



In service to the PATIENT, COMMUNITY and MEDICINE since 1879.

Fletcher Allen Health Care
Inpatient Building Project
City of Burlington
Sketch Plan Application - Plans

March 12, 2014











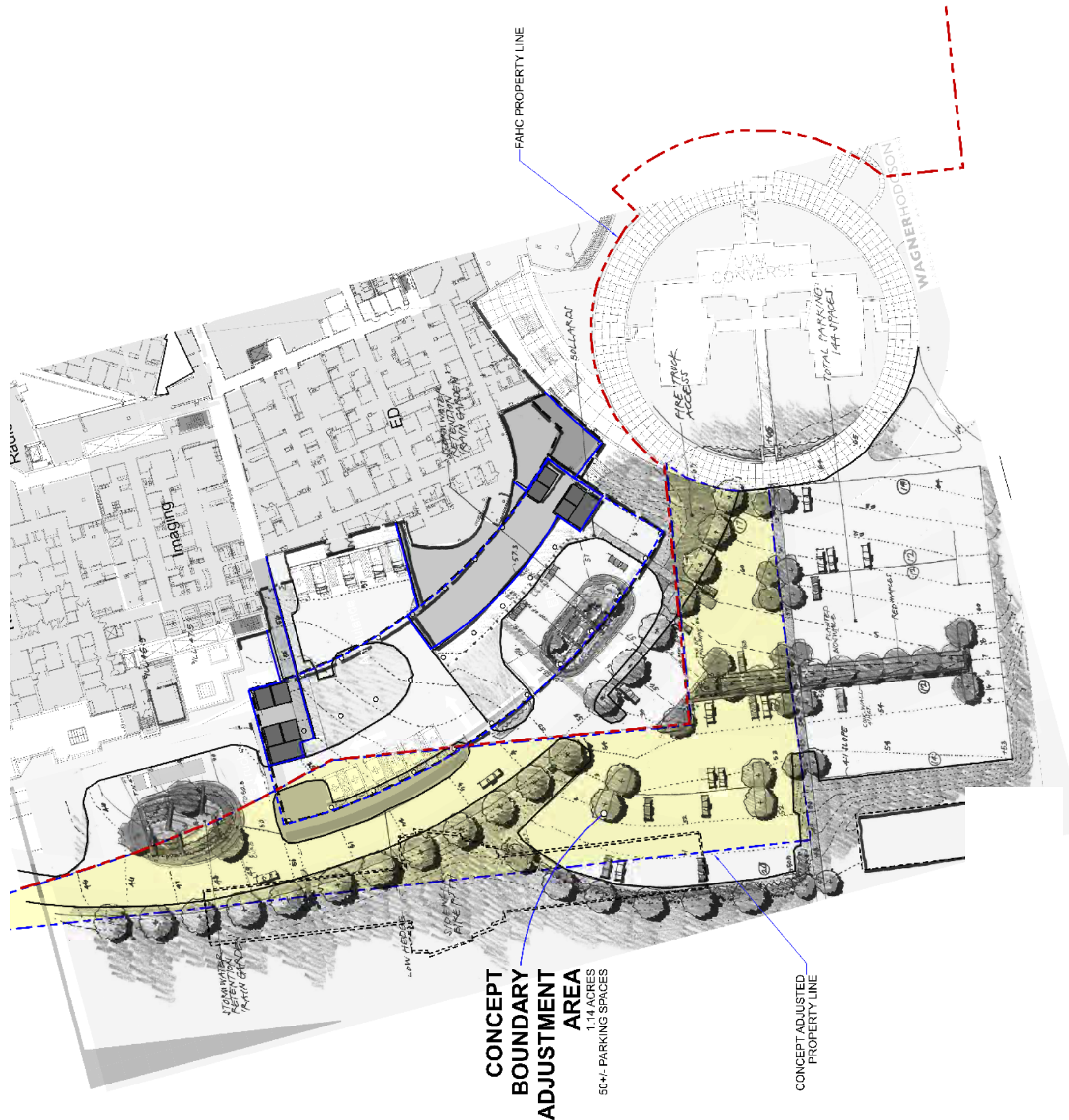


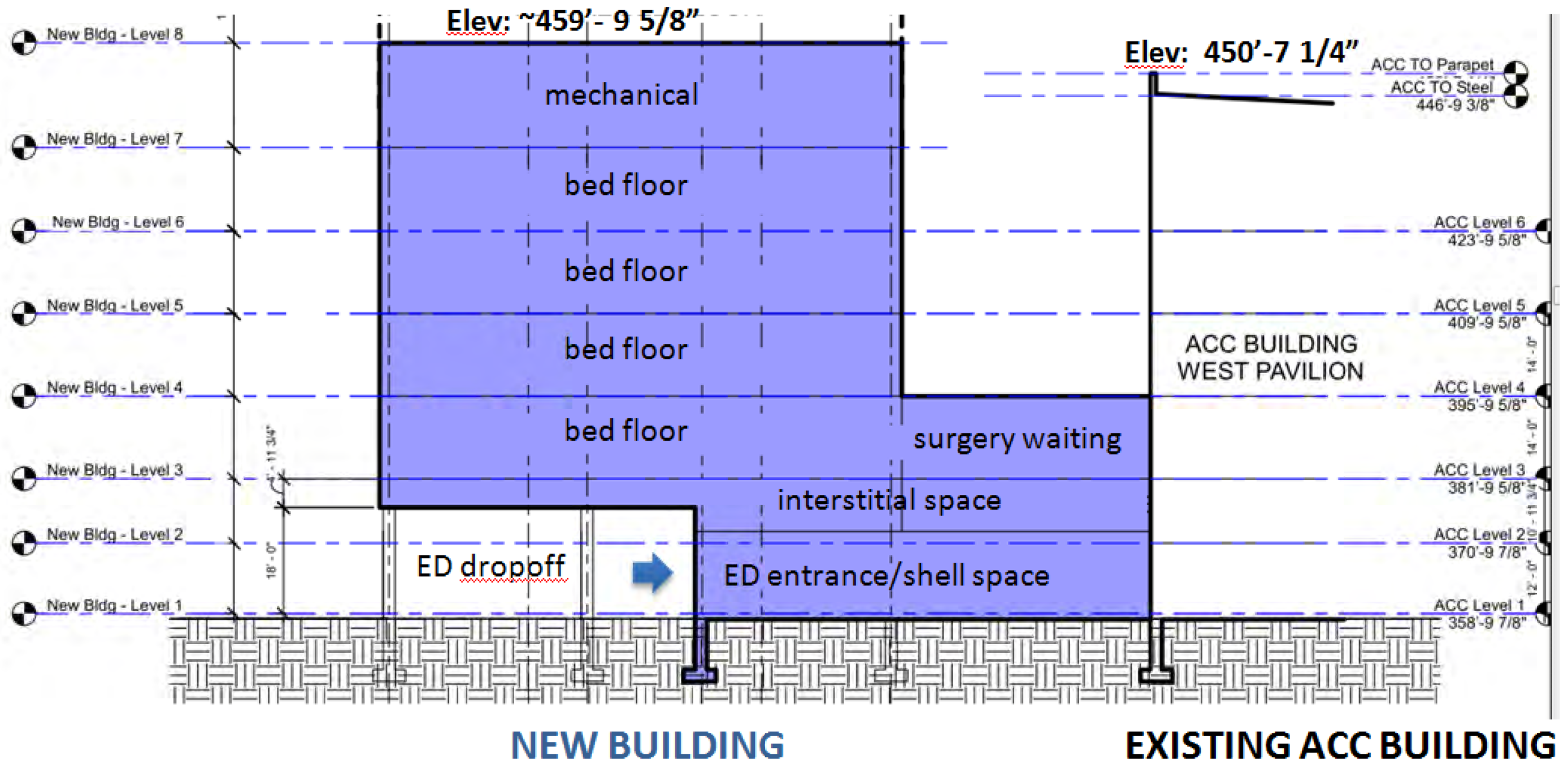
SCALE: 1" = 20'

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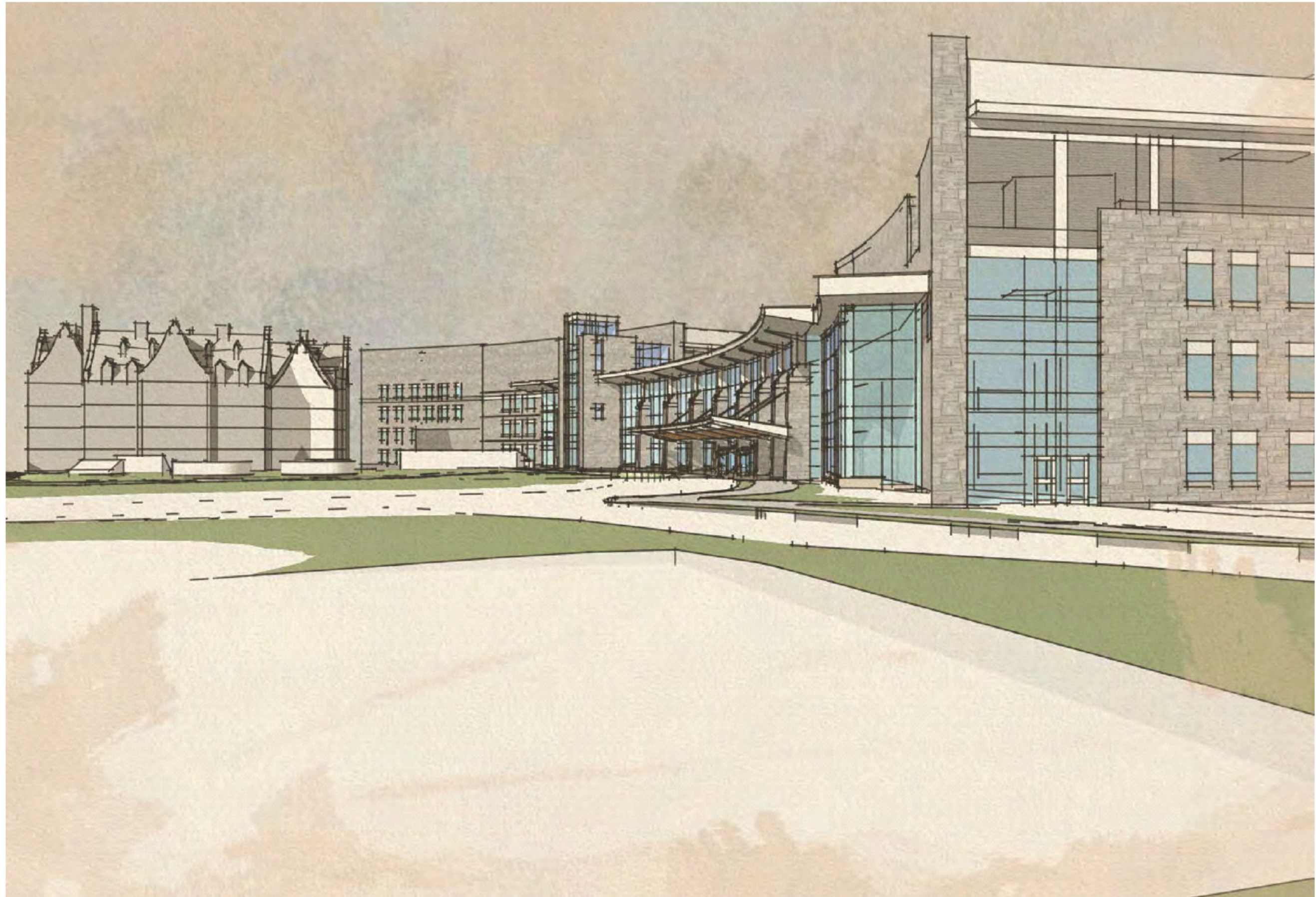
FLETCHER ALLEN BED TOWER | CONCEPTUAL SITE PLAN

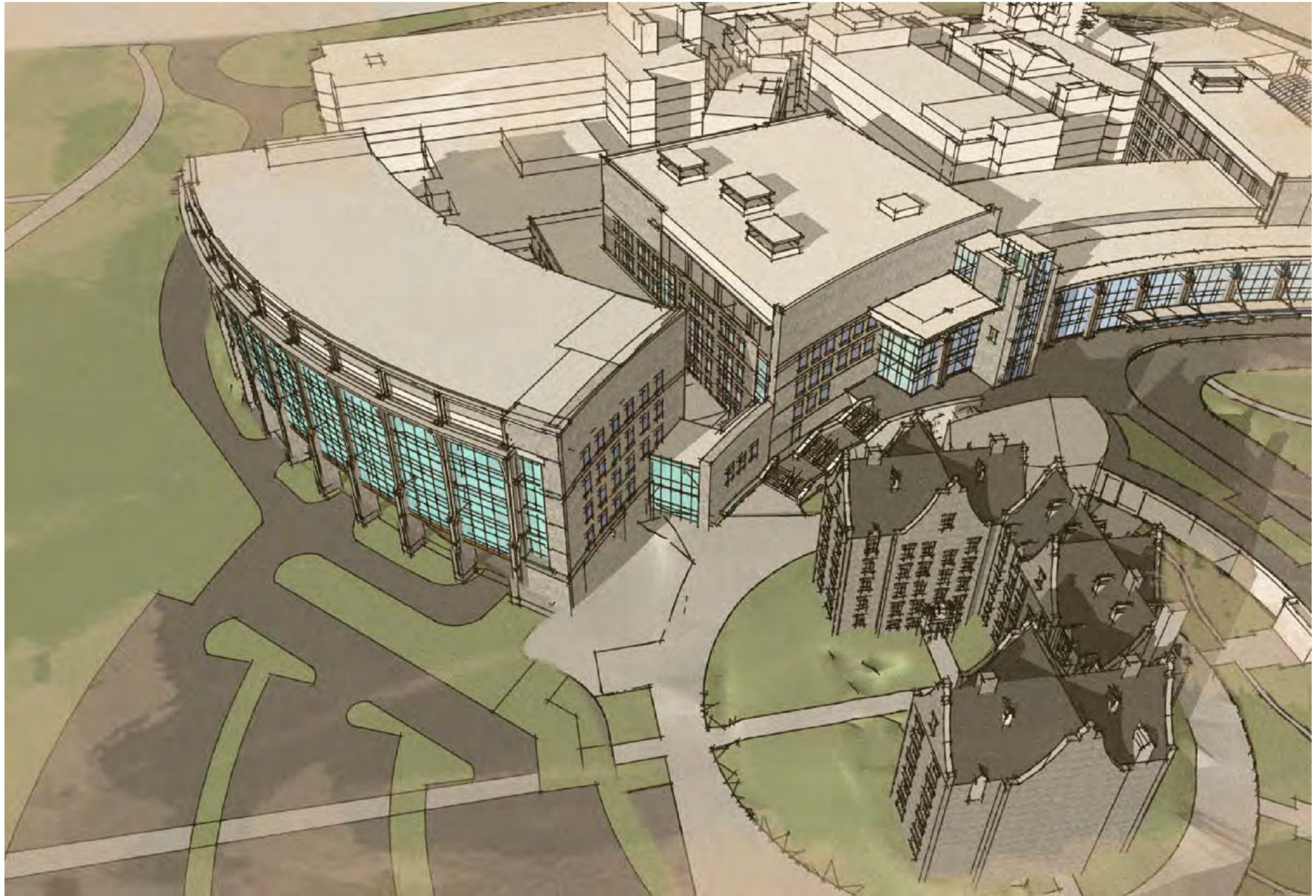
WAGNER HODGSON
LANDSCAPE ARCHITECTURE











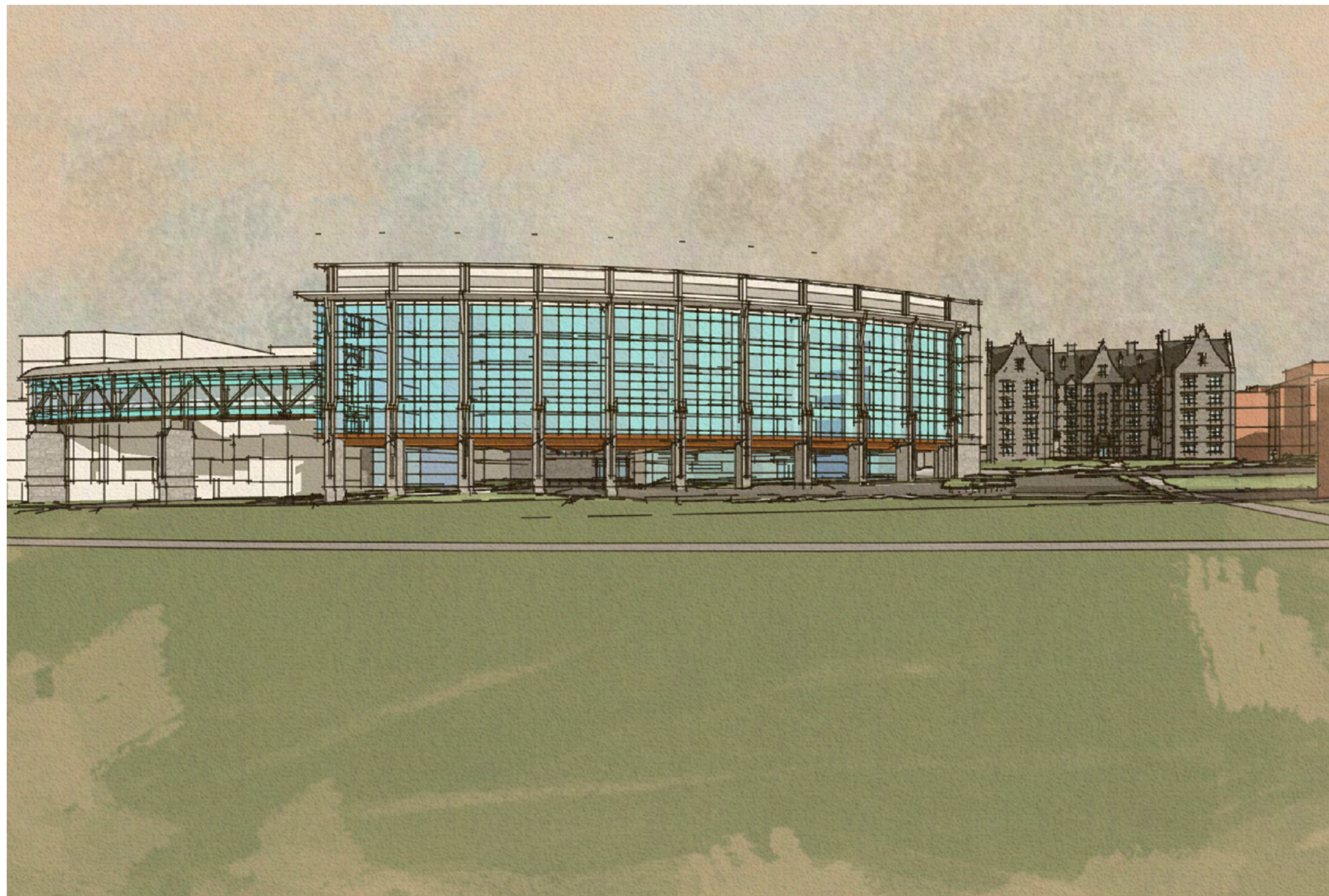




02.10.2014

FLETCHER ALLEN BED WING | OPTION A

WAGNERHODGSON
LANDSCAPE ARCHITECTURE





02.10.2014

FLETCHER ALLEN BED WING | OPTION A

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

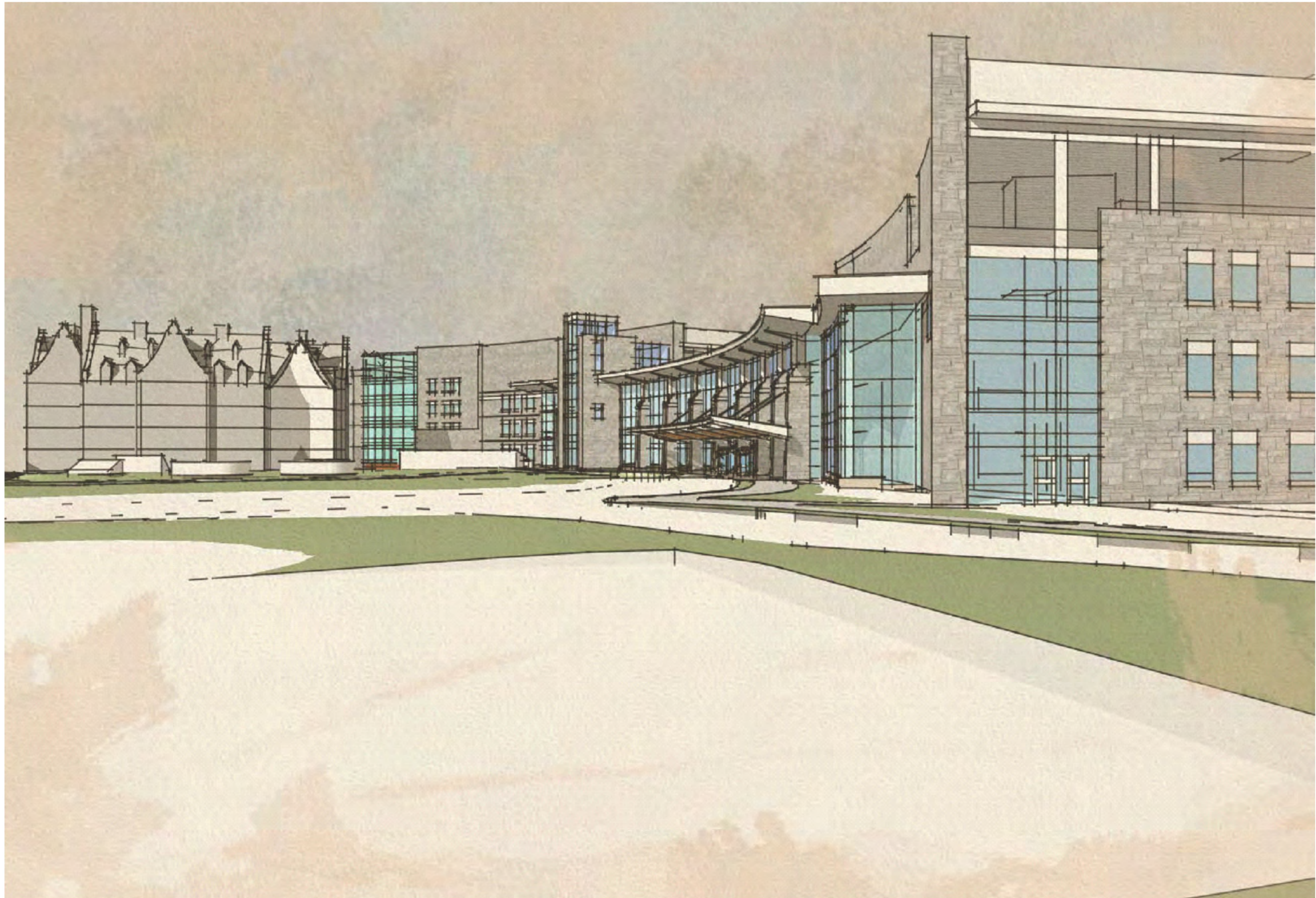


















02.10.2014

FLETCHER ALLEN BED WING | OPTION B

WAGNERHODGSON
LANDSCAPE ARCHITECTURE





02.10.2014

FLETCHER ALLEN BED WING | OPTION B

WAGNERHODGSON
LANDSCAPE ARCHITECTURE



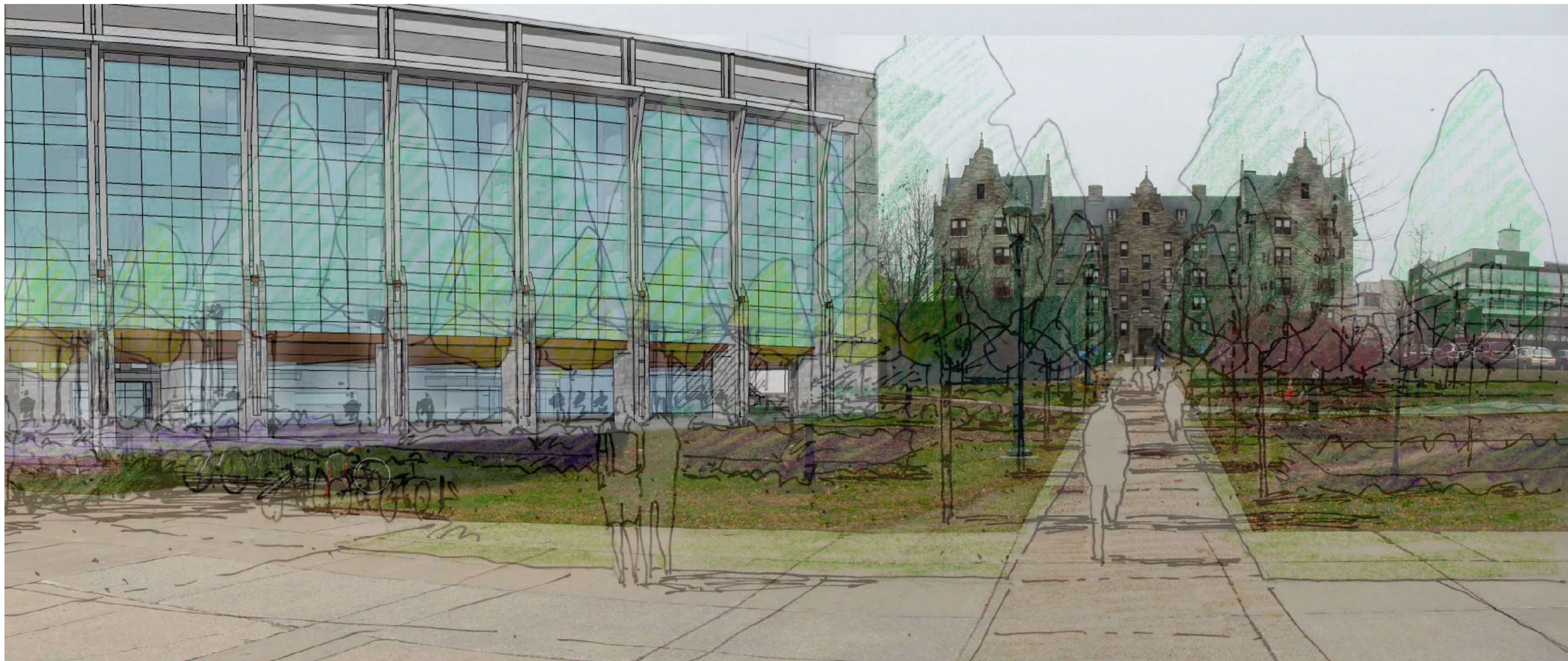




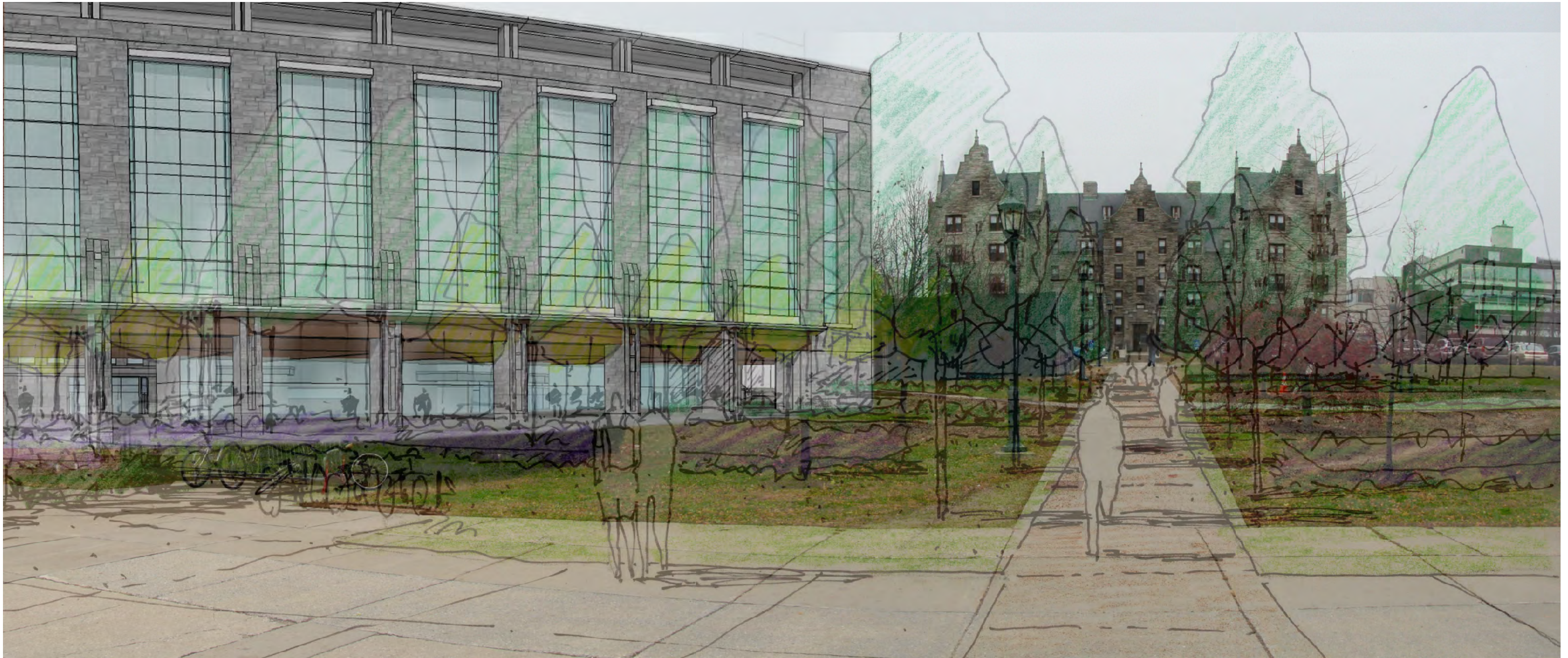




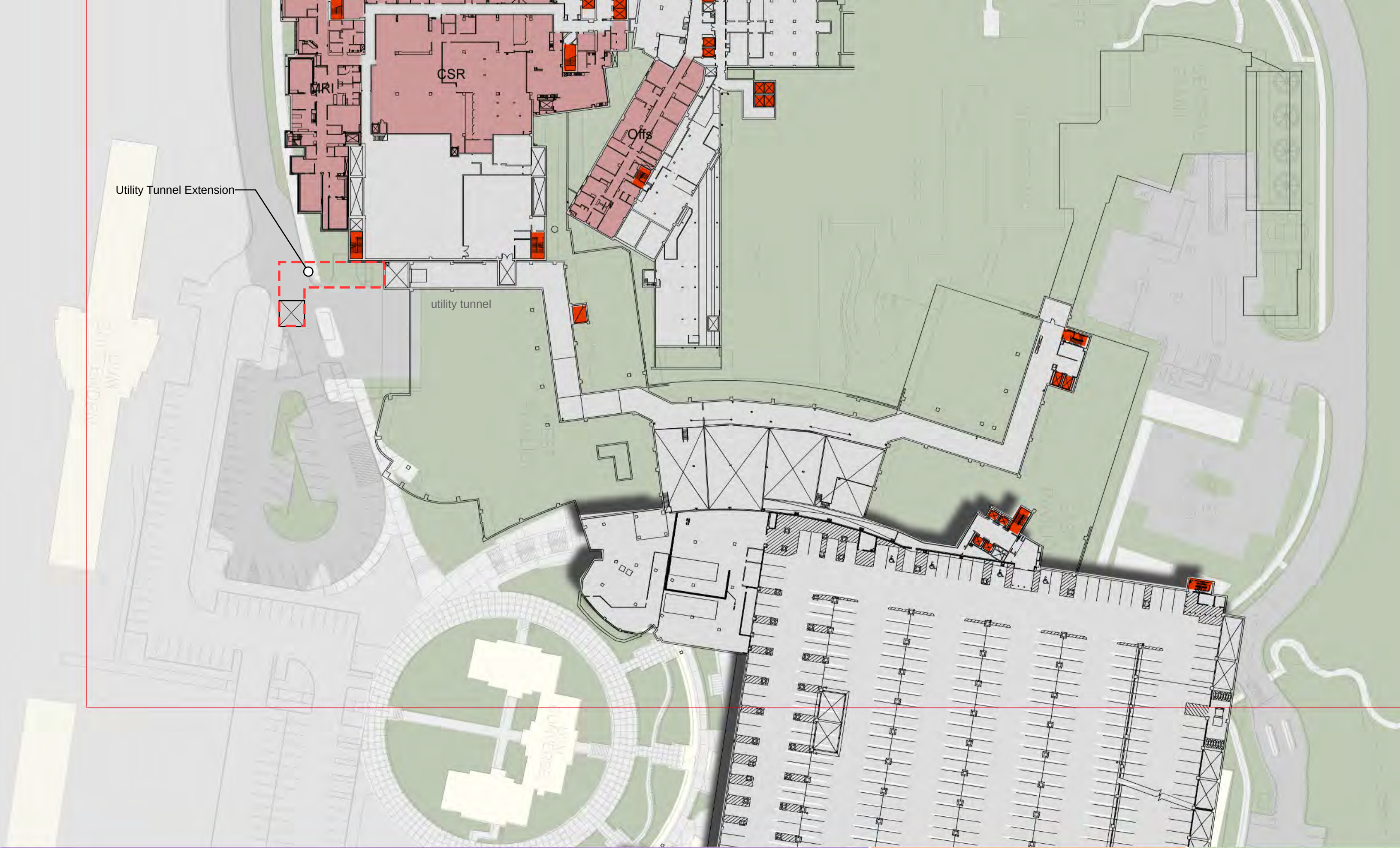


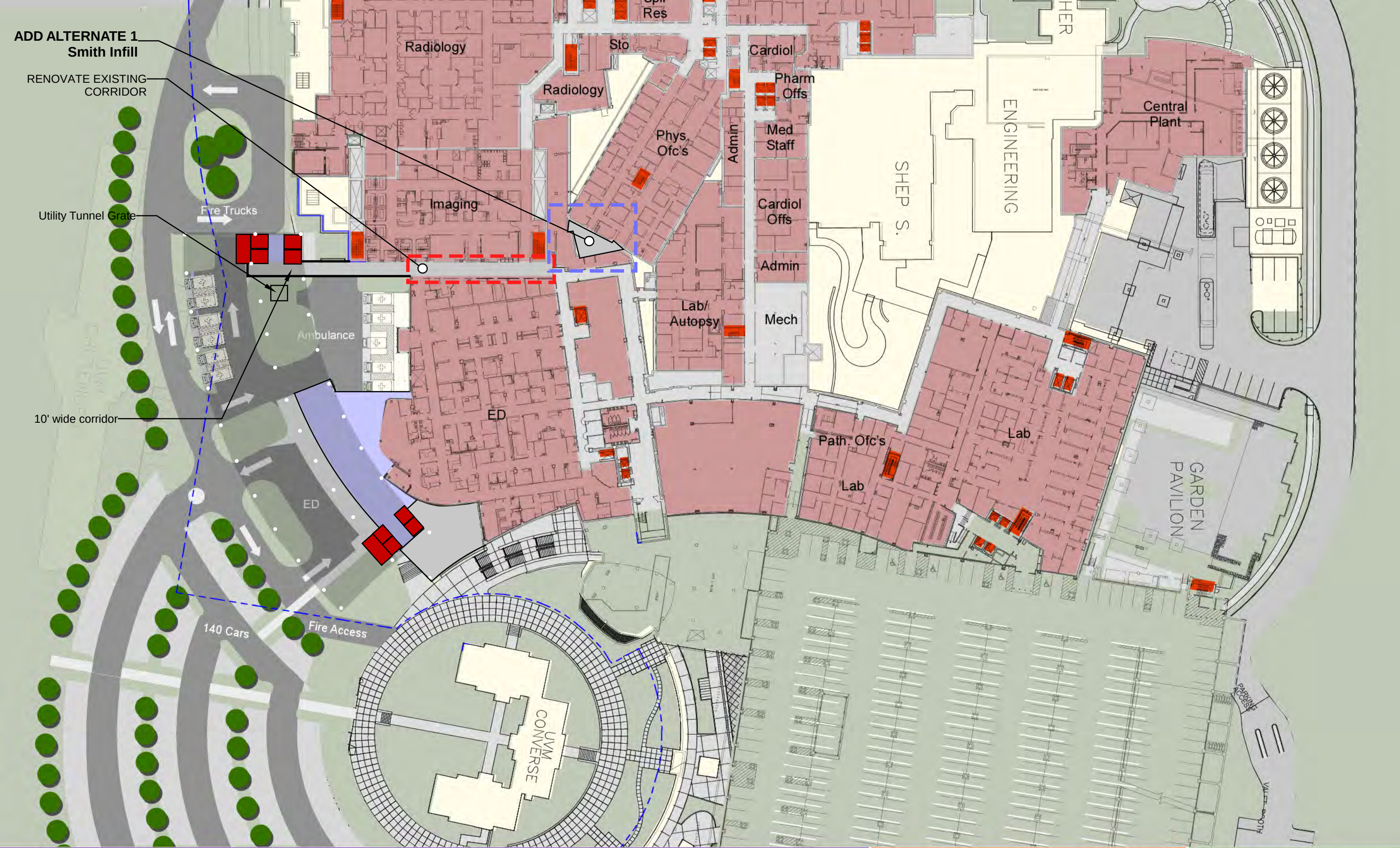


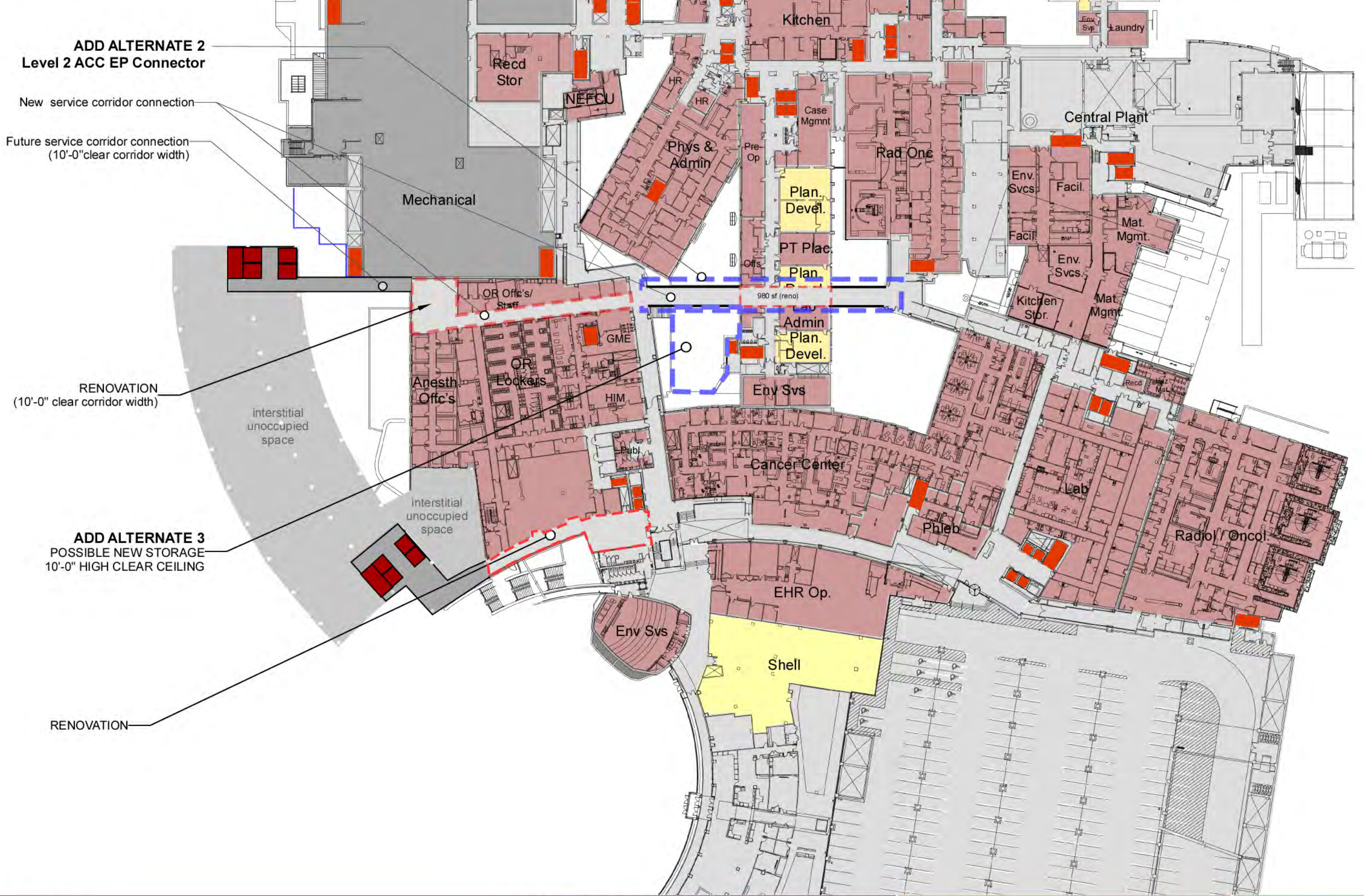
WAGNERHODGSON
LANDSCAPE ARCHITECTURE



WAGNERHODGSON
LANDSCAPE ARCHITECTURE







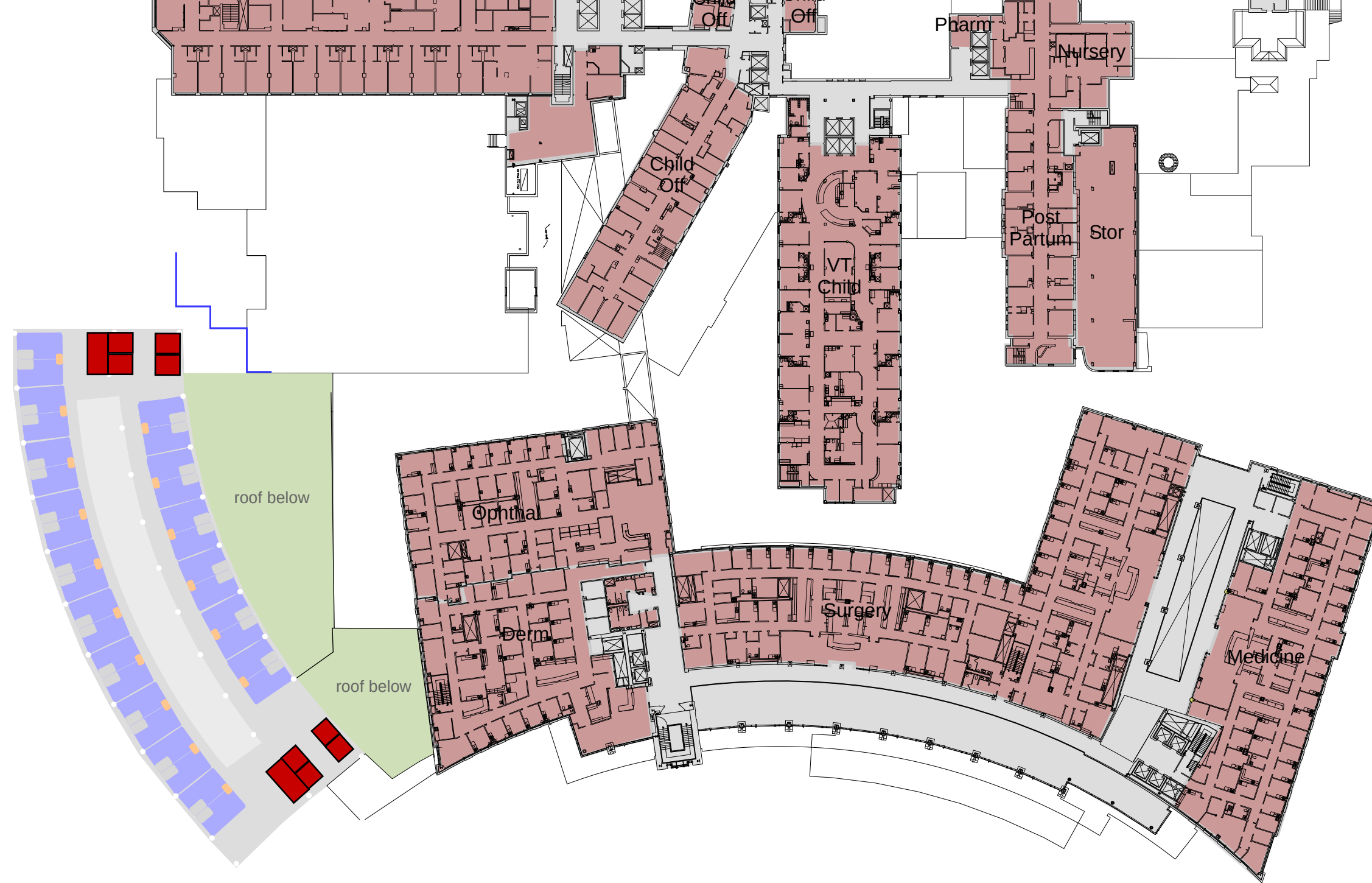
RENOVATE FOR CORRIDOR

existing
pediatric
recovery
area

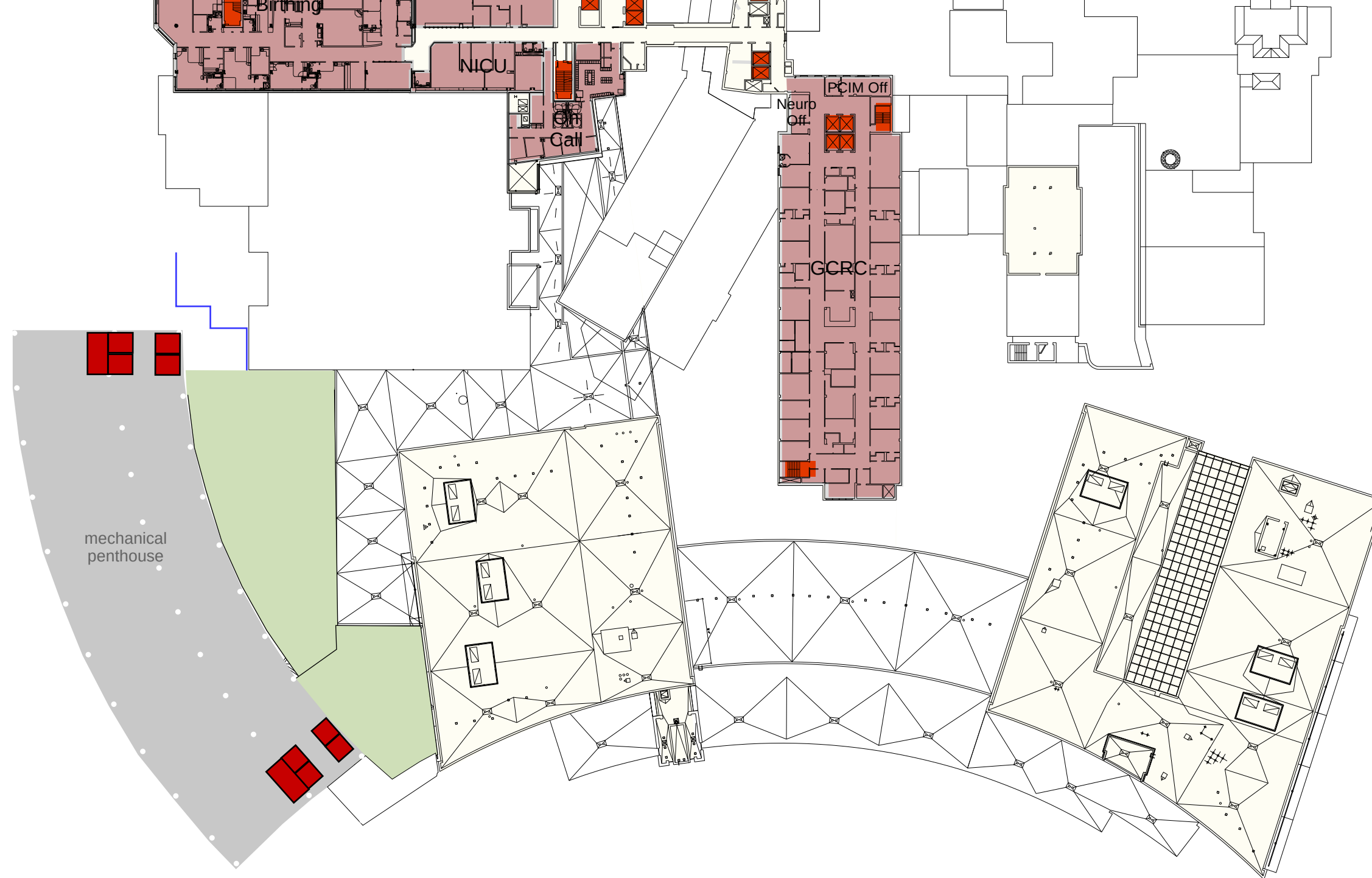
potential relocation area
for pediatric recovery area











Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

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



DESIGN ADVISORY BOARD Tuesday, March 25, 2014 Conference Room 12, City Hall, Burlington, VT AGENDA

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

Session I - 3:00 – 3:30 p.m.

14-0038CA: 395 MANHATTAN DRIVE (RM, Ward 2) Chris Khamnei

Demolish existing residential structure and construct new duplex. (Project Manager: Scott Gustin)

Session II - 3:30 – 4:30 p.m.

14-0807SP: 111 COLCHESTER AVENUE (I, Ward 1) Fletcher Allen Health Care, Inc.

Sketch plan review to construct new Inpatient Building west of the Ambulatory Care Center building.
(Project Manager: Mary O'Neil)



In service to the PATIENT. COMMUNITY and MEDICINE since 1879.

Fletcher Allen Health Care

Inpatient Building Project

City of Burlington

Sketch Plan Application

March 12, 2014



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

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

PROJECT LOCATION ADDRESS: 111 Colchester Avenue

PROPERTY

OWNER*: Fletcher Allen Health Care c/o Dave Keelty

*If condominium unit, written approval from the Association is also required

APPLICANT: Fletcher Allen Health Care c/o Dave Keelty

POSTAL ADDRESS: 199 Main Street, Suite 150

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-847-8443

EMAIL: Dave.Keelty@vtmednet.org

SIGNATURE: [Signature]

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

POSTAL ADDRESS: 199 Main Street, Suite 150

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802-847-8443

EMAIL: Dave.Keelty@vtmednet.org

SIGNATURE: [Signature]

Description of Proposed Project: New approximately 160,000 sq. ft. Inpatient Building west of the Ambulatory Care Center building at the Medical Center Campus.

Existing Use of Property: ☐ Single Family ☐ Multi Family: # Units ☒ Other: Hospital/Medical Center

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # Units ☒ Other: Hospital/Medical Center

Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☒ No ☐

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☐

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way? Yes ☐ No ☒

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 88.6 million

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

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

Office Use Only: Zone: Eligible for Design Review? Age of House Lot Size

Type: SN AW FC BA COA 1 COA 2 COA 3 CU MA VR HO SP DT MP

Check No. Amount Paid Zoning Permit #

Fletcher Allen Health Care

Inpatient Building Project

Sketch Plan Narrative

March 12, 2014

Overview

Introduction to the Project:

Fletcher Allen Health Care (Fletcher Allen) is proposing an approximately 160,000 square foot (sq. ft.) Inpatient Building project to be located next to the Emergency Department on the west side of its Medical Center Campus. The Inpatient Building will consist of approximately 128 inpatient replacement beds to be hosted in single rooms with connections to the McClure Building and the West Pavilion of the Ambulatory Care Center. The proposal includes a small boundary line adjustment with the University of Vermont.

The Inpatient Building is replacing existing beds in Shepardson 3North and Shepardson 4North. This replacement, as outlined in the Fletcher Allen Master Facility Plan, is the first of several planned bed replacement facilities at the Medical Center Campus which may occur over the coming decades. There are no plans to add medical or clinical full time equivalent (FTE) staff. There may be some additional support staff, but it is unclear at this early phase of design.

Why is Fletcher Allen doing this Project?

The factors that influenced the need for and the design of this Project are as follows:

- The replacement of outdated infrastructure to meet the needs of current medical practices. Fletcher Allen's oldest inpatient buildings are more than 50 years old. The beds that will be replaced in Shepardson are located in facilities that were built in 1961. New facilities are needed to provide care that is consistent with today's hospital design standards and match the high-quality care provided by Fletcher Allen's physicians and staff;
- The replacement of double rooms to private single rooms to meet the 2010 FGI Guidelines for Design and Construction of Health Care Facilities which are current hospital design standards within the industry and State Hospital licensing agencies including the Vermont Green Mountain Care Board. Currently, 60% of Fletcher Allen's inpatient rooms are double or multiple bed rooms that do not offer adequate space for patient care. By creating more single bed rooms, Fletcher Allen can provide sufficient space for medical equipment and more effectively practice infection prevention;

- Offering more single rooms will help Fletcher Allen create a healing environment that is patient-centered, provides quiet and comfort to patients and their families, and offers more privacy and confidentiality; and
- The required floor plate square footage for better and more efficient program affinities and adjacencies with the Ambulatory Care Center building and McClure Building.

Initial Planning

Fletcher Allen has been involved in master planning for its Medical Center Campus and for inpatient bed replacement options since 2006. This was discussed extensively with the Burlington Planning Commission and with the Combined City Council / Planning Commission Institutional Development Committee between 2006 through 2009. The proposed Inpatient Building is consistent with Fletcher Allen's Master Facility Plan as discussed with the City during this process.

Throughout 2008 and into 2009, Fletcher Allen worked with the City's Joint Institutional Development Committee on a zoning amendment request to allow for a building height increase in limited areas within the Medical Center Campus core. On March 30, 2009, the City Council gave final approval to the zoning amendment request, which included the creation of the Institutional Core Campus Fletcher Allen Medical Center Campus (ICC-FAHC) Height Overlay district (Sec. 4.5.2(c)(5)) to specifically to allow construction of a new building on the location currently shown.

The initial planning that Fletcher Allen undertook for the Inpatient Building considered several different sites on the medical center campus. Through a detailed evaluation process, the current site became the clear choice: for feasibility including cost, phasing and construction constraints, and logistics; for connections and functional adjacencies with surgical waiting and support services that sustain the inpatient beds; and for assuring the systematic replacement of the aging inpatient infrastructure priorities for near and long term.

During the past five years, Fletcher Allen has also engaged the Fletcher Allen Neighborhood Task Force consisting of Ward 1 neighbors, the Ward 1 Neighborhood Planning Assembly and the University of Vermont (UVM) to seek input and update these constituencies on the progress of planning for the new Inpatient Building. Fletcher Allen representatives have also met with Burlington's Planning and Zoning staff and District 4 Act 250 staff to apprise them of the project and seek input before commencing detailed planning and design.

Architectural Design

Two architectural options have been prepared, images of which are included in this submittal. Both have been developed in response to extensive evaluation of numerous factors including functional and code requirements for inpatient hospital facilities, effective and efficient operations, patient and family comfort and the existing and planned built context within which the project is proposed.

With respect to the built context both designs pick up on and continue the design themes established by the ambulatory care center which opened in 2005, rather than introduce new design directions. Both designs have also carefully considered the relationship with Converse Hall.

Option 1 has a masonry wall on the south end with punched windows similar to those on Converse Hall with a largely glass curtain wall on the west façade. Option 2 brings a glass curtain wall to the south façade where it would reflect Converse Hall, and introduces stronger masonry columns into the west façade with reduced glass. One of Fletcher Allen's objectives with this sketch plan review is to obtain feedback from the City regarding these two alternatives. Each has its merits with respect to Converse Hall and we welcome your input.

Project Impacts

Fletcher Allen met with City staff for an initial technical review November 15, 2013. There were several issues that staff felt should be addressed as the design of the Inpatient Building progresses: stormwater mitigation, possible impacts to the historic Converse Hall, and fire truck access. Below is a summary of how these and other issues have been addressed in the current concept.

Stormwater: There will be little impact on stormwater due to the expected little or no increase in impervious surfaces. Since the technical review, Fletcher Allen has added several stormwater gardens: one is on the north side of the building and the other is on the west side. Also, a green roof is proposed over the Emergency Response building. The stormwater gardens and green roof will collect stormwater runoff providing initial treatment before entering into the existing collection system. Fletcher Allen is also working with UVM for addressing any expansion of the existing North Campus stormwater treatment facility located near Centennial Field, if needed, to handle any possible minor increase in runoff.

Historic Converse Hall: During the Technical Review process, planning staff expressed some concern about the potential impact of the project on Converse Hall. Fletcher Allen has addressed this in four ways. First, the site plan embraces Converse Hall as a centerpiece. It continues the

idea that began with the Ambulatory Care Center which placed Converse Hall as a visual highlight of Fletcher Allen's front quadrangle and main entry. The proposed building enhances this with its curved south façade that continues the arc of the ambulatory care center and echoes the pedestrian circle around Converse Hall. Second, the site plan has been modified to move the proposed Inpatient Building further away from Converse Hall than was shown during Technical Review. Third, two options have been developed for the east and south facades of the Inpatient Building with the emphasis being to maximize compatibility with Converse Hall. Fourth, Fletcher Allen has retained Liz Pritchett Historic Preservation to review and provide input into the design of the Inpatient Building. Ms. Pritchett will continue to work with the Fletcher Allen architectural design team in order to not have an unduly adverse impact on Converse Hall. We have enclosed a preliminary memorandum from Ms. Pritchett.

Fire Truck Access: The conceptual design options have added a fire truck parking area just north of the Emergency Response building entrance as required by the City of Burlington Fire Department. Fletcher Allen will continue to work with the Fire Department as the conceptual design is refined to safely accommodate fire trucks.

Parking: The proposed Inpatient Building will not add additional bed capacity nor will there be any increase in on-campus parking. Existing City permits limit Fletcher Allen's on-campus parking to a maximum of 2,094 spaces. Existing permits also allow Fletcher Allen to vary the number of physical parking spaces on site at any given time based on its ongoing dynamic management of parking, which includes limiting on-campus parking permits for staff and other Transportation Demand Management (TDM) programs, so long as the quantity does not exceed the 2,094 parking space cap. Parking will continue to be managed within the 2094 cap for on-campus parking spaces. As always, from time to time there may be fewer physical spaces on campus, depending on Fletcher Allen's ongoing management of parking.

Traffic: Since the proposed building will not add additional bed capacity or parking spaces, Fletcher Allen does not anticipate any increases in overall trip ends to the site as result of construction of the proposed facility. Fletcher Allen, as a member of Campus Area Transportation Management Association (CATMA), will continue to manage its traffic and parking consistent with its management practices described in the annual Joint Institutions Parking Management Plan.

Schedule for Design and Construction

Fletcher Allen has conceptual planning Certificate of Need (CON) approval from the Green Mountain Care Board that allows for planning only, no construction has been approved. Fletcher Allen has retained a design team and a construction manager to assist with pre-construction

planning, and will continue to coordinate with UVM on their housing master plan and on landscaping between their planned STEM project and the Inpatient Building Project.

With this Sketch Plan application, Fletcher Allen is officially beginning the City permitting for the Project. Fletcher Allen anticipates submitting a construction CON for the Inpatient Building by the end of September 2014. If approved, construction is planned for the fall of 2015 subject to the issuance of City and State permits.

Historical Perspective

- 1879: Mary Fletcher Hospital
- 1966: Medical Center Hospital of Vermont: Merger with the Bishop DeGoesbriand Hospital
- 1985: McClure Building opens
- 1995: Fletcher Allen Health Care: Merger with Fanny Hospital and the University Health Center's Medical Practice Groups
- 1991-1999: Ambulatory Care Center Master Planning with focus on outpatient facilities
- 2001-2005: Ambulatory Care Center constructed and opened
- 2004-2007: renovations and refurbishment
- 2010 Radiation Oncology Garden Pavilion opened
- 2013 Inpatient Building Project begins

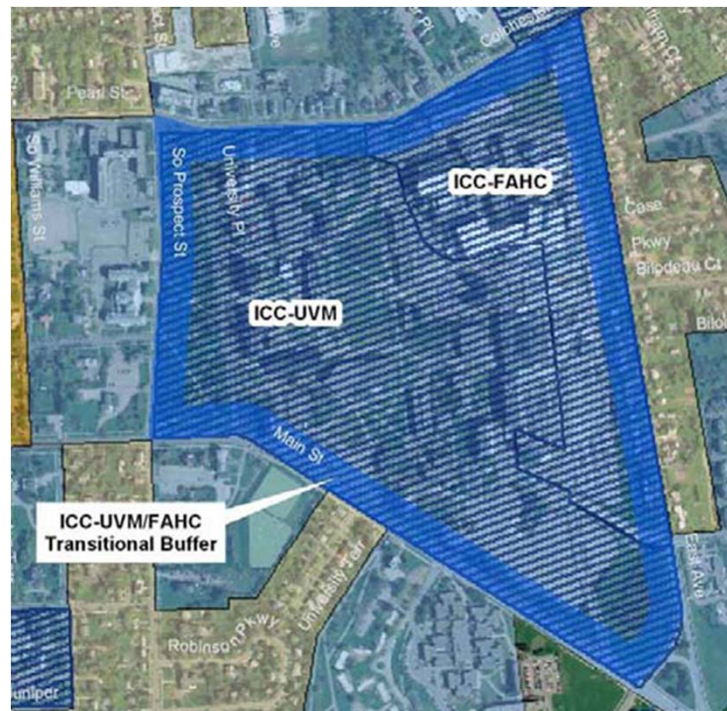
Master Planning Timeline

- 2007-2008 Master Planning
 - All locations
 - Inpatient Bed replacement options studied for the Medical Center Campus
- 2007-2009 Master Planning Presentations
 - Planning Commission
 - Ward 1 NPA Presentations
 - April 9, 2008 planning update
 - December 4, 2008 Ward 1 presentation on Master Plan and proposed zoning changes
 - May 13, 2009 planning update
 - Joint Institutional Development Committee: Master Plan and proposed Zoning Amendments
- 2009 City Council Adopts Zoning Ordinance Amendments
- 2010 -2013
 - Bed studies completed
 - Inpatient options refined
 - Planning CON approved to allow planning for the inpatient bed project

2009 Zoning Amendments

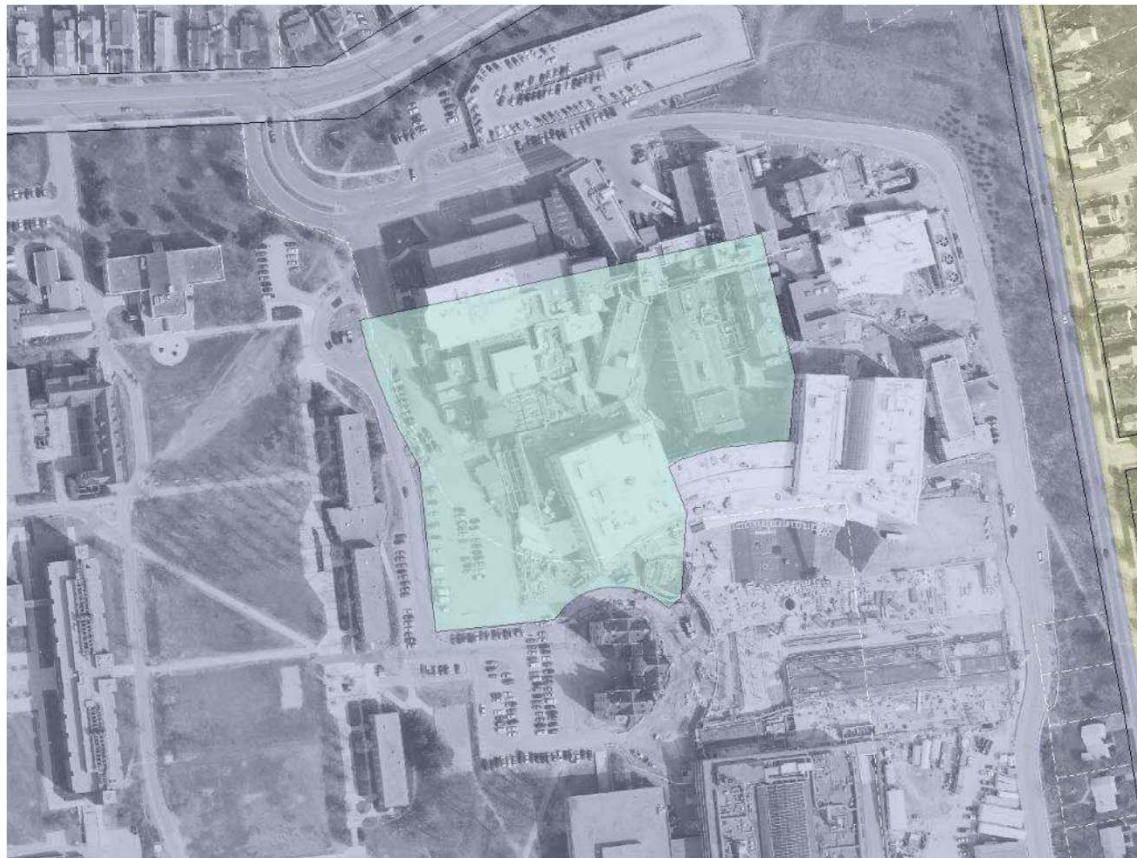
■ Clarifies Transitional Buffer

- Boundaries
- Allowable density in Transitional Buffer: no greater than 40%
- Housing conversion prohibitions
- Overall lot coverage up to 65% if reduced density within the transitional buffer zone below 40%

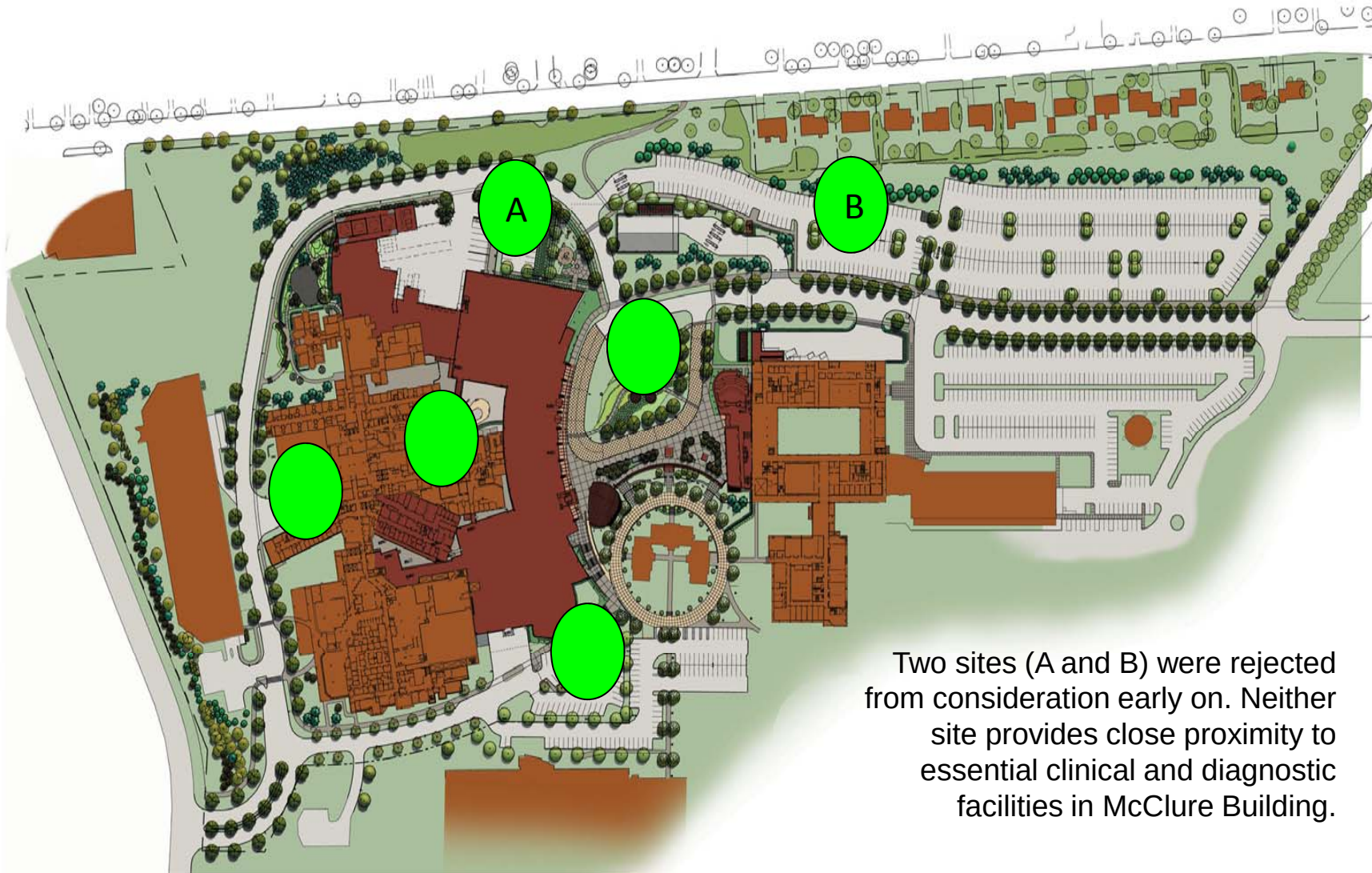


2009 Zoning Amendments

- Allows for an increased in vertical building height in selected areas
 - Concentrate building height in the campus core



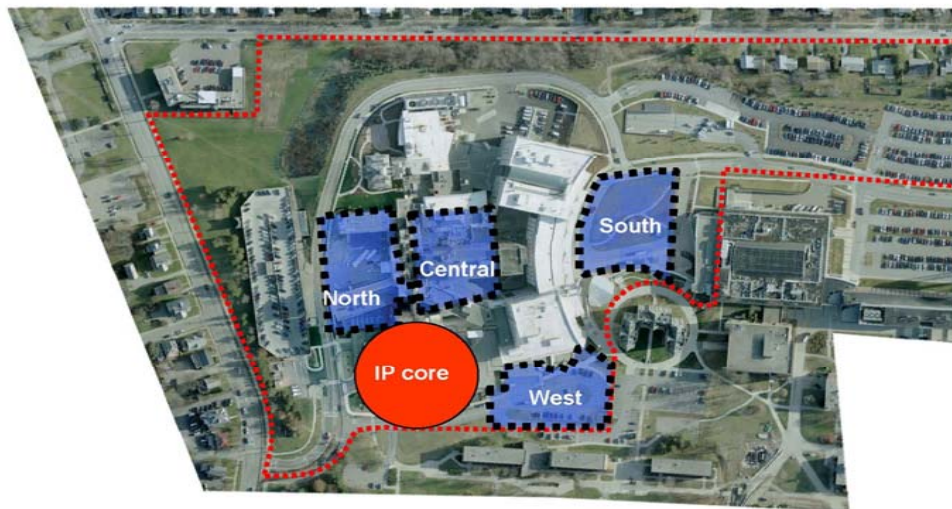
Initial Sites Reviewed for Bed Replacement Building



Two sites (A and B) were rejected from consideration early on. Neither site provides close proximity to essential clinical and diagnostic facilities in McClure Building.

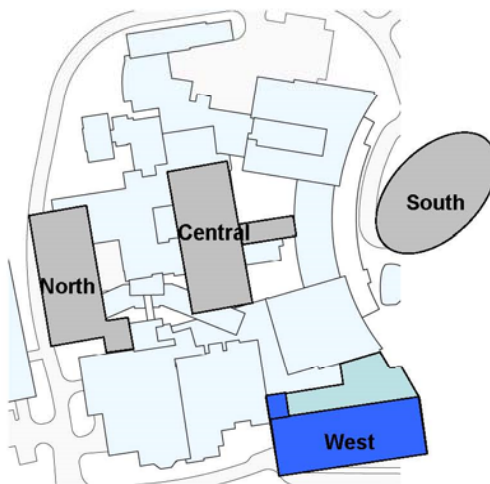
Final Sites Reviewed for Bed Replacement Building

Bed Replacement Study– Development Criteria



Criteria
Feasibility
Cost
Time/Phasing
Regulatory
Logistics
Connections-existing
In-Patient/Service
Public
Operational efficiency
Massing Impact
Contextual Fit
Placemaking
Connections-Long term

Site Rankings

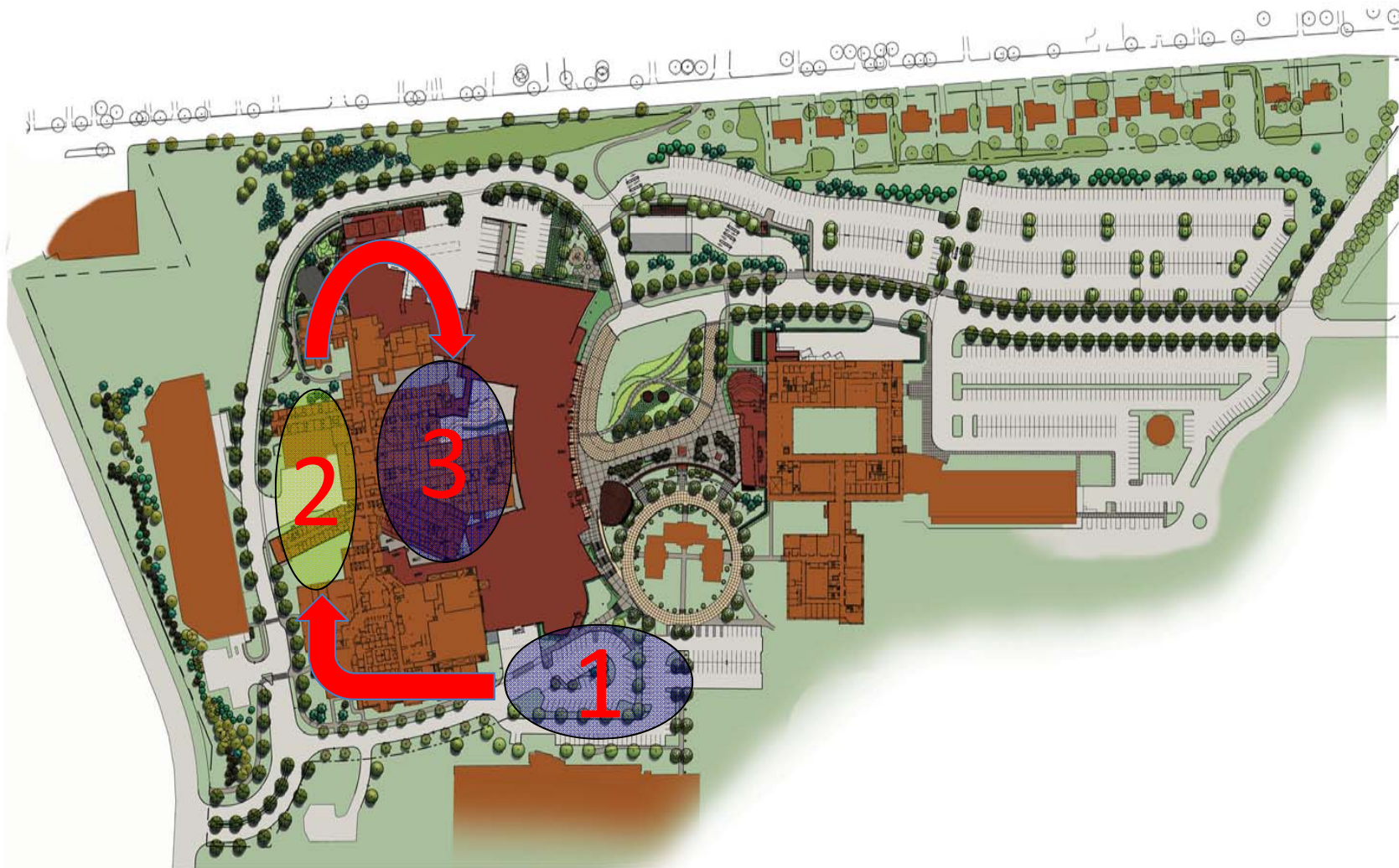


1 Ideal 2 Good 3 Fair 4 Poor

Executive overview replacement

	West	North	South	Central
Feasibility	2	4	3	4
Cost	1	3	2	4
Time/Phasing	1	3	2	4
Regulatory	3	4	3	1
Logistics	2	3	3	4
Connections-exist	2	2	3	1
In-Patient/Service	3	2	4	1
Public	2	3	1	2
Operational efficiency	3	2	4	2
Massing Impact	3	4	2	2
Contextual Fit	3	4	2	2
Place making	3	4	2	1
Connections-Long term	2	2	2	1

Bed Replacement Cycle: 5-50 years



The First Bed Building Replacement Cycle

- Maintain inpatient care in Burlington
- Meet intent of agreements with City and neighbors
- Concentrate development in the campus core
- Maintain maximum 65% lot coverage
- Preserve valuable open space on the Medical Center Campus
 - The sliding hill
 - Community gardens
 - The Wick Plaza
 - The Mary Fletcher building site
- Minimize traffic impacts
- Require no new on-campus parking
- Be compatible with UVM master planning
- Begin planning in 2013, with construction commencing in 2015



MEMORANDUM

TO: L. David Keelty
DATE: March 12, 2014
FROM: Liz Pritchett, Historic Preservation Consultant
RE: Inpatient Building Project

As the historic preservation consultant working with Fletcher Allen Health Care, Inc. (FAHC) on the Inpatient Building Project, I am currently assisting the design team as they develop options for the new building. During this phase of the undertaking, I am reviewing two options for potential impacts to historic resources in or adjacent to the project area, which is on the west side of the FAHC campus. My primary concern is that sufficient space remains between Converse Hall, a Victorian Eclectic style building constructed in 1895 on the University of Vermont Campus, and the new Inpatient Building so that its character and integrity will not be unduly impacted. Based on my preliminary review of the two options, it is my professional opinion that the range of massing, features and materials currently being considered for the new Inpatient Building should avoid significant impacts to Converse Hall and will comply with *The Secretary of the Interior's Standards for New Construction*. As discussion continues among the design team, FAHC, the University of Vermont, and the City of Burlington, the final design for the new Inpatient Building will likely not have an undue adverse effect on Converse Hall.

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

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



TO: Design Advisory Board
FROM: Scott Gustin
DATE: February 25, 2014
RE: 14-0038CA, 395 Manhattan Drive

Zone: RM Ward: 2
Owner/Representative: Chris C. Khamnei

Request: Demolish existing residential structure and construct new duplex.

OVERVIEW:

The applicant is requesting approval for demolition of an existing duplex and construction of a new duplex and associated driveways and site work. Demolition has already occurred; however, new construction is pending review and approval.

This application was reviewed by the Design Advisory Board on July 23, 2013. It was tabled by the Board pending submission of application materials to address the following items:

- Window specification sheets
- Door and garage door specification sheets
- How to access the 2nd dwelling unit
- Walkways connecting the two units to the public sidewalk
- Whether the basement will be finished, and if so, what egress will be provided
- Proposed lot coverage

Additional information has now been submitted to address these items.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no significant natural features.

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The demolished home is not historically significant. It had been substantially altered and was most recently approved for an increase in height and new roofline.

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The new duplex will have no adverse impacts on alternative energy potential on the subject or neighboring properties.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan has been provided. That plan is subject to review and approval by the Stormwater Administrator.

(h) Building location and orientation

The proposed building is located in essentially the same place as the building it replaces. It is set close to the front property line and reflects the existing street edge along this portion of Manhattan Drive. Its front entrance is readily identifiable from the street.

The front façade includes two garage entries. These entries are flush with the front face of the building and must be revised so that they are set behind the pedestrian entrance into the building. No specific setback distance for the garage doors is required; however, there must be a break in the building plane with the pedestrian entrance more prominent than the garage entries. A slightly projecting front entry may be the most appropriate option in light of the overall building design. The garage doors comprise some 53% of the total front façade width. This width is permissible so long as they are under a single roofline and wholly integrated into the overall building design and there is living space above them. Such is the case here.

(i) Vehicular access

Two separate driveways will serve the two garage bays. The second curb cut is associated with the 2012 approval to convert the prior home to a duplex. Vehicular access will be largely as previously approved.

(j) Pedestrian access

The front entry of the proposed home faces the street and will be connected to the public sidewalk system with a walkway. The single front door enters into an internal corridor that provides access to both dwelling units.

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required.

(l) Parking and circulation

Parking provided is limited to one space per dwelling unit and reflects the 2-space parking waiver associated with the 2012 conversion of the property to a duplex. As noted above, parking and circulation are essentially as previously approved.

(m) Landscaping and fences

No landscaping details have been provided. At least a basic landscaping proposal is needed for this application. The applicant is encouraged to incorporate a rain garden into the redeveloped site to capture and infiltrate roof runoff into the soil. Impervious areas as proposed will total 39.9% of the property; 40% is the maximum permissible.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

No outdoor lighting information has been provided and must be. Fixture cut sheets and locations need to be specified.

(p) Integrate infrastructure into the design

Any new utility lines must be buried. Utility meters will be appropriately located on the side of the building.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing of the proposed building is fairly uniform and reads as a typical neocolonial residential structure. It is a larger building, at 2.5 stories, than the one it replaces; however, it is not uncharacteristic of the variety of buildings within the immediate area. While it does not overwhelm neighboring buildings in terms of massing or scale, the proposed building would benefit from some variety of exterior cladding – shingles within the gable end with clapboards underneath for example. The building height is 35' to the peak of the roof and 26' to the midpoint of the gable rise. This height is within the maximum allowed.

2. Roofs and Rooflines

A pitched gable roof is proposed. This roof form is common amongst neighborhood homes.

3. Building Openings

Fenestration details provided are very limited. The newly provided window specification sheet continues to depict 1-over-1 double hung units whereas the elevation drawings suggest large 2-over-2 casement or awning units. Perhaps they are side-by-side double hung units. Clarification is needed. Trim and casing details are also lacking. Building entries are similarly lacking in detail. A front door is proposed, and what seem to be rear sliding doors are also proposed. Improved elevation drawings that depict all trim details are needed.

(b) Protection of important architectural resources

As noted above, the demolished building was not historically significant. Its replacement with a new building will not adversely impact Burlington's architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed home is located close to the sidewalk as neighboring buildings are. Its front entrance is clearly discernible. As noted above, some variety should be incorporated into the front façade. The central pedestrian entry should project out, and variety should be incorporated into the building materials palate. As stated before, trim details are also needed.

(e) Quality of materials

Exterior building materials consist of wooden or fiber cement clapboards and fiberglass windows. Asphalt shingle roofing is proposed. Trim materials are not noted and must be.

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. Nothing above and beyond the minimum requirements is noted in the project plans.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

As noted above, utility meters will be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash should be stored inside the garage until curb side pick-up days.

(i) Make spaces safe and secure

The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of egress windows. No egress windows for the basement are evident in the building elevations and must be depicted. Building entries should be illuminated. Lighting details are needed as noted above.

RECOMMENDED MOTION:

The application continues to lack details. While basically the proposal is acceptable, the following items must be provided prior to review by the Development Review Board.

1. A revised front entry that projects in front of the adjacent garage doors.
2. A landscaping plan that depicts generally what new plantings are proposed where. A rain garden is encouraged for receiving and infiltrating roof runoff.
3. Outdoor lighting fixture locations and cut sheets.
4. Windows depicted on the building elevations that match the windows in the cut sheets provided. Basement egress windows must be depicted in the elevation drawings. Elevation drawings must show details accurately.
5. Trim materials noted on the elevation drawings.
6. Incorporate of some variation in cladding on the front façade to differentiate the upper floor from the bottom two floors (i.e. shingles vs. clapboards).

Scott Gustin

From: chriskhamnei@gmail.com on behalf of Chris Khamnei <chris@rentinvt.com>
Sent: Monday, January 20, 2014 7:44 AM
To: Scott Gustin
Subject: Re: FW: 395 Manhattan Drive
Attachments: GarageDoors.pdf; LotCoverage05.23.13.pdf; WindowSample.pdf

RECEIVED
JAN 23 2014

Scott,

1. Find attached the window spec sheet.
2. Find attached the garage door spec sheet
3. The duplex will be stacked. The front entry is a corridor that accesses both units. More or less, the second and third floor will comprise one unit and the finished basement and first level will comprise the other unit
4. A pathway from the front corridor to the sidewalk had been provided in the design. This connects the two units to the public sidewalk.
5. Basement is proposed to be finished. Means of egress is provided through egress windows.
6. Find attached the proposed lot coverage.

DEPARTMENT OF
PLANNING & ZONING

Thank you,
Chris

Chris C. Khamnei, Ph.D.
Green Mountain Real Estate
199 South Union Street #0
Burlington, VT 05401
802.222.6080 (Main Line)
802.652.9819 (Fax Line)
802.222.6090 (Maintenance)
chris@rentinvt.com
www.RentInVT.com

On Fri, Jan 17, 2014 at 2:27 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Chris,

Here's the info again related to the DAB's initial review of the application. Let's aim for the 2/25 meeting with a 2/12 submission deadline.

Scott

Scott Gustin, AICP, CFM

Senior Planner

NORTH FACE

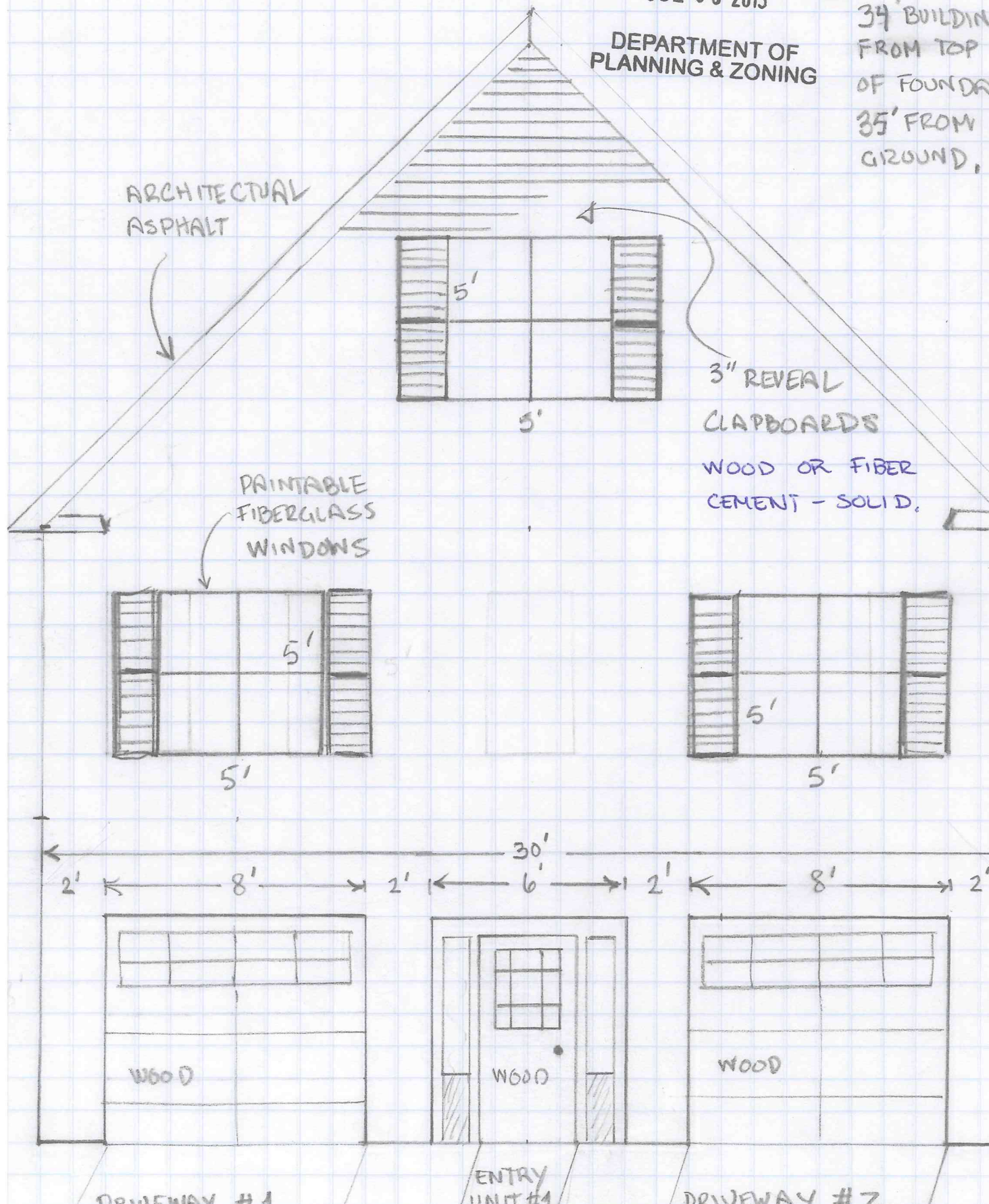
SCALE : 1 SQ $\equiv$ 1 FT

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JUL 08 2012

JUL 08 2013

DEPARTMENT OF
PLANNING & ZONING

34' BUILDING
FROM TOP
OF FOUNDATION
35' FROM
GROUND.



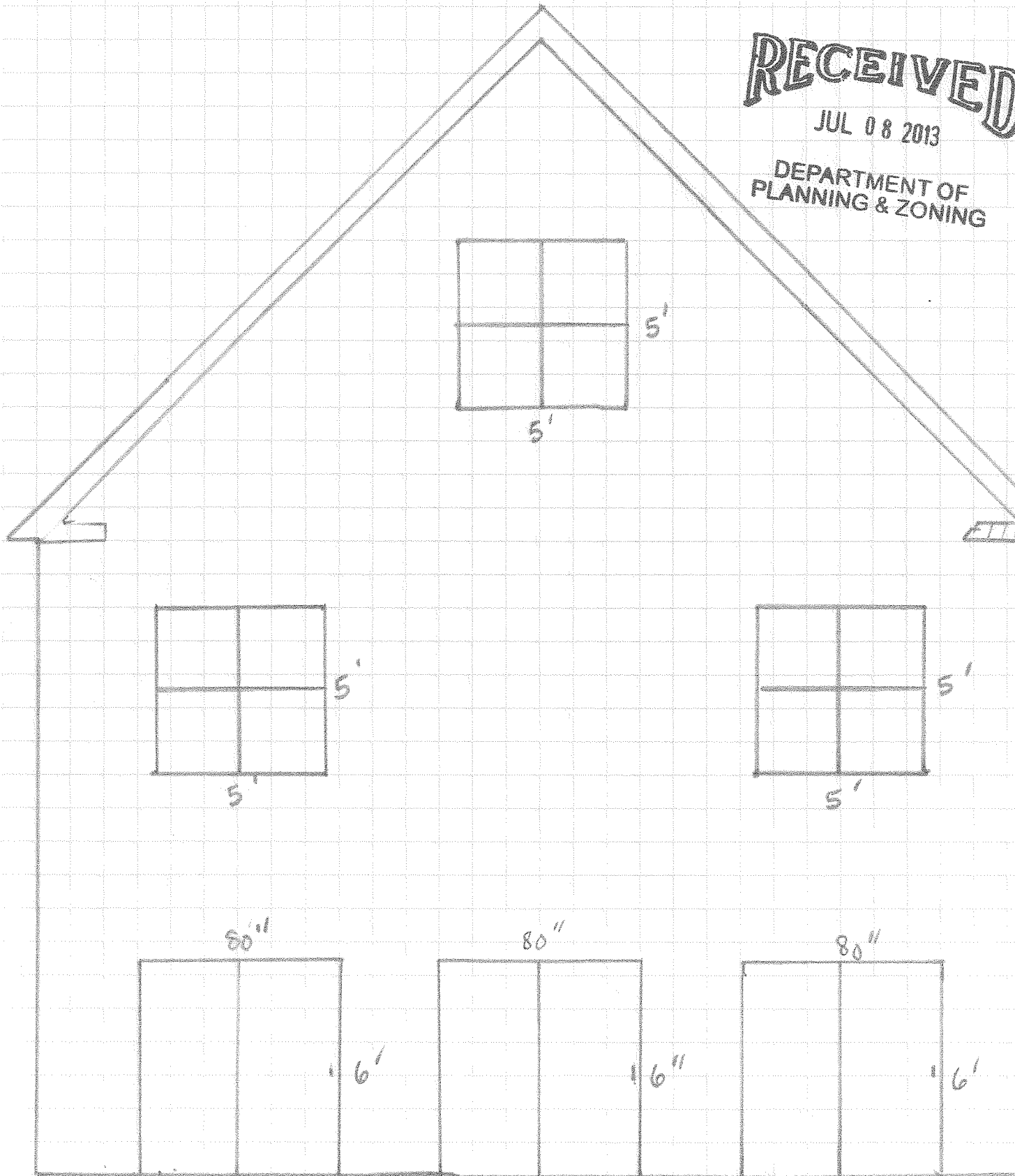
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SOUTH FACE

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WEST FACE
(EAST FACE IS MIRROR)

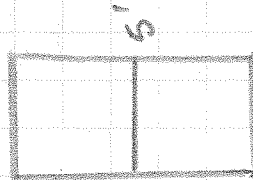
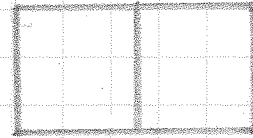
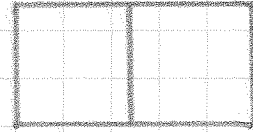
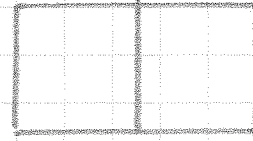
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JUL 08 2013

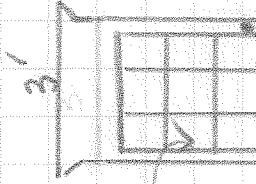
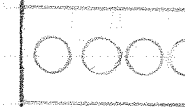
DEPARTMENT OF
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ASPHALT SHINGLES



ELECTRICAL
METER

3'



DECIDING

6'8"

Proposed Site Plan and Parking - 395 Manhattan Drive, Burlington, VT.

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 MAY 23 2013
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North

New Curb Cut for additional parking. 9'

45 ft

Existing Curb Cut

DRIVE 10' #1

7'

5'

3'

DRIVE #2

FOYER

PARKING UNIT #1

PARKING #1

10'x20' Foyer

UNIT #2

10'x20'

42' 40'

76 ft

93 ft

30'

40'x30' = 1200 sq ft

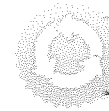
lot size =

33'

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Pella® Impervia® Single Hung Window

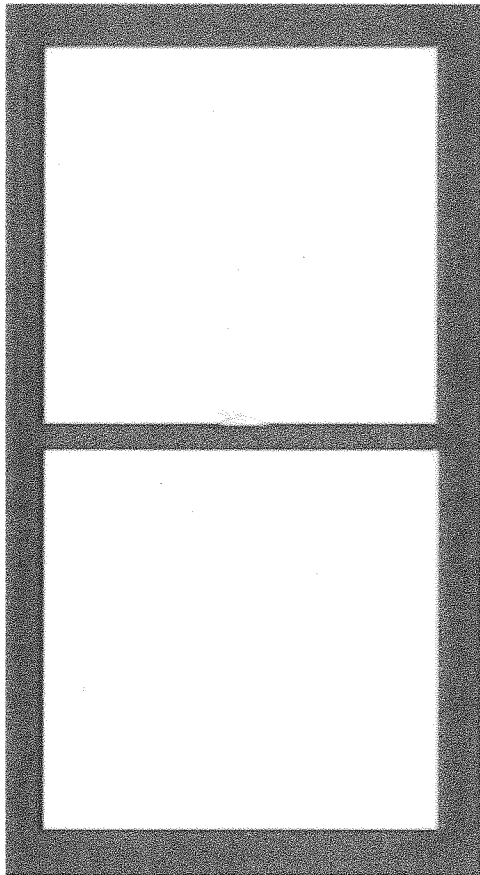


All Pella products offer energy efficient options

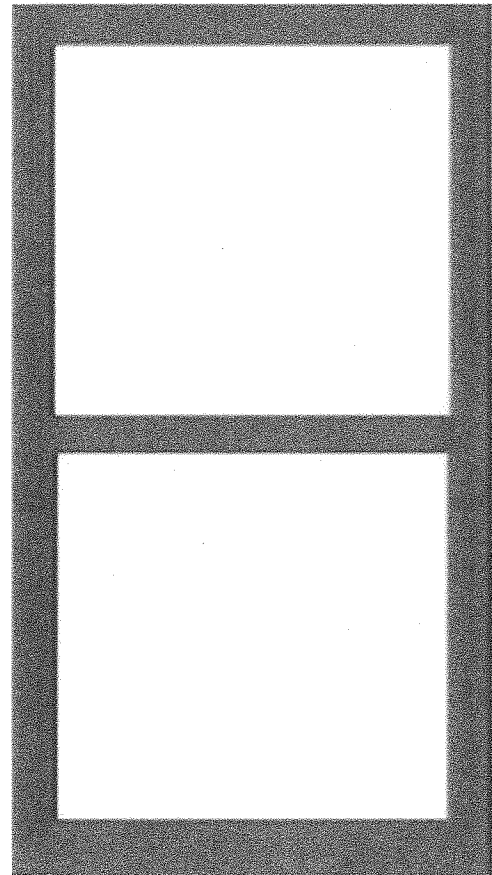
Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

Energy Efficient
Easy to Clean
Low Maintenance Frames
Durable Fiberglass Composite
The Look of Painted Wood

Interior view



Exterior view



60 inches tall

30 inches wide

My Options

Hardware: White
Interior Frame Color: Brown
Exterior Frame Color: Brown
Glass Options: Advanced Low-E Insulating Glass with Argon

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JAN 23 2014

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Questions? Let us Help. Get in touch with a Pella expert

1-800-374-4758 | webinfo@pella.com | Pella.com

Choose Installed vs. DIY

LIVE CHAT

CART

Home > Size > Door Type > Design > Construction/Color > Top Section > Hardware > DIY/Install > Opener > Summary

	Installed Price	DIY Price
WINDCODE: 0		
Edit: Size: 8' 0" x 7' 0"		
Edit: Door Type: Steel - Coachman Collection		
Edit: Door Design: Design19		
Edit: Door Construction: 4-Layer 2" Intellicore® Insulation		
Door Model: CXU13	\$1696.00	\$1679.00
• Overlay Color: Sandtone	\$0.00	\$0.00
• Color: White	\$0.00	\$0.00
Edit: Top Section: REC14		
• Glass Type: Double Pane Clear Glass (Insulated)	\$248.00	\$248.00
Edit: Hardware:		
• Handle: Decorative Handle with Keyhole (x1 per door)	\$31.21	\$24.21

Price - \$2177.21 \$1951.21

Select & Proceed With **INSTALLED** Door >

Select & Proceed With **DIY** Door >

View Door

View Home

View Details

\$2177.21 / Installed

\$1951.21 / DIY

Quantity 1

Install vs Do-It-Yourself

Prices include all Applicable Discounts

< PREVIOUS STEP

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JAN 23 2014

DEPARTMENT OF
PLANNING & ZONING



Jan 14 2014 2:01 pm

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

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

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Nic Anderson, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board

From: Mary O'Neil, AICP, Senior Planner

RE: ZP 14-0807SP 111 Colchester Avenue (FAHC)

Date: March 25, 2014

File: ZP 14-0807SP

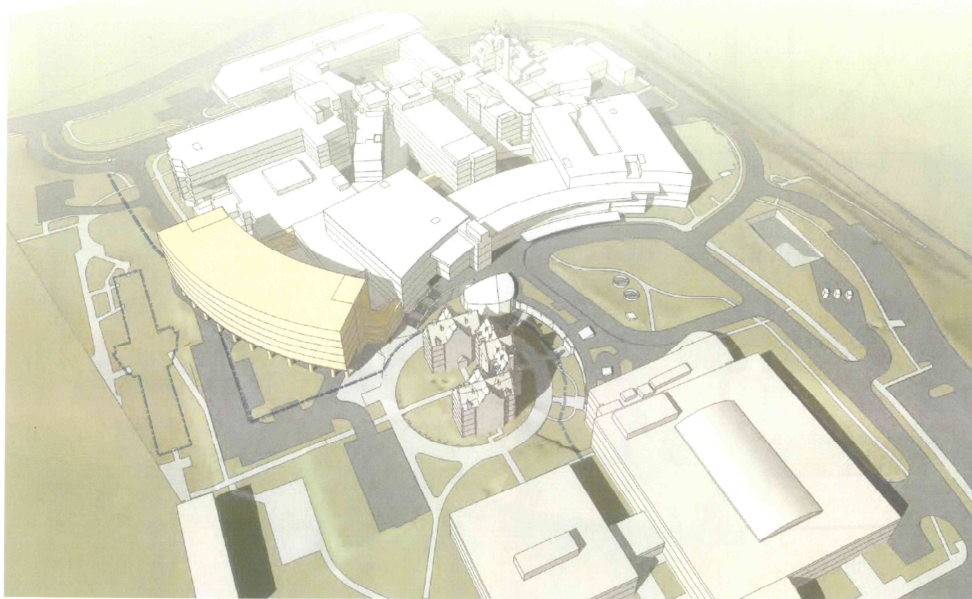
Location: 111 Colchester Avenue

Zone: ICC-FAHC **Ward:** 1

Date application accepted: March 12, 2014

Applicant/ Owner: Fletcher Allen Health Care / Dave Keelty

Request: New approximately 160,000 sq. ft. inpatient building west of the Ambulatory Care Center building at the Medical Center Campus.



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT

BUILDING MASSING STUDY

12 MARCH 2014

Fletcher Allen Health Care
Burlington, VT

morris switzer
ARCHITECTS OF HEALTH

Background (since FY 2012):

- Zoning Permit 14-0791; installation of four roof top lights on Baird section of hospital. Currently under review.

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

- o Zoning Permit 14-0687CA; Installation of safety railing on Baird Building rooftop. February 2014.
- o Zoning Permit 13-0767CA; Enclose roof area at McClure building for an ICU waiting room and roof deck. March 2013.
- o Zoning Permit 13-0766CA; Replace the Energy Recovery Units at the Baird Wing. March 2013.
- o Zoning Permit 13-0298CA; Conversion of exterior lighting fixture sources to LED technology. September 2012.
- o Zoning Permit 13-0284CA; Expansion of seventh floor, Baird Building, for maternity unit. November 2012.
- o Zoning Permit 13-0283CA; Construction of walkway. September 2012.
- o There are dozens of additional building and zoning permits for the Medical Center on file.

Overview: Fletcher Allen Healthcare is proposing an approximately 160,000 square foot Inpatient Building project to be located next to the Emergency Department on the west side of its campus. The proposed building will consist of approximately 128 inpatient **replacement** beds to be hosted within single rooms, connecting to the McClure Building and the West Pavilion of Ambulatory Care Center (ACC.)

After Technical Review with city staff, the design team “nudged” the proposed building away from Converse Hall to reduce any proximity conflicts with that historic structure. As a result, the application will include a small boundary line adjustment with the University of Vermont. The applicant presents 2 design options for the board’s consideration and discussion.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

This is an existing, largely paved area with no natural features.

(b) Topographical Alterations:

The site remains at grade. The proposal will retain the on-grade ambulance access and parking; development will occur above those uses. Stormwater and Erosion Prevention and Sediment Control Plans will be required, and approval of the Stormwater administrator a condition of approval. As a Major Impact project, Conservation Board will also review the application.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

The building re-alignment was made by the design team and applicants to preserve the corridor viewscape from the UVM campus toward Converse Hall, which is listed on the Vermont State Register of Historic Resources. A perspective view has been supplied to assure continued visual access of that cultural resource.

The construction of the new Inpatient Building will provide new views toward the west and Lake Champlain for the patients at FAHC; views which are now not possible from existing patient rooms in Shepardson (where multi bed rooms will move to single patient rooms here.) This enhances an opportunity for the public to enjoy Burlington's spectacular skyline.

The proposed new building will sit substantially back from Colchester Avenue. See perspective view of each option.

(d) Protection of Important Cultural Resources:

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

The existing Ambulatory Care Center is not listed or eligible for listing on the state or National Register of Historic Places.

As noted, Converse Hall is a listed historic resource; immediately adjacent to this proposed site but on UVM's campus. The new site plan embraces Converse Hall as a centerpiece, sensitive to its visibility from points west and aligned with the walkway network between UVM and FAHC. The proposed building continues the curved south elevation begun with the Ambulatory Care Center. Materials and treatment will reflect the existing limestone and "punched" windows of the surrounding buildings. Two variations of design have been submitted for comment; each with ample glass and stone to demonstrate a more current vocabulary with sensitivity to its neighbors.

(e) Supporting the Use of Renewable Energy Resources:

The proposed development will maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months.

The Level 4 floorplate illustration shows the intent to install a tray system green roof on the roofplate between the ACC and the Inpatient Building..

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Two stormwater gardens are existing (one on the north side of the existing building, and the other is on the west side.) Two new stormwater gardens are proposed within this project plan (See “proposed Site plan, detail, Wagner Hodgson.) A green roof is proposed over the Emergency Response building. The stormwater gardens and green roof will collect stormwater runoff providing initial treatment before entering into the existing collection system.

The Emergency Department will continue to have a roof canopy to shield vehicular traffic from inclement weather. The new development may include a skywalk between the proposed Inpatient Building and McClure; providing a covered passageway between hospital wings. See Level 4 floorplate plan; and proposed site aerial views for context.

(h) Building Location and Orientation:

The proposed Inpatient Building will continue the south elevation “arc” established by the Ambulatory Care Center, albeit set back away from Converse Hall. The curve will bend to convex as it faces the west; maximizing the elevation exposure and providing a physical and visual continuum (with the skywalk “arm” reaching out) to the McClure Building.

There is no change proposed to the main patient entrance of FAHC. Ambulances will continue to use *this* location for the emergency department entrance. Provisions for entrance/exit of these specialized vehicles, as well as short term parking after patient transfer will be available.

(i) Vehicular Access:

The proposed site plan illustrates utilization of the existing internal road toward the Emergency Department, with alteration to the parking lot configuration and vehicular circulation.

(j) Pedestrian Access:

Patient circulation will be internal; arrival may be via the Emergency Department (lower level of this development) or via the ACC. A pedestrian/bike path is illustrated on the Wagner/Hodgson plan (Proposed site plan.)

(k) Accessibility for the Handicapped:

All development will be required to meet applicable ADA guidelines for access, parking and circulation.

(l) Parking and Circulation:

Existing permits cap the number of parking spaces for the Medical Center at 2,094 spaces. The hospital is permitted to rearrange those spaces based on its ongoing dynamic management of parking, which includes limiting on-campus parking permits for staff and participation within the Campus Area Transportation Management Association.

No new capacity is proposed within this plan. FAHC will not be increasing the number of patient beds.

The plan includes re-arrangement of the existing parking lot, in concert with a boundary line adjustment with UVM. As depicted, the new parking lot configuration includes 144 parking

spaces. This does not include the ambulance parking spaces noted in the first level under the new building.

Fire truck access and parking is included, north of the Emergency Response building. FAHC will continue to work with Burlington's Fire Department as conceptual design evolves.

The reconfigured parking area will need to provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance. Pedestrian walkways appear to existing on the proposed site plan (protected by bollards?) This shall be confirmed.

No bicycle parking is illustrated. The applicant shall define the demand, or appropriateness of including bicycle parking at this location as opposed to another on-campus. The new square footage will trigger more bicycle parking: 1/10,000 sf long term, and 1/20,000 short term bike parking. That will mean 16 new long term bike parking spaces, and 8 short term bicycle parking spaces.

(m) Landscaping and Fences:

A conceptual landscaping plan includes significant plantings both along the entrance drive, within the parking area, and at designed rain gardens. All are within the parcel itself, and not within the public right-of-way.

One area of the landscaping includes reinforcement to enable fire truck access from the Converse Hall site, at the request of the Fire Department.

No fences are proposed.

(n) Public Plazas and Open Space:

There are no designated public plazas or open space. The southwesterly rain garden area will be a visual and green amenity, but passersby will likely be in their vehicles. The greatest amenity from this development will likely be the abundant opportunity for the public to enjoy the westerly views from the new patient rooms.

(o)Outdoor Lighting:

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

This will be a condition of approval. A lighting plan should include photometrics of the area, and fixture information including spec sheets, mounting height, and lumens.

(p) Integrate infrastructure into the design:

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

The Emergency Department will continue to utilize the vehicular access, which will now be active under the proposed building. This access will be recessed and as such an effective auditory and visual mitigation to any impacts current or proposed.

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 placed 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 Lower Level plan illustrates a utility tunnel extension to accommodate the project.

The application will have to include meters, service enclosures, utility connections, trash and recycling areas as may be appropriate to this application.

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 a medical facility, it is anticipated that a large amount of mechanical equipment will be required for building fit-up and medical equipment, venting, and support services. The plan includes an entire (top) floor dedicated to mechanicals; all designed within the building envelope.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

The Fletcher Allen campus has an assortment of buildings; interconnected physically and functionally, yet disparate in design, massing, and orientation. This application will seek to append a new Inpatient Building to the existing infrastructure, taking advantage of a height

overlay specific to FAHC that was approved in 2009 to specifically allow construction of a new building on the site currently depicted. (ICC-FAHC, Height Overlay District, Sec. 4.5.2 (c)(5))

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures. The impacts at the street-level of increased or altered wind currents and downdrafts created by buildings over six (6) stories should be considered.

The proposed new Inpatient Building will enjoy a relationship with the existing Ambulatory Care Center, employing design elements, features, and materials that strengthen that relationship. The spatial difference between this building and existing structures ACC, McClure) will set it apart and create a transition from one “component” to another, rather than creating discord through immediate attachment and engagement. As a complex, active site, the new building reflects the anticipated dynamic nature of evolving health care, and contributes to the forward-vision of FAHC’s mission and challenge.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT
OPTION 1 - SOUTH VIEW
12 MARCH 2014
Fletcher Allen Health Care
Burlington, VT
morris switzer
ARCHITECTS

Both option 1 and 2 have highly evolved facades and an articulated relationship to their function. Option 1 offers extensive glazing along the westerly façade, interspaced with skeletal columnar vertical divisions that create a rhythm and tempo for the façade. Capped by an articulated crown, the curved façade is energized and

complete. The southerly elevation repeats the limestone-type material found at ACC, with punched openings reflective of the existing ACC vocabulary and deferential to Converse Hall.

Option 2 moves the glass predominance to the south façade, creating an interesting composition where the modern full wall glazing is introduced, while providing the opportunity to observe Converse Hall by reflection. (Additional window openings westerly of the glass continue the “punched” effect of the ACC and Converse.) The west elevation has become



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT

OPTION 2 - SOUTH VIEW

12 MARCH 2014

Fletcher Allen Health Care
Burlington, VT

morris yswitzer
ARCHITECTS LLP

more staid in its classical regularity, with regular vertical window ribbons interrupted by separations that read as flat columns. Creative eyebrow canopies are illustrated on the top (patient) floor. The applicant suggests that consideration is being given to extruding the window bays. The “crown” this time alludes to the classical arrangement of frieze band windows in its regularity and strength. Again, mechanicals are proposed within the top-most structural floorplate. The arrangement references tradition, yet respects its site and position among a group of differing building types.

2. Roofs and Rooflines.

A flat roof is proposed; mechanicals will be dedicated to the top (enclosed) floor. The roof type is consistent with the existing buildings at FAHC, and will likely be a consideration when measuring allowable height for this height overlay area.

3. Building Openings

As the Emergency Department, entrance is typically via ambulance or vehicular drop-off. The plan includes significant access for ambulances, including a dedicated area for ambulance parking while patient transfer occurs. As this is immediately adjacent to the parking area, pedestrian walks and crosswalks have been illustrated on the proposed site plan. (Wagner/Hodgson plan.)

(b) Protection of Important Architectural Resources:

See Section 6.2.2. (d) above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c) above.

(d) Provide an active and inviting street edge:

The proposed Inpatient Building will be located a substantial distance from the public right-of-way; however it will be visible to the passer-by. See View A, Option 1, Option 2. The articulated (north) façade, as well as the proposed skywalk, have been highly articulated to provide visual interest and building dynamism that will benefit the observer as well as the functional use.

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade.

Both building options include significant amounts of glass that offer both building interest and an opportunity to engage the streetscape/surrounding buildings. Given the nature of the use (hospital patient rooms), the necessity of privacy is met by elevating that use above the ground; yet providing visual open-ness to floors above. People on the outside can be visually engaged with the new structure, without effective trespass into the function inside.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience. Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

This is not a downtown district; yet the proposed landscaping and raingardens will provide a measure of pleasant entry to the building. As a medical center, ADA access and circulation will be incorporated as a matter of point.

(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.

Typically Sketch Plan does not include a material palette. The applicants have suggested use of a limestone material (or similar) to strength the relationship between the ACC and this building, and to construct in compatible sync with Converse Hall. More definitive information is expected at the time of application.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

Meeting the Buidelines for Energy Efficient Construction will be a condition of any permit.

The orientation and arrangement of the building will provide significant passive solar advantage.

As presented to staff, no solar panels are included within the application.

As previously noted, the plan includes rain gardens and a green roof to ameliorate stormwater impacts. All construction is anticipated to meet the highest levels of energy guidelines.

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signage will require a separate permit, or review of its coordination with FAHC's approved Master Sign Plan (ZP 05-481CA.)

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above. To the benefit of the overall design, all mechanical equipment is included within the top floor of the proposed building and will not be visible from the street.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The applicants have worked in concert with Burlington's Fire Marshal to assure adequate access for firetrucks and emergency vehicles. They will continue to do so as conceptual plans evolve.

Any equipment that will be building-mounted for fire service will need to be identified on elevations/site plans as appropriate.

Lighting will need to be defined (see Section 6.2.2. (o) above. Performance standards of Section 5.5.2 will need to be observed to avoid light trespass and to provide an appropriate level of lighting for security and function.

NORTH FACE

SCALE: 1 SQ = 1 FT

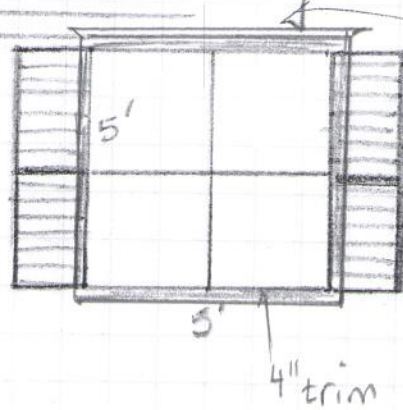
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DEPARTMENT OF
PLANNING & ZONING

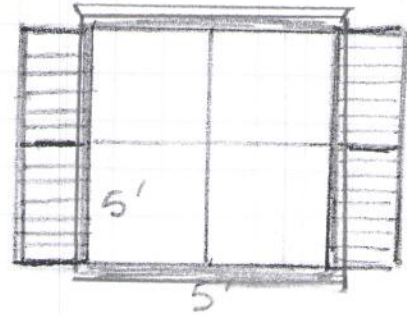
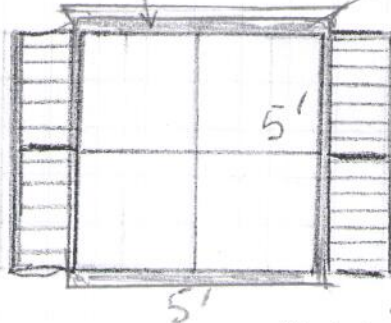
34' BUILDING
FROM TOP
OF FOUNDATION.
35' FROM
GROUND.

ARCHITECTURAL
ASPHALT

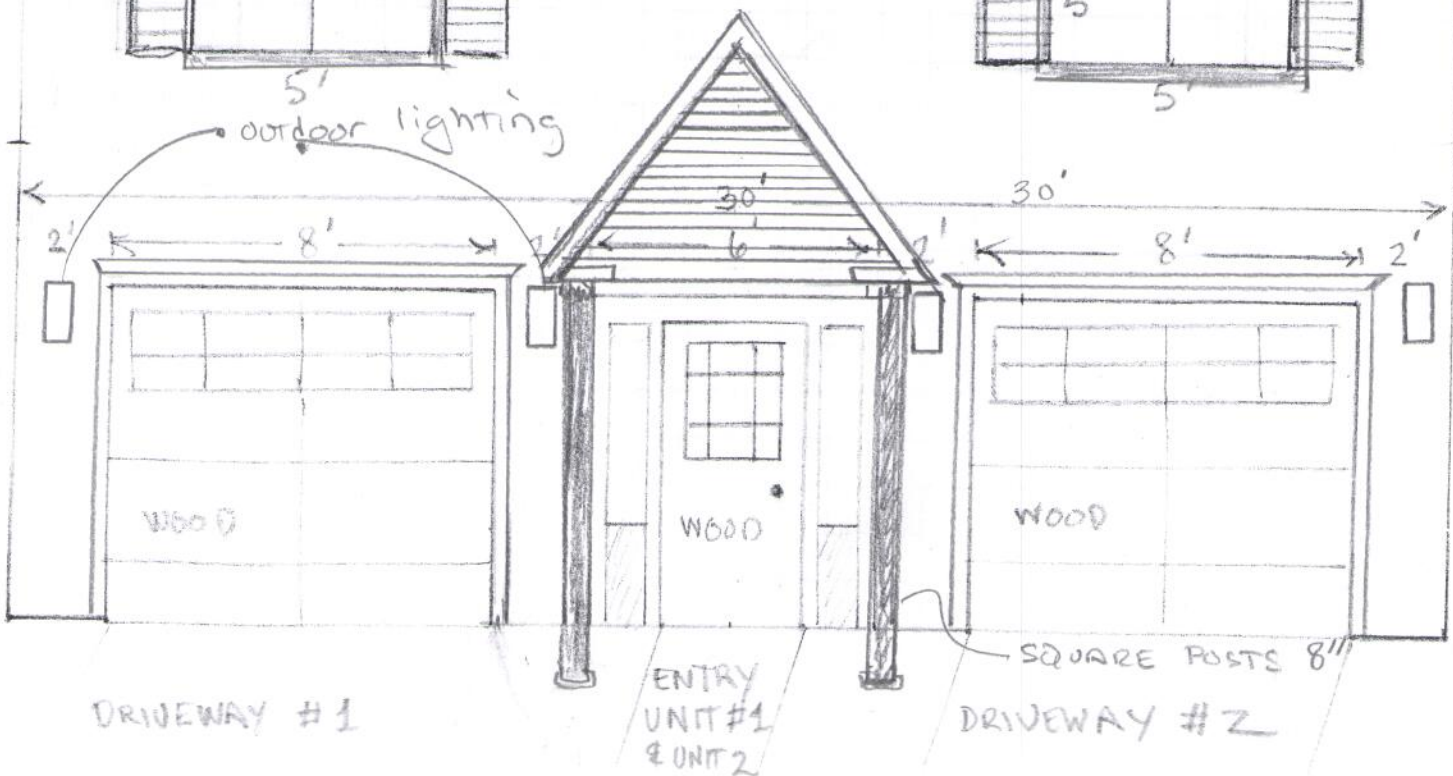


3" REVEAL
CLAPBOARDS
WOOD OR FIBER
CEMENT - SOLID.

PRINTABLE
FIBERGLASS
WINDOWS 4" TRIM



outdoor lighting

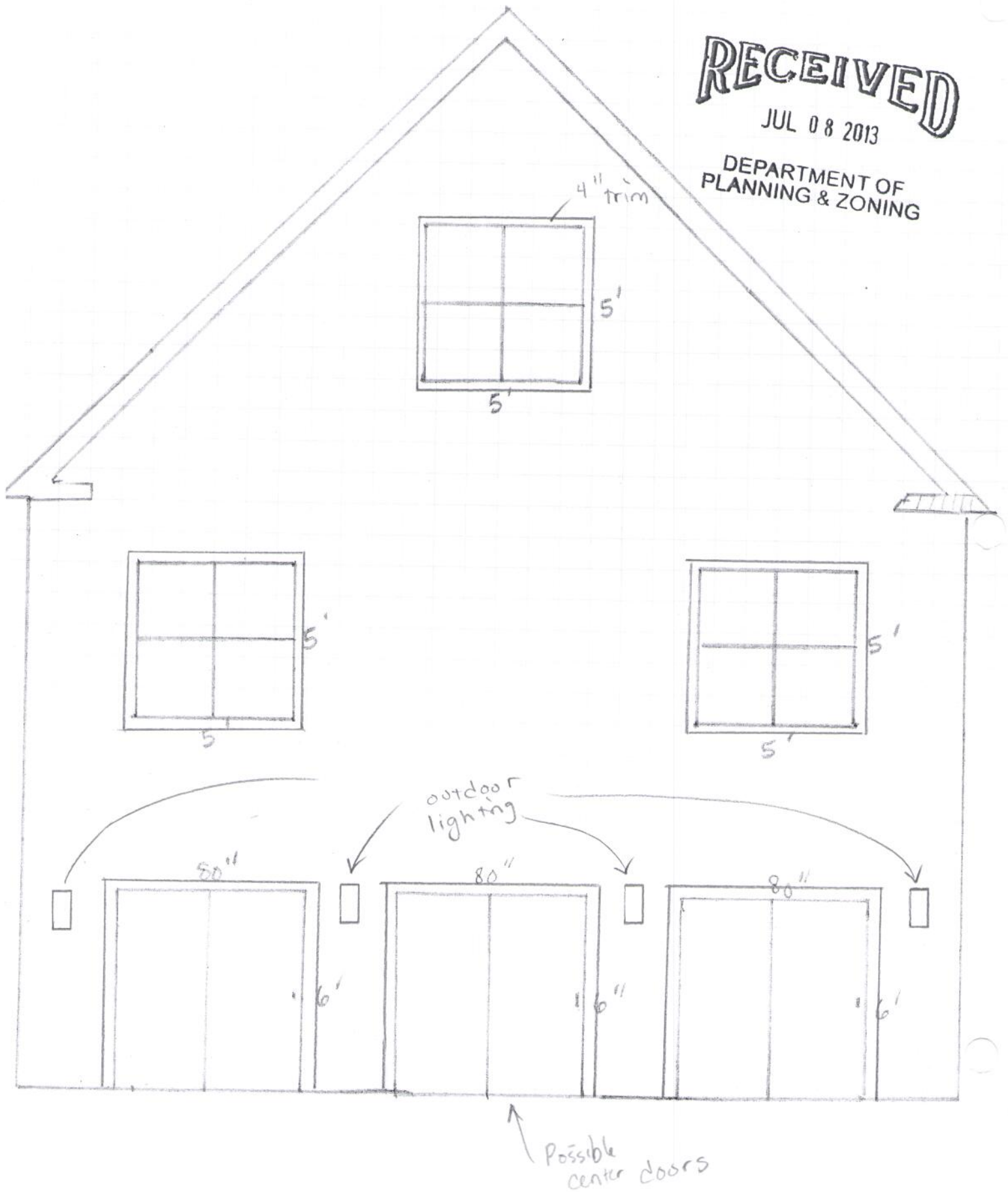


SCALE: 1 SQ = 1 FT

SOUTH FACE

RECEIVED
JUL 08 2013

DEPARTMENT OF
PLANNING & ZONING



Scale : 1 SQ = 1 FT.

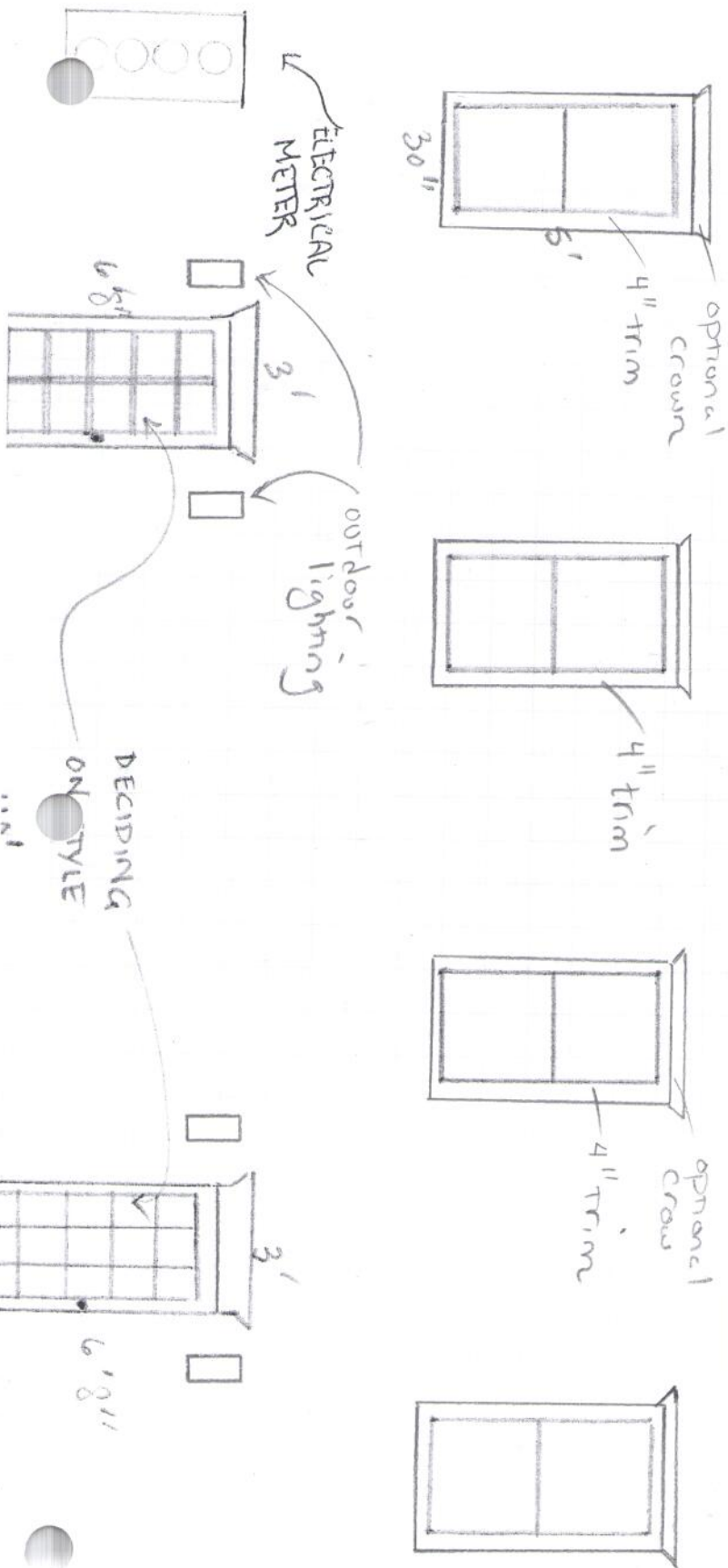
WEST FACE
(EAST FACE IS MIRROR)

ASPHALT SHINGLES

RECEIVED

JUL 08 2013

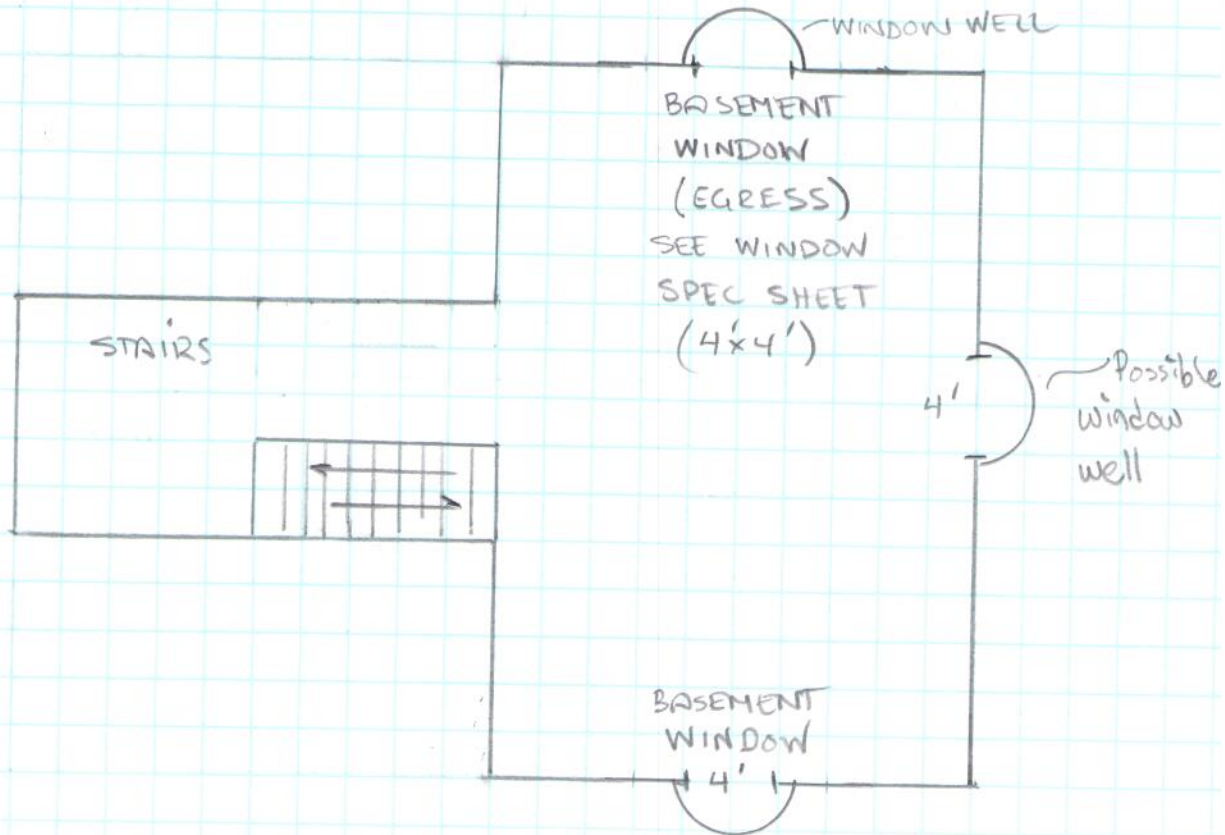
DEPARTMENT OF
PLANNING & ZONING



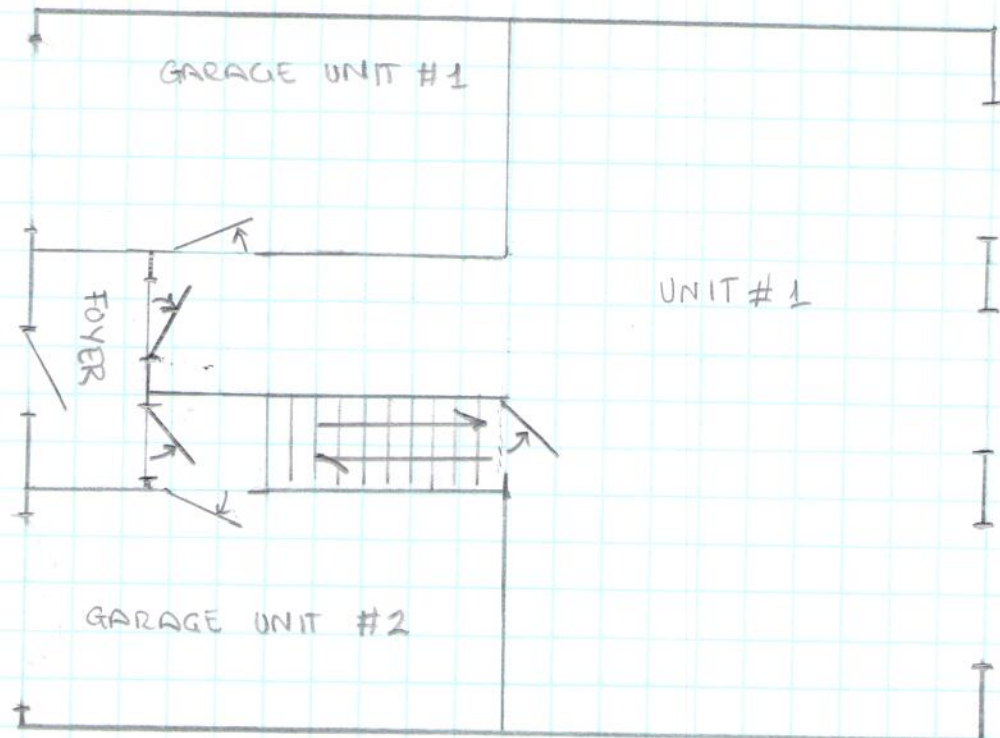
$1.50 \equiv 2 \text{ FT} = \frac{1}{4}''$

SOME INTERIOR SPECS

FINISHED BASEMENT LEVEL ADDED TO UNIT #1 LIVING SPACE



FOYER, TWO GARAGES AND ENTRIES INTO BOTH UNITS ~ FLOOR 1



395 Manhattan Drive

Proposed Lot Coverage

<u>Structure</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Area (sq.ft.)</u>	<u>% Coverage</u>
Main House	40	30	1200	35.98%
Driveway - Parking #1 - Two 2' strips	8.5	9	77	2.29%
Driveway - Parking #2 - Two 2' strips	4	9	36	1.08%
Front Pathway	6	3	18	0.54%
	Totals		1277	39.90%

Lot Size: 3335

Maximum lot coverage allowance is 40%



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Pacific Entries Craftsman 3 Lite Stained Birch Wood Entry Door

Model # F23ML Internet # 203928487

★★★★★ | [Write the First Review](#)

\$699.00 / each

PRODUCT SOLD : Online Only

Item cannot be shipped to the following state(s): AK,FL,GU,HI,PR,VI

PRODUCT OVERVIEW

Your house will be the talk of the neighborhood when they see your new Pacific Entries Craftsman 3 Lite 36 in. x 80 in. entry door. Factory prefinished and prehung ensures this wood door can bring years of enhancement to your home. All components carefully hand selected and factory kiln dried to exacting tolerances for maximum performance. Adjustable sill threshold and fully weather stripped jambs make installation fast and easy. Doors are pre-bored with 2-3/8 in. backset, ready for optional handle set.

- Hand picked kiln dried hardwood Birch lumber ensures accurate color consistency
- Engineered stiles, rails and panels prevent warping and splitting for long-lasting beauty
- High-performance compression weather-stripping resists rot and corrosion while sealing out the weather elements
- Insulated dual pane glass provides additional energy insulation
- Factory prefinished Birch wood adds style and elegance to your front door
- Oil-based polyurethane factory finish ensure durability and beauty for your door
- Satin nickel ball bearing hinges provide years of easy swing
- Included prefinished solid birch exterior 2 in. brick mold trim finishes the install
- Primed white jambs ready to paint to match exterior house trim
- Requires 4-9/16 in. x 38 in. x 82 in. rough opening for proper fit
- MFG Brand Name: Pacific Entries

SPECIFICATIONS

Assembled Depth (in.)	5 in	Assembled Height (in.)	82 in
Assembled Width (in.)	38 in	Blinds Between the Glass	No
Brickmould	Yes	Color/Finish	Light Brown
Commercial	No	Design Pattern	Craftsman
Door Configuration	Single Door	Door Glass Type	Double Pane
Door Handing	Left-Hand/Inswing	Door Size	68 in. X 80 in.
Door Thickness (in.)	1.75 in	Door Type	Exterior Prehung
Door Width (in.)	70	ENERGY STAR Certified	No
Finish Type	Stained	Finished Opening Height (in.)	82
Finished Opening Width (in.)	70	Fire rating	None
Glass Caming	No	Hinge Finish	Nickel
Hurricane rated	No	Manufacturer Warranty	1 year



America's Favorite Garage Doors®



Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

Wood - Reserve Collection *(Installed)*

Door Model: RR3R \$3351.08

WINDCODE: 0

Door Size: 8'0"(w) 7'0"(h)

Door Design: Design3

Door Construction: Wood - Redwood (Stain Grade)

Vinyl Color: No Vinyl

Center Groove: No Center Groove

Color: Natural ready for stain

Top Section: SQ24

Glass Type: Double Strength Clear Glass (Non-Insulated) \$157.00

Hardware:

Hinge: None (x1 per door)

Handle: None (x1 per door)

Step Plate: None (x1 per door)

Opener: No Garage Door Opener (1)

Current Promotion

15% OFF ANY CLOPAY INTELICORE
INSULATED DOOR THROUGH
3/26/14!

Sub-Total: \$3508.08

tax not included if applicable





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More doing.

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Williston #4501 [\(Change\)](#)

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MasterPiece 71-1/4 in. x 79-1/2 in. Composite White Right-Hand Sliding Patio Door with Smooth Interior

Model # G6068R00201 Internet # 202339614 Store SKU # 954964

★★★★★ (66) | [Write a Review](#)

\$579.00 / each

1 in Stock at Williston #4501
Aisle 43 Bay 009
[\(change pick up store\)](#)

PRODUCT SOLD : Online & In Store
Item cannot be shipped to the following state(s): AK,GU,HI,PR,VI

PRODUCT OVERVIEW

The MasterPiece Patio 71-1/4 in. x 79-1/2 in. Composite White Right-Hand Sliding Patio Door has LowE tempered glass and weather-stripping for insulation. It is made of durable, waterproof and weather-resistant composite material that won't rot, crack or rust. Stainless-steel rollers and track, a satin-nickel handle and a keyed lock and auxiliary bolt are included. This door offers a traditional look with a lifetime of energy efficiency and performance.

- 100% Composite waterproof material will not rust, dent, rot, split or warp
- Adjustable stainless-steel rollers and track allow for easy opening and closing
- 1-3/4 in. Thickness with a smooth, paintable surface
- Tempered, high-performance LowE insulating glass and included weather-stripping for energy efficiency
- Keyed lock and flush-bolt auxiliary lock for security and ventilation
- Pre-installed satin-nickel handle
- Energy Star qualified for savings
- Lifetime warranty

SPECIFICATIONS

Assembled Depth (in.)	5.75 in	Assembled Height (in.)	79.5 in
Assembled Width (in.)	71.25 in	Brickmould	No
Color/Finish	Smooth white interior and exterior	Commercial	No
Door Configuration	Double Door	Door Hanging	Right-Hand/Slide
Door Size	72 in. X 80 in.	Door Thickness (in.)	1.75 in
Door Type	Sliding Patio Door	Door Width (in.)	71.25
ENERGY STAR Certified	Yes	Finish Type	Other
Fire rating	None	Handle Set Included	Yes
Hurricane rated	No	Manufacturer Warranty	Lifetime
Paintable/Stainable	Yes	Product Weight (lb.)	250
Returnable	90-Day	Screen Included	No

SHIPPING OPTIONS

Most orders process within 3 business days.



Pella® Impervia® Single Hung Window



All Pella products offer energy efficient options

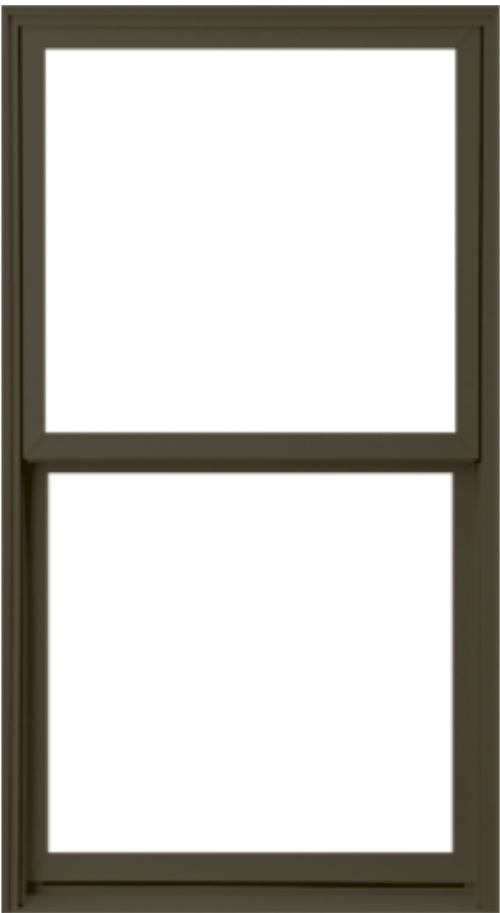
Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

- Energy Efficient
- Easy to Clean
- Low Maintenance Frames
- Durable Fiberglass Composite
- The Look of Painted Wood

Interior view



Exterior view



60 inches tall

30 inches wide

My Options

- Hardware:White
- Interior Frame Color:Brown
- Exterior Frame Color:Brown
- Glass Options:Advanced Low-E Insulating Glass with Argon

Questions? Let us Help. Get in touch with a Pella exper

1-800-374-4758 | webinfo@pella.com | Pella.com



[+ Enlarged Image](#)

Wellcraft 48-1/2-in x 48-1/2-in White Double Pane Square New Construction Egress Slider Window

Item #: 17545 | Model #: WFWS4848

★★★★★ Be the first to [write a review!](#)

\$819.97



Get 5%* Off Every Day or Special Financing**

Minimum Purchase Required

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[g+1](#) 0

Description

Specifications

Reviews

Community Q&A

Window Shape	Square
Window Design	Egress slider
Orientation (exterior view)	N/A
Actual Height (Inches)	48.0
Actual Width (Inches)	48.0
Leg Height (Inches)	0.0
Rough Opening Width (Inches)	48.5
Rough Opening Height (Inches)	48.5
Jamb Depth (Inches)	7.875
Series	N/A
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	No
Color/Finish Family	White
Includes Grid	No
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane

Balance System	N/A
Tilting	No
Warranty	Limited lifetime
Lowe's Exclusive	No
Project Type	New construction
Meets Egress Requirement	Yes
Lock Type	Cam
Nail Fin	N/A
J Channel	N/A
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	2
Ventilation Latches	N/A
Tilt Mechanism	N/A
High Altitude Rated	No
Hurricane Approved	No
Miami Dade Approved	No
Florida Product Approved	No
Texas Department of Insurance Approved	No
Sound Transmission Control (STC) Rated	No



Chloe Lighting Transitional Wall-Mount 1-Light Outdoor Black Outdoor Sconce

Model # CH5041-BLK-OSD1 Internet # 203807866

★★★★★ | [Write the First Review](#) +

\$52.50 / each

PRODUCT SOLD : Online Only
Item cannot be shipped to the following state(s): AK,GU,HI,PR,VI



[Product Overview](#) ▾ | [Specifications](#) ▾ | [Customer Reviews](#) ▾ | [Shipping Options](#) ▾

PRODUCT OVERVIEW

For the decorator who loves to lavish the home with brilliance, the Milania Adora is the perfect solution. Suitable for any style decor, this design features an astounding display of color that refracts light for a dramatic update to your backyard or grilling area outdoors. Compliments most decors.

- 1-Max. 60 watt E26 Type A bulb (not included)
- Indoor setting
- ETL approved
- Aluminum, steel, glass and electrical components

Info & Guides



Installation Guide

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

[Return To Top](#) ^

SPECIFICATIONS

Assembled Depth (in.)	7 in	Assembled Height (in.)	11 in
Assembled Width (in.)	6 in	Bulb Type	Fluorescent
Certifications and Listings	1-UL Listed,ETL Listed	Dusk to Dawn	No
ENERGY STAR Certified	No	Exterior Lighting Accessory Type	Sconces
Fixture Finish	Black	Glass/Lens Type	Frosted