

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

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Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhart
Todd Thomas
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday, April 14, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00-3:30 p.m.

15-0922CA/MA; 451 Appletree Point Rd (WRL, Ward 4N) AI Senecal

Demo existing structures, construct new duplex and associated site improvements

Session II - 3:30-4:00 p.m

15-0923CA/MA; 465 Appletree Point Rd (WRL, Ward 4N) AI Senecal

Construct new duplex and associated site improvements

Session III - 4:00-4:30 p.m

15-0895CA; 124 Staniford Rd (RL, Ward 4N) Justin Larrow

Rebuild front porch, install clapboard siding on lower half of building, add two windows, relocate front door, replace and relocate front window, enlarge and cover side porch, add back deck

Session IV - 4:30-5:00 p.m

CLG 106 Review

86 Lake Street cellular installation

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).



BRAD RABINOWITZ ARCHITECT

Architecture

Space Planning

Interior Design

RECEIVED
MAR 27 2015

**DEPARTMENT OF
PLANNING & ZONING**

JOB MEMO: 451 & 465 Appletree Point Road
RE: DRB & DAB Application Submittal
DATE: March 26, 2015
TO: Scott Gustin, Burlington Planning and Zoning
FROM: Brad Rabinowitz

The attached submittal is for a proposed new residential project at 451 Appletree Point Road. This is being submitted simultaneously with the application for 465 Appletree Point. The site plans and attachments are the same for both projects.

Attachments:

1. Completed and signed Zoning Permit Application and fee for \$550 on 451 and \$650 on 465.
2. Full size set of Drawings – at 24" x 36"
3. Reduced set of Drawings at 11"x17"
4. Information on the exterior lights. These are located on the plans.
5. Information on proposed windows including details and energy performance.

Project Description:

The application is for a duplex to be constructed at 451 Appletree Point Road. The previous approval for this property specified the setbacks and also that the new building footprint could not exceed the existing footprint.

The proposed building meets those restrictions.

The project is proposed as a duplex and provides 4 parking spaces.

This submittal includes a lot line adjustment between 451 and 465 to increase the size of 465 to meet the requirements for a duplex in this "Large Lot Overlay District".

Note that photos of the existing site are included on the Landscape Drawing as well as in the rendered views from the lake.

Major Impact Review:

Even though both projects are for small residential projects on single lots, as duplexes on the lake they are required to go before the NPA as part of the review. This was presented on March 25th to the NPA.

200 Main Street

Burlington, Vermont 05401

(802) 658-0430, Fax (802) 863-6876

www.bradrabinowitzarchitect.com

Senecal-Appletree Point

State Shoreland Permit:

A state permit application has been prepared and reviewed with the Lakes and Ponds Division and the State's criteria have been addressed. However, as the Shoreland review may be transferred to the City of Burlington, that application is on hold pending that clarification.

Site Plan/Design:

In addition to addressing the setbacks as noted, the application addresses the existing shoreland. As shown on the Landscape Plan, damaged and fallen trees are removed. The bank is repaired in the area of the removal of the existing house.

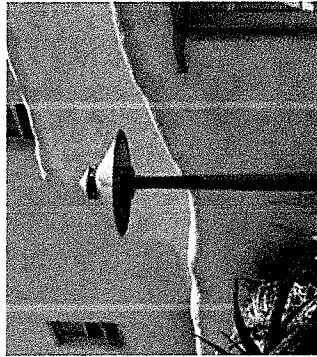
Erosion control measures are noted on the engineering site plans. The engineer will be reviewing this with DPW regarding stormwater.

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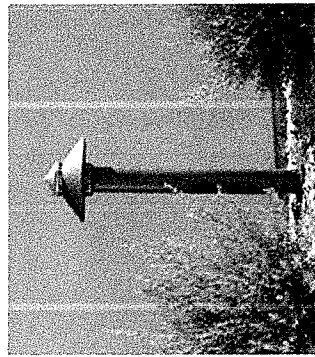
DEPARTMENT OF
PLANNING & ZONING

cc Al, Cheryl & Nicole Senecal
 Scott Homestead
 Cynthia Knauf

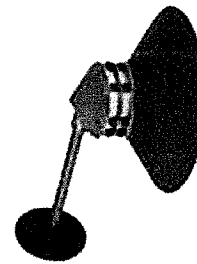
**Senecal Residence
451 & 465 Appletree Point, Burlington, VT
Lighting Schedule**



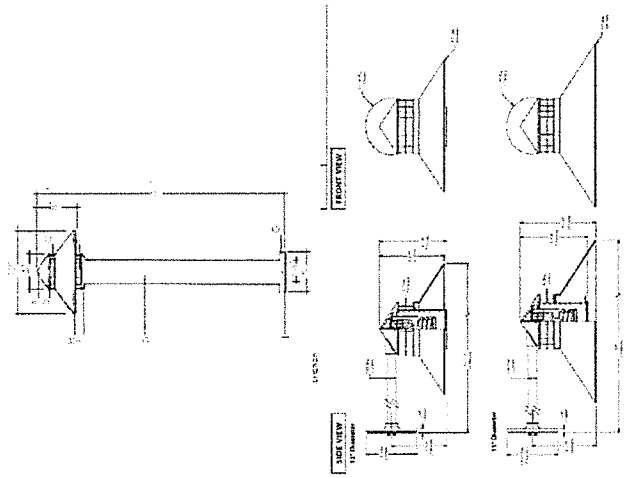
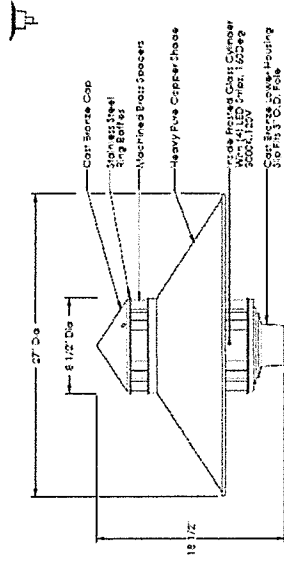
L1 Teka LED Post



L2 Teka Bollard



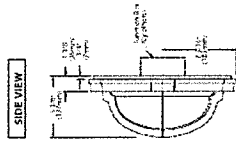
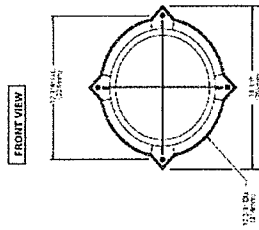
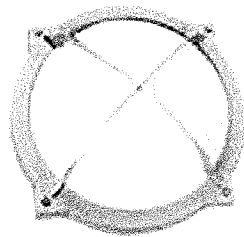
L3 Teka Beacon Wall



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Senecal Residence
451 & 465 Appletree Point, Burlington, VT
Lighting Schedule



L4 Teka Surface LED

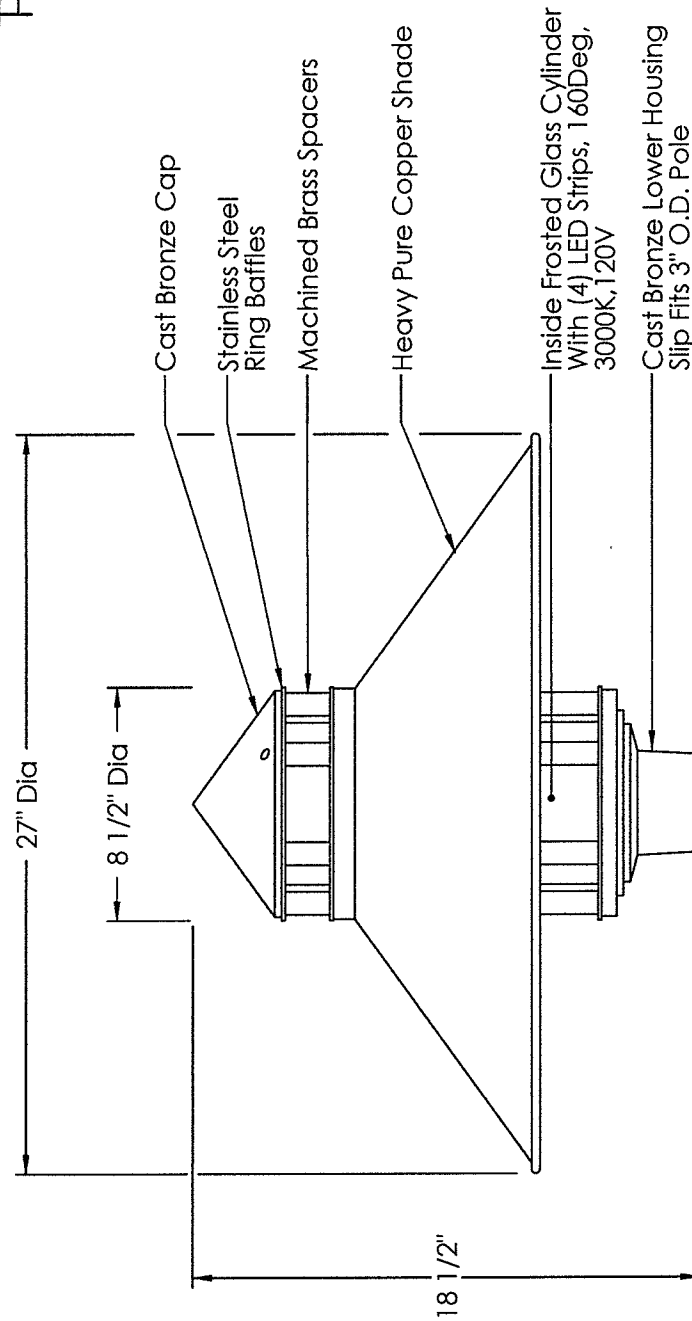
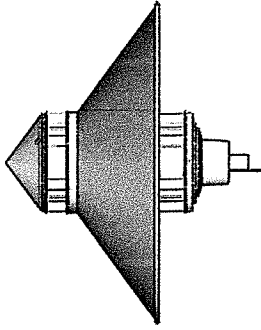
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Provide 12V A.C. Power
to Fixture

TEKA

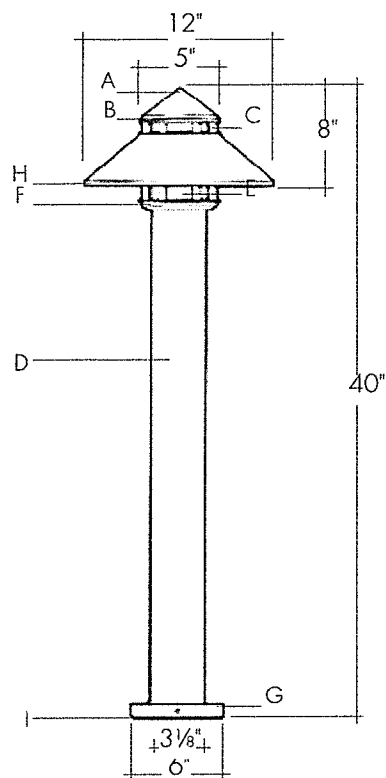
ILLUMINATION

Beacon Shaded B

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Description

Exterior bollard luminaire.

Materials and Construction

- A. Cast bronze cap
- B. Stainless steel or copper on stainless steel Ring baffles
- C. Machined, solid brass spacers
- D. Heavy wall, .125 thk. solid copper post, 3.5" O.D.
- E. Etched glass cylinder
- F. Cast bronze housing
- G. Cast bronze base
- H. Solid copper, heavy wall shade
- I. Stainless steel and cast bronze anchor plate
- J. Provided with all stainless steel fasteners
- K. 120V electronic PLT ballast with -15°F starting temperature is standard on PLC models

Mounting

TEKA mounting kit #34 provided. Allows for (2) 3/4" maximum trade conduits.

Product Number	Lamp	Rings	Finish Option
BSB-2546 / Natural	60W A-19	St. Sil.	Brown Patina
BSB-2516/ Natural	60W A-19	Copper	Brown Patina
BSB-2542 / Natural	26W PLT	St. Sil.	Brown Patina
BSB-2512/ Natural	26W PLT	Copper	Brown Patina

Options available at additional cost

1. Add suffix BP for brown patina
2. Add suffix # 277 to PLT models for integral 277V electronic ballast
3. For higher or lower heights available, consult factory

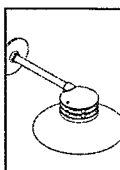
Note

ETL listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250

TEKA ILLUMINATION, INC

40429 Brickyard Drive Madera, California 93636 (559) 438-5800 Fax (559) 438-5900 www.tekaillumination.com

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Compact Fluorescent

BEACON WALL MOUNT (BW)

PROJECT:	
TYPE:	RECEIVED MAR 27 2015 DEPARTMENT OF PLANNING & ZONING
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example: **BWM** - **12** - **CF** - **353** - **C** - **BP** - **120** - **DT**

Series **BWM** - Beacon Wall Mount

Shade Size
12 - 12 Inch
15 - 15 Inch

Source **CF** - Compact Fluorescent

Lamp
0 - By Others
353 - CF13W/GU24/2700K (13W)
354 - CF13W/GU24/4100K (13W)
355 - CT18W/GU24/2700K (18W)
356 - CT18W/GU24/4100K (18W)
357 - CT26W/GU24/2700K (26W)
358 - CT26W/GU24/4100K (26W)

Ring Stack
C - Copper
S - Stainless Steel*

Finish
NAT - Natural
BP - Brown Patina*
NIC - Nickel Plate*
BZW - Bronze Wrinkle Powder Coat
(See Powder Coat Finish Chart for Available Choices.)

*Stainless Steel Rings are provided in Natural (NAT) regardless of finish choice.

Standard Finish

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

Premium Finish

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

Voltage **120** - 120 VAC Input

Option
CLR - Clear Coat Protection (For use with Natural (NAT) Finishes)
MESH - Mesh Screen (Finish to match fixture)
DT - Dark Top (Eliminates glow in window above shade. Finish to match fixture)

LAMP DATA

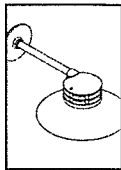
Lamp #	Watts	Description	Rated Life	Initial Lumens	Design Lumens	CRI	CC
353	13	CF13W/GU24/2700K	10,000	900	900	82	2,7
354	13	CF13W/GU24/4100K	10,000	900	900	82	4,1
355	18	CF18W/GU24/2700K	10,000	1,250	1,250	82	2,7
356	18	CF18W/GU24/4100K	10,000	1,250	1,250	82	4,1
357	26	CF26W/GU24/2700K	10,000	1,250	1,250	82	2,7
358	26	CF26W/GU24/4100K	10,000	1,250	1,250	82	4,1

TEKA ILLUMINATION

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

SUBMITTAL DATE
3-6-13

DRAWING
SUB-20



Compact Fluorescent

BEACON WALL MOUNT (BWM)

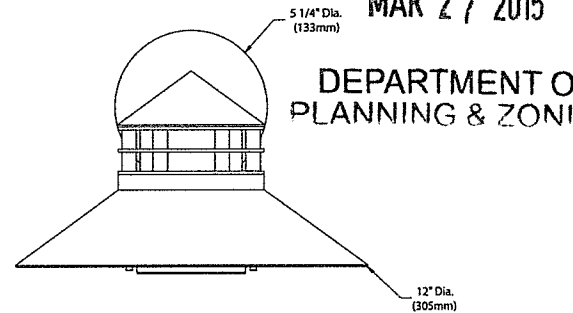
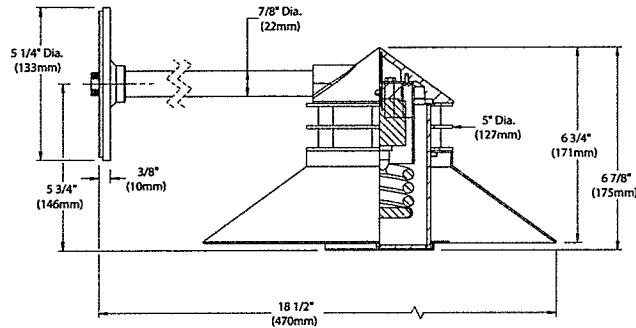
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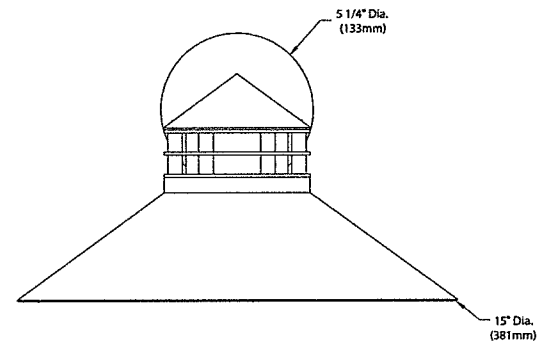
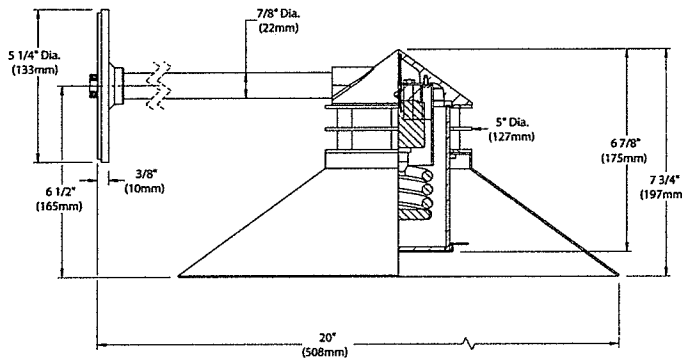
FRONT VIEW

SIDE VIEW

12" Diameter



15" Diameter



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.tekallumination.com/greensource for program requirements.

Enduring Metals

Constructed from copper, bronze, and stainless steel. These lifetime materials are inherently corrosion resistant. Factory-applied finishes are also available.

Installation

5" diameter, machined aluminum mounting plate with textured black finish. For use with 4" octagonal junction box (by others). Supplied with [2] tamper-resistant, black oxide stainless steel mounting screws.

Canopy

5-1/4" diameter canopy conceals mounting plate and hardware. Hand spun from high purity, solid copper plate with tamper resistant, machined brass lock collar.

Shade

Hand spun from high purity, solid copper plate. Specify 12" or 15" diameter.

Lens

3-5/8" dia. translucent acrylic lens with clear acrylic downlight lens provides sealed optical compartment.

Stem

Machined from heavy wall 7/8" O.D. brass.

Body

Cast bronze. High temperature, silicone 'O' Ring provides water tight seal to shade assembly.

Lamp Holder

Specification grade, ceramic body holder for GU24 lamp base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel retaining clips

Lamp

For use with self ballasted 2 pin GU24 twist and lock compact fluorescent lamp.

Ring Stack

Solid copper or stainless steel accent rings with solid brass spacers.

Wiring

Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware.

Finish

Natural (NAT): Copper and bronze 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.

Factory Applied: Hand-crafted metal finishes include natural (NAT), brown patina (BP), and nickel plate (NIC).

Powder Coat: Class 'A' TGIC polyester powder coating. RoHS compliant.

Clear Coat Protection

Optional ceramic clear coating seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) finishes.

Warranty

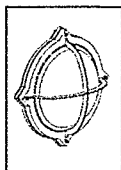
5 year limited warranty.

Listings

ETL Listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250. RoHS compliant. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.



THE
ARCADE
SERIES

BISSSL
SOLID STATE LIGHTING

SUNDIAL SURFACE MOUNT ()

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

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MAR 27 2015
DEPARTMENT OF
PLANNING & ZONING

CATALOG NUMBER LOGIC

Example: **AR - SM - 12 - LED - 322 - NAT - WHT - S - NAT - 120 -**

Series **AR** - Arcade Series

Style **SM** - Sundial Surface Mount

Size **12** - 12 Inch

Source **LED** - Solid State System with Integral Driver

Lamp **322** - 2x4WLED/3000K (8W)
323 - 2x4WLED/4100K (8W)

Finish

	Powder Coat Color	Satin	Wrinkle
NAT - Natural	Bronze	BZP	BZW
BP - Brown Patina	Black	BLP	BLW
NIC - Nickel Plate	White (Gloss)	WHP	WHW
BZW - Bronze Wrinkle Powder Coat*	Aluminum	SAP	—
	Verde	—	VER

* (See Powder Coat Finish Chart for Available Choices)

Diffuser **WHT** - Translucent White
ALB - White Alabaster
ROS - Rose Alabaster
HRN - Natural Horn
CAR - Carmel

Stainless Steel Rings & Finish **S** - Stainless Steel

NAT - Natural
POL - Polished
BZW - Bronze Wrinkle Powder Coat*
* (See Powder Coat Finish Chart for Available Choices)

Copper Rings & Finish **C** - Copper

NAT - Natural
BP - Brown Patina
POL - Polished

Voltage **120** - 120V

Option **CLR** - Clear Coat Protection

SOLID STATE DATA

Lamp #	Watts	Description	Rated Life (Hrs) 70% of initial lumens (L70)	Design Lumens	CCT(K)
322	8	2x4WLED/3000K	50,000	352	3,000
323	8	2x4WLED/4100K	50,000	416	4,100

TEKA ILLUMINATION

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

SUBMITTAL DATE
10-5-11

DRAWING NUMBER
S0010



THE
ARCADE
SERIES

BKSSL
SOLID STATE LIGHTING

SUNDIAL SURFACE MOUNT (SM)

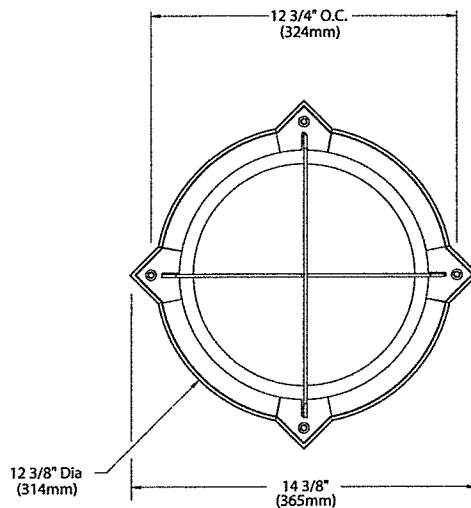
PROJECT: _____

TYPE: _____

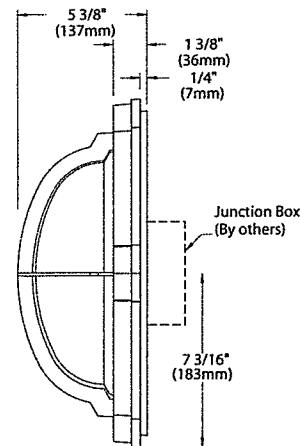
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DEPARTMENT OF
PLANNING & ZONING

FRONT VIEW



SIDE VIEW



SPECIFICATIONS

GreenSource Initiative™

Our GreenSource Initiative™ guides the design and manufacturing of this product. All metal and packaging materials are derived from recycled materials, which are also recyclable. Our packaging contains no chlorofluorocarbons (CFC's). Our finishing is RoHS compliant. This product is manufactured using renewable solar energy, which is produced onsite and is returnable at end of life to ensure cradle-to-cradle handling.

Enduring Metals

Constructed from copper, bronze, and stainless steel. These lifetime materials are inherently corrosion resistant. Factory-applied finishes are also available.

Body

Cast from solid, copper-free aluminum. Fully gasketed, and mounts to a recessed 4" octagonal junction box.

Faceplate

Cast bronze faceplate with stainless steel fasteners.

Rings

Solid copper or stainless steel accent rings.

Source

LED features BKSSL™ technology (50,000 Hr. Life), and includes an integral driver with primary overload and short circuit protection. 120V input. Two (2) 4 W LED's for a total of 8W. Available in 3000K and 4100K.

Transformer

Includes a 12 VAC **BKSSL** transformer.

Diffuser

One of 5 standard molded, etched acrylic translucent diffusers for high transmittance and long life.

Wiring

Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware.

Finish

Natural (NAT): Copper and bronze 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.

Factory Applied: Hand-crafted metal finishes include brown patina (BP), polish (POL), and nickel plate (NIC).

Powder Coat: Class 'A' TGIC polyester powder coating. RoHS compliant.

Clear Coat Protection

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

Warranty

5 year limited warranty.

Listings

ETL Listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250. Made in USA.



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Integrity Windows and Doors NFRC Values

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Wood-Ultrex Double Hung – Standard Glass

DEPARTMENT
PLANNING & ZONING

Glass Description	Divider	U Factor	SHGC	VT	CR	Energy Star	Canada Energy Star
11/16" IG Obscure Argon LoE 180 3.1 mm obscure / 11.5mm argon / LoE 180 3.1 mm	SDLS < 1"	0.30	0.46	0.53	55	N	A, B, C
11/16" IG Obscure Air LoE 180 3.1 mm obscure / 11.5mm air / LoE 180 3.1 mm	SDLS < 1"	0.33	0.46	0.53	52		A, B
11/16" IG LoE 366 Argon Obscure 3.1 mm LoE 366 / 11.5mm argon / 3.1 mm obscure		0.28	0.21	0.49	56	N, NC, SC, S	A
	SDLS < 1"	0.29	0.19	0.43	56	N, NC, SC, S	
	SDLN < 1"	0.28	0.19	0.43	56	N, NC, SC, S	A
11/16" IG LoE 366 Argon 3.1 mm LoE 366 / 11.5mm argon / 3.1 mm clr	GBG	0.28	0.19	0.43	56	N, NC, SC, S	A
		0.28	0.21	0.49	56	N, NC, SC, S	A
	SDLS < 1"	0.29	0.19	0.43	56	N, NC, SC, S	
11/16" IG LoE 366 Air Obscure 3.1 mm LoE 366 / 11.5mm air / 3.1 mm obscure	SDLN < 1"	0.28	0.19	0.43	56	N, NC, SC, S	A
	GBG	0.28	0.19	0.43	56	N, NC, SC, S	A
		0.32	0.21	0.49	53	NC, SC, S	
11/16" IG LoE 366 Air 3.1 mm LoE 366 / 11.5mm air / 3.1 mm clr	SDLS < 1"	0.33	0.19	0.43	53	SC, S	
	SDLN < 1"	0.32	0.19	0.43	53	NC, SC, S	
	GBG	0.32	0.19	0.43	53	NC, SC, S	
11/16" IG LoE 272 Argon Obscure 3.1 mm LoE 272 / 11.5mm argon / 3.1 mm obscure		0.32	0.21	0.49	53	NC, SC, S	
	SDLS < 1"	0.33	0.19	0.43	53	SC, S	
	SDLN < 1"	0.32	0.19	0.43	53	NC, SC, S	
11/16" IG LoE 272 Argon 3.1 mm LoE 272 / 11.5mm argon / 3.1 mm clr	GBG	0.32	0.19	0.43	53	NC, SC, S	
		0.29	0.32	0.54	55	N, NC	A
	SDLS < 1"	0.29	0.28	0.48	56	N, NC, SC	A
11/16" IG LoE 272 Air Obscure 3.1 mm LoE 272 / 11.5mm air / 3.1 mm obscure	SDLN < 1"	0.29	0.28	0.48	55	N, NC, SC	A
	GBG	0.29	0.28	0.48	55	N, NC, SC	A
		0.29	0.32	0.54	55	N, NC	A
11/16" IG LoE 272 Air 3.1 mm LoE 272 / 11.5mm air / 3.1 mm clr	SDLS < 1"	0.29	0.28	0.48	56	N, NC, SC	A
	SDLN < 1"	0.29	0.28	0.48	55	N, NC, SC	A
	GBG	0.29	0.28	0.48	55	N, NC, SC	A
11/16" IG Argon LoE 180 3.1 mm clr / 11.5mm argon / LoE 180 3.1 mm		0.33	0.32	0.54	52		
	SDLS < 1"	0.32	0.29	0.48	52	NC, SC	A
	SDLN < 1"	0.33	0.29	0.48	52	SC	
11/16" IG Air LoE 180 3.1 mm clr / 11.5mm air / LoE 180 3.1 mm	GBG	0.33	0.29	0.48	52	SC	
		0.33	0.32	0.54	52		
	SDLS < 1"	0.32	0.29	0.48	52	NC, SC	A
11/16" IG Argon LoE 180 3.1 mm clr / 11.5mm argon / LoE 180 3.1 mm	SDLN < 1"	0.33	0.29	0.48	52	SC	
	GBG	0.33	0.29	0.48	52	SC	
		0.31	0.53	0.59	54	N	A, B, C
11/16" IG Air LoE 180 3.1 mm clr / 11.5mm air / LoE 180 3.1 mm	SDLS < 1"	0.30	0.46	0.53	55	N	A, B, C
	SDLN < 1"	0.31	0.47	0.53	54	N	A, B
	GBG	0.31	0.47	0.53	54	N	A, B
11/16" IG Air LoE 180 3.1 mm clr / 11.5mm air / LoE 180 3.1 mm		0.34	0.53	0.59	51		A, B
	SDLS < 1"	0.33	0.46	0.53	52		A, B
	SDLN < 1"	0.34	0.47	0.53	51		A
	GBG	0.34	0.47	0.53	51		A



Integrity
from MARVIN
Windows and Doors

Integrity Windows and Doors NFRC Values

RECEIVED
MAR 27 2015

Wood-Ultrex Awning Operator/Stationary – Standard Glass

DEPARTMENT OF
PLANNING & ZONING
Canada Energy

Glass Description	Divider	U Factor	SHGC	VT	CR	Energy Star	Star
1 1/8" Tri-Pane LoE 272 Air LoE 180 3.1 mm LoE 272 / 9.8mm air / 3.1 mm clr / 9.8mm air / LoE 180 3.1 mm		0.23	0.27	0.45	65	N, NC, SC, S	A, B, C
	SDLS < 1 "	0.23	0.25	0.41	65	N, NC, SC, S	A, B, C
	SDLS > 1 "	0.23	0.23	0.37	65	N, NC, SC, S	A, B, C
	SDLN < 1 "	0.23	0.25	0.41	65	N, NC, SC, S	A, B, C
	SDLN > 1 "	0.23	0.23	0.37	65	N, NC, SC, S	A, B, C
	GBG	0.23	0.25	0.41	65	N, NC, SC, S	A, B, C
1 1/8" Tri-Pane LoE 272 Argon LoE 180 3.1 mm LoE 272 / 9.8mm argon / 3.1 mm clr / 9.8mm argon / LoE180 3.1 mm		0.20	0.27	0.45	69	N, NC, SC, S	A, B, C, D
	SDLS < 1 "	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
	SDLS > 1 "	0.20	0.23	0.37	69	N, NC, SC, S	A, B, C, D
	SDLN < 1 "	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
	SDLN > 1 "	0.20	0.23	0.37	69	N, NC, SC, S	A, B, C, D
	GBG	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
1 1/8" Tri-Pane LoE 272 Argon Obscure LoE 180 3.1 mm LoE 272 / 9.8mm argon / 3.1 mm obscure / 9.8mm argon / LoE180 3.1 mm		0.20	0.27	0.45	69	N, NC, SC, S	A, B, C, D
	SDLN < 1 "	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
	SDLN > 1 "	0.20	0.23	0.37	69	N, NC, SC, S	A, B, C, D
	SDLS > 1 "	0.20	0.23	0.37	69	N, NC, SC, S	A, B, C, D
	SDLS < 1 "	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
	GBG	0.20	0.25	0.41	69	N, NC, SC, S	A, B, C, D
11/16" IG Air LoE 180 3.1 mm clr / 11.5mm air / LoE 180 3.1 mm		0.33	0.50	0.56	52		A, B
	SDLN > 1 "	0.32	0.41	0.46	53	N	A
	SDLN < 1 "	0.33	0.45	0.51	52		A
	SDLS > 1 "	0.32	0.41	0.46	53	N	A
	SDLS < 1 "	0.32	0.45	0.51	53	N	A, B
	GBG	0.33	0.45	0.51	52		A
11/16" IG Air LoE 180 3.1 mm clr / 9.8mm air / LoE 180 4.7mm		0.33	0.49	0.56	51		A, B
	SDLS < 1 "	0.33	0.44	0.51	51		A
	SDLS > 1 "	0.33	0.40	0.46	51		A
	SDLN < 1 "	0.33	0.44	0.51	51		A
	SDLN > 1 "	0.33	0.40	0.46	51		A
	GBG	0.34	0.44	0.51	50		A
11/16" IG Argon LoE 180 3.1 mm clr / 9.8mm argon / LoE 180 4.7mm		0.30	0.49	0.56	54	N	A, B, C
	SDLS < 1 "	0.30	0.45	0.51	54	N	A, B
	SDLS > 1 "	0.30	0.40	0.46	54	N, NC	A, B
	SDLN < 1 "	0.30	0.45	0.51	54	N	A, B
	SDLN > 1 "	0.30	0.40	0.46	54	N, NC	A, B
	GBG	0.30	0.45	0.51	54	N	A, B
11/16" IG Argon LoE 180 3.1 mm clr / 11.5mm argon / LoE 180 3.1 mm		0.30	0.50	0.56	55	N	A, B, C
	SDLS < 1 "	0.29	0.45	0.51	56	N	A, B, C
	SDLS > 1 "	0.29	0.41	0.46	56	N	A, B
	SDLN < 1 "	0.30	0.46	0.51	55	N	A, B
	SDLN > 1 "	0.29	0.41	0.46	56	N	A, B
	GBG	0.30	0.46	0.51	55	N	A, B
11/16" IG LoE 272 Air 3.1 mm LoE 272 / 11.5mm air / 3.1 mm clr		0.32	0.30	0.51	53	NC, SC	A
	SDLS > 1 "	0.32	0.25	0.42	53	NC, SC, S	A
	SDLS < 1 "	0.32	0.28	0.46	53	NC, SC	A
	SDLN > 1 "	0.32	0.25	0.42	53	NC, SC, S	A
	SDLN < 1 "	0.32	0.28	0.46	53	NC, SC	A
	GBG	0.32	0.28	0.46	53	NC, SC	A
11/16" IG LoE 272 Air 3.1 mm LoE 272 / 9.8mm air / 4.7mm clr		0.33	0.30	0.51	51	SC	
	SDLS < 1 "	0.33	0.28	0.46	51	SC	
	SDLS > 1 "	0.33	0.25	0.41	51	SC, S	
	SDLN > 1 "	0.33	0.25	0.41	51	SC, S	
	SDLN < 1 "	0.33	0.28	0.46	51	SC	
	GBG	0.34	0.28	0.46	51	SC	
11/16" IG LoE 272 Argon 3.1 mm LoE 272 9.8mm argon / 4.7mm clr		0.29	0.30	0.51	55	N, NC, SC	A
	SDLS > 1 "	0.29	0.25	0.41	55	N, NC, SC, S	A
	SDLS < 1 "	0.29	0.27	0.46	55	N, NC, SC, S	A
	SDLN > 1 "	0.29	0.25	0.41	55	N, NC, SC, S	A
	SDLN < 1 "	0.29	0.27	0.46	55	N, NC, SC, S	A
	GBG	0.29	0.27	0.46	55	N, NC, SC, S	A



Integrity
from **MARVIN**
Windows and Doors

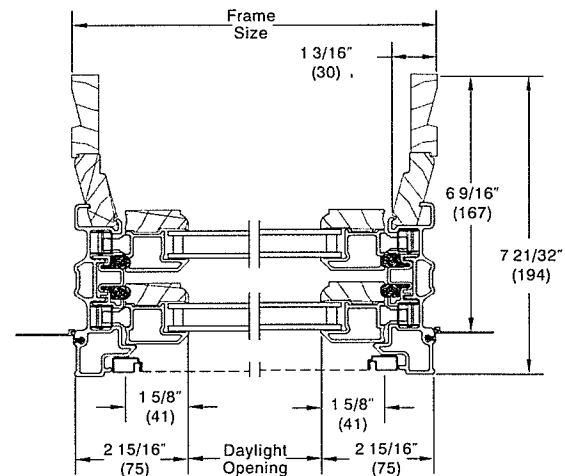
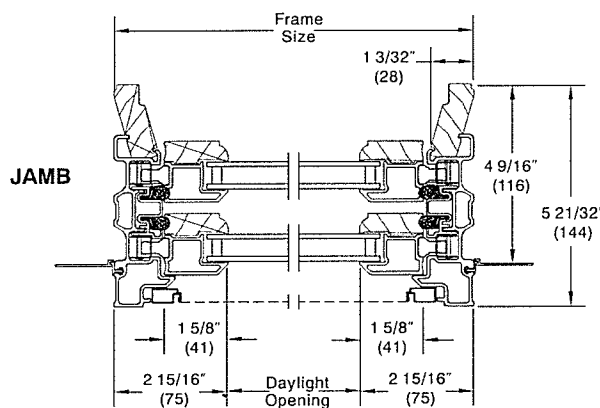
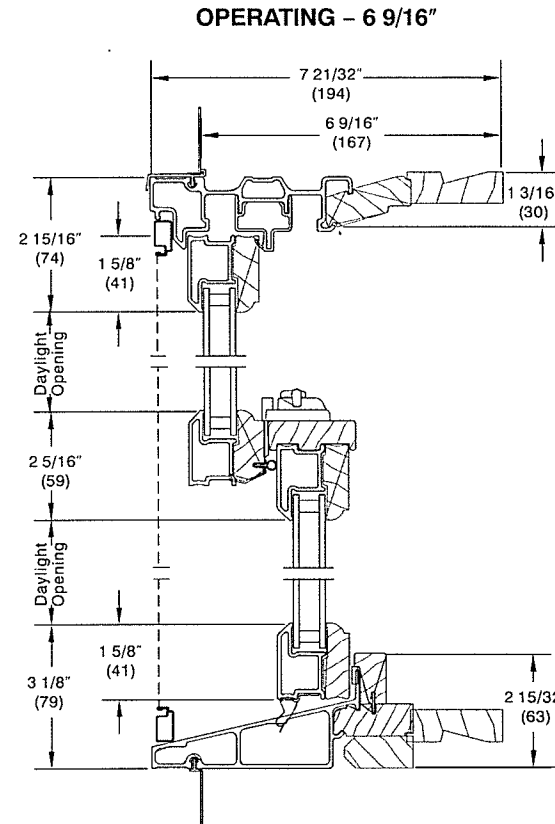
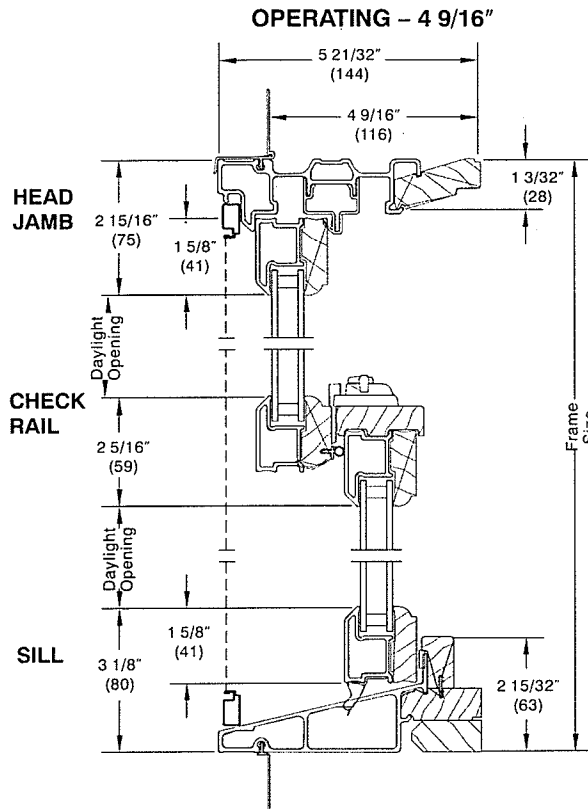
Integrity Windows and Doors NFRC Values

Wood-Ultrex Awning Operator/Stationary – Standard Glass

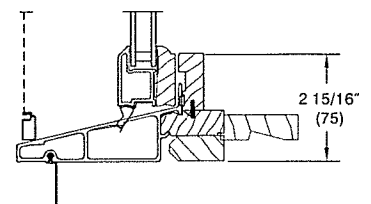
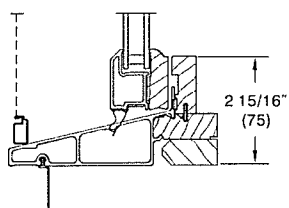
Glass Description	Divider	U Factor	SHGC	VT	CR	Energy Star	Canada Energy Star
11/16" IG LoE 272 Argon 3.1 mm LoE 272 / 11.5mm argon / 3.1 mm clr		0.28	0.30	0.51	57	N, NC, SC	A, B
	SDLS > 1 "	0.28	0.25	0.42	57	N, NC, SC, S	A, B
	SDLS < 1 "	0.28	0.27	0.46	57	N, NC, SC, S	A, B
	SDLN < 1 "	0.28	0.27	0.46	57	N, NC, SC, S	A, B
	SDLN > 1 "	0.28	0.25	0.42	57	N, NC, SC, S	A, B
	GBG	0.28	0.27	0.46	57	N, NC, SC, S	A, B
11/16" IG LoE 366 Air 3.1 mm LoE 366 / 9.8mm air / 4.7mm clr		0.32	0.21	0.46	51	NC, SC, S	
	SDLN > 1 "	0.32	0.17	0.37	51	NC, SC, S	
	SDLN < 1 "	0.32	0.19	0.41	51	NC, SC, S	
	SDLS > 1 "	0.32	0.17	0.37	51	NC, SC, S	
	SDLS < 1 "	0.32	0.19	0.41	51	NC, SC, S	
	GBG	0.33	0.19	0.41	51	SC, S	
11/16" IG LoE 366 Air 3.1 mm LoE 366 / 11.5mm air / 3.1 mm clr		0.31	0.20	0.46	53	NC, SC, S	
	SDLS < 1 "	0.32	0.19	0.42	53	NC, SC, S	
	SDLS > 1 "	0.31	0.17	0.38	53	NC, SC, S	
	GBG	0.31	0.19	0.42	53	NC, SC, S	
11/16" IG LoE 366 Argon 3.1 mm LoE 366 / 9.8mm argon / 4.7mm clr		0.28	0.20	0.46	55	N, NC, SC, S	A
	SDLS < 1 "	0.28	0.19	0.41	55	N, NC, SC, S	A
	SDLS > 1 "	0.28	0.17	0.37	55	N, NC, SC, S	A
	SDLN < 1 "	0.28	0.19	0.41	55	N, NC, SC, S	A
	SDLN > 1 "	0.28	0.17	0.37	55	N, NC, SC, S	A
	GBG	0.29	0.19	0.41	55	N, NC, SC, S	A
11/16" IG LoE 366 Argon 3.1 mm LoE 366 / 11.5mm argon / 3.1 mm clr		0.28	0.20	0.46	57	N, NC, SC, S	A
	SDLN > 1 "	0.28	0.17	0.38	57	N, NC, SC, S	A
	SDLN < 1 "	0.28	0.18	0.42	57	N, NC, SC, S	A
	SDLS > 1 "	0.28	0.17	0.38	57	N, NC, SC, S	A
	SDLS < 1 "	0.28	0.18	0.42	57	N, NC, SC, S	A
	GBG	0.28	0.18	0.42	57	N, NC, SC, S	A

SECTION DETAILS: Not to Scale

STANDARD GLAZED

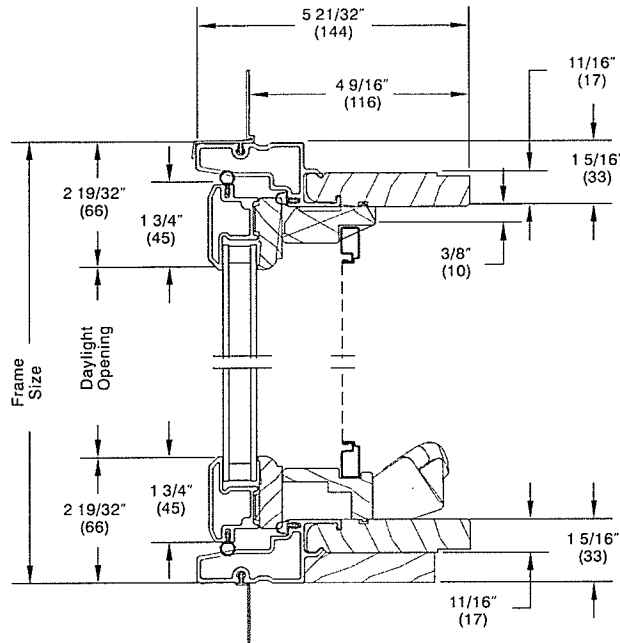


HIGH PERFORMANCE

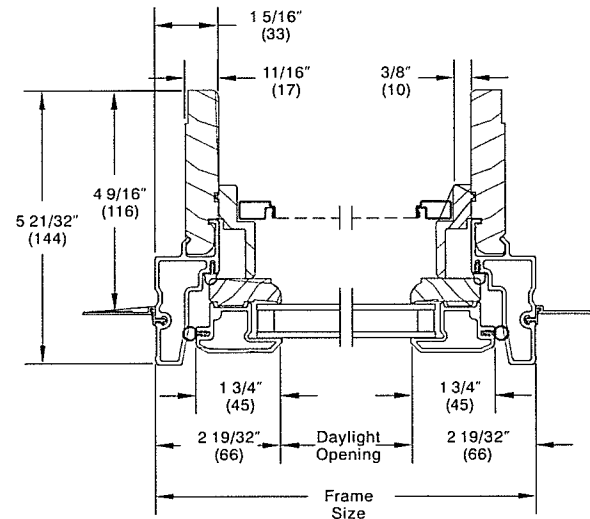


NOTE: CE is not available on High Performance units

**CASEMENT/AWNING
OPERATING – 4 9/16" (116)**

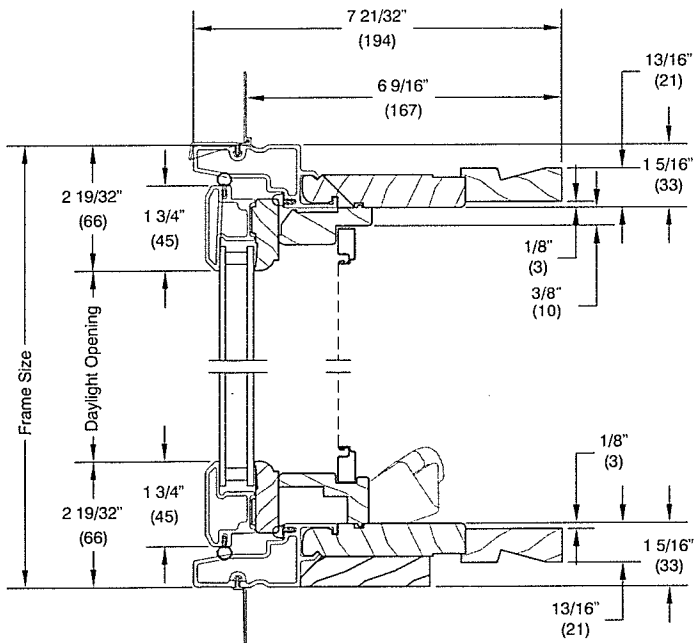


Head Jamb and Sill

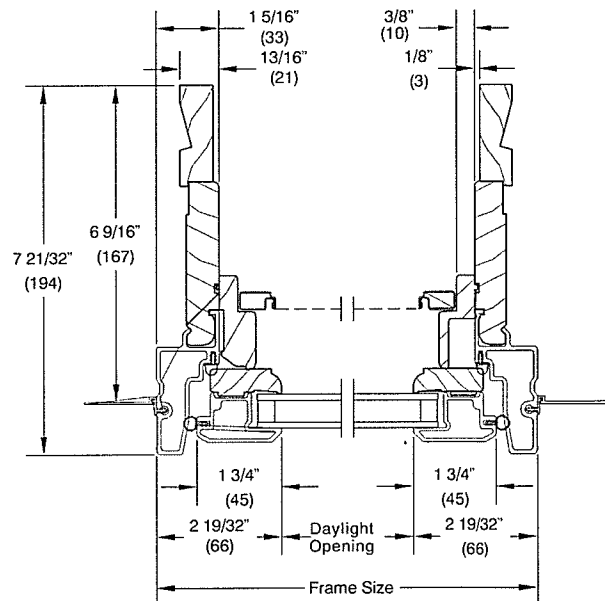


Jambs

OPERATING – 6 9/16" (167)



Head Jamb and Sill



Jambs



NOTE:
Photo of existing conditions
View from Lake Facing West



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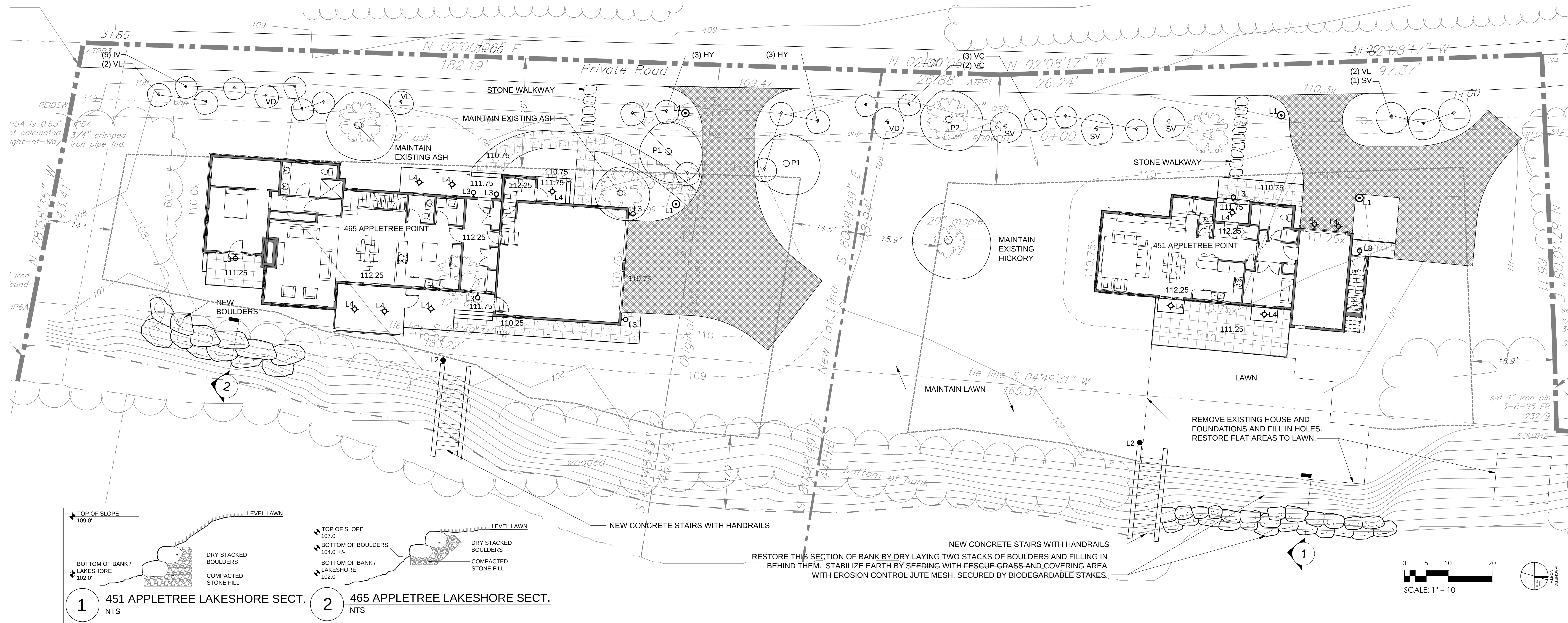
Design:

Senecal Residence
BURLINGTON, VERMONT

465 & 451
Existing Conditions

V2

03/03/15



PLAN FOR TREE REMOVAL ALONG LAKESHORE



PLANT SCHEDULE FOR SENECALE PROPERTIES				
TREES				
Key	Botanical Name / Common Name	Characteristics	Size	Qty.
P1	Prunus 'Montmorency' or 'Ball' / Cherry	Pink spring bloom, summer cherries	Availability	2
P2	Peach 'Reliance' / Peach	White spring bloom, summer peaches	Availability	1
SHRUBS				
Key	Botanical Name / Common Name	Characteristics	Size	Qty.
HY	Hydrangea paniculata 'Limelight' / Pee Gae Hydrangea	White summer bloom, yellow fall foliage	10g, 3'-4'	6
VD	Viburnum dentatum / Arrowwood / Viburnum	White spring bloom, purple fall foliage and berries	8&8, 4-5'	2
VL	Viburnum lentana 'Mohican' / Viburnum	White spring bloom, purple fall foliage and berries	8&8, 4-5'	5
VC	Vaccinium corymbosum / Highbush Blueberry	Summer berries, red fall foliage	5g, 2-3'-3'	5
SV	Syringa vulgaris 'Charles Joly' / Common Lilac	Fragrant purple spring bloom	8&8, 5-6'	4
IV	Ilex verticillata 'Winter Red' / Winterberry, Decid. Holly	Red fall foliage, red winter berries	5g, 3'-4'	4
IV	Ilex verticillata 'Jim Dandy' / Male Winterberry	Red fall foliage, red winter berries	5g, 3'-4'	1

LIGHTING LEGEND		
KEY	DESCRIPTION	QTY.
⊙ L1	TEKA POST-MOUNTED LED LIGHT	4
• L2	TEKA BOLLARD LED LIGHT	2
◐ L3	TEKA WALL-MOUNTED LED LIGHT	8
◈ L4	TEKA SURFACE-MOUNTED LED LIGHT	11

Senecal Residences at Appletree Point
Burlington, Vermont

Landscape and Planting Plan



CYNTHIA KNAUF
LANDSCAPE DESIGN INC.

215 College Street | Studio 2C | Burlington Vermont 05401
Cynthia@CynthiaKnauf.com | 802.655.0552 | CynthiaKnauf.com

BEAUTY FUNCTION SUSTAINABILITY COLLABORATION

ARCHITECT
Brad Robinson, Architect
200 Main Street, Burlington, Vermont 05401
Tel: (802) 658-0430 / Fax: (802) 863-6876
Email: office@bradrobinsnowarchitect.com

DATE: March 2, 2015
SCALE: 1" = 10'-0"
DRAWN BY: AC

L1.0

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NOTE:
Superimposed schematic design over photo of existing conditions
View from Lake Facing West



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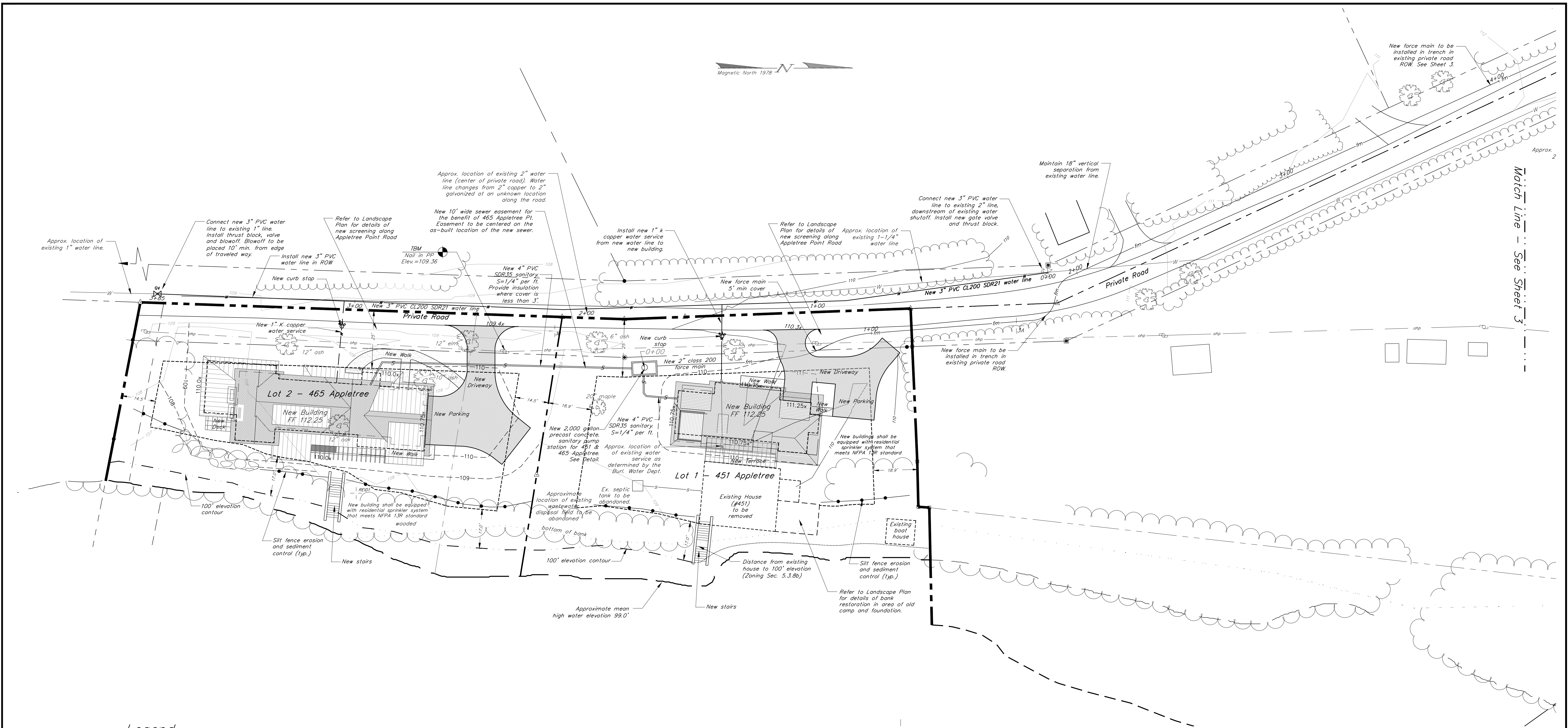
Design:

Senecal Residence
BURLINGTON, VERMONT

465 & 451 Schematic view
from Lake Champlain

V1

03/03/15



Legend

- Property line / right of way
- Setback line
- Existing waterline
- Existing sewer line
- Existing gas service
- Existing power pole / line
- High water elevation 99.0
- Bottom of lake shore bank
- Edge of woods
- Traverse point
- New water service
- New gravity sanitary line
- New sanitary force main
- Existing sewer manhole
- Existing storm manhole
- Silt Fence

Existing Lot Coverage

Buildings = 1,347 s.f.
1,347 s.f. / 35,283 s.f. = 3.8% of total lot area
Roads/Driveways = 2,536 s.f.
2,536 s.f. / 35,283 s.f. = 7.2% of total lot area
Total Coverage = 1,347 + 2,536 / 35,283 s.f. = 12.0% of total lot area

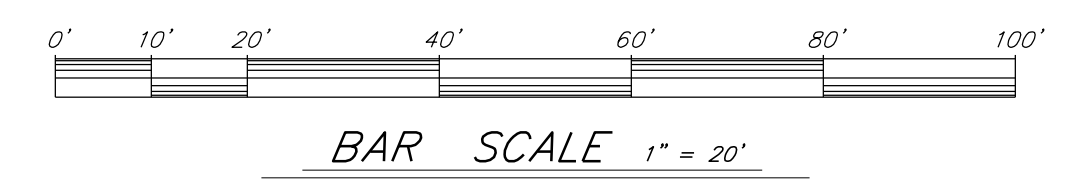
Proposed Lot Coverage

451 Appletree
Buildings = 1,342 s.f.
1,342 s.f. / 17,865 s.f. = 7.5% of Lot 1
Roads/Driveways = 2,190 s.f.
2,190 s.f. / 17,865 s.f. = 12.3% of Lot 1
Total Coverage = 1,342 + 2,190 / 17,865 s.f. = 19.8% of Lot 1

465 Appletree
Buildings = 2,512 s.f.
2,512 s.f. / 17,417 s.f. = 14.4% of Lot 2
Roads/Driveways = 2,680 s.f.
2,680 s.f. / 17,417 s.f. = 15.4% of Lot 2
Total Coverage = 2,512 + 2,680 / 17,417 s.f. = 29.8% of Lot 2

NOTES:

- Krebs and Lansing Consulting Engineers performed a topographic survey on a one-foot contour interval across the project area in 2001 using an assumed datum. Vertical control is NAVD 88.
- The location of existing utilities is not warranted to be exact or complete. Contact DIG SAFE prior to any excavation. It is the responsibility of the Contractor to have an independent locator verify the location of utilities outside the right of way.
- Refer to Landscape Plan prepared by Cynthia Knauff for landscaping and lighting details.
- Refer to Architectural Plans prepared by Brad Rabinowitz, Architect for building related features and entrance details.



Progress Print 2-18-15

Date revised	Description	Checked	Date
Design SWH	Site & Utility Plan		
Drawn FMP/SWH			
Checked			
Scale 1" = 20'			
Date Feb. 17, 2015			
Project 14132	451 & 465 Appletree Point Road	Burlington, Vermont	
KREBS & LANSING Consulting Engineers, Inc.		164 Main Street, Colchester, Vermont 05446	
Field Book 183		451-465 appletree	

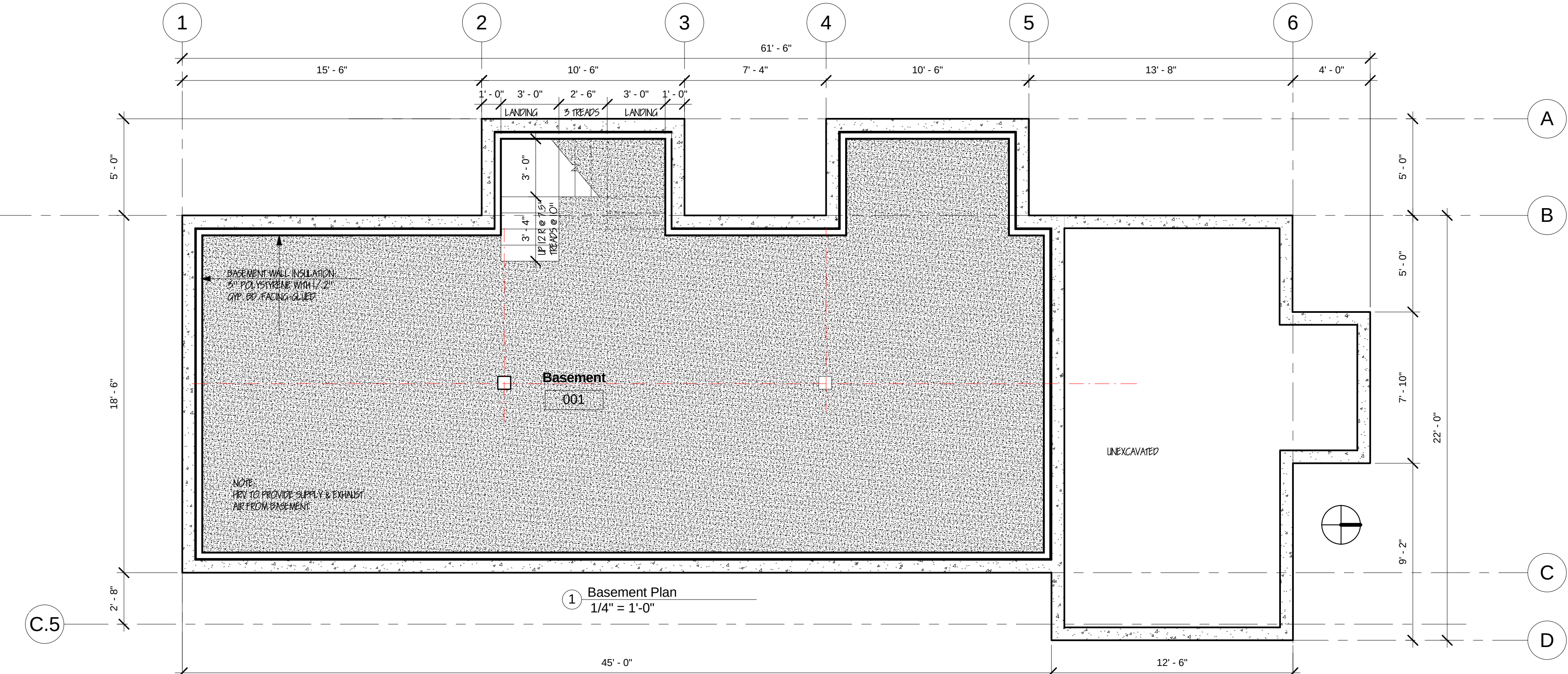
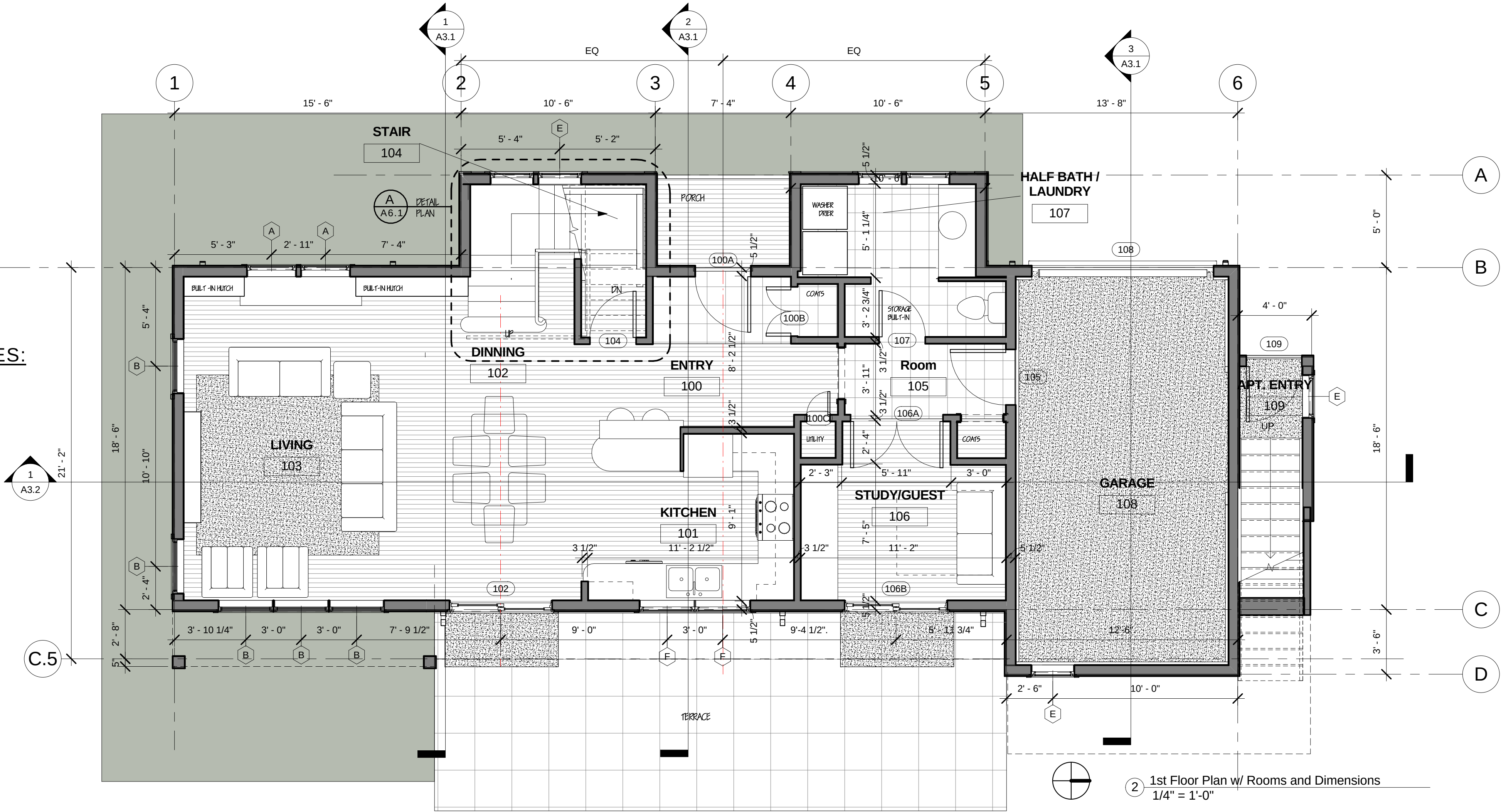
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WINDOW SCHEDULE							
KEY	Description	Manufacturer	Model	R.O. W	R.O. H	NO.	Comments
A	AWNG	Integrity Windows and Doors	IAWN3347	2' - 8 1/2"	3' - 11 5/8"	2	
B	DBLE HUNG	Integrity Windows and Doors	ITDH3672	3' - 0 1/2"	6' - 0 1/4"	5	
C	DBHG	Integrity Windows and Doors	ITDH 3664 E	3' - 0 1/2"	5' - 4 1/4"	6	
D	DBLE HUNG	Integrity Windows and Doors	ITDH3264	2' - 8 1/2"	5' - 4 1/4"	2	
E	AWNG	Integrity Windows and Doors	IAWN2935	2' - 4 1/2"	2' - 11 5/8"	7	
F	AWNG	Integrity Windows and Doors	IAWN3747	3' - 0 1/2"	3' - 11 5/8"	8	
G	AWNG	Integrity Windows and Doors	IAWN2947	2' - 5"	3' - 11 5/8"	1	
H	CSMT	Integrity Windows and Doors	ICA 3755	3' - 0 1/2"	4' - 7 5/8"	11	
Grand total: 42							

EXTERIOR LIGHTING NOTES:

- L1 - POST LIGHT
L2 - BOLLARD
L3 - SCOUNCE
L4 - SURFACE MOUNT



REVIEW ISSUE: MARCH 12, 2015



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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

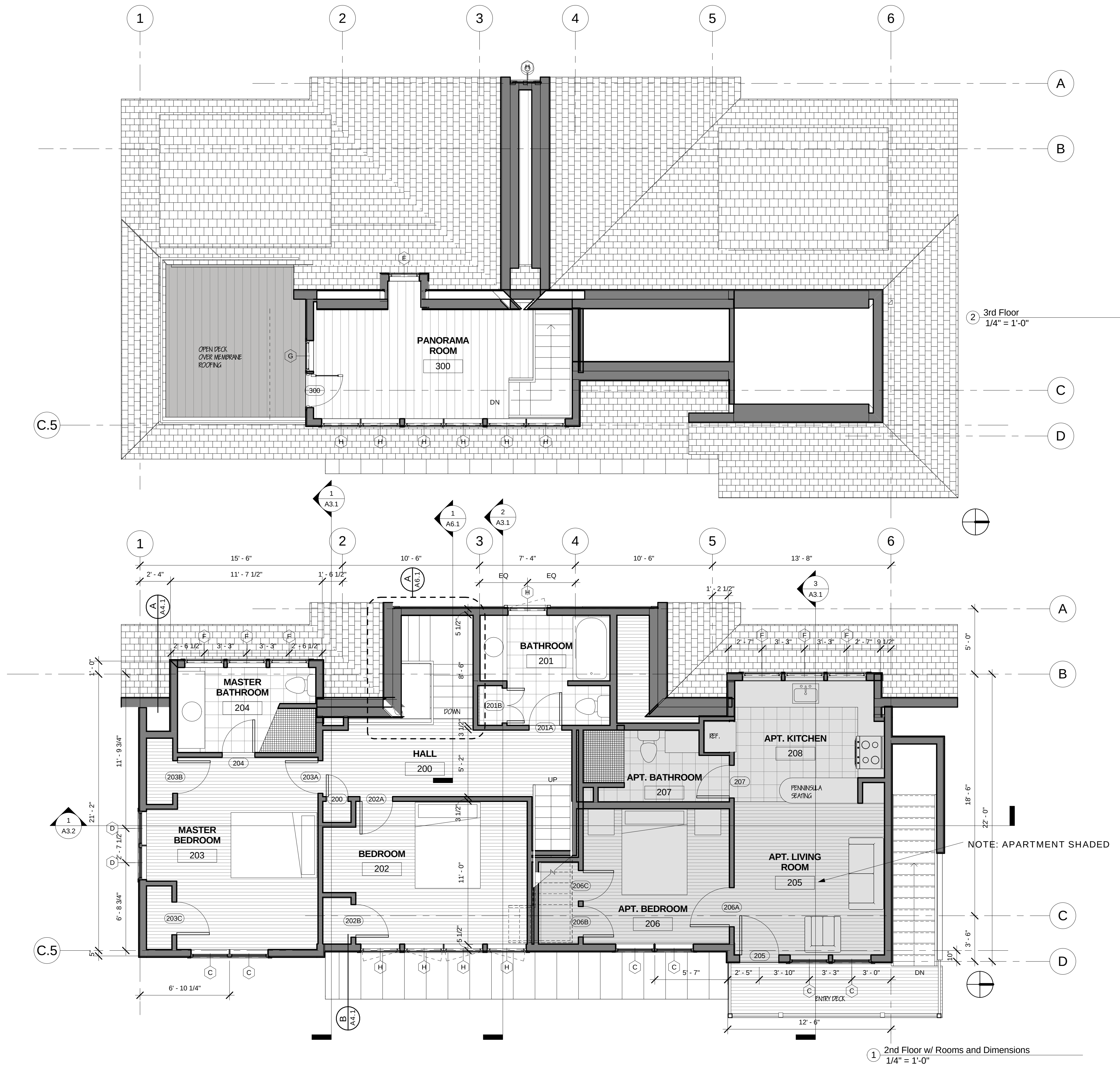
DRAWING TITLE:
**FLOOR PLANS 451 -
BASEMENT AND FIRST**

DATE REVISION

A1.1
As indicated
October 31, 2014

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Design:
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BURLINGTON, VERMONT

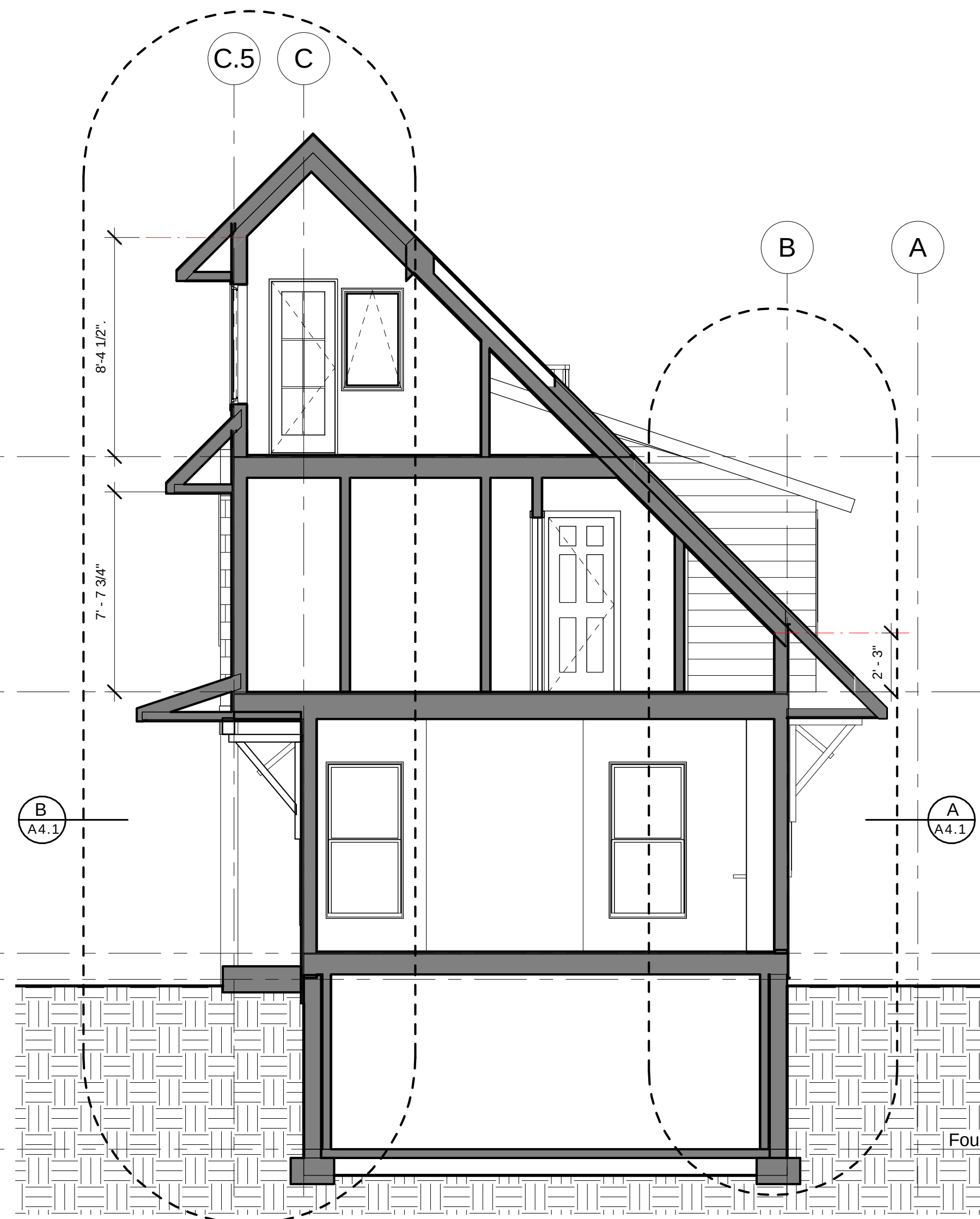
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**FLOOR PLANS 451 -
SECOND AND LOFT**

DATE REVISION

A1.2
As indicated
10/10/14

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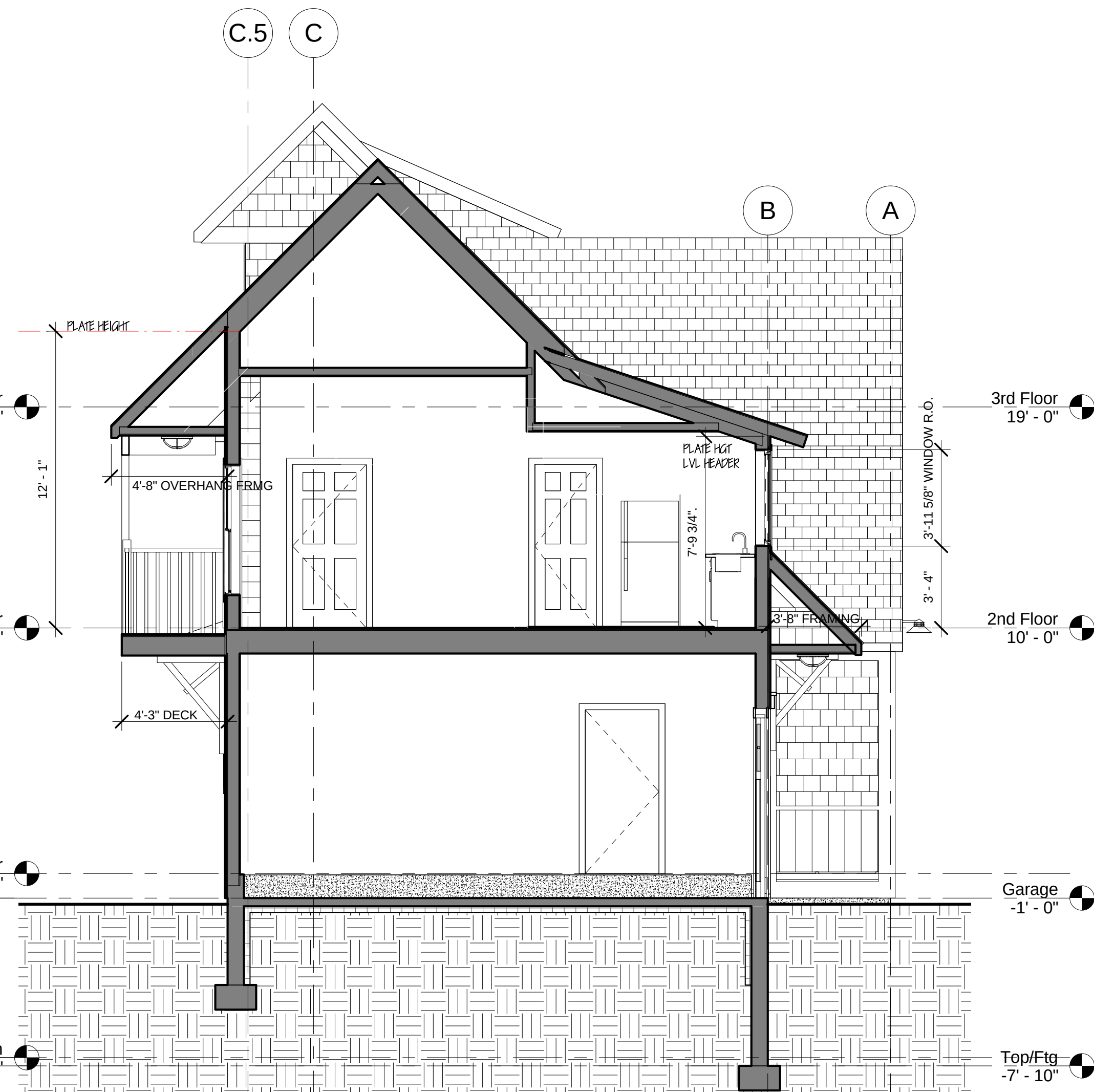
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① Building Section 1
1/4" = 1'-0"



② Building Section 2
1/4" = 1'-0"



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

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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
BUILDING SECTIONS- 451

DATE REVISION

A3.1

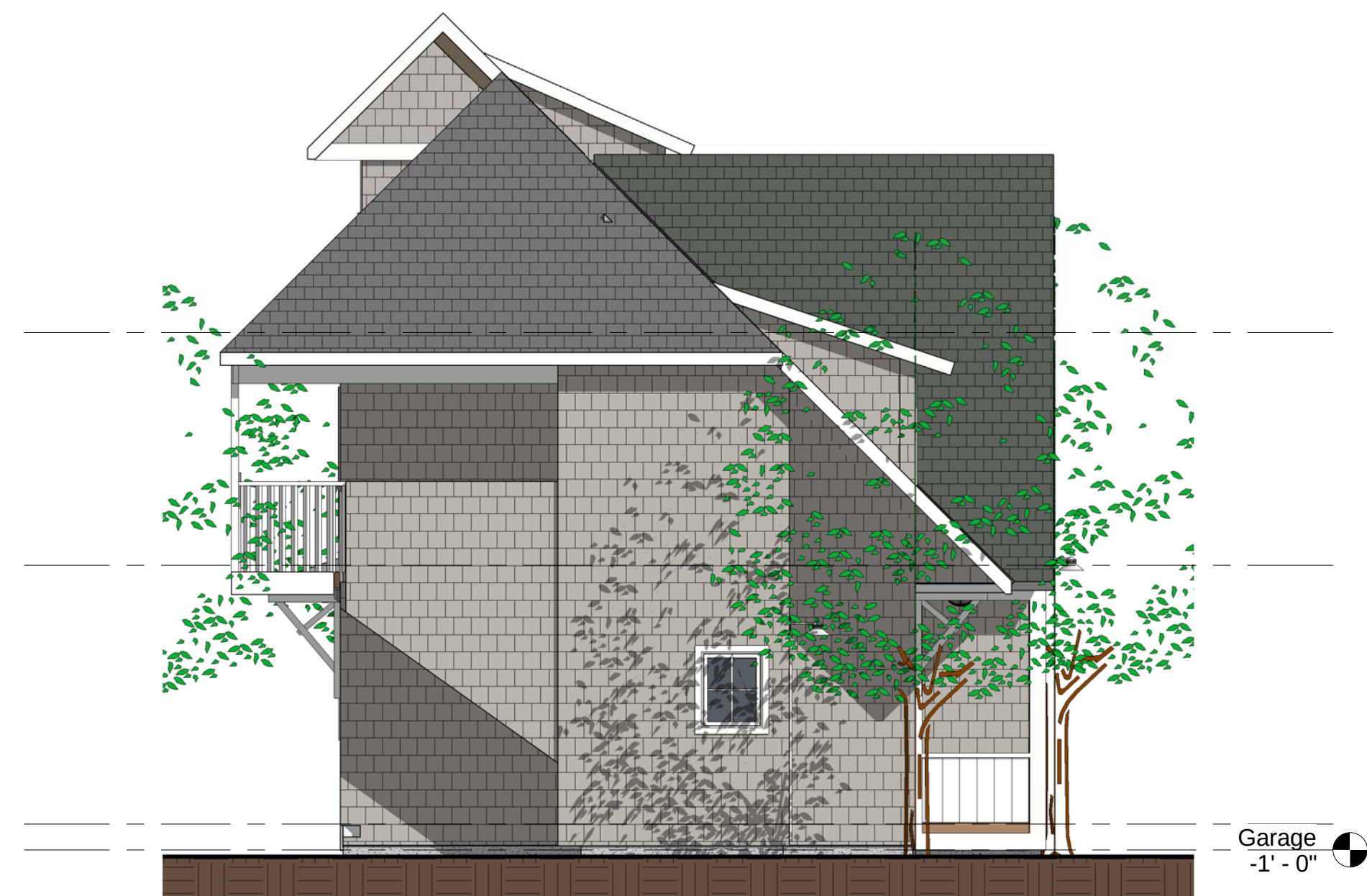
1/4" = 1'-0"
11/11/14



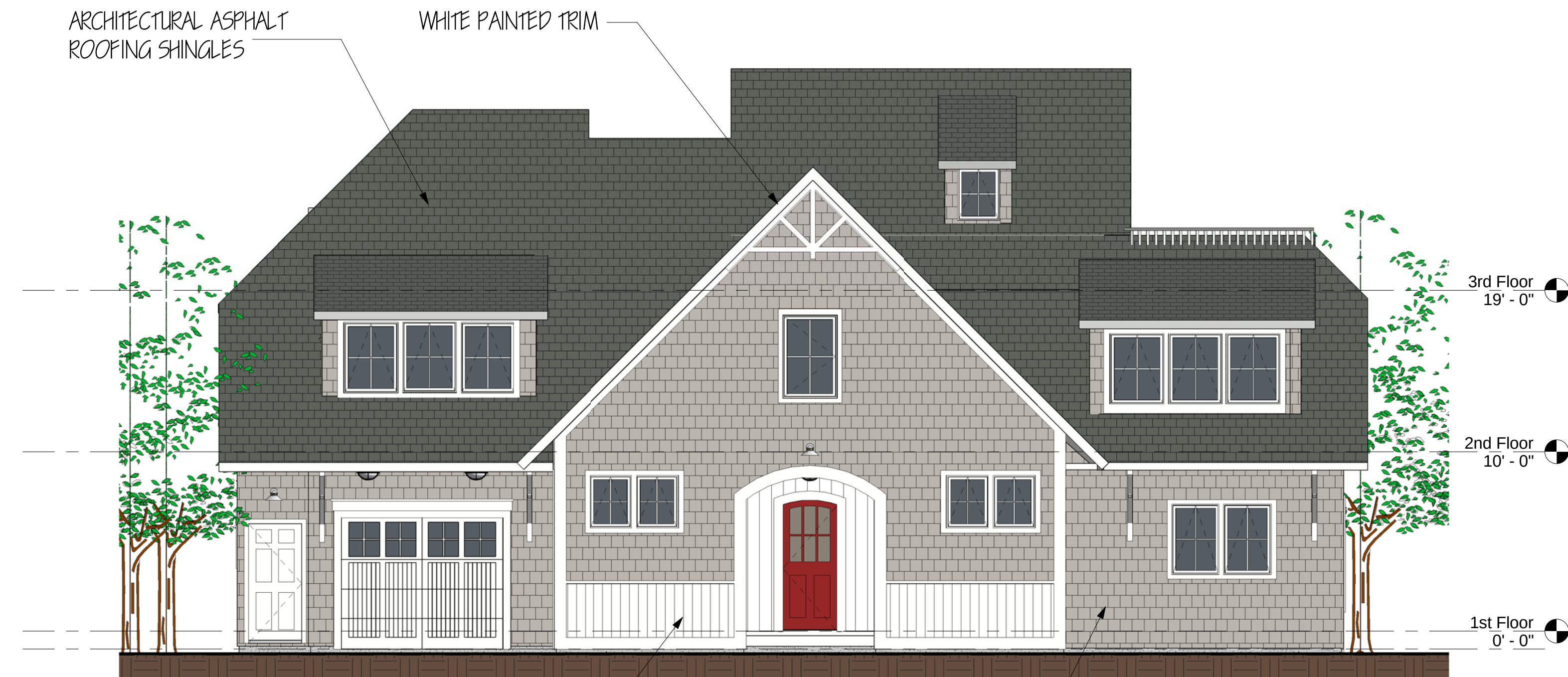
④ East Elevation
3/16" = 1'-0"



③ South Elevation
3/16" = 1'-0"



① North Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"

ARCHITECTURAL ASPHALT
ROOFING SHINGLES

WHITE PAINTED TRIM

VERTICAL T&G CEDAR SIDING
W/ SOLID WHITE STAIN

EASTERN WHITE CEDAR SHINGLES
W/ SOLID BODY STAIN

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Design:

SENECAL Residence at Appletree Point

BURLINGTON, VERMONT

DRAWING TITLE:

EXTERIOR ELEVATIONS - 451

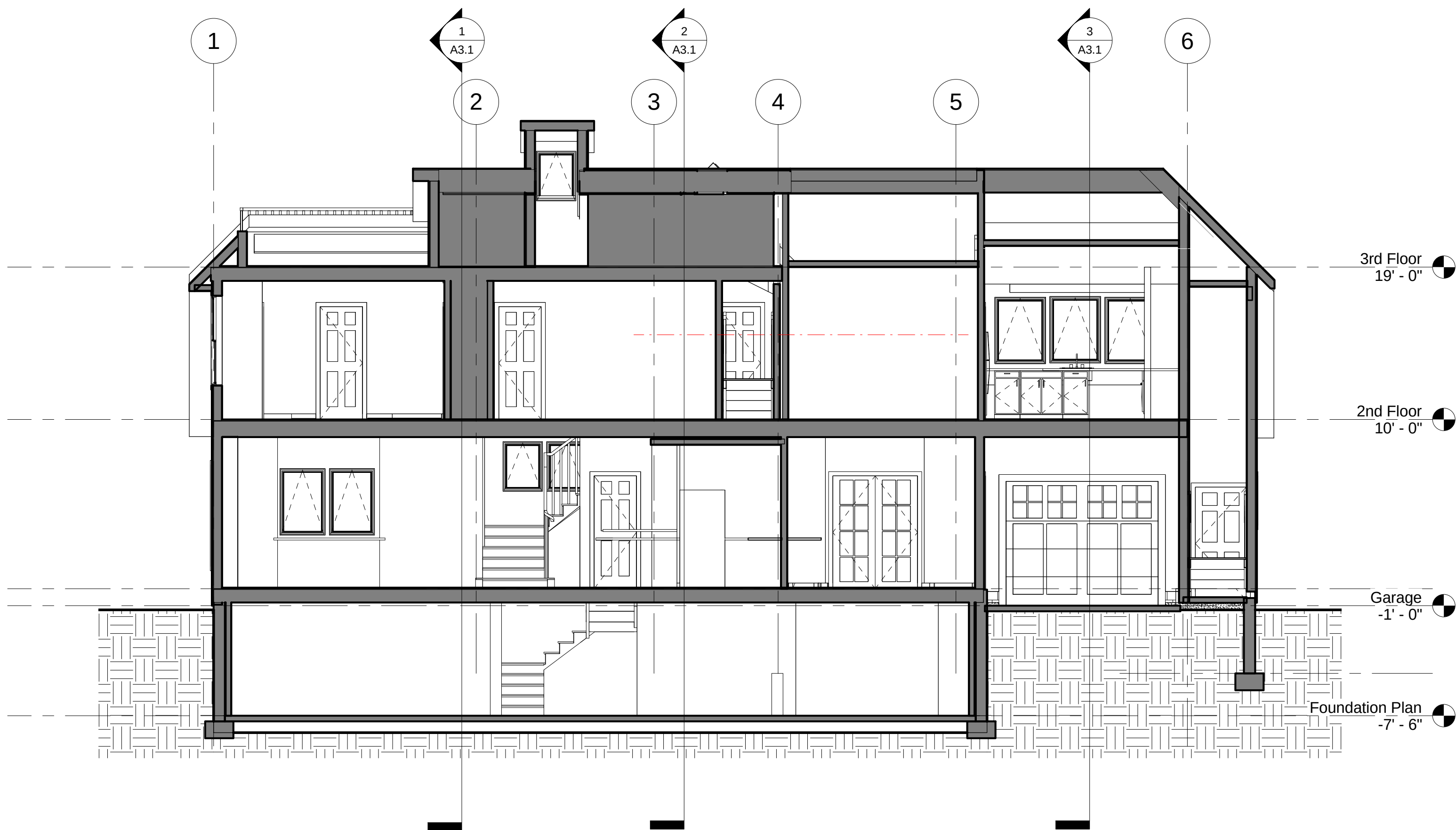
DATE	REVISION

A2.1

3/16" = 1'-0"
October 31, 2014

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1 Building Section 3
3/16" = 1'-0"

REVIEW ISSUE: MARCH 12, 2015



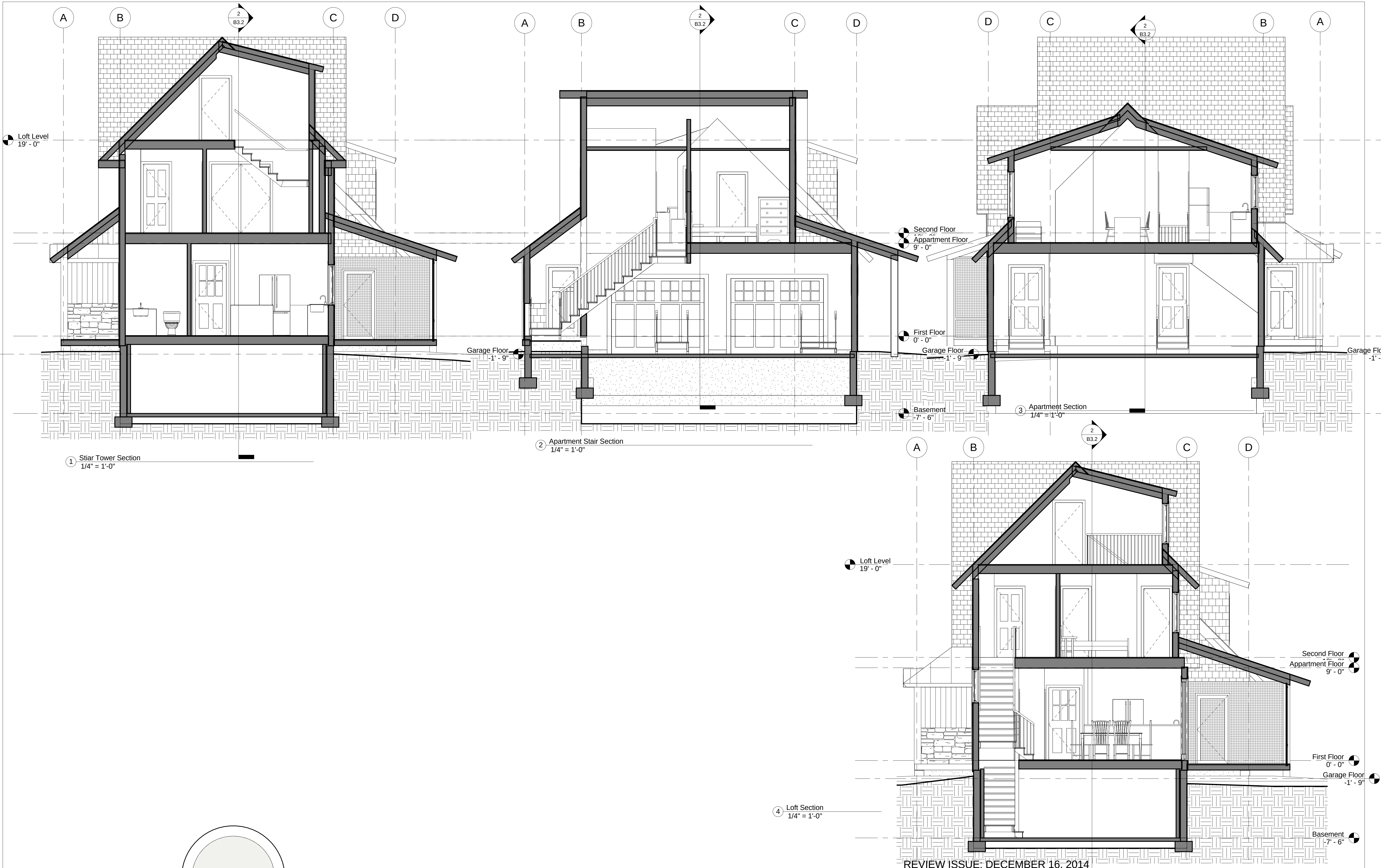
BRAD RABINOWITZ ARCHITECT
200 MAIN STREET BURLINGTON, VERMONT 05401
802 658 0430 T 802 863 6876 F
www.bradrabinowitzarchitect.com

Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
BUILDING SECTIONS - 451

DATE REVISION

A3.2
3/16" = 1'-0"
11/11/14



2/201417RevitGeneral-465- Stair
Move.rvt

1/7/2015 10:51:06 AM



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200 MAIN STREET BURLINGTON, VERMONT 05401
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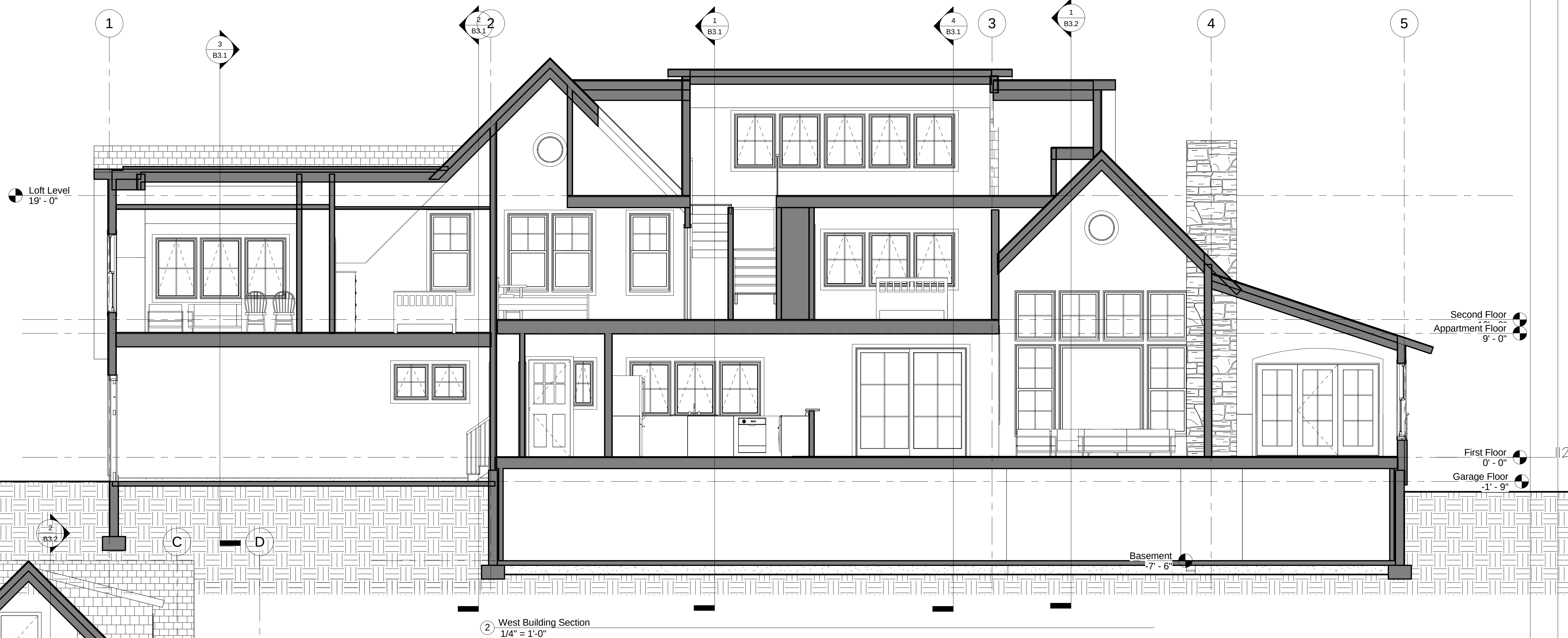
Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
Sections - 465

DATE REVISION

B3.1

1/4" = 1'-0"
11/10/14



REVIEW ISSUE: DECEMBER 16, 2014



BRAD RABINOWITZ ARCHITECT
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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

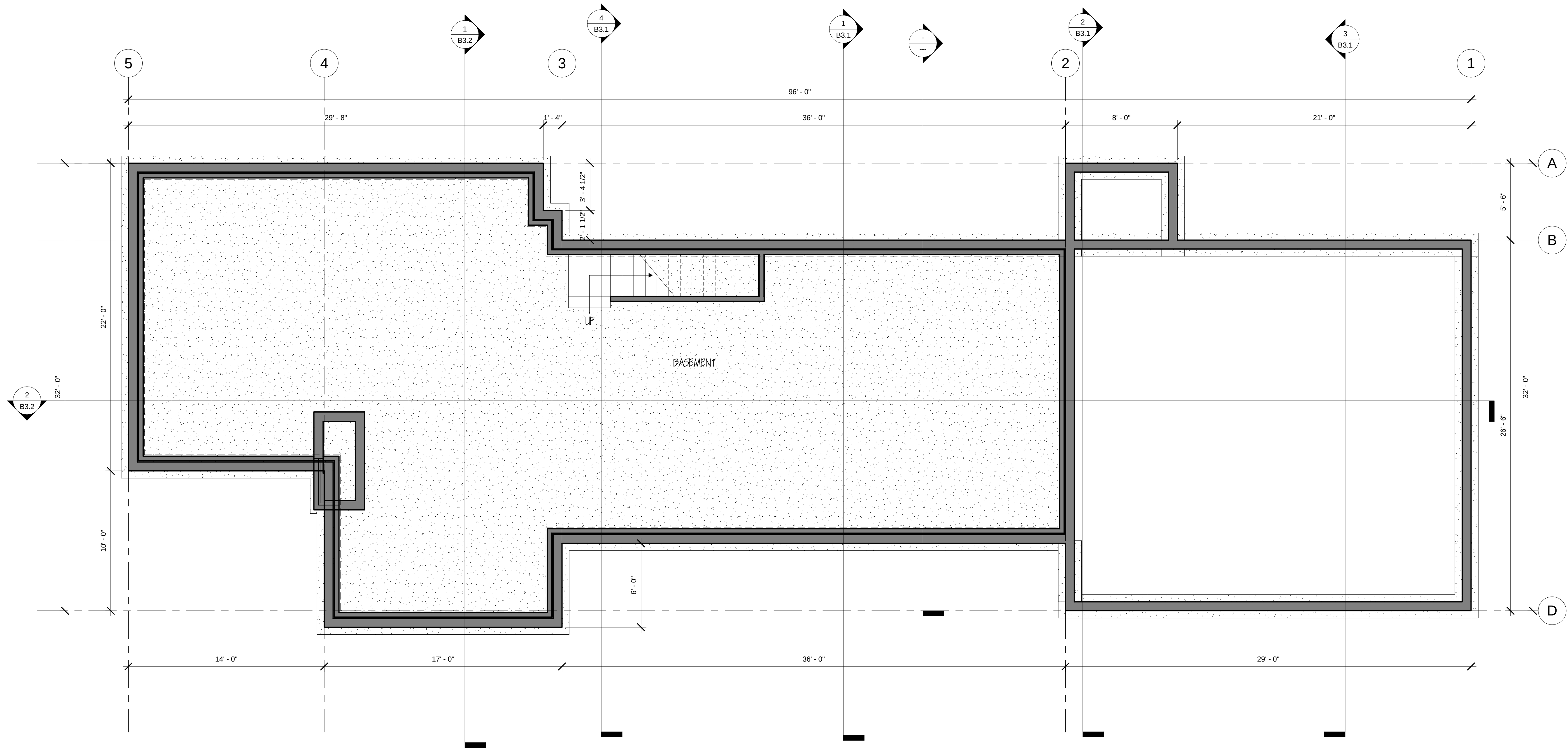
DRAWING TITLE:
Sections - 465

DATE REVISION

B3.2

1/4" = 1'-0"
11/12/14

2/19/2015 2:25:48 PM
2/2014177RevitGeneral-465- Stair
Move.rvt



① Basement
1/4" = 1'-0"

PERMIT ISSUE: FEBRUARY 19, 2015



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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
Basement Floor Plan - 465

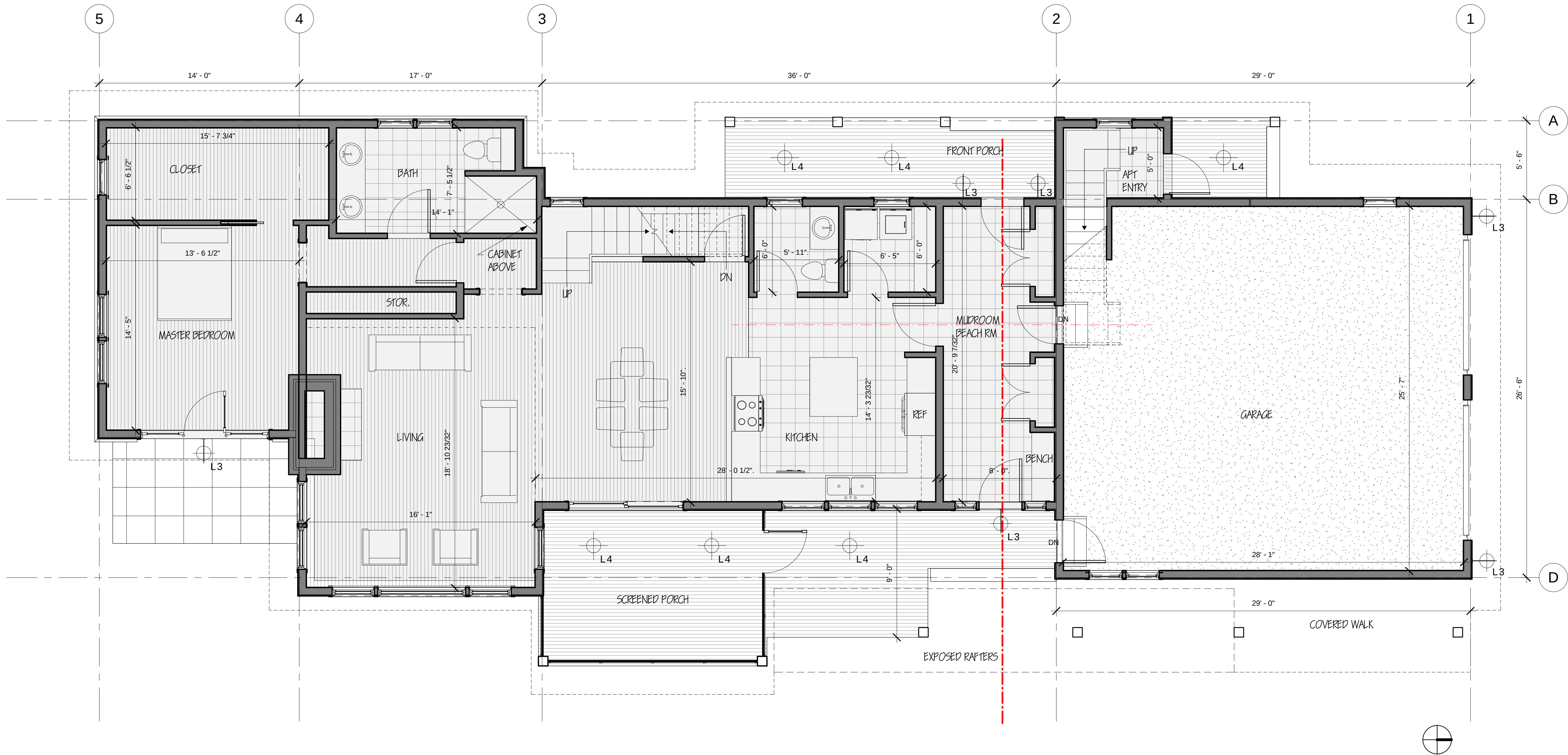
DATE REVISION

B1.0

1/4" = 1'-0"
12/3/14

2/201417RevitGeneral-465- Stair
Move.rvt

2/19/2015 2:26:00 PM



① First Floor
1/4" = 1'-0"

EXTERIOR LIGHTING NOTES:

- L1 - POST LIGHT
- L2 - BOLLARD
- L3 - SCOUNCE
- L4 - SURFACE MOUNT

PERMIT ISSUE: FEBRUARY 19, 2015



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Design:

SENECAL Residence at Appletree Point

BURLINGTON, VERMONT

DRAWING TITLE:

First Floor Plan - 465

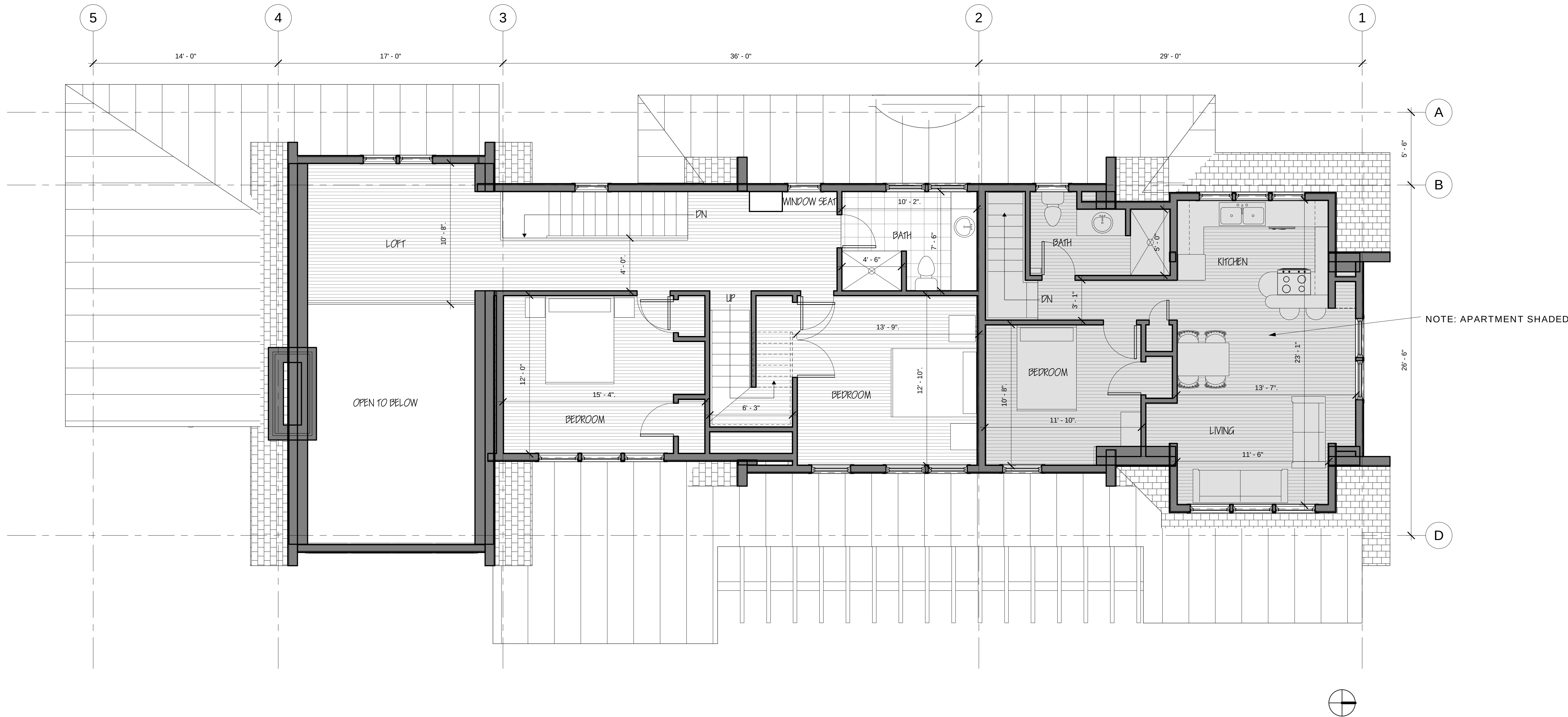
DATE REVISION

B1.1

As indicated
12/3/14

2/2014177RevitGeneral-465- Stair
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2/19/2015 2:26:35 PM



① Second Floor
1/4" = 1'-0"

PERMIT ISSUE: FEBRUARY 19, 2015



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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
**Second and Apartment
Floor Plan - 465**

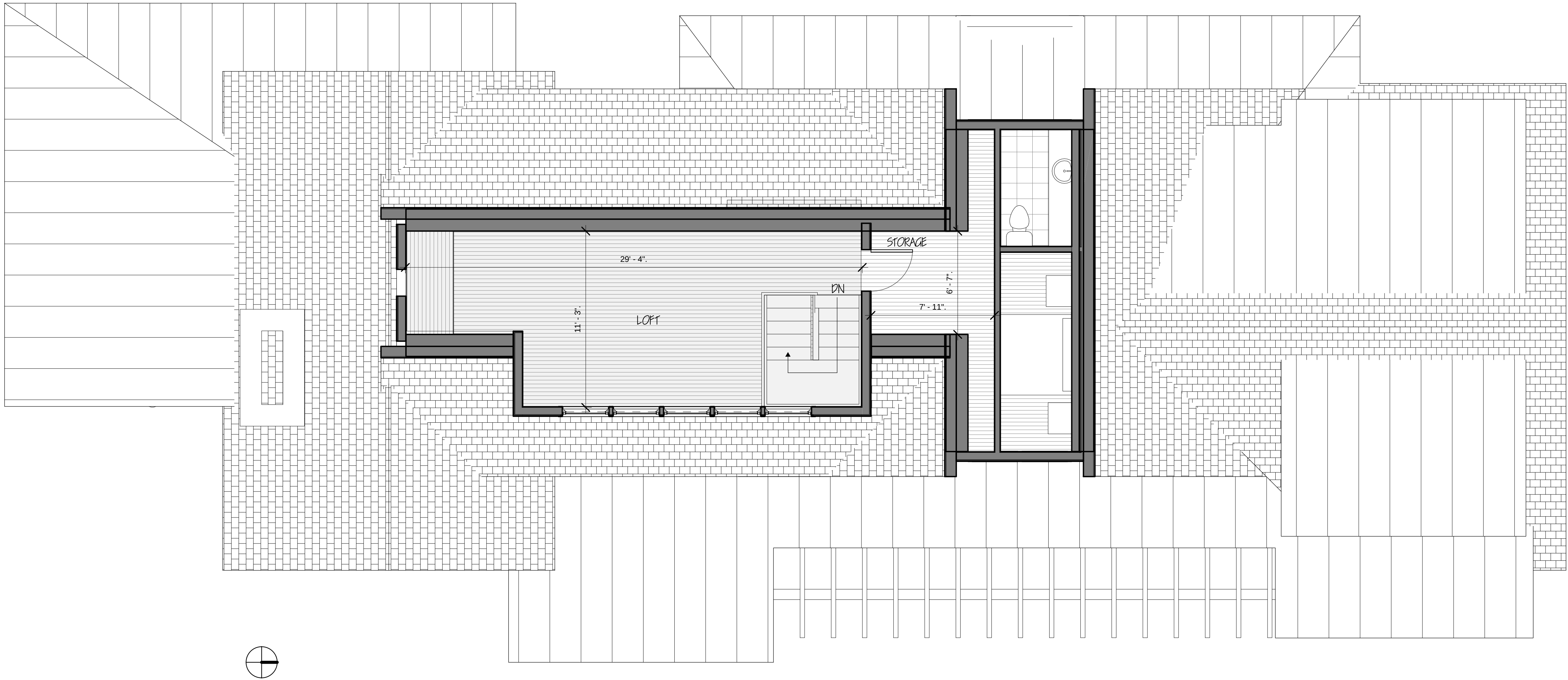
DATE REVISION

B1.2

1/4" = 1'-0"
12/3/14

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Move.rvt

2/19/2015 2:26:47 PM



① Loft
1/4" = 1'-0"

PERMIT ISSUE: FEBRUARY 19, 2015



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Design:

SENECAL Residence at Appletree Point

BURLINGTON, VERMONT

DRAWING TITLE:

Loft Floor Plan - 465

DATE REVISION

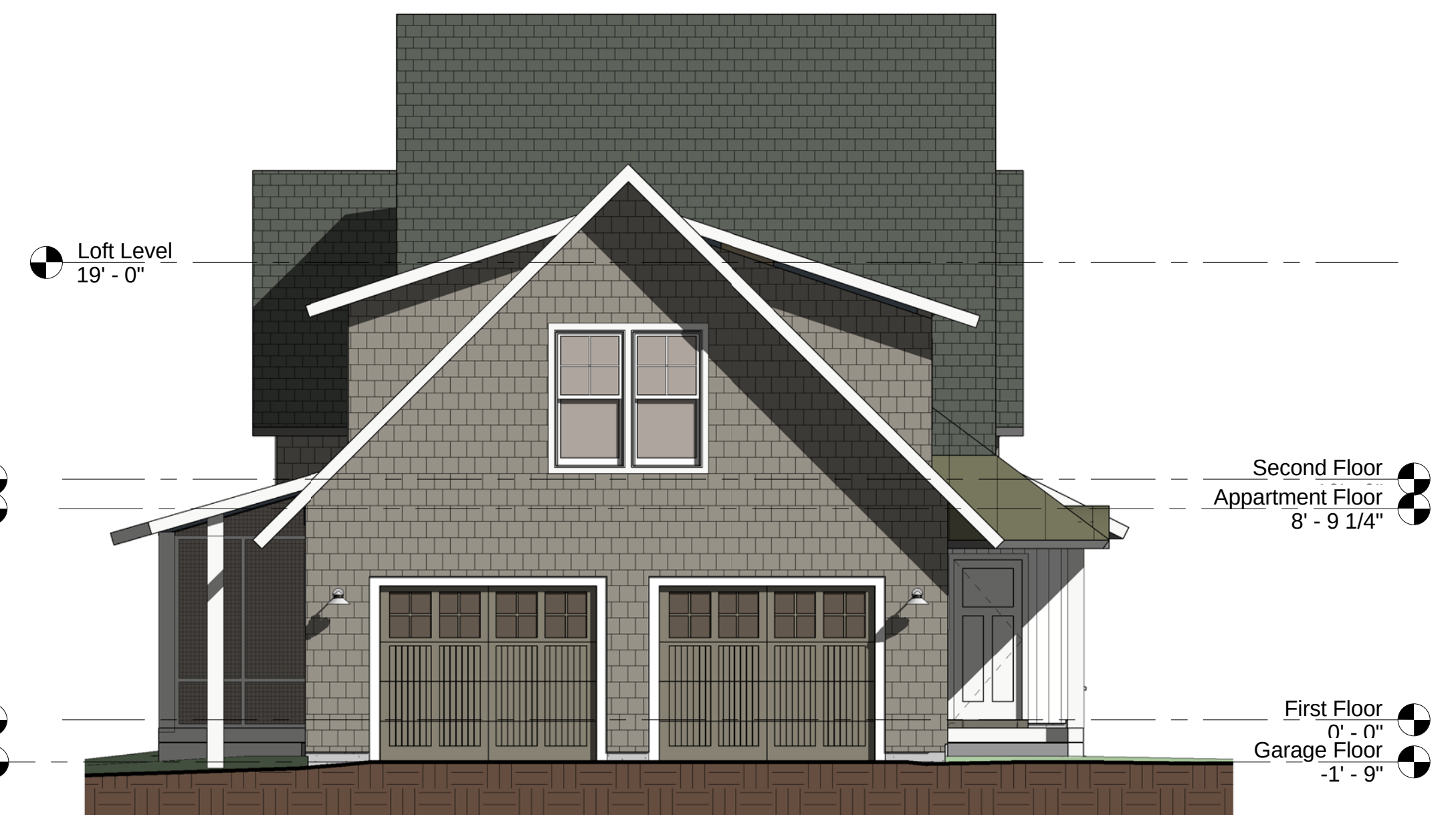
B1.3

1/4" = 1'-0"
12/3/14



① East Elevation
3/16" = 1'-0"

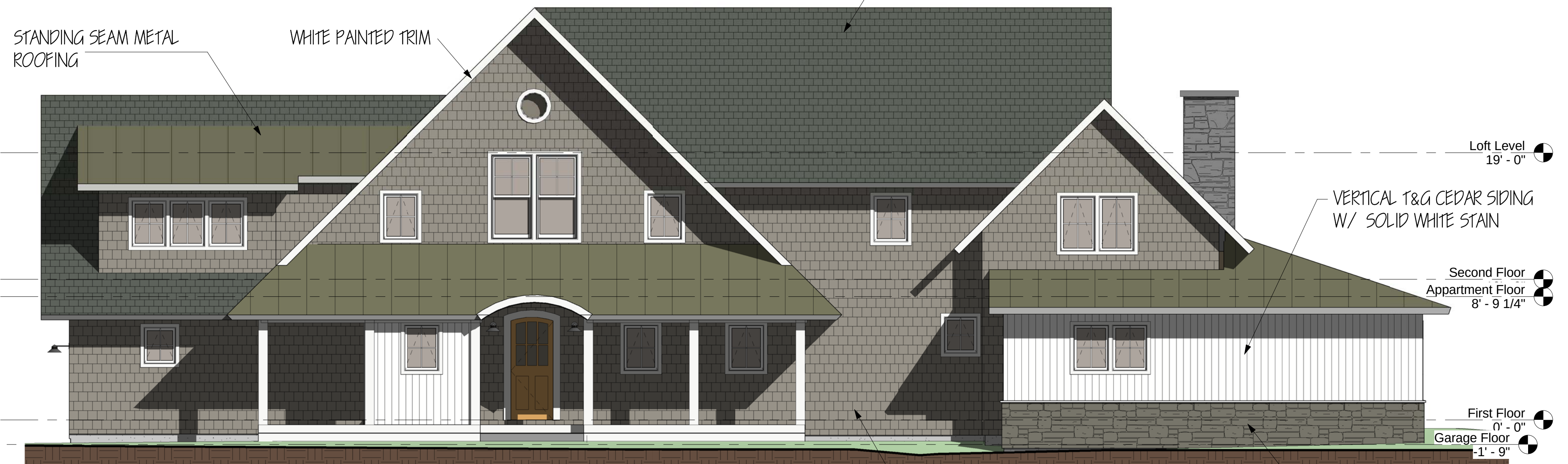
SCREENED PORCH



② North Elevation
3/16" = 1'-0"



③ South Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"

STANDING SEAM METAL
ROOFING

WHITE PAINTED TRIM

ARCHITECTURAL ASPHALT ROOFING SHINGLES

VERTICAL T&G CEDAR SIDING
W/ SOLID WHITE STAIN

EASTERN WHITE CEDAR SHINGLES
W/ SOLID BODY STAIN

NATURAL STONE VENEER

2/20/2017 Revit General-465- Stair
Move.rvt

2/19/2015 2:27:12 PM

PERMIT ISSUE: FEBRUARY 19, 2015



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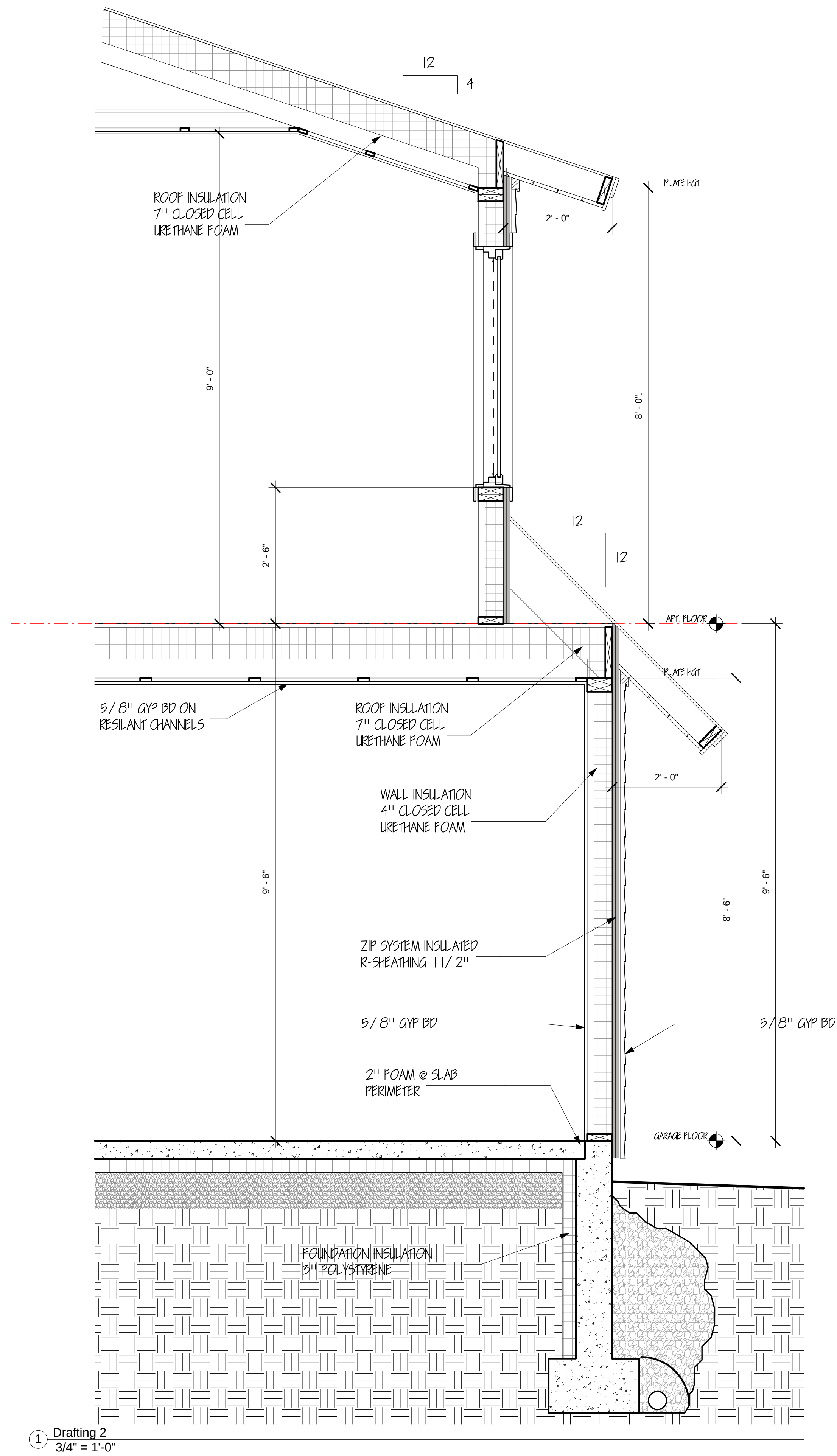
Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:
Exterior Elevations

DATE REVISION

B2.1

3/16" = 1'-0"
1/14/15



PERMIT ISSUE: FEBRUARY 19, 2015



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Design:

SENECAL Residence at Appletree Point

BURLINGTON, VERMONT

DRAWING TITLE:

Detail Wall Section

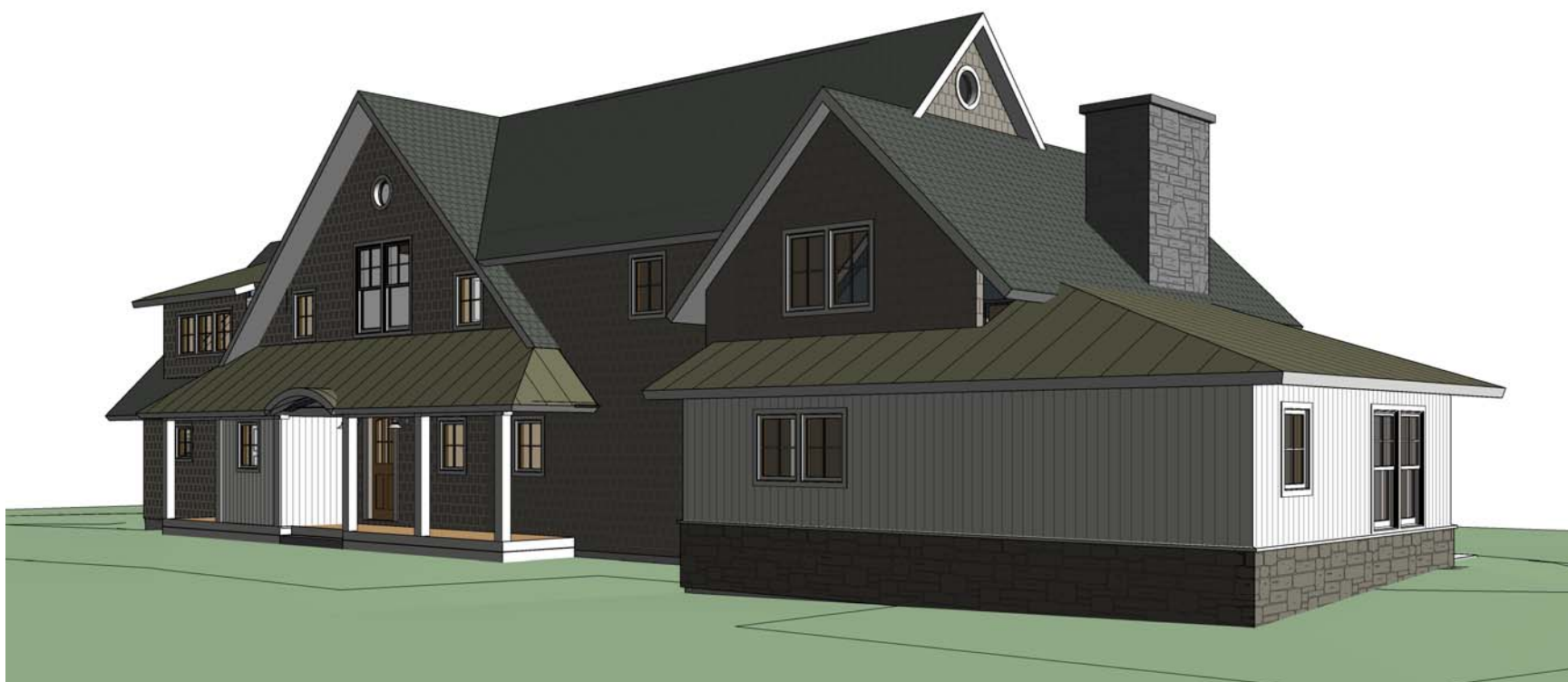
DATE REVISION

B4.1

3/4" = 1'-0"
01/07/15



② View from North West
12" = 1'-0"



④ View from South West
12" = 1'-0"



③ View from South East
12" = 1'-0"



① View from North East
12" = 1'-0"

D R A W I N G I N D E X		
	DRAWINGS 1-5 KREBS AND LANSING	
1	BOUNDRY LINE ADJUSTMENT	
2	SITE AND UTILITY PLAN	
3	SANITARY FORCE MAIN PLAN	
4	UTILITY PROFILES	
5	DETAILS	
	DRAWING L1 CYNTHIA KNAUF	
L 1	PLANTING PLAN	
B1.0	BASEMENT PLAN	
B1.1	FIRST FLOOR PLAN	
B1.2	SECOND FLOOR PLAN	
B1.3	THIRD FLOOR PLAN	
B2.1	EXTERIOR ELEVATIONS	
B4.1	Detail Wall Section	

PERMIT ISSUE: FEBRUARY 19, 2015



BRAD RABINOWITZ ARCHITECT
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Design:
SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

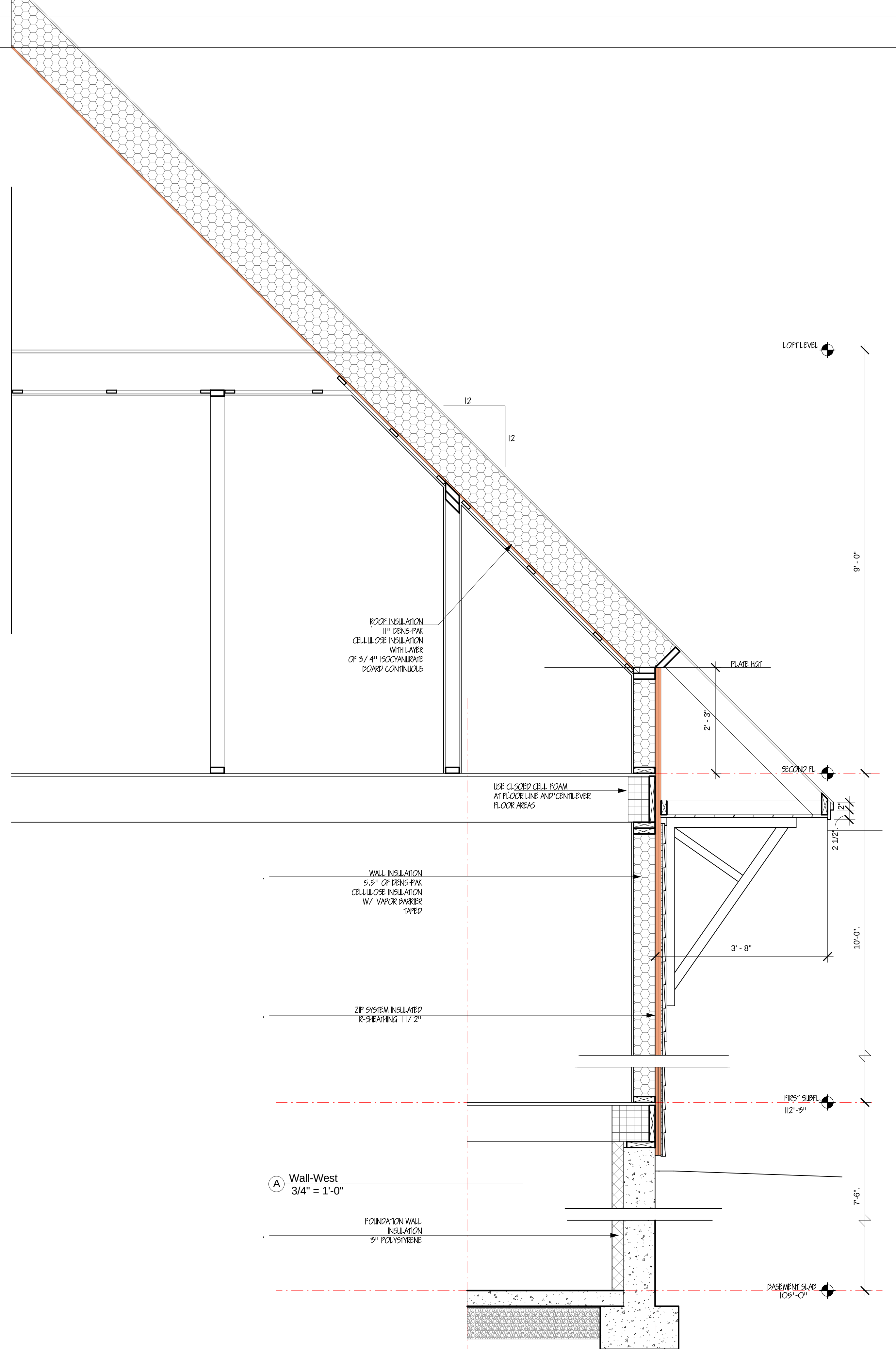
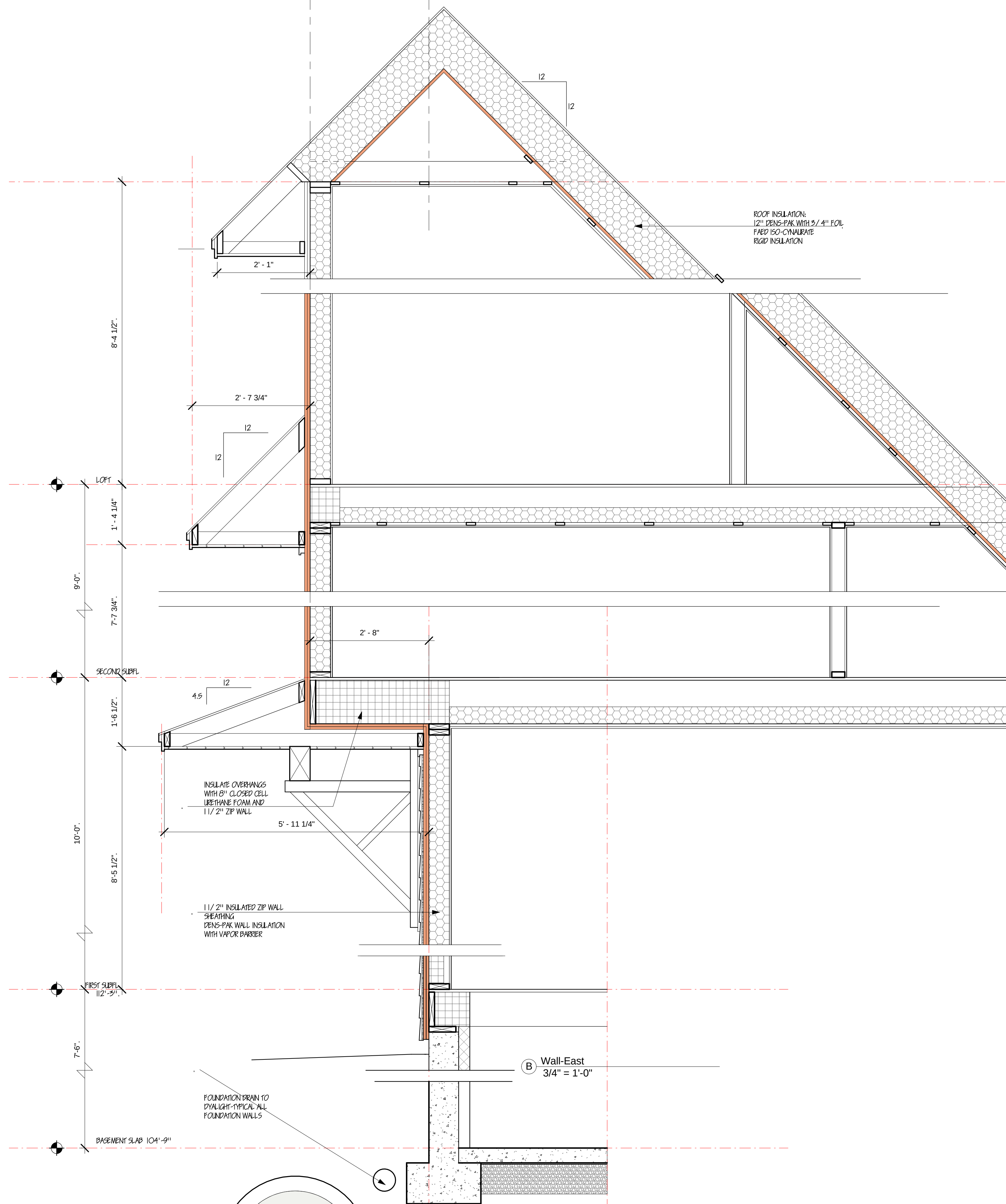
DRAWING TITLE:
3D Views & DRAWING INDEX - 465

DATE	REVISION

BT.1
As indicated
12/3/14

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3/12/2015 12:32:46 PM



REVIEW ISSUE: MARCH 12, 2015

DRAWING TITLE:

Detail Sections-Wall & Roof- 451

DATE REVISION

A4.1

3/4" = 1'-0"

11/11/14



BRAD RABINOWITZ ARCHITECT

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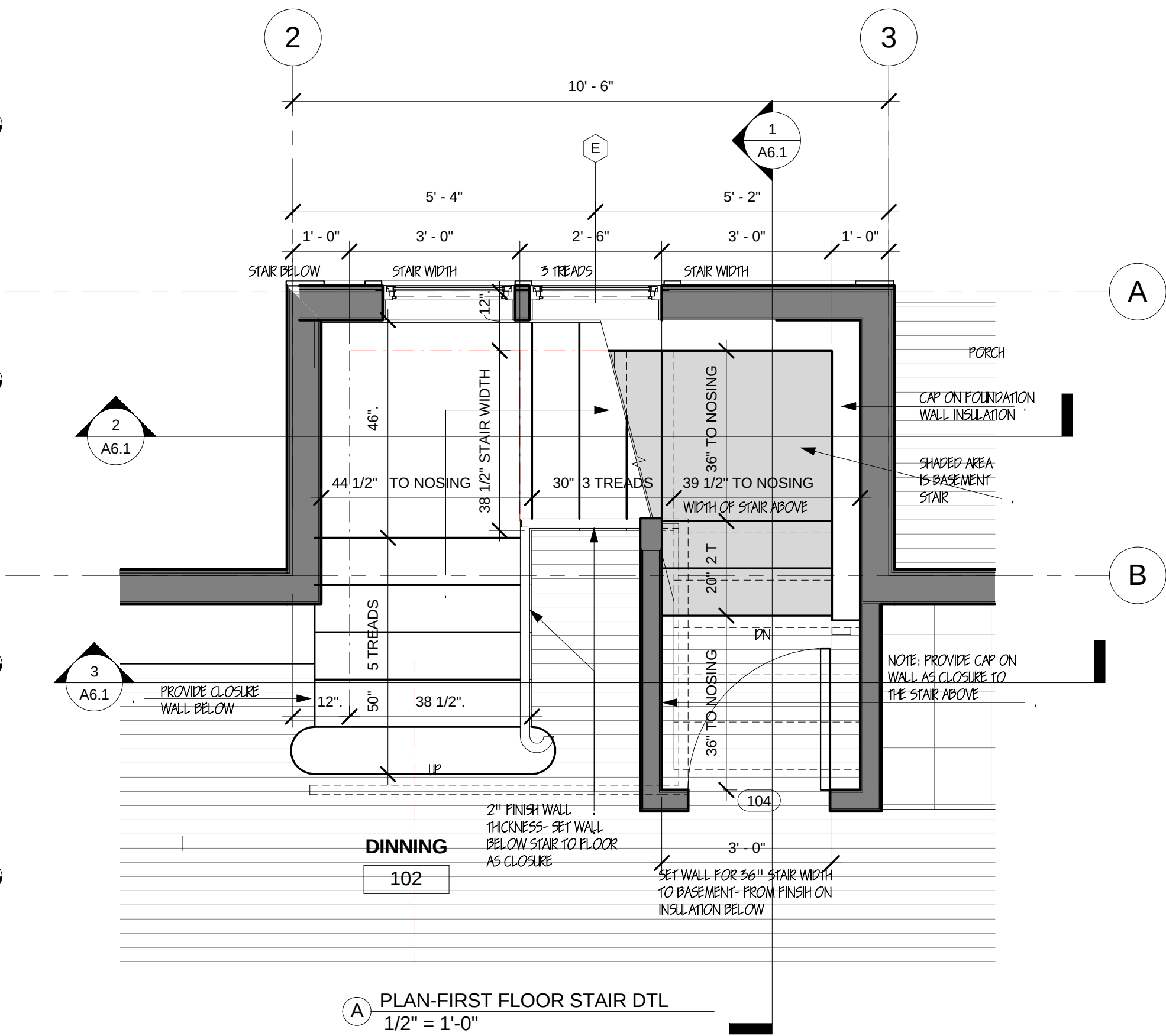
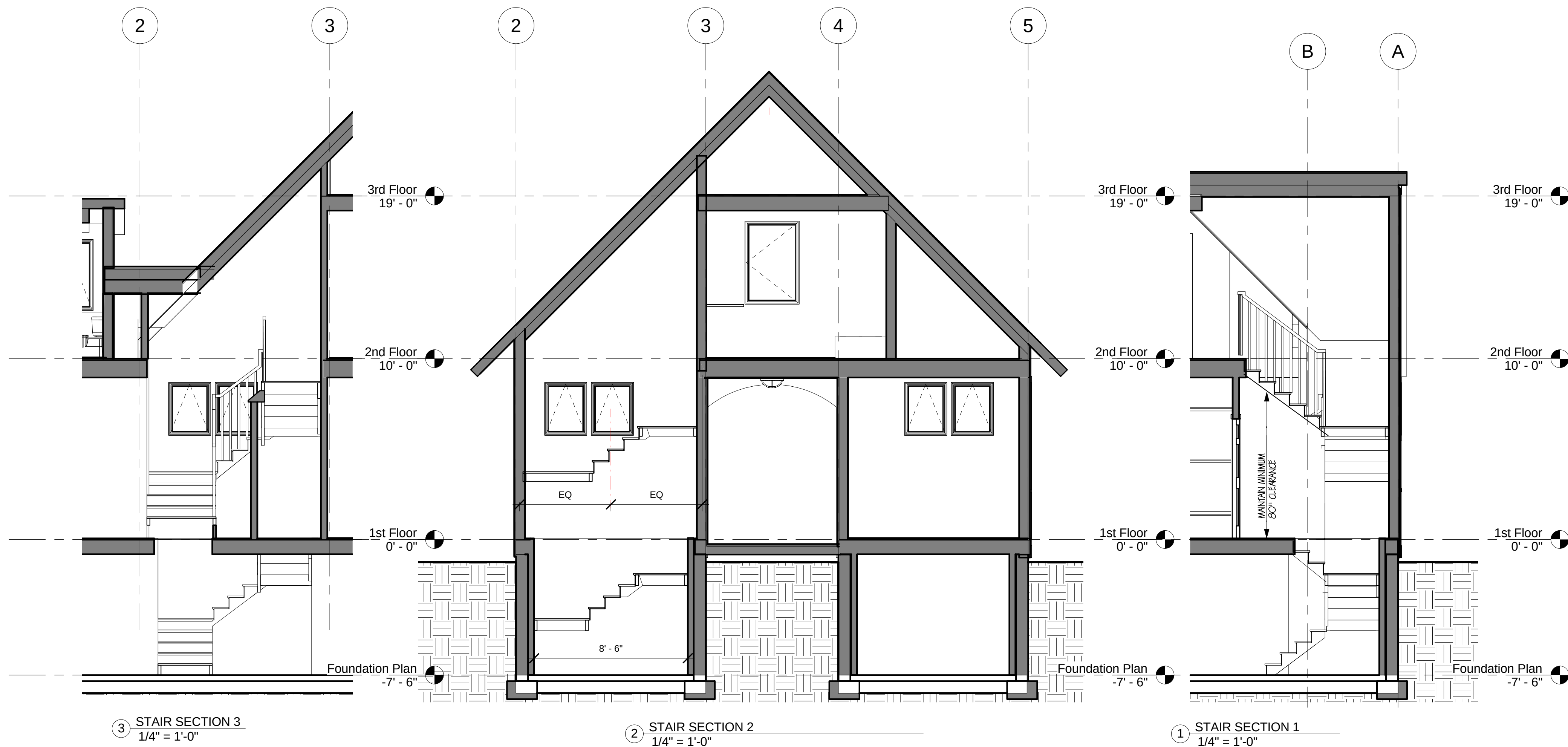
Design:

SENECAL Residence at Appletree Point

BURLINGTON, VERMONT

2/20/17/Revit/General-451- Revised.rvt

3/12/2015 12:33:47 PM



REVIEW ISSUE: MARCH 12, 2015



BRAD RABINOWITZ ARCHITECT
200 MAIN STREET BURLINGTON, VERMONT 05401
802 658 0430 T 802 863 6876 F
www.bradrabinowitzarchitect.com

Design:

SENECAL Residence at Appletree Point
BURLINGTON, VERMONT

DRAWING TITLE:

**INTERIOR DETAILS-
STAIRS**

DATE REVISION

A6.1
As indicated
03/11/15

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
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: April 14, 2015
RE: 15-0922CA/MA, 451 Appletree Point Road

=====
Zone: WRL **Ward:** 4N
Owner/Representative: Al Senecal / Brad Rabinowitz

Request: Demo existing structures, construct new duplex and associated site improvements. Lot line adjustment included.

OVERVIEW:

The applicant is seeking approval to demolish an existing seasonal camp and to construct a new duplex, driveway, and related site improvements. As something other than a single family home, the project's location along the lakeshore requires "major impact" review with the Development Review Board. Note that this property received variance approval from the front yard setback. Based on the average of neighboring properties, the front yard setback was in the lake. That variance approval, granted July 1, 2014, resulted in a 25' front yard setback for the proposed construction. Finally, note that a boundary line adjustment with the neighboring 465 Appletree Point Road is also included in this application.

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

This lakeshore site is lightly wooded. Some tree removal is proposed as noted on the landscape and planting plan; however, a number of the existing trees will remain. The lakeshore itself is a significant natural feature and is protected by the riparian and littoral conservation zone. This overlay limits tree clearing and also requires stormwater management. Stormwater management information has been provided. As required, the proposed construction will be reviewed by the Conservation Board and the city's stormwater program.

(b) Topographical alterations

The property slopes gently towards the lake and then drops significantly down to the lake along the immediate shoreline. The site of the proposed duplex is generally flat and will remain so. Removal of the existing camp and boathouse along the shoreline will require some grading. That work will result in grades reflecting the existing grades on either side of these structures.

(c) Protection of important public views

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

(d) Protection of important cultural resources

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system, and stormwater will infiltrate into the ground as it does now. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered, and ample room is available onsite for seasonal snow storage.

(h) Building location and orientation

The proposed duplex is relatively far from existing homes on Appletree Point Road. It will be set 25' from the road – the same front setback as that of the to-be-built neighboring home at 465 Appletree Point Road. Its main entrance faces the road and is clearly identifiable. The small front porch accentuates the primary entrance. The secondary entrance (into the 2nd unit) is set off to the side but also faces the road. The garage is set back more than the minimum required 25' from the road and is set behind the front plane of the home. The width of the garage is 12' or 19.7% of the total building width of 61'. The width of the garage complies with the maximum permissible 35% of the width of the entire structure.

(i) Vehicular access

A private driveway will provide adequate access to the duplex. It will access the attached garage and surface parking to the side. A turn-around is provided in front of the home; however, it remains behind the front yard setback.

(j) Pedestrian access

A stone front walkway is proposed and will connect to the private road.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Four parking spaces are provided; three in the driveway and one in the attached garage. These spaces meet the minimum parking requirement of 2 spaces per dwelling unit. Circulation is simple with access provided to the garage and surface parking spaces.

(m) Landscaping and fences

Clearing limits are depicted. Much of the existing vegetation will be retained. New landscaping is proposed and consists of a variety of shrubs and one new peach tree. Much of the new landscaping is proposed along the roadside and will provide some buffering between the new home and the road. No new fencing is proposed; however, a boulder wall will be installed to help shore up the slope where the existing camp will be removed. Topographic information indicates the bottom of this wall will be above the 102' elevation and out of the lake's flood zone. New concrete stairs will provide access to the lakeshore.

(n) Public plazas and open space

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

(o) Outdoor lighting

New outdoor lighting is proposed and consists of building mounted fixtures to illuminate building entries and post and bollard fixtures to illuminate the circulation area and new stairs to the lakeshore. Locations are noted, and cutsheets have been provided. All are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

New utility lines must be buried. Utility meter locations are not evident and must be noted and screened. No mechanical equipment is noted either. If any mechanical equipment, such as an AC compressor, is proposed, it must be depicted on the site plan and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed duplex are consistent with that of existing homes along Appletree Point Road. The proposed home affords ample living space while staying within the constraints established by the existing structures within the lakeshore setback. The front façade includes a well-defined symmetrical front entry. Varying rooflines, dormers, and eave projections serve to articulate separate volumes within the overall structure.

2. Roofs and Rooflines

As noted above, the proposed structure incorporates numerous rooflines. Generally, however, it may be seen as a gable roof, particularly as viewed from the road. The proposed roof is appropriate as part of this residential building.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by a small front porch.

Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

The seasonal camp structure proposed for demolition is not historically significant. Its removal will not adversely impact Burlington's wealth of historic buildings.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted above, the front entry to the proposed home is clearly articulated. There are no large blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed home will be clad in cedar shingles with tongue-and-grove siding accents. Painted white trim is noted; however, the actual trim material is not and must be. Asphalt shingles will be installed. Combination fiberglass and wood windows will be installed. Railing materials are not noted and must be. The materials proposed are of acceptable quality and durability.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters must be depicted and screened as noted previously.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION:

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

1. If artifacts are unearthed during construction, it is the applicant's responsibility to stop earthwork and contact the VT Division for Historic Preservation for further guidance.
2. Utility meter and mechanical equipment locations must be depicted and screened.
3. Trim and railing materials must be noted.

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
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: April 14, 2015
RE: 15-0923CA/MA, 465 Appletree Point Road

=====
Zone: WRL **Ward:** 4N
Owner/Representative: Al Senecal / Brad Rabinowitz

Request: Construct new duplex and associated site improvements. Lot line adjustment included.

OVERVIEW:

The applicant is seeking approval to construct a new duplex, driveway, and related site improvements on a vacant property. The proposed duplex's location along the lakeshore requires "major impact" review with the Development Review Board. Note that this property received variance approval from the front yard setback. Based on the average of neighboring properties, the front yard setback was nearly in the lake. That variance approval, granted July 1, 2014, resulted in a 25' front yard setback for the proposed construction. Finally, note that a boundary line adjustment with the neighboring 451 Appletree Point Road is also included in this application.

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

As with neighboring 451 Appletree Point Road, this lakeshore site is lightly wooded. Some tree removal is proposed as noted on the landscape and planting plan; however, a number of the existing trees will remain. The lakeshore itself is a significant natural feature and is protected by the riparian and littoral conservation zone. This overlay limits tree clearing and also requires stormwater management. Stormwater management information has been provided. As required, the proposed construction will be reviewed by the Conservation Board and the city's stormwater program.

(b) Topographical alterations

The property slopes gently towards the lake and then drops significantly down to the lake along the immediate shoreline. The site of the proposed duplex is generally flat and will remain so.

(c) Protection of important public views

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

(d) Protection of important cultural resources

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system, and stormwater will infiltrate into the ground as it does now. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered within an open porch, and ample room is available onsite for seasonal snow storage.

(h) Building location and orientation

The proposed duplex is relatively far from existing homes on Appletree Point Road. It will be set 25' from the road – the same front setback as that of the to-be-built neighboring home at 451 Appletree Point Road. Its main entrance faces the road and is clearly identifiable. The open front porch provides an obvious and welcoming entry into the home. The secondary entrance (into the 2nd unit) is also within the front porch but oriented towards the north. The attached garage faces north, to the side. It is not oriented towards the road.

(i) Vehicular access

A private driveway will provide adequate access to the duplex. It will access the two-bay attached garage. A turn-around is provided within the driveway and is set to the side of the home.

(j) Pedestrian access

A stone front walkway is proposed and will connect to the private road.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Four parking spaces are provided; two in the driveway and two in the attached garage. These spaces meet the minimum parking requirement of 2 spaces per dwelling unit. Circulation is simple with access provided to the garage and surface parking spaces.

(m) Landscaping and fences

Clearing limits are depicted. Much of the existing vegetation will be retained. New landscaping is proposed and consists of a variety of shrubs and two new cherry trees on either side of the driveway. As with the neighboring property to the north, much of the new landscaping is proposed along the roadside and will provide some buffering between the new home and the road. No new fencing is proposed; however, a boulder wall will be installed along a portion of the lakeshore. Topographic information indicates the bottom of this wall will be above the 102' elevation and out of the lake's flood zone. New concrete stairs will provide access to the lakeshore.

(n) Public plazas and open space

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

(o) Outdoor lighting

New outdoor lighting is proposed and mirrors that at 451 Appletree Point Road. It consists of building mounted fixtures to illuminate building entries and post and bollard fixtures to illuminate the circulation area and new stairs to the lakeshore. Locations are noted, and cutsheets have been provided. All are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

New utility lines must be buried. Utility meter locations are not evident and must be noted and screened. No mechanical equipment is noted either. If any mechanical equipment, such as an AC compressor, is proposed, it must be depicted on the site plan and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed duplex are consistent with that of existing homes along Appletree Point Road. The proposed home is larger than that proposed at 451 Appletree Point Road but remains within the scale established by existing waterfront homes along Appletree Bay. The proposed shingle style home faces the road with a well-defined front entry. Varying rooflines, dormers, and distinct building sections serve to articulate separate volumes within the overall structure.

2. Roofs and Rooflines

Gable roofs are proposed, albeit on different plans. Several dormers project from the upper roofs. The proposed roof forms are appropriately residential.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by an open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

There are no historic structures on the subject property or nearby. Construction of the proposed duplex will have no adverse impacts on Burlington's historic structures.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The front entry to the proposed home is clearly articulated and faces the road. There are no large blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed home will be clad in cedar shingles with tongue-and-grove siding accents. Painted white trim is noted; however, the actual trim material is not and must be. Asphalt shingles will be installed on most of the roofs; however, standing seam metal will be installed on the dormers. Combination fiberglass and wood windows will be installed. A natural stone veneer will be installed along the base of the attached garage. The materials proposed are of acceptable quality and durability.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Utility meters must be depicted and screened as noted previously.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION:

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

1. If artifacts are unearthed during construction, it is the applicant's responsibility to stop earthwork and contact the VT Division for Historic Preservation for further guidance.
2. Utility meter and mechanical equipment locations must be depicted and screened.



ALL-POINTS

TECHNOLOGY CORPORATION

3 SADDLEBROOK DRIVE · KILLINGWORTH, VT 05451

RECEIVED

DEC - 3 2014

**DEPARTMENT OF
PLANNING & ZONING**

MEMORANDUM

Date: December 1, 2014

To: Ms. Mary O'Neil Comprehensive Planner, CLG Contact
City Hall
Department of Planning & Zoning
149 Church Street
Burlington, VT 05401

From: Nicole Castro

Re: Revised Notice
Proposed Wireless Telecommunications Facility
Burlington Waterfront
86 Lake Street
Burlington, Vermont

To comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), has retained All-Points Technology Corporation, P.C. (APT) to evaluate proposed wireless telecommunications facilities for any adverse effect it may have on historic properties. As part of this evaluation, and in conformance with the Nationwide Programmatic Agreement (NPA) for review of effects on historic properties for proposed undertakings, APT is submitting notification of the above referenced facility to the City's Mayor's Office and Department of Planning and Zoning.

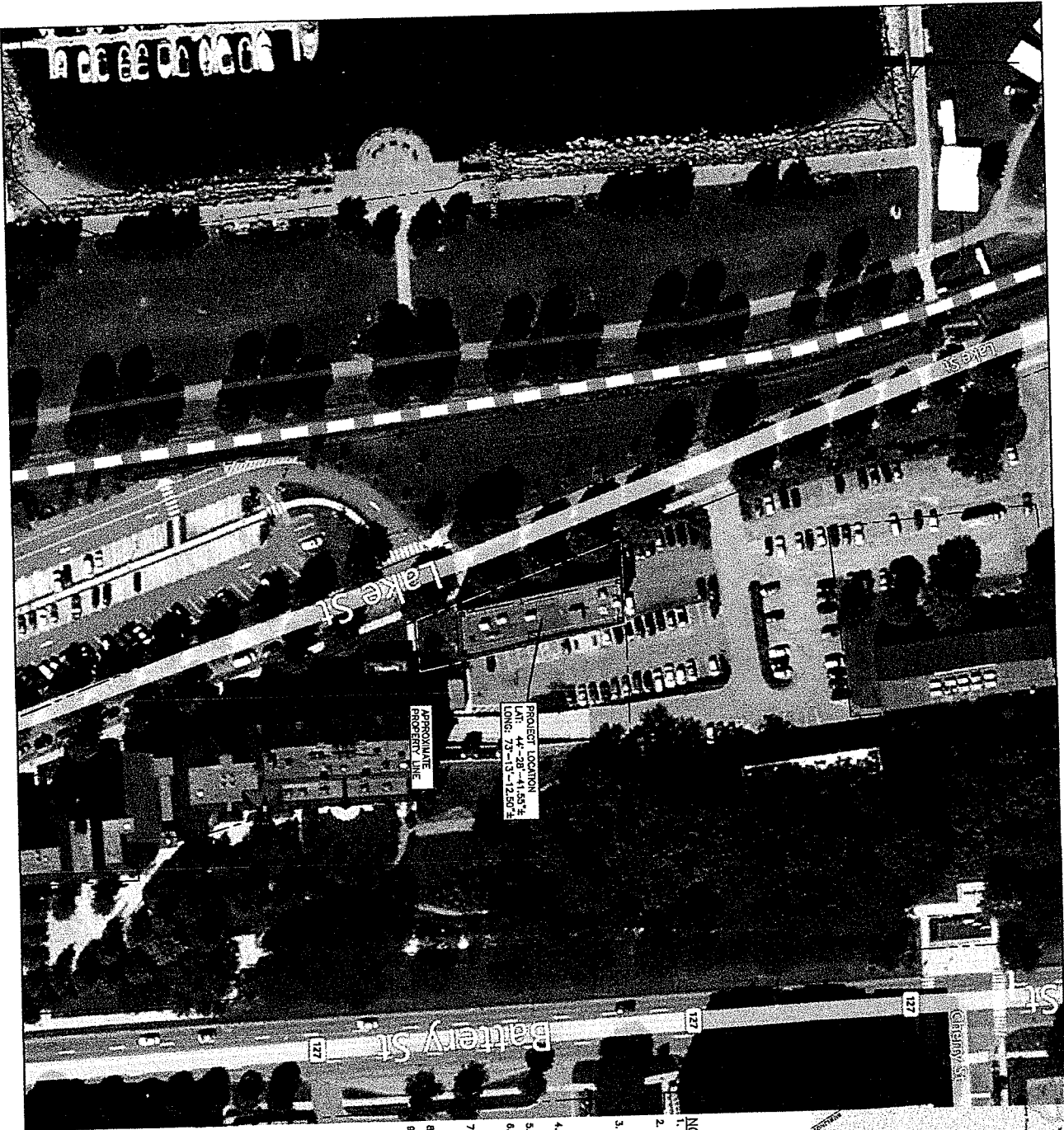
Verizon Wireless is proposing to install Communications antennas atop the roof of the building located at 86 Lake Street in Burlington, Chittenden County, Vermont, 05401. The installation would include four 3.5' by 4' by 7' high stealth enclosures on each corner of the building's roof to conceal two sectors of antennas per enclosure and one sector of antennas (four panel antennas, three RRH's, and one MBD left unconcealed) located along the eastern side of the roof. The total overall height of the proposed installation would be 43' above ground level.

The proposed stealth enclosures would be minimally sized and clad in the same finish as the existing roof mechanical equipment. They would be deliberately differentiated from the building elevations to avoid creating a false historic appearance. The proposed enclosures would be most visible from the north and south elevations, but the mature vegetation lining the south and west elevations largely shields the view from any public rights-of-way. The applicant

also proposes to install vents in one bay on the northwest corner of the structure to provide ventilation for the proposed equipment room in the basement. The vents would be painted a matte gray to minimize their appearance.

The purpose of this letter is to notify you that public notice of this proposed facility will be published in the Burlington Free Press on December 3, 2014 and to invite comments regarding any potential effects that the proposed facility may have upon historic properties from relevant individuals or groups that you may be aware of.

Public comments regarding potential effects on historic properties may be submitted within 30-days from the date of this publication to: All-Points Technology Corporation at 3 Saddlebrook Drive, Killingworth, CT 06419, to the attention of Nicole Castro, (860) 663-1697 ext. 213, ncastro@allpointstech.com. Please respond within 30 days if you wish to comment.



PROJECT LOCATION
LAT: 44-28-41.55° N
LONG: 73-13-12.50° W

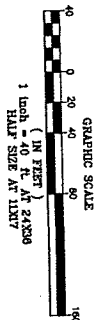
APPROXIMATE
PROPERTY LINE

LOCATION MAP NOT TO SCALE



NOTES:

1. PROPERTY OWNERS: LAKE STREET ASSOCIATES
2. LOCATION
(CENTER OF ROOF)
LATITUDE: 44-28-41.55° N
LONGITUDE: 73-13-12.50° W
3. APPLICANT:
NINEY MOBILE UNITED PARTNERSHIP 1 AND CELCO PARTNERSHIP
EACH D/B/A VERIZON WIRELESS
C/O BRIAN SULLIVAN, CENTRAL STREET
BURLINGTON, VT 05401-4485 802-861-7000
4. ENGINEER:
DUBOIS & KING, INC. & GREEN TREE DRIVE
SOUTH BURLINGTON, VT 05403 802-878-7661
5. ZONING DISTRICT: MIXED USE - DOWNTOWN WATERFRONT
6. ADD PROPOSED USE: WIRELESS: UNATTENDED TELECOMMUNICATIONS FACILITY (1)-(2) VISITS PER MONTH BY TECHNICIAN, NO WATER OR SEWER SERVICES REQUIRED.
7. PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE AS PROVIDED BY CITY OF BURLINGTON TAX MAPS. DUBOIS & KING, INC. DID NOT PERFORM A BOUNDARY SURVEY.
8. GPS SURVEY PERFORMED BY DUBOIS & KING ON 4/18/2014.
9. ELEVATIONS FROM GPS OBSERVATIONS.



Dubois & King, Inc.
Burlington, VT 05401
100 NORTH STREET, SUITE 200
BURLINGTON, VT 05401
TEL: (802) 878-7661
FAX: (802) 878-7662
WWW.DUBOIS-KING.COM
LOCAL: 802-878-7661
NATIONWIDE: 800-878-7661
PERSONAL SEAL

NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS

DATE	DESCRIPTION	BY	CHKD
6/25/14	ADDED NORTH AND EAST ELEVATIONS	TJD	LH
2	ANTENNA CONFIGURATION	TJD	LH

Verizon Wireless
PROJECT 0.2020113
PROJECT LOCATION: 86 LAKE STREET
BURLINGTON, VT 05401

BURLINGTON WATERFRO

86 LAKE STREET
BURLINGTON,
VT 05401

SHEET TITLE
OPTION 2
OVERALL
SITE PLAN

PERMIT PLANS
TJD
OCTOBER 2014
LH
4/27/2014
TJD
AND

SHEET NUMBER
C-1



PROJECT: INTERESTING - PLANNING MANAGEMENT - DEVELOPMENT OF RECREATION AT BUCK HILL DATE: (08/01/1987) (1) DRAWN BY: WILLIAM J. GORMAN CHECKED BY: WILLIAM J. GORMAN SCALE: AS SHOWN LOCAL: AK		NOT FOR CONSTRUCTION PRELIMINARY PLANS		PROFESSIONAL SEAL	
2	6/25/14	ADDED NORTH AND EAST ELEVATIONS AND ANIMAL CONSPIRATION	TJD	LH	LH

**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

ENGINEERING • PLANNING
MANAGEMENT • DEVELOPMENT
8 GREEN TREE DRIVE
50 BURLINGTON VT 05401
TEL: (802) 878-1681
FAX: (802) 783-1101
www.dcdsinc.com
RAIMONDI, VT
SPRINGFIELD, VT
BEDFORD, NH
LACONA, NH
© Copyright 2014 Dublin & King
PROFESSIONAL SEAL

verizon
wire

PROJECT ID: 2013051111
PROJECT TYPE: BIDDING
LOCATION CODE: 71957

**BURLINGTON
WATERPRO**

26 LAKE STREET
BURLINGTON,
05401

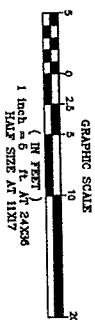
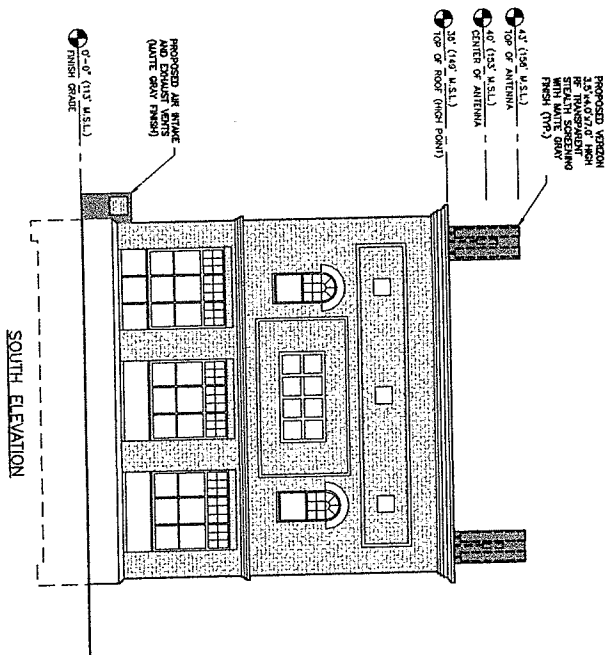
OPTION 2
BASEMENT
AND ROOF

PERMIT PLAN	
ISSUED BY	DATE
TJD	OCT
CHECKED BY	DATE

PROJ. NO.	DRAWING
AWD	8
SHEET NUMBER	

U-2

SHEET 2 OF 2

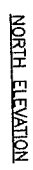


2	6/25/14	ADDED NORTH AND EAST ELEVATIONS	TJD	LJM

PROJECT ID: 20100611
PROJECT TYPE: BDOO
LOCATION CODE: 2795

SHEET TITLE
OPTION 2
BUILDING
ELEVATION
PERMIT PLA

SHEET NUMBER
C-2



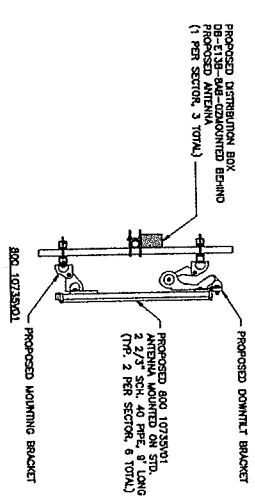
43. (156' M.S.L.) _____
TOP OF ANTENNA
40. (155' M.S.L.) _____
CENTER OF ANTENNA
36. (149' M.S.L.) _____
TOP OF ROOF (HIGH POINT)

(4) PROPOSED VERIZON PANE ANTENNAS, (3) ROW'S (BEHIND ANTENNAS) AND (1) LAD ON SLD MOUNTED FRAME

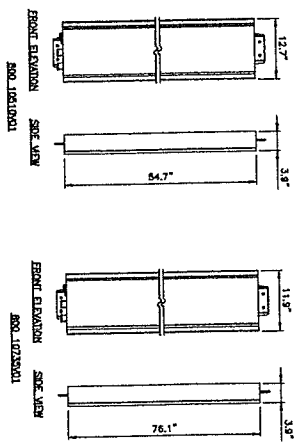
PROPOSED VERSION
CABLE RUN FROM
BASEMENT ATTACHED
TO FACE OF BUILDING
(PAINTED BLACK)

EAST ELEVATION

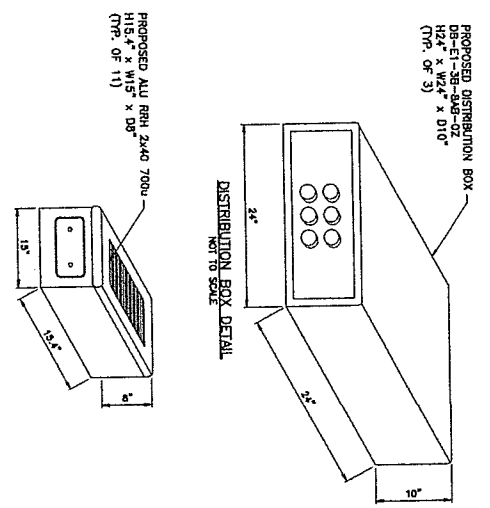
NORTH ELEVATION



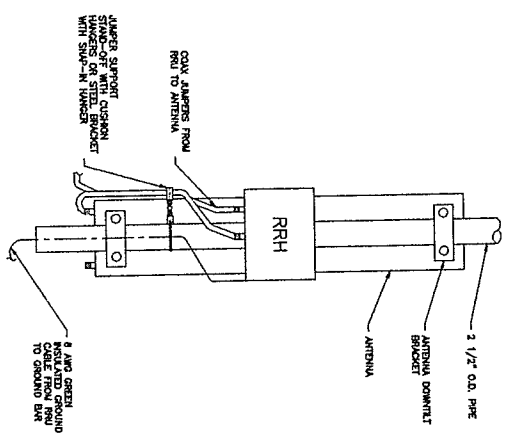
ANTENNA FACIAL SURFACE AREA



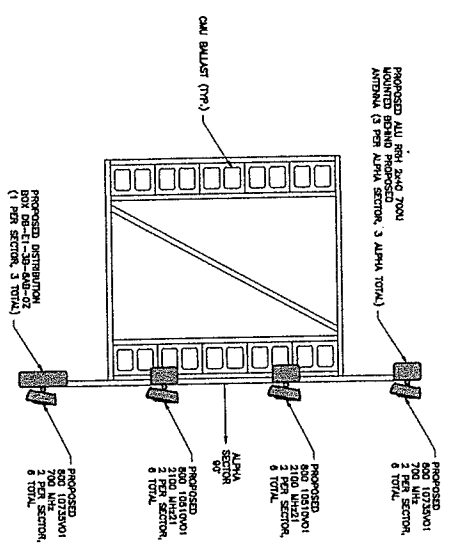
RRH PANEL DETAIL
NOT TO SCALE



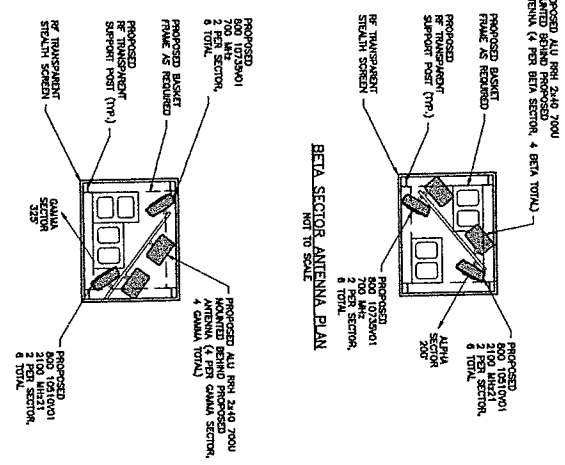
RRH DETAILS
NOT TO SCALE



BETA SECTOR ANTENNA PLAN
NOT TO SCALE



BETA SECTOR ANTENNA PLAN
NOT TO SCALE



GAMMA SECTOR ANTENNA PLAN
NOT TO SCALE



BURLINGTON WATERFRONT

Photo Location
 Lake Street
 Burlington, VT
 05401

EXISTING VP-1





BURLINGTON WATERFRONT

Matte Chimneys

Photo Location
Lake Street
Burlington, VT

PROPOSED VP-1



DuBois & King Inc.



BURLINGTON WATERFRONT

EXISTING VP-2

Photo Location
Lake Street Parking Lot
Burlington, VT



BURLINGTON WATERFRONT
Matte Chimneys

Photo Location
Lake Street Parking Lot
Burlington, VT

PROPOSED VP-2





Vermont Division for Historic Preservation
Agency of Commerce and Community Development
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620
http://accd.vermont.gov/strong_communities/preservation/

[phone] 802-828-3211
[fax] 802-828-3206

March 9, 2015

Ms. Nicole Castro
Project Manager/GIS Analyst
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06419

**Re: Proposed Wireless Telecommunications Facility Burlington Waterfront
86 Lake Street, Burlington, Vermont
FCC**

Dear Ms. Castro:

Thank you for the opportunity to comment on the above project (DHP #CH14-052) involving Verizon Wireless (the "Applicant"). The Vermont Division for Historic Preservation (the "Division") received All-Points Technology's ("APT") initial submittal packet on December 18, 2014, via email from Stacey Vairo, Architectural Historian at APT. The Division originated consultation on this project with Britta Fenniman-Tonn of EBI Consulting, Inc., with informal discussion during design development early in 2014 and more formally providing feedback with representatives from Verizon Wireless, through meetings held on July 11, 2014 and October 22, 2014. In addition, these interested parties met again on December 18, 2015 with the City of Burlington, represented by Senior Planner Mary O'Neil and others.

The Division has reviewed this proposed undertaking pursuant to 36 CFR 800.4, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of identifying the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and to known or potential archeological resources.

The project as proposed involves the installation of communications antennas on the rooftop of the building at 86 Lake Street by Verizon Wireless. The installation would include four (4) 3.5' by 4' by 7' high stealth enclosures on each corner of the building's roof to conceal two antennas per enclosure. The two enclosures (each enclosure containing two (2) antennas and two (2) RRH's, two (2) enclosures per sector, for a total of four (4) antennas/RRH's per sector) on the north end of the building will serve the Gamma sector, the two enclosures on the south end will serve the Beta sector, and Alpha sector will be served by four (4) antennas and four (4) RRH's to remain unconcealed, and located along the eastern side of the roof. In addition, the Applicant proposes to install vents in one bay on the northwest corner of the structure to provide ventilation for the proposed equipment room in the basement.



March 9, 2015

Proposed Wireless Telecommunications Facility Burlington Waterfront
86 Lake Street, Burlington, Vermont
Page 2 of 3

The subject building is listed in the Vermont State Register of Historic Places as part of the Pioneer Mechanic's Shop Complex and has been recommended eligible for listing in the National Register by both consulting Architectural Historians [S. Vairo and B. Tonn.] The Division concurs, finding this property eligible for inclusion in the National Register.

The Division and the Applicant have engaged in extensive discussions regarding the project's effect on historic resources for both Direct and Indirect Effects. The consultation that has transpired included a number of requests from the Division for the Applicant to consider alternatives that would avoid the potential adverse effects. In this effort, it is our understanding that the Applicant has researched the options and inquired with numerous adjacent property owners but could not find a suitable alternate location within the project's focus area. The Division then requested the Applicant seek a design solution that would minimize the adverse effects on this National Register-eligible building.

Originally, the design called for the stealth enclosures to be designed to look like chimneys, which would create a false sense of history and look out of place on a building of this type and period of construction. To minimize this effect, the Applicant has agreed to have the stealth enclosures finished in a matte gray, similar to other service apparatus on the roof, and give the appearance of mechanical equipment and not faux building elements.

The Division also requested the Applicant move the stealth enclosures away from the corners of the building to reduce the visual effects. The Applicant informed the Division of the issues surrounding the relocation of the antenna. First and foremost, for every foot the antennas are moved away from the edge of the building, they will need to be increased approximately one foot in height in order to provide the same signal dispersion. Further, there are certain FCC safety guidelines that will not allow the antennas to be placed in a location where people can walk in front of them without additional safety markings and other visually distracting identifiers. The Division accepts that there are no feasible alternatives for relocating the antennas on this particular roof.

Finally, the Division and the Applicant have worked together to minimize the adverse effects of the venting needed for the equipment room in the basement. The original design included two separate vent systems, one for intake and one for exhaust that were to be drilled through the foundation. The updated design includes one vent that will penetrate the northern window in the foundation for access to the equipment room.

The City has expressed their lack of support for the project through the submittal of comments provided by Mary O'Neil. Due to the fact that the Division is reviewing this project under Section 106, we will not respond to the City's concerns of non-compliance with the Comprehensive Development Ordinance. However, we do not concur with the City's determination of effect because of the efforts to minimize the adverse effects stated above.



March 9, 2015

Proposed Wireless Telecommunications Facility Burlington Waterfront
86 Lake Street, Burlington, Vermont
Page 3 of 3

Therefore, based on the materials submitted for review, our understanding of the Applicant's program goals, particular limitations of this project installation, it is our opinion and recommendation that the current proposed project will result in No Adverse Effect on historic resources.

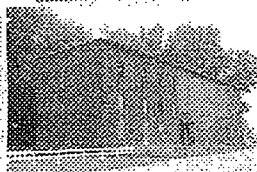
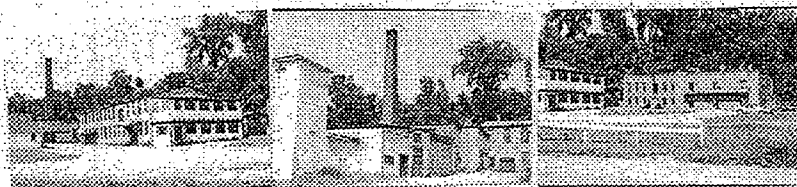
If you have any questions or need clarification regarding any of the above, please do not hesitate to contact James Duggan, Historic Preservation Review Coordinator at james.duggan@state.vt.us or 802-477-2288. Mr. Duggan reviewed this project and prepared this letter. I concur with the findings and conclusions described above.

Sincerely,

VERMONT DIVISION FOR HISTORIC PRESERVATION

Laura V. Trieschmann
State Historic Preservation Officer





STATE OF VERMONT
Division for Historic Preservation
Burlington, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☐ Complex ☒ Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 120 Lake Street. East side of street between Depot and College Streets.
NAME OF DISTRICT:
TYPE OF DISTRICT:
PHYSICAL CONDITION OF STRUCTURES: Excellent % Good 80% Fair 20% Poor %
LEVEL OF SIGNIFICANCE: Local ☐ State ☒ National ☐
THEMES:

STATEMENT OF SIGNIFICANCE:

The vernacular style planned industrial complex of warehouses and mills situated near Lake Champlain was Burlington's first attempt at revitalizing the lakeshore industries. The functional two- and three-story brick buildings with large arch doorways, loft openings and hoist beams were unique among the individually owned and operated businesses in the area. These remaining structures are all that exist to represent the 1850's initial industrial expansion at the waterfront.

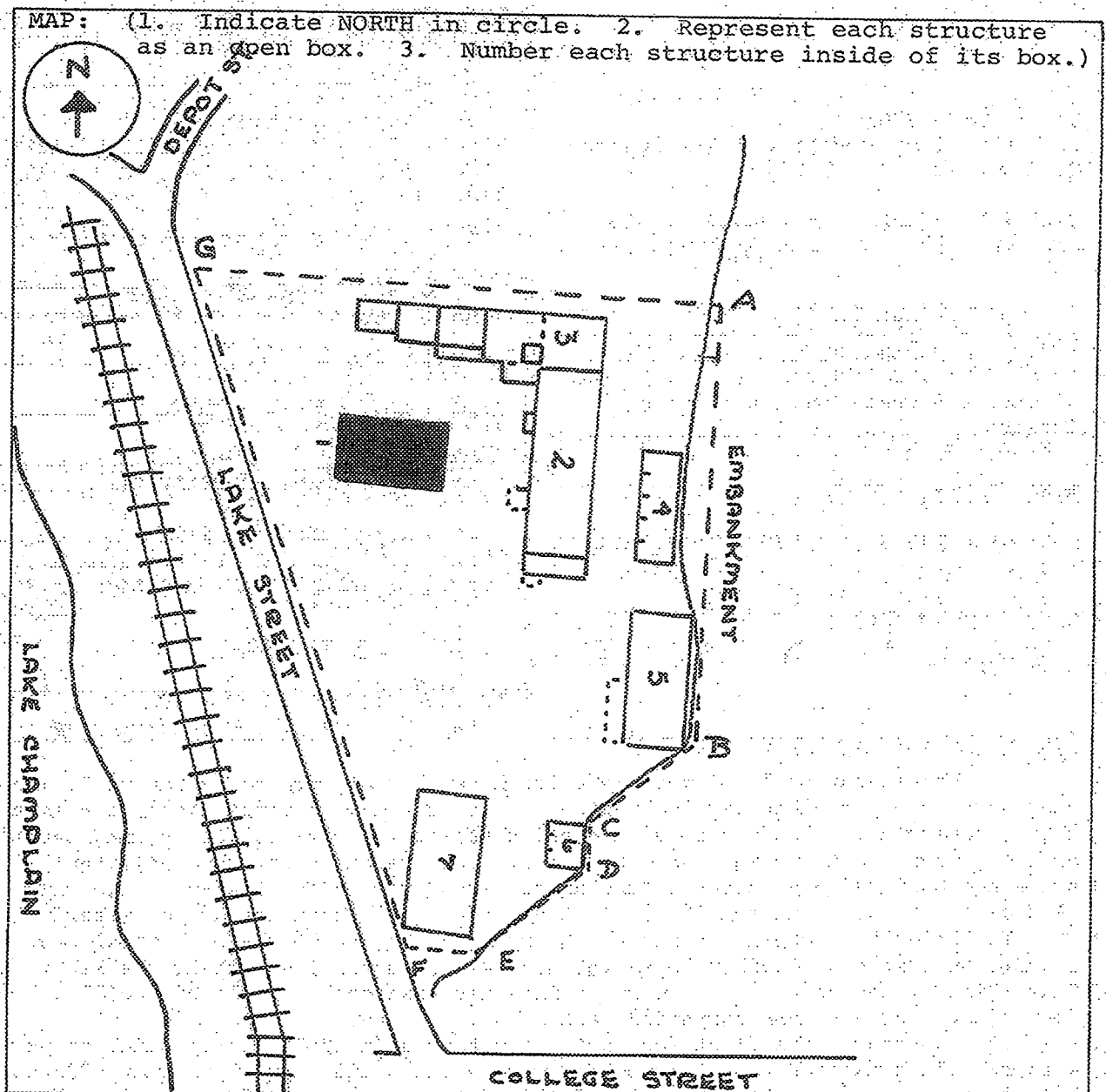
In 1852-1853 Frederick Smith and Henry P. Hickok built the mechanical shops, storage buildings and boiler house to encourage industrial growth by the lake. These Pioneer Mechanics' Shops were an immediate success with planing mills, foundries, door and sash companies, etc. renting space.

Fire destroyed the first four brick structures in 1858. Three brick shops were rebuilt that same year. New shops were added until there were over a dozen buildings in the area. As the shops declined in the later 1800's, the buildings were rented to individual businesses as storage space or removed completely. Presently the T.A. Haigh Lumber Company owns and rents the existing buildings for storage and office space.

SURVEY NUMBER: 0402-1-#1-7
NEGATIVE FILE NUMBER(S): 83-A-140, 180, 181
UTM REFERENCES: Zone/Easting/Northing A 18-641500-4926540 E. 18-641280-49 B 18-641400-4926600 F. 18-641280-49 C 18-641310-4926560 G. 18-641480-49 D 18-641300-4926560
U.S.G.S. QUAD. MAP: Burlington 7.5
COMPLEX INFORMATION ONLY
COMMON NAME: Pioneer Mechanics' Shops
PRESENT FORMAL NAME: T.A. Haigh Lumber Company
ORIGINAL FORMAL NAME: Pioneer Mechanic' Shops
TYPE OF COMPLEX: Industrial
TYPES OF STRUCTURES: Factory, Warehouse, Mills
PRESENT USE: Warehouses, Offices
ORIGINAL USE: Factories, Warehouse
ARCHITECT/ENGINEER: Mi
Unknown
BUILDER/CONTRACTOR:
Unknown
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☐ Restricted ☒

THREAT TO STRUCTURES: No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES: Positive ☐ Negative ☐ Mixed ☐ Other:
--



BOUNDARY DESCRIPTION:

SEE ATTACHED

REFERENCES: The Vermont Historical Gazetteer, 1867 Burlington Map, 1869 Hopkins Map, 1890, Gazetteer and Business Directory of Chittenden County, 1882-83

RECORDED BY:

Karen Czaikowski

ORGANIZATION:

Div. for Historic Preservation

DATE RECORDED:

July 15, 1983

0402-1-#1-7

Building #6 - Garages

A three bay, flat roof, rock-face cement block garage on a cement foundation with overhead doors is directly behind Building #7 and abutts the embankment. (28ft x 16ft).

Building #7 - Shepard and Morse Lumber Company

This three-story rectangular plan, 13 x 3 bay, common bond brick flat roof structure on a stone foundation has a box cornice on 3 sides of the building. Some of the brick arch 2/2 sash windows with wood sills are bricked in. A projecting brick belt course, and hog's-back brick sill course separate the stories. There is a front hooded entrance with an altered metal door and three, south side, brick lintel doorways bricked and boarded up. Raised brick sign boarders are visible on the south and west sides. A loading dock, brick arch diagonal plank loft door with hoist beam above and storage shed are all in the rear of the building.

This structure seems to have been leased from the Pioneer Mechanics' Shops by the Shepard and Morse Lumber Company.

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

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Anita Wade Weber, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board

From: Mary O'Neil, AICP, Senior Planner

RE: ZP 15-0895CA; 124 Staniford Road

Date: April 14, 2015

File: ZP 15-0895CA

Location: 124 Staniford Road

Zone: RL **Ward:** 4N

Date application accepted:

March 19, 2015

Applicant/ Owner: Justin
Larrow

Request: Rebuild front porch,
new railings, fir decking;
replace roof; replace siding
(clapboard on bottom, shakes on
top); move front door and
reconfigure front windows; new
double hung windows; add on to
side porch; build new back
porch; deck with rails; new
doors.



Background:

- o Non-applicability of Zoning Permit Requirements; Replace existing roof and siding, asphalt shingles, wood shingles on top half of house. March 2015.
- o Zoning Permit 90-025; install treated lumber retaining wall 3 1/2 ' high along 35' of front property line. Fill front yard to top of wall. Approved February 1990.

Overview: The applicant has proposed general improvements to this duplex residence. The Design Advisory Board is tasked with review of two specifically requested alterations: The request to re-arrange the primary façade of the building, and to rebuild the porch in a different style than existing.

The house is listed on the Vermont State Register of Historic Places. See attached listing.

Staff has administrative authority, and finds the project in conflict with Section 5.4.8 (b) and therefore warrants denial; however staff will defer to the interpretation made by Historic Preservation Review Committee, within the Design Advisory Board for a final decision.

Article 5: Citywide General Regulations

Section 5.4.8 Historic Buildings and Sites

(b) Standards and Guidelines

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

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

The building was constructed as a residential property; a use that continues today. The applicant suggests that they wish to move toward making the structure a single family home again, but determines the path in that direction is to move the principal entrance; swapping it for a window location. The state register listing notes that a secondary door has been added for the apartment; but identifies the original door by its symmetrical arrangement on the primary façade. Rather than suggesting that the door addition has destroyed that spatial arrangement, the designation simply acknowledges that there has been an alteration.

This standard requires minimal change to spaces and spatial relationships; Primary facades are held to the most rigorous requirements. If the applicant truly wishes to gravitate toward the original single family use, then rearrangement of the front façade is directly contrary to this standard. **Adverse finding.**

- 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 historic character of this building includes the symmetrical arrangement of the primary façade; a central entrance door between double hung windows. In its style and extant appearance, the arrangement is consistent for the time period and this example. To alter these features and spaces by swapping a door for a window location diminishes the integrity of the resource and is in conflict with this standard. **Adverse finding.**

- 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.*

To alter the location of building openings on a primary façade is to create a false sense of development and historic appearance.

The baluster/rail style porch that is proposed is not stylistically appropriate for this structure, or a reproduction of the characteristic shingle style half wall. Unless the applicant can demonstrate otherwise by photo or plan, the balustered porch is not consistent with the historic character of the building and therefore a conjectural feature that cannot be established to have previously existed. **Adverse finding.**

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

The door to the 2nd unit was added sometime prior to 1983. While it interrupts the arrangement of the primary façade, it does not destroy that integrity of the front façade which is still clearly evident.

The addition of an enlarged side porch or a rear deck is a typical alteration reflecting a structure's evolution. As placed on secondary facades, greater flexibility is afforded.

Affirmative finding.

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

One of the strong characteristics of this building is the shingled front porch with half-wall. The applicant proposed a baluster/rail arrangement that is not in keeping with the house's style or original appearance. To meet this standard, the porch should be replaced to match the existing.

Adverse finding as proposed.

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.*

If the porch is being replaced due to deterioration, then the new feature is required to match the old in design, color, texture, and where possible, materials. As proposed, the application does not meet this standard. **Adverse finding.**

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 physical or chemical treatments are proposed. Not applicable.

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 rearrangement of the primary façade building openings will alter spatial relationships that characterize the property and are noted in the historic designation description. Placing the principal entrance next to the entrance to the 2nd unit is creating a false sense of history, and is inconsistent with this standard.

The proposal to construct a new front porch of a starkly different character would be incompatible with this Dutch Colonial Revival style building and also in conflict with this standard. **Adverse finding.**

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.*

While it may be possible to consider the proposed alterations reversible, to complete the project as proposed will diminish the existing historic integrity, and move the resource further away

from its original appearance. An historic structure can lose its merit slowly, with minor alterations that cumulatively destroy historic character and those qualities that make it worth acknowledging. As this building is noted as being “This handsome, well-preserved Dutch Colonial Revival house...the only example of such architecture on Staniford Road”, it is worthy of efforts to retain that value that was acknowledged and recorded more than 30 years ago.

Adverse finding.

In *A Field Guide to American Houses* (Virginia & Lee McAlester, 1998) the authors note that only about 10% of Colonial Revival houses have gambrel roofs, a feature which 124 Staniford exhibits. This sub-type, identified as Dutch Colonial, frequently may include a full width porch; again evident in this example. Identifying features noted: “Façade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double hung sashes, usually with multi-pane glazing in one or both sashes, windows frequently in adjacent pairs.” The direct influence of Georgian and Adamesque styles were the backbone of the revival, and are the likely source of the symmetry observed. “Colonial Revival” refers to the entire resurgence of interest in the early English and Dutch houses along the Atlantic coast, and was explosively popular beginning around 1910 but continuing at least until the post war period. Variants of this style were popularized with House Plans and kits available nationally, which supports the pervasiveness of these examples. 124 Staniford Road retains the visual, material and arrangement characteristics synonymous with this architectural style. Alteration of these features and characteristics original to the house would diminish the historic integrity of the property.

Article 6: Development Review Standards

Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a)Protection of Important Natural Features:

Not applicable.

(b) Topographical Alterations:

Not applicable.

(c)Protection of Important Public Views:

There are no public views from this site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington’s architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city’s or the region’s pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites

listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Section 5.4.8(b).

The subject property is listed on the Vermont State Register of Historic Resources. See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Not applicable.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

The proposed new side porch will have a roof over it, protecting residents from inclement weather. **Affirmative finding.**

(h) Building Location and Orientation:

No change to building location or orientation. Not applicable.

(i) Vehicular Access:

No change to vehicular access. Not applicable.

(j) Pedestrian Access:

No change. Not applicable.

(k) Accessibility for the Handicapped:

Although encouraged, accessible entry is not a requirement. Not applicable.

(l) Parking and Circulation:

No change. Not applicable.

(m) Landscaping and Fences:

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 lighting is included within this application. Not applicable.

(p) Integrate infrastructure into the design:

Not applicable.

Part 3: Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

No significant change is proposed to the massing or height. Not applicable.

2. Roofs and Rooflines.

NO change proposed to the existing roofline. The new side porch is proposed to have a roof similar to the front porch. Assumably it will be asphalt shingle to match the existing material.

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 features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

As is proposed, the new door location will be visible from the public street and easily identifiable. At issue is the appropriateness of altering the arrangement of building openings on the primary façade of a historic building. Please refer to Section 5.4.8 for further discussion.

The front porch will provide protection from the effects of inclement weather.

Window openings 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. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Other than the proposed “swap” of door and window on the primary elevation, all other window replacements are in existing locations.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-

development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Not applicable.

(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 Section 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.

The subject property is listed on the Vermont State Register of Historic Resources. See Section 5.4.8, above.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

The overall project goals are aimed at providing an active and inviting appearance from the public right-of-way. **Affirmative finding.**

(e) Quality of materials:

The applicant proposes clapboard and shingles as sheathing, although it is not defined if they will be wood or a fiber cement product. In any event, they are replacements for aluminum siding that was present in the 1980s. Windows are a quality Anderson product expected to be of a durable nature. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to 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.

There is no concern about shadow cast onto adjacent structures related to alterations proposed. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Not applicable.

(i) Make spaces secure and safe:

All construction is required to meet ingress and egress standards as defined by Burlington's Fire Marshal and building inspector. **Affirmative finding as conditioned.**

Recommended conditions if approved:

1. All new construction is required to 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.
2. No change of use is included within this approval. The property remains a two-unit residential use.
3. Standard Permit conditions 1-15.

124 Stanford Rd.

RECEIVED

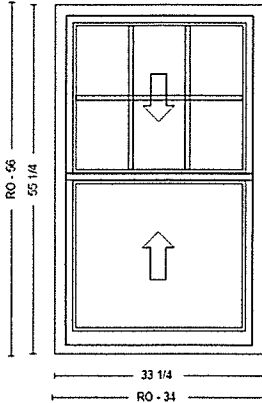
MAR 19 2015

Work to be done

DEPARTMENT OF
PLANNING & ZONING

- Rebuild front porch, new railings and fir decking T&G
 - replace roof on entire building
 - replace siding on entire building
 - clapboard on bottom, shakes on top divided by trim board. Painted lighter gray on top and darker on bottom
 - move front door and reconfigure front windows, install
 - install new double hung windows
 - add-on to side porch and build roof over it.
 - eventually replace all windows w/ Anderson A-series to match front
 - Build new back porch as seen on site-plan, deck w/ knotty cedar and rails - same elevation as side porch
 - build new interior wall to make office on first floor
- * New doors will be shaker style wood or painted steel w/ fiberglass
- * New windows will be replacing vinyl replacement windows.



Line #	Product Description	Room Location	Qty	Unit Price	
100-1	A Series Double-Hung 33.25 x 55.25 None Facing Installation Zip Code = 05452 U.S. ENERGY STAR® Climate Zone = North Standard Width = RO: 34" UNIT: 33 1/4" Standard Height = RO: 56" UNIT: 55 1/4" Frame Width = 33 1/4 Frame Height = 55 1/4 Unit Code = ADH21048 Frame Option = Standard Flange Unit Sill Angle = 8 Degrees - Moderate Frame Depth = 4 9/16" Venting / Handing = AA Exterior Color = White Exterior Sash/Panel Color = White Interior Species = Pine Interior Finish Color = Unfinished Glass Option = Low-E4 High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Hardware = None Hardware Style = Traditional Lock Hardware Style = Traditional Number of Sash Locks = 2 Lock Hardware Color = Black Unit 1 Lower Glass: None Unit 1 Upper Glass: Simulated Divided Light (SDL) Unit 1 Upper Glass: Colonial Unit 1 Upper Glass: Grille Pattern = Colonial Unit 1 Upper Glass: Grille Bar Width = 3/4" Unit 1 Upper Glass: Exterior Grille Color = White Unit 1 Upper Glass: Interior Grille Species = Pine Unit 1 Upper Glass: Interior Grille Color = Unfinished Unit 1 Upper Glass: 3W2H Insect Screen Type = Full Screen Insect Screen Material = Aluminum Insect Screen Color = White Extension Jamb Type = None Stool Option = None Room Location = None Search by Unit Code = No Grille Alignment Type = Standard Grille Alignment Unit U-Factor = 0.29 Unit Solar Heat Gain Coefficient (SHGC) = 0.27 U.S. ENERGY STAR Certified = Yes Limited Travel = No SKU = 290211 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 3/6/2015		2		
 RECEIVED MAR 19 2015 DEPARTMENT OF PLANNING & ZONING 					

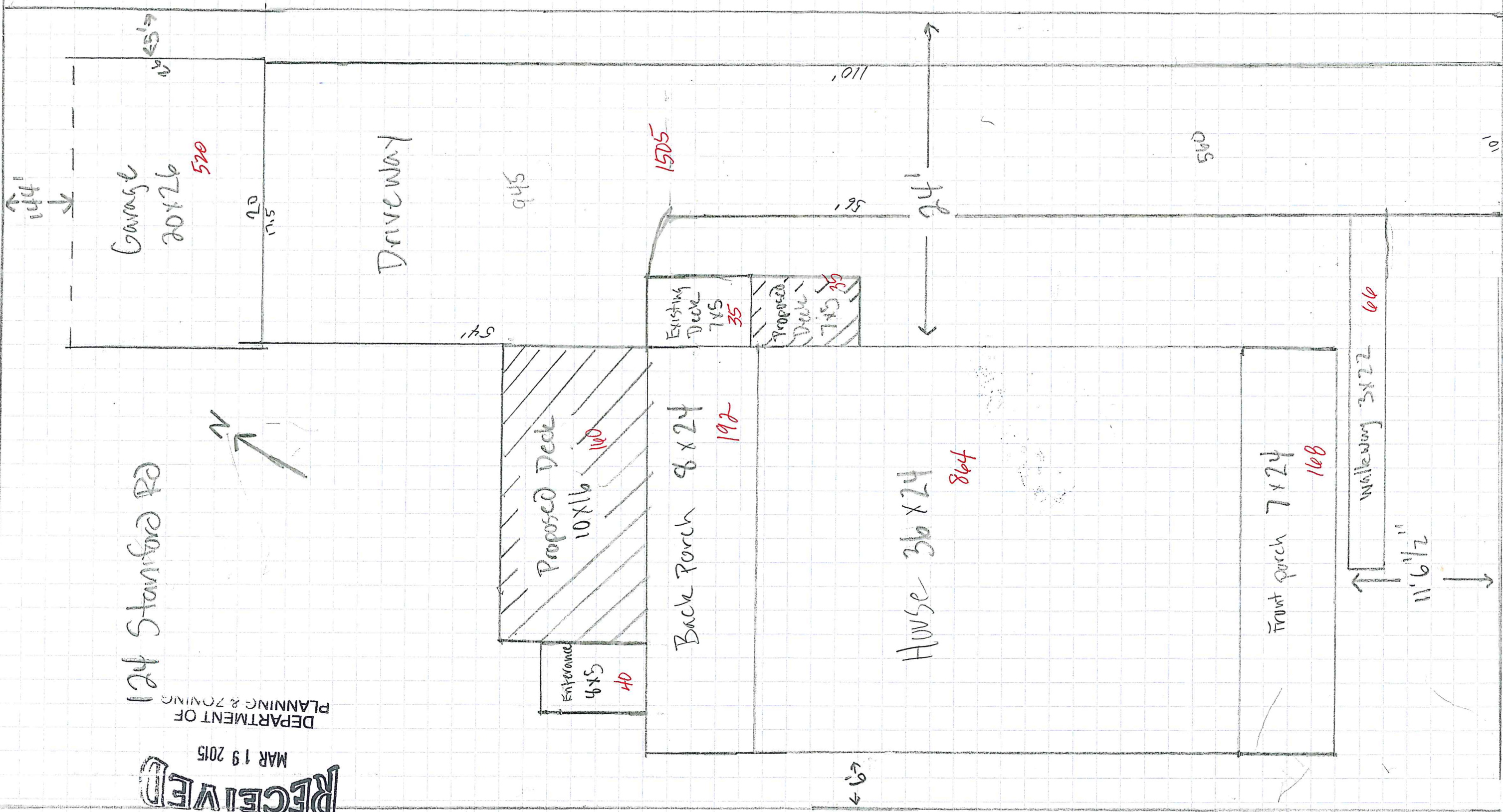
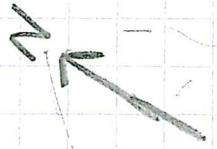
Line #	Product Description	Room Location	Qty	Unit Price	
100-2	Insect Screen 1: A Series Double-Hung ADH21048 8 Degrees - Moderate Full Screen Aluminum White Version:3/6/2015		2	\$34.95	\$
					

RECEIVED

MAR 19 2015

DEPARTMENT OF
PLANNING & ZONING

124 Stanford Rd



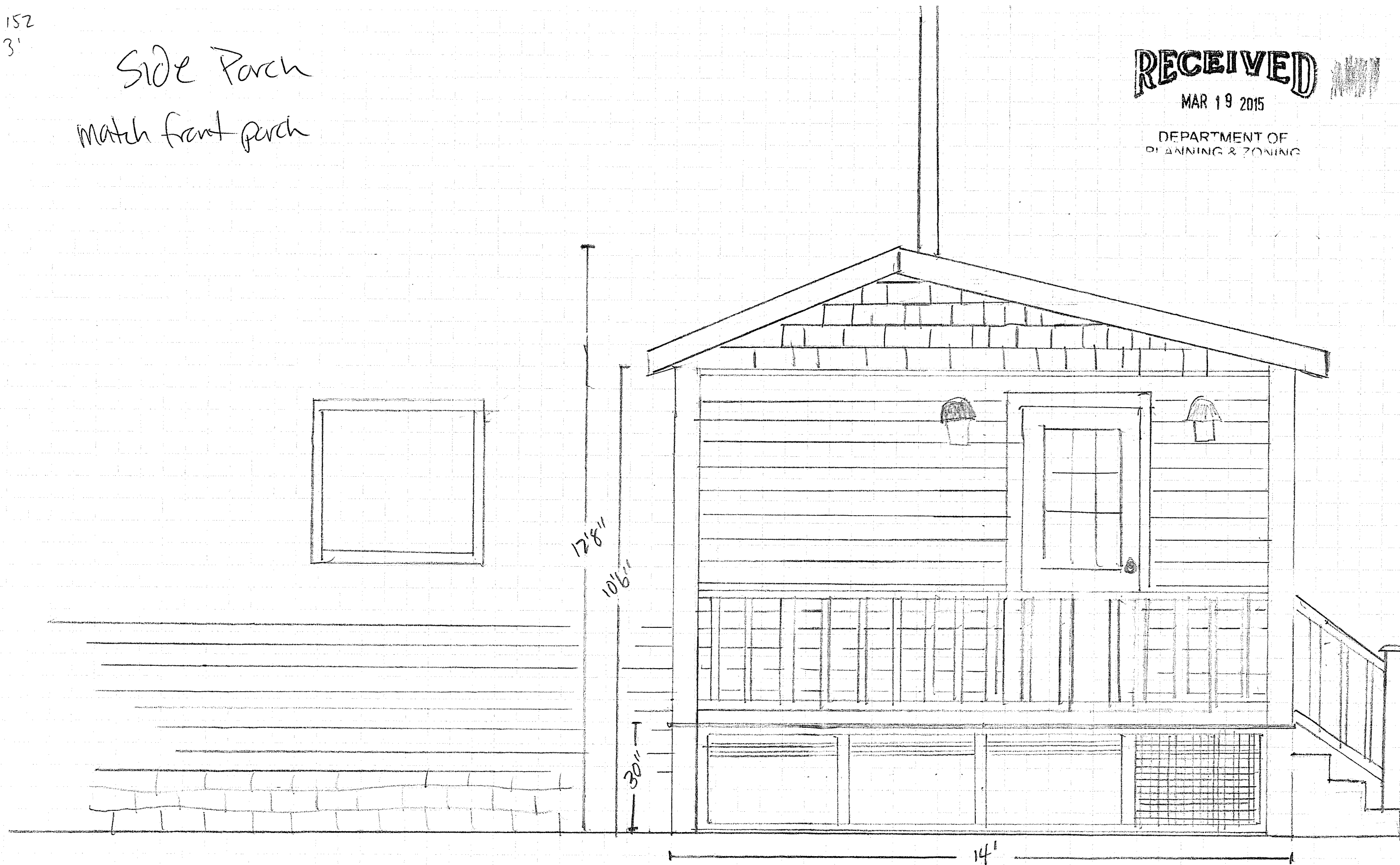
152
3'

Side Porch
match front porch

RECEIVED

MAR 19 2015

DEPARTMENT OF
PLANNING & ZONING



RECEIVED

MAR 19 20

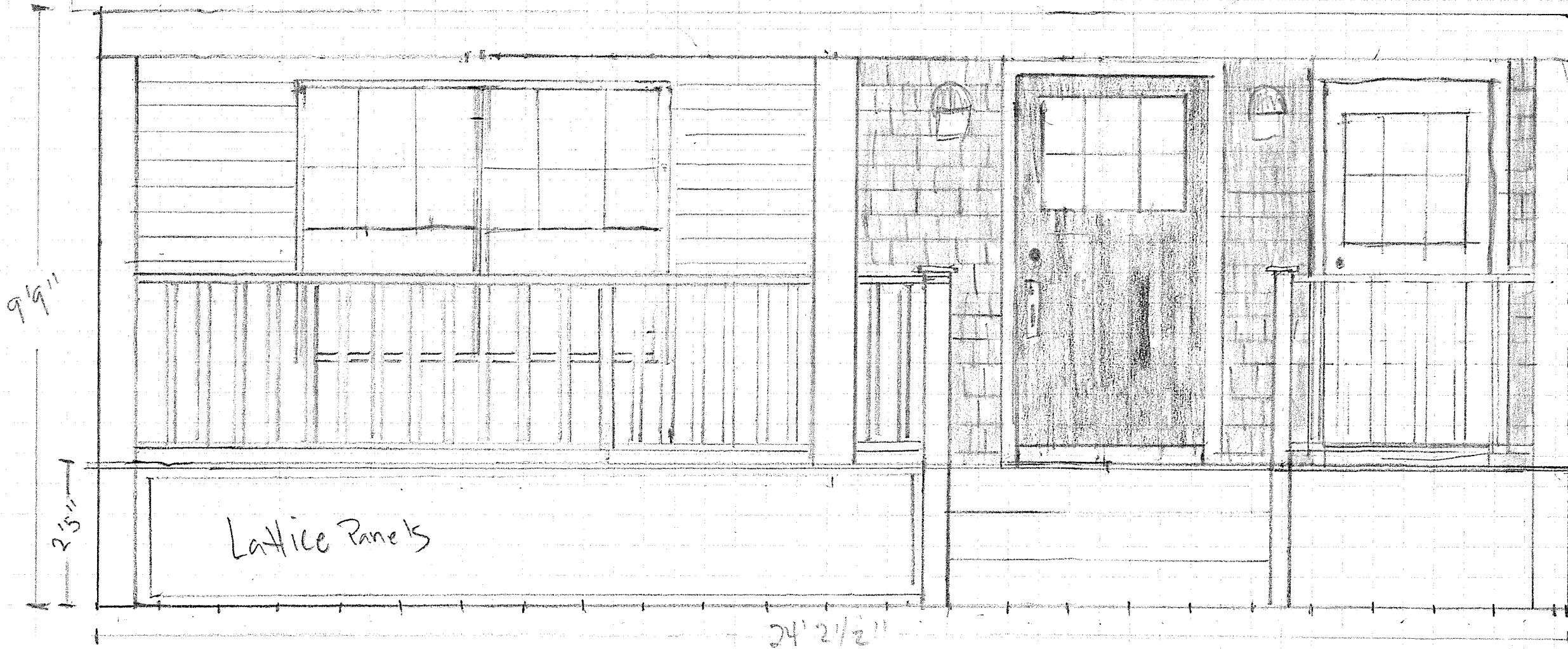
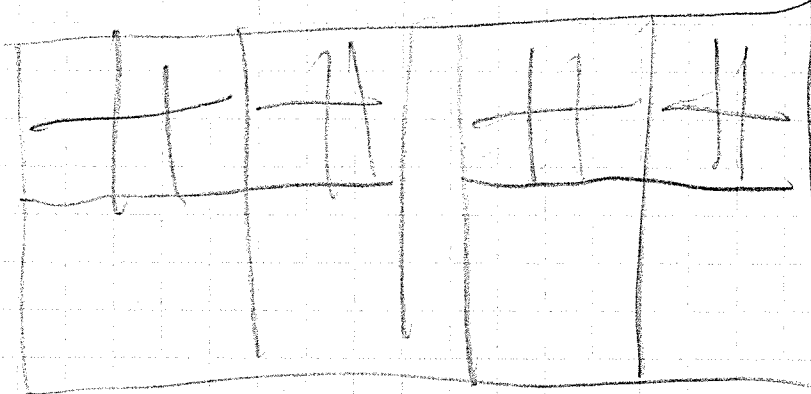
3/4 DEPARTMENT
PLANNING & Z

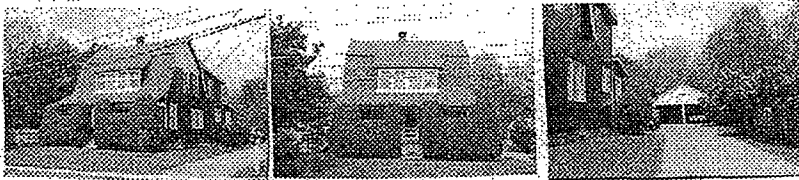
Front Porch

Posts - wrapped 6x6 w/
window/door trim 5/4x4
Frontier 36x80

Siding will be wood clapboard on bottom
w/ cedar shakes on top. divided by a
board

decking - T&G CVG Doug fir





STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 124 Staniford Road, North side
of road. Approximately 1/4 mile west from
corner of North Avenue.
COMMON NAME:
FUNCTIONAL TYPE: House
OWNER: Lionel & Theresa Smith
ADDRESS: 124 Staniford Road
Burlington, VT 05401
ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:
Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

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

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:
Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2
Number of Bays: 3 x 3
Approximate Dimensions: 20 x 26

Entrance Location: Eaves front,
and right

THREAT TO STRUCTURE:

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

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

SURVEY NUMBER:
0402

NEGATIVE FILE NUMBER:
83-A-91

UTM REFERENCES:
Zone/Easting/Northing
18/638540/4929800

U.S.G.S. QUAD. MAP:
Burlington 7.5

PRESENT FORMAL NAME:
Lionel Smith House

ORIGINAL FORMAL NAME:
Alfred Trombley House

PRESENT USE: House

ORIGINAL USE: House

ARCHITECT/ENGINEER:
Unknown

BUILDER/CONTRACTOR:
Unknown

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

STYLE: Dutch Colonial Revival

DATE BUILT: 1926

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Two story rectangular plan house with spring eaves, exposed rafter ends and center shed dormer with four 2/1 sash windows and plain surrounds. Front porch under extended spring eaves roof with chamfered posts and aluminum sided. Rear two story wing attached at curb line (before 1947) and rear shed addition with enclosed entrance. Symmetrical facade interrupted by right side entrance to second story apartment. Paneled front doors. 2/2 sash windows with plain surrounds.

RELATED STRUCTURES: (Describe)

Garage-Double bay, gable front aluminum siding, overhead doors (c.1930-50) (14' x 12').

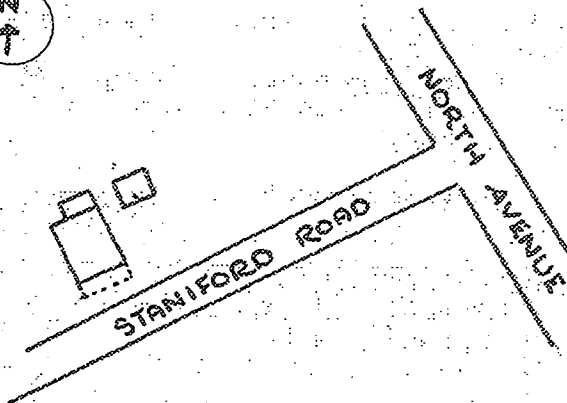
STATEMENT OF SIGNIFICANCE:

This handsome, well-preserved, Dutch Colonial Revival house is the only example of such architecture on Staniford Road. It may have been built by its first occupant, Alfred Trombley. Its springs eaves facade contributes visual variety to the rectilinear streetscape.

REFERENCES:

Burlington Directory, 1926.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:
KAREN CZAIKOWSKI

ORGANIZATION:
DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:
JUNE 1, 1983

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz

Phone: (802) 865-7188

Fax: (802) 865-7195

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Vacant, Zoning Clerk

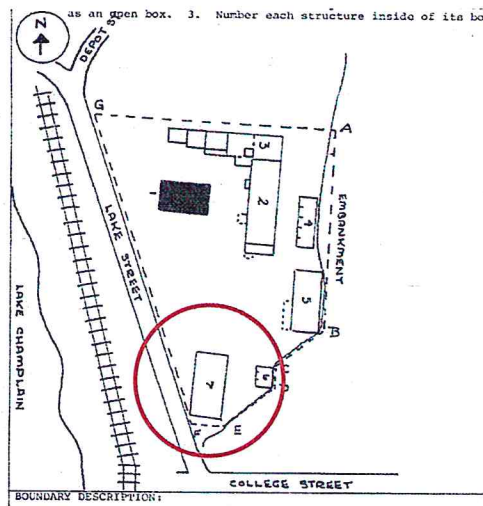


December 11, 2014

All Points Technology Corporation
3 Saddlebrook Drive
Killingworth, CT 06419
Attn: Nicole Castro

Dear Ms. Castro,

I am in receipt of your letter dated December 1, 2014 re: Verizon's proposed wireless telecommunications facility at 86 Lake Street in Burlington Vermont. Thank you for the opportunity to review the revised plans and photographic simulations.



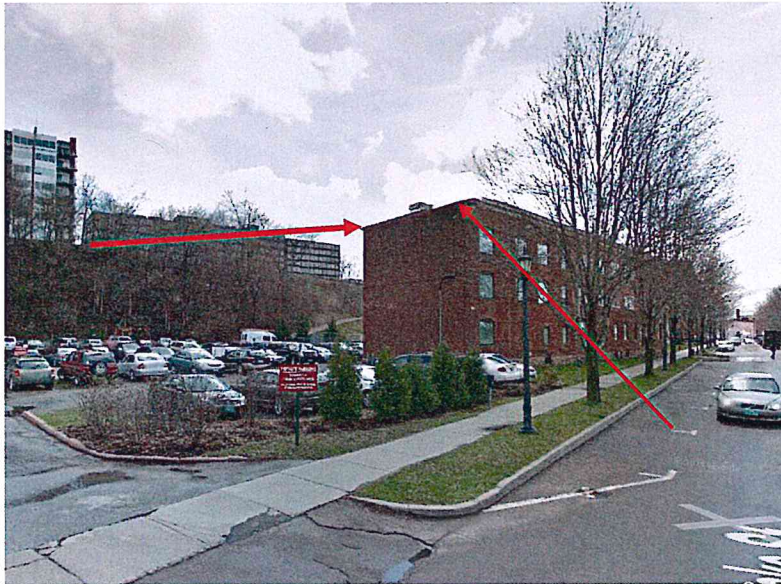
The proposed subject property has been identified as part of an industrial complex of warehouses; all that remain of the Pioneer Mechanics' Shops along Burlington's waterfront. Building #7 (86 Lake Street) was constructed in 1860 to serve the Shepard and Morse Lumber Company. This building is listed on the Vermont State Register of Historic Resources.

Despite the revisions, we continue to find the proposed installation of mechanical equipment on the roof of 86 Lake Street to be in conflict with Section 5.4.8 of the Comprehensive Development Ordinance (CDO), the Municipal Development Plan (MDP), and 30 VSA §248a (c) (1); having an *undue adverse effect on aesthetics, historic sites, etc.* The equipment; placed symmetrically

and at corners of the rooftop, remains decidedly visible from both Lake Street and Battery Street; both highly traveled public roads with pedestrian walkways. The equipment, itself arranged in such a way as to suggest inclusion as original building components or recent facsimiles of building features that never existed. 86 Lake Street is a flat roofed box cornice industrial building that would under this proposal present an altered, misleading and incorrect historic character with the installation of four large corner mechanical boxes. It is again noted that the RRH sled is not



illustrated in the modeling studies, with would be similarly visible from Battery Street and the public walkway that overlooks the bay from Battery Street as well as other historic buildings within the complex. Despite assertions of the equipment's covertness, the proposed installation remains highly discernable and would be misrepresentative of the building's character.



While the proposed equipment would satisfy those goals of the CDO, MDP and Plan BTV relative to improvements to wireless communications in the City, this plan would alter the historic character of a Vermont State Register listed historic resource, and is therefore found to be unacceptable. When reviewed under *Criteria for Evaluating the Effect of Telecommunication Facilities on Historic Resources* as developed by the State of Vermont, we find the proposal as submitted to have

an Adverse Impact on the subject property due to the introduction of conjectural or implied features, the creation of a false sense of history, and the visual intrusion to the historic structure.

We continue to encourage Verizon to explore opportunities in telecommunication development that could identify equipment capable of mounting on other existing infrastructure (light poles, traffic lights, flagpoles), have more successful camouflage on existing mechanical infrastructure, have lower installation heights so as not to protrude above building cornice lines, avoids installation on historically sensitive buildings, or custom designed to minimize visual impact on its surroundings. Burlington's character and heritage depends upon the integrity of its historic resources and viewsheds, meriting such attention.

Cordially,

A handwritten signature in blue ink that reads "Mary O'Neil". The signature is fluid and cursive, with the first name "Mary" and last name "O'Neil" clearly legible.

Mary O'Neil AICP
Senior Planner
Certified Local Government Coordinator

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/pz>

Telephone: (802) 865-7188

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Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Anita Wade, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board

From: Mary O'Neil, AICP, Senior Planner

RE: 86 Lake Street, Section 106 Review

Date: April 14, 2015

File: N/A

Location: 86 Lake Street

Zone: Downtown Waterfront **Ward:** 3C

Date application accepted: Notice of Section 106 Review: Original receipt June 10, 2014. Revised notice received December 1, 2014

Applicant/ Owner: Lake Street Associates, Incorporated

Notice received from All-Points Technology Corporation, on behalf of Cellco Partnership, dba Verizon Wireless.

Request: Installation of wireless telecommunications facilities/review for any adverse effect on historic properties.

Overview:

To comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966, Cellco Partnership/Verizon Wireless has retained All-Points Technology Corporation to evaluate proposed wireless telecommunications facilities for any adverse effect it may have on historic properties.

The subject property is listed in the Vermont State Register of Historic Places as part of the Pioneer Mechanic's Shop Complex and has been recommended eligible for listing in the National Register by architectural historians working in consultation with All Points Technology and Cellco/Verizon. The Division for Historic Preservation concurs, finding this property eligible for inclusion in the National Register.

The original notice from All-Points Technology of the intended telecom installation was received by the City June 10, 2014. Insufficient information was provided, and the City requested additional elevation drawings to understand the visual impact of the project. (Request submitted June 12 2014 to All-Points.) Upon receipt of those elevations, the City responded in objection to the plan, as the antennas were proposed to be installed in newly created chimney-type structures at the four corners of the building. The City also objected to the clear visibility of the un-shielded sled of antennas proposed for the easterly roof, as these would be within clear viewscape of Battery Street, which is topographically higher than this building.

Verizon Wireless is proposing to install antennas atop the roof of the building, including four 3 ½' x 4' by 7' enclosures on each corner of the building's roof. One sector of antennas (four panel antennas, three RRH's, and one MBD unconcealed) along the eastern side of the roof. The total overall height of the proposed installation would be 43' above ground level.

That plan was subsequently amended to remove the brick material surrounded the antennas at the roof corners, but the proposed equipment continued to be placed in the same location. The City submitted another letter of objection December 11, 2014 (attached.) The planned enclosures are proposed to be matte gray to match existing roof mechanical equipment. Cellco also proposes installation of vents in one bay on the northwest corner of the structure to provide ventilation for the proposed equipment room in the basement. The vents would be painted a matte gray as well.

The City received a communication March 10, 2015 from the Vermont Division for Historic Preservation relative to Section 106 Review. After requesting a new design solution, relocation of the antennas, and finding a more suitable alternate location, the Division determined that there was no feasible alternative, and issued a finding of *No Adverse Effect*. (See attached letter, dated March 9, 2015 from the Vermont Division for Historic Preservation.)

As a Certified Local Government, Burlington is a consulting party to the Section 106 Review.

Specifically, the CLG is charged with determining the following: Does the proposed project constitute an *Adverse Effect*? From 36 CFR Part 800, Protection of Historic Properties, §800.5 as published in the Federal Register, Vol. 64, No. 95/Rules and Regulations:

1. *Criteria of Adverse Effect.* An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.
2. *Examples of adverse effects.* Adverse effects on historic properties include, but are not limited to:
 - i. Physical destruction of or damage to all or part of the property;
 - ii. **Alteration of a property**, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access **that is not consistent with the Secretary's Standards for the Treatment of Historic Properties** (36 CFR part 68) and applicable guidelines;
 - iii. Removal of the property from its historic location;
 - iv. **Change of the character of the property's use or of physical features** within the property's setting that contribute to its historic significance;
 - v. **Introduction of visual**, atmospheric or audible **elements** that diminish the integrity of the property's significant historic features;
 - vi. Neglect...
 - vii. Transfer, lease or sale of property out of Federal ownership or control...

All Points Technology is seeking concurrence with the SHPO's determination of *No Adverse Effect* from Burlington's Certified Local Government.

Failure to concur with the SHPO's determination may require involvement by the Vermont Advisory Council for Historic Preservation and potentially the Federal Communications Commission.

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

*Matthew Bushy, Chair
Todd Thomas, Vice Chair
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday, April 14, 2015 Conference Room 12, City Hall, Burlington, VT MINUTES

Board Members present: Matt Bushey, Steve Offenhartz, Sean McKenzie, Phil Hammerslough (alternate)

Board Members Absent: Ron Wanamaker, Todd Thomas. Jeremy Gates (alternate)

Staff: Scott Gustin, Mary O'Neil

Session I - 3:00-3:30 p.m.

15-0922CA/MA; 451 Appletree Point Rd (WRL, Ward 4N) Al Senecal

Demo existing structures, construct new duplex and associated site improvements

Present: Project applicants Al and Nicole Senecal and architect Brad Rabinowitz.

Motion by Matthew Bushey: Move to approve application and forward to Development Review Board as presented.

2nd – Sean McKenzie

Vote 4-0.

Motion passes.

Session II - 3:30-4:00 p.m

15-0923CA/MA; 465 Appletree Point Rd (WRL, Ward 4N) Al Senecal

Construct new duplex and associated site improvements

Present: Project applicants Al and Nicole Senecal and architect Brad Rabinowitz.

Motion by Matthew Bushey: Move to approve application and forward to Development Review Board as presented.

2nd – Phil Hammerslough

Vote 4-0.

Motion passes.

Session III - 4:00-4:30 p.m

15-0895CA; 124 Staniford Rd (RL, Ward 4N) Justin Larrow

Rebuild front porch, install clapboard siding on lower half of building, add two windows, relocate front door, replace and relocate front window, enlarge and cover side porch, add back deck.

Present: Project applicant Justin Larrow.

Motion by Steve Offenhartz: Move to approve application, with the following conditions:

1. Center porch posts shall be maintained.
2. Center porch stairs not more than 6' in width.
3. Shake porch wall shall be maintained, barrier guard rail if required by the building inspector.
4. Relocation of front door is acceptable.

2nd – Matthew Bushey

Vote 4-0.

Motion passes.

Session IV - 4:30-5:00 p.m

CLG 106 Review

86 Lake Street cellular installation.

Historic Preservation Review Committee members present: Steve Offenhartz, Matthew Bushey, Sean McKenzie (alternate.)

Applicant representatives present: Brian Sullivan of Murphy, Sullivan and Kronk; Louis Hodges, engineer; and Britta Fenniman Tonn from EBI Consulting.

Motion by Matthew Bushey: We find the proposed 5 antenna telecommunications installation at 86 Lake Street would have an adverse effect, and do not concur with the decision of the Vermont Division for Historic Preservation.

This board finds no objection to the proposed vents at ground level.

2nd Sean McKenzie.

Vote 2-1 (SO)