted (i.e. 15 min) for only loading/unloading during the morning, mid-day, and afternoon pick-up and drop-off periods.

RECEIVED
APR 02 2018
DEPARTMENT OF

The overall **demand** for parking at the GBYMCA will be reduced, given that the new location is closer to more residents of Burlington making it easier to walk and bike to the YMCA. Additionally, demand for parking will be further reduced by employing a robust Transportation Demand Management (TDM) strategy.

4.1 Shared Parking

The parking supply identified by the CDO pertaining to the daycare land use is estimated to be 34 spaces total (12 based on staff numbers and 22 based on the number of children). These spaces are assumed to be used by employees as well as adequate space for the drop-off/pick-up activities.

The child portion, 22 spaces, need to be available during the times of drop-off and pick-up demand. The spaces typically cover a drop-off/pick-up period of over 1 hour and would be limited in duration to a 15-minute parking time limit. The 22 spaces then would be available during all other times of the day, save from 8-9 am and 4-5 pm.

Peak demand for the health club has been documented as 6-8 am and 5-7 pm[4], thus the peaks for health club use and childcare drop-offs do not coincide.

4.2 Strategy for Reducing Demand Through TDM

Transportation Demand Management strategies can be implemented to increase the use of non-motorized travel and transit use above and beyond what is experienced today and expected to continue. The current facility relies mainly on the urban nature of the facility, and lack of dedicated parking to incentivize biking walking and transit use.

The GBYMCA is committed to the following strategies to reduce or manage the demand for parking for both members and employees into the future:

- **Provide an inviting environment for people walking and bicycling.** Encouraging both members and employees to walk, bike, and take transit to the proposed facility is consistent with the "Healthy Living" focus of the GBYMCA mission. The new Y has been designed as an activity-oriented facility, including a central location; ample short-term bicycle parking near primary entrances; available showers and lockers; long-term, protected bicycle parking for employees; direct and continuous pedestrian access from College Street to Bradley Street, and through all vehicle parking areas. The employees and members currently travel largely by active modes, and the GBYMCA will continue to support and encourage this.
- **Become Executive Members of the Chittenden Area Transportation Management Association (CATMA).** CATMA provides a range of services that assist an organization to better understand and manage their transportation demands. As a member of CATMA, the GBYMCA will have access to their knowledge base and programs. In addition, CATMA may be able to assist with the following programs:

[4] 5-7 pm is by far the heaviest time of use.

- Securing off-site parking;
- Coordinating shuttles to and from the site, if needed;
- Guaranteed ride home program;
- Implementing a Bulk Transit Pass program for employees; and
- Providing regional expertise on parking management strategies.

- **Continue to allow a flexible workspace.** While many employment positions at the GBYMCA require an on-site presence, as job duties permit, the GBYMCA allows flexible working hours and work-from-home opportunities.
- **Recommend corporate membership into Car Share Vermont.** By allowing employee use of the Car Share Vermont (CSVT) fleet, employees will have a vehicle option for work- or personal-related trips, even if the employee walked, biked or rode transit to the facility.
- **Create and enforce sensible rules for parking at the facility.** Time limits and restrictions will be clearly displayed for use of the parking area. GBYMCA staff will monitor for infractions, warn and track offenders, and repeat violators should be towed as necessary to ensure the parking supply is not abused.
- **Parking pricing.** The BGYMCA could offer pricing incentives as part of a membership amenity package. Incentives to provide proof of no parking, or sign in a pledge not to park and walk may be something to consider. Pricing preferred parking onto membership may be way to then pay for incentives for others who can't pay more for parking on-site.
- **Continue to monitor traffic and transportation operations to adjust programs as needed.** Monitoring of the proposed parking supply may lead insight into peak demands, and certain programs may be managed to control parking demand. For instance, it may be beneficial for morning classes to be over, with enough time for participants to leave the site, prior to the morning Youth Development program drop-off period, and the next round of Healthy Living or community programs may be delayed until the drop-off period is over.

The VTrans draft publication entitled *TDM Guidance* (March 2016) provides guidance for the appropriate reduction expected by these types of measures, with a maximum of 20% reduction in trips expected by implementing all elements of TDM: physical, financial, operational and organizational measures.

TDM measures that the GBYMCA can implement in the new facility will continue to grow the number of trips, both employee and member, made by non-vehicle modes. With the TDM efforts, we anticipate growing the non-car trip making percentage from the 36%/37% today to 41% in the future (a modest 11% increase) after making these investments.

RECEIVED
APR 02 2018
DEPARTMENT
PLANNING & ZON

Adjacent Public Transit Routes

GMT operates the College Street Shuttle Route with free, regular service along College Street between the UVM Medical Center and Waterfront throughout the week. Given the proximity of other active routes, namely Main Street, Pine Street and Pearl Street, the GMYMCA is accessible to many Burlington and Chittenden County residents via transit.

ITEM 5: Findings and Conclusion

Based on the findings documented above:

- The GBYMCA land use is supportive of healthy lifestyles by its very nature. Approximately 36% of trips are currently made by walking, biking, and transit (i.e. non-car) modes, as observed during the December 2015 travel survey. The planned facility has excellent potential to meet and exceed these levels.
- The vast majority of users who drive downtown to visit the GBYMCA facility combine their trip with other destinations such as work, shopping or entertainment. A significant portion are primarily downtown (and parking) for other reasons, and the trip to the Y is merely a secondary destination, visited for convenience.
- A new emphasis on Transportation Demand Management will increase the use of non-car trips made to the proposed GBYMCA. This will reduce the demand for car parking. Demand will be managed through a comprehensive suite of financial, operational, and organizational efforts.
- The limited demand for childcare drop-off and pick-up parking will be managed by limiting the duration of parking in those spaces and allowing all users to use those spaces outside of drop-off periods (i.e. shared parking).

Conclusion – Accounting for shared parking, the use of alternate modes by members and employees, and implementation of TDM strategies – no impact to public parking will be realized by the implementation this Parking Management Plan.

ITEM 6: Parking Waiver Amounts

As per Article 8 Section 8.1.15 of the CDO a waiver as much as 90% of the parking requirements set forth in Table 8.1.8-1 is eligible to be waived. The waiver can be considered by the DRB upon acceptance of the Parking Management Plan that consists of several items included in the above items.

Item 4 above identifies:

- Shared parking can reduce the base parking requirement, given the turnover and time of day demands for the day care facility relative to the health club land uses.
- Demand for parking is significantly reduced relative to the base CDO estimates given the level of active transport use and non-car travel behavior already in use by GBYMCA members. Combined with a robust TDM program and membership in CATMA it is expected that the non-motorized share of trips will rise.

A parking waiver in the amount of 69% is justified based on the following:

Parking supply summary and resulting waiver calculation:

CDO requirement: Health club + Day care = 148 spaces [see Table 1]

Shared parking = 22 spaces [see 4.1]

Current non-motorized / transit trips = 36% (53 spaces) [survey results, Figure 1]

Expected increase due to TDM strategies = +4% (6 spaces) [see 4.2]

Actual spaces required 148 – 22 – 53 – 6 = 67 spaces

Spaces provided on-site = 48 spaces

Spaces currently leased off-site = 6 spaces

Employee parking at Lakeside (Gilbane) = 20 spaces

Excess parking = 67 required – (48+6+20) planned for = 7 spaces

Waiver required:

- 148 spaces, required based on the CDO.
- 48 on-site spaces are being provided (not including 6+20 off-site spaces)
- Total waiver = 148 spaces per CDO – 48 spaces provided = 100 spaces
- **Waiver required = 100/148 = 67.6%**

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	265	259	0	0	0
Future Vol, veh/h	0	265	259	0	0	0
Conflicting Peds, #/hr	0	0	0	0	30	30
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	265	259	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	554	289
Stage 1	-	-	-	-	259	-
Stage 2	-	-	-	-	295	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	0	493	750
Stage 1	0	-	-	0	784	-
Stage 2	0	-	-	0	755	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	493	730
Mov Cap-2 Maneuver	-	-	-	-	493	-
Stage 1	-	-	-	-	784	-
Stage 2	-	-	-	-	755	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	-	-	0
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	-

RSG

MEMO

TO:	Kyle Dodson, President/Chief Executive Officer GREATER BURLINGTON YMCA
CC:	Alex Halpern, FFF
FROM:	Mark Smith, PE
DATE:	March 30, 2018
SUBJECT:	Proposed Annex Redevelopment - Traffic Impact Study

On behalf of the GBYMCA ("the Y"), RSG has conducted an analysis of traffic operations and overall safety proximate to the proposed redevelopment of the current YMCA Annex on College Street in Burlington, Vermont. This study has been produced in conjunction with a Parking Management Plan (attached), which details particular provisions for off-site parking, access by alternate modes, and Transportation Demand Management (TDM) measures.

This study includes the following sections;

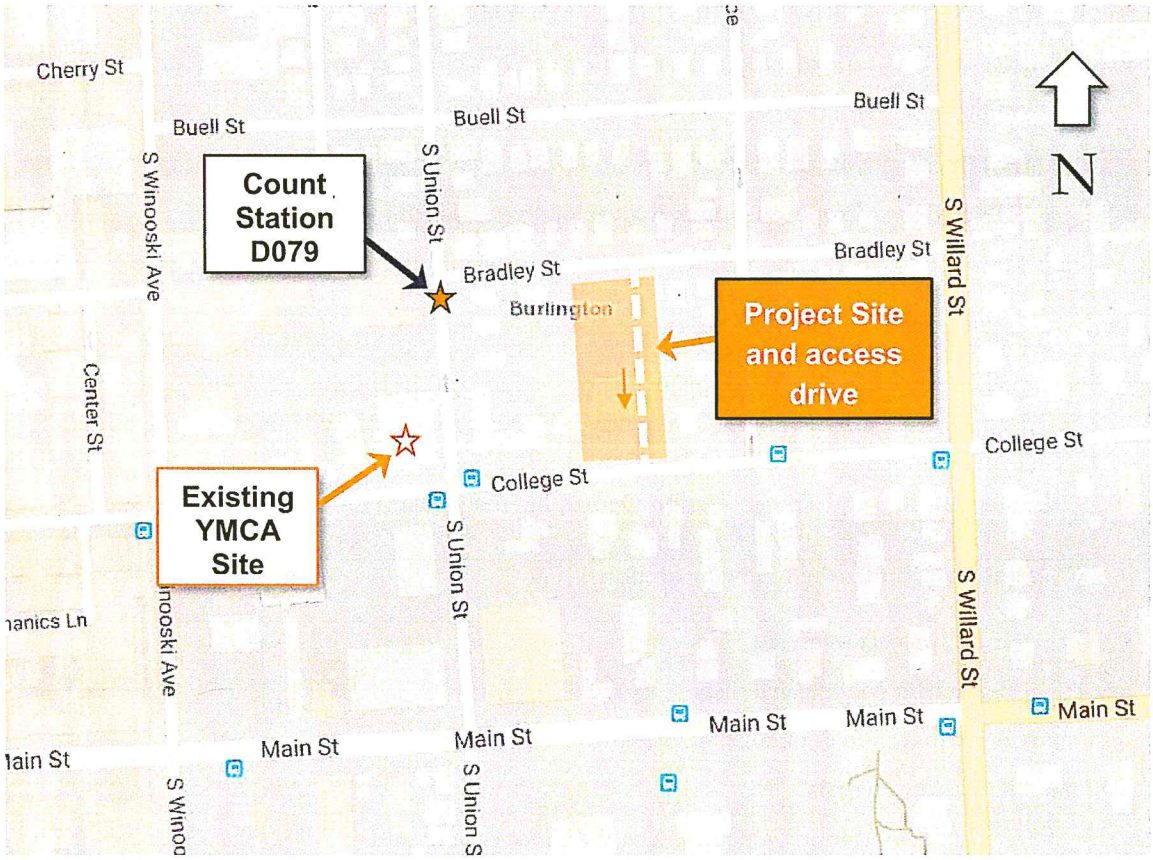
1. A project overview,
2. traffic volume analysis,
3. congestion & queuing analysis,
4. safety analysis,
5. Transportation Demand Management overview, and
6. a summary with conclusions.

RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONIN

1.0 PROJECT OVERVIEW

The proposed project is located between College St. and Bradley St., east of Union St. (see Figure 1). The new site is approximately 300 feet from the existing GBYMCA site to the west, which will be abandoned.

FIGURE 1: PROPOSED PROJECT LOCATION



The project site was formerly the Ethan Allen Club (a private social club), but now serves as temporary parking for YMCA staff and members, and the building is used for exercise classes.

Access to the new site will be provided by a one-way drive through the site – entering on Bradley St. and exiting to College St. (See site plan - Figure 2).

The proposed project size (Table 1) is similar to the existing facility (49,000 s.f.), however since the new facility is specifically designed for the activities of the Y, greater efficiencies can be realized, and future growth accommodated.

TABLE 1. RELEVANT PROJECT STATISTICS[1]

Proposed facility size (GSF)-total	49,450
Included health club	37,800
Included daycare	11,650
Proposed daycare seats	108
Proposed daycare employees	25
Proposed other employees (FTE)	60-70

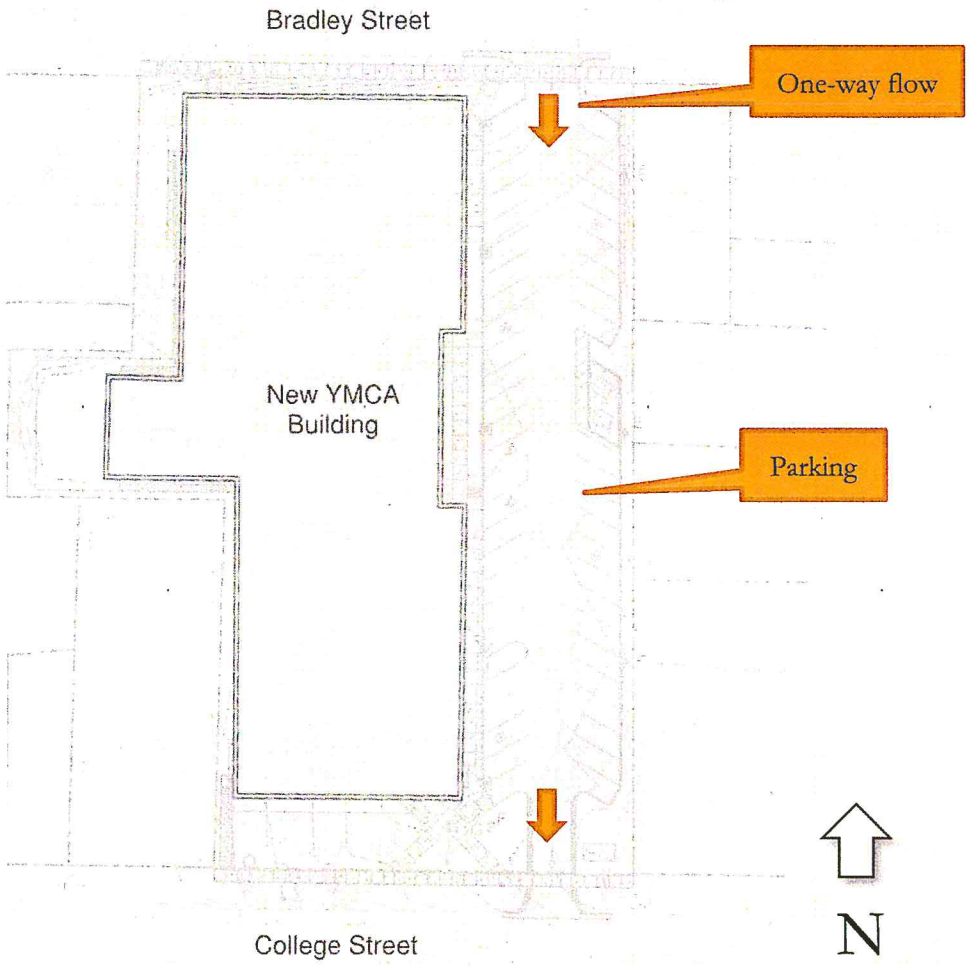
PARKING

48 parking spaces will be provided on site (see Figure 2), mostly for member and daycare drop-off / pick-ups. 22 spaces will be signed as short term (15-minute max) during drop-off times so that they can be shared with members during other times. Very limited employee parking will be provided for exercise class instructors (4 spaces). Additional parking for employees is provided at 265 College Street (2 spaces), at the COTS home on Main Street (4 spaces) and at the Lakeside Avenue intercept facility (20 spaces).

RECEIVE
APR 02 2018
DEPARTMENT O
PLANNING & ZONI

[1] GSF-gross square feet, FTE-full time equivalent

FIGURE 2: PROPOSED SITE PLAN



This study relies upon design standards and analysis procedures documented in the 2010 Highway Capacity Manual,[2] Trip Generation,[3] A Policy on Geometric Design of Highways and Streets,[4] Manual on Uniform Traffic Control Devices (MUTCD),[5] the VTrans Traffic Impact Study Guidelines,[6] and the Vermont State Standards,[7] which are the generally accepted traffic analysis references relied upon by traffic engineering professionals and VTrans for projects of this type in Vermont.

---

[2] Transportation Research Board, National Research Council, *Highway Capacity Manual* (Washington, DC: National Academy of Sciences, 2010).
[3] Institute of Transportation Engineers, *Trip Generation* 9th Edition (Washington, D.C.: Institute of Transportation Engineers, 2012).
[4] American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 6th Edition (Washington DC: AASHTO, 2011).
[5] American Traffic Safety Services Association (ATSSA), ITE, and AASHTO, *Manual on Uniform Traffic Control Devices*, 2009 Edition (Washington DC: FHWA, 2009).
[6] Vermont Agency of Transportation, October 2008.
[7] State of Vermont Agency of Transportation, *Vermont State Standards* (Montpelier: VTrans, 1 July 1997).

2.0 TRAFFIC VOLUMES

2.1 | METHODOLOGY

To assess potential impacts on streets proximate to the proposed project, we have performed a detailed analysis of vehicle delays, queuing and levels of service following procedures outlined in the 2010 Highway Capacity Manual (HCM).

VTrans guidelines specify that a traffic study should be considered if the proposed development will generate 75 or more peak hour trips. The geographic scope of the study should also include the immediate access points and those intersections or highway segments receiving 75 or more project-generated peak hour trips.[8] While we anticipate that none of the adjacent intersections will see this level of traffic from the proposed project, we have analyzed the site driveway and the nearby intersections of College St. / Union St., and Union St. / Bradley St.

Vehicle delays and queues are examined at these intersections, first with baseline, **2019 No Build** scenario traffic volumes, which represent the anticipated design hour conditions in the target study years without the proposed development in place.

Once baseline conditions are established, anticipated traffic associated with the proposed development is added to the No Build scenario volumes to create **2019 Build** scenario traffic volumes, which are in turn used to project intersection delays and levels of service with the proposed development in place.

Finally, future volumes are examined in the **2024 No build** and **2024 Build** scenarios.

A detailed description of the elements that contribute to the No Build and Build scenario traffic volumes is presented below.

RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONIN

[8] Vermont Agency of Transportation, *Traffic Impact Study Guidelines*

2.2 | BACKGROUND TRAFFIC VOLUMES AND ADJUSTMENTS

Traffic count data was collected by the CCRPC for the S. Union St / College St. intersection on 8/25/15, and the S. Union St. Bradley St intersection was counted by RSG staff on 2/21/18 . Turning movements at the site driveway were derived from trip generation based on the Institute of Transportation Engineers (ITE) 10th Edition *Trip Generation Manual.*

Following VTrans traffic study guidelines, raw peak hour traffic volumes were adjusted to represent the design hour volume (DHV)[9] in 2019 and 2024[10] using two adjustment factors:

1. Design hour adjustment factors are based on the automatic traffic recorder station D079, located on S Union St. near Bradley St. (see Figure 1). The 2016 AADT at D079 was 3,368 vehicles per day. The DHV was 368 vehicles per hour. This DVH was compared to flows from the peak hour volume at the intersection to formulate a DHV adjustment. The DHV adjustment increases volumes by 9% at College St. and 0% at Bradley St. to represent 2016 design hour conditions.
2. An annual adjustment factor, which represents general background traffic growth, is based on VTrans historic count data for rural locations, as presented in the 2016 VTrans "Red Book". The build year adjustment increases volumes by 2% from 2016 to 2018 and increases volumes by 3% between 2016 and 2024.

2.3 | OTHER DEVELOPMENT VOLUMES

Other development volumes (ODVs) represent trips generated by other permitted but unbuilt developments in the study area. Trips generated by ODVs are included in every scenario (both No Build and Build) because we assume they are already present on the road network in the analysis years.

A review of the proposed Burlington Mall traffic study by VHB dated January 23, 2017 shows no significant impact to College St. or Union St. traffic.

2.4 | TRIP GENERATION

Trip generation refers to the number of new vehicle trips originating at or destined for a particular development. The number of trips generated by the proposed project is based on observed hourly distributions of trips from similar facilities over the course of the day as collected by the Institute of Transportation Engineers (ITE) and published in the 10th edition of *Trip Generation.*

For this analysis, we used the ITE Land Use Code 565 – Daycare, and ITE Land Use Code 492 – Health Club. The surveys for similar facilities are from typical suburban locations, which do not consider the use of alternate modes of transportation.

As detailed in the Parking Management Plan, significant use of biking, walking and transit use has been documented in a member and employee survey. Results show that approximately 36 and 37% of members and employees, respectively, use alternative modes to access the existing GBYMCA. The

[9] The DHV is the 30th highest hour of traffic for the year and is used as the analysis standard in Vermont.
[10] VTrans guidelines suggest analysis during the year project construction is expected to be complete and in a future year scenario 5 years after project completion.

Y is committed to fostering this activity and has joined the Chittenden Area Transportation Management Association (CATMA) to ensure the habits continue and grow in the future.

Table 2 presents the projected trip generation associated with the project, and adjustments for biking, walking, transit use as well as the implementation of TDM strategies, with the assistance of CATMA. Note that no adjustment was made for the fact that most employees will park offsite.

TABLE 2. PEAK HOUR TRIP GENERATION SUMMARY

LUC	Land Use	Variable	Quantity	Peak Hour Trips AM	Peak Hour Trips PM
565	Daycare	students	108	84	85
492	Health Club	per 1,000 s.f.	37.8	50	131
less biking, walking and TDM fraction (healthclub):			40%	-20	-52
			TOTAL TRIPS TO/FROM SITE	114	164

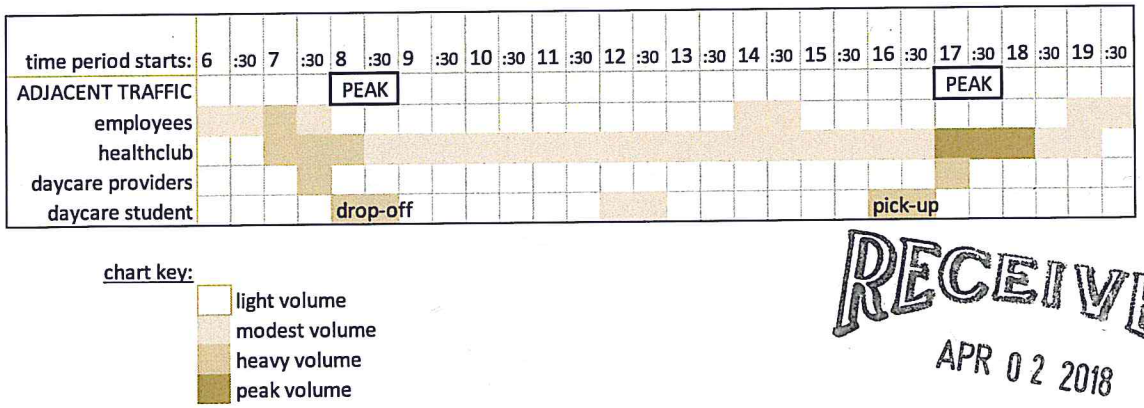
Since the values shown in Table 2 represent one-way trips, they are further broken down into trips entering and exiting the project site, as determined by the ITE survey, and as shown in Table 3.

TABLE 3. ENTER AND EXIT SPLIT FOR PROJECT SITE TRAFFIC

	AM enter	AM exit	PM enter	PM exit
Daycare	50%	50%	50%	50%
	42	42	43	43
Health Club	57%	43%	57%	43%
	17	13	45	34
	59	55	87	76

Figure 4 depicts the general pattern of actual traffic expected at the GBYMCA due to the various activities, and the relation to the actual peak hour of adjacent street traffic. This pattern is consistent with the more generic ITE trip estimates in Table 2.

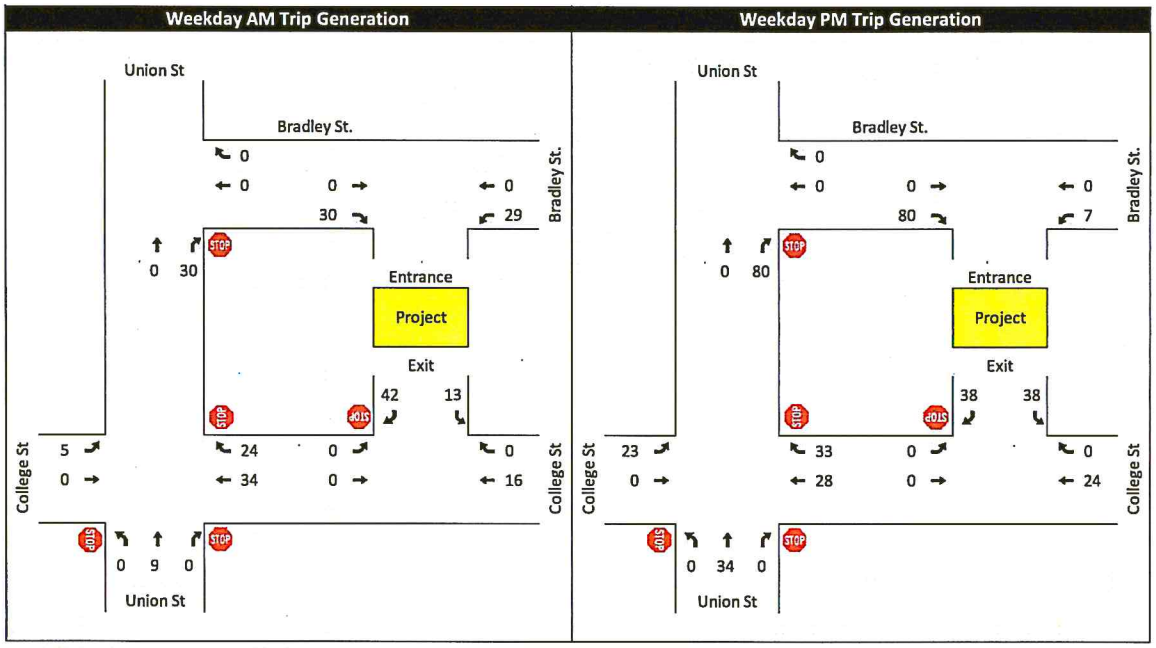
FIGURE 3. GENERAL PATTERN OF SITE ACTIVITY THROUGHOUT THE DAY



RECEIVED
APR 02 2018
DEPARTMENT OF PLANNING & ZONING

Figure 4 presents a map of project trip generation through the study area intersections. Trips entering and exiting the site access are distributed onto the roadway network based on background traffic volumes.

FIGURE 4: PROJECT TRIP GENERATION MAP



2.5 | SCENARIO VOLUME GRAPHICS

Figures 5 through 8 present the AM and PM Peak Hour No-Build and Build scenario traffic volumes at the study intersections for the build year (2019) and future year (2024) scenarios.

No Build traffic volumes include the raw count volumes, adjusted to design hour conditions, and projected traffic from recently permitted developments in the area (ODVs). Build scenario volumes represent the addition of project-generated traffic (both primary and pass-by trips) to the No Build traffic volumes.

With the addition of site-generated traffic, volumes entering and exiting the project site increase in the Build scenario.

FIGURE 5: 2019 NO BUILD TRAFFIC VOLUMES

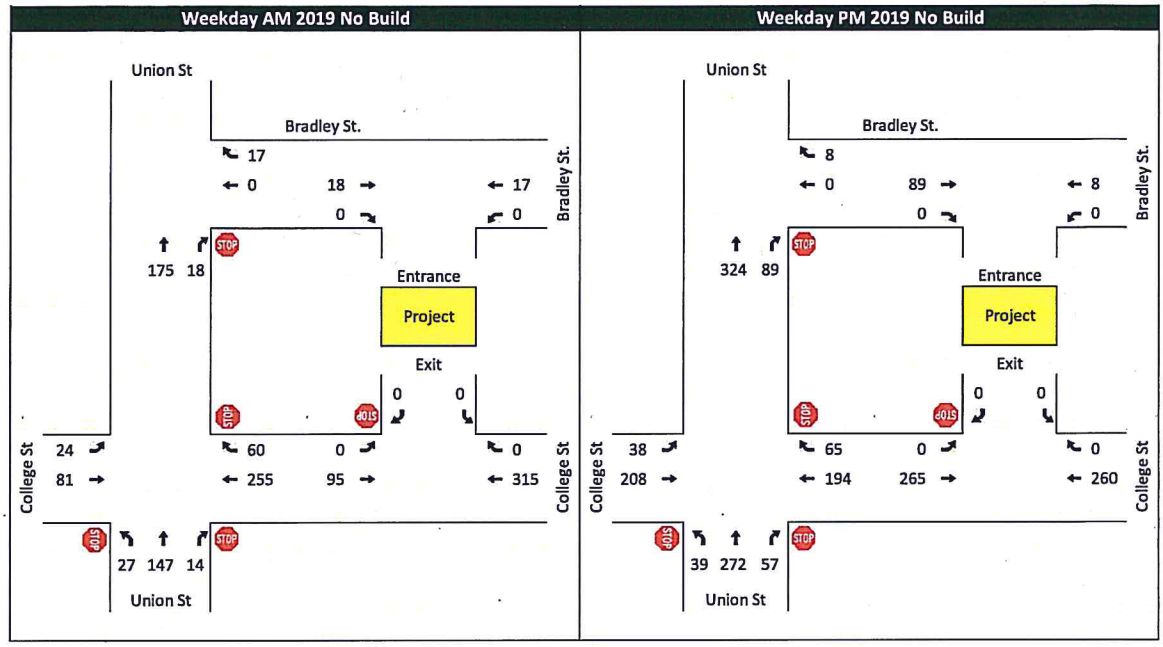
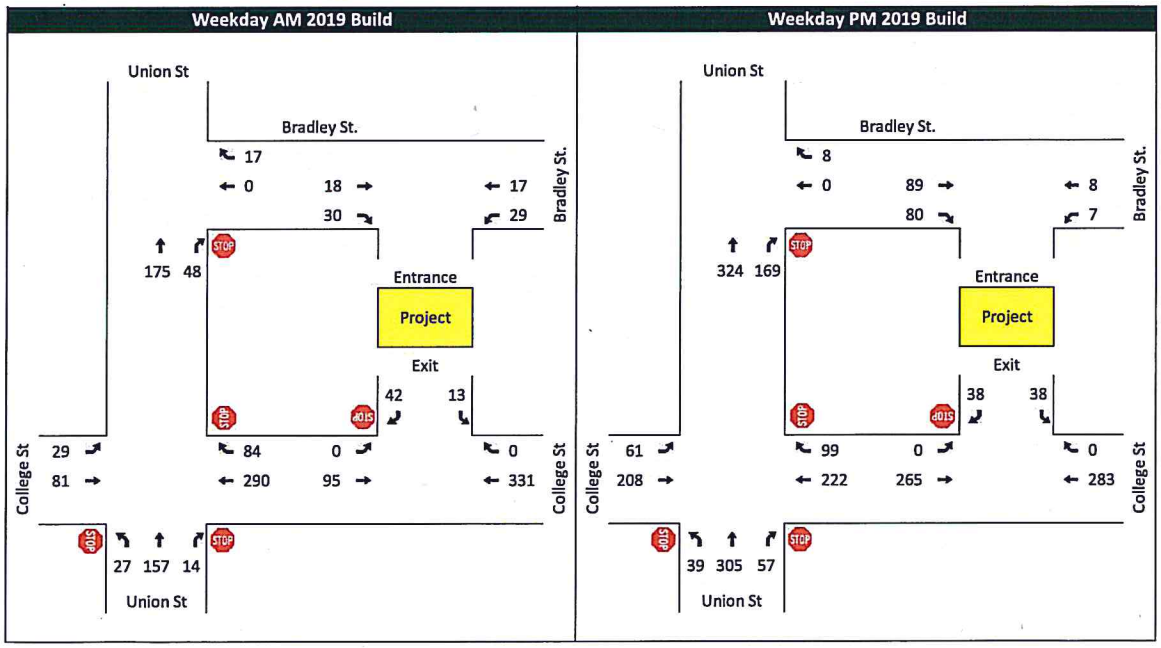


FIGURE 6: 2019 PEAK HOUR BUILD VOLUMES



RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

FIGURE 7: 2024 PEAK HOUR NO BUILD VOLUMES

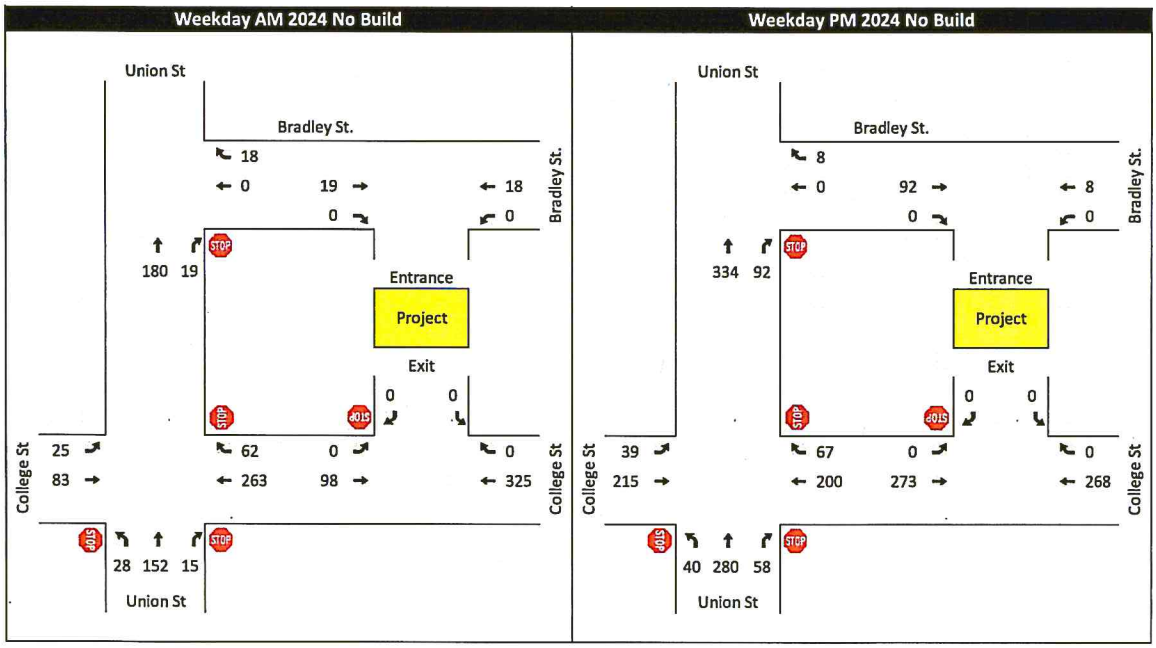
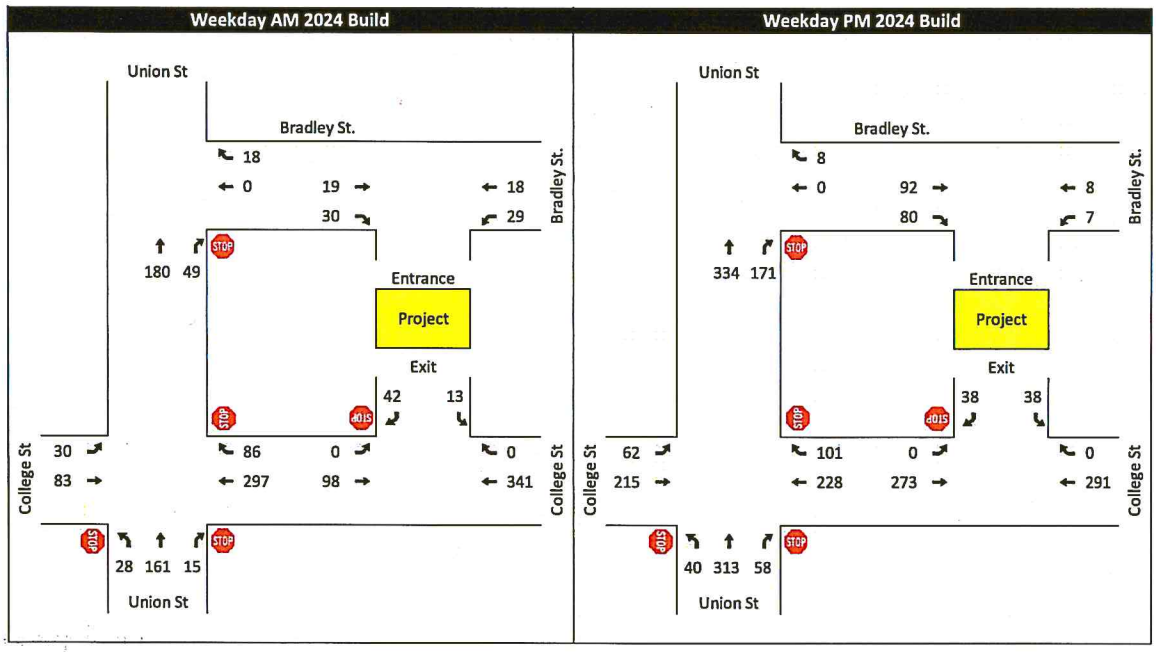


FIGURE 8: 2024 PEAK HOUR BUILD VOLUMES



3.0 CONGESTION ANALYSIS

3.1 | LEVEL-OF-SERVICE DEFINITION

Level-of-service (LOS) is a qualitative measure describing the operating conditions as perceived by motorists driving in a traffic stream. LOS is estimated using the procedures outlined in the 2000 and 2010 Highway Capacity Manuals.[11] In addition to traffic volumes, key inputs include the number of lanes at each intersection and the intersection control types (signalized or unsignalized) at each study intersection.

The 2010 Highway Capacity Manual defines six qualitative grades to describe the level of service at an intersection. Level-of-Service is based on the average control delay per vehicle. Figure 9 shows the various LOS grades and descriptions for unsignalized intersections.

FIGURE 9: LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

LOS	CHARACTERISTICS	UNSIGNALIZED TOTAL DELAY (SEC)
A	Little or no delay	≤ 10.0
B	Short delays	10.1-15.0
C	Average delays	15.1-25.0
D	Long delays	25.1-35.0
E	Very long delays	35.1-50.0
F	Extreme delays	> 50.0

The delay thresholds for LOS at signalized and unsignalized intersections differ because of the driver's expectations of the operating efficiency for the respective traffic control conditions. According to HCM procedures, an overall LOS cannot be calculated for two-way stop-controlled intersections because not all movements experience delay. In signalized and all-way stop-controlled intersections, all movements experience delay and an overall LOS can be calculated.

The VTrans policy on level of service is:

- Overall LOS C should be maintained for state-maintained highways and other streets accessing the state's facilities.
- Reduced LOS may be acceptable on a case-by-case basis when considering, at minimum, current and future traffic volumes, delays, volume to capacity ratios, crash rates, and negative impacts as a result of improvement necessary to achieve LOS C.
- LOS D should be maintained for side roads with volumes exceeding 100 vehicles/hour for a single lane approach (150 vehicles/hour for a two-lane approach) at two-way stop-controlled intersections.

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

[11] The HCM 2010 does not provide methodologies for calculating intersection delays at certain intersection types including signalized intersections with exclusive pedestrian phases and signalized intersections with non NEMA-standard phasing. Because of these limitations, HCM 2000 methodologies are employed where necessary.

The VTrans LOS Policy for two-way stop-controlled intersections is to maintain a LOS "D," or better, for side roads with volumes exceeding 100 vehicles/hour for a single lane approach, or 150 vehicles/hour for a two-lane approach. No LOS criteria are in effect for volumes less than these.

Detailed Synchro LOS worksheets are attached at the end of this report.

3.2 | LEVEL-OF-SERVICE AND QUEUING RESULTS

The Highway Capacity Manual congestion reports within Synchro (v9), a traffic analysis software package from Trafficware, routinely relied upon by transportation engineering professionals, were used to assess congestion at the study intersections.

Figure 10 presents the LOS and queuing results during the AM and PM peak hour.

FIGURE 10: PEAK HOUR LOS RESULTS[12]

		AM PEAK						PM PEAK					
		No-build			Build			No-build			Build		
INTERSECTION	Approach	delay	LOS	queue	delay	LOS	queue	delay	LOS	queue	delay	LOS	queue
1. SITE EXIT					12	B	1				12	B	1
2. S. UNION ST/COLLEGE ST													
STOP	Northbound Union	14	B	3	17	C	4	14	B	3	16	C	4
STOP	Eastbound College	12	B	2	13	B	2	12	B	2	13	B	2
STOP	Westbound College	12	B	2	14	B	3	11	B	2	13	B	3
3. S. UNION ST/BRADLEY ST													
STOP	Westbound Bradley	11	B	0	12	B	0	11	B	0	11	B	0

Note: delay in seconds, queue in vehicles

Congestion at the study intersections is modest in all scenarios, with little change expected due to the project. Note that some of the no-build traffic will be displaced to the new site (i.e. daycare drop-off traffic), thus the build scenarios are slightly conservative in this regard.

On site congestion due to daycare drop-offs and pick-ups is expected to be minimal. Observations of current operation shows that drop-off takes an average of 10 minutes. The 22 planned short term spaces would serve 120 or more arrivals if evenly spaced over one hour, 66 if spaced over ½ hour. Parking is more than adequate to serve this need.

[12] VTrans guidelines suggest an analysis in the build year and 5 years hence, however, the results for the build year shown in Figure 10 clearly indicate that the minor growth expected in 5 years (2%) would have no discernible impact.

4.0 SAFETY ANALYSIS

4.1 | SIGHT DISTANCES

Adequate sight distances are necessary where traffic enters a roadway for safety, and to maintain adequate traffic flow on the highway. Adequate *stopping sight distance* (SSD)ensures a vehicle can stop to avoid a hazard, and adequate *corner sight distance* (CSD) ensures a vehicle entering a traffic stream slows proceeding vehicles minimally.

Sight lines at the proposed project exit on College Street were measured and assessed with the findings reported in Table 5. Note that SSD was adjusted for 5.5% grade on College Street.

TABLE 4. SIGHT DISTANCES (IN FEET)

speed (mph)	SSD required (down/uphill)	Available SSD	Required CSD (L/R)	Available CSD (L/R)
25	165 / 145	500+	280 / 240	265 / 200

Sight lines from the proposed exit are limited due to parked cars along College Street, which is not unusual in urban areas and the City of Burlington. Site lines exceed the required stopping sight distance by a decent margin, thus safety is not compromised. Some reduction in parking (up to 2 spaces) may be appropriate to the south of the driveway.

4.2 | CRASH HISTORIES

RSG reviewed the VTrans web portal[13] data for crash histories in the project vicinity for the most recent 5 calendar years (2013-3017). Crash records include records logged by the Burlington Police Department and UVM Campus Police.

No crashes were reported on Bradley Street between S. Union Street and Hungerford Terrace in this 5-year period. One crash was reported in the vicinity of the proposed exit on College Street (rear end, no injuries).

A review of the latest VTrans database (2012-2016) for High Crash Locations revealed no such occurrences in the project study area.

4.3 | ON-SITE CIRCULATION AND SAFETY

The site plan (see Figure 2) allows for one-way traffic from north to south. This circulation pattern is preferred over 2-way operation as it is more predictable, calmer and thus benefits traffic safety, more specifically as follows:

1. One-way traffic ensures each access point is impacted equally, thus ensuring there are no points of concentrated traffic.
2. Parking is more accessible due to angled entry, making sight lines during a backing maneuver safer.

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

[13] http://apps.vtrans.vermont.gov/CrashPublicQueryTool/

3. Passenger doors are on the building side for safer drop-off and pick-up situations (non-daycare related).
4. Pedestrian crossings only oppose one direction of traffic.
5. Headlights from vehicles will always face south - towards commercial neighbors on College Street rather than residential neighbors on Bradley Street.

DESIGN VEHICLE

To comply with the City Fire Marshall's requirements, the site has been designed to accommodate a WB-40 tractor trailer. In addition, the expected waste hauling vehicle turning template has been used to ensure the proposed garbage receptacles are accessible.

5.0 TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) is the practice of making design and operational decisions to reduce transportation demand during peak periods. This can include encouraging active transposition, e.g. walking and biking, encouraging transit use, or providing incentives to reduce reliance on single occupancy vehicles. Considering TDM options should be standard practice for all new developments.

The GBYMCA is committed to the following strategies to reduce or manage the demand for parking for both members and employees into the future:

- Provide an inviting environment for people walking and bicycling. This component is particularly important as the Y is all about healthy activity and it currently sees a great portion of users and employees using alternate modes of transportation. To that end, City regulations require 26 short term bike parking spaces and 3 long term spaces. The latest site plan includes 44 short term spaces and 6 long term ones, consistent with the plan to exceed expectations in use of these.
- Become Members of the Chittenden Area Transportation Management Association (CATMA).
- Continue to allow a flexible workspace, allowing off peak hour arrivals and departures.
- Create and enforce sensible rules for parking at the facility.
- Develop an appropriate strategy for parking pricing (with CATMA's help).
- Continue to monitor traffic and transportation operations to adjust programs as needed. Monitoring of the proposed parking supply may lead insight into peak demands.

Please refer to the attached Parking Management Plan for more detail regarding TDM strategies.

6.0 SUMMARY AND CONCLUSIONS

The proposed project would construct a 49,450 s.f. facility with 48 parking spaces, including 37,800 s.f. dedicated to the health club and related activities, and 11,600 s.f. dedicated to daycare services for up to 108 children. Significant use of alternate modes of transportation is expected to reduce car dependence and related site trips.

Key project findings include:

- 114 and 164 trips are expected in the AM and PM peak hour, respectively. This includes reductions in trips expected from the use of alternate modes by health club members, however it does not account for the fact that most employees will park off-site.
- Use of alternate modes by members and employees has been shown to be significant at the current site. Membership with CATMA should greatly enhance the likelihood that this can be increased in the future.
- Congestion at the project site and other study intersections is modest in all scenarios, with little change expected due to the project.
- On site congestion due to daycare drop-offs and pick-ups is expected to be minimal. The planned short-term parking is expected to be more than adequate to serve this need.
- One-way circulation will enhance both vehicular and pedestrian safety compared to 2-way operation.
- Sight lines from the proposed exit are limited due to parked cars along College Street. Site lines exceed the required stopping sight distance by a decent margin, thus safety is not compromised. Some reduction in parking (up to 2 spaces) may be appropriate to the south of the driveway.

Based on the analysis and recommendations presented in this memorandum, we conclude that the proposed GBYMCA will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.

END OF MEMO

RECEIV
APR 02 2018
DEPARTMENT C
PLANNING & ZONI

Attachments:

- Parking Management Plan
- Synchro 9 HCM worksheets:
    - AM Peak 2019 No-build
    - AM Peak 2019 Build
    - PM Peak 2019 No-build
    - PM Peak 2019 Build

March 30, 2018

SMM
ENVIRONMENTAL ENGINEERING
SCOTT MICHAEL MAPES
POST OFFICE BOX 5517
BURLINGTON, VERMONT
802-864-8100

WATERSHED
CONSULTING ASSOCIATES, LLC

Jenna Olson
Stormwater Program Manager
Department of Public Works
P.O. Box 878
Burlington, VT 05402

RE: **Proposed *Burlington Family YMCA: Stormwater Design***

ATTACHMENTS:
A-1 Existing Drainage Map
A-2 Proposed Drainage Map
A-3 Soil Infiltration Report
A-4 HydroCAD Report (1 year-24 hr. storm)
A-5 Opti Proposal
A-6 Site Plans and Details

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

Dear Jenna:

This memorandum provides a summary of the proposed post construction stormwater management system for the Burlington Family YMCA (YMCA) facility at 298 College Street in Burlington, VT. This memo also serves to update and replace the conceptual stormwater management system memo dated January 22, 2016. Information on existing site conditions and proposed stormwater approach are provided below. Supporting drainage maps, soil testing, and preliminary runoff calculations are provided as attachments to this memorandum. The proposed project will redevelop the majority of the site's existing impervious surface with new impervious and pervious surfaces. There is a slight increase in resulting net change in impervious surface (0.08 acre). Given that the site discharges to the combined sewer in both the existing and proposed conditions, the State of Vermont Watershed Management Division has determined that an operational stormwater permit is not required from the State for the project. Burlington City Ordinance Chapter 26 governs stormwater design for the project, and the minimum target flow reduction will be runoff generated during the 1-year, 24-hour storm based on 50% of the redeveloped/existing impervious surface on the site. 100% of the net new impervious surface is being managed in the proposed detention system.

A. Existing Conditions:

1. Site Description: Presently the former Ethan Allen Club building and parking lot occupies the property. This property has been in this configuration since the mid 1970's.

2. Drainage Pattern: The majority of drainage from the site flows to the north into the Bradley Street combined sewer system via a single catchbasin located on the site in the northwest corner. Some drainage also flows to the south into the College Street combined sewer system via overland flow.

3. Existing Impervious Cover: Presently approximately 1.03 acres of impervious area covers the property (74%).

4. Existing Peak Discharge: The predicted peak discharge for the 1-year, 24-hour storm is 2.37 cfs. The target peak discharge and volume, calculated by modeling the site as if 50% of the redeveloped/existing impervious surface is 1.19 cfs. This will ensure 100% of the net new impervious surface is being managed by the proposed system.

5. Soil Conditions: On December 12th, 2015 test pits were completed by WCA and SMM to characterize soils and infiltration testing was performed. The soil characterization of each test pit showed that in some locations, on this developed property, fill soils are present composing of sand, gravel, and some clay up to 3' below ground surface. Under the fill strata or in locations where fill is not used, medium to fine sands were documented to varying depths ranging from over 2' to 6.7'. The final soil stratum at each site location is native clay with low plasticity to a depth of >15'. Infiltration rate results varied depending on the soil stratum that the testing was performed. Infiltration testing preformed in the uniform fine to medium sand stratum had high infiltration rates of >22.2in/hr. Infiltration testing preformed in the native clay layer showed slow infiltration of 0.6 in/hr. Soil logs and infiltration tables are provided as an attachment to this memorandum. Given the latest site and building layout, it has been determined that no significant infiltration BMP is viable for this project.

B. Proposed Conditions:

1. Drainage Patterns:

   - DA2: Building rooftop. Runoff from this area will drain to proposed detention tanks before overflowing to the combined sewer system.
   - DA1: Parking lot. Runoff from this area would drain to proposed detention tanks before overflowing to the combined sewer system. In the northwest corner of the parking area, a small area of impervious parking will not drain to the detention tanks but will rather surface flow to Bradley Street because of grading constraints. This area is 1,400 square feet and would constitute a di minimums amount of overland runoff from the property.
   - DA3/DA4. These are remaining areas not managed by BMPs because they are small, primarily pervious, and would not produce a significant amount of additional runoff.

2. Proposed Impervious Cover: A net increase of 0.08 acre of impervious cover is proposed, resulting in a total impervious cover footprint of 1.11 (79%).

3. Proposed Peak Discharge: The proposed peak discharge for the 1-year, 24-hour storm event without any control is 2.56 cfs. With the addition of flow control, the peak discharge is reduced to 0.79 cfs, which is below the target level of 1.19 cfs meaning that there will be an improvement of existing runoff conditions on the property.

4. Proposed Detention System: The proposed detention system consists of a series of 4, 8'x16' pre-fabricated concrete vaults which will provide 18,000 gallons of storage for control of the 1-year, 24 hour storm plus additional freeboard capacity for passage of larger storm events. The detention

system is proposed with a 3" orifice to provide a controlled release to the College Street combined sewer stormwater system. The peak rate of flow draining through this orifice to the combined sewer during a 1-year, 24-hour storm event is 0.49 cfs.

5. Smart Controller: The design team is evaluating the potential for employing a "smart" versus passive outlet flow controller (described above in section 4). A smart controller provides added benefits and control in that it allows the opportunity to manage the draining of the detention system in advance of large storm events optimizing the storm volume detention. A smart controller system may allow for a reduction in total detention storage by providing an equivalent amount of flow control. Additionally, a smart controller can easily integrate with potential rainwater harvesting (RWH) opportunities. However, adding this feature may prove too costly for inclusion in this project. The design team has been in discussions with one vendor to include their smart control system in the project post construction stormwater management system. Please refer to Opti's proposal included here as a separate attachment for information purposes only.

6. Rainwater Harvesting: A rainwater harvesting system is being considered to reuse either a portion or all of the captured stormwater. The water reuse options being considered include toilet flushing and swimming pool make up water. These RWH opportunities like the smart controller are being evaluated but are not currently part of this post construction stormwater management system design.

C. Summary:

The following table provides a summary of the predicted peak discharge of flows for the existing, target, and proposed conditions:

Condition	Q1 Peak (cfs)
Existing	2.37
Target	1.19
Proposed	0.79

The proposed post construction stormwater management system has been designed to meet or exceed the minimum standard set forth in City Ordinance Chapter 26 by reducing peak flow from the 1-year, 24-hour storm event to the combined sewer system. Please contact us if you have any questions or comments related to this summary.

Sincerely,

Andres Torizzo, WCA Principal

STATE OF VERMONT SCOTT MICHAEL MAPES NO. 6007 REGISTERED PROFESSIONAL ENGINEER

SCOTT MICHAEL MAPES

RECEIVED
APR 02 2018
DEPARTMENT OF PLANNING & ZONING

RECEIVED
APR 01 2014
DEPARTMENT OF
PLANNING & ZONING

RECEIVED
DEPARTMENT OF
PLANNING & ZONING

N

0 15 30 60 Feet

Pre-Development Drainage Plan
YMCA 298 College Street

WATERSH

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

N

0 15 30 60 Feet

Post-Development Drainage Plan
YMCA 298 College Street

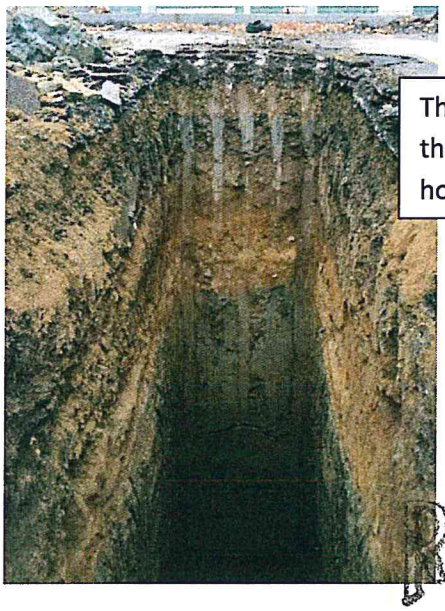
WATERS

Test Pit 1 – Back parking lot, left corner (MW2 location):

WATERSHED CONSULTING ASSOCIATES, LLC		SOIL PROFILE: TP1	
		Site Name:	Burlington YMCA
		Site Location:	Back parking lot, left corner (MW2) (TP1)
Excavation Depth:	15'4"	*Excavation Date:*	12/4/2015
Depth to Water Table:	n/a		
Overall Site Notes:		*Representative:*	AT and MB
Site TP1 shows evidence of fill.		*Sampling Method:*	Excavated Pit

Depth (ft)	Depth (in) if further refinement necessary	Soil Type	Additional Sample Description / Notes	Soil Moisture	Soil Color
0-3	0-3	Asphalt			
	>3-36	Sandy fill	Fill, asphalt pieces, coarse fragments, dark brown/grey lenses (consisting of clay with some sand)		medium brown
>3-5		Sand with some clay	Small coarse fragments		light brown
>5-15'4"		Clay	Low plasticity, small ribboning	slightly moist	medium gray

SOIL TYPE PROPORTIONS USED	
AND 33-50%	LITTLE 10-20%
SOME 20-33%	TRACE 0-10%



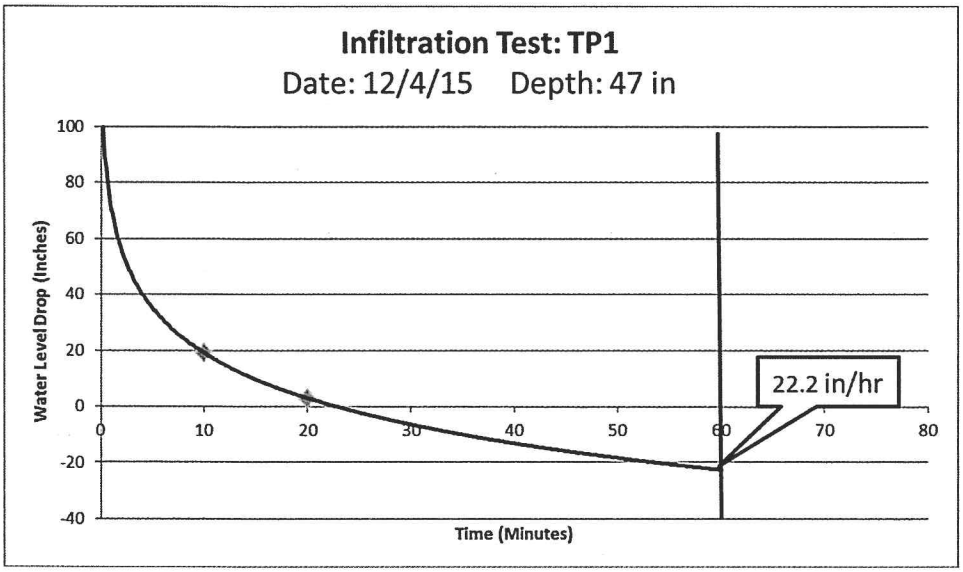
The photo on the left displays the measured and recorded horizons at TP1.

The photo on the right shows the medium grey color and low plasticity of the clay over 5ft below ground level.

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

WATERSHED CONSULTING ASSOCIATES, LLC	INFILTRATION TEST:TP1	
	Site Name:	Burlington YMCA
	Site Location:	Back parking lot, left corner (MW3) (TP1)
Depth of PVC Below Ground	*Excavation Date*	12/4/2015
47	*Representative:*	AT and MB

Time (Minutes)	Water Level (Inches)	Drop (in)
0	36	
10	55.2	19
20	58.2	3.0
30	>60 dry	
40	>60 dry	
50	>60 dry	
60	>60 dry	
		22.2



Test Pit 2 – Front lawn (MW3 location):

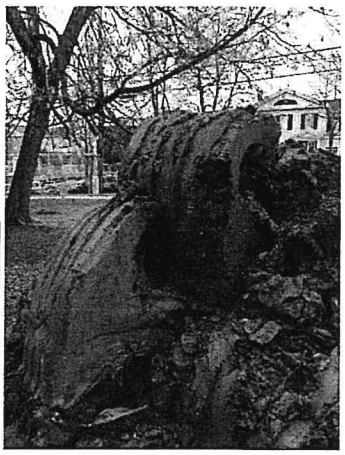
WATERSHED CONSULTING ASSOCIATES, LLC		SOIL PROFILE: TP2	
		Site Name:	Burlington YMCA
		Site Location:	Front lawn (MW3) (TP2)
Excavation Depth:	15'	*Excavation Date:*	12/4/2015
Depth to Water Table:	n/a		
Overall Site Notes:		*Representative:*	AT and MB
Site TP2 consists of all the same medium sand showing no evidence of fill. Found shell in pit.		*Sampling Method:*	Excavated Pit

Depth (in)	Soil Type	Additional Sample Description / Notes	Soil Moisture	Soil Color
0-5	Organic top soil	Small roots		medium brown
>5-16	Medium / fine sand	Small coarse fragments		light brown
>16-31	Medium / fine sand	Transition to more orange sands		orange / light brown
>31-80	Medium / fine sand	Lighter colored horizon, loss or orange color to grey		light brown, grayish
>80-180	Clay	Low plasticity, small ribboning	slightly moist	medium gray

SOIL TYPE PROPORTIONS USED	
AND 33-50%	LITTLE 10-20%
SOME 20-33%	TRACE 0-10%

The photo on the left displays the measured and recorded horizons at TP2.

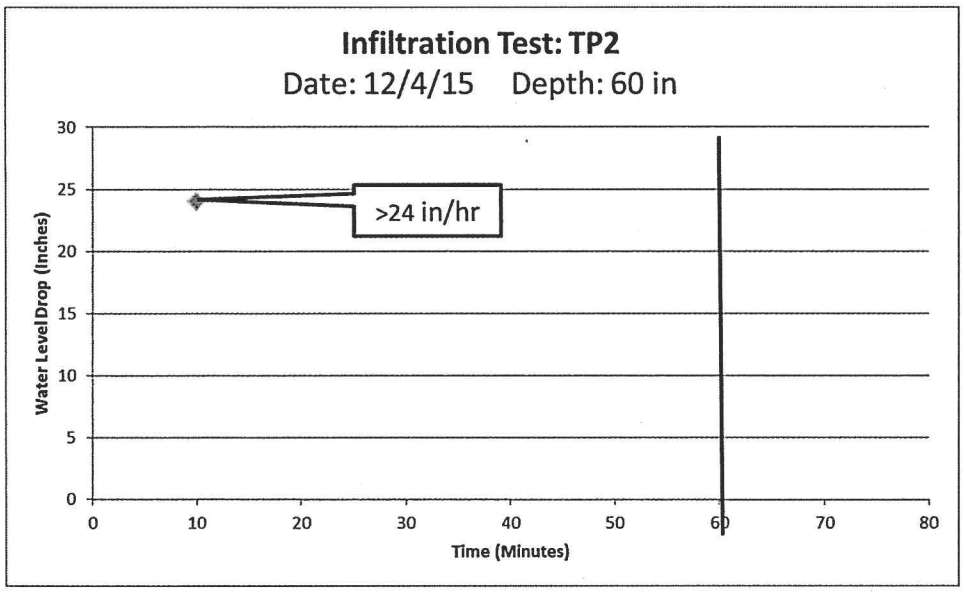
The photo on the right shows the medium grey color and plasticity of the clay over 6'8" below ground level.



RECEIVED
APR 02 2018

WATERSHED CONSULTING ASSOCIATES, LLC	INFILTRATION TEST:TP2	
	Site Name:	Burlington YMCA
	Site Location:	Front lawn (MW3) (TP2)
Depth of PVC Below Ground	*Excavation Date*	12/4/2015
60	*Representative:*	AT and MB

Time (Minutes)	Water Level (Inches)	Drop (in)
0	36	
10	>60 dry	>24
20	>60 dry	
30	>60 dry	
40	>60 dry	
50	>60 dry	
60	>60 dry	
		>24



Test Pit 3 – Back parking lot, right corner, next to back entrance:

WATERSHED CONSULTING ASSOCIATES, LLC		SOIL PROFILE: TP3	
		Site Name:	Burlington YMCA
		Site Location:	Back parking lot, right corner, next to back entrance (TP3)
Excavation Depth:	11'	*Excavation Date:*	12/4/2015
Depth to Water Table:	n/a		
Overall Site Notes:		*Representative:*	AT and MB
Site TP3 has water coming in from a pipe with an unknown origin 18inches below the ground surface.		*Sampling Method:*	Excavated Pit

Depth (in)	Soil Type	Additional Sample Description / Notes	Soil Moisture	Soil Color
0-8	Organic top soil	Small roots		brown
>8-26	Sand with trace clay	Small coarse fragments	moist	medium brown
>26-132	Clay	Low plasticity, small ribboning	moist	medium gray

SOIL TYPE PROPORTIONS USED	
AND 33-50%	LITTLE 10-20%
SOME 20-33%	TRACE 0-10%

The photo on the left displays the measured and recorded horizons at TP3.

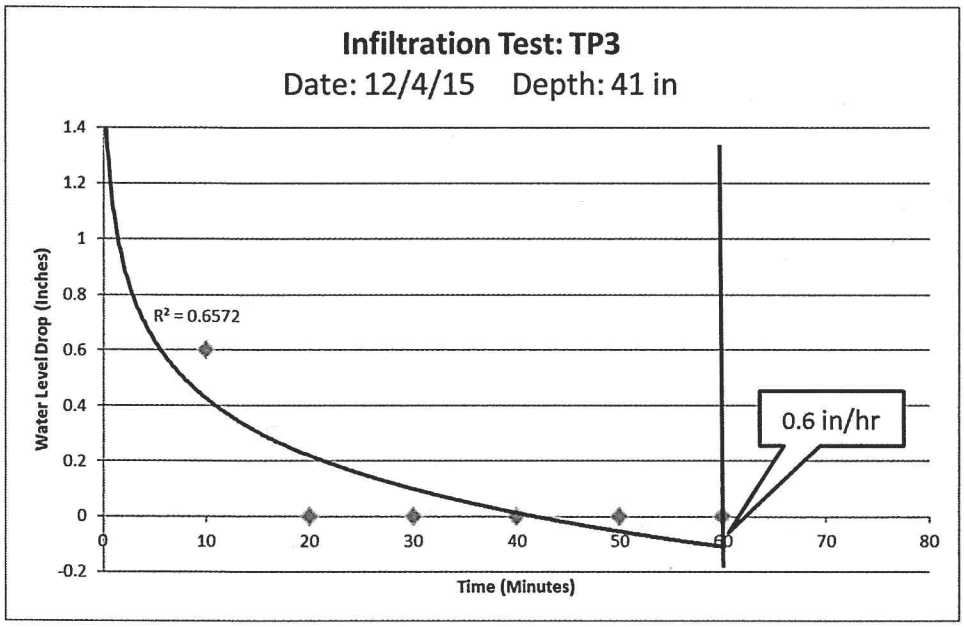
The photo on the right shows an unknown pipe releasing water into the pit.

RECEIVED
APR 02 2018

WATERSHED
CONSULTING ASSOCIATES, LLC

INFILTRATION TEST: TP3		
	Site Name:	Burlington YMCA
	Site Location:	Back parking lot, right corner, next to back entrance (TP3)
Depth of PVC Below Ground	*Excavation Date*	12/4/2015
41	*Representative:*	AT and MB

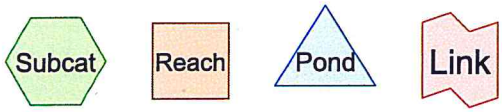
Time (Minutes)	Water Level (Inches)	Drop (in)
0	36	
10	35.4	0.6
20	35.4	0
30	35.4	0
40	35.4	0
50	35.4	0
60	35.4	0
		0.6



A-

pre development

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING



Routing Diagram for Existing_YMCA_3-30-18
Prepared by Watershed Consulting Associates, LLC, Printed 3/30/2018
HydroCAD® 10.00-20 s/n 03593 © 2017 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.488	61	>75% Grass cover, Good, HSG B (DA_1)
1.088	98	Paved Parking, HSG not rated (DA_1)
1.576	**87**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.488	HSG B	DA_1
0.000	HSG C	
0.000	HSG D	
1.088	Other	DA_1
1.576		**TOTAL AREA**

RECEIVE
APR 0 2 2018
DEPARTMENT OF
PLANNING & ZONIN

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.488	0.000	0.000	0.000	0.488	>75% Grass cover, Good	DA_1
0.000	0.000	0.000	0.000	1.088	1.088	Paved Parking	DA_1
0.000	**0.488**	**0.000**	**0.000**	**1.088**	**1.576**	**TOTAL AREA**	

Land-Use Listing (all nodes)

Area (acres)	Land Use	Subcatchment Numbers
0.488	Open Space	DA_1
1.088	Pavement	DA_1
1.576	**TOTAL**	

RECEIV
APR 0 2 2018
DEPARTMENT
PLANNING & ZON

Time span=0.00-100.00 hrs, dt=0.10 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA_1: pre development Runoff Area=1.576 ac 69.04% Impervious Runoff Depth=1.2
Tc=6.0 min CN=WQ Runoff=2.37 cfs 0.162

Total Runoff Area = 1.576 ac Runoff Volume = 0.162 af Average Runoff Depth = 1.23'
30.96% Pervious = 0.488 ac 69.04% Impervious = 1.088 a

Summary for Subcatchment DA_1: pre development

[49] Hint: Tc<2dt may require smaller dt

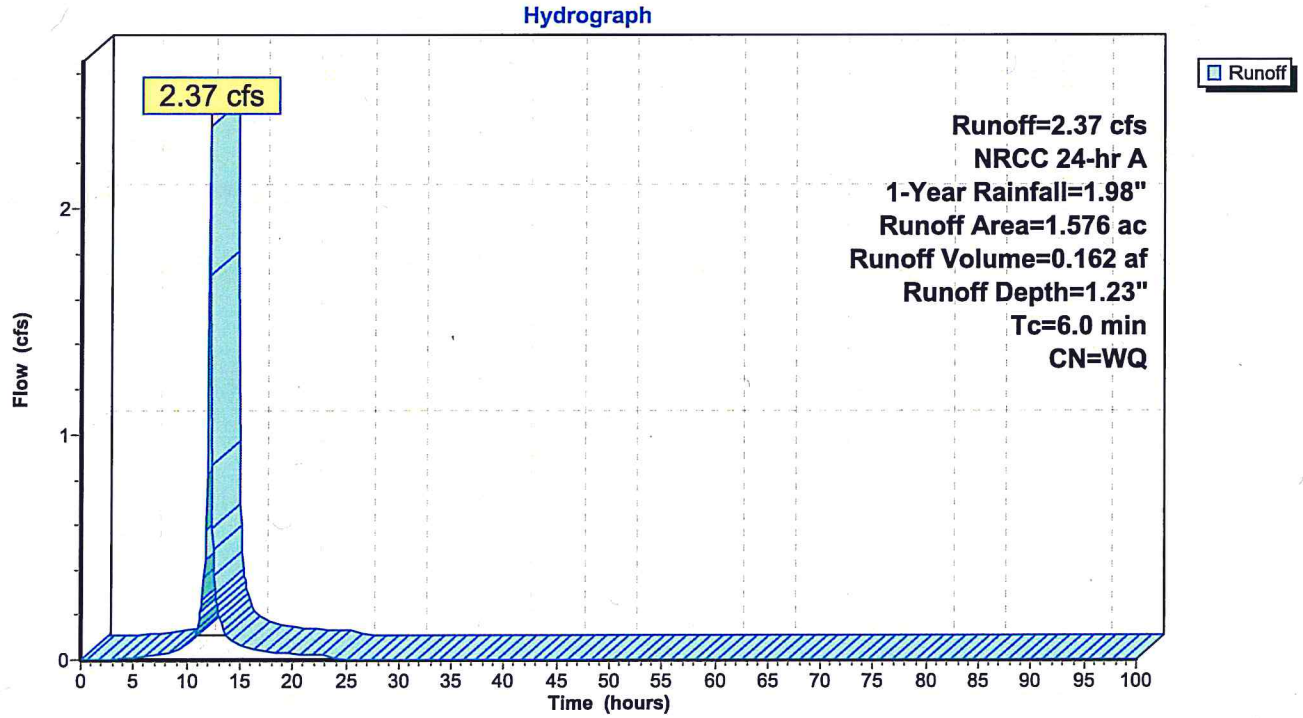
Runoff = 2.37 cfs @ 12.11 hrs, Volume= 0.162 af, Depth= 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.10 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description	Land Use
	0.488	61	>75% Grass cover, Good, HSG B	Open Space
*	1.088	98	Paved Parking, HSG not rated	Pavement
	1.576		Weighted Average	
	0.488		30.96% Pervious Area	
	1.088		69.04% Impervious Area	

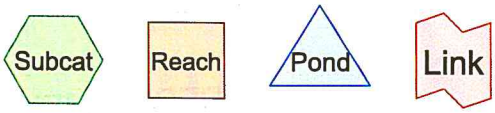
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA_1: pre development



RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONIN

Target (50% of IC converted to open space)



Routing Diagram for Target_YMCA_3-30-18
Prepared by Watershed Consulting Associates, LLC, Printed 3/30/2018
HydroCAD® 10.00-20 s/n 03593 © 2017 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.032	61	>75% Grass cover, Good, HSG B (DA_1)
0.544	98	Paved Parking, HSG not rated (DA_1)
1.576	**74**	**TOTAL AREA**

RECEIVE
APR 0 2 2018
DEPARTMENT O
PLANNING & ZONI

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.032	HSG B	DA_1
0.000	HSG C	
0.000	HSG D	
0.544	Other	DA_1
1.576		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.032	0.000	0.000	0.000	1.032	>75% Grass cover, Good	DA_1
0.000	0.000	0.000	0.000	0.544	0.544	Paved Parking	DA_1
0.000	**1.032**	**0.000**	**0.000**	**0.544**	**1.576**	**TOTAL AREA**	

RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONIN

Land-Use Listing (all nodes)

Area (acres)	Land Use	Subcatchment Numbers
1.032	Open Space	DA_1
0.544	Pavement	DA_1
1.576	**TOTAL**	

Time span=0.00-100.00 hrs, dt=0.10 hrs, 1001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA_1: Target (50% of IC converted to open space) Runoff Area=1.576 ac 34.52% Impervious Runoff Depth=0.65
Tc=6.0 min CN=WQ Runoff=1.19 cfs 0.086 a

Total Runoff Area = 1.576 ac Runoff Volume = 0.086 af Average Runoff Depth = 0.65"
65.48% Pervious = 1.032 ac 34.52% Impervious = 0.544 ac

RECEIV
APR 02 20
DEPARTMEN
PLANNING & Z

Summary for Subcatchment DA_1: Target (50% of IC converted to open space)

[49] Hint: Tc<2dt may require smaller dt

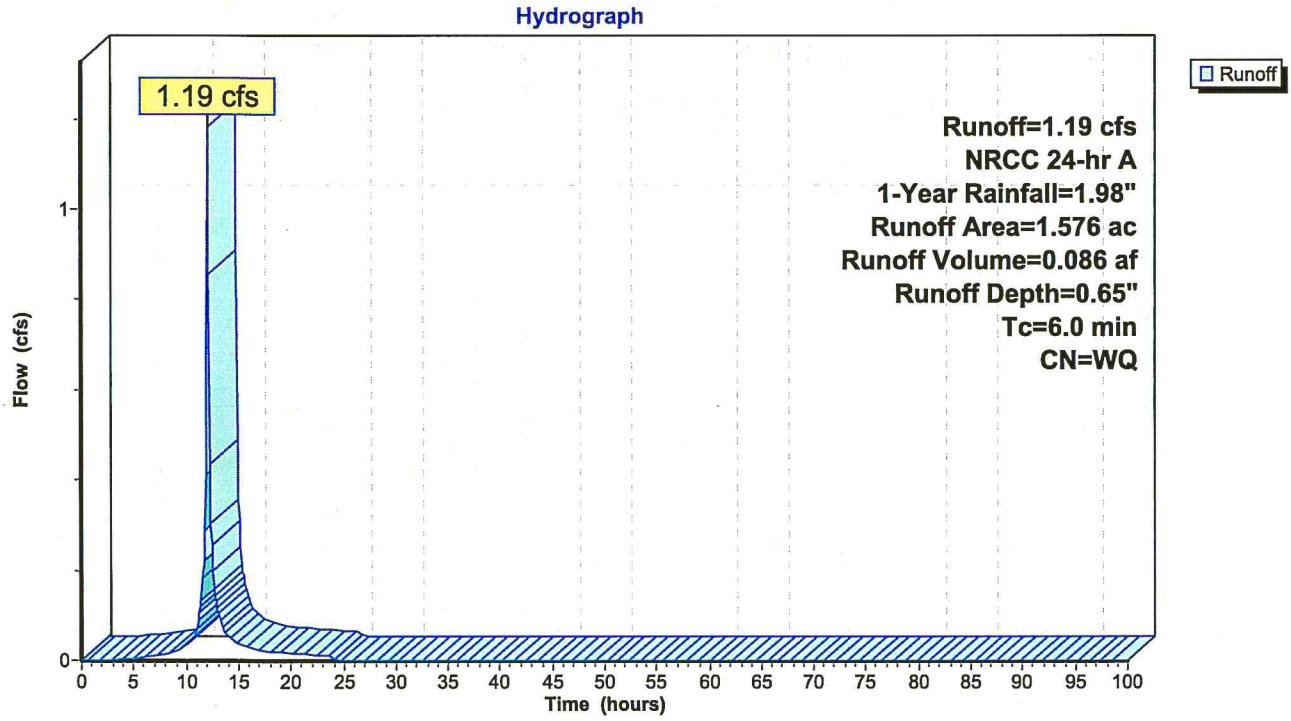
Runoff = 1.19 cfs @ 12.11 hrs, Volume= 0.086 af, Depth= 0.65"

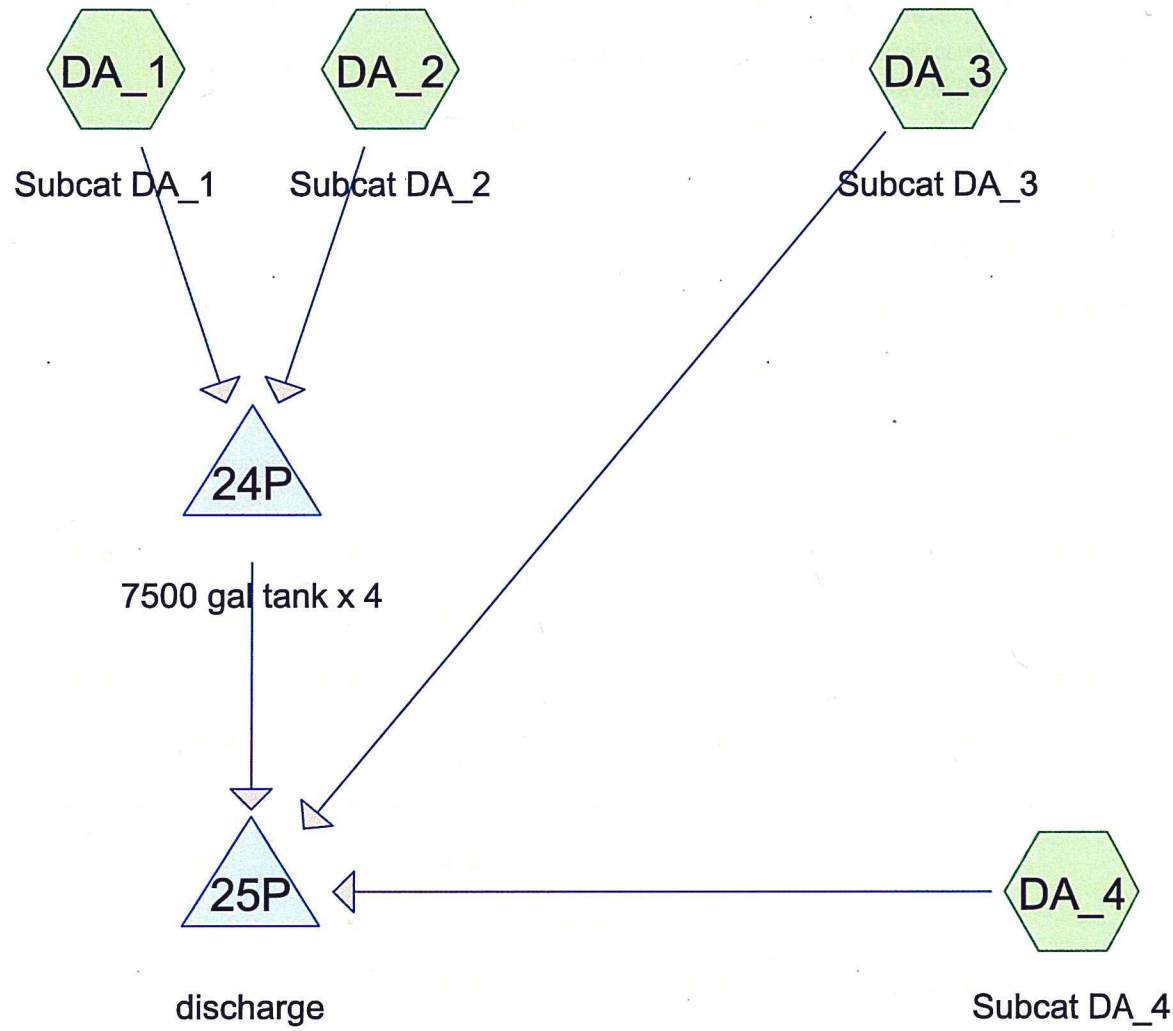
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.10 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description	Land Use
	0.157	61	>75% Grass cover, Good, HSG B	Open Space
*	0.544	98	Paved Parking, HSG not rated	Pavement
	0.875	61	>75% Grass cover, Good, HSG B	Open Space
	1.576		Weighted Average	
	1.032		65.48% Pervious Area	
	0.544		34.52% Impervious Area	

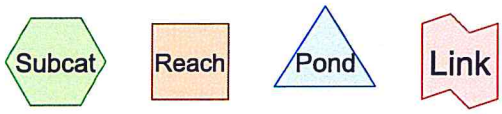
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA_1: Target (50% of IC converted to open space)





RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING



Routing Diagram for Proposed_YMCA_3-30-18
Prepared by Watershed Consulting Associates, LLC, Printed 3/30/2018
HydroCAD® 10.00-20 s/n 03593 © 2017 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.321	69	50-75% Grass cover, Fair, HSG B (DA_1, DA_3)
0.091	61	>75% Grass cover, Good, HSG B (DA_4)
1.164	98	Paved Parking, HSG not rated (DA_1, DA_2, DA_3, DA_4)
1.576	**90**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.412	HSG B	DA_1, DA_3, DA_4
0.000	HSG C	
0.000	HSG D	
1.164	Other	DA_1, DA_2, DA_3, DA_4
1.576		**TOTAL AREA**

RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONIN

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.321	0.000	0.000	0.000	0.321	50-75% Grass cover, Fair	DA_1, DA_3
0.000	0.091	0.000	0.000	0.000	0.091	>75% Grass cover, Good	DA_4
0.000	0.000	0.000	0.000	1.164	1.164	Paved Parking	DA_1, DA_2, DA_3, DA_4
0.000	**0.412**	**0.000**	**0.000**	**1.164**	**1.576**	**TOTAL AREA**	

Time span=0.00-100.00 hrs, dt=0.05 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA_1: Subcat DA_1 Runoff Area=0.532 ac 78.76% Impervious Runoff Depth=1.43
Flow Length=377' Slope=0.0075 '/' Tc=10.8 min CN=WQ Runoff=0.86 cfs 0.063 a

Subcatchment DA_2: Subcat DA_2 Runoff Area=0.603 ac 100.00% Impervious Runoff Depth=1.75
Flow Length=69' Slope=0.0062 '/' Tc=2.3 min CN=WQ Runoff=1.64 cfs 0.088 a

Subcatchment DA_3: Subcat DA_3 Runoff Area=0.316 ac 34.18% Impervious Runoff Depth=0.74
Flow Length=129' Slope=0.0112 '/' Tc=6.0 min CN=WQ Runoff=0.29 cfs 0.019 a

Subcatchment DA_4: Subcat DA_4 Runoff Area=0.125 ac 27.20% Impervious Runoff Depth=0.53
Flow Length=115' Slope=0.0055 '/' Tc=9.8 min CN=WQ Runoff=0.07 cfs 0.005 a

Pond 24P: 7500 gal tank x 4 Peak Elev=231.75' Storage=2,306 cf Inflow=2.25 cfs 0.151 a
Outflow=0.49 cfs 0.151 af

Pond 25P: discharge Inflow=0.79 cfs 0.176 af
Primary=0.79 cfs 0.176 af

Total Runoff Area = 1.576 ac Runoff Volume = 0.176 af Average Runoff Depth = 1.34"
26.14% Pervious = 0.412 ac 73.86% Impervious = 1.164 ac

RECEIVE
APR 02 2018
DEPARTMENT O
PLANNING & ZONI

Summary for Subcatchment DA_1: Subcat DA_1

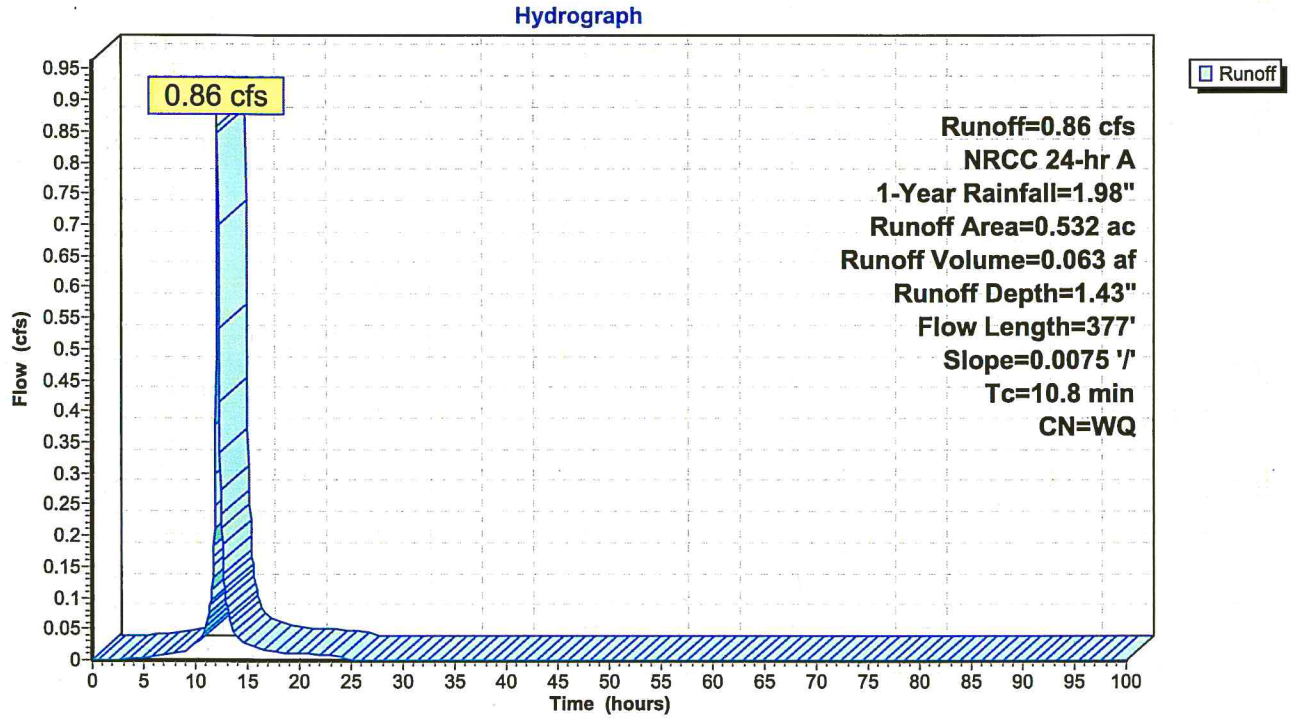
Runoff = 0.86 cfs @ 12.18 hrs, Volume= 0.063 af, Depth= 1.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description
	0.113	69	50-75% Grass cover, Fair, HSG B
*	0.419	98	Paved Parking, HSG not rated
	0.532		Weighted Average
	0.113		21.24% Pervious Area
	0.419		78.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	377	0.0075	0.58		**Lag/CN Method,** Contour Length= 174' Interval= 1'

Subcatchment DA_1: Subcat DA_1



Summary for Subcatchment DA_2: Subcat DA_2

[49] Hint: Tc<2dt may require smaller dt

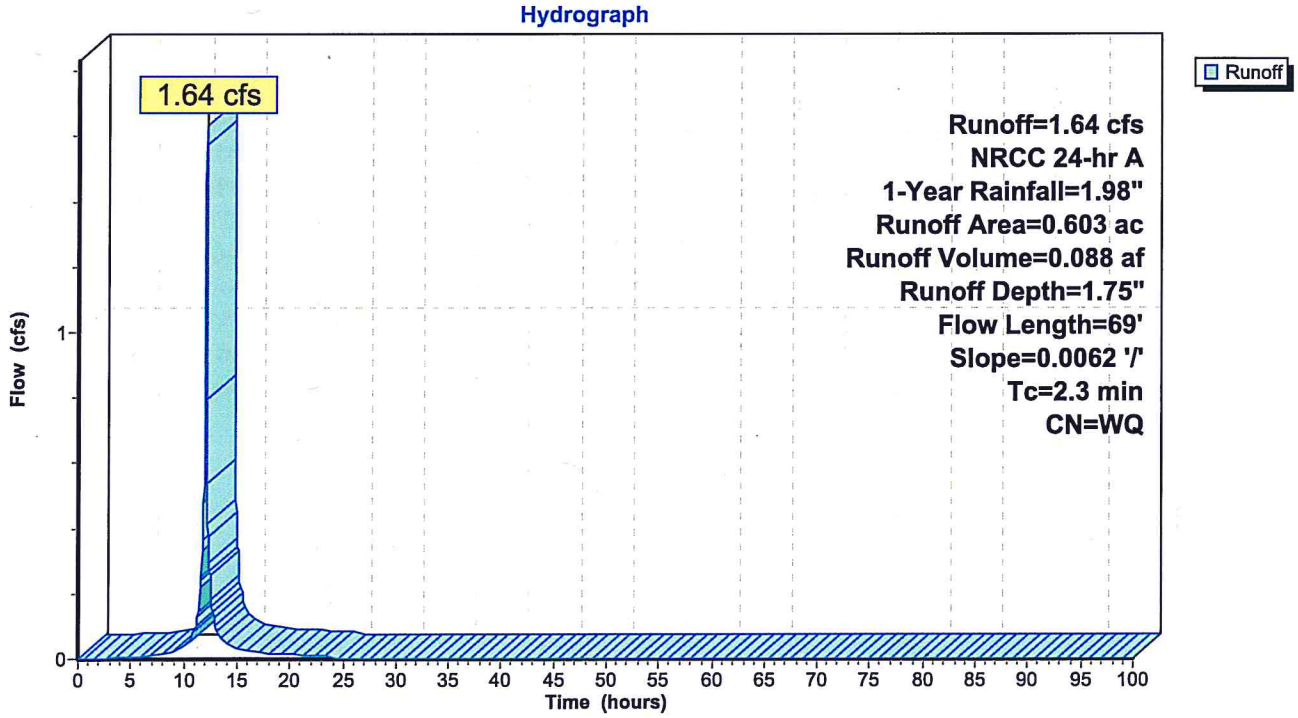
Runoff = 1.64 cfs @ 12.08 hrs, Volume= 0.088 af, Depth= 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description
	0.000	69	50-75% Grass cover, Fair, HSG B
*	0.603	98	Paved Parking, HSG not rated
	0.603		Weighted Average
	0.603		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	69	0.0062	0.51		**Lag/CN Method,** Contour Length= 162' Interval= 1'

Subcatchment DA_2: Subcat DA_2



RECEIV
APR 02 2018
DEPARTMENT
PLANNING & ZO

Summary for Subcatchment DA_3: Subcat DA_3

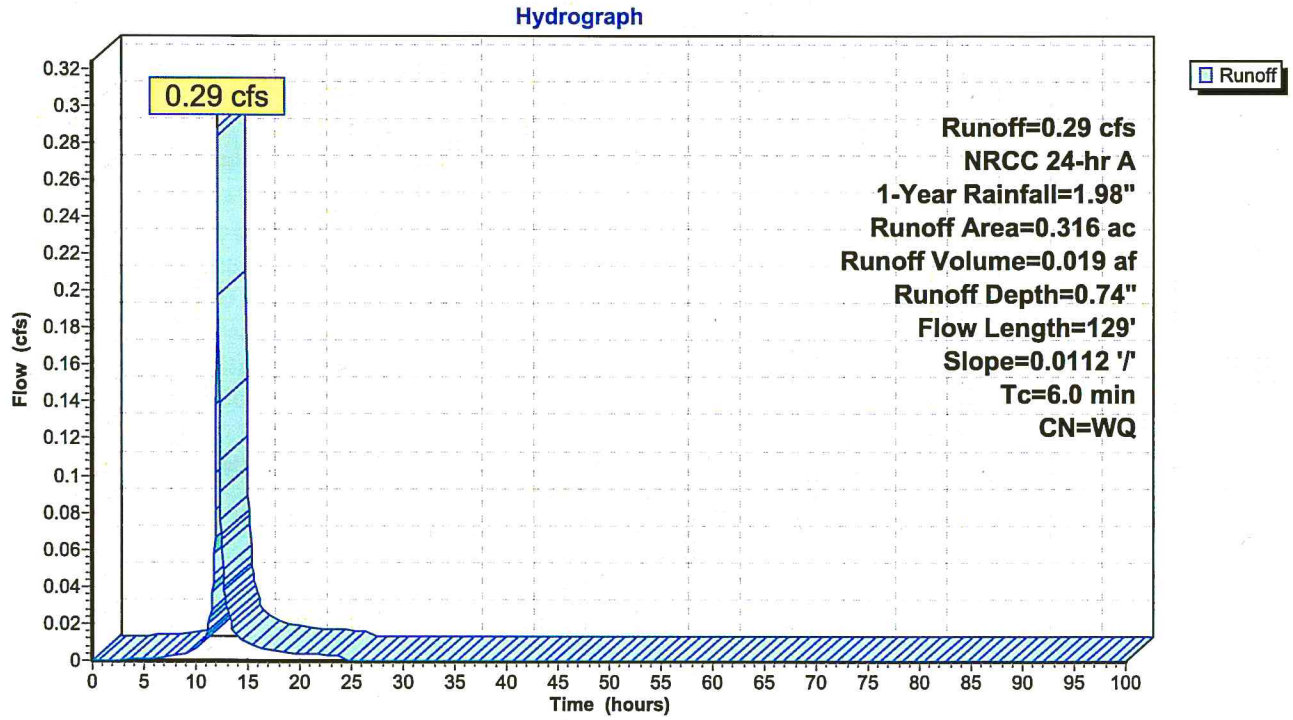
Runoff = 0.29 cfs @ 12.13 hrs, Volume= 0.019 af, Depth= 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description
	0.208	69	50-75% Grass cover, Fair, HSG B
*	0.108	98	Paved Parking, HSG not rated
	0.316		Weighted Average
	0.208		65.82% Pervious Area
	0.108		34.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	129	0.0112	0.36		**Lag/CN Method,** Contour Length= 154' Interval= 1'

Subcatchment DA_3: Subcat DA_3



Summary for Subcatchment DA_4: Subcat DA_4

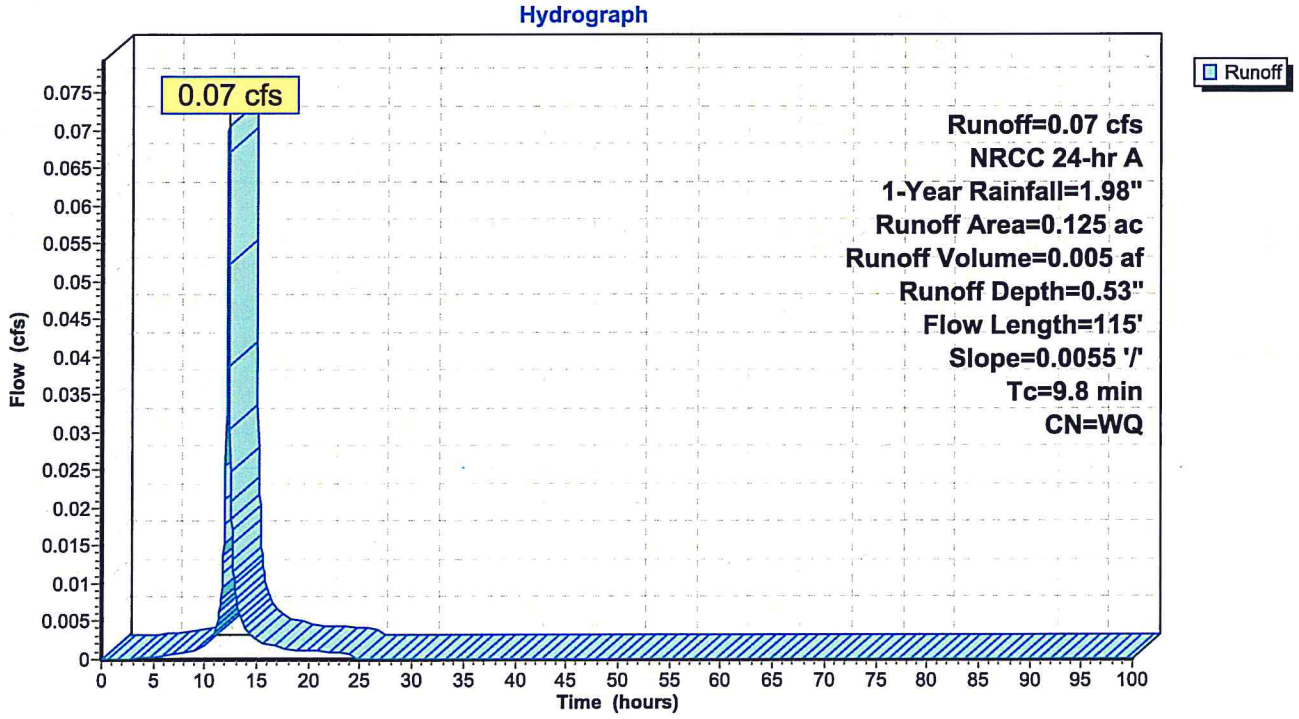
Runoff = 0.07 cfs @ 12.17 hrs, Volume= 0.005 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
NRCC 24-hr A 1-Year Rainfall=1.98"

	Area (ac)	CN	Description
	0.091	61	>75% Grass cover, Good, HSG B
*	0.034	98	Paved Parking, HSG not rated
	0.125		Weighted Average
	0.091		72.80% Pervious Area
	0.034		27.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	115	0.0055	0.19		**Lag/CN Method,** Contour Length= 30' Interval= 1'

Subcatchment DA_4: Subcat DA_4



RECEIV
APR 02 20
DEPARTMENT
PLANNING

Summary for Pond 24P: 7500 gal tank x 4

Inflow Area = 1.135 ac, 90.04% Impervious, Inflow Depth = 1.60" for 1-Year event
Inflow = 2.25 cfs @ 12.09 hrs, Volume= 0.151 af
Outflow = 0.49 cfs @ 12.49 hrs, Volume= 0.151 af, Atten= 78%, Lag= 23.8 min
Primary = 0.49 cfs @ 12.49 hrs, Volume= 0.151 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs
Peak Elev= 231.75' @ 12.49 hrs Surf.Area= 512 sf Storage= 2,306 cf

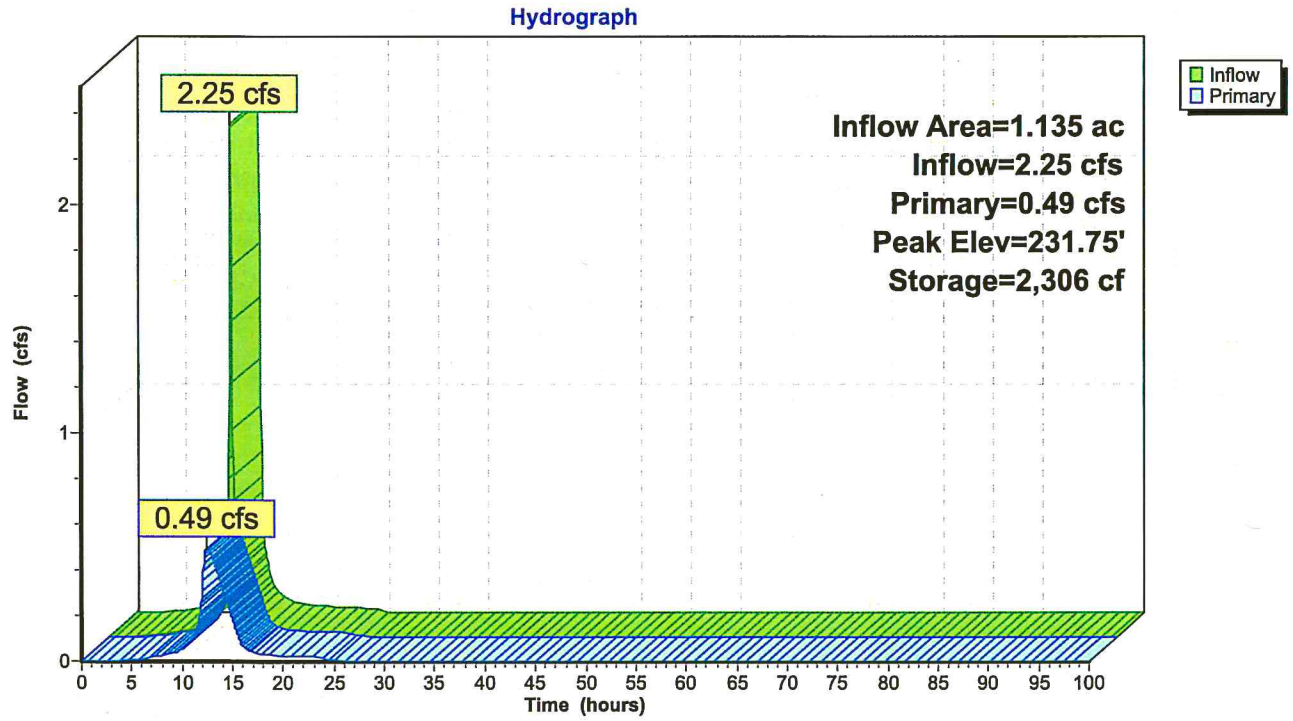
Plug-Flow detention time= 51.4 min calculated for 0.151 af (100% of inflow)
Center-of-Mass det. time= 51.5 min (818.7 - 767.1)

Volume	Invert	Avail.Storage	Storage Description
#1	227.25'	4,096 cf	**8.00'W x 16.00'L x 8.00'H Prismatoid** x 4

Device	Routing	Invert	Outlet Devices
#1	Primary	227.25'	**3.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	232.00'	**8.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.49 cfs @ 12.49 hrs HW=231.75' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.49 cfs @ 10.07 fps)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 24P: 7500 gal tank x 4



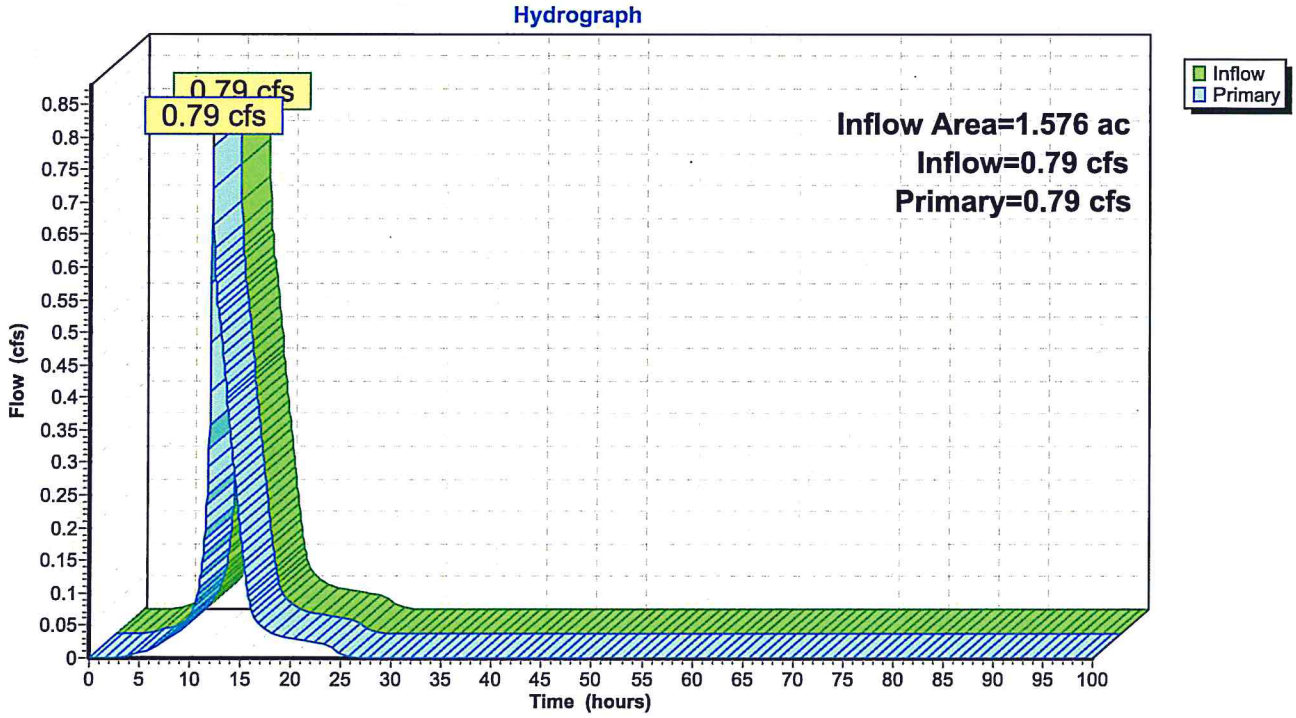
Summary for Pond 25P: discharge

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area =	1.576 ac, 73.86% Impervious, Inflow Depth = 1.34" for 1-Year event				
Inflow =	0.79 cfs @ 12.15 hrs, Volume=	0.176 af			
Primary =	0.79 cfs @ 12.15 hrs, Volume=	0.176 af, Atten= 0%, Lag= 0.0 min			

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.05 hrs

Pond 25P: discharge



RECEIVED
APR 02 2018
DEPARTMENT
PLANNING

Stormwater Management Plan
Pre-Screening

Please provide the following information to the Stormwater Program (stormwater@burlingtonvt.gov, ph: 863-4501) order to determine what the requirements will be for your project.

- General Information
  - Project Address: 298 College Street
  - Owner: Burlington Family YMCA
  - Engineer: Scott Michael Mapes, PE
  - Brief project description:

    The project is a proposed YMCA facility located at the site of the former Ethan Allen Club building and parking l property has been in this configuration since the mid 1970's. The site is proposed to be redeveloped into a nev facility

- Stormwater Management Plan
  - Impervious[1] change summary

Condition	Type	Total Impervious (s.f.)
Existing Conditions	Existing Impervious	44,867
Proposed	Total Proposed (1+2+3)	48,352
	1) New[2]	3,485
	2) Existing to Remain	
	3) Redeveloped	44,867
Net New	Total Proposed – Existing	

DEPARTMENT OF PLANNING & ZONING
APR 02 2018

If available at this time:

- Existing conditions: *description of existing conditions, description of existing stormwater system, existing drainage issues, current connectivity to City system*

  The majority of drainage from the site flows to the north into the Bradley Street combined sewer system via a single c located on the site in the northwest corner. Some drainage also flows to the south into the College Street combined s via overland flow.

- Proposed Conditions: *description of proposed conditions, brief description of proposed stormwater system, proposed method of discharge to receiving water or City system (overland flow, direct connection via pipe, existing or new manhole or CB)*

  - DA2: Building rooftop. Runoff from this area will drain to proposed detention tanks before overflowing to the combined sewer system.
  - DA1: Parking lot. Runoff from this area would drain to proposed detention tanks before overflowing to the combined sewer system. In th corner of the parking area, a small area of impervious parking will not drain to the detention tanks but will rather surface flow to Bradley Street bec constraints. This area is 1,400 square feet and would constitute a di minimums amount of overland runoff from the property.
  - DA3/DA4. These are remaining areas not managed by BMPs because they are small, primarily pervious, and would not produce a signific additional runoff.

[1] Impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios

[2] Impervious where there is not currently impervious

Burlington Department of Public Works
Stormwater Program
234 Penny Lane (Water Plant)
Burlington, VT 05401
PH: 802-863-4501 Email: stormwater@burlingtontvt.gov

Standard Erosion Prevention & Sediment Control (EPSC) Plan

This questionnaire and associated EPSC plan sheets are required for projects

- on properties other than single family (R1) or duplexes (R2) that require a level II or III Certificate of Appropriaten or Major Impact zoning applications and involve 5000 sq. ft. or more of earth disturbance; or
- any activity where a zoning permit is not required but where the project involves 10,000 sq. ft. or more of earth disturbance; or
- if requested by the Stormwater Program due to project characteristics such as slope, soils or proximity to drainag structures or waterbodies.

Please note that you must submit EPSC plan and detail sheets as outlined in section A below.

All projects involving redevelopment or addition of impervious surface must submit the stormwater management screening project (attached) for evaluation or meet with the Stormwater Program to determine the stormwater management requirements for your project.

RECEIV
APR 02 20
DEPARTMEN
PLANNING & Z

1. Project Location 298 College Street
2. Zoning Permit Address (if different from above): _____
3. Brief Project Description (i.e. building construction, subdivision, site work)
   The project is a proposed YMCA facility located at the site of the former Ethan Allen Club building and parking lot. This prop been in this configuration since the mid 1970's. The site is proposed to be redeveloped into a new YMCA facility
4. Owner Name: Greater Burlington YMCA Foundation, Inc.
5. Owner Mailing Address: 266 College Street, Burlington, VT 05401
6. Owner Phone: 802-652-8133 6. Owner email: KDodson@gbymca.org
7. Contractor Name: _____ ☒ Contractor not known at this time
8. Contractor Phone: _____ 9. Contractor Email: _____
10. Estimated Project Start Date Fall 2018 Estimated End Date presently unknown
11. Area of Land Disturbance 65,340 sq. ft.
12. Total proposed (existing + new) amount of impervious: 48,352 sq. ft.
14. Does your project require a State Construction Stormwater Permit (9020 or INDC) ? ☒Yes ☐ No
    (You will be required to submit proof of your authorization to discharge prior to initiation of earth disturbance).

A. REQUIRED PLAN SHEETS:

15. Plan sheet(s) MUST BE ATTACHED showing the following:
    - ☒ Limits of disturbance
    - ☒ Location of stockpiles (if any)
    - ☒ Location of stabilized construction entrances
    - ☐ Phasing plan (if appropriate)
    - ☒ Direction of stormwater flow on site
    - ☒ Location of sediment control BMP's (silt fence etc.)
    - ☒ Stabilization measures

16. Detail sheet MUST BE ATTACHED and include details for all EPSC measures listed on the EPSC Plan Sheet. Additionally, notes must be included related to:

- ☒ Daily inspection of roadways and sweeping as necessary
- ☐ Dewatering measures (if applicable)
- ☒ Temporary site stabilization requirements
- ☒ Final site stabilization requirements
- ☒ Winter site stabilization (for disturbance after November 1)
- ☒ Inspection requirements

contractor to contact DPW if dewatering is needed

B. EPSC QUESTIONNAIRE (*See last page for typical solutions to these questions*)

A) Do you anticipate the need for any dewatering of excavations during the construction? ☐Yes ☒ No

- If yes, please indicate which plan sheet has details for how dewatering operations will be managed to pre the discharge of sediment laden water. Sheet(s): _____

B) Will excavated soil be stockpiled on the site? ☒ Yes ☐ No If yes, show locations and EPSC measures for the stockpile on plan sheet(s)

- If no, where is the ultimate disposal of excess soil? _____

C) Do you plan to park construction vehicles on or disturb City owned property like the greenbelt area? ☐ Yes ☒ No

- If yes, tell us how you agree to repair all disturbances or damage to City owned property and provide a writ approval from the City allowing construction vehicles to park on City owned property.

_____

_____

- If no, then please monitor all construction and visitor vehicles and advise all not to park on City owned prop

D) Will stockpiles or disturbed soils be present and/or exposed after Nov. 1st of any construction year? ☐Yes ☒ No

- If yes, tell us how you plan to stabilize any stockpile and/or disturbed soils.

_____

_____

_____

Do you agree to abide by the following conditions?

☒Y ☐N Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the **name and contact (cell phone and email) of the erosion control coordinator the project**

☒Y ☐N Applicant will post the attached notice in a visible location

☒Y ☐N I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each wor

☒Y ☐N Sediment control measures will be installed prior to the initiation of earth disturbance.

☒Y ☐N During the non-winter construction season (April 15 – November 1): After an initial **14 day** period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpile other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self contained excavation (no outlet) with a depth of 2 feet or greater (e.g house foundation excavation or utility trenches.

☒Y ☐N During the winter construction period from November 1 to April 15, any **new disturbance** must be tempora or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved met will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g house foundation excavation or utility trenches)

☒Y ☐N The perimeter of the site and all BMPs will be inspected at the **end of each workday** to ensure that sedime will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwis removed and deposited on-site in an upgradient area at the **end of each work day.**

☒Y ☐N The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in th plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web: http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

☒Y ☐N **If soils will be exposed after November 1st and winter construction has not been permitted the project w notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing.** If th project is completed during the winter months, an additional inspection will be required to ensure that the is buttoned up for the winter.

☒Y ☐N Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with ero control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred

☒Y ☐N The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilizati measures (seeding and mulching or matting) have been installed.

AGREEMENT

By filling out and signing this plan, I agree to abide by the terms and conditions outlined above. Failure to follow this can result in a stop work order by the City of Burlington, fines, or both.

By: ☐ Owner ☐ Contractor

Name _____ Signature _____ Date _____

Additional Conditions of Approval:

_____

_____

_____

_____

RECEIVED
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

AN EROSION PREVENTION
AND
SEDIMENT CONTROL PLAN

FOR THE PROJECT AT:

_____

HAS BEEN FILED WITH THE CITY OF BURLINGTON
STORMWATER MANAGEMENT PROGRAM IN ACCORDANC
WITH CHAPTER 26 OF THE BURLINGTON CODE OF ORDINAN

THIS REQUIRES THAT MEASURES BE INSTALLED OR TAKEN T
PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERI
WATERWAYS AND IMPACTING CITY INFRASTRUCTURE
(RIGHT OF WAY AND STORMDRAINS)

FOR QUESTIONS OR TO REPORT SEDIMENT LEAVING THE SI
CALL 802-863-4501
This notice to be posted in full view at all times during eart
disturbance. Additional conditions on attached.

Plan Approved by: _____ Date:_____
Burlington Stormwater Program

TYPICAL SOLUTIONS TO PREVENT OR CONTROL SEDIMENT AND EROSION

STOCKPILES

- Cover small stockpiles with a tarp when not being used.
- Install silt fencing or other appropriate devices around the stockpiles to filter sediment.
- Cover stockpiles with straw or other approved mulching material.
- Plan to remove any unusable material as soon as possible from the site to an approved location.
- Plant grass and mulch stockpiles that will be on site for more than 14 days.
- Cover, vegetate or install erosion matting on stockpiles that will remain disturbed over the winte

DISTURBED AREAS

- Maintain vegetated buffers around disturbed areas.
- Install silt fencing or other appropriate device to filter sediment washing off from disturbed area Remember that the bottom of the silt fence must be "keyed in" (dug into ground) to work corre
- To prevent sediment from running off your site via your driveway (or other paved areas where y can't install silt fence) use a row of hay bales or tube sand.
- Cover disturbed areas as soon as possible with straw or other approved mulching material. Use erosion control matting in high wind, traffic or slopes steeper than 3:1 (horizontal to vertical), ar follow the manufacturer's guidelines staple the matting down.
- Plant grass and mulch or use erosion control matting all disturbed areas that will remained expo for more than 14 days.
- Cover, vegetate or install erosion matting on areas that will remain disturbed over the winter.
- Protect ditches, catch basins or water bodies off-site by using silt fencing, gravel check dams or c approved sediment control methods.

CONSTRUCTION VEHICLES

- Do not park construction vehicles on City owned green space. Vehicles disturb vegetation and compact the soil, thereby reducing its ability to infiltrate stormwater. Any green belt disturbanc will need to be permanently stabilized with grass seed and erosion control matting.
- Prevent sediment from leaving the project by cleaning the tires of vehicles, or use clean gravel at project access points to clean tires.
- Sweep city streets, sidewalks and bikepaths daily or as needed to remove sediment transported the project.

RESOURCES

The Vermont Handbook for Erosion Prevention and Sediment Control at:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

The City of Burlington Stormwater Program Page at
http://www.burlingtonvt.gov/DPW/Stormwater-Management

RECEIVE
APR 02 2018
DEPARTMENT OF
PLANNING & ZONING

Stormwater Management Plan
Pre-Screening

Please provide the following information to the Stormwater Program (stormwater@burlingtonvt.gov, ph: 863-4501
order to determine what the requirements will be for your project.

- General Information
  - Project Address:
  - Owner:
  - Engineer:
  - Brief project description:

- Stormwater Management Plan
  - Impervious[1] change summary

Condition	Type	Total Impervious (s.f.)
Existing Conditions	Existing Impervious	
Proposed	Total Proposed (1+2+3)	
	1) New[2]	
	2) Existing to Remain	
	3) Redeveloped	
Net New	Total Proposed – Existing	

If available at this time:

- Existing conditions: *description of existing conditions, description of existing stormwater system, existing drainage issues, current connectivity to City system*

- Proposed Conditions: *description of proposed conditions, brief description of proposed stormwater system, proposed method of discharge to receiving water or City system (overland flow, direct connection via pipe, existing or new manhole or CB)*

[1] Impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios
[2] Impervious where there is not currently impervious

MEMO

TO:	Kyle Dodson, President/Chief Executive Officer GREATER BURLINGTON YMCA
CC:	Alex Halpern, FFF
FROM:	Mark Smith, PE
DATE:	May 23, 2018
SUBJECT:	Proposed Annex Redevelopment - Traffic and Parking Update

Further design refinement has resulted in changes to the assumptions from the parking and traffic analysis for this facility. This memo provides an update to the Parking Management Plan (PMP) and Traffic Impact Study (TIS) dated March 30, 2018.

PARKING MANAGEMENT PLAN

The square footage of the proposed land uses and corresponding parking requirements have been revised as follows:

REVISED PMP TABLE 1: PROPOSED GBYMCA GROSS SQUARE FOOTAGE BY CDO LAND USE CODES[1]

CDO Land Use	Size (GSF)
Daycare – Large	9,725 GSF
Health Club	41,900 GSF
TOTAL	51,625 GSF

[1] Total building footprint allocated to uses. Common area, such as lobby and restrooms, proportionally allocated. Lobby and entrance not attributed to Day Care, as different location in building. CDO refers to the City's Comprehensive Development Ordinance

REVISED PMP TABLE 2: CDO PARKING REQUIREMENT CALCULATION – NEIGHBORHOOD PARKING DISTRICT

Land Use	Table 8.1.8-1 Parking Rate	Independent Variable	Parking Requirement
Daycare – Large	1 per 2 employees + 1 per 5 children	25 employees 108 children	12 spaces + 22 spaces
Health Club	3 per 1,000 GSF	41,900 GSF	126 spaces
		Total Parking Requirement	160 spaces

REVISED PARKING SUPPLY SUMMARY AND RESULTING WAIVER CALCULATION

CDO requirement: Health Club + Daycare = 160 spaces

Shared parking = 22 spaces

Current non-motorized / transit trips = 36% (58 spaces)

Expected increase due to TDM strategies = +4% (6 spaces)

Actual Spaces Required = 160 – 22 – 58 – 6 = 74 spaces

Spaces provided on-site = 48 spaces

Spaces currently leased off-site = 6 spaces

Employee parking at Lakeside (Gilbane) = 20 spaces

Total Parking Provided =48+6+20 = 74 spaces

Waiver required:

- 160 spaces required based on the CDO.
- 48 on-site spaces are being provided (not including 6+20 off-site spaces)
- Total waiver = 160 spaces per CDO – 48 spaces provided = 112 spaces
- **Waiver required = 112/160 = 70%**

TRAFFIC IMPACT STUDY

The following tables from the Traffic Impact Study have been revised to reflect the changes in the proposed building program:

REVISED TIS TABLE 3. RELEVANT PROJECT STATISTICS[2]

Proposed facility size (GSF)-total	51,623
Included health club	41,898
Included daycare	9,725
Proposed daycare seats	108
Proposed daycare employees	25
Proposed other employees (FTE)	60-70

REVISED TIS TABLE 2. TRIP GENERATION

					Peak Hour Trips	
LUC	Land Use	Variable	Quantity		AM	PM
565	Daycare	students	108		84	85
492	Health Club	per 1,000 s.f.	42		55	145
less biking, walking and TDM fraction (healthclub):				40%	-22	-58
TOTAL TRIPS TO/FROM SITE					117	172

REVISED TIS TABLE 3. ENTER AND EXIT SPLIT FOR PROJECT SITE TRAFFIC

	AM		PM	
	enter	exit	enter	exit
Daycare	50%	50%	50%	50%
	42	42	43	43
Health Club	57%	43%	57%	43%
	19	14	49	37
	61	56	92	80

SUMMARY OF FINDINGS

The proposed building modifications results in the following changes to the parking management plan and traffic impacts:

Parking requirement increased by 12 spaces (from 148 to 160) which is reduced (due to expected biking, walking, transit use and TDM measures) to 7 spaces, which are provided - previously identified as excess spaces.

The requested parking waiver is 70%.

Up to 8 additional PM Peak Hour trips are expected (increasing from 164 to 172). This amounts to 5 added cars entering the site and 4 exiting the site (2 turning left and 2 right). Levels of services at the study intersection are not expected to change due to this change (see attached LOS/HCM report).

END OF MEMO

[2] GSF-gross square feet, FTE-full time equivalent

Intersection	
Intersection Delay, s/veh	14.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	61	208	0	0	223	100	39	308	56	0	0	0
Future Vol, veh/h	61	208	0	0	223	100	39	308	56	0	0	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	0	1	1	1	1	1	0	0	0
Mvmt Flow	61	208	0	0	223	100	39	308	56	0	0	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	0	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	12.8	13.2	16.6
HCM LOS	B	B	C

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	10%	23%	0%
Vol Thru, %	76%	77%	69%
Vol Right, %	14%	0%	31%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	403	269	323
LT Vol	39	61	0
Through Vol	308	208	223
RT Vol	56	0	100
Lane Flow Rate	403	269	323
Geometry Grp	1	1	1
Degree of Util (X)	0.608	0.422	0.479
Departure Headway (Hd)	5.433	5.654	5.341
Convergence, Y/N	Yes	Yes	Yes
Cap	665	635	672
Service Time	3.474	3.703	3.388
HCM Lane V/C Ratio	0.606	0.424	0.481
HCM Control Delay	16.6	12.8	13.2
HCM Lane LOS	C	B	B
HCM 95th-tile Q	4.1	2.1	2.6

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday June 5th, 2018, 5:00 PM
Contois Auditorium, City Hall, 149 Church St, Burlington, VT
MINUTES

Board Members Present: A.Hart, A.LaRosa, S.Tilton, G.Hand, A.Zipparo, J.Drummond (Alt.)
Board Members Absent: B.Rabinowitz, I.Smith
Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

No changes

II. Communications

Communications are provided in packet

III. Minutes

A.Hart: Minutes from the May 19th 2018 meeting will be discussed at next deliberation

IV. Consent

1. **18-0924CA; 24 Front St (RM, Ward 3C) Liam Flynn and Sarah Woodard**
   Second story addition on existing single-family house. (Project Manager: Mary O'Neil)

   A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
   None
   A.Hart: Do any members of the Board object to this item being treated as consent?
   None
   A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
   None
   A.Hart: Mary can you explain what the setback encroachment involves?
   M.O'Neil: We have two different standards in the Ordinance that allows vertical expansion with Development Review Board review. That's why they are here. The second is calculation of setback which can be made by averaging the two adjacent properties on either side so the rear observes the average. But the setback for the vertical expansion is allowed to encroach. One is a side yard average and one is a continuance of encroachment with vertical expansion.
   G.Hand: Motion to approve and adopt staff findings and recommendations
   A.Zipparo: Seconds the motion
   6-0-0

2. **18-0857CA; 159 Locust Terrace (RL, Ward 5S) William Marquess**
Renovation and addition to existing single family home. (Project Manager: Mary O'Neil)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
A.Hart: Do any members of the Board object to this item being treated as consent?
None
A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
A.LaRosa: Motion to approve and adopt staff findings and recommendations
G.Hand: Seconds the motion
6-0-0

3. **15-0868CU; 404 College St (RH, Ward 1E) Dunlap Riehle**
Request for Time Extension: Change of use from duplex to single residential unit and boarding house. (Project Manager: Scott Gustin)

A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
A.Hart: Do any members of the Board object to this item being treated as consent?
None
A.Hart: Does the applicant have any questions or concerns about conditions or staff findings as presented?
None
G.Hand: Motion to approve and adopt staff findings and recommendations
J.Drummond: Seconds the motion
6-0-0

V. Public Hearing

1. **18-0834CA/MA; 298 College Street (RH, Ward 8E) Greater Burlington YMCA Foundation Inc.**
Demolish Ethan Allen Club; Construct YMCA facility at 298 College Street with child care, two stories, approximately 50,000SF. (Project Manager: Scott Gustin and Mary O'Neil)

G.Hand: Recused from project review
S.Gustin: Project went to Conservation Board last night, included in your packets is a memo noting the (Conservation) Board's approval
K.Dodson: Gave background of size and use of the current location and building
A.Halpren: Discussed location of project and showed location images; Roof plan and vehicle access points presented on slides; went over the site plans, stormwater plans, landscape plan, and photometric plan via slide show. The waste enclosure is going to be 3 sides of cement board clapboard and the 4th side being the gate opening; materials will be to match that of the main building façade. Future solar zones provided on the roof; the building is set up for solar but that is currently not part of this original project due to financial constraints. Majority of the facility is cement board panel; the central gym area is broken up with

A.Hart: The Design Advisory Board requested the applicant explore the use of additional cladding materials in simulation to the neighboring properties
A.Halpren: We looked at different types but felt it didn't offer significant longevity, cement board panel has lifespan of 20-40 years and we felt it was more appropriate; we adjusted the fenestration and entrances/façade – it was a cost decision
A.Zipparo: How many childcare total? Play area/general garden space?
K.Dodson: West of the building nodule that sticks out is proposed playground area. In the building we are planning to have 110 seats of 0-5 year olds broken into 50 infants/toddlers and 60 preschool; playground equipment, sensory opportunities for equipment, sandbox, age appropriate equipment.
A.Zipparo: What is the dimension of the playground area?
K.Dodson: 30' x 50' approximately
A.LaRosa: Fencing around the play area; black vinyl chain-link, what was the deciding factor on that?
K.Dodson: Updated rational-safety vinyl fence for softness; educators want visibility into the space; this material is most appropriate.
A.LaRosa: Could you discuss the interior plans?
K.Dodson: Discussed floor plan in relation to programs that will be provided
A.Zipparo: Where is the kitchen? Are you planning on feeding the kids?
K.Dodson: Only planning on small kitchenette; not planning on feeding the kids
J.Drummond: The building has grown since the site plan?
K.Dodson: original plan called for a smaller building; we rearranged to increase the parking due to the ordinance requirements. Zoning and budget issues led to the changes. Walked through windows and siding specifications
A.Hart: Can you discuss the parking and traffic?
M.Smith: Provided parking overview; no impact to parking supply
A.Zipparo: question from slide show; slide states 90% of drivers come downtown, what do you mean by that?
M.Smith: there are many options for where people park the parking management plan shows that there will be no impact from the new facility to public parking-that is allowed through the use of alternate modes and shared parking arrangement and assistance from CATMA; people are parking all over now; staying strictly in the requirement of the CDO
S.Thibault: provided overview of what CATMA is and the programs they provide for employees
M.Smith: more parking will mean more traffic; generated by daycare in morning and afternoon; health club- reduction based on experience of health club but not daycare;
A.Hart: traffic study seemed good, parking it is remarkable that you won't have space to provide accessible parking but this does seem like a good solution for a tough problem. The off-site parking, is that committed?
M.Smith: working with CATMA to find offsite parking
A.Hart: Part of the waiver request is based on shared use; daycare and health club have different hours; parking areas being monitored and enforced; 15 minute spaces for drop off needs to be enforced; how are you going to control those spaces?
M.Smith: Spaces are well signed; enforcement is up to staff. If it is a problem it will be up to the Y staff to enforce those spaces.
K.Dodson: Tagging and identifying spaces; we will tow if needed.
A.Hart: In the transportation management plan there were a lot of "shoulds" and "coulds"; are there firmer commitments? To the extent you r waiver request is based on numbers we need a commitment to back up that request
M.Smith: Yes there are a lot of possibilities but since we joined CATMA they give

marketing and outreach, strategy development, carpool and van pool support, incentives for transit, and discounted bike share memberships. Negotiating car share pod.
A.LaRosa: Parking lot was reoriented, does your assessment take the changes into consideration?
M.Smith: New configuration doesn't change anything. One-way circulation is superior from a safety standpoint
J.Drummond: How does parking compare with increased membership?
M.Smith: 14 spaces currently exist but are not really available to members; this is new that there is parking there for members. There will be some staff parking but most will park off site and take shuttles up.
A.Zipparo: Accessible parking spaces?
M.Smith: Provided locations of accessibility spaces and overview on project site accessibility; 2 accessible spaces
M.Bushey: DAB chairman; Gave overview of DAB recommendations and explanation of Boards (Design Advisory Board) intent; DAB supports the Y and recognizes the need for the new facility; recommendation and review based on design; At the April 10th review DAB voted to forward the project to DRB and for approval only if 12 conditions met; biggest concern was felt the project did not fit within the context of the neighborhood; Main St/College St historic district; College St includes many examples of historically significant homes; DAB chose to add issue and articulate concern by focusing on exterior materials. Condition 1 applicant should explore materials to better fit the neighborhood; DAB is saying a greater variety of exterior materials are recommended not just colors; currently the entire 2 story building is primarily one building material; incorporating or adding some sort of masonry was brought up but was dismissed by applicant. Condition 2 North end of East elevation was addressed by applicant. Condition 3 encourages solar panels; DAB position supporting use of renewable energy-where feasible site should be designed for renewable potential; Y professes to be pillar in community and that is how it is presented; Building will be sustainable and host community meeting spaces. Applicants shall provide layout plan provided; required applicant to produce detailed plan to determine how many panels on roof and how many Kw and projected cost saving etc. Required a cost benefit analysis. Roof plan has been revised but does not meet our request for a PV area; the hashed area does not appear to account for the size of the panels rather it is just a hashed area. Dab is saying show us your due diligence;
E.Lee: excited to have Y as a neighbor; don't foresee parking being an issue as they currently have little and they are very vigilant about parking management currently; Bradley St is a resident only parking with a 2 hour window up until 6 p for open parking; ability to work with DPW to change those hours if things get bad with parking; would be great to work with DPW for traffic mitigation on Bradley street because of the increased traffic; no issue with design with building – did prefer cedar siding in original design but the design now should look handsome; only issue is with the noise from the mechanical equip- current Y is very loud – noise study should be done and a commitment be made to upkeep the mechanical equipment to keep noise down. Decibel limits should be enforced.
E.Morrow: Noise study; asked Y for lighting mitigation-cut offs of the lights; ADA parking spaces- proposed relief granting was not inclusive of handicap relief.
M.Posig: questions landscaping and how close parking will be against residences and if there will be natural buffer landscaping between residence and parking- parking seems very tight and intense; 74 spaces on site or included on and off site?
J.Davidson: efforts today is to allow the employees (of neighboring business) to participate in the design; showed parking loss and how the building comes out

can do but there may be opportunity for them to have a voice by appealing the project. Feeling is if the front expansion causes major change and major impact to their building
E.Lee: Neighbors were reached out to and invited to meetings at YMCA where they had opportunity for input- Y did reach out several times. From the neighbors perspective there were several opportunities to provide concerns and design opinions.
P.Simon: question about landscape buffering and screening; proposed variety of plantings and shrub planting to help with screening; happy to work with abutters if wanting specific planting
A.Halpren: RSG will look at the equipment and study the noise issues and select the appropriate acoustic levels; screening is visual the study will take that into account but study looks at the noise itself and understanding what the effect is on the neighbors; there is screening to minimize the noise but we are looking at equipment with acoustic control;
A.Halpren: looked at metal panel, masonry, financial but also aesthetic concern; fiber cement vs cedar is very similar- building as a whole works very well with this design; planning to modulate the exposure of the panels
A.LaRosa: what is between the building and the neighbors; no room for landscaping? Very narrow on west side
P.Simon: one suggestion is to share a walkway and as the walk gets out to college it is along the property line anyway; ground cover plantings between two walkways;
A.Hart: the PV solar panels provided where they could go and wired to accept panels, the DAB spec asked for cost benefit analysis; has that been done?
A.Halpren: no that requirement was not provided to us in the dab comments- we could do that but it is changing all the time so it could change before we can do it
K.Dodson: emphasize that there has been a great deal of outreach to the neighboring properties and the community
A.Hart: Closes the Public Hearing

2. **18-0683CA; 600 South Willard Street (RL, Ward 6S) Greek Orthodox Church**
Appeal of administrative decision: Replace and add lighting along new ramp and paths of Church. (Project Manager: Ryan Morrison)

R.Morrison: submitted February 13th 2018- reviewed in compliance, March 27th approval issued based on section 5 5 2 f2 for walkway lighting item c says- applicant presented lights that has frosted glaze to minimize glare, hooded, lumens comply with code requirement permit was granted.
J.Noll- Extremely bright lights-blue bright; lumens are unbelievably bright; they were not soft, they are blue. Neighbor across the street noticed them first. Shine into bedroom and bathroom and blind neighbors at night; we want to keep residential setting so we can have a lifestyle the way it always was. The church met with us last Tuesday at 6; we suggested compromise, instead of blaring lights why don't we get some of the lumens taken down. They were extremely blue and bright. Felt like a Walmart parking lot- recommend to put them on timers, reduce lumens, and who walks by at night; lights won't keep people away, motion sensitive could be a solution. For many years the lights they have there now suddenly the lights are back to normal;
A.Hart: you mean back to normal you mean less bright
J.Noll: yes; when they first did this it was 24 /7
A.LaRosa: what are the hours you want to see?
J.Noll 9 or 930; they do have night events but prefer them to go off 930 or 10; I

easement- no activity at all; bright lights wont chase away anybody. Wish the church would consider the neighbors with everything they've done
A.Hart: has the brightness been resolved?
J.Noll- the lights are back to what they used to be
A.Hart: so the issue has been cured?
J.Noll: if they keep it what it is now
A.Hart: brightness has been resolved?
J.Noll: if they need to keep code compliance make those lanterns into movement sensory- would love the lights to stay the way they were and are now because there is no need for industrious lights
E.Churchill: we want to be neighborly and resolve the issue; met with parish council last week; we did not change the lights since the installation so no change in illumination; aware she is facing our ramp and stairs where the lights are and we are willing to place them on a timer for 10 pm if that will resolve the issue. Motion sensors may not be possible.
A.LaRosa: can we provide the 2 sides the ability to come to an agreement before we decide on the appeal
R.Morrison: we can keep the hearing open for 45 days
A.Hart: would it be worthwhile to allow time to come to an agreement; continue to another date; 2 weeks at least to work something out with an agreement or not and if not we will
Rev. Papayiannis: Met with neighbor; we had mechanical issue with lights where they wouldn't turn off, we working on timers. Except for midnight services. We need more discipline from our end we think we've done the process correctly not much more we can do.
A.Hart: you are working to fix tech problems to make sure they are off at 10
G.Hand: would like to see cut sheets on lights – unfortunate neighbor filed appeal before speaking with you
Rev. Papayiannis: neighborly feud; we will make commitment to keep the lights off after 10 and perhaps lowering lumen output
A.Hart:: Again within providing needs to facility
Rev. Papayiannis: 800 lumens is too high for purpose but it is within codes- we could lower them down to 200 which would be a usual park setting. We can certainly commit to that.
N. Rorris: when we started this project the inspectors came out and we went by the rules, the lamps are less than what they had before; later services lights stay on later, we will fix the timing. City inspector told the light height voltage and the base requirements.
E.Churchill: we are going to work on issues regarding timer and lumens
A.Hart: heard proposal to lower the lumens and put on time to go off at 10 except later services.
J.Noll: great
Public Hearing Closed

VI. Other Business

1. **18-0803CU; 53 Summit Ridge (RL, Ward 6S) James Brown and Vida Drungilaite**
   Request to reopen public hearing: New bed and breakfast room; letting one bedroom. (Project Manager: Ryan Morrison)

   A.Hart: public hearing was held, closed, voted on the vote and written decision was signed and mailed. Within the appeal period there has been a request to reopen. Decision is whether or not to reopen with review towards reconsidering

the condition use application with condition that the garage be available for use. Client was disappointed by the decision but respected DRB process- he doesn't think the applicant has the ability to comply with that condition; 1st ground that the applicant does not have ability to park at the garage; the applicant cleaned out 1 side of garage May 1st and 7th they still have people parking on the street. 2 is that the applicant during the hearing said that they had been testing out the use over the summer but included over 20 reviews showing space has been used since February 2017; demonstrating the clients have noticed change in the neighborhood since February 2017 parking and character changes in neighborhood; note June 4th the applicants have made considerable improvements to clearing out the garage but it was not done until the client had submitted this request. Concern that continued compliance with the conditions will not happen- 2 space in garage and 2 in driveway situated in such a way someone in garage to get out one driveway car needs to be moved. Applicants were in noncompliance immediately after approval makes client very concerned they will continue to not comply.
J.brown: only seen 1st of 3 letters provided tonight, we don't see anything new that the requester has brought before the board it's just rehashing what was already brought up by the board; seems to focus on character rather than criteria that the board approved; not much relevance is presented; concerns expressed seem to be based on speculation or inference of the requester- he doesn't live on Summit Ridge, doesn't live in the state so he doesn't have the ability to bring any observations to the board and hasn't present data or photographs to add to the proceeding. In short we recommend that the request be denied as it won't add anything to the process.
A.Hart: the neighbor and the board want to feel that this process is taken seriously; the representations made to us about how this has been operated in the past based on past air bnb are relevant to how the you are treating this process and the potential impact on the neighborhood and neighbors. Respecting the conditions that we did impose, we were clear that was critical in saying it would not have an adverse impact on neighbors. Claim is that the condition was not respected.
J.Brown: can ensure it has been respected; prepared exhibits showing garage provides plenty of room for 2 cars- after hearing we cleared out garage
V.Drungilaite: we were able to fit 2 cars even before cleaning it
J.Brown: no issues fitting 2 cars we have made it easy to continue to comply
V.Drungilaite: one incident when guest came early is the only time we have had any guest's park on street; it is practically impossible for people to park on the street;
J.Brown: that guest did receive a ticket; it is very diff for guest to park on the street; we have guest parking passes from the police that are given to kids and friends because they are hard to get so we do not want to give them to guests. It is our policy to have guest park in the drive way- son's friends may have been the ones parking outside the house which caused the parking issues.
A.Hart: Kim can you advise on the process here- we will deliberate and either schedule a public hearing or not; we have discretion to reopen
K.Sturtevant: overview on criteria to reopen the hearing, need to make decision to reopen or not but need to make that decision tonight.
Closed Public Hearing

2. **Upcoming Annual Organization Meeting**
A.Hart: Organizational meeting July 5th- elect clerk, chair and vice chair. Appoint representatives to long term planning and ordinance committee.
Annual report to City council was sent around

VII. Adjournment 7:32

Austin D. Hart, Chair of Development Review Board — June 19, 2018 — Date

L. Darfler, Planning Technician — 6/19/18 — Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.
Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.