

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday March 27th, 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00 PM – 3:30 PM

18-0757CA; 131 Lakeview Terrace (RM, Ward 3C) Katherine Lesser

Addition and renovation to a historic single family house

(Project Manager: Mary O'Neil)

Session II – 3:30 PM – 4:00 PM

18-0768CA; 75 Cherry St (FD6, Ward 3C) BTC Mall Associates LLC

Submittal for 7th and 12th floor amenity space and project phasing.

(Project Manager: Mary O'Neil)

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Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz

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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-0757CA; 131 Lakeview Terrace
Date: March 27, 2018

File: 18-0757CA

Location: 131 Lakeview Terrace

Zone: RM **Ward:** 3C

Date application accepted: March 7, 2018

Applicant/ Owner: Josh Chafe (Truex Cullins) / Katy Lesser

Request: Addition and renovation to historic single family home.

Background:

- **Zoning Permit 76-982;** Convert the side porch into a family room, and enclose front porch with combination windows. June 1976.



Part 1: Land Division Design Standards
Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The conceptual site plan with landscaping confirms the intended retention of at least one large Maple tree in the rear yard. The smaller of the two will likely be removed to accommodate the project.

(b) Topographical Alterations:

No changes to topography are proposed. The lot begins its grade change west of the proposed addition.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application precluding the use of wind, solar, water, geothermal or other renewable energy resources. The direct westerly (and limited southerly) exposure offers the opportunity to maximize solar gain via large or numerous window openings.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state



erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has provided an Erosion Prevention and Sediment Control Plan for review by the Stormwater program. Their approval will be a condition of any zoning permit.

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

The reconstructed front porch will once more provide shelter from inclement weather. The northerly entry to the mudroom is similarly nicely sheltered. Although limited, some snow storage may be provided on the northerly side of the driveway.

(h) Building Location and Orientation:

The orientation of the principle building will remain as existing. The proposed addition extends westerly, in the rear as is typical of most residential additions. That westerly building elevation provides another articulated face toward Lake Champlain.

(i) Vehicular Access:

Vehicular access remains as existing, from Lakeview Terrace.

(j) Pedestrian Access:

There remains a front stone walkway. Access is also available via the northerly porch, which abuts the driveway.

(k) Accessibility for the Handicapped:

Although not required of single family homes, accessibility is always encouraged.

(l) Parking and Circulation:

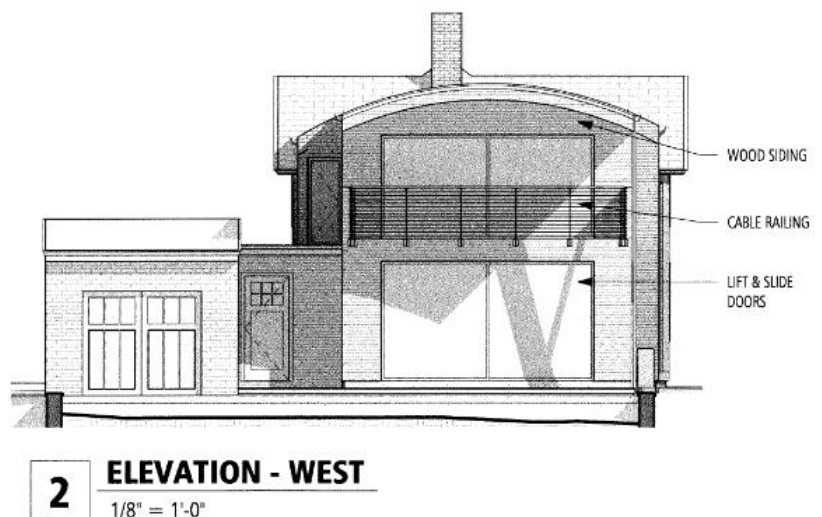
The existing single lane driveway and garage will continue to accommodate the required 2 parking spaces for the single family residence.

(m) Landscaping and Fences:

An existing mature Maple tree will be retained west of the proposed addition. See Plan L100 for the proposed landscaping plan.

(n) Public Plazas and Open Space:

As a private residence, there are no public plazas. The rear terrace and front porch, however, provide opportunities for gathering and enjoying the outdoors with friends and neighbors.



(o) *Outdoor Lighting:*

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

The applicant includes specification sheets for exterior lighting, including “downlights” to be placed within the trees in the rear yard. The spec sheet for “Nite Star II” fixtures is illustrated as an “up” light, which is not acceptable per Section 5.5.2. (c). All lighting shall be full cut-off and appropriately residential in nature, with no light spill across property boundaries.

(p) *Integrate infrastructure into the design:*

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

Electric and Gas meters are to remain as existing and are identified on the site plan (PZ1, 2) The applicant shall define the location of the mailbox.

A condensing unit is illustrated on plan A.1, but finds itself within a required side yard setback on PZ2. It will need to be relocated outside that setback. Its new location shall be identified on revised plans.

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

The trash and recycling are assumedly within the residence or the garage. No outside storage is proposed. The utility meters are proposed to remain on the north elevation. Landscaping screening is identified on Plan L100.

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

As noted, the condensing unit will need to be relocated outside a required setback. If auditory impacts warrant, screening to minimize excessive noise will be required.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The addition, although large, is located behind the principle structure and will remain largely out of view from the public street. The height does not exceed that of the existing historic home.

2. Roofs and Rooflines.

The roof form of the new building form is arched (typically referred to as a barrel roof); clearly signaling a more modern vocabulary for the proposed addition. As it remains in the rear of the existing building, it will not be easily discernable from the public realm. If views were possible from the lake, the addition would confirm a consistency with existing modern additions along the terrace. The large maple, however, appears to block that view.

3. Building Openings

The applicant includes replacement window sash on the existing building (aluminum clad double hung in existing openings), with replacement entry doors. Openings on the westerly addition are casement and awning windows, more modern in arrangement and appearance. The largest of openings are predictably at the west elevation (facing the lake.)



(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this private parcel.

(d) Provide an active and inviting street edge:

The general rehabilitation of the existing house and the proposed reconstructed front porch re-introduces a feature lost in 1976 when the porch was enclosed.

(e) Quality of materials:

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

Painted wood clapboards and trim will remain on the existing house in addition to retention of the slate roof. The rear addition will begin with slate tile siding, transitioning to wood siding as the volume moves to the west. The new barrel roof is proposed be membrane.

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

The historic structure will retain its original materials or be replaced-in-kind.

(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 Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development must observe building and life safety code as defined by the building inspector and/or fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) *Applicability:*

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

131 Lakeview Terrace, constructed c. 1900 was included in the Historic Sites and Structures Survey of 1993-94, and formally listed on the Vermont State Register of Historic Resources November 21, 2006 as part of the larger Lakeview Terrace district. The standards of Section 5.4.8 therefore apply.

(b) *Standards and Guidelines:*

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

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

131 Lakeview Terrace was constructed as a single family residence, and will remain so.

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 existing principle structure will remain. The project will restore the original front porch to its open appearance, and original materials will be retained or replaced in kind (including the corner boards, cornice returns, boxed cornice, stone foundation and slate roof.) A 1920s era rear flat-roofed addition will be removed for the construction of a larger rear addition. Although the scale and design are different than the existing rear appendage, it remains behind the original building and has limited visual access from the street.

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

No conjectural features are identified. The new addition is clearly discernable as distinct from the historic house and a product of its own time.

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

The 1976 enclosed porch has not acquired its own significance so it not mandated for retention. The 1920s rear addition, although identifiable as a common manner to increase living (kitchen) space, will be replaced with new structure. Its location on a secondary façade with limited visual access strengthens its consideration.

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

The essential features of the historic house will be retained or replaced, including the central chimney. See above comments.

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

The development is not related to structural failure, but a desire for expanded habitable space toward a most favorable prospect. It is understandable that more modern building materials may be exercised there.

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.*

Not applicable.

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

No archaeological resources have been identified at this location. Not applicable.

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

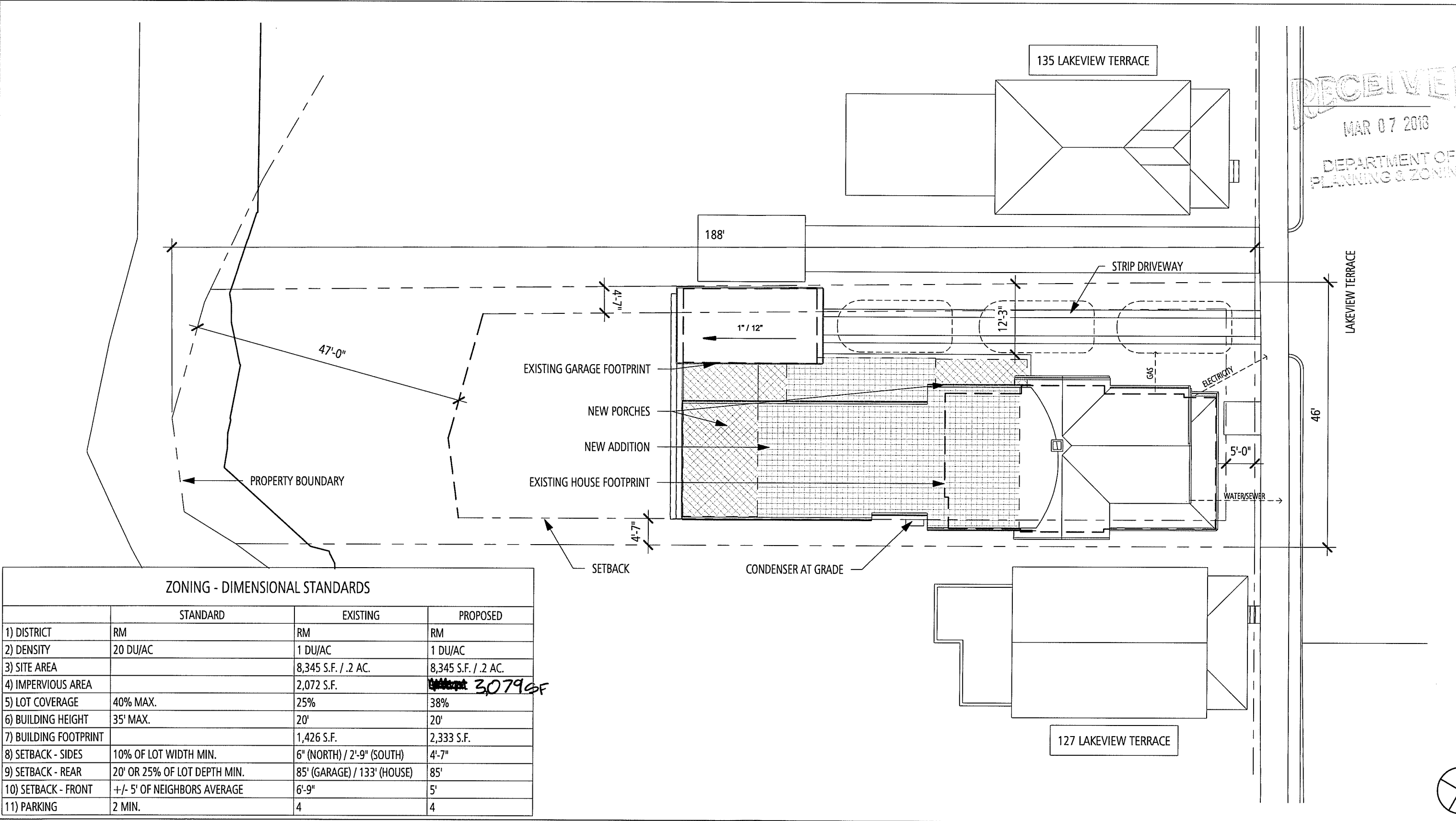
The proposed new construction includes rehabilitation of the historic house and restoration of features altered or compromised. The new addition profits from its location; in the rear of the lot, behind a tri-gable roof arrangement and between structures in relatively close proximity to the subject house. The new construction is easily discernable as new in design, materials, arrangement of window openings, material and vocabulary.

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

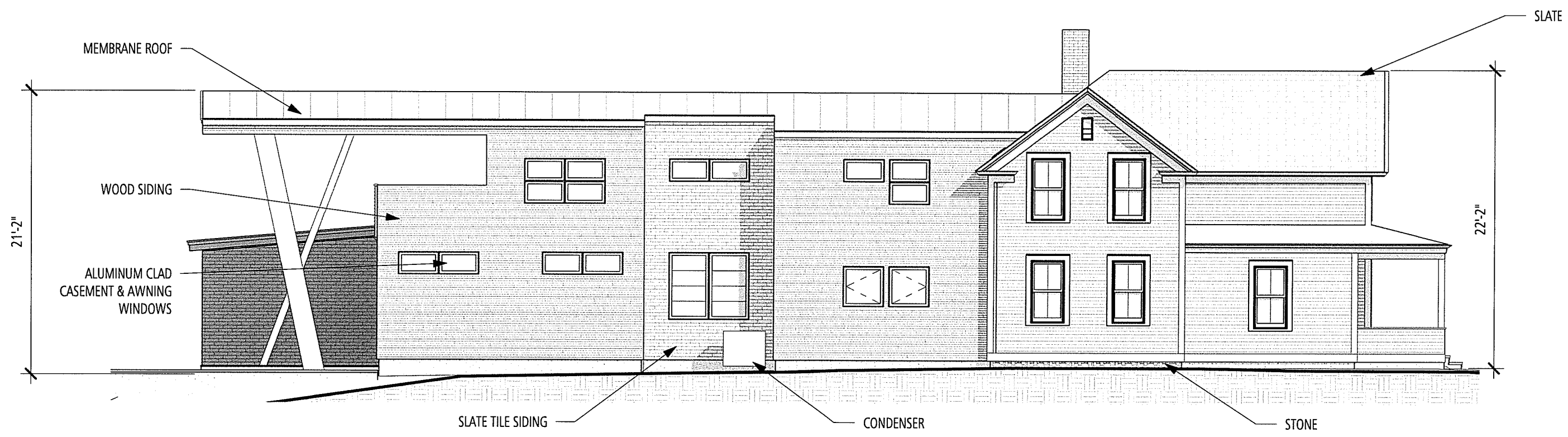
Although unlikely, the proposed addition could be removed leaving the original house intact; and may therefore be considered reversible.

Recommended conditions:

1. The condensing unit will need to be relocated outside required setbacks. Screening may be required to minimize visibility. The new location shall be identified on revised site plans/elevation as appropriate.
2. The location of the mailbox shall be identified.
3. The street identification number shall be located on the street façade and readily visible from the right-of-way.
4. Lighting shall be full cutoff and/or directed downward. Up lights are prohibited by Section 5.2.2. (c).
5. Coverage calculations shall include parking spaces identified within the driveway.
6. No change in use or increase in the number of residential units is included within this application. The property remains a single family residence.
7. The Erosion Prevention and Sediment Control Plan is subject to review by the Stormwater Engineers. Their approval is a requirement of this permit.
8. 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 Burlington Code of Ordinances.
9. Standard Permit Conditions 1-15.



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1 **ELEVATION - SOUTH**
1/8" = 1'-0"

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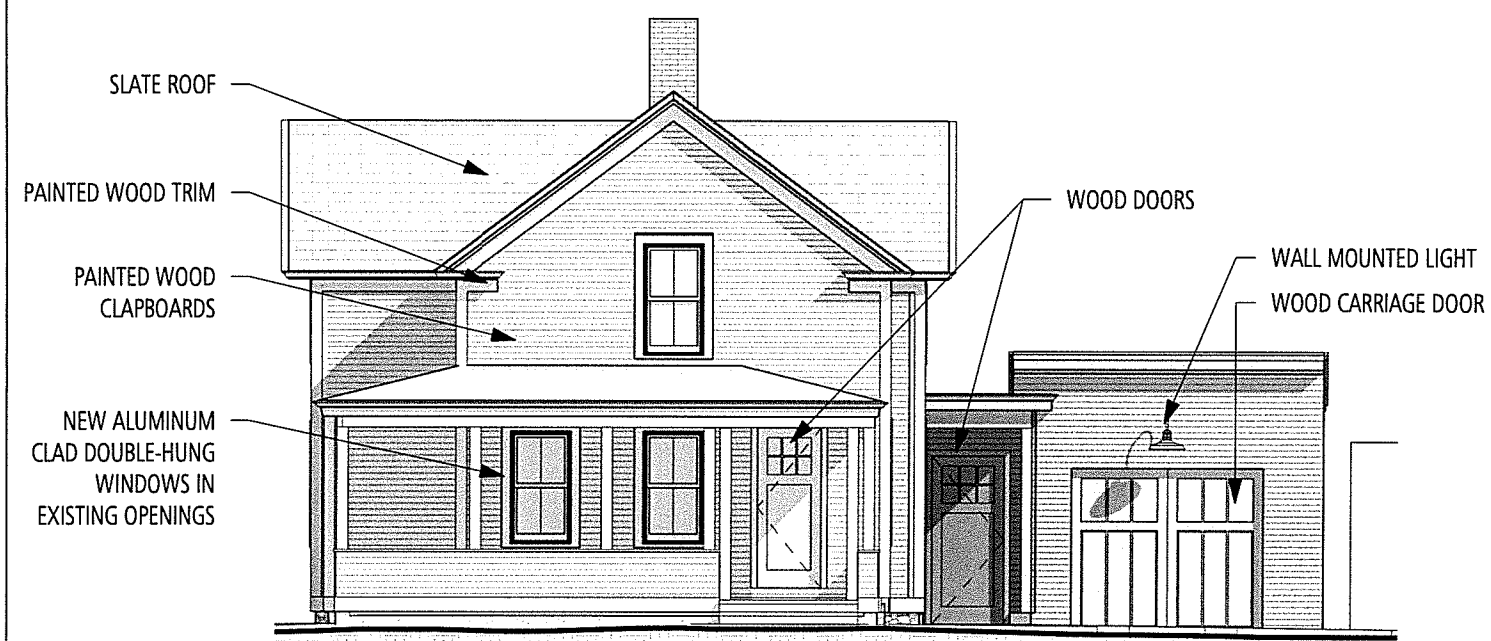
209 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
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LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

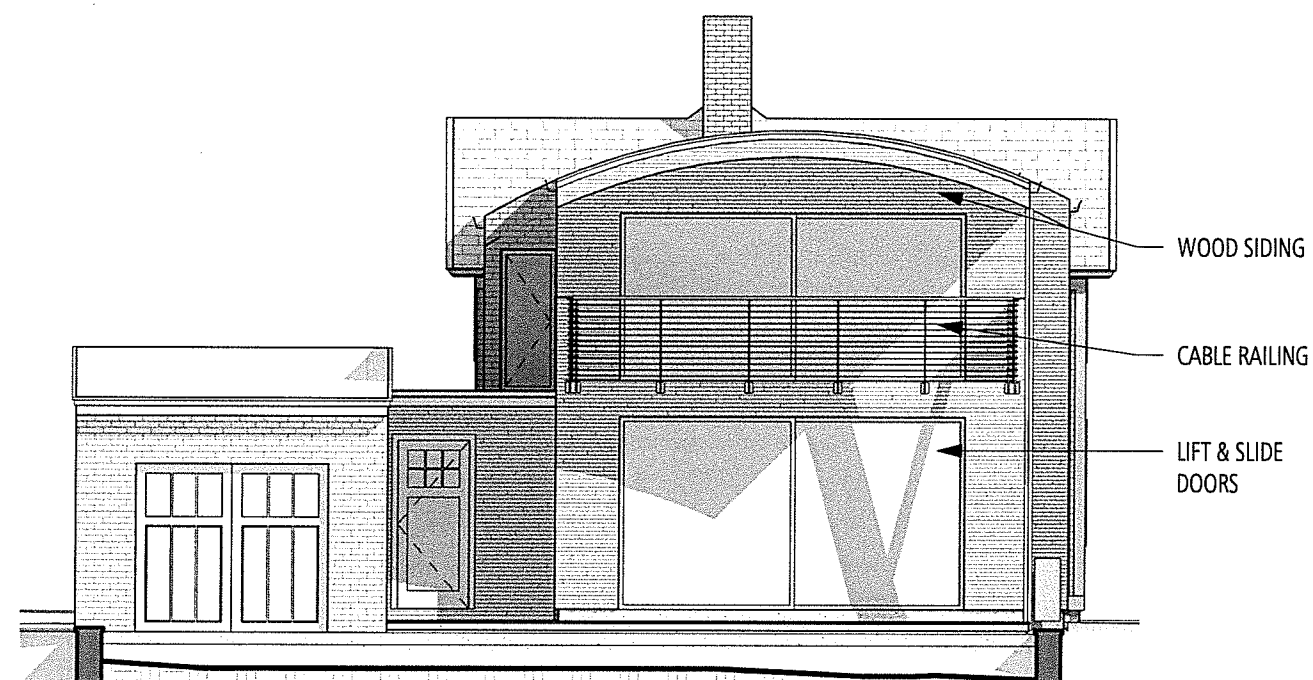
ELEVATIONS		
No.	Description	Date
		A.1
Project number A2017046		
Date 03.07.18		
		Scale 1/8" = 1'-0"

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1 **ELEVATION - EAST**
1/8" = 1'-0"



2 **ELEVATION - WEST**
1/8" = 1'-0"

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LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date
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ELEVATIONS

Project number	A2017046
Date	03.07.18

A.2

Scale: 1/8" = 1'-0"

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1 **ELEVATION - NORTH**
1/8" = 1'-0"

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LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT

No.	Description	Date
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ELEVATIONS

Project number	A2017046
Date	03.07.18

A.3

Scale: 1/8" = 1'-0"

PLANT SCHEDULE
DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
AR	Acer rubrum	RED MAPLE	3-3.5" CAL.	AS SHOWN
BN	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	12-14" HGT.	AS SHOWN
CV	Chionanthus virginicus	WHITE FRINGETREE	1.5-2" CAL.	AS SHOWN

SHRUBS

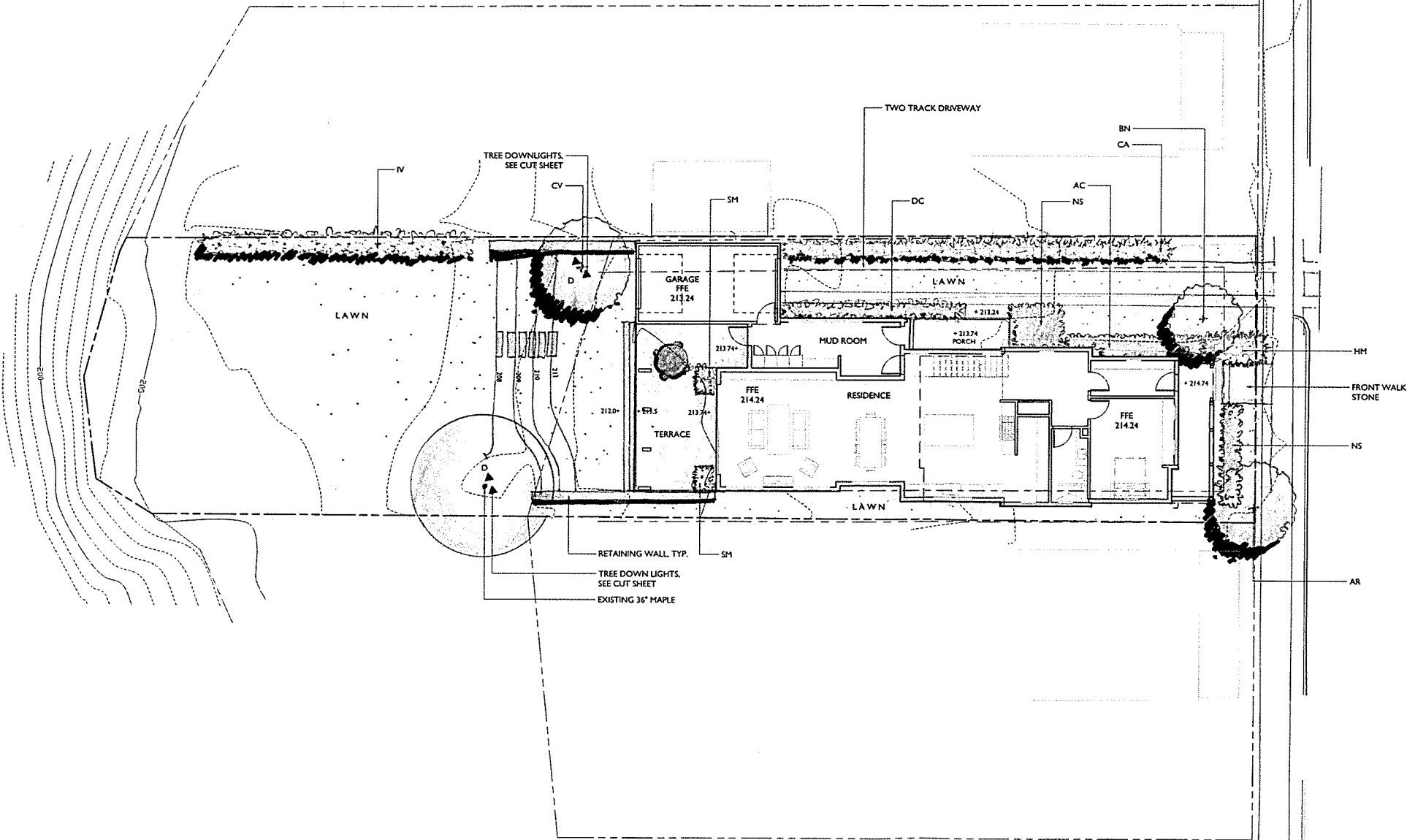
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
IV	Ilex verticillata 'Berry Nice'	WINTERBERRY	3-4' HGT.	6' O.C.
IVJ	Ilex verticillata 'Jim Dandy'	WINTERBERRY (male for pollinating)	5 GAL.	AS SHOWN

ORNAMENTAL GRASSES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
CA	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL.	30" O.C.
HM	Hakonechloa macro 'Aureola'	HAKONE GRASS	1 GAL.	24" O.C.

PERENNIALS & FERNS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
AC	Astilbe chinensis 'Visions in Pink'	ASTILBE	1 GAL.	24" O.C.
DC	Dryopteris championii	CHAMPION'S WOOD FERN	1 GAL.	30" O.C.
NS	Nepeta subessilis	CATMINT	1 GAL.	24" O.C.
SM	Stachys monieri 'Hummelo'	STACHYS	1 GAL.	18" O.C.



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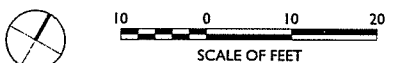
NO.	DESCRIPTION	DATE
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LESSER/ROOTS
RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VERMONT

CONCEPTUAL
SITE PLAN

JOB NO. 808
SCALE: 1"=10'
DRAWN BY: CO
DATE: 03.06.2018

L100



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1 3D - NORTHEAST

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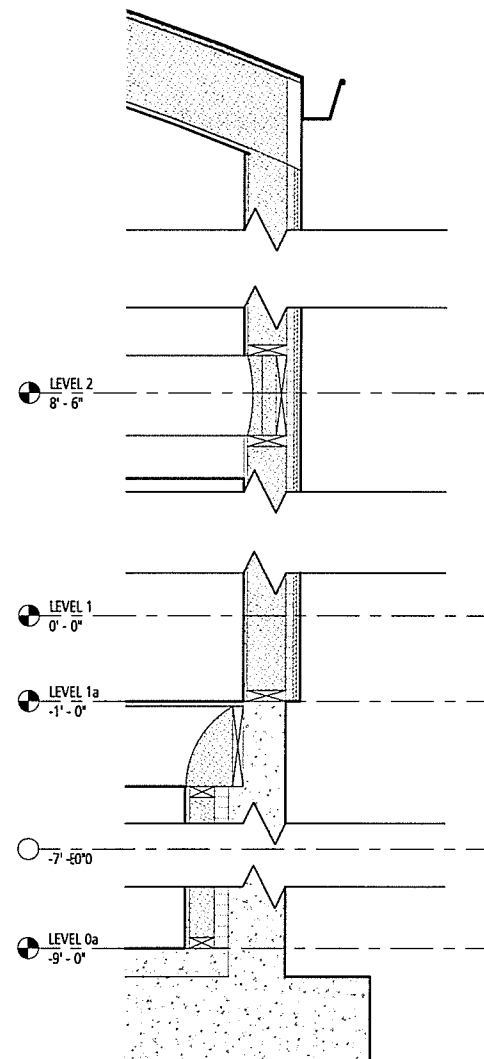
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Phone 802.658.2775 800.227.1076

**LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT**

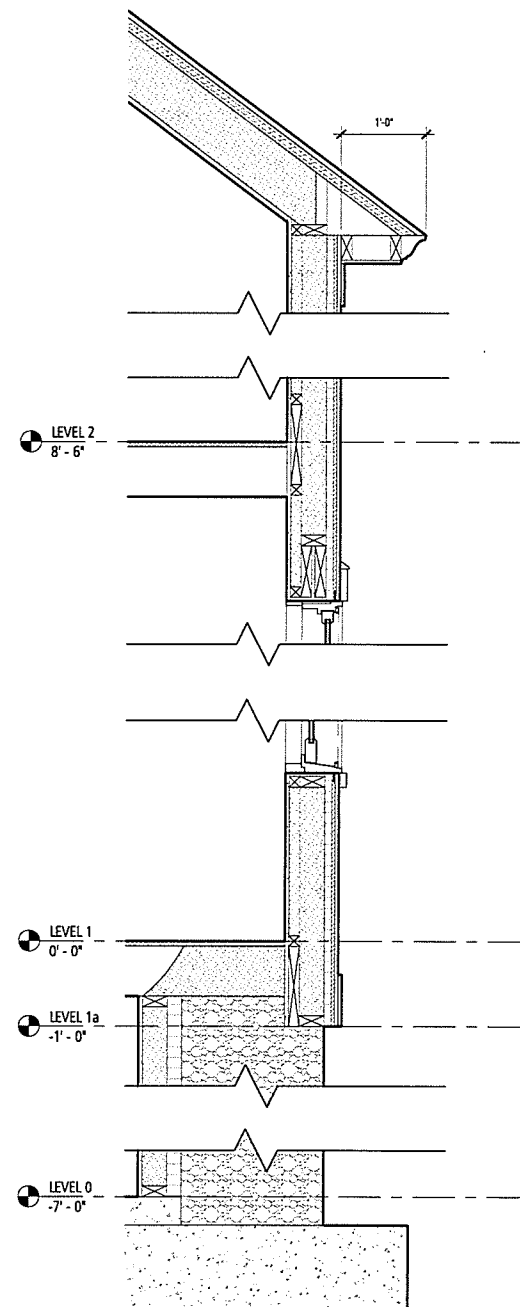
No.	Description	Date	PERSPECTIVES	
			Project number	A2017046
			Date	03.07.18

SD.8

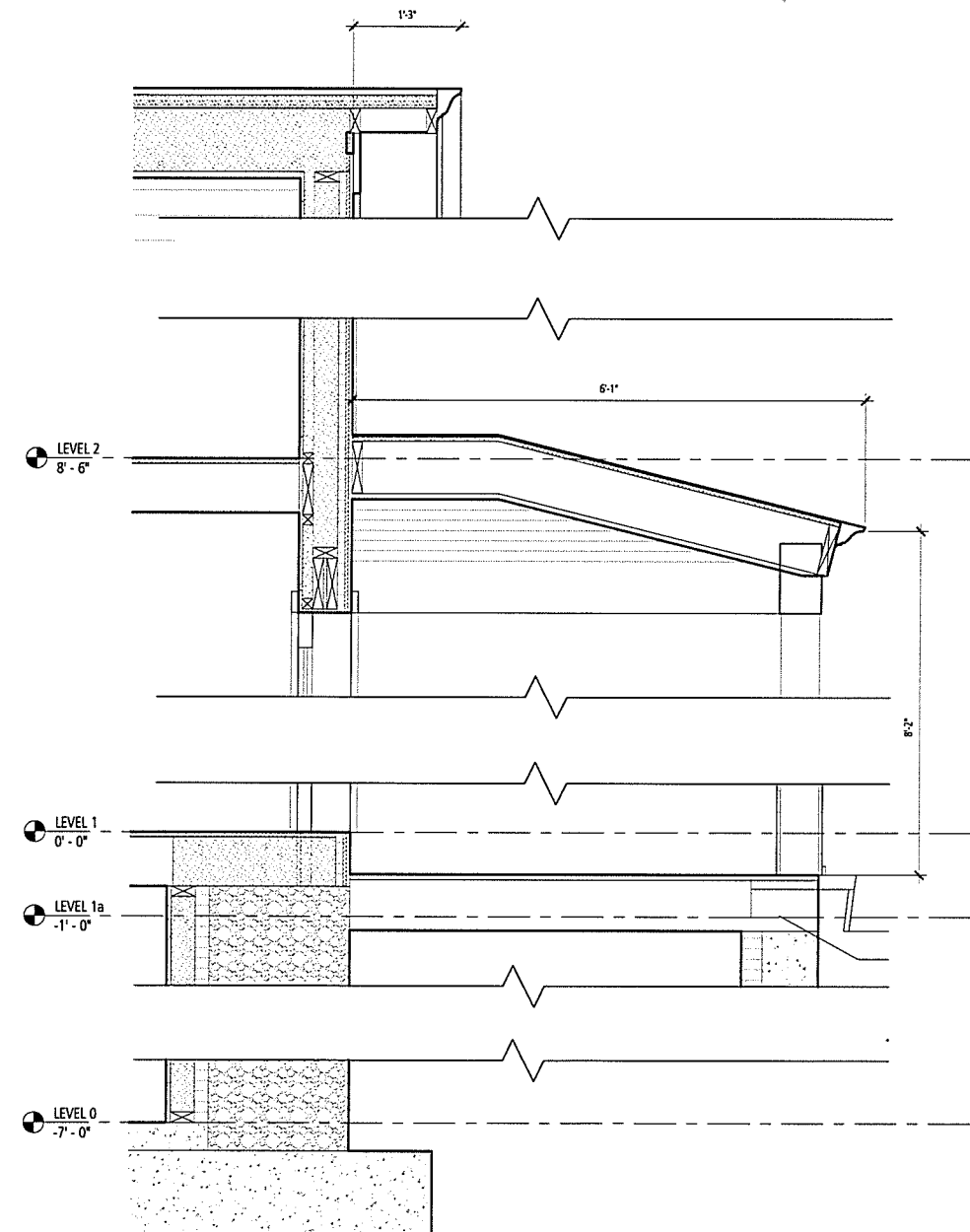
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3 WALL SECTION - 3
1" = 1'-0"



2 WALL SECTION - 2
1" = 1'-0"



1 WALL SECTION - 1
1" = 1'-0"

No.	Description	Date
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LESSER / ROOS RESIDENCE

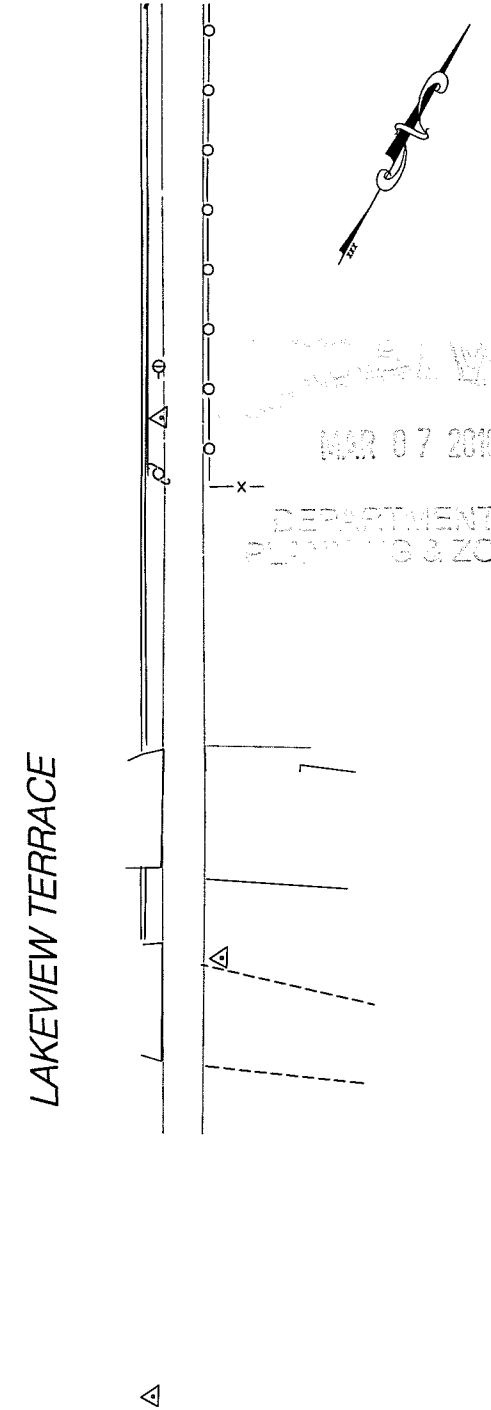
BURLINGTON, VT

WALL SECTIONS

Project number:	A2017046
Date:	03.07.18
Drawn by:	TC
Checked by:	TC

PZ.5

Scale: 1" = 1'-0"

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Introduction

Due to its small size, this project is not subject to the terms and conditions of the requirement to acquire an authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

However, this project will follow the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's **Low Risk Site Handbook for Erosion Prevention and Sediment Control**

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the Low Risk Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMPs which are critical to allowing the project to be considered a Low risk site include the items checked below:

- There shall be a maximum of 14 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Mark Site Boundaries

Purpose:

Mark the site boundaries to identify the limits of construction. Delineating your site will help to limit the area of disturbance, preserve existing vegetation and limit erosion potential on the site.

How to comply:

Before beginning construction, walk the site boundaries and flag trees, post signs, or install orange safety fence. Fence is required on any boundary within 50 feet of a stream, lake, pond or wetland, unless the area is already developed (existing roads, buildings, etc.)

2. Limit Disturbance Area

Purpose:

Limit the amount of soil exposed at one time to reduce the potential erosion on site.

Requirements:

The permitted disturbance area is specified on the site's written authorization to discharge. Only the acreage listed on the authorization form may be exposed at any given time.

How to comply:

Plan ahead and phase the construction activities to ensure that no more than the permitted acreage is disturbed at one time. Be sure to properly stabilize exposed soil with seed and mulch or erosion control matting before beginning work in a new section of the site.

3. Stabilize Construction Entrance

Purpose:

A stabilized construction entrance helps remove mud from vehicle wheels to prevent tracking onto streets.

Requirements:

If there will be any vehicle traffic off of the construction site, you must install a stabilized construction entrance before construction begins.

How to install

Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum
Length: 40 feet minimum (or length of driveway, if shorter)
Geotextile: Place filter cloth under entire gravel bed

Maintenance:

Redress with clean stone as required to keep sediment from tracking onto the street.

4. Install Silt Fence

Purpose:

Silt fences intercept runoff and allow suspended sediment to settle out.

Requirements:

- Silt fence must be installed:
 - on the downhill side of the construction activities
 - between any ditch, swale, storm sewer inlet, or waters of the State and the disturbed soil
- * Hay bales must not be used as sediment barriers due to their tendency to degrade and fall apart.

Where to place:

- Place silt fence on the downhill edge of bare soil. At the bottom of slopes, place fence 10 feet downhill from the end of the slope (if space is available).
- Ensure the silt fence catches all runoff from bare soil.
- Maximum drainage area is 1/4 acre for 100 feet of silt fence.
- Install silt fence across the slope (not up and down hills)
- Install multiple rows of silt fence on long hills to break up flow.
- Do not install silt fence across ditches, channels, or streams or in stream buffers.

How to install silt fence:

- Dig a trench 6 inches deep across the slope
- Unroll silt fence along the trench
- Ensure stakes are on the downhill side of the fence
- Join fencing by rolling the end stakes together
- Drive stakes in against downhill side of trench
- Drive stakes until 16 inches of fabric is in trench
- Push fabric into trench; spread along bottom
- Fill trench with soil and pack down

Maintenance:

- Remove accumulated sediment before it is halfway up the fence.
- Ensure that silt fence is trenched in ground and there are no gaps.

5. Divert Upland Runoff

Purpose:

Diversion berms intercept runoff from above the construction site and direct it around the disturbed area. This prevents clean water from becoming muddied with soil from the construction site.

Requirements:

- If storm water runs onto your site from upslope areas and your site meets the following two conditions, you must install a diversion berm before disturbing any soil.
 - You plan to have one or more acres of soil exposed at any one time (excluding roads).
 - Average slope of the disturbed area is 20% or steeper.

How to install:

- Compact the berm with a shovel or earth-moving equipment.
- Seed and mulch berm or cover with erosion control matting immediately after installation.
- Stabilize the flow channel with seed and straw mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
- Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
- The diversion berm shall remain in place until the disturbed areas are completely stabilized.

6. Slow Down Channelized Runoff

Purpose:

Stone check dams reduce erosion in drainage channels by slowing down the storm water flow.

Requirements:

- If there is a concentrated flow (e.g. in a ditch or channel) of storm water on your site, then you must install stone check dams. Hay bales must not be used as check dams.

How to install:

Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation
Side slopes: 2:1 or flatter
Stone size: Use a mixture of 2 to 9 inch stone
Width: Dams should span the width of the channel and extend up the sides of the banks
Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.
Spacing (in feet) = Height of check dam (in feet)/Slope in channel (ft/ft)

Maintenance:

Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. If significant erosion occurs between check dams, a line of stone should be installed.

7. Construct Permanent Controls

Purpose:

Permanent storm water treatment practices are constructed to maintain water quality, ensure groundwater flows, and prevent downstream flooding. Practices include detention ponds and wetlands, infiltration basins, and storm water filters.

Requirements:

If the total impervious* area on your site, or within the common plan of development, will be 1 or more acres, you must apply for a State Storm water Discharge Permit and construct permanent storm water treatment practices on your site. These practices must be installed before the construction of any impervious surfaces.

How to comply:

Contact the Vermont Storm water Program and follow the requirements in the Vermont Storm water Management Manual. The Storm water Management Manual is available at: www.vhwaterquality.org/stormwater.htm
*An impervious surface is a manmade surface, including, but not limited to, paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates.

8. Stabilize Exposed Soil

Purpose:

Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to stabilize exposed soil. Mulches and matting protect the soil surface while grass is establishing.

Requirements:

All areas of disturbance must have temporary or permanent stabilization within 7, 14, or 21 days of initial disturbance, as stated in the project authorization. After this time, any disturbance in the area must be stabilized at the end of each work day.

The following exceptions apply:

- Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
- Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).

All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade.

How to comply:

Prepare bare soil for seeding by grading the top 3 to 6 inches of soil and removing any large rocks or debris.

Seeding Rates for Temporary Stabilization

April 15 - Sept. 15 — Ryegrass (annual or perennial: 20 lbs/acre)
Sept. 15 - April 15 — Winter rye: 120 lbs/acre

Seeding Rates for Final Stabilization: Choose

Seeding Rates for Final Stabilization:			
Choose from:	Variety	lbs. acre	lbs. /1000 sq ft
Hardfist reseed	Empire/Purdee	51	0.1
or			
Common white clover	Common	3	0.3
plus			
Tall Fescue	KY-31 Rebel	10	0.25
plus			
Redtop	Common	3	
or			
Ryegrass (perennial)	Pennine Inn	3	0.1

1- Mix 2.5 each of Empire and Purdee OR 2.5 lbs. of Redtop and 2.5 lbs. white clover per acre

Mulching Rates

April 15 - Sept. 15 — Hay or Straw: 1 inch deep (1-2 bales/1000 s.f.)
Sept. 15 - April 15 — Hay or Straw: 2 in. deep (2-4 bales/1000 s.f.)

Erosion Control Matting

As per manufacturer's instructions

Hydroseed

As per manufacturer's instructions

9. Winter Stabilization

Purpose:

Managing construction sites to minimize erosion and prevent sediment loading of waters is a year-round challenge. In Vermont, this challenge becomes even greater during the late fall, winter, and early spring months.

Winter construction* as discussed here, describes the period between October 15 and April 15, when erosion prevention and sediment control is significantly more difficult. Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion.

Requirements for Winter Shutdown:

For those projects that will complete earth disturbance activities prior to the winter period (October 15), the following requirements must be adhered to:

- For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
- If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes use of Erosion Control Matting or netting of a heavy mulch layer. Seeding with winter rye is recommended to allow for early germination during wet spring conditions.
- Where mulch is specified, apply roughly 2 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

Requirements for Winter Construction

If construction activities involving earth disturbance continue past October 15 or begin before April 15, the following requirements must be adhered to:

- Enlarged access points, stabilized to provide for snow stockpiling.
- Limits of disturbance moved or replaced to reflect boundary of winter work.
- A snow management plan prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of storm water treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- In areas of disturbance that drain to a water body within 100 feet, two rows of silt fence must be installed along the contour.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
- Mulch used for temporary stabilization must be applied at double the standard rate, or a minimum of 3 inches with an 80-90% cover.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundations or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10 to 20 feet wide to accommodate vehicular traffic.

10. Stabilize Soil at Final Grade

Purpose:

Stabilizing the site with seed and mulch or erosion control matting when it reaches final grade is the best way to prevent erosion while construction continues.

Requirements:

Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

How to comply:

Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area. For seeding and mulching rates, follow the specifications under Rule 8, Stabilizing Exposed Soil.

11. Dewatering Activities

Purpose:

Treat water pumped from dewatering activities so that it is clear when leaving the construction site.

Requirements:

Water from dewatering activities that flows off of the construction site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.

How to comply:

Using sock filters or sediment filter bags on dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the area with seed and mulch.

12. Inspect Your Site

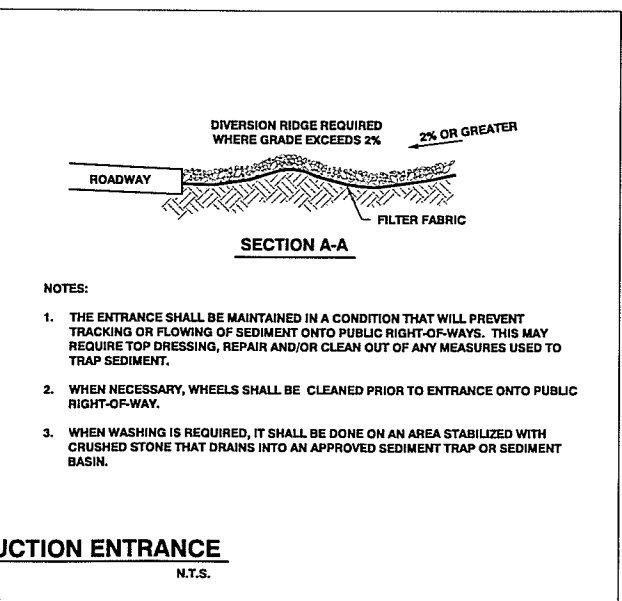
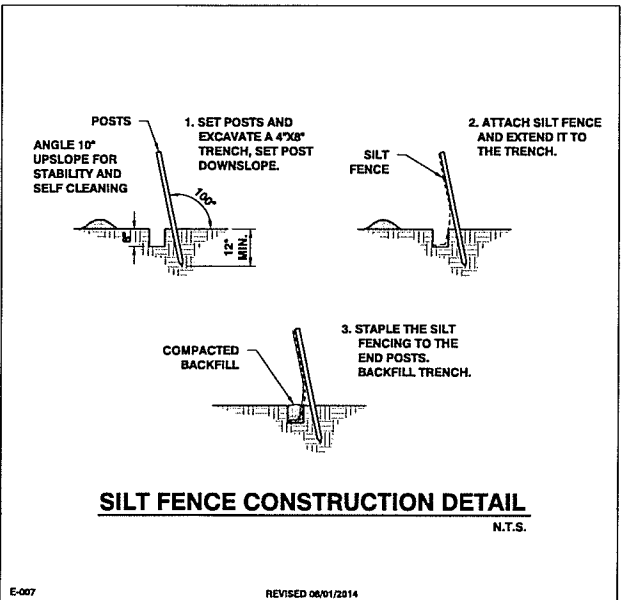
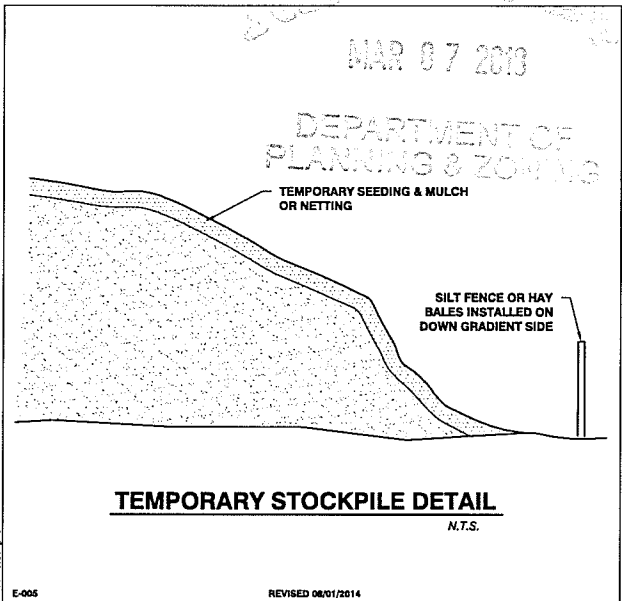
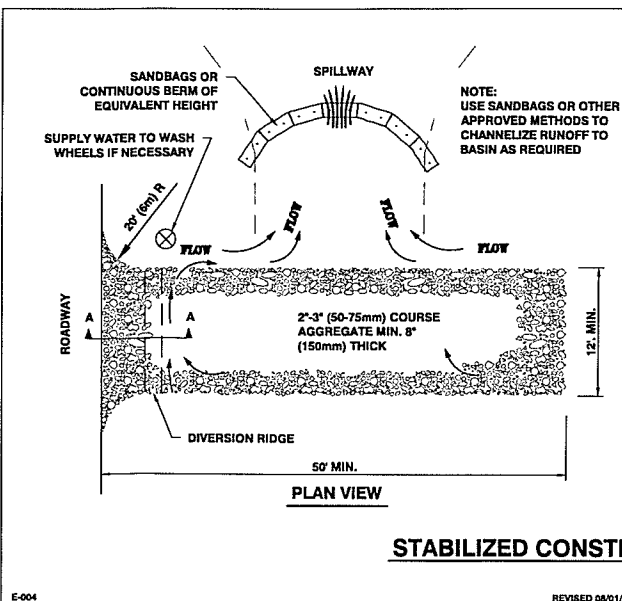
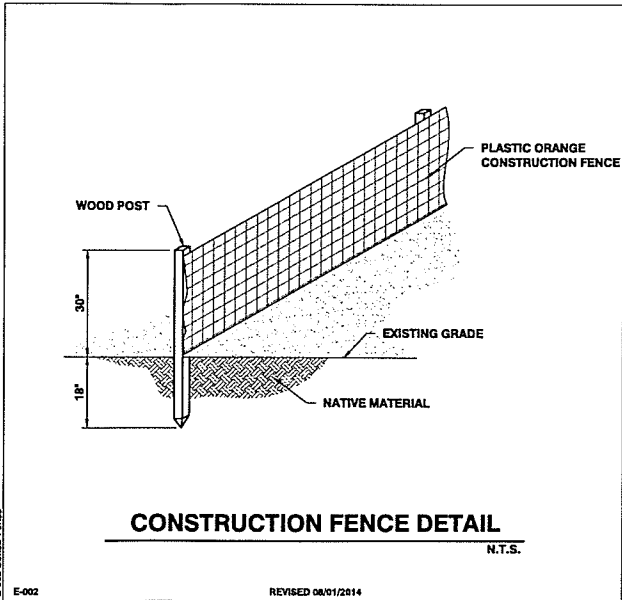
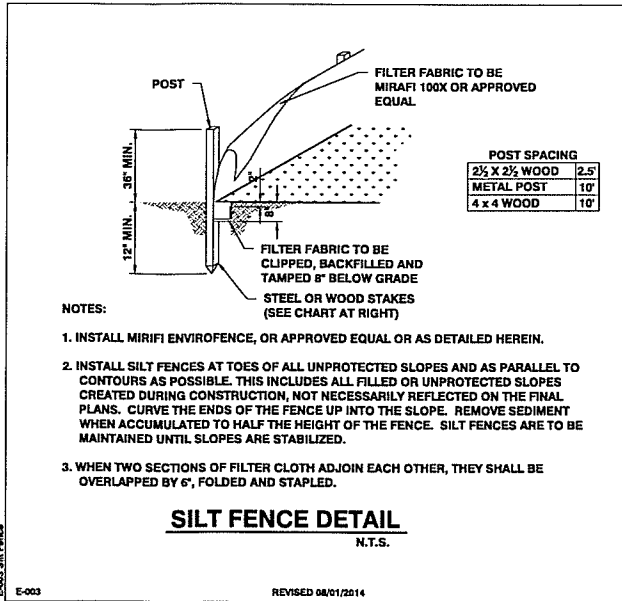
Purpose:

Perform site inspections to ensure that all sediment and erosion control practices are functioning properly. Regular inspections and maintenance of practices will help to reduce costs and protect water quality.

Requirements:

Inspect the site at least once every 7 days and after every rainfall or snow melt that results in a discharge from the site. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook.

In the event of a noticeable sediment discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Any visibly discolored storm water runoff to waters of the State must be reported. Forms for reporting discharges are available at: www.vhwaterquality.org/stormwater.htm



SITE ENGINEER:



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

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DRAWN

SAL

CHECKED

DSM

APPROVED

DSM

CLIENT:

TRUEXCULLINS

209 BATTERY STREET
BURLINGTON, VT 05401

PROJECT:

LESSER ROOS RESIDENCE

131 LAKEVIEW TERRACE
BURLINGTON, VT

LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

EPSC DETAILS & NARRATIVE

DATE

FEB., 2018

SCALE

N.T.S.

PROJ. NO.

18119

DRAWING NUMBER

C1.1

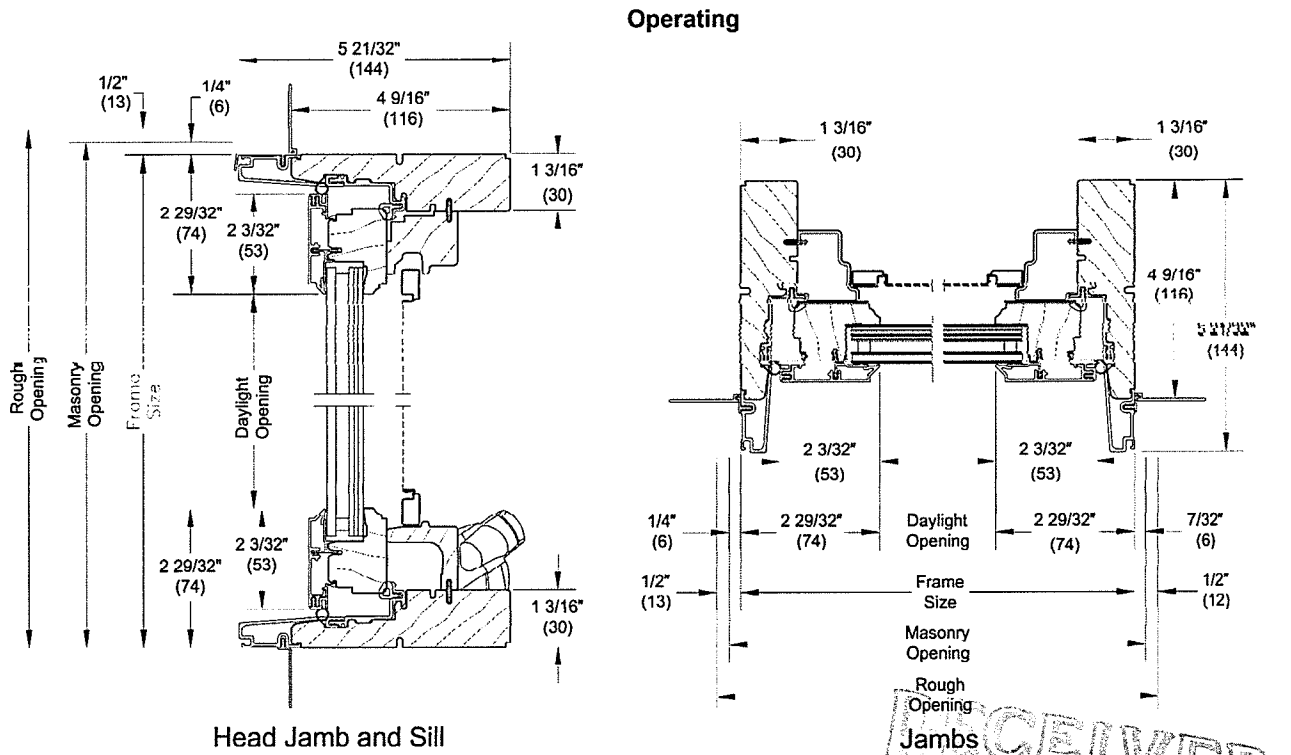
Clad Ultimate Casement, Awning and Picture

Section Details: IZ3/IZ4 Operating/Stationary/Picture - 3/4" (19) IG

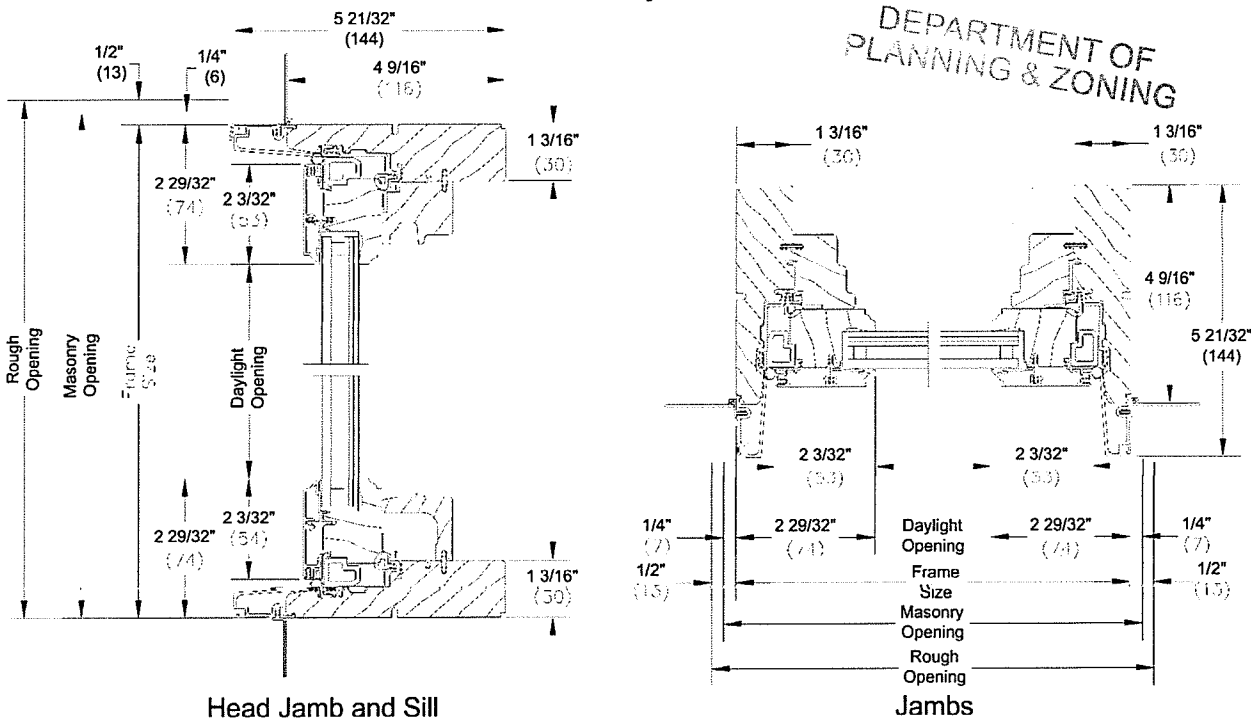
Scale: 3" = 1' 0"



WINDOWS ON NEW ADDITION



Stationary/Picture



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NOTE: CE mark is not available on Impact units

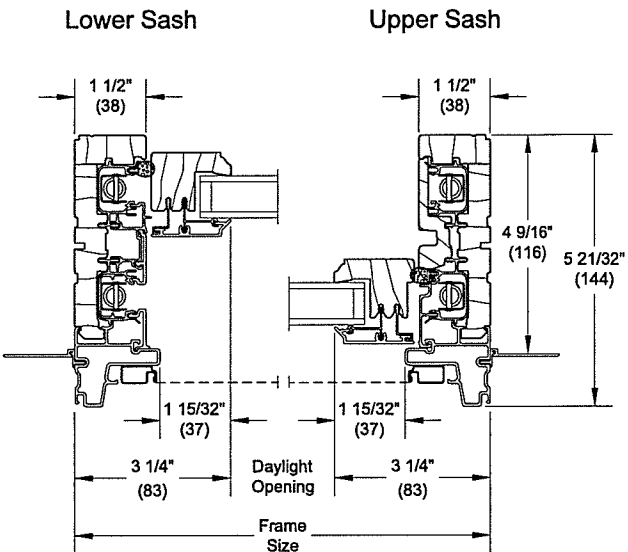
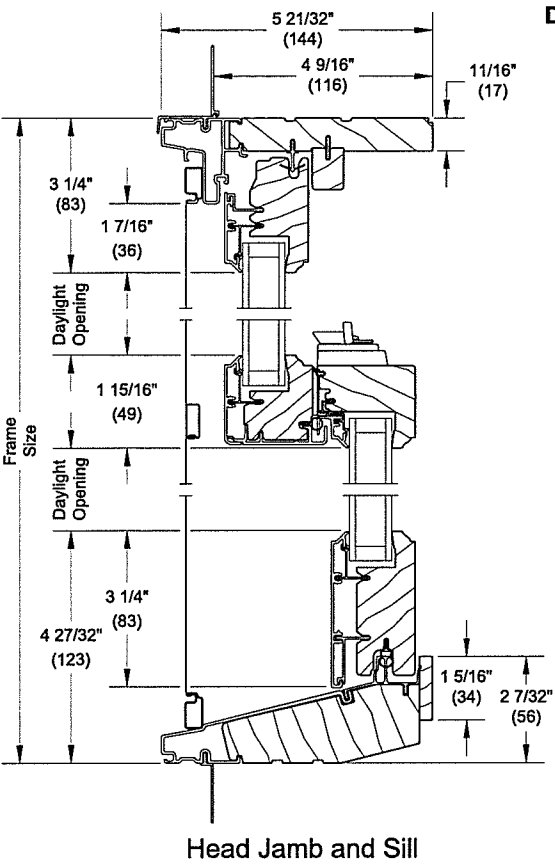
Clad Ultimate Double Hung - Next Generation 2.0



Section Details: Operating

Scale: 3" = 1' 0"

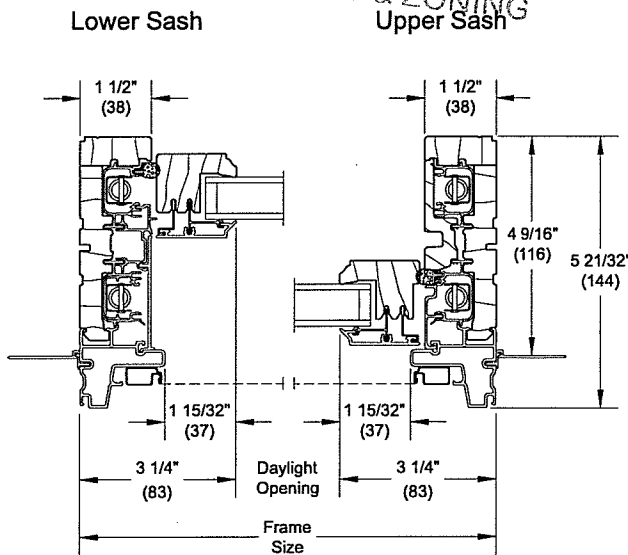
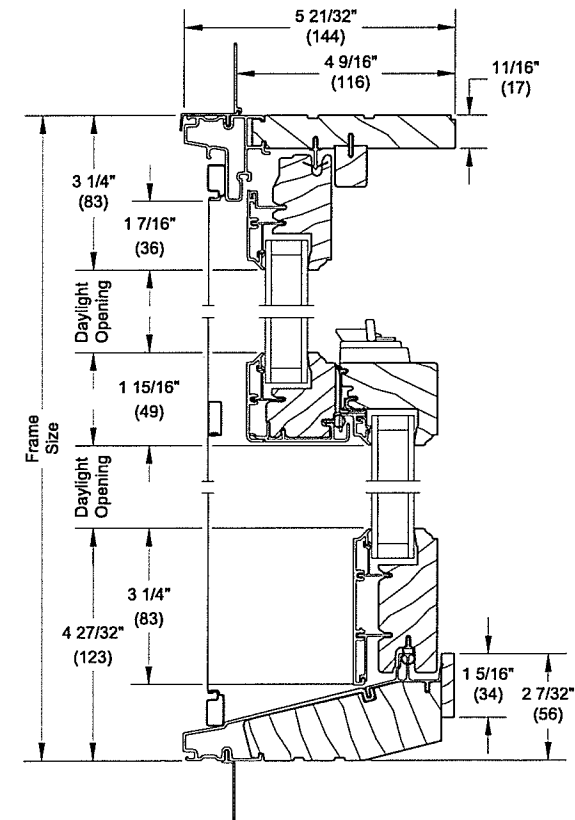
WINDOWS ON EXISTING, HISTORIC
RENOVATION



Jambs

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Jambs

Clad Ultimate Lift and Slide Door



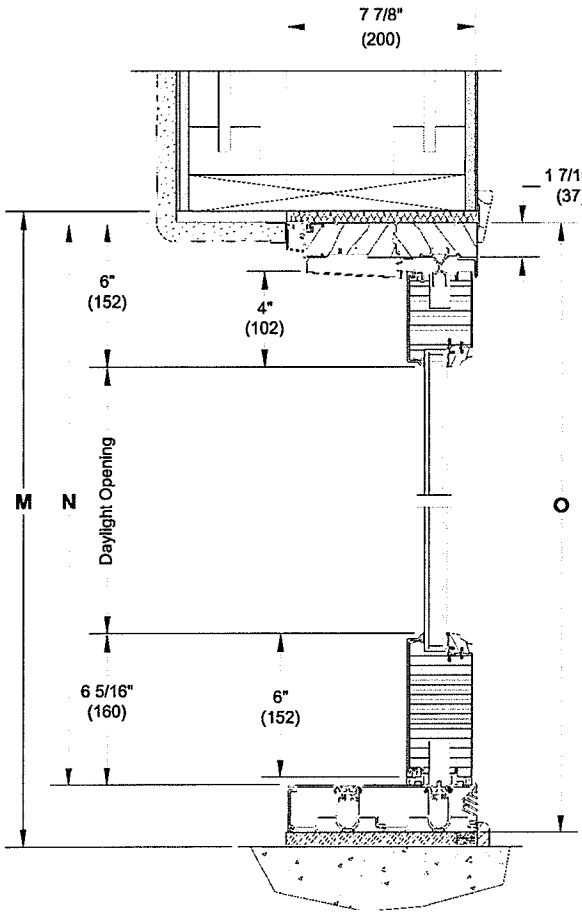
Sill Details: Performance Sill - Stacked and Pocket Units

Scale: Not to Scale

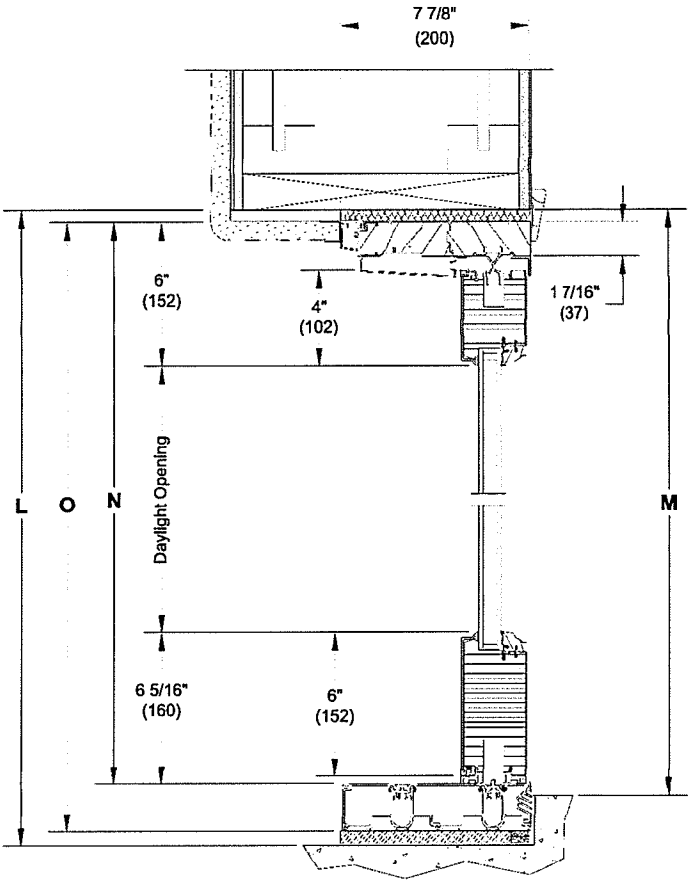
DOORS ON REAR OF NEW
ADDITION

Description of Measurements used

- L. Total RO Height: Is from the bottom of the slot (or sub-floor) to 1/2" (13) above the header jamb.
- M. Rough Opening Height: From the sub floor surface to 1/2" (13) above the header jamb.
- N. Frame Height: Top of sill cover to top of header jamb.
- O. System OM Height: Distance from the bottom of the sill to top of head jamb.



Performance Sill w/ Subfloor



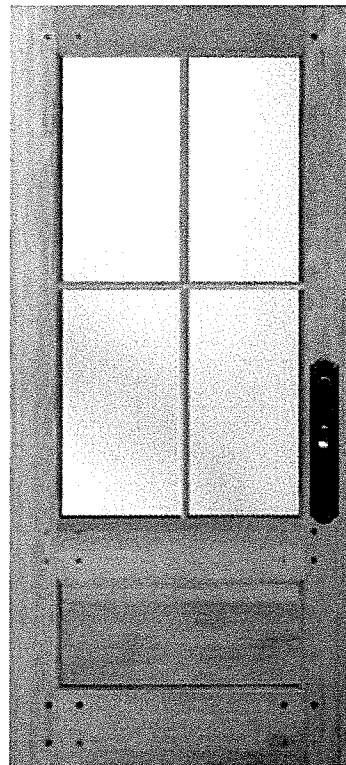
Performance Sill w/ Open Face slot

NOTE: Square sticking is the default for the contemporary product.

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77504 — NANTUCKET®

DOORS FACING STREET ON
EXISTING, HISTORIC RENOVATION



SERIES: Nantucket®

Collection

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

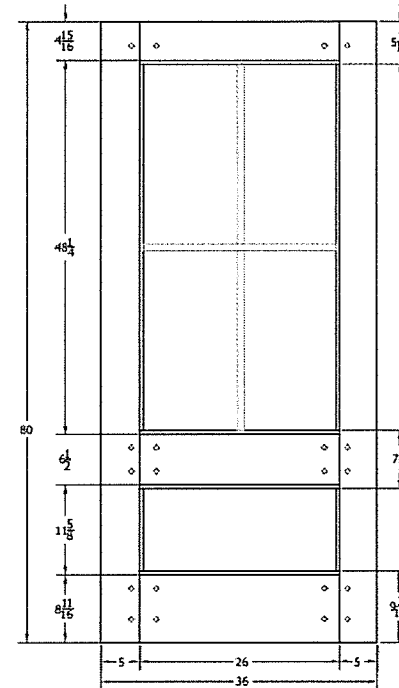
Construction Type: Two-Piece Laminated Wood Stiles and Rails with Modified Mortise-and-Tenon Stile/Rail Joinery

Panels: 3/4" Flat Panel or 1-7/16" Innerbond® Double Hip-Raised Panel

Profile: Ovolo Sticking or Shaker Sticking

Glass: 3/4" Insulated Glazing

DETAILED DRAWING



STANDARD FEATURES

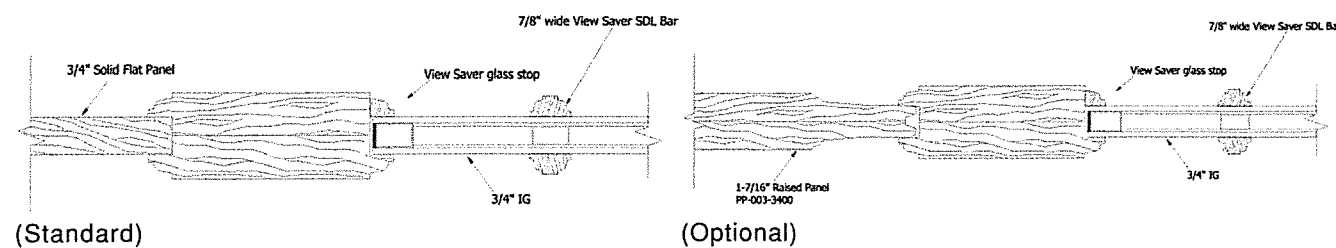
-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

ALL DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO

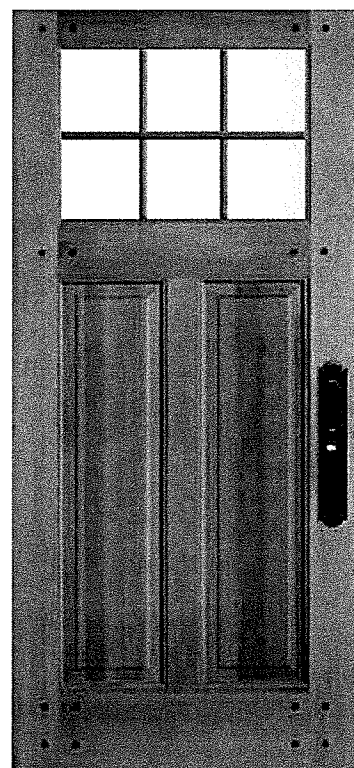
THE

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PLANNING & ZONING

DETAILS



77662 — NANTUCKET®



SERIES: Nantucket®
Collection

TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

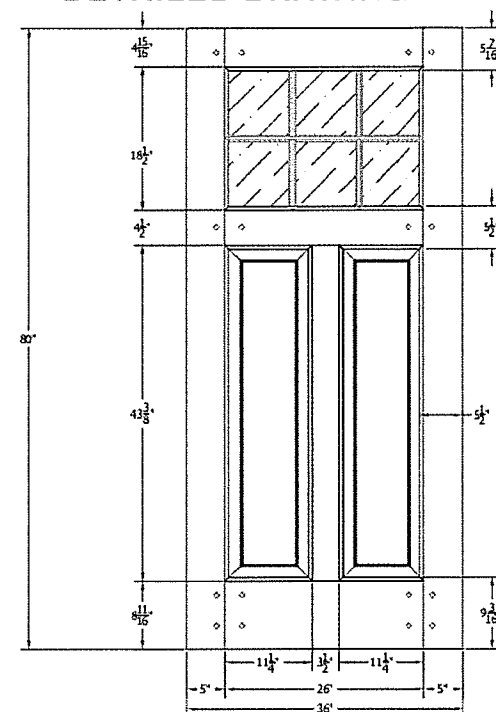
Construction Type: Two-Piece Laminated Wood Stiles and Rails with Modified Mortise-and-Tenon Stile/Rail Joinery

Panels: 3/4" Flat Panel or 1-7/16" Innerbond® Double Hip-Raised Panel

Profile: Ovolo Sticking or Shaker Sticking

Glass: 3/4" Insulated Glazing

DETAILED DRAWING



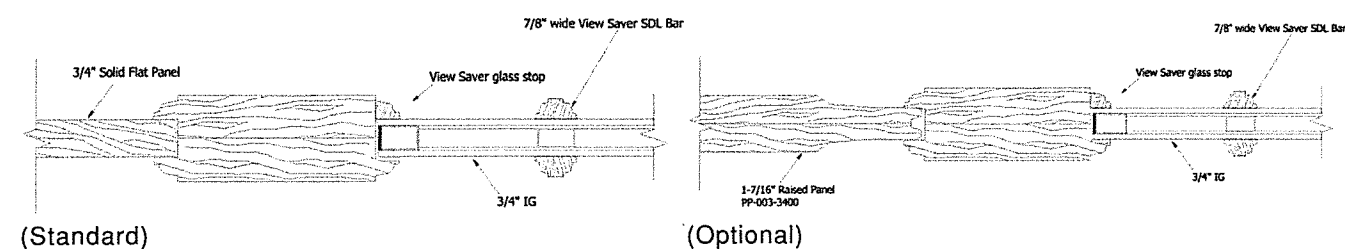
STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO SIMPSON DOOR COMPANY

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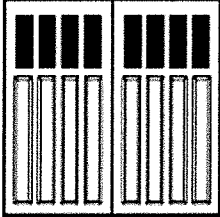
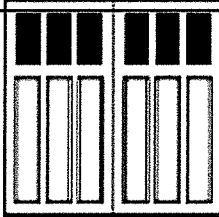
DETAILS



Door Designs
Parson Collection



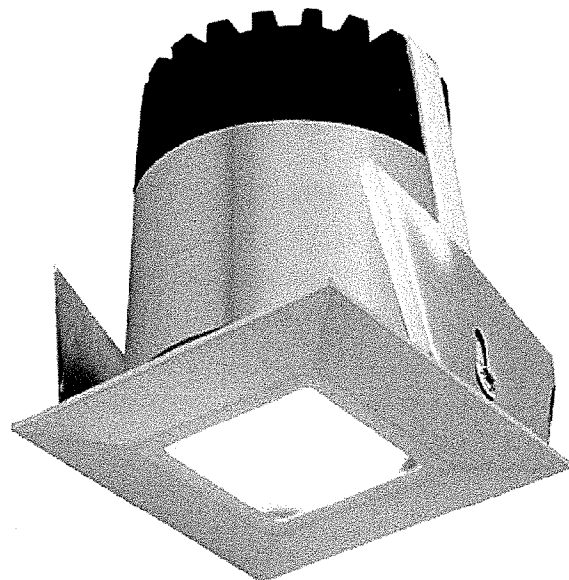
Premium Construction - Squared Tops

	
Bristol Narrow 580BN	Bristol Wide 580BW

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Sun3C Square 36 Deg LED Ceiling Recessed

Lightology



Shown in: Satin Aluminum

List Price: \$336.00
Our Price: \$268.80

Shade Color: N/A
Body Finish: Satin Aluminum
Lamp: 1 x LED/7W/12V LED
Wattage: 7W
Dimmer: Low Voltage Electronic
Dimensions: 3.3"H x 3.3"W x 3.3"D

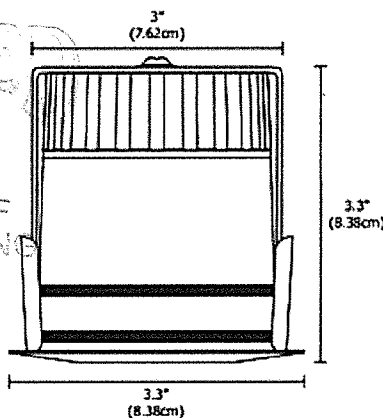
Technical Information
Luminous Flux: 322 lumens
Lumens/Watt: 46.00
Lamp Color: 2858 K
Color Rendering: 85 CRI
Beam Angle: 36°
Lamp Life: 50000 hours
Function: Wet Location
Aperture Shape: Square
Aperture Size: 3.000"

Designer: Gregory Kay

RECESSED CEILING FIXTURES AT
ENTRY DOORS

Description:
Sun3C 3 Inch Square 36 Degree LED ceiling recessed downlight includes a 12VAC 9.5 system watts/7 LED watt Warm White 2858K color temperature LED, 85CRI, 46 lumens per watt/322 lumens total. Features a 16 degree precise focus and tempered glass lens with marine-grade aluminum beveled edge trim. Available in 16, 23, 36 and 47 degree beam options. Finish in Satin Aluminum. 70 percent lumen maintenance based on 50,000 hours of operation. Perfect for installation in ceilings with a low clearance (3.2 inch depth). Sun3C is rated for outdoor, ocean front, wet location, shower, or indoor applications. Dimmable with a low voltage electronic dimmer. Dims to 12 percent with Lutron Diva DVELV-300P and Lutron Skylark SELV-300P, and 20 percent with Lutron Maestro MAELV-600P. ETL listed. 3.3 inch width x 3.3 inch depth x 3.3 inch height. Fixture includes a 5 year warranty. Sun3C is constant voltage fixture and it is listed to be used only in ceiling applications and should not be used in floor or wall applications which will damage the fixture and void the warranty. For floor or wall applications use Sun3. A complete fixture consists of a housing and trim. Required Sun3-HS new construction IC rated housing with dimmable electronic power supply included. Dimensions constant and not variable.

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PLANNING & ZONING



Product Number: **EDG57683**

Company:		Fixture Type:		Date:	Feb 16, 2018
Project:		Approved By:			

#1200CR-SUN3CSH-036L1-XXSN

Fax: (773) 883-6131

Phone: 866-954-4489

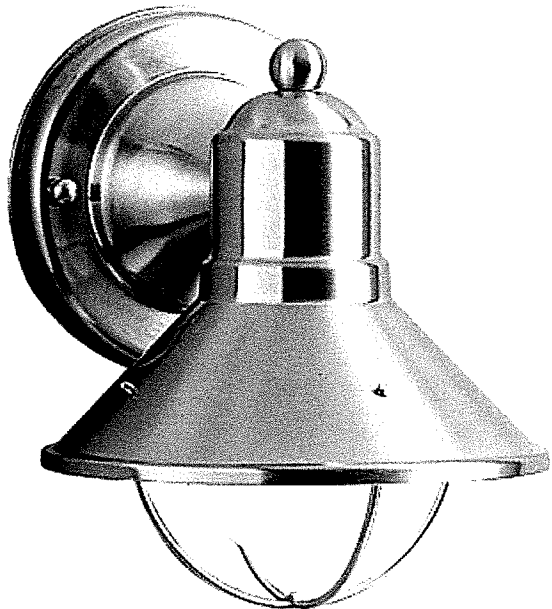
Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Seaside Outdoor Wall Light



FIXTURE AT GARAGE DOOR



Description:
The Seaside Wall Sconce is made of aluminum with stainless steel and features a Painted Black, Brushed Nickel, or Olde Bronze finish in three sizes. Small: One 60 watt 120 volt A19 type medium base bulb is required, but not included. 6 inch width x 7.3 inch height x 6.5 inch depth. Medium: One 100 watt 120 volt A19 type medium base bulb is required, but not included. 8 inch width x 12 inch height x 9 inch depth. Large: One 150 watt 120 volt A19 type medium base bulb is required, but not included. 10.3 inch width x 14.3 inch height x 11.5 inch depth. UL listed for wet locations.

Shown in: Brushed Nickel

List Price: \$65.00
Our Price: \$41.60

Shade Color: N/A
Body Finish: Brushed Nickel
Lamp: 1 x A19/Medium (E26)/60W/120V Incandescent
Wattage: 60W
Dimmer: Incandescent
Dimensions: 7.3"H x 6"W x 6.5"D

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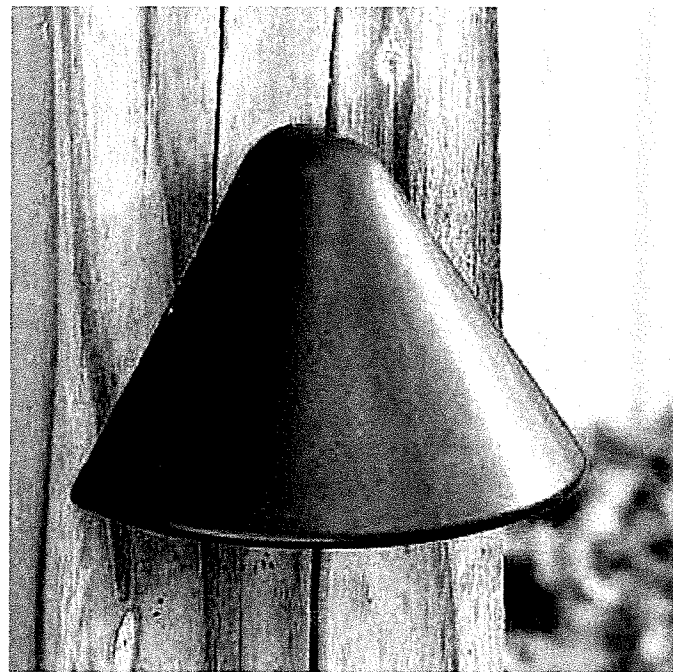
Product Number: KHR237388			
Company:		Fixture Type:	Date: Feb 16, 2018
Project:		Approved By:	

www.Lightology.com Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131

SRL4 Aluminum Wall Mount Decklyte



DOWNLIGHTING AT COLUMNS ON
FRONT & SIDE PORCHES

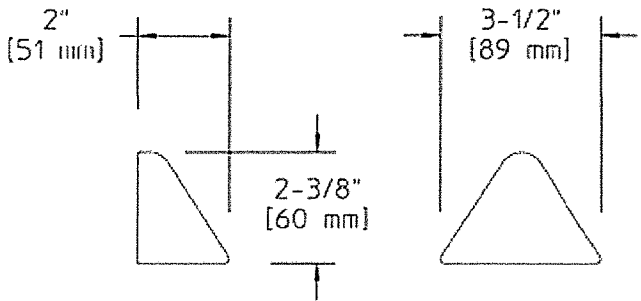
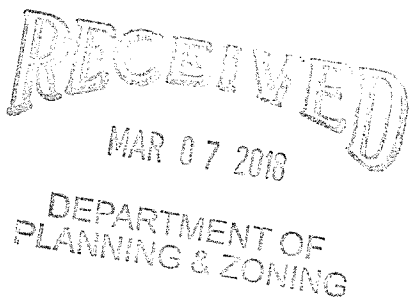


Description:
SRL4 Aluminum Wall Mount Decklyte is fabricated from die-cast aluminum with thermoset polyester powdercoat finish in Black, White, Verde or Bronze. Includes one 10 watt T3.25 wedge base xenon lamp. Pre-wired with a 6 foot pigtail of 18-2 AWG wire. Includes low voltage quick connector LVC3 for easy hook up to the low voltage supply cable not included. 3.5 inches wide x 2.4 inches high x 2 inches deep. ETL listed for wet locations. Requires remote transformer not included.

Shown in: Black

List Price: \$60.05
Our Price: \$36.03

- Shade Color: N/A
- Body Finish: Black
- Lamp: 1 x T3/WEDGE/10W/12V Krypton Xenon
- Wattage: 10W
- Dimmer: Dimmable
- Dimensions: 2.4"H x 3.5"W x 2"D



Product Number: HAD21677			
Company:		Fixture Type:	Date: Feb 16, 2018
Project:		Approved By:	

Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131 www.Lightology.com

FIXTURE AT BACK COVERED PATIO

Wall luminaires for light in two directions

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The fixture is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffusers, the top diffuser with a machined step to provide a flush finish with the cast housing. Two reflectors provided are anodized aluminum. Housing is secured to the mounting plate with a single, mechanically captive, stainless steel set screw.

Electrical: 7.9W LED luminaire, 10.9 total system watts, -30° C start temperature. Integral 120V through 277 V electronic LED driver, 0-10V dimming – 120V only. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

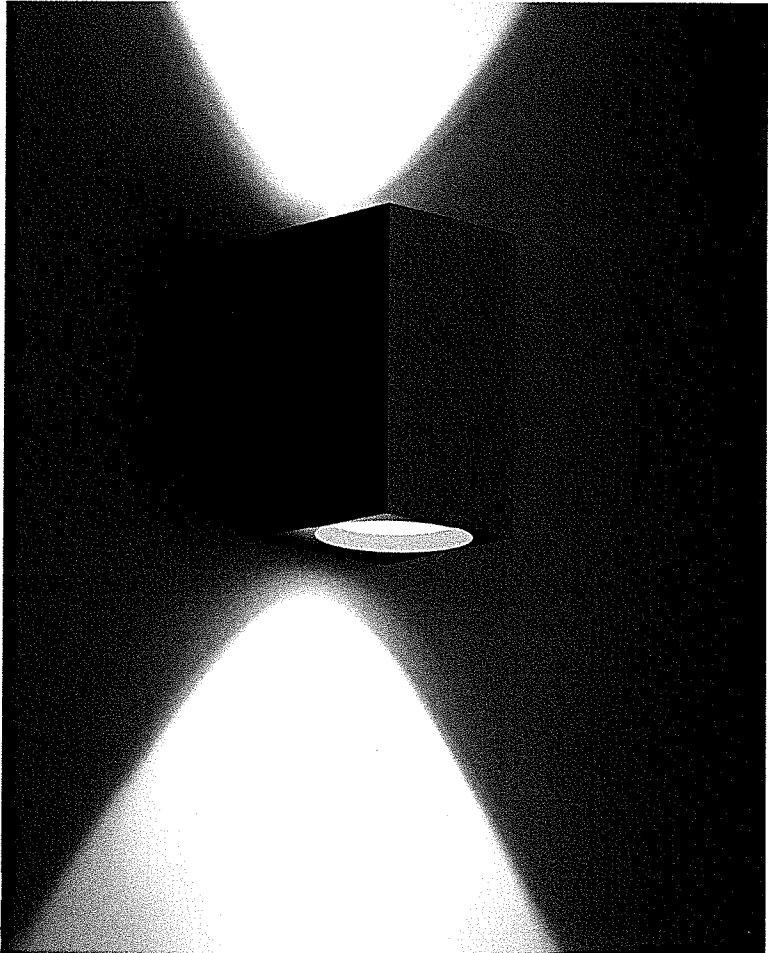
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP64

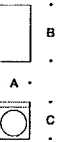
Weight: 3.5 lbs.

Luminaire Lumens: 346
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



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Two-sided light distribution				
	Lamp	β	A	B C
33591	7.9W LED	20°	4 3/8	7 1/2 5

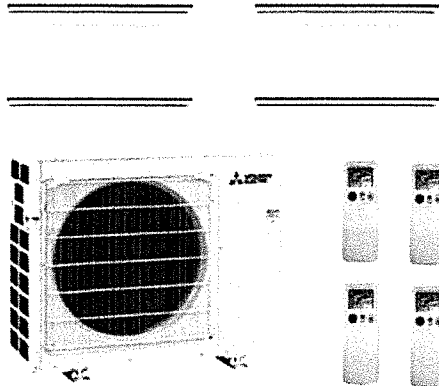
β = Beam angle



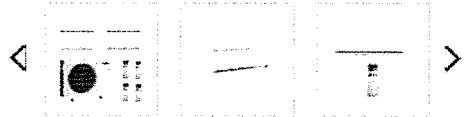
Mitsubishi Wall Mounted 4-Zone System - 36,000 BTU Outdoor
- 6k + 6k + 12k + 18k Indoor - 19.2 SEER

CONDENSER AT GRADE

Our Price Shipping Info



Click to Enlarge Image



Model: M4H36W06061218

A+★★★★★ (6)
Write A Review

\$5,439.00

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BUSINESS FINANCING AVAILABLE
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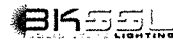
Free Lift Gate Service - Learn More

Outdoor Unit BTU/h	Indoor Units Sizes
36,000	6k + 6k + 12k + 18

Dimensions

Maximum Line Length	230 Feet
Line Set A Liquid Connection	0.25 Inches
Line Set A Gas Connection	0.5 Inches
Line Set B Liquid Connection	0.25 Inches
Line Set B Gas Connection	0.375 Inches
Line Set C Liquid Connection	0.25 Inches
Line Set C Gas Connection	0.375 Inches
Line Set D Liquid Connection	0.25 Inches
Line Set D Gas Connection	0.375 Inches
Product Height	31.34375 Inches
Product Width	37.40625 Inches
Product Depth	13 Inches
Product Weight	139 Pounds

RECEIVED
MAR 07 2018
DEPARTMENT OF
PLANNING & ZONING



with **adjust-e-lume®**
TECHNOLOGY

NITE STAR II™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example

Example

Material

- Blank** - Aluminum
B - Brass
S - Stainless Steel

Series

NS11 - Nite Star II™

Source

LED - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)
Designed for use with remote 12VAC BKSSL* transformers. Requires magnetic Low Voltage dimmer

LED Type

- e64** - 7WLED/2.7K **e66** - 7WLED/4K
e65 - 7WLED/3K **e74** - 7WLED/Amber

Optics*

- NSP** - Narrow Spot (Red Indicator) **MFL** - Medium Flood (Yellow Indicator)
SP - Spot (Green Indicator) **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** (Choose factory setting)

- A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1**

****Please see Adjust-e-Lume® photometry to determine desired intensity**

Finish

Aluminum Finish			Brass Finish		Premium Finish		
Powder Coat Color	Satin	Wrinkle	Machined	MAC	ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
Bronze	BZP	BZW	Polished	POL	AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
Black	BLP	BLW	Mitique™	MIT	AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
White (Gloss)	WHP	WHW	Stainless Finish		BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
Aluminum	SAP	—	Machined	MAC	BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
Verde	—	VER	Polished	POL	BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
			Brushed	BRU <i>Interior use only.</i>	CAP Clear Anodized Powder	OCF Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

Lens Type

- 12 - Soft Focus Lens** **13 - Rectilinear Lens**

Shielding

- ### 11 - Honeycomb Baffle

Option

- ### 360SL - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA	Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

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

***OPTICAL DATA**

Beam Type	Angle	e66 CBCP	Visual Indicator
Narrow Spot	13°	6889	Red Dot
Spot	15°	5225	Green Dot
Medium Flood	23°	1984	Yellow Dot
Wide Flood	31°	1300	Blue Dot

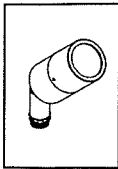
B-K LIGHTING

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

RELEASED
06-07-16

DRAWING NUMBER
SUB-2192-00

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BKSSL
B-K LIGHTING

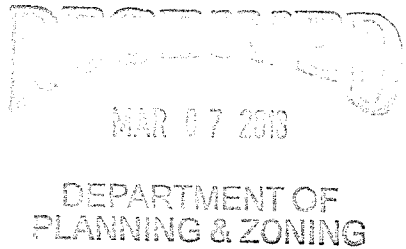
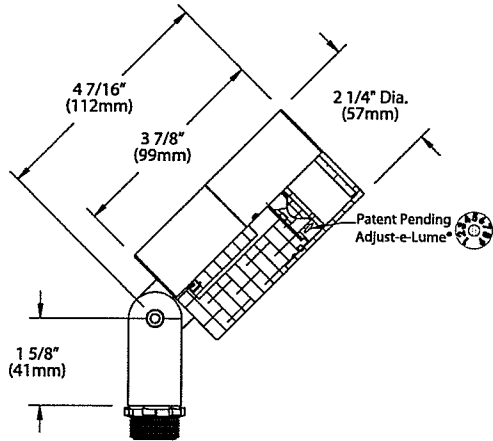
the power of
dimming

with adjust-e-lume®
TECHNOLOGY

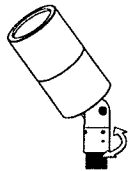
NITE STAR II™

PROJECT:	
TYPE:	

SIDE VIEW



360 SL™

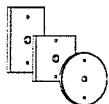
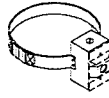
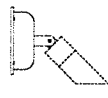


Horizontal Rotation
(Optional 360SL™ Knuckle)

Accessories (Configure separately)

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

Mounting:



Remote Transformers:



SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. 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.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. 1" deep cutoff with flush mounted lens. Accommodates up to (2) lens or louver media.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Adjust-e-Lume®

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green.

Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Remote Transformer

For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring

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

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA /ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.

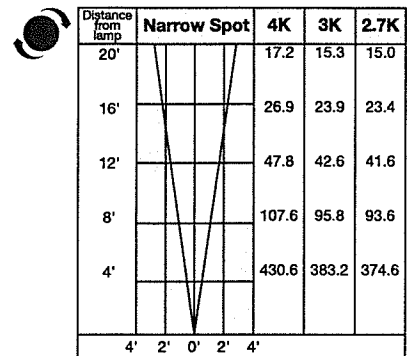
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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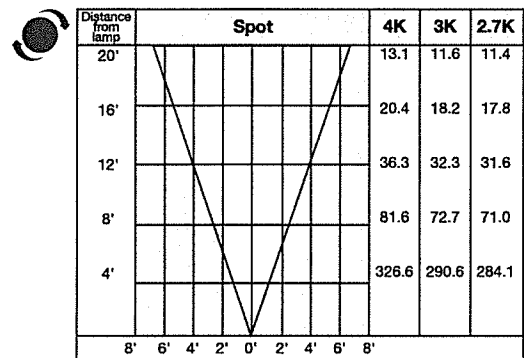


Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

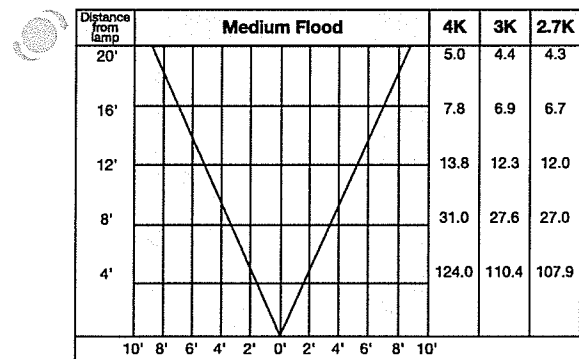
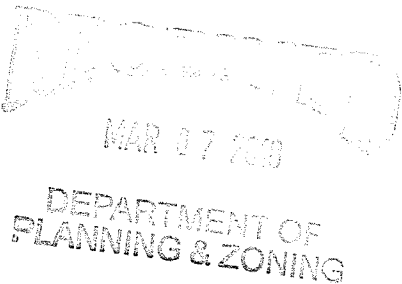
Select OptiKit™ for desired distribution

- RED ● Narrow Spot (NSP)
- GREEN ● Spot (SP)
- YELLOW ● Medium Flood (MFL)
- BLUE ● Wide Flood (WFL)

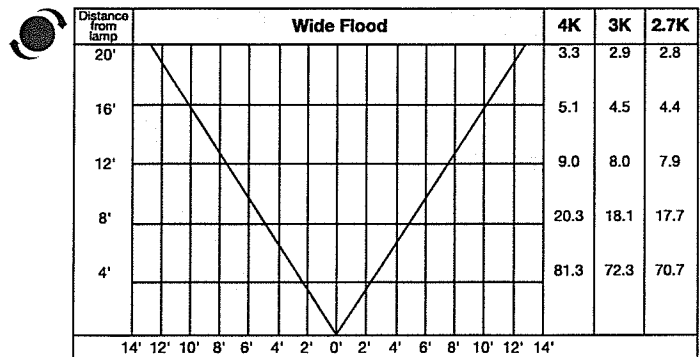
Set adjust-e-lume[®] Dial to desired output



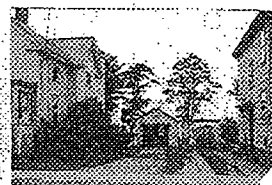
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STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 131 Lakeview Terrace, three
lots south from corner of
Berry Street.

COMMON NAME:

FUNCTIONAL TYPE: House

OWNER: Sherwood & Celia Brand

ADDRESS: 131 Lakeview Terrace
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 ☐ Ellis ☐ 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: 1½

Number of Bays: 3 x 2

Approximate Dimensions: 18 x 24

SURVEY NUMBER:
0402

NEGATIVE FILE NUMBER:
83-A-178

UTM REFERENCES:
Zone/Easting/Northing
18/641260/4927080

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

PRESENT FORMAL NAME:
Sherwood Brand House

ORIGINAL FORMAL NAME:

PRESENT USE: House

ORIGINAL USE: --

ARCHITECT/ENGINEER:

Unknown

BUILDER/CONTRACTOR:

Unknown

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Vernacular

DATE BUILT:
c.1900

THREAT TO STRUCTURE:

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

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½ story "tri-gable ell" house with cornice returns, cornerboards and projecting box cornice. Rear 2 story wing (c.1920) with shingle siding, 1/1 sash windows and flat roof. Front enclosed porch with 1/1 sash window and shingled skirt (c.1920). 2/1 sash windows in lip molded lintels and plain surrounds on facade. Rear enclosed porch. Center interior chimney.

RELATED STRUCTURES: (Describe)

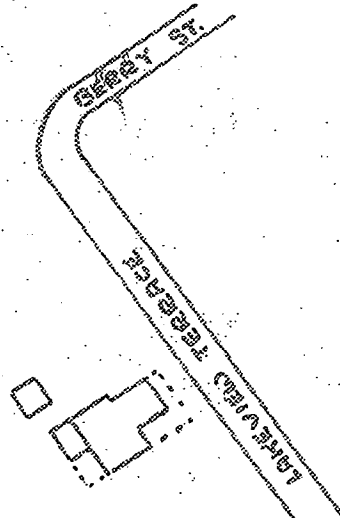
Garage- gable front asphalt roof, clapboard, cement foundation, turned posts flank overhead door, single bay (10' x 12') c.1920-30.

STATEMENT OF SIGNIFICANCE:

This well-preserved vernacular house was one of the first to be built at this end of Lakeview Terrace.

REFERENCES:

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 CZAİKOWSKI

ORGANIZATION:

DIVISION FOR HISTORIC PRESERVATION

DATE RECORDED:

JULY 8, 1983

riages. She worked for Mrs. Webb until the latter's death in 1960 and continued for another year at the museum.

Elected to the Vermont Legislature as one of the State Representatives from Burlington, Lilian served on the Natural Resources Committee during the Legislature's 1969/70 session. This was the committee that passed Act 250, Vermont's development control law in 1970.

At this writing, Lilian who celebrated her 90th birthday in 2002 still lives at #117 Lakeview Terrace.

Goss/Brand House #131 Lakeview Terrace

This is one of the first homes built on the north end of the street in the early 1900s by Rudolph Hauke who is also responsible for construction of several other Lakeview Terrace houses. The property has been in the same family since 1923. The *Free Press* of October 19, 1923 reported this real estate item:



J.G. White has sold for Fred Myers and wife their home place on Lake View Terrace to Mr. and Mrs. F.B. Goss. Mr. Goss has charge of the mechanical department of the Packard service station in this city.

Frank and Erma Goss had just come to Burlington from St. Johnsbury that year. He was employed by the C.H. Goss (no relation) Company at the corner of North Avenue and Berry Street for 32 years and then worked for the F.H. Taplin Company for 15 years. He died in 1951 and his widow Erma lived here with son-in-law Sherwood Brand and daughter Celia until her death in 1973.

Celia Goss Brand died in 2002 and her husband, Sherwood Brand, continues to live at #131 Lakeview Terrace.

Fortin House #3 Berry Street

This was the first house built on Berry Street. Joseph Fortin, identified as a "dry goods peddler," built it and moved here from #52 Peru Street. Local residents remember the flower arrangements Mr. Fortin kept in his living room window and visible from the street. They changed with the seasons, and the spring tulips were always a most welcome sight.

The street was deeded to the city by J.B. Henderson in 1923, and the origin of its name is unknown. Perhaps it is a reference to the former market gardens on this site.

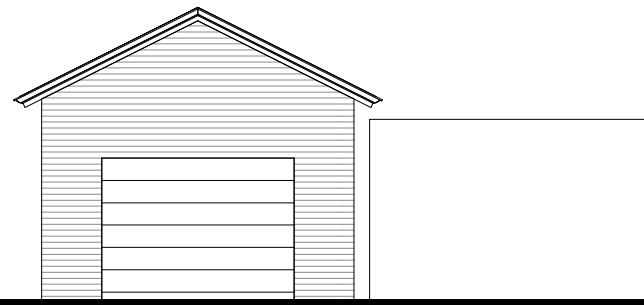




127 LAKEVIEW TERRACE



131 LAKEVIEW TERRACE



135 LAKEVIEW TERRACE

truexcullins

209 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076

ARCHITECTURE + INTERIOR DESIGN | TRUEXCULLINS.COM

**LESSER / ROOS RESIDENCE
131 LAKEVIEW TERRACE
BURLINGTON, VT**

No.	Description	Date
-----	-------------	------

EXISTING STREET ELEVATION

Project number	A2017046
Date	03.07.18

PZ.3

Scale 1/8" = 1'-0"

3/16/2018 10:54:29 AM

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
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP18-0768CA; 75 Cherry Street
Date: March 27, 2018

File: ZP18-0768CA
Location: 75 Cherry Street
Zone: FD 6 **Ward:** 3C
Date application accepted: March 12, 2018
Applicant/ Owner: Freeman French Freeman / Devonwood Investors LLC (Don Sinex)
Request: 7th and 12th floor amenity spaces; change to project phasing as approved under ZP17-0662CA.

Background:

- **ZP18-0648CA;** Amendment to ZP17-0662CA/MA adding 16 new residential units, façade alterations and parking arrangement. February 2018.
- **ZP17-0662CA/MA;** Mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments. July 2017.

Overview: The applicant seeks to modify project plans for the approved multi-use building to include a **seventh floor pool pavilion and deck**, a **12th floor fitness/health space**, and a request to change the overall project phasing schedule.

As the project is within Form District 6 (FD6), changes are reviewed under Article 14 of Burlington's Comprehensive Development Ordinance.

Review of façade changes will be reviewed administratively as allowed by the Form Code. The requested change to include the addition of new building mass/volume requires DAB and DRB review per the standard, below.

Changes to project phasing is under the jurisdiction of the DRB.

Section 14.6.4 Building Height

(f) Design and Public Standards Required for Additional Building Height

After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking addition building height under each of the following additional design standards, and affirmatively find that:

- The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed with the context of*

the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing or other architectural design standards.

The overall building height will not exceed beyond what was approved under ZP17-0662CA/MA. DAB and DRB review is required due to the new building **mass** (12th floor amenity space) and the requested alteration to the phasing schedule.

The pool/deck feature on the 7th floor will not be visible from any of the streetfront elevations (see Plans A200-A201.) The fitness center at the 12th floor will be apparent only from the north (Cherry Street) façade as a small building volume that is largely unapparent from street view (see lower illustration at A-202, sight lines noted.)

Plan A-202 illustrates views from the interior of the block complex, and the proposed amenities as may be apparent of the north courtyard. With the noted exception along Cherry Street, neither amenity space will be visible to the pedestrian at street level. Pavilion finishes are consistent with the overall building design and specific activities within. Overall skyline views will remain as previously approved.

Although no new overall building height is requested, the additional volume is inconspicuous between the larger towers (fitness center) or recessed behind existing building volumes (pool pavilion.) The proposal will continue to assure a rich visually interesting experience.

- b. Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design techniques are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level,*

The proposed building amenity additions do not influence the previously approved street wall(s). The new mass/volume is set within the existing building volume, and in the case of the fitness amenity, provides a transition between two (previously approved) building volumes at a building elevation and stepback that is minimally apparent from the street. As both amenity spaces are proposed to be located within or among approved building volumes, and as proposed have no visual connection to the streetfront pedestrian, neither will negatively influence the perceived height and mass of the upperstories from the street.

and,

- c. Upper story propositions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual buildings elements from the public thoroughfare.*

The 7th floor pool pavilion, located on an interior court within the entire complex, is proposed as an individual volume on a lower floor that has no impact to sky views between buildings. The 12th floor fitness pavilion adds a minor volume between two higher building extrusions, and is only visible (with difficulty) from Cherry Street. The limited volume, at a height and stepback negating visibility from the pedestrian level assures no obstruction to skyview between building elements from the public thoroughfare.

BURLINGTON TOWN CENTER BURLINGTON, VT



PLANNING & ZONING SUBMISSION

12/15/2016

Revised 01/11/2017

Revised 01/20/2017

Revised 02/16/2017

Revised 01/25/2018

BURLINGTON TOWN CENTER PLANNING AND ZONING APPLICATION

12/15/2016

01/11/2017 Revised

01/20/2017 Revised

02/16/2017 Revised

01/25/2018 Revised (Podium changes)

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1.0 OWNER, APPLICANT, AND DESIGN TEAM

1.1 PLANNING AND ZONING APPLICATIONS REQUIRED:

- COA LEVEL II REVIEW APPLICATION
- MAJOR IMPACT REVIEW APPLICATION

1.2 OWNER:

Devonwood Investors, LLC
101 Cherry Street, Suite 440
Burlington VT 05401
802-658-2545

Donald Sinex

1.3 DESIGN TEAM:

Design Architect	PKSB Architects
Construction Management	PC Construction
Applicant/Architect of Record	Freeman French Freeman, Inc.
Structural Engineer	Hardy Structural Engineering
Mech./Elec./Plumbing Engineer	Hallam ICS
Civil Engineer	Engineering Ventures
Landscape Architect	SE Group
Traffic, Noise, and Pollution	VHB

1.4 NEIGHBORHOOD MEETING:

Per Zoning Section 3.5.2(b), pre-application neighborhood meetings were held. See FIGURE 1-A for affidavit, list of meeting dates, and meeting minutes.

2.0 NARRATIVE

2.1 PROJECT INTRODUCTION:

Devonwood Investors, LLC proposes to develop a multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District on the project site presently occupied by Burlington Town Center Mall at 49 Church Street. The site is currently spread across six parcels of land, and will be reconfigured into five, two of which will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul Street, between Cherry and Bank Streets (See Drawing C0.1 Adjusted Parcel Boundaries). The lot reconfiguration is a separate application. The proposed uses include retail, residential, office, and parking. The development consists of one building composed of a Base, a South Tower, and a North Tower.

2.2 DECONSTRUCTION (DEMOLITION) OVERVIEW:

Our limits of deconstruction will be framed by the existing street lines and building structures. Cherry Street will provide boundary to the North and Bank Street to the South. The 100 Bank Street building will anchor the southwest deconstruction limits and the Macy's building will provide terminus to the West. The L.L. Bean building and remaining mall structure will provide boundary to the East.

Site and building utilities will be cut and capped where serving the deconstruction areas and the project team will coordinate to maintain utilities for abutting properties. We will coordinate to ensure emergency egress and needs of all abutting properties are met throughout the course of construction.

As part of our LEED goals, we are seeking 75% or more diversion of recycled materials from the waste stream during the deconstruction process.

See Drawing AD-001 for drawing and photos.

2.3 DISTRICT SPECIFIC REGULATIONS: Zoning Section 4.5.8(c)1

Uses: Adjusted Parcel 2 is the lot bounded by Cherry, St. Paul, Bank, and Pine Streets exclusive of 100 Bank Street at the corner of Bank and Pine Streets. Square footage of Parcel 2 is 109,779. The total proposed square footage in subject Parcel 2 is 961,447, divided as follows:

Retail:	125,209 sf	13%
Office:	222,476 sf	23%
Residential:	342,546 sf	36%
Residential Parking:	99,775 sf	10%
Non-Residential Parking:	168,439 sf	18%
Public Amenity:	<u>3,002 sf</u>	0%
TOTAL:	961,447 sf	

Per zoning section 4.5.8(c)1, the maximum allowed FAR is 9.5

$109,779 \times 9.5 = 1,042,900.5$ sf **Maximum allowed area.**

The proposed FAR for Adjusted Parcel 2 is: $961,447 / 109,779 = 8.76$ **PROPOSED FAR.**

2.4 URBAN DESIGN STANDARDS: Zoning Section 4.5.8(c)2 and Section 6.3.2(a)

Stepbacks are provided within 60'-0" of grade level and by 12th floor at all portions of the development, see Drawing Z-021 Zoning Sections. Upper story floorplates are split into reduced plates to provide tower-like proportions to allow views of the sky between individual building elements.

Projecting bay windows, recessed entryways, recessed balconies, spandrel panels, and brick offsets offer multiple surface relief in articulation of the facades of 4" or more at each facade. Primary material choices include brick, limestone-finished panels, and glass. Material changes are provided at upper story setbacks and other façade elements. Accent materials include metal railings and screens.

Setbacks provided are activated as outdoor amenities for tenants and visitors. The tops of the tower-like elements include columned structure with screened mechanical penthouses including all mechanical equipment (except for plumbing and shaft vents) setback from the façade. The columns also serve as support structure for an extensive photovoltaic array, providing power to the development. A 6" stone projection is provided at the roof level of the North Towers.

The lower stories, consisting of retail, parking, and residential uses, are visually differentiated from upper stories through material changes and setbacks. The upper stories are also differentiated with material changes and setbacks.

Multiple pedestrian access points are provided to buildings on all sides of the development and are typically setback 10'-0" from the main façade. The entry setbacks continue to the upper stories to create vertical expression, and are further expressed through canopies and signage.

Proposed Exterior Finish Materials

	Cherry St.		St. Paul St.		Bank St.		Pine St.	
Brick-Faced Panels	13,875	28%	6,884	15%	1,663	5%	7,234	24%
Limestone Finished Panels	4,580	9%	4,934	11%	3,631	10%	4,730	15%
Glazing	23,704	49%	23,135	51%	20,076	55%	15,503	51%
Glazed Spandrel Panel	0	0%	4,761	11%	7,990	22%	0	0%
Stone Base	211	0%	258	1%	152	1%	192	1%
Metal Panels	6,404	13%	5,075	11%	2,834	8%	2,996	10%
Total:	48,774		45,047		36,346		30,655	

For additional compliance information, see Zoning Ordinance Appendix.

2.5 RESIDENTIAL: Zoning Section 9.

Total proposed residential units is 288. Proposed units include 64 Studio apartments, 110 1-Bedroom apartments, and 114 2-Bedroom apartments.

Of the total 288 units, 56 (19.44%) are proposed to be Inclusionary apartments. The Inclusionary units are proportionally distributed amongst unit types and are distributed throughout residential portions of the development. See Drawings A-051 – A-053.

See **FIGURE 2-D RESIDENTIAL UNIT PROTOTYPES**.

2.6 RETAIL: Zoning Section 4.5.8(c)2C

Retail uses are proposed at street-level areas along all four street frontages, as well as second floors at Bank and St. Paul Streets. Approximately 75% of the retail facades consist of glazing to allow for prescribed display and visual requirements. See Elevations A201-A202 for specific percentages at each facade. Glazing allows transparency in order to provide window displays for tenants. Ground floor heights (floor to floor) are typically 15'-6", but vary per retail tenant space and meet or exceed 14'-0".

2.7 OFFICE:

Proposed office uses are located at floors 6-12 of the Bank Street (South) tower and at floors 5-6 of the Cherry Street (North) tower. See plan drawings.

2.8 PARKING: Zoning Section 4.5.8(c)4, Section 6.2.2(i,l), and Section 8

The development commits to participate in the Downtown Parking and Transportation Management District. Parking for tenants and visitors is provided at and above the second floor of the development on floors 2 through 5 of the South Tower. Vehicular parking access is provided on both Cherry and Bank Streets. Pedestrian access to parking area is provided at Cherry, Pine, and St. Paul Streets. Vehicles and headlights within the parking area are screened from public view with building façade elements consistent with the scale and materials of the overall development. The appeal resolution added a basement level of below grade parking. Below grade basement parking is counted at 1.75 per space.

An off-street loading area is proposed on Bank Street sharing the driveway with the off-street parking vehicular access.

Electric Vehicle Charging Stations are a component of the proposed parking use. See LEED checklist for more information.

Car Parking Requirements

Use	Required Base #	Ratio	Required
General Retail		0	0
Office	222,426 sf	2 per 1000 sf	444
Residential	288 Units	1 per unit	288
Preschool		2 stalls	2
Totals			734

Required Accessible Parking (2%)

16

Proposed

	Actual	w/ 1.75 multiplier @ basement
Basement	88	154
Level 1	47	47
Level 2	179	179
Level 3	177	177
Level 4	177	177
Total		734

Below grade parking counts at 1.75 per space.

Total required and proposed bicycle parking is 172. This is subdivided by 122 long term spaces and 50 (max required per Zoning Section 8.2.5) short term spaces. See table below. The long term spaces are located on floors 2-5 of the parking area, adjacent to the Pine Street parking pedestrian access and includes shower and changing facilities. Short term spaces are located at streetscape, adjacent to major entry points. See LA-200 Layout Plan.

Bicycle Parking Requirements

Use	Required Base #	Long Term		Short Term	
		Ratio	Spaces	Ratio	Spaces
General Retail	98,046 sf	1 per 20,000 sf	5	1 per 5,000 sf	20
Office	222,426 sf	1 per 5000 sf	45	1 per 10,000 sf	22
Residential	288 Units	1 per 4 units	72	1 per 10 units	29
Sub-Total		122		50 (Max Req'd)	
Required Total		172			

NOTE: By Development Agreement, 100 short-term will be required.

2.9 PUBLIC AMENITY:

A public observation deck is located on the 13th floor of the Bank Street (South) tower consisting of an enclosed observation area and an exterior deck. Public access is via the Bank Street Office entry point.

2.10 SIGNS: See Zoning Sections 4.5.8(c)5 and Section 7.

Signs shall be submitted for review under a separate permit application. Any signs shown in the drawings or renderings are generic in nature and do not necessarily represent actual signage to be proposed.

2.11 GREEN BUILDING: Zoning Section 4.5.8(c)6

This project is required to meet a LEED Gold Standard as part of the zoning changes for the Downtown Core Mixed Use Overlay district that were approved by Burlington voters. The project will pursue certification under the “LEED v4 for New Construction and Major Renovations” rating system.

See FIGURE 2-A for a Summary LEED Checklist per Zoning Section 5.4.8(c)6A. This checklist illustrates the most straightforward path to the 60 points required for certification at the Gold level. It is of a schematic nature at this time and is subject to change based on design adjustments over the course of the project and may take a significantly different path to certification.

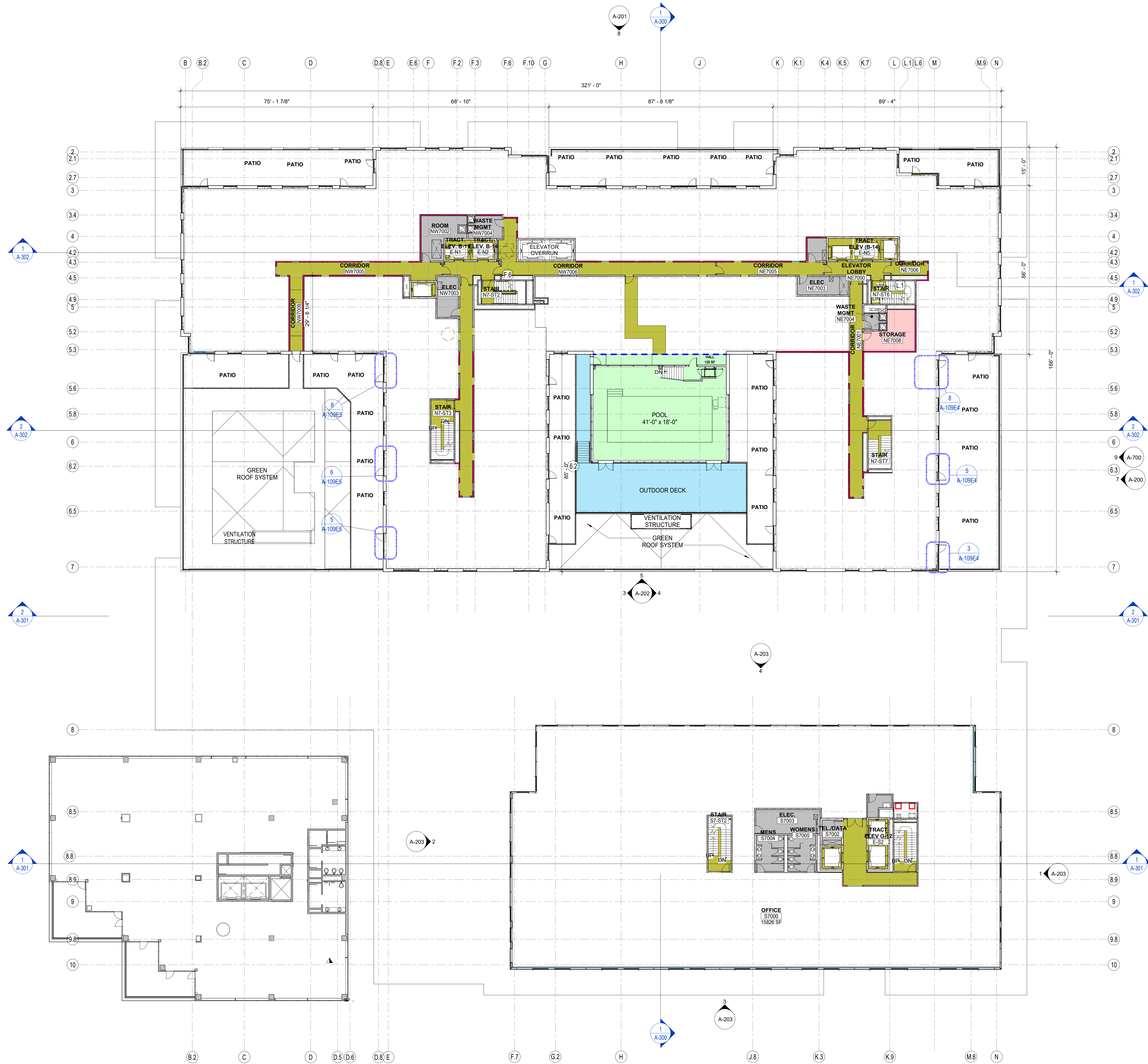
The project team hereby commits to pursuing pre-certification at the earliest appropriate milestone. The ability to pre-certify projects registered for the “New Construction and Major Renovations” version of LEED has not been available in the past, but a precertification option applicable to this project was announced on December 1, 2016. The precertification worksheet requires specific details about the project to be provided to the LEED certification body, such as mechanical equipment schedules, plumbing fixture data, and other details which will not be determined until the design has progressed substantially, although the LEED checklist provided with this application indicates the level of performance we intend to pursue.

<http://www.usgbc.org/articles/new-precertification-optionslaunched-leed-v4-bdc-and-om-projects>

We note that the LEED process is rigorous and that our team’s experience indicates that for a project of this size and complexity, it generally takes a year following final completion of the project to submit the extensive documentation required for formal review by GBCI, the official certifying body for LEED.

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1 OVERALL PLAN - 7TH FLOOR NT, 7TH FLOOR ST - POOL PAVILION
SCALE: 1/16" = 1'-0"



FLOOR PLAN GENERAL NOTES:

1. SEE 1/8" (WHERE APPLICABLE), 1/4" SCALE PLNS FOR DIMENSIONS, WALL TYPES ETC.
2. FIELD VERIFY ALL DIMENSIONS OF AND TO EXISTING BUILDING(S) AS THEY RELATE TO THIS WORK.
3. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH ENLARGED PLANS, CIVIL, LANDSCAPE, STRUCTURAL, MEP, FP, AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
4. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
5. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
6. VERIFY ALL TOP OF STEEL AND TOP OF CONCRETE FOOTING ELEVATIONS PRIOR TO NEW WORK.
7. REFER TO G200-G204 CODE PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT RATED CONSTRUCTION.
8. SEE COVER PAGE AND G-100 FOR REQUIREMENTS RELATED TO CONTINUITY OF THERMAL ENVELOPE AND AIR/VAPOR BARRIER.
9. THE DISTANCE FROM THE HINGE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALL SHALL BE 6 INCHES (INCLUDING FRAME), UNLESS NOTED OTHERWISE.
10. KEEP STANDPIPES AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.
11. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL-LISTED FIRESTOPPING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
12. REFER TO A003 THROUGH A008 FOR PARTITION TYPES AND GENERAL PARTITION DETAILS AND NOTES.
13. REFER TO A700 SERIES DRAWINGS FOR WINDOW, STOREFRONT AND CURTAIN-WALL TYPES.
14. REFER TO A900 SERIES DRAWINGS FOR DOOR SCHEDULE AND DETAILS.
15. REFER TO A900 SERIES DRAWINGS FOR FINISH SCHEDULE.
16. REQUIRED SERVICE SINKS ARE BY TENANTS, AND N.I.C.
17. ALL ELECTRICAL BUS DUCT FLOOR PENETRATIONS REQUIRE A MIN. 4" HIGH WATERPROOF CURB AS REQUIRED BY NEC. PROVIDE CONCRETE CURB 4" HIGH X 4" WIDE AT ALL FLOOR PENETRATIONS.

FLOOR PLAN LEGEND

- NEW METAL STUD/ GWB WALL
- GWB COLUMN ENCLOSURE
- SEMI RECESSED FIRE EXTINGUISHER AND CABINET
- RAIN LEADER

AREA OF USE LEGEND

- INTERIOR:**
- RETAIL USE
 - RETAIL USE- NOT AVAILABLE
 - RETAIL - GROCERY
 - OFFICE USE
 - PARKING USE
 - INDOOR OBSERVATION DECK
 - CORE & CIRCULATION
 - MEP/TOILET
- RESIDENTIAL:**
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - INCL INCLUSIONARY HOUSING
 - RESIDENTIAL STORAGE
 - RESIDENTIAL- OTHER
- EXTERIOR:**
- GREEN ROOF
 - ACCESSIBLE ROOF
 - MEMBRANE ROOF
 - PLAY SURFACE

N - PROJECT NORTH
T - TRUE NORTH

GRAPHIC SCALE
0 8' 16' 32'

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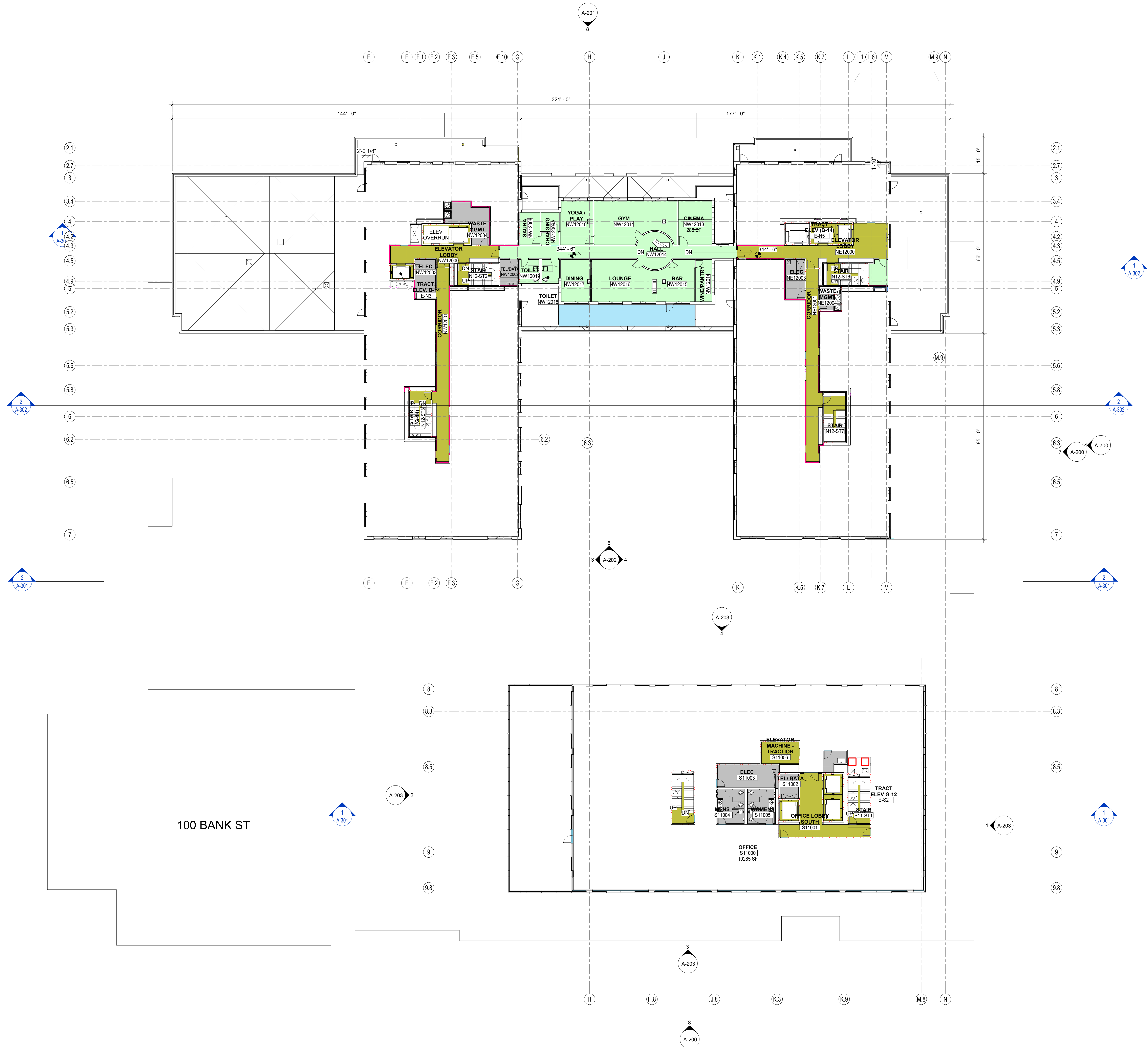
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A PROJECT BY
DEVONWOOD INVESTORS, LLC & ROUSE PROPERTIES, INC.
DON SINES, MANAGING DIRECTOR
BRIAN HARPER, CEO

FFI PROJECT NO: **A1636.00** PS38 PROJECT NO: **1317**
ORIGINATION DATE: **03/20/17** SCALE: **1/16" = 1'-0"**
DRAWN BY: **JM** CHECKED BY: **JDR**
ISSUE LOG:
Progress Print 10/01/2017
75% PROGRESS 01/22/2018

SHEET CONTENTS:
**OVERALL PLAN -
7TH FLOOR NT,
7TH FLOOR ST -
POOL PAVILION**

SHEET NO:
A-108
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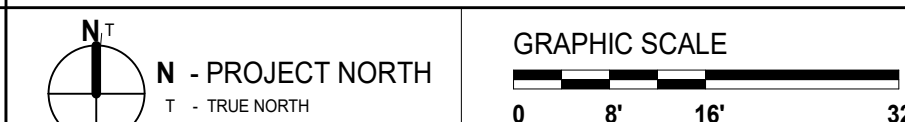
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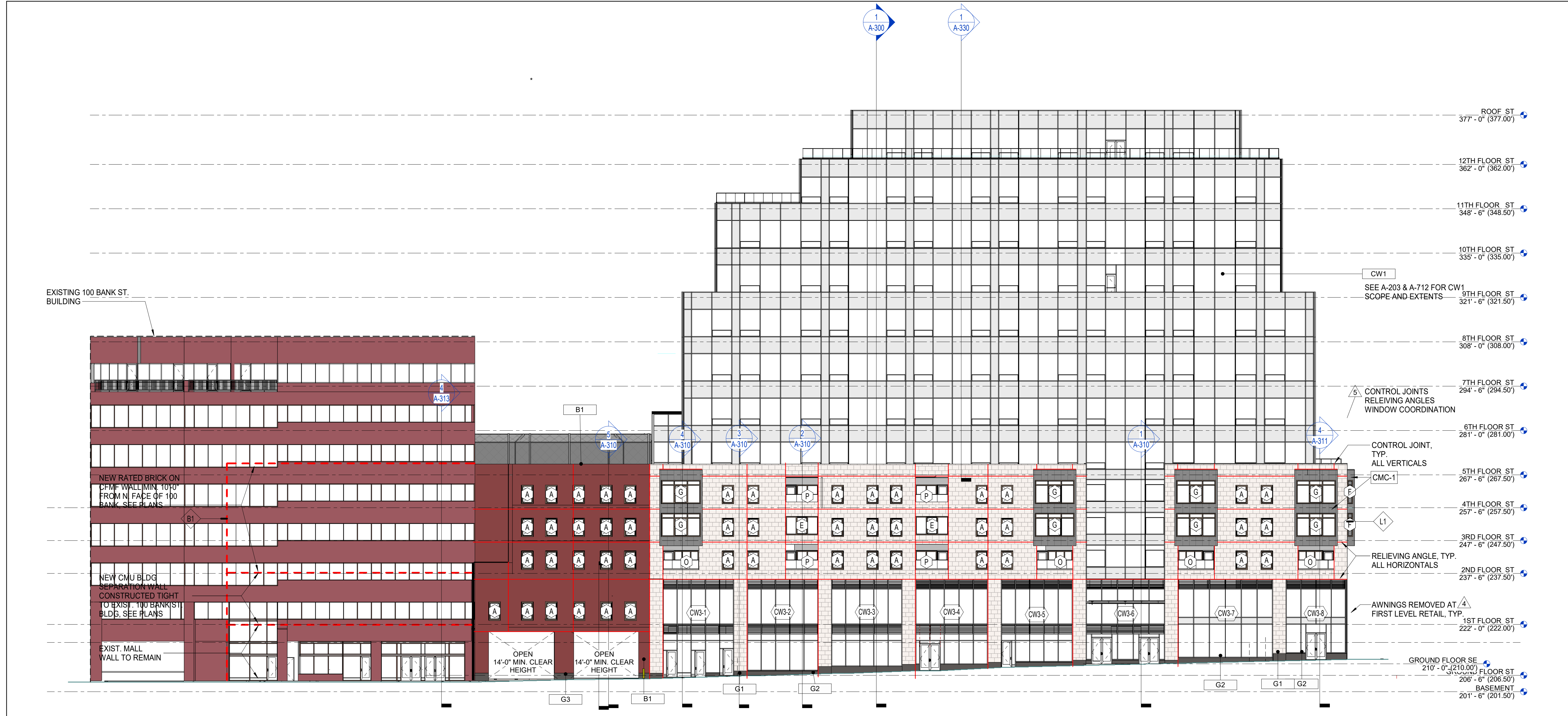
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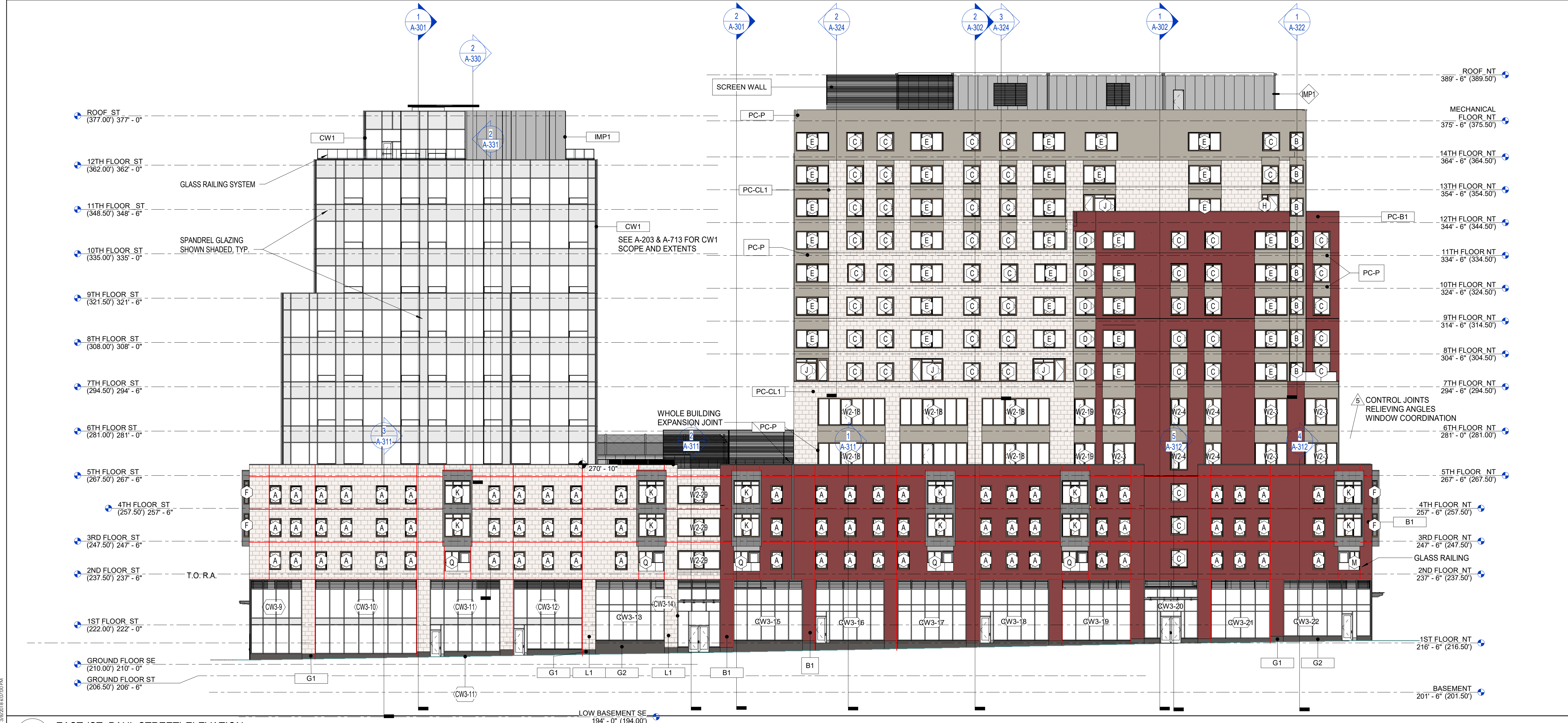
SHEET CONTENTS:
OVERALL PLAN -
12TH FLOOR NT,
11 FLOOR ST -
AMENITIES

SHEET NO:
A-113
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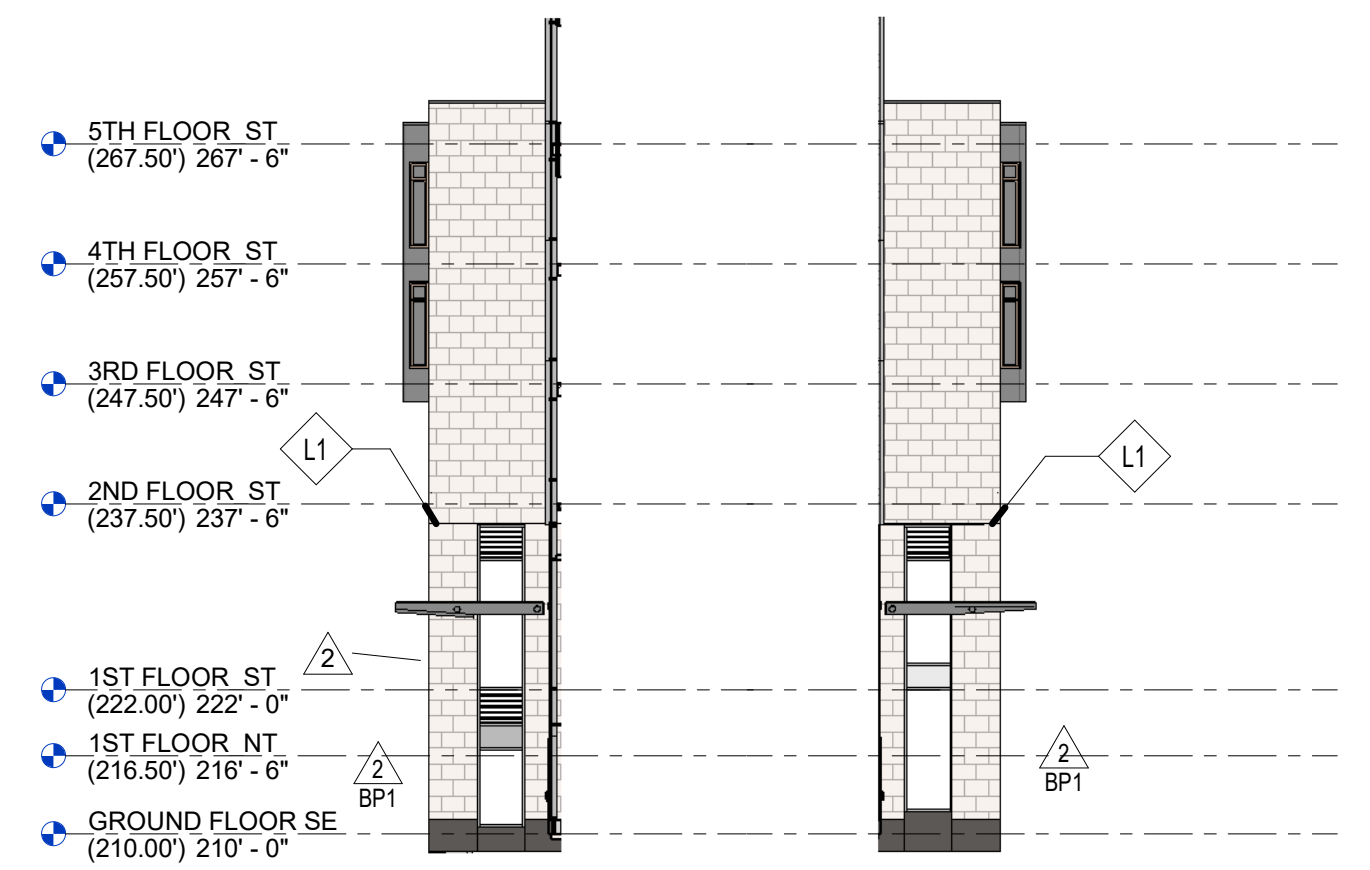




8 SOUTH (BANK STREET) ELEVATION
SCALE: 1/16" = 1'-0"

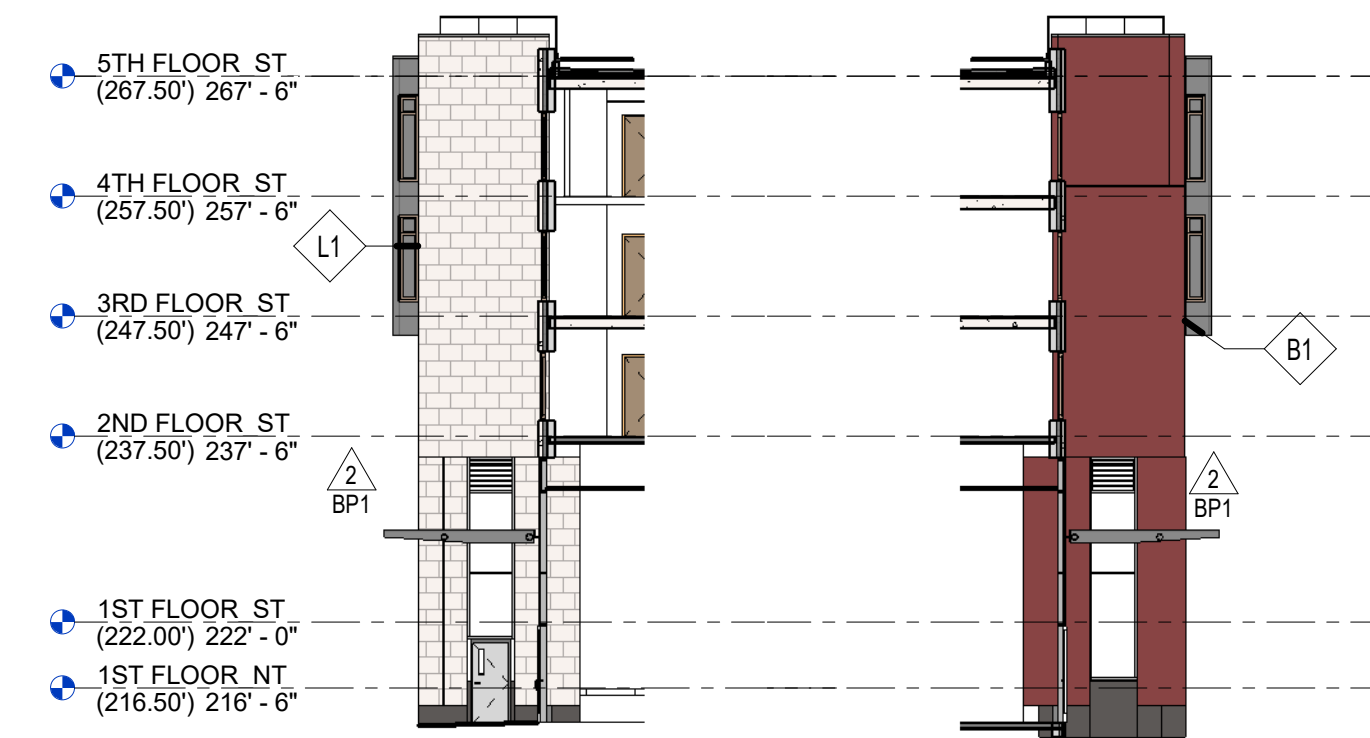


7 EAST (ST. PAUL STREET) ELEVATION
SCALE: 1/16" = 1'-0"



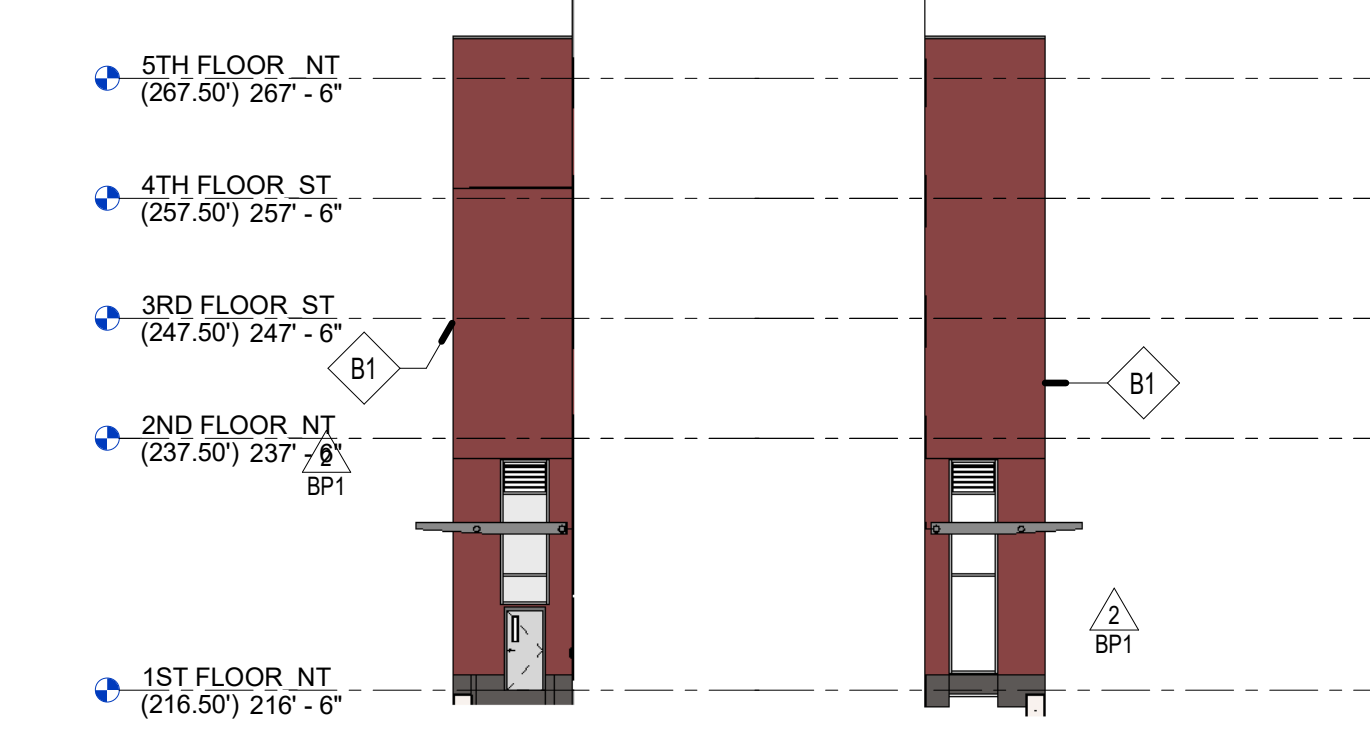
BANK ST ENTRY RECESS-
LOOKING WEST
1/16" = 1'-0"

BANK ST ENTRY RECESS-
LOOKING EAST
1/16" = 1'-0"



ST PAUL RETAIL ENTRY RECESS,
LOOKING SOUTH
1/16" = 1'-0"

ST PAUL RETAIL ENTRY RECESS,
LOOKING NORTH
1/16" = 1'-0"



ST PAUL RES. ENTRY RECESS,
LOOKING SOUTH
1/16" = 1'-0"

ST PAUL RES. ENTRY RECESS,
LOOKING NORTH
1/16" = 1'-0"

NOTES:

- SEE A-005 FOR EXTERIOR WALL ASSEMBLIES (EXCEPT GLAZED ASSEMBLIES)
- SEE A-700 FOR RESIDENTIAL WINDOW TYPES
- SEE A-701 THROUGH A-704 FOR PODIUM CURTAIN WALL ELEVATIONS, A-710 THROUGH A-713 FOR SOUTH TOWER CURTAIN WALL ELEVATIONS, A-715 + A-716 FOR NORTH TOWER LEVEL 586 CURTAIN WALL ELEVATIONS
- SEE A205.1 FOR ALTERNATE ELEVATION FOR 7/A-200 & 7/A-201 (LEVELS 2, 3, 4 BETWEEN COL. LINES 8 & 9)
- CJ - CONTROL JOINT; EJ - EXPANSION JOINT; PJ - PANEL JOINT
- ANY JOINT/REVEAL SHOWN ON PRECAST PANELS IS AN ACCEPTABLE PANEL JOINT LOCATION
- SEE ALSO A-220 THROUGH A-225 FOR PRECAST PANEL ELEVATIONS

ENCLOSURE SCHEDULE - WALL ASSEMBLIES	
ENCLOSURE TYPE	DESCRIPTION
B1	BRICK 1 CAVITY WALL ON CMF
B2	BRICK 2 CAVITY WALL ON CMF
CMC1	COMPOSITE METAL CLADDING (CMC) ON CMF
CMU1	2HR 8" CMU FIRE SEPARATION ABUTTING ADJACENT BUILDING
CW1	METAL AND GLASS CURTAIN WALL ASSEMBLY - OFFICE ENCLOSURE
CW3	METAL AND GLASS CURTAIN WALL ASSEMBLY - RETAIL ENCLOSURE
CW6	INSULATED CURTAIN WALL BASE
CWSW	CURTAINWALL SPANDREL WALL
FN01	CAST-IN-PLACE CONCRETE FOUNDATION WALL
FN02	CAST-IN-PLACE CONCRETE FOUNDATION WALL - INSULATED
G1	GRANITE FACED CAVITY WALL ON 10" CONCRETE STEM WALL BELOW PILASTERS
G2	GRANITE FACED CAVITY WALL ON 10" CONCRETE STEM WALL BELOW RETAIL CURTAIN WALL
G3	GRANITE VENEER ON CMF
IMP1	INSULATED METAL PANEL ON GIRTS - MECHANICAL FLOORS
L1	LIMESTONE FINISH MATERIAL ON CMF
P2-1	INSULATED 3 5/8" CFMF W/ CEMENT BOARD AT GARAGE INSUL WARM SIDE
P2-4	INSULATED 6" CFMF W/ CEMENT BOARD AT GARAGE INSUL WARM SIDE
P2A-3	INSULATED 3 5/8" CFMF W/ CEMENT BOARD AT GARAGE INSUL COLD SIDE
P2A-4	INSULATED 6" CFMF W/ CEMENT BOARD AT GARAGE - INSUL COLD SIDE
P3	INSULATED APPLIED FURRING AT PARKING
P4	INSULATED CMF W/ CEMENT BOARD AT GARAGE
PC	PRECAST CONC. PANEL - BARE NAKED PRECAST FINISH
PC-B1	PRECAST PANEL - CLAD W/ BRICK 1
PC-B1-P	PRECAST CONC. PANEL - CLAD W/ BRICK 1 UNINSULATED @ PARAPET
PC-B2	PRECAST PANEL - CLAD W/ BRICK 2
PC-B2-P	PRECAST CONC. PANEL - CLAD W/ BRICK 2 UNINSULATED @ PARAPET
PC-CL1	PRECAST PANEL - LIMESTONE FINISH
PC-CMC1	ALL OF THIS MATERIAL NEEDS TO CHANGE TO PC-P
PC-P	PRECAST CONC. PANEL - TEXTURED COLORED CONCRETE
SF1	METAL AND GLASS STOREFRONT ASSEMBLY - VESTIBULES



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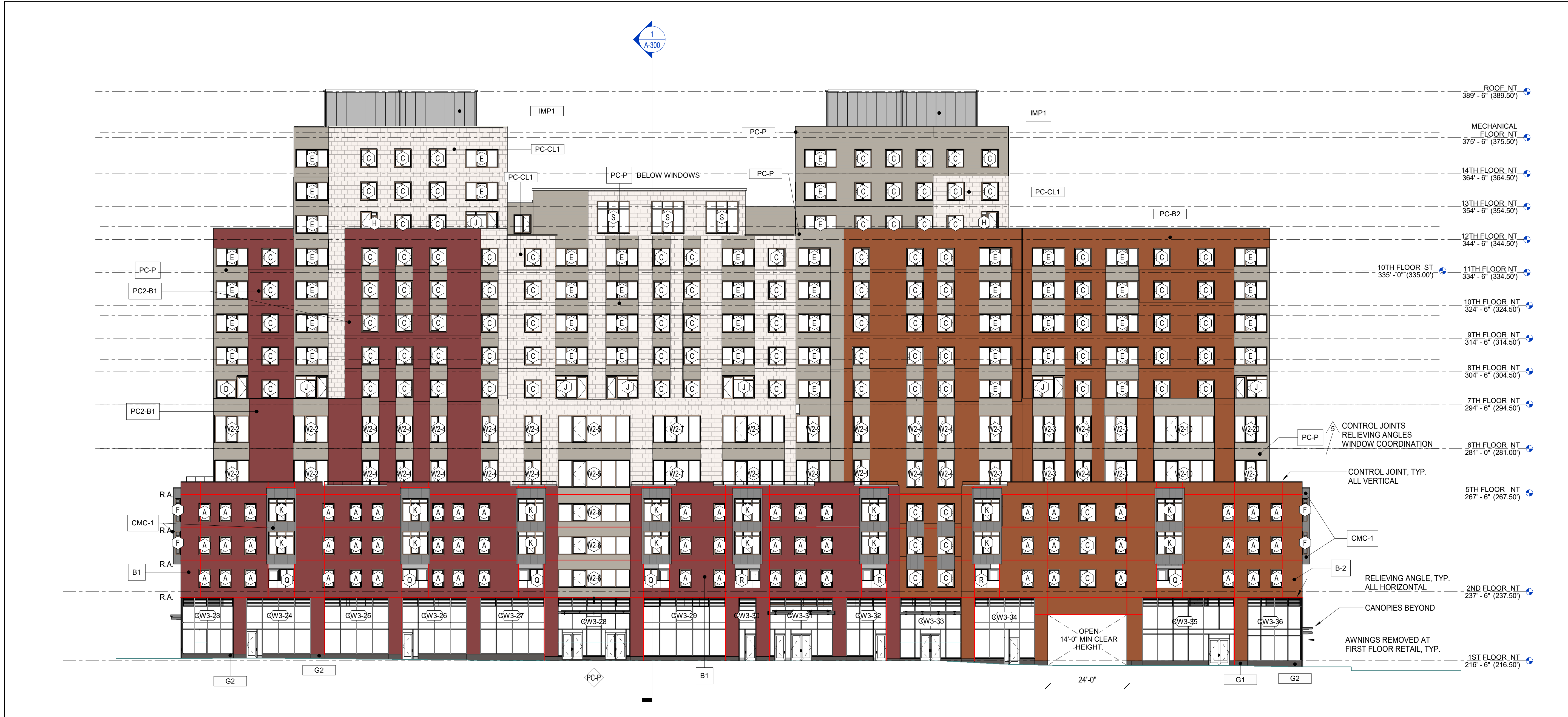
CITYPLACE
BURLINGTON
NOT FOR CONSTRUCTION

BTC MALL ASSOCIATES, LLC
A PROJECT BY
DEVONWOOD INVESTORS, LLC & ROUSE PROPERTIES, INC.
DON SINES, MANAGING DIRECTOR

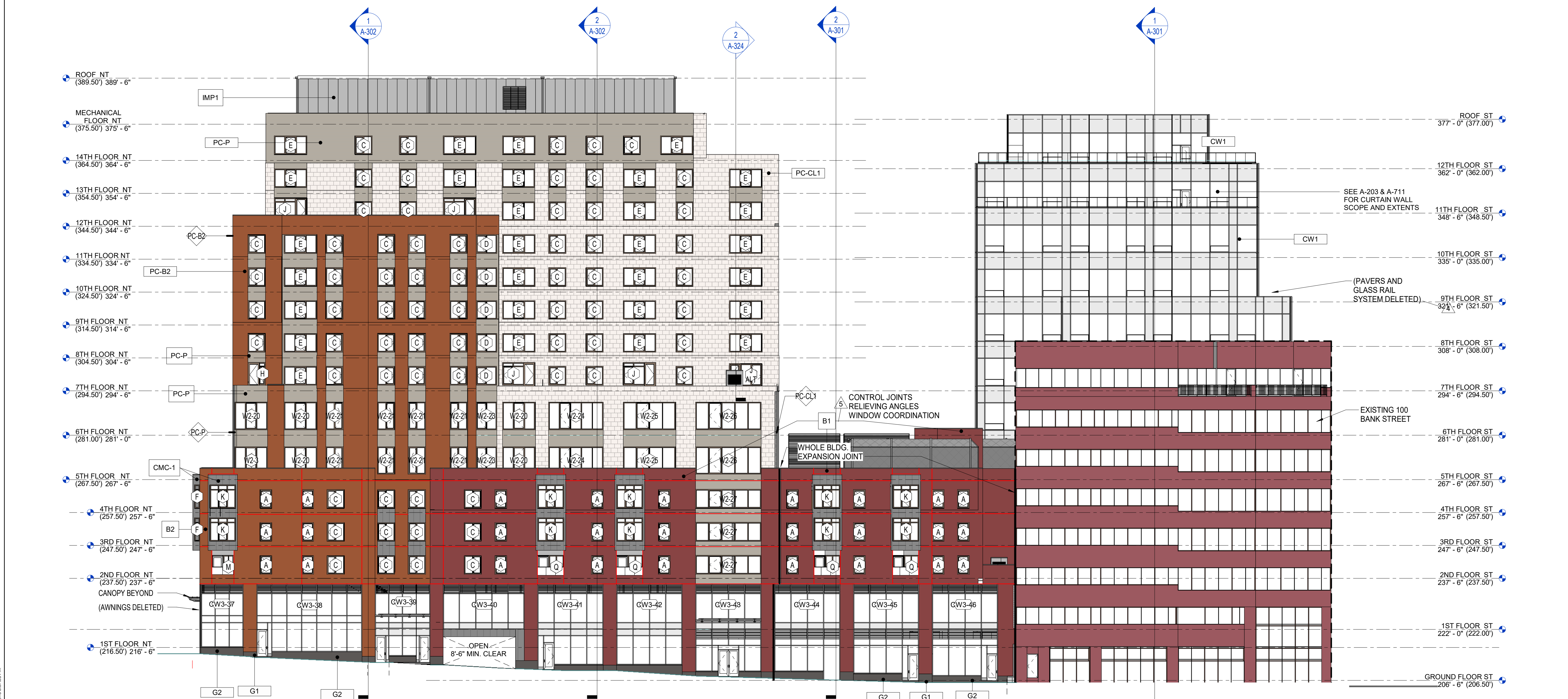
FFI PROJECT NO: A1636.00
PKSB PROJECT NO: 1317
ORIGINATOR DATE: 12/14/16
SCALE: 1/16" = 1'-0"
DRAWN BY: CL
CHECKED BY: JDR

SHEET CONTENTS:
ELEVATIONS -
BANK STREET &
ST. PAUL STREET

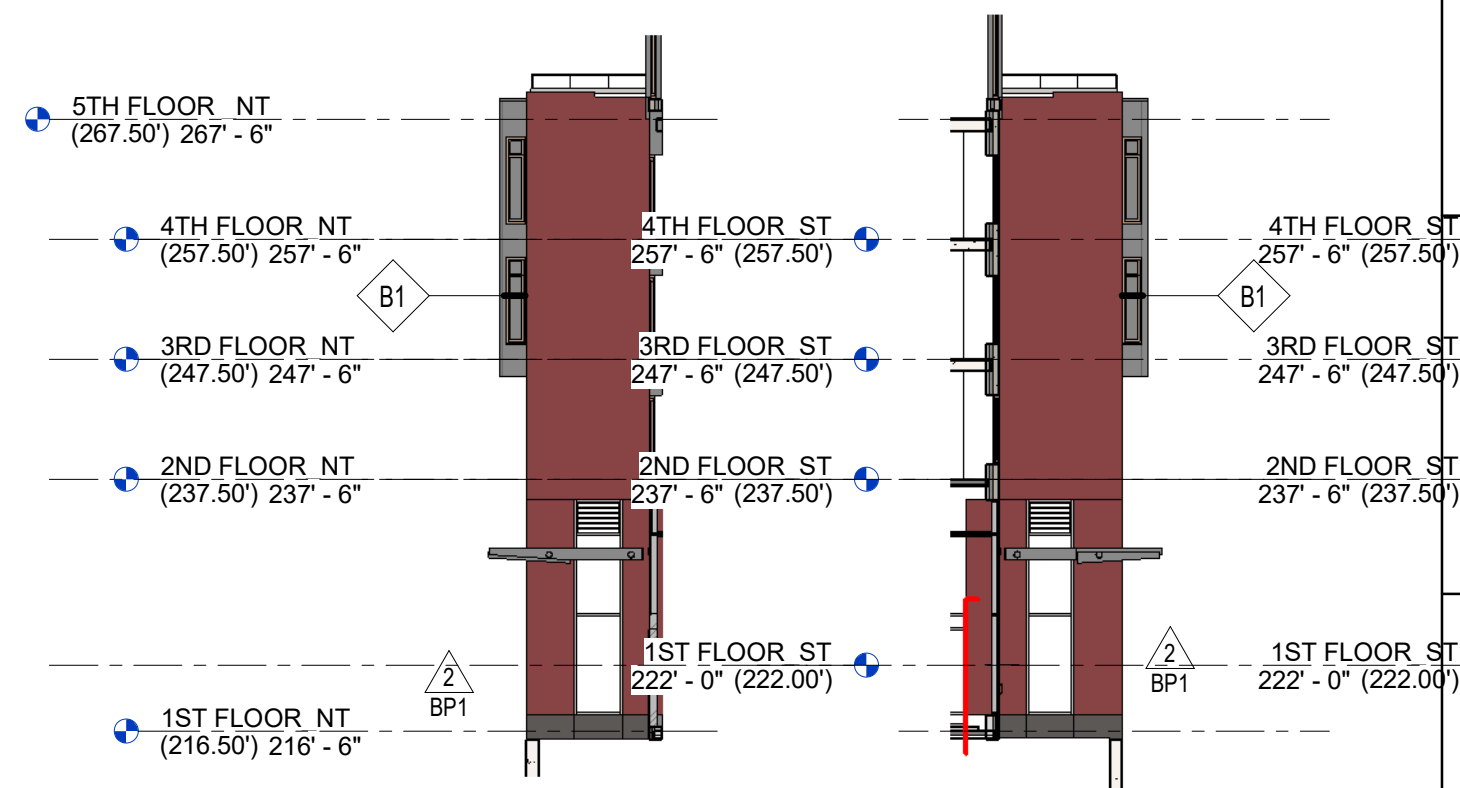
A-200



8 NORTH (CHERRY STREET) ELEVATION
SCALE: 1/16" = 1'-0"

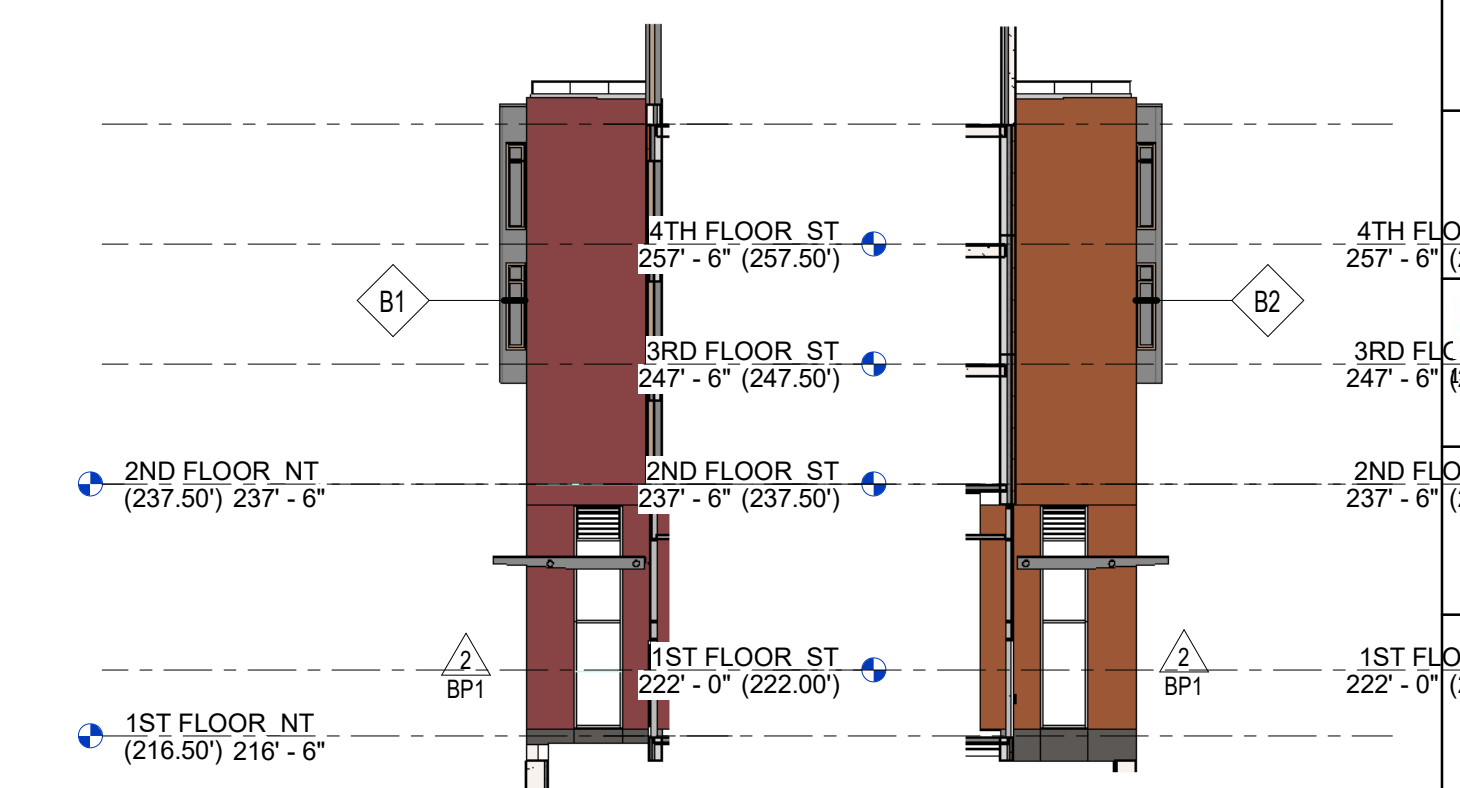


7 WEST (PINE STREET) ELEVATION
SCALE: 1/16" = 1'-0"



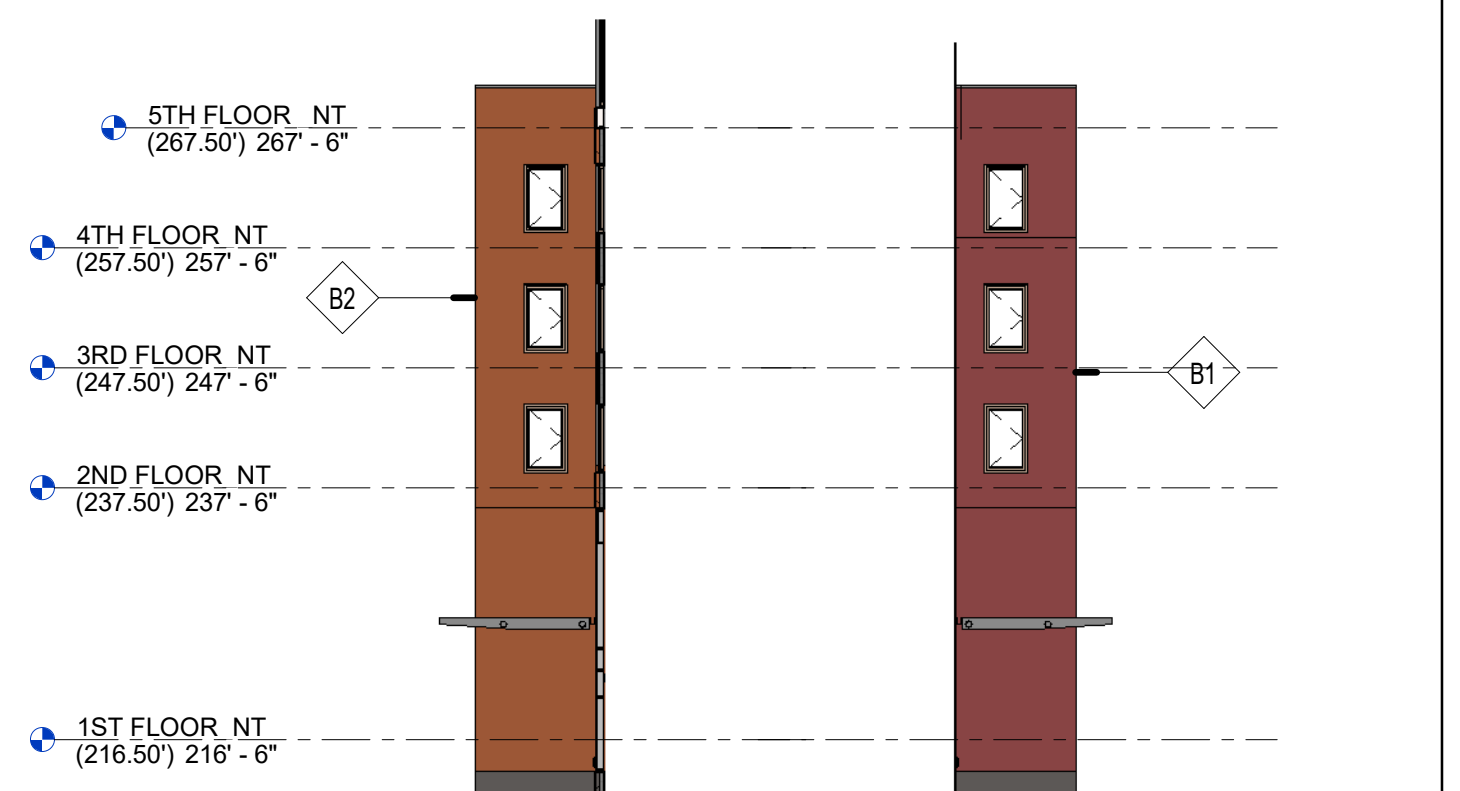
6 CHERRY ST OFFICE ENTRY
RECESS- LOOKING EAST
1/16" = 1'-0"

3 CHERRY ST OFFICE ENTRY
RECESS- LOOKING WEST
1/16" = 1'-0"



5 CHERRY ST RES. ENTRY
RECESS- LOOKING EAST
1/16" = 1'-0"

2 CHERRY ST RES. ENTRY
RECESS- LOOKING WEST
1/16" = 1'-0"



4 PINE ST PARKING ENTRANCE
RECESS- LOOKING NORTH
1/16" = 1'-0"

1 A201/8 PINE ST RES. ENTRY
RECESS- LOOKING NORTH
1/16" = 1'-0"

NOTES:

1. SEE A-005 FOR EXTERIOR WALL ASSEMBLIES (EXCEPT GLAZED ASSEMBLIES)
2. SEE A-700 FOR RESIDENTIAL WINDOW TYPES
3. SEE A-701 THROUGH A-704 FOR PODIUM CURTAIN WALL ELEVATIONS, A-710 THROUGH A-713 FOR SOUTH TOWER CURTAIN WALL ELEVATIONS, A-715 + A-716 FOR NORTH TOWER LEVEL 5&6 CURTAIN WALL ELEVATIONS
4. SEE A205.1 FOR ALTERNATE ELEVATION FOR 7/A-200 & 7/A201 (LEVELS 2, 3, 4 BETWEEN COL. LINES 9 & 5)
5. C.J. - CONTROL JOINT; E.J. - EXPANSION JOINT; P.J. - PANEL JOINT
6. ANY JOINT/REVEAL SHOWN ON PRECAST PANELS IS AN ACCEPTABLE PANEL JOINT LOCATION
7. SEE ALSO A-220 THROUGH A-225 FOR PRECAST PANEL ELEVATIONS

ENCLOSURE SCHEDULE - WALL ASSEMBLIES		
ENCLOSURE TYPE	DESCRIPTION	
B1	BRICK 1 CAVITY WALL ON CFMF	
B2	BRICK 2 CAVITY WALL ON CFMF	
CMC1	COMPOSITE METAL CLADDING (CMC) ON CFMF	
CMU1	2HR 8" CMU FIRE SEPARATION ABUTTING ADJACENT BUILDING	
CW1	METAL AND GLASS CURTAIN WALL ASSEMBLY - OFFICE ENCLOSURE	
CW3	METAL AND GLASS CURTAIN WALL ASSEMBLY - RETAIL ENCLOSURE	
CWB	INSULATED CURTAIN WALL BASE	
CWSW	CURTAINWALL SPANDREL WALL	
FND1	CAST-IN-PLACE CONCRETE FOUNDATION WALL	
FND2	CAST-IN-PLACE CONCRETE FOUNDATION WALL - INSULATED	
G1	GRANITE FACED CAVITY WALL ON 10" CONCRETE STEM WALL BELOW PILASTERS	
G2	GRANITE FACED CAVITY WALL ON 10" CONCRETE STEM WALL BELOW RETAIL CURTAIN WALL	
G3	GRANITE VENEER ON CFMF	
IMP1	INSULATED METAL PANEL ON GIRTS - MECHANICAL FLOORS	
L1	LIMESTONE FINISH MATERIAL ON CFMF	
P2-3	INSULATED 3 5/8" CFMF W/ CEMENT BOARD AT GARAGE INSUL WARM SIDE	
P2-4	INSULATED 6" CFMF W/ CEMENT BOARD AT GARAGE INSUL WARM SIDE	
P2A-3	INSULATED 3 5/8" CFMF W/ CEMENT BOARD AT GARAGE INSUL COLD SIDE	
P2A-4	INSULATED 6" CFMF W/ CEMENT BOARD AT GARAGE - INSUL COLD SIDE	
P3	INSULATED APPLIED FURRING AT PARKING	
P4	INSULATED CFMF W/ CEMENT BOARD AT GARAGE	
PC	PRECAST CONC. PANEL - BARE NAKED PRECAST FINISH	
PC-B1	PRECAST PANEL - CLAD W/ BRICK 1	
PC-B1-P	PRECAST CONC. PANEL - CLAD W/ BRICK 1 UNINSULATED @ PARAPET	
PC-B2	PRECAST PANEL - CLAD W/ BRICK 2	
PC-B2-P	PRECAST CONC. PANEL - CLAD W/ BRICK 2 UNINSULATED @ PARAPET	
PC-CL1	PRECAST PANEL - LIMESTONE FINISH	
PC-CMC1	ALL OF THIS MATERIAL NEEDS TO CHANGE TO PC-P	
PC-P	PRECAST CONC. PANEL - TEXTURED COLORED CONCRETE	
SF1	METAL AND GLASS STOREFRONT ASSEMBLY - VESTIBULES	

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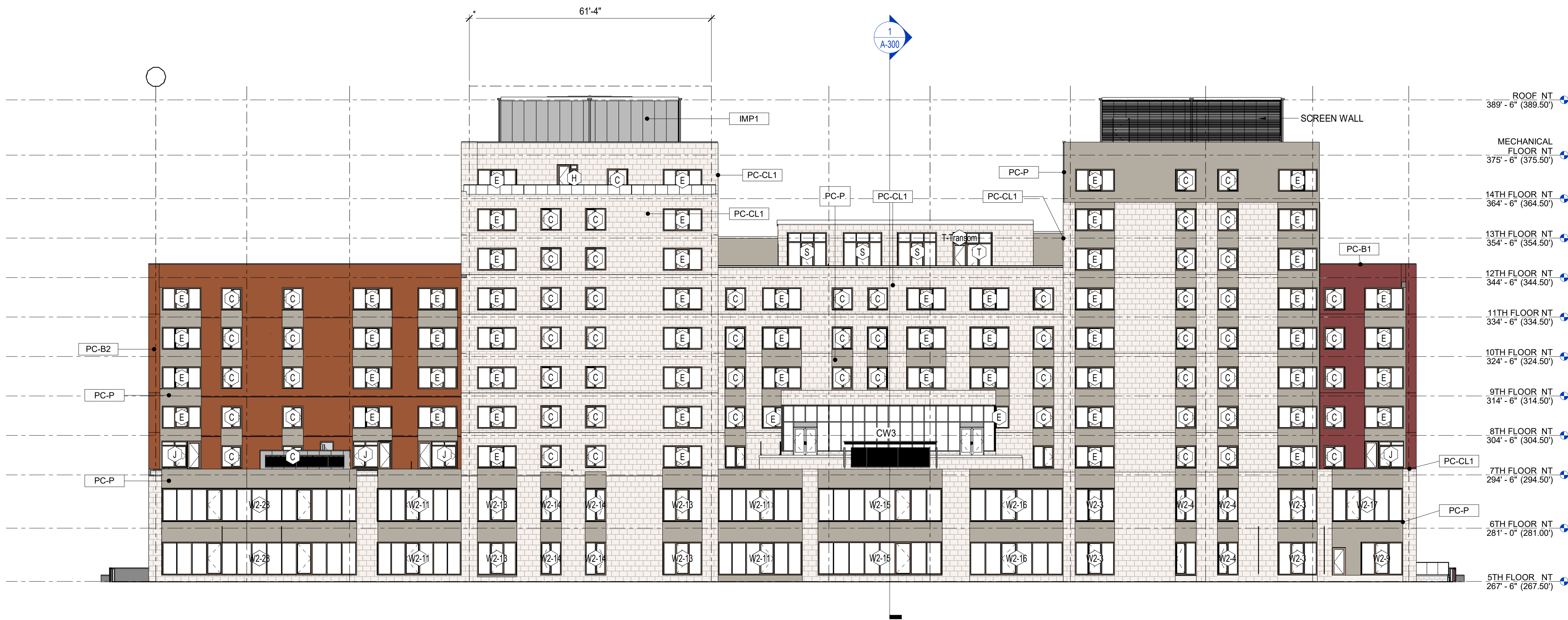
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OWNER: **BTC WALL ASSOCIATES, LLC**
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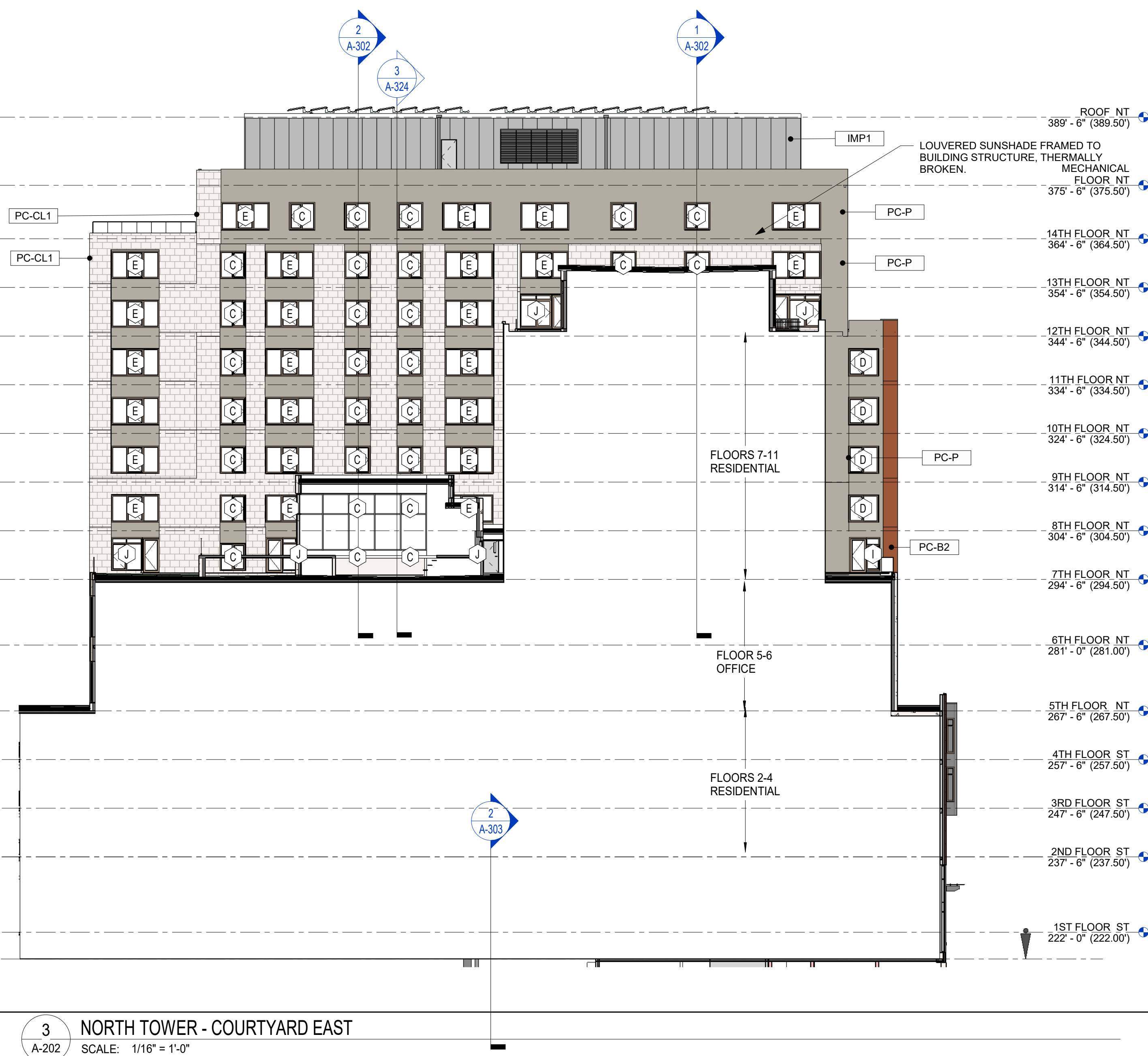
SHEET NO: **A-201**
© 2018 Freeman French Freeman Inc.



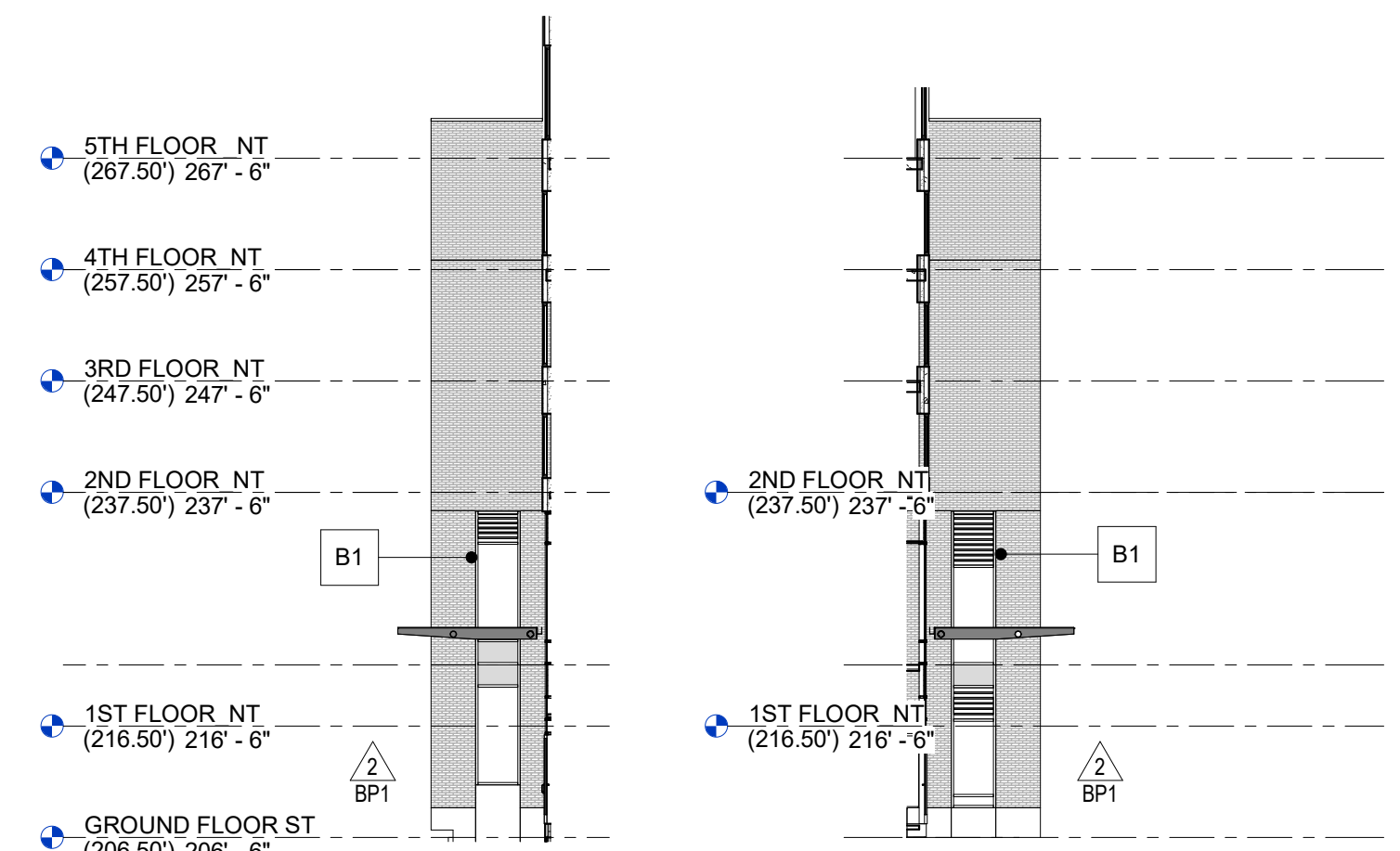
5 NORTH TOWER - COURTYARD SOUTH
SCALE: 1/16" = 1'-0"



4 NORTH TOWER - COURTYARD WEST
SCALE: 1/16" = 1'-0"



3 NORTH TOWER - COURTYARD EAST
SCALE: 1/16" = 1'-0"



PINE ST ENTRY RECESS-LOOKING NORTH
SCALE: 1/16" = 1'-0"

PINE ST ENTRY RECESS-LOOKING SOUTH
SCALE: 1/16" = 1'-0"

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Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, March 27, 2018 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Phil Wagner (alternate.), Leo Sprinzen, Phil Hammerslough (alternate)

Absent: Ron Wanamaker.

Staff present: Mary O'Neil

Session I – 3:00 PM – 3:30 PM

18-0757CA; 131 Lakeview Terrace (RM, Ward 3C) Katherine Lesser

Addition and renovation to a historic single family house

(Project Manager: Mary O'Neil)

Present: Rolfe Kielman and Josh Chafe, architects. Owners Lesser and Roos are in attendance.

Matt Bushey recuses from this review. Tom Cullins informs the board that this is his firm, but he is retired and not involved in this project. He asks the Board if they believe he can participate. The Board supports his participation in review of this project.

Motion by TC: I move to recommend approval of the application, and accept the design explanations offered by the architect.

2nd – PW.

Vote 5-0 (MB recused.)

Session II – 3:30 PM – 4:00 PM

18-0768CA; 75 Cherry St (FD6, Ward 3C) BTC Mall Associates LLC

Submittal for 7th and 12th floor amenity space and project phasing.

(Project Manager: Mary O'Neil)

Present: Jesse Beck and Catherine Lang of FFF Architects; William Fellows and Art Clugo.

Motion by MB – I move we approve as submitted, as project has negligible impact to the street.

2nd – PH

TC – adds this is a terrific inclusion of amenities to support residential uses in the downtown.

Vote 5-0. (PW not participating.)

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).