

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 6th, 2018, 5:00 PM PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on
Tuesday February 6th, 2018 at 5:00pm in Contois Auditorium, City Hall.

- 1. 18-0323DT; 59-61 University Terrace (RL, Ward 8E) Citytrust of Bridgeport Connecticut / Priscilla Toomey**
Appeal adverse administrative decision regarding determination of pre-existing, non-conforming use of 5-person occupancy (unrelated tenants) of each of the two duplex units.
- 2. 18-0455CA/CU; 44 Hoover St (RL, Ward 6S) Alberto and Jessica Guterrez**
Demolish 2 car garage replace with 2 car garage with ADU above.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 6th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AMENDED AGENDA

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Consent**
- V. Public Hearing**

- 1. 18-0455CA/CU; 44 Hoover St (RL, Ward 6S) Alberto and Jessica Guterrez**
Demolish 2 car garage replace with 2 car garage with Accessory Dwelling Unit above.
(Project Manager: Mary O'Neil)
- 2. 18-0323DT; 59-61 University Terrace (RL, Ward 8E) Citytrust of Bridgeport Connecticut / Priscilla Toomey**
Appeal adverse administrative decision regarding determination of pre-existing, non-conforming use of 5-person occupancy (unrelated tenants) of each of the two duplex units.
(Project Manager: Scott Gustin)

VI. Certificate of Appropriateness

- 1. 18-0541CA; 228 North Winooski Ave (NMU, Ward 2C) Champlain Housing Trust, Inc./Chittenden County Emergency Food Shelf**
Two story addition.
(Project Manager: Ryan Morrison)
- 2. 18-0590CA; 20 Allen St (RM, Ward 3C) Champlain Housing Trust, Inc.**
Change of use to Community Center. Site renovation to include increased parking lot size, addition of landscaping features and park enhancement. Replace exterior windows with new windows. Rehab existing historic windows. Paint existing metal panels and apply new decorative panels over existing panels. Remove existing vent stacks. Request for parking waiver.
(Project Manager: Mary O'Neil)

VII. Adjournment

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DEPARTMENT OF
PLANNING & ZONING

01.31.18

Ryan Morrison, Associate Planner
City of Burlington

Hi Ryan,

In preparation for our February 6 DRB meeting please find some additional information the Chittenden Emergency Food Shelf, 228 North Winooski Ave., File # ZP18-0541CA.

You requested the square footage of new construction: First floor 646 sf, second floor 669 sf.

Cut sheets of typical exterior materials including vertical metal siding, horizontal synthetic bevel siding, air source heat pump and fiberglass windows. are attached in a single pdf.

A progress drawing of revised fencing and parking is included. The Owner is willing to relocate the fencing so that we gain back one parking spot for a total of 11. 12 are required and we would need a parking waiver of 1. The original permit included a parking waiver of 8 so we believe the DRB should be amenable to granting our request which essentially reduces the original waiver.

You have raised the question about the three parking spots whose length is compromised by our desire to retain the 20" spruce tree and not pave up to its edge and compromise its roots. Even allowing for a 30" overhang from the front tire they are too short. I am working on this with Bill Nedde our civil engineer. We will likely lengthen them so that they extend further north than the other spots in that row. Given that those three spots are fully used we believe that this is what is already happening and there is still adequate room to back out and circulate.

Worse case scenario, if you and the DRB do not agree that these spots meet zoning requirements, we would need to increase our waiver from one to four, which is still a reduction from the original eight even though these would continue to function as parking spots.

We will address this in more detail at the DRB meeting next week.

Thank you; please let me know if you need any more information.

Michael Wisniewski

CHITTENDEN EMERGENCY FOOD SHELF



Prepared for The City of Burlington DRB
Prepared by Duncan Wisniewski Architecture
Date December 1, 2017

228 North Winooski Avenue
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NARRATIVE

GENERAL

The application to the Department of Planning and Zoning in the City of Burlington for the Chittenden Emergency Food Shelf (located at 228 North Winooski Avenue) is made on behalf of Champlain Housing Trust (c/o Michael Monte) by Duncan Wisniewski Architecture (Michael Wisniewski). This project falls into the permit type "COA Level II", for a project subject to design review with a cost greater than \$24k. The proposed construction consists of a two story, approximately 652 sq.ft. addition to hold a classroom and two meeting/work rooms. Demolition of approximately 460 sq.ft. of existing paving is also proposed in order to return this area to green space and remain close to the existing lot coverage percentage. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District & Overlay District Requirements (Article 4, Section 4.4.2 & 4.5.1)
According to the Official Zoning Map the Chittenden Emergency Food Shelf is located in the Neighborhood Mixed Use District and the Design Review Overlay (DR) district. The proposed addition will change the existing lot coverage and setbacks.
2. Conditional Uses and Major Impact (Article 3, Part 5)
The renovation and replacement of use in kind does not require conditional use or major impact.
3. Special Uses and Performance Standards (Article 5)
 - 5.4.8 Historic Buildings and Sites (pg 198).
 - 5.5.3 Stormwater and Erosion Control (pg 213). Renovated courtyard will utilize existing drain.
4. Land Division and Site Development Principles and Design Standards (Article 6)
The proposed work has no impact on existing land records, limits of construction are within the existing property lines.

PROJECT DESCRIPTION

The Chittenden Emergency Food Shelf continues to serve its original function of providing hot meal programs and foodstuffs for clients to pick up on site. In recent years a teaching component has been added: Clients are trained to prepare and cook food in order to secure employment in the food services industry.

The new addition adds a teaching and demonstration kitchen on the ground floor and some sorely needed administrative and staff space on the second floor. The existing administrative area is reconfigured and some modifications are made to the existing internal sidewalk to increase handicapped accessibility.

LOT COVERAGE

The new addition adds lot coverage which was essentially at the 80% limit on the original permit. Therefore we are proposing to remove asphalt and concrete at the back of the building and convert it to grass in an amount to maintain our code compliant lot coverage at just under 80%.

PARKING

The original 1993 zoning permit required 21 parking spaces and 13 were provided. A parking waiver of 8 spaces was granted. The proposed use site plan, under present zoning regulations, requires 12 spaces and, based on a recent Krebs & Lansing survey, 10 are provided along with a more secure, gated dumpster and storage area. Therefore, we are requesting that our parking waiver be reduced from 8 to 2 so that 10 spaces plus 2 waived spaces meets the zoning requirement.

BUILDING ADDITION

The new design extends the metal and clapboard material pallett as well as the basic massing. The addition fronts right on the sidewalk, and is more open and inviting to create a richer streetscape. Note that the original design, per the client's request, did not include street entrances for client privacy. The addition adds a more welcoming aspect to the facades.

APPENDIX

FORMS (Attached)

- ZONING PERMIT APPLICATION

FEES (Cash or Check made out to the "City of Burlington", ECC \$345,000.00)

- Application Fee: \$800
 1. \$110 and;
 2. \$2/\$1,000 ECC
- Development Review Fee:
 3. \$4.50/\$1,000 ECC (required before permit pickup) = \$1552.50

DRAWINGS

See Title Sheet

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CHITTENDEN EMERGENCY FOOD SHELF

228 North Winooski Avenue



ZONING SUMMARY

December 1, 2017

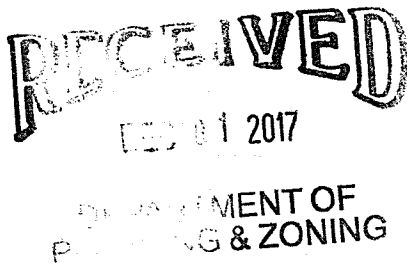
LOT COVERAGE

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 4.4.2 - Neighborhood Mixed Use District

Existing Lot Coverage	TYPE	SF	%
As Permitted in 1993 - General Commercial Zone	Total Lot Size (.39 Acres)	17,053	
	Grass & Landscaping	3,621	
	Building Structure	5,346	
	Paving & Walks	8,086	
	Total Existing Lot Coverage	13,432	78.77%

Proposed Lot Coverage
Neighborhood Mixed Use District

TYPE	SF	%
Total Lot Size (.39 Acres)	17,053	
Grass & Landscaping -		
Existing	3,621	
Removed	652	
Addition	460	
Total	3,429	
Building Structure -		
Existing	5,346	
Removed	0	
Addition	652	
Total	5,998	
Paving & Walks -		
Existing	8,086	
Removed	460	
Addition	9	
Total	7,635	
Total Proposed Lot Coverage	13,633	79.94%
Maximum Lot Coverage Allowed		80.00%



PARKING REQUIREMENTS

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 8.1.3 & 8.1.8 - Shared Use Parking District

Existing Parking Requirements	USE	SF or Seats	Required	Proposed
As Permitted in 1993 - General Commercial Zone	Warehouse @ 1/1200 SF	2,324	1.94	
	Restaurant @ 1/4 Seats	56	14.00	
	Office @ 1/300 SF	1,422	4.74	
	Total Parking Required (1993)			21 13 (In 1993)
	An 8 space parking waiver was granted for the project in 1993			

Proposed Parking Requirements	USE	SF	Required	Proposed
Shared Use Parking District	Warehouse @ 0.35/1000 SF	1,634	0.57	
	Restaurant @ 3/1000 SF	1,891	5.67	
	Office - General @ 2/1000 SF	1,157	2.31	
	School - Trade/Prof. @ 3/1000 SF	534	1.60	
	Grocery Store @ 2/1000 SF	980	1.96	
	Total Parking Required (2014)		12	10

A reduction in parking waivers from 8 to 2 is requested.

*Overall classification is Grocery Store. We can calculate parking as a whole or distributed as shown, per zoning meeting on 10.07.2014

SETBACK REQUIREMENTS

Burlington Comprehensive Development Ordinance As Amended Through July 18, 2014 - Article 4.4.2 - Neighborhood Mixed Use District

Existing Setback Requirements	TYPE	Required	Proposed
As Permitted in 1993 - General Commercial Zone	Front Yard	15'-0"	17'-0"
	Side Yard - North	10'-0"	1'-0" to 7'-0" (Existing)
	Side Yard - South	10'-0"	30'-0"
	Rear Yard	10'-0"	10'-0" (Existing)
Proposed Setback Requirements	TYPE	Required	Proposed
Neighborhood Mixed Use District	Front Yard	0'-0"	1'-0" (0'-0" @ Overhang)
	Side Yard - North	0'-0"	1'-0" to 8'-0"
	Side Yard - South	0'-0"	30'-0" (Existing)
	Rear Yard	0'-0"	10'-0" (Existing)

*All structures shall be setback 12 feet from the curb on a public street.

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DRAWING INDEX COA LEVEL II APPLICATION: 12.01.2017
CIVIL REVISED 01.05.2018

C-1 OVERALL PLAN
C-2 ENTRANCE SITE PLAN
C-3 EROSION PREVENTION AND SEDIMENT CONTROL PLAN
EX-1 CIVIL EXISTING CONDITIONS AND DEMOLITION PLAN
CD-1 CIVIL DETAILS
CD-2 CIVIL DETAILS

ARCHITECTURAL

A0-0.0 EXISTING PHOTOS
A0-1.0 EXISTING SITE PLAN
A0-2.0 PROPOSED SITE PLAN
A1-0.0 FIRST FLOOR PLAN - OVERALL
A1-1.0 FIRST FLOOR PLAN - ADDITION
A1-2.0 SECOND FLOOR PLAN - ADDITION
A2-1.0 SOUTH AND WEST ELEVATIONS - OVERALL
A2-2.0 NORTH AND EAST ELEVATIONS - OVERALL
A2-3.0 WEST ELEVATION - ADDITION
A2-4.0 SOUTH AND NORTH ELEVATIONS - ADDITION
A3-1.0 BUILDING SECTION A
A3-2.0 BUILDING SECTION B

P1 AXONOMETRIC
P2 PERSPECTIVE
P3 PERSPECTIVE



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CHITTENDEN EMERGENCY FOOD SHELF COMMUNITY KITCHEN ADDITION

BURLINGTON, VERMONT

OWNER: CHAMPLAIN HOUSING TRUST

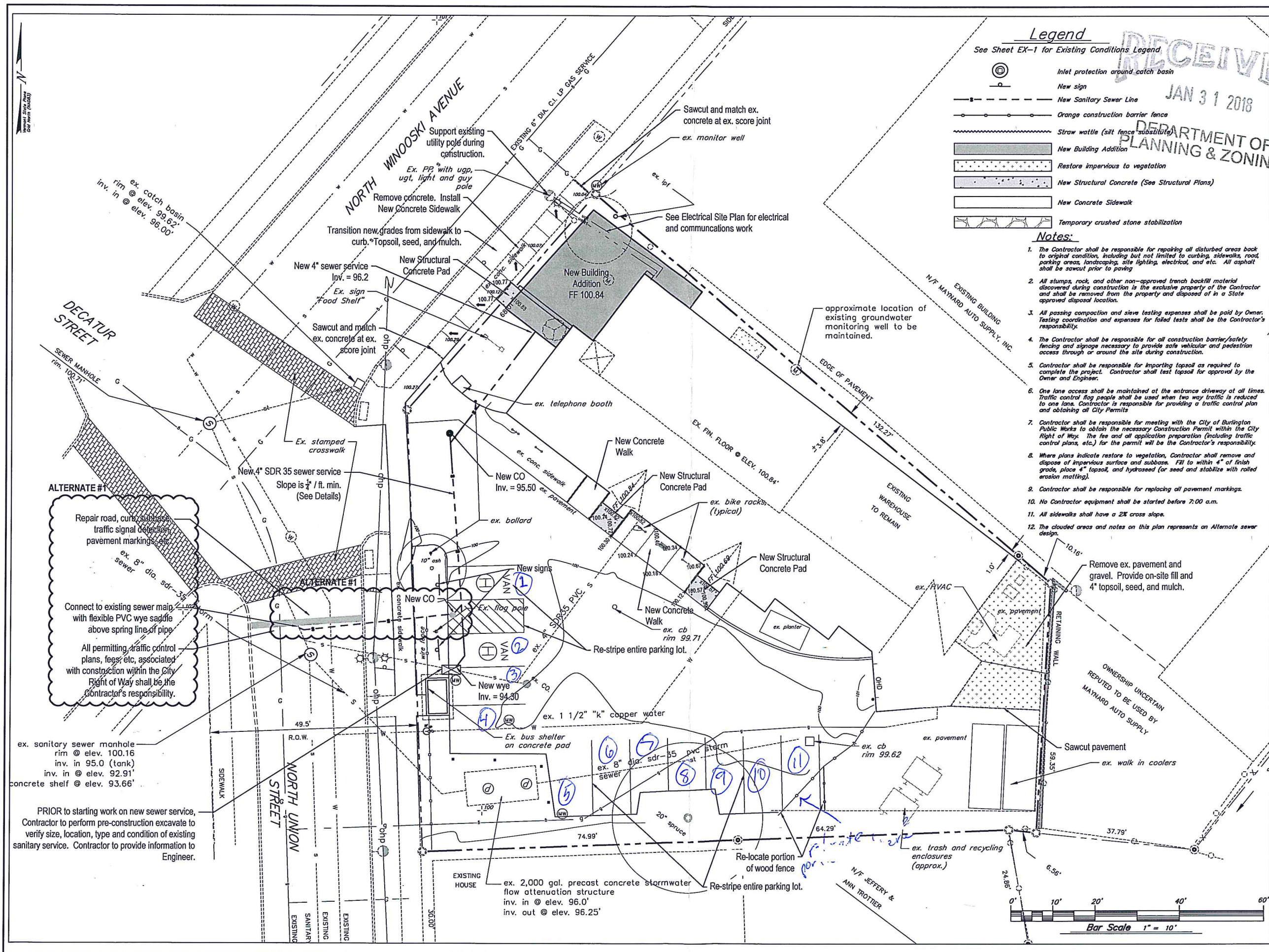
88 King Street
Burlington, VT 05401
Chip Patullo, 802.861.7374
Chip.Patullo@champlainhousingtrust.org

ARCHITECT

DUNCAN-WISNIEWSKI ARCHITECTURE
255 South Champlain Street, Burlington, VT 05401
Michael Wisniewski
michaelw@duncanwisniewski.com
802.864.6693 ext. 2#

CIVIL

KREBS & LANSING CONSULTING ENGINEERS, INC.
164 Main Street, Suite 201, Colchester, VT 05446
Bill Nedde
email@krebsandlansing.com
802.878.0375



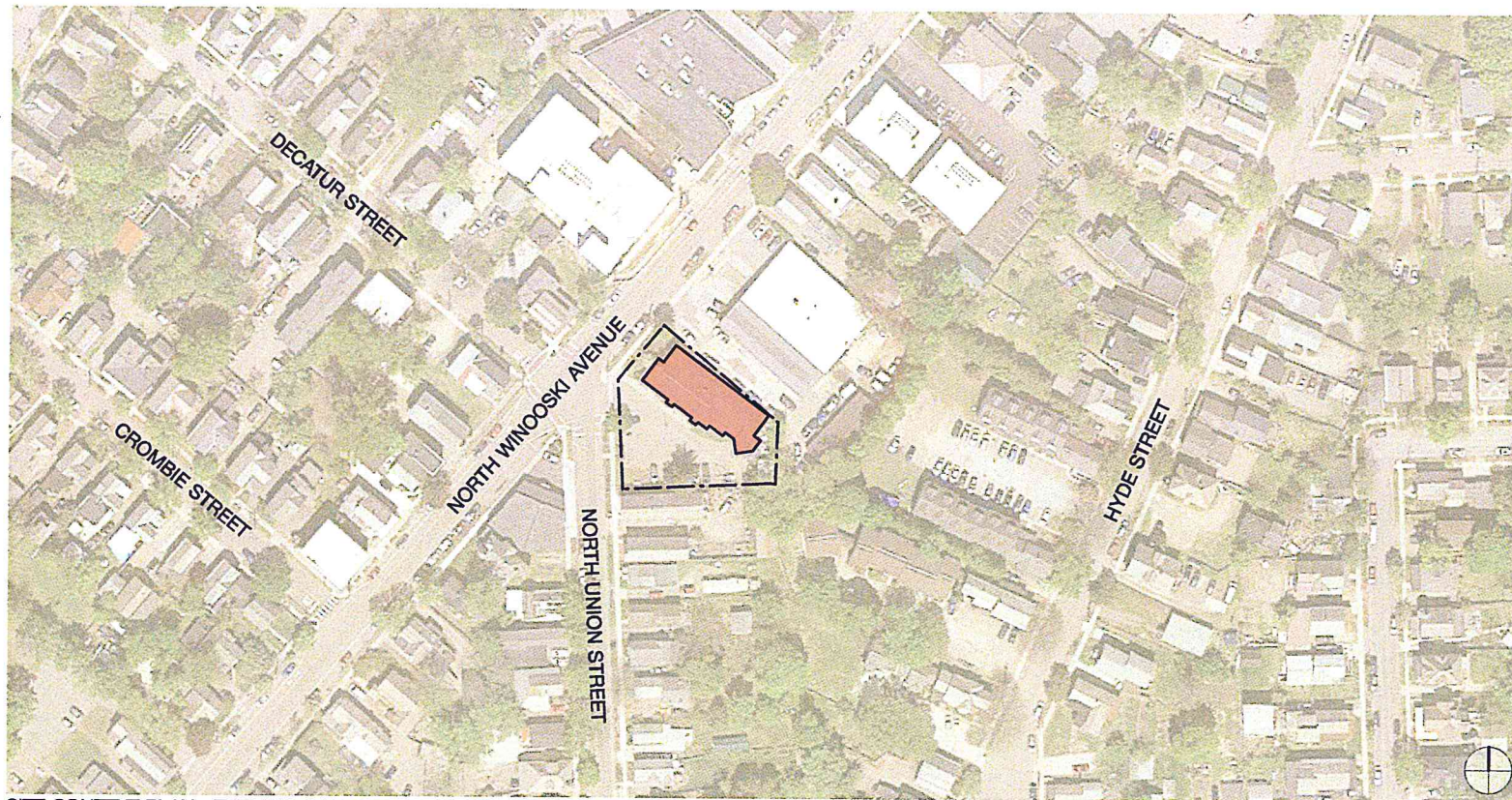
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Colchester, VT 05448
T: (802) 878-0375
F: (802) 878-9618
email@krelans.com



CHITTENDEN EMERGENCY FOOD SHELF

NO.	DESCRIPTION	DATE
1	ex. fence relocated	1/2/18

CONTENT:	
OVERALL PLAN	
17255/cwg/bse 2017 custom datum.dwg	
DRAWN BY:	TJB
PROJECT NO:	17255
DATE:	11/21/2017
REVISED:	
SCALE:	1" = 10'
C-1	
Project Phase	
CONCEPT DRAWINGS	



SITE CONTEXT PLAN - EXISTING CONDITIONS



VIEW LOOKING NORTH FROM PARKING LOT



VIEW LOOKING WEST FROM ADJACENT LOT



VIEW LOOKING SOUTH FROM NORTH WINOOSKI AVE.



VIEW LOOKING NORTH EAST FROM PARKING ENTRANCE

CHITTENDEN EMERGENCY FOOD SHELF

BURLINGTON, VERMONT

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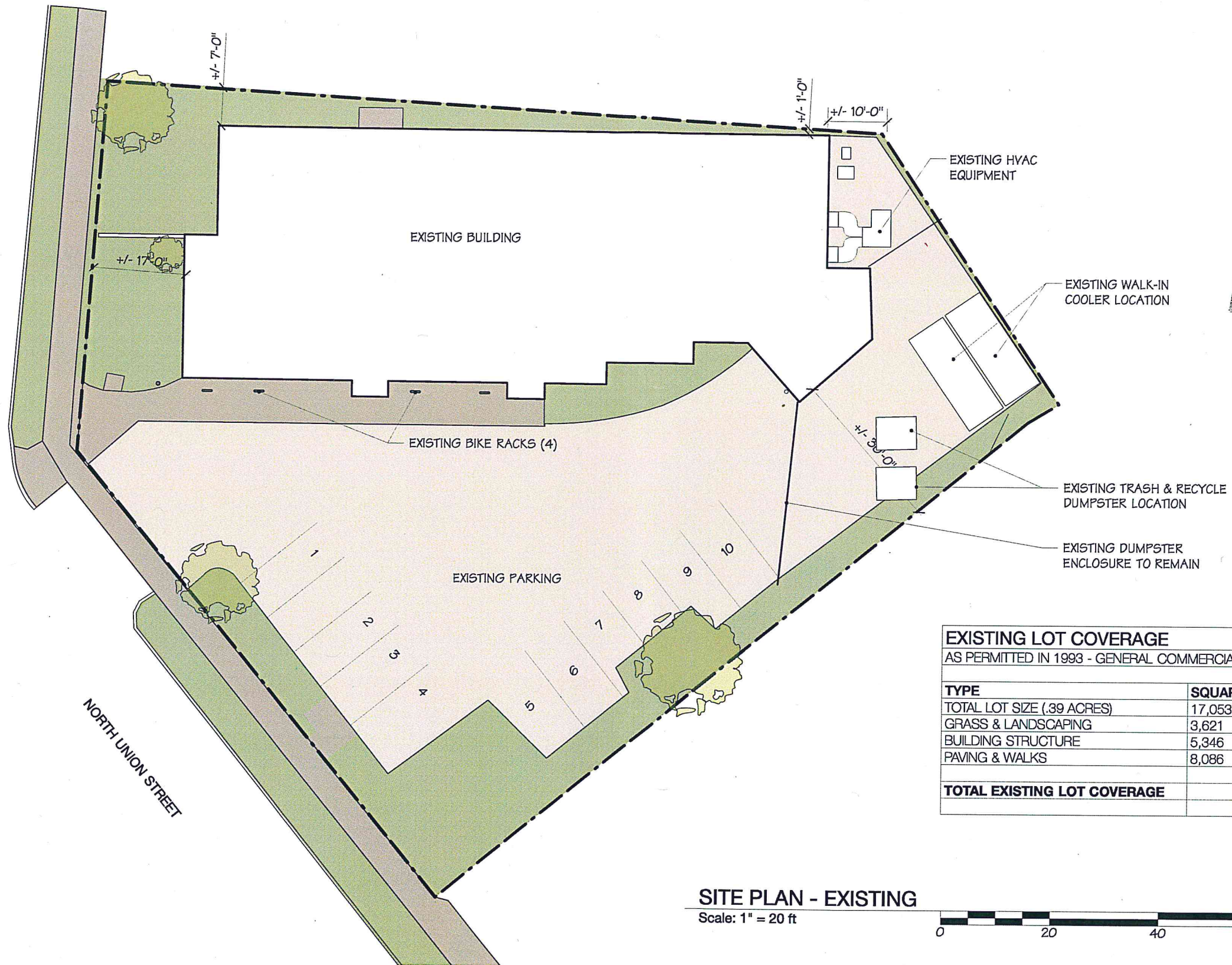
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NORTH WINOSKI AVENUE



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SITE PLAN - EXISTING

Scale: 1" = 20 ft



CHITTENDEN EMERGENCY FOOD SHELF

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PROPOSED LOT COVERAGE		
NEIGHBORHOOD MIXED USE DISTRICT		
TYPE	SQUARE FOOTAGE	%
TOTAL LOT SIZE (.39 ACRES)	17,053	
GRASS & LANDSCAPING	3,429	
BUILDING STRUCTURE	5,998	
PAVING & WALKS	7,635	
TOTAL PROPOSED LOT COVERAGE	13,633	79.94%

PLANT SCHEDULE					
TYPE	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
HP	4	Hydrangea paniculata 'Bobo'	Dwarf Pee Gee Hydrangea	3 gallon	
MS	1	Magnolia Stellata 'Royal Star'	White Royal Star Magnolia	10 gallon	
PF	4	Potentilla fruticosa 'Abbotswood'	White Potentilla	3 gallon	
SH	33	Sporobulus heterolepsis	Prairie Dropseed Grass		Fill area below Magnolia

SITE PLAN / LANDSCAPE PLAN - PROPOSED

Scale: 1" = 20 ft



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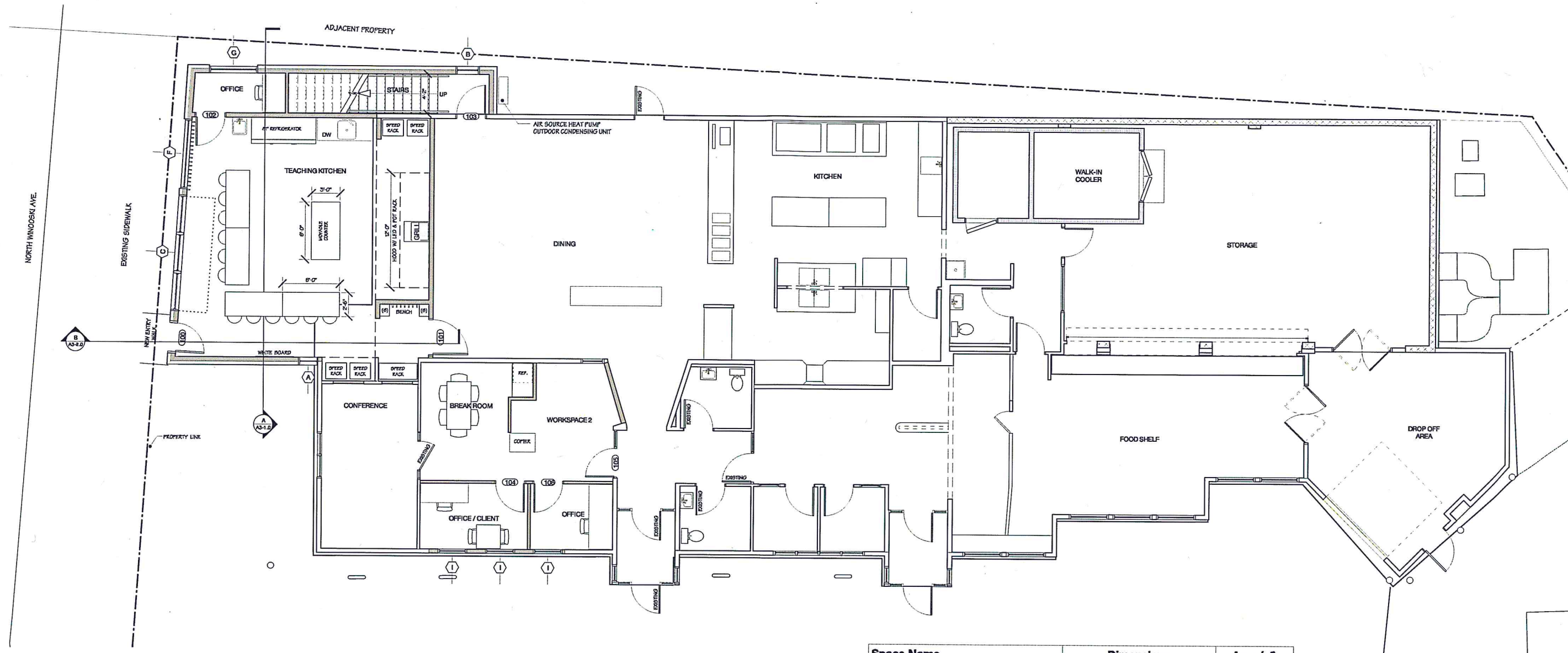
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OVERALL FIRST FLOOR PLAN - PROPOSED
Scale: 3/32" = 1'-0"

Space Name	Dimensions	Area (sf)
FIRST FLOOR		
BREAK ROOM	12'6.0423" x 12'.9375"	128
CONFERENCE	17'2.7/8" x 10'1.8125"	175
OFFICE	10'3.9949" x 4'10 1/4"	49
OFFICE / CLIENT	12'.9375" x 7'.4577"	85
STAIRS	21'6.9824" x 4'10 1/4"	105
TEACHING KITCHEN	27'11.0625" x 27'2.471"	702
WORKSPACE 1	8'3 3/4" x 7'.4577"	59
WORKSPACE 2	12'6.0423" x 11'9.3198"	126
Total Area:		1429
SECOND FLOOR		
COPIER	9'3 1/8" x 4'9 1/2"	44
OFFICE	9'3 1/8" x 8'7.6234"	77
OFFICE / MEETING	13'8" x 12'0 7/8"	164
OPEN WORKSPACES	20'10.4762" x 13'5 5/8"	265
STAIRS	13'10.938" x 4'10 1/4"	67
WC	6'4.8689" x 6'1 1/4"	38
Total Area:		656
Total Addition & Renovation Area:		2085

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CHITTENDEN EMERGENCY FOOD SHELF

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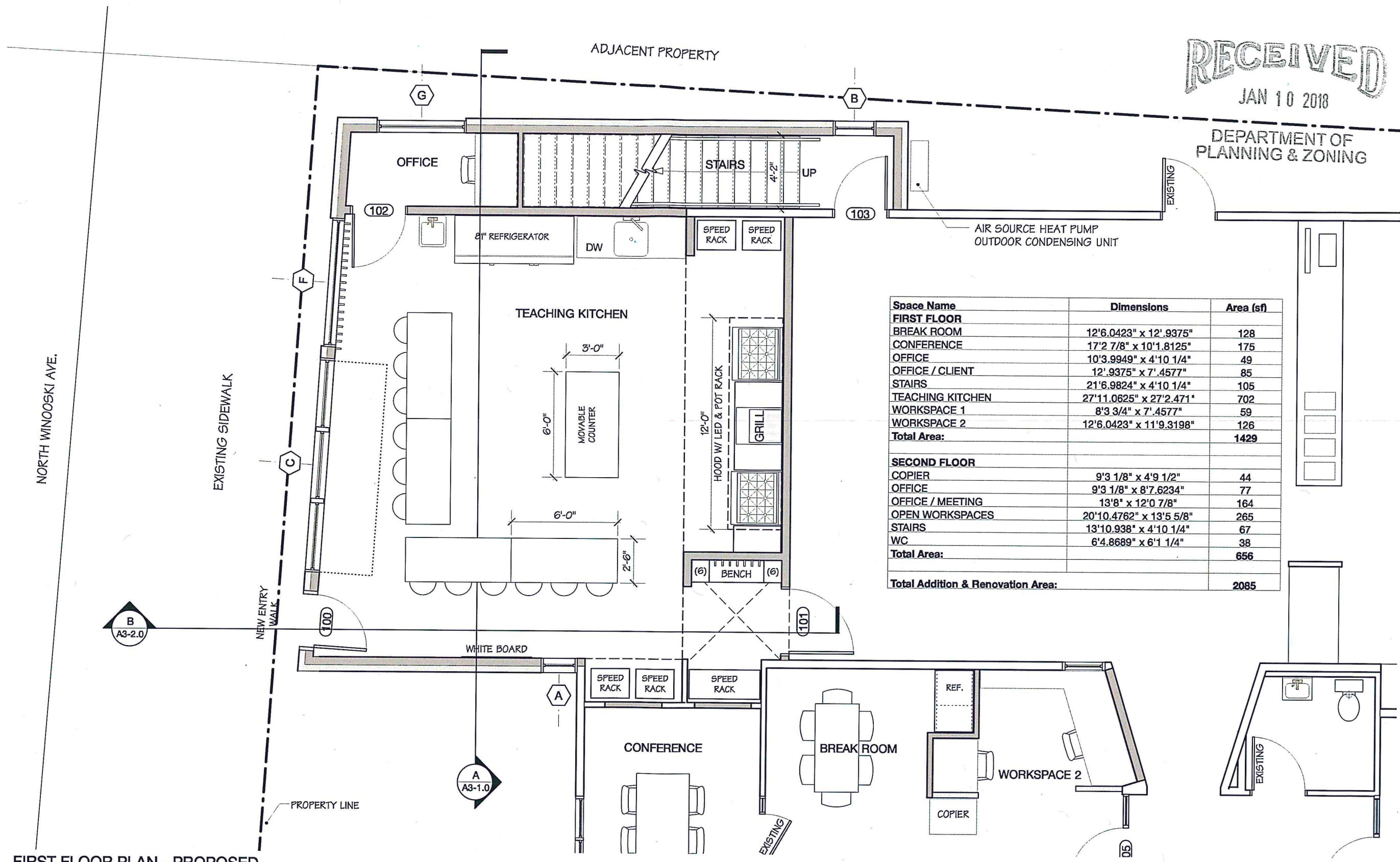
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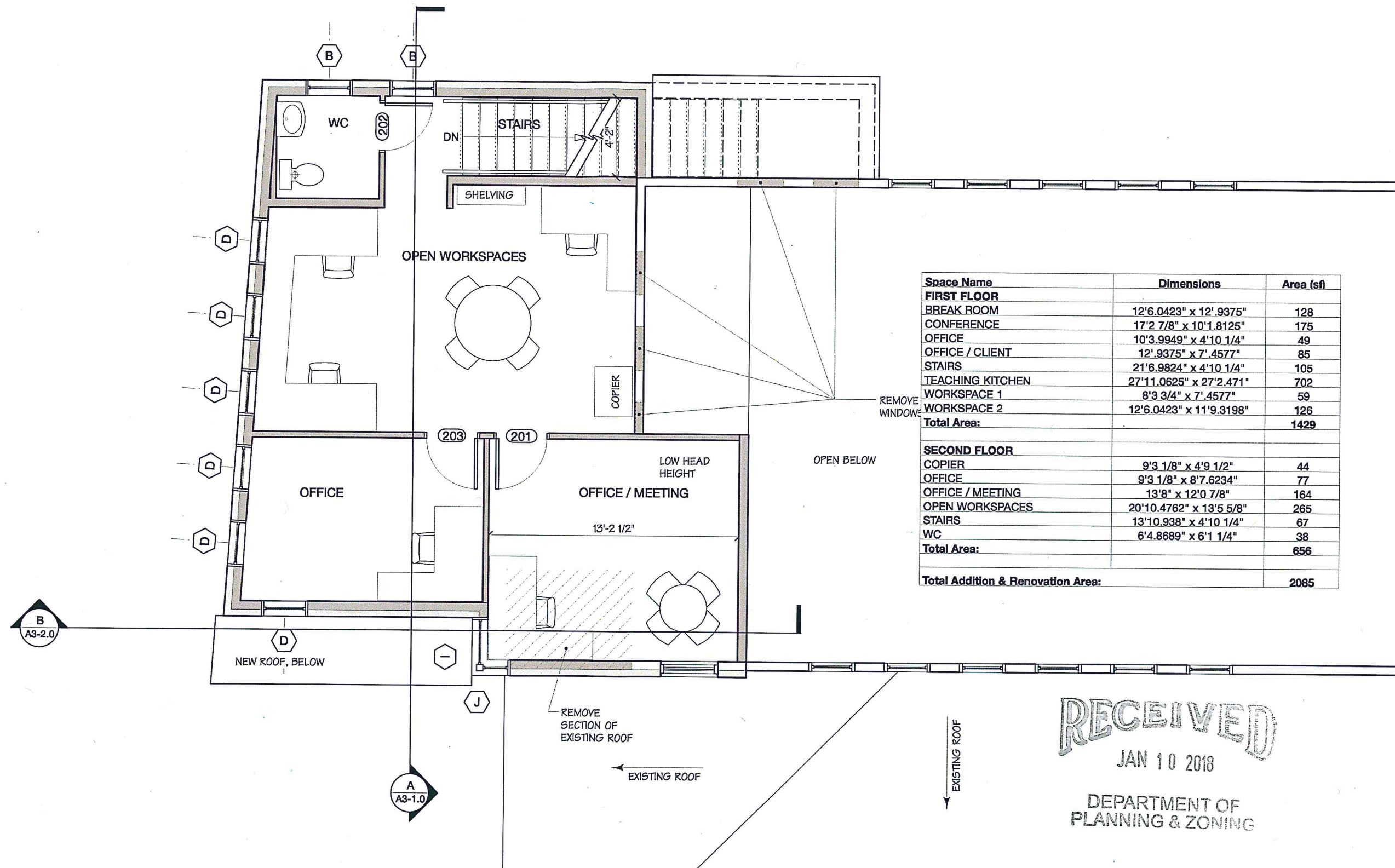


FIRST FLOOR PLAN - PROPOSED
Scale: 3/16" = 1'-0"

CHITTENDEN EMERGENCY FOOD SHELF

BURLINGTON, VERMONT

COMMUNITY KITCHEN ADDITION



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Total Addition & Renovation Area:		2085

SECOND FLOOR PLAN - PROPOSED
Scale: 3/16" = 1'-0"

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SOUTH ELEVATION - OVERALL

Scale: 3/32" = 1'-0"



WEST ELEVATION - OVERALL

Scale: 3/32" = 1'-0"

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A2-1.0

128'-4"
+/- T.O. EXISTING TOWER

121'-2"
+/- T.O. NEW ROOF

PAINTED TRIM

FIBERGLASS
WINDOW, TYP.

111'-0"
T.O. NEW FLOOR

8" T.W. BEVEL
LAP SIDING

100'-0"
T.O. EXISTING SLAB

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REPLACE EXISTING SIDING

WEST ELEVATION

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

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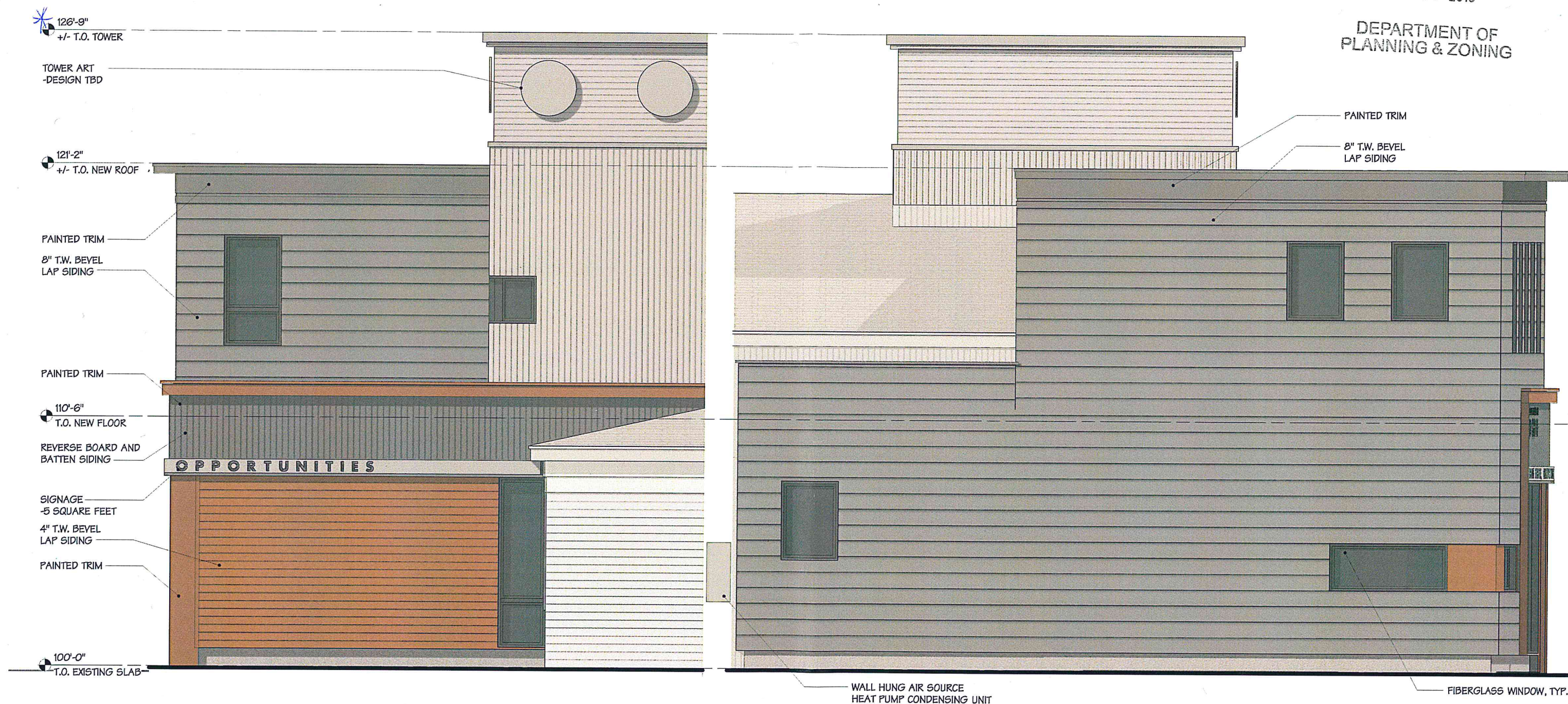
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SOUTH ELEVATION

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

NORTH ELEVATION

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

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A2-4.0

±/- T.O. EXISTING TOWER
128'-4"

±/- T.O. NEW ROOF
121'-2"

T.O. NEW FLOOR
111'-0"

T.O. EXISTING SLAB
100'-0"

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A BUILDING SECTION A
Scale: 1/4" = 1'-0"

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DATE: 01.05.2018

A3-1.0

+/- T.O. EXISTING TOWER
128'-4"

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+/- T.O. NEW ROOF
121'-2"

T.O. LOWER ROOF
111'-10"

T.O. NEW FLOOR
111'-0"

T.O. EXISTING SLAB
100'-0"

B BUILDING SECTION B
Scale: 1/4" = 1'-0"

CHITTENDEN EMERGENCY FOOD SHELF

BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

COMMUNITY KITCHEN ADDITION

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 01.05.2018

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P1



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DATE: 01.05.2018

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

P3



ACCURATE DORWIN
Awning Window Specifications
325 Series Fiberglass Windows

General Description: Fiberglass awning windows shall be Accurate Dorwin awning windows as manufactured by Accurate Dorwin Winnipeg, Manitoba. The frame and sash shall be pultruded fiberglass with a main frame depth of 3 1/4". The casement window shall meet or exceed the requirements for AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 performance requirements. Windows shall be of the size and type shown on the drawings.

Scope of Work: Provide Fiberglass Windows and related accessories as shown on the Construction Drawings and Schedules. Manufacturer to furnish as built Shop drawings for Architect's Approval. Coordinate all work with General Contractor or Subcontractor furnishing the installation labour.

Section Includes: Accurate Dorwin's fiberglass window products (box units), including optional brick mould, brick mould extensions, decorative panning, jamb, header and sill liners, including glass and glazing at window manufacturer's factory**, window installation hardware and accessories. (**For Safety and/or Logistical reasons; Factory glazing may depend on the size and weight of the glass and/or location of the window. Such instances will be indicated on Shop Drawings or written agreement with the General Contractor prior to manufacture date.)

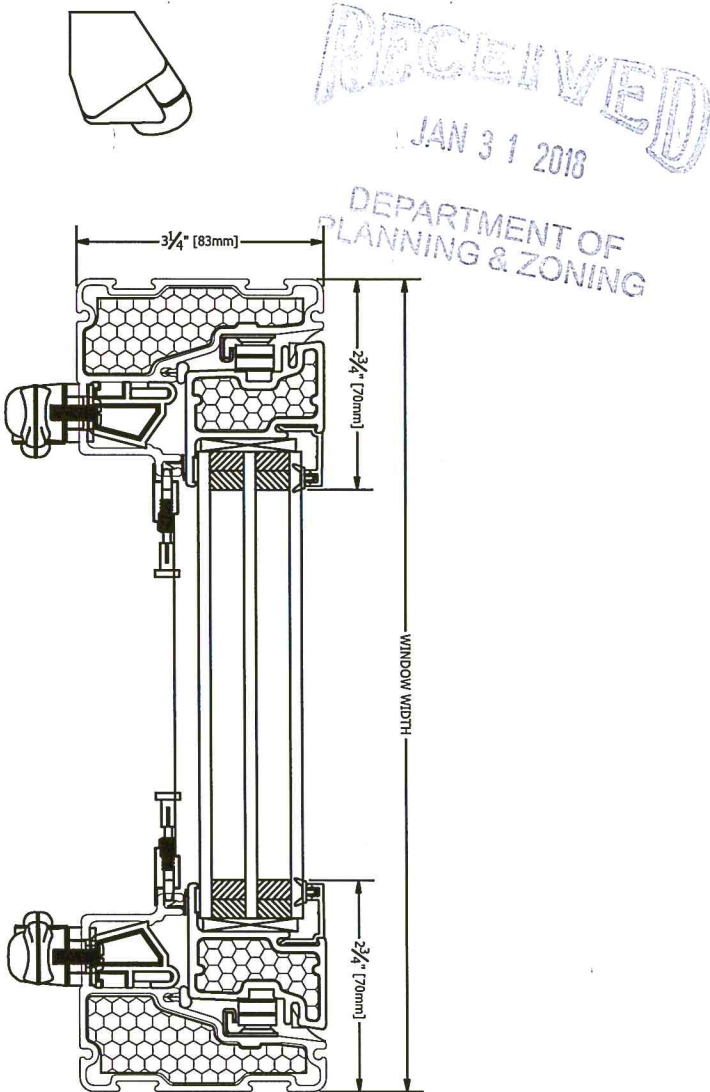
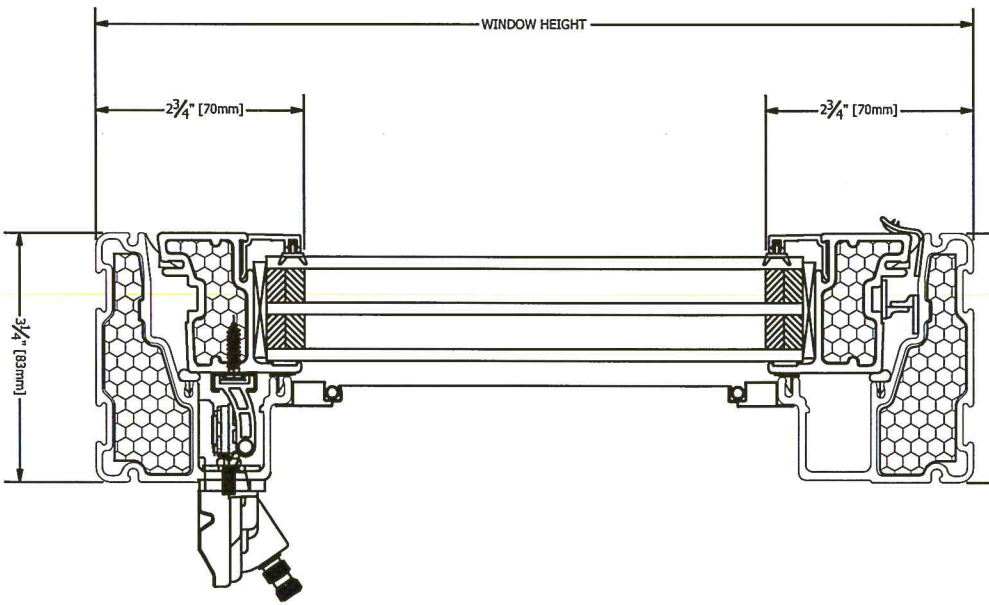
Fiberglass: Accurate Dorwin fiberglass windows shall be constructed from specially designed heavy gauge pultruded sections of specially formulated fiberglass composite materials in accordance with Accurate Dorwin engineering standards and drawings of a nominal wall thickness of approximately 0.90".

Frame: Head, jamb and sill members are miter cut to be joined at each corner with large diameter screws fasten into glass reinforced nylon foam filled corner key. Each mitered corner is internally sealed at time of assembly with a high performance sealant. The "closed-back" frame is to be insulated with expanded polystyrene insulation.

Sash: The sash is miter cut and joined by screws fastened into specially designed glass reinforced nylon foam filled corner key. Each mitered corner is internally sealed at time of assembly with a high performance sealant. All sash members are of a tubular or hollow design as shown on Accurate Dorwin engineering standards drawings. The sash is to be insulated with expanded polystyrene insulation.

Hardware: A Truth™ Dyad (split-arm) operator is standard. A zinc die cast single lever multi-point lock is standard. Standard hardware colours are white, beige and brushed chrome. Heavy duty concealed hinges allow 90 degree opening. Egress hinges and easier wash hinges are available.

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#	DATE	REVISIONS	#	DATE	REVISIONS
01			08		
02			09		
03			10		
04			11		
05			12		
06			13		
07			14		

THIS DRAWING IS THE PROPERTY OF ACCURATE DORWIN CO. DESIGN CONCEPTS AND INFORMATION MAY NOT BE REPRODUCED USED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF ACCURATE DORWIN.CO.

DO NOT SCALE DRAWINGS
TOLERANCES: Unless Specified Otherwise
+/- .1/16" +/- 1.5mm
DRAWN BY: JV DATE: 3/1/16
SCALE: 10:1
AWNING

accurate
dorwin
GLASS * WINDOWS * DOORS

Weather-stripping: The three seal design conforms to the rain screen principle. The exterior seal prevents dust and rain penetration. The centre thermoplastic bulb seal prevents air leakage. The inner thermoplastic seal restricts air from circulating into the hardware cavity and condensing on the sash and on the hardware. All weather stripping is replaceable.

Glazing: The glass sits on shims and is held in place by a removable exterior aluminum glass stop. Double sided foam tape on the interior and a thermoplastic rubber gasket on the exterior assist in securing the glass. The glazing cavity is edge drained to the exterior with concealed drainage holes. The glazing cavity is also edge vented to the exterior through concealed vent holes. The glass replacement does not require sash replacement.

Glass: Glass type and thickness shall be a minimum 1/8" [3mm] or better as required by governing Building Codes, Current Standards, or Wind Load Design Pressure Requirements. The insulating glass conforms to CAN/CSGB-12.8-M90. Minimum glass thickness is 3mm or 1/8" (double strength). Both double glazing (20mm or 3/4" overall thickness) and triple glazing (34mm or 1 5/16" overall thickness) are available. Each insulated sealed unit is separated by a high performance spacer for maximum thermal performance.

Finish: All fiberglass sections are coated with a high performance two-component polyurethane enamel finish in accordance with AAMA 623-07 (Voluntary Specification, Performance Requirements and Test Procedures for Organic Coatings on Fiber Reinforced Thermoset Profiles). Total dry-film thickness on exposed surfaces shall be a minimum of 20 microns (.8 mil) total film thickness. Paint shall be Polane S Plus, as manufactured by Sherwin Williams Coatings. Color shall be one of Accurate Dorwin's standard colours or an optional color as selected by the architect or owner. An optional oak or fir veneer interior finish is available at additional cost. Two-tone finishes and custom colors are available at additional cost.

Screen: Frames to be roll formed aluminum, fitted with re-wireable fiberglass screen cloth held in place by a vinyl spline. Screens shall be held in place with 4 pins.

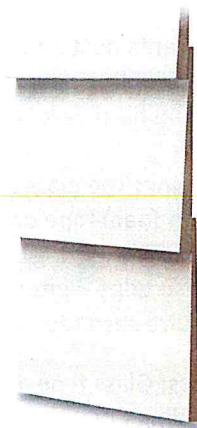
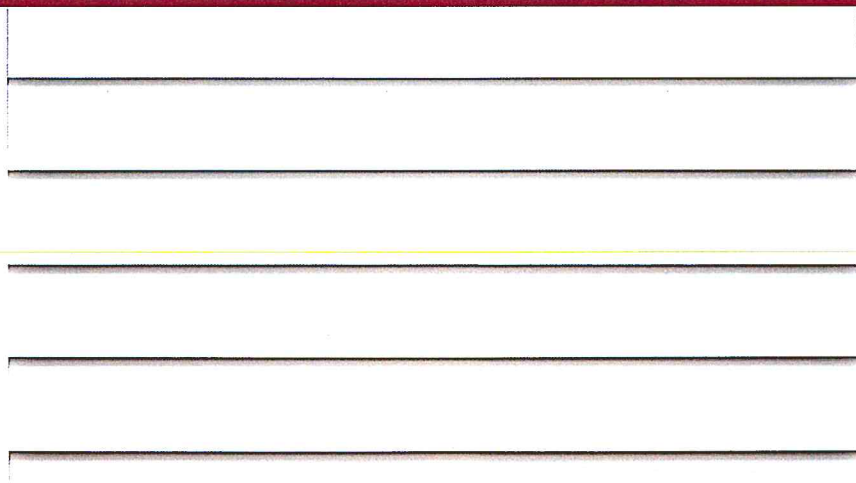
Contact Accurate Dorwin Company at 1-888-982-4640 for any additional information.

Feb-2015

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Build something great™

Boral TruExterior® Siding



Bevel Siding

Bevel Siding

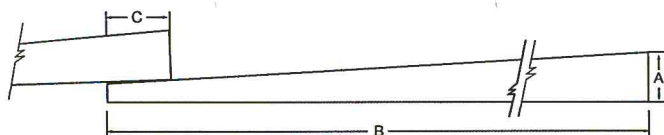
The Bevel profile is the newest addition to Boral TruExterior® Siding. Recreating the look and character of traditional clapboard or bevel lap siding, the Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding. At the same time, the siding reduces the moisture- and thermal movement-related issues commonly seen with other natural and manmade materials.

Available in 6-inch, 8-inch and 10-inch widths, Boral TruExterior® Bevel Siding is ideal for homeowners who desire the look, feel and character of authentic wood siding with superior, long-lasting performance.

Boral TruExterior® Siding

Made with Boral's proprietary blend of polymers and fly ash, Boral TruExterior® Siding offers a high level of dimensional stability for reduced expansion and contraction, and durability for resistance to warping, cracking, and splitting. As a result, the material requires no sealing of ends or cuts in the field, it can be used in ground-contact applications, and it can be painted any color, including dark hues.

Nominal Size	Actual Thickness (A)	Actual Width (B)	Minimum Overlap (C)
½ x 6	0.50"	5.50"	1.0"
½ x 8	0.50"	7.25"	1.0"
¾ x 10	0.75"	9.25"	1.0"



†See Boral TruExterior® Siding Warranty and Data Sheet for proprietary test results, located at www.BoralTruExterior.com

Boral TruExterior® Siding Facts

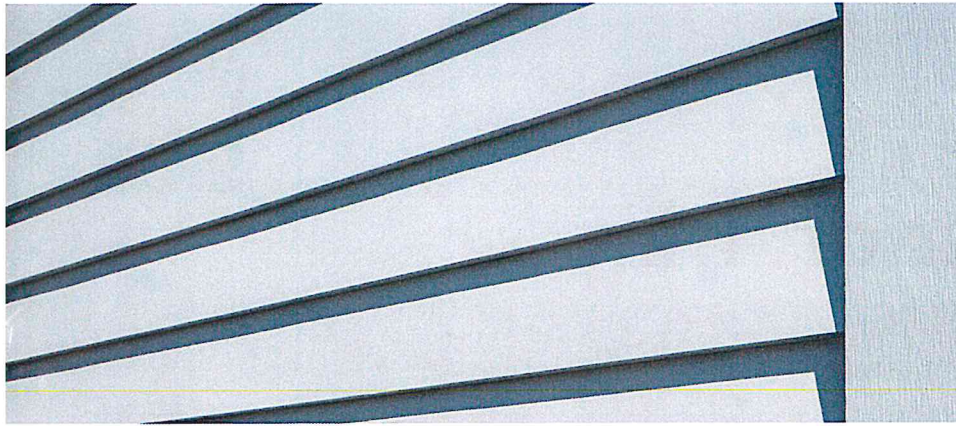
- Workability exceeds that of wood siding
- Installs with standard woodworking tools and methods
- No need to prime ends or field cuts
- Easily accepts paint of any color
- Accepts a wide variety of fasteners
- Resists rot and termite attacks†
- Maintains high level of dimensional stability
- No cracking or splitting from moisture
- 16' lengths
- Made in the USA
- 20-year limited warranty†

**8" and 10" Sizes
Now Available!**

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Installation Best Practices

- The product should be dry and clean when installed
- The use of a drainable house wrap is recommended
- For longer tool life, use carbide tipped blades and drill bits
- Use fasteners designed for exterior trim and siding
- Minimum lap is 1"
- Each board has a factory-applied primer
- The product must be painted
- No gluing or gapping is necessary to control or limit movement
- No need to prime or paint ends or field-cut edges



Sustainability

Boral TruExterior® Siding's sustainable properties are a result of the use of a proprietary polymer blend and highly-refined coal combustion products (ash), which are endorsed by the U.S. Green Building Council (USGBC) in the production of construction materials.

- Minimum 70% recycled content, as verified by SCS Global Services
- Cradle to Cradle Certified™
- Produced in a state-of-the-art LEED Silver certified commercial facility



Build something great™



Boral TruExterior® Trim

PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0101
c. Progressive Engineering		PER-14090
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawal	ASTM D 1761	> 40 lbf/in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches
d. End Cut Angle		± 2°

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MORIN ARCHITECTURAL METAL WALL & ROOF SYSTEMS

MORIN EXPOSED FASTENER SERIES

Exposed fastener wall and roof panels are used on every type of building today from industrial manufacturing plants to Class A office buildings. Whether it's the traditional sine wave C profile or the bold O-24 profile, the many interesting designs available within this product line are numerous.

Seventeen unique profiles

Overlapping side joint design

Weather tight or rainscreen rear ventilated application

May be insulated to meet required thermal values

Ideal for new or retrofit projects

Smooth surface standard, stucco embossed texture optional

All PVDF painted finishes available

All weather installation

Panel Depth

1/2" (13mm) to 4" (102mm)

Cover Width

24" to 40" (711 mm)

Lengths

5' (1.52m) to 30' (9.14m) Standard
Shorter and longer lengths available

Galvalume/Zincalume

Painted Steel Options

18 GA (1.19mm) / 20 GA (.91mm) /
22 GA (.76mm) / 24 GA (.60mm)

Aluminum Options

.050 GA (1.27mm) /
.040 GA (1mm)

Stainless Steel Options

20 GA (.91mm) / 22GA (.76mm) /
24 GA (.60mm)

Zinc Options

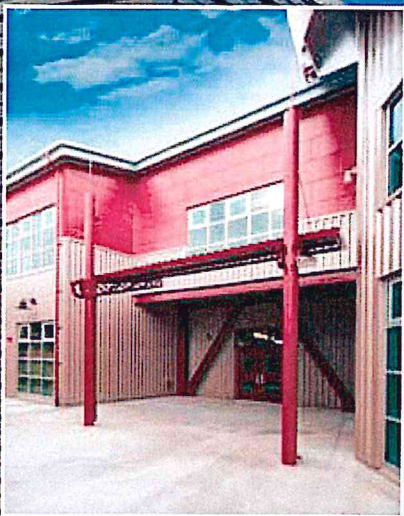
18 GA (1.5mm) / 20 GA (1.0mm) /
22 GA (.91mm)

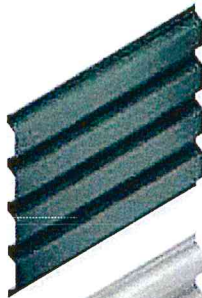
Natural Copper Options

20 oz. / 16 oz.

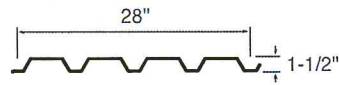
Application

Horizontal, vertical, or diagonal

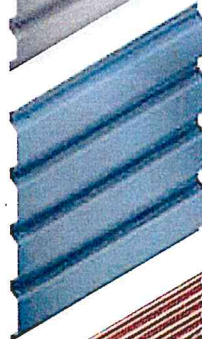




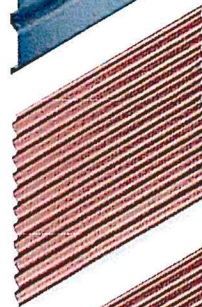
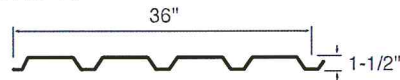
BR-28



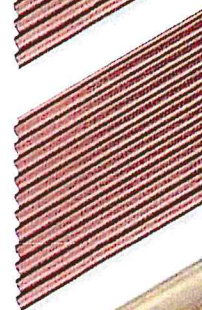
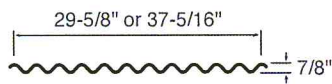
BR7-35*



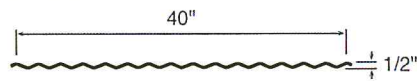
BR9-36



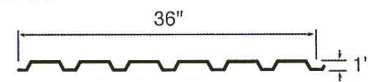
C-37-7/8"
C-29-7/8"



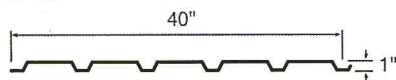
C-40-1/2



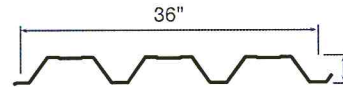
E-36



E8-40



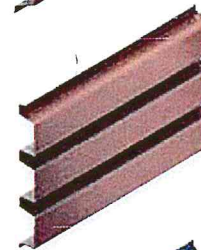
MR-36



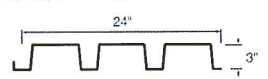
O-24



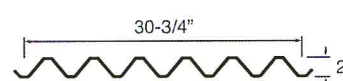
O-24W



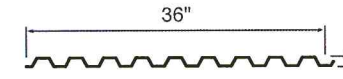
U-24



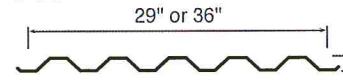
VB-31



VB-36



Y-29
Y-36



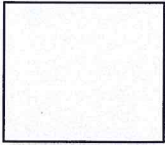
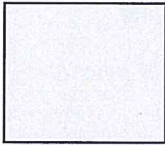
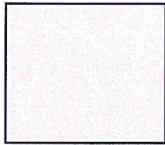
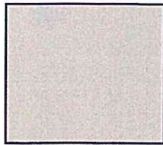
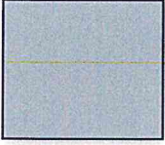
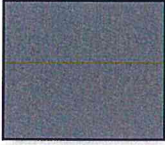
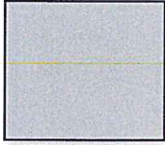
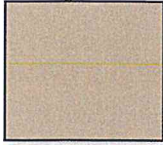
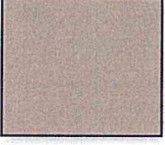
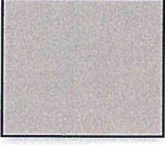
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MORIN ARCHITECTURAL METAL WALL & ROOF SYSTEMS

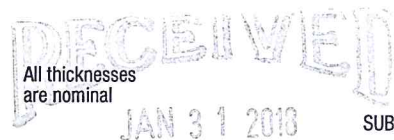
FINISHES

STANDARD COLORS

			
REGAL WHITE SR: 0.70 E: 0.86 SRI: 85	ASCOT WHITE SR: 0.69 E: 0.85 SRI: 83	BONE WHITE SR: 0.69 E: 0.84 SRI: 83	SANDSTONE SR: 0.61 E: 0.85 SRI: 72
			
DOVE GRAY SR: 0.47 E: 0.86 SRI: 53	ZINC GRAY SR: 0.35 E: 0.86 SRI: 37	CHROMIUM GRAY SR: 0.56 E: 0.86 SRI: 65	SURREY BEIGE SR: 0.48 E: 0.86 SRI: 54
			
SIERRA TAN SR: 0.38 E: 0.85 SRI: 40	PARCHMENT SR: 0.53 E: 0.85 SRI: 61	ANTIQUE BRONZE SR: 0.43 E: 0.86 SRI: 48	SPARTAN BRONZE SR: 0.31 E: 0.85 SRI: 31
			
DARK BRONZE SR: 0.27 E: 0.85 SRI: 26	REDWOOD SR: 0.38 E: 0.86 SRI: 41	COLONIAL RED SR: 0.32 E: 0.86 SRI: 33	PATINA GREEN SR: 0.41 E: 0.84 SRI: 44
			
EVERGREEN SR: 0.26 E: 0.85 SRI: 24	SLATE BLUE SR: 0.28 E: 0.85 SRI: 27	REGAL BLUE SR: 0.26 E: 0.85 SRI: 24	BLUE GRAY SR: 0.28 E: 0.85 SRI: 27

FLUROPON® PVDF — KYNAR 500®

Formulated with 70% Kynar 500® proprietary resin, Fluoropon® is a premium fluoropolymer coating. Factory applied and baked on, it provides excellent adhesion and flexibility properties with aluminum, HDG steel or Galvalume® components.



SUBSTRATE

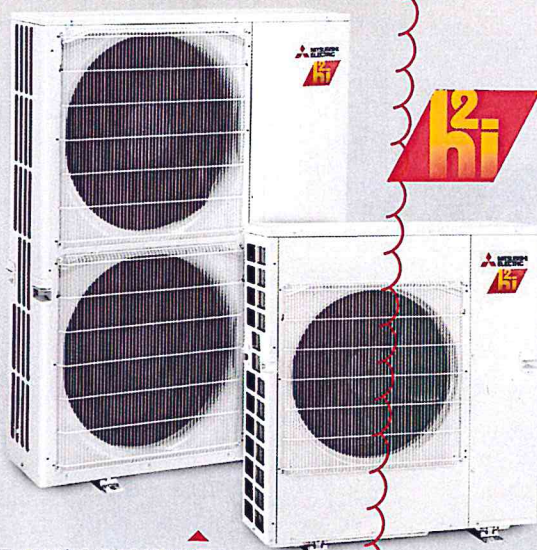
0.8 MIL COLOR COAT

0.2 MIL PRIMER

CUSTOM COLOR MATCHING AVAILABLE

Morin makes it easy to add protection and visual distinction to your next project. Our state-of-the-art color and paint facility can achieve virtually any tint, shade or finish to your specifications, quickly and accurately. To get started, contact our experienced sales representatives today for details.

MXZ H2i® MULTI-ZONE SYSTEMS



MXZ-4C36/5C42/8C48NAHZ

MXZ-2C20/3C24/3C20NAHZ

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M-SERIES HIGH PERFORMANCE
HYPER-HEATING MULTI-ZONE SYSTEMS

M-SERIES HIGH PERFORMANCE SYSTEMS



Heat pumps are now a realistic option for any home, in any climate. The MXZ H2i® family of Hyper-Heating INVERTER™ residential systems offer year-round, high-efficiency heating and cooling for a variety of rooms, including bedrooms, basements, sunrooms and more. A variety of indoor units provide zone comfort control while the INVERTER-driven compressor and electric LEVs in the outdoor units provide closer control and higher efficiency with minimal power usage.

MXZ H2i High Efficiency Heat Pumps | 12,600 - 48,000 Btu/h Capacity Range | 2-8 Zones

- ▶ 19.1 - 17.0 SEER, 11.3 - 9.8 HSPF, INVERTER-driven compressor.
- ▶ Quiet outdoor unit operation as low as 49 dB(A).
- ▶ Hyper-heating performance down to minus 13 degrees F outdoor ambient.
- ▶ 100% heating capacity at 5 degrees F outdoor ambient.
- ▶ Factory installed base heater
 - Prevents ice build up in extreme environments.
 - Active during defrost cycle.
- ▶ Optional M-NET adapter
 - Quickly integrate advance controllers.

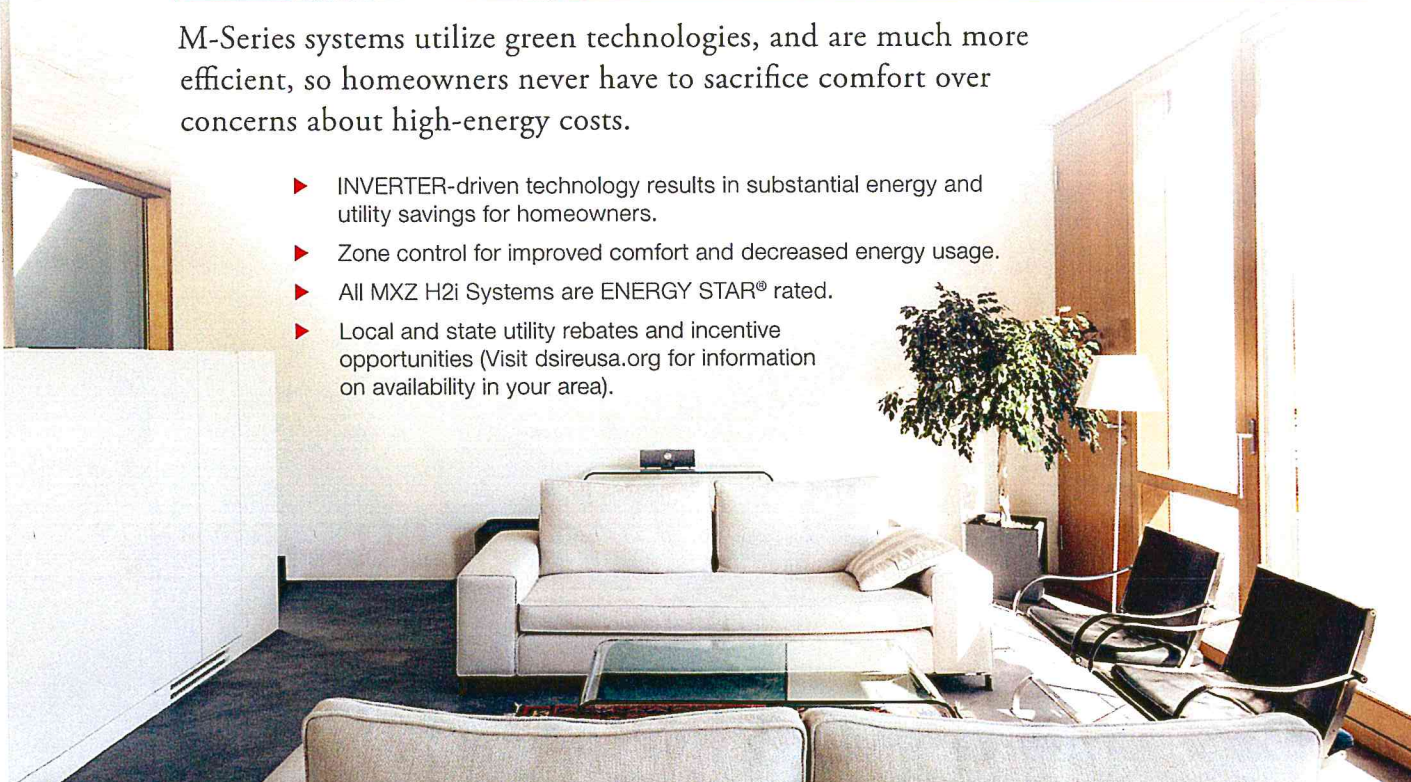
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ENERGY EFFICIENT AND ENVIRONMENTALLY FRIENDLY

M-Series systems utilize green technologies, and are much more efficient, so homeowners never have to sacrifice comfort over concerns about high-energy costs.

- ▶ INVERTER-driven technology results in substantial energy and utility savings for homeowners.
- ▶ Zone control for improved comfort and decreased energy usage.
- ▶ All MXZ H2i Systems are ENERGY STAR® rated.
- ▶ Local and state utility rebates and incentive opportunities (Visit dsireusa.org for information on availability in your area).



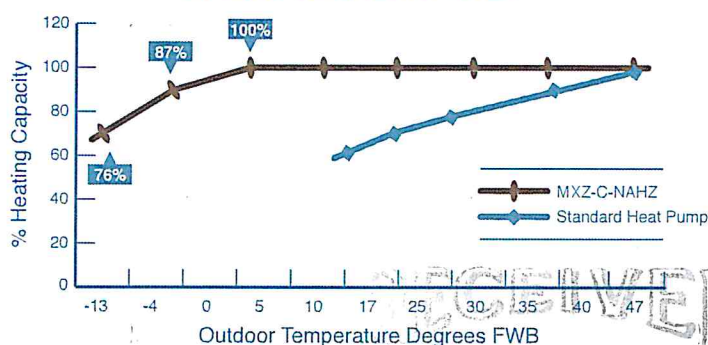
HEAT, AND LOTS OF IT



Mitsubishi Electric systems feature the most advanced technology for delivering exceptional heat pump performance.

H2i® TECHNOLOGY

MXZ H2i HEATING CAPACITY AT LOW TEMPERATURES*



* Includes correction for defrost.

HEATING even when it's minus 13 degrees F outdoor ambient, producing up to 100% heating capacity at 5 degrees F.

YEAR-ROUND COMFORT in extreme climates without the need for energy-consuming indoor supplemental heating devices.

HOT-START TECHNOLOGY provides warmth from the start, reducing drafts.

MINIMAL MAINTENANCE thanks to easily accessible filters, little or no ductwork to clean, and simple wiring between the indoor and outdoor units.

MULTI-ZONE OUTDOOR UNIT		Branch Box	INDOOR UNIT								
			MSZ-FH	MSZ-GE	MFZ-KA	MVZ	SEZ-KD	SLZ	PCA	PLA	PEA
Hyper-heating Equipment	MXZ-2C20NAHZ	—	9, 12, 15 ✓ 18 ×	6, 9, 12, 15 ✓ 18, 24 ×	9, 12 ✓ 18 ×	12 ✓	9, 12, 15 ✓ 18 ×	✓	✕	✕	✕
	MXZ-3C24NAHZ	—	✓	6, 9, 12, 15, 18 ✓ 24 ×	✓	12, 18 ✓ 24, 30, 36 ×	✓	✓	✕	18 ✓ 12, 24 ×	✕
	MXZ-3C30NAHZ	—	✓	✓	✓	12, 18, 24 ✓ 30, 36 ×	✓	✓	24 ✓	18, 24 ✓ 12 ×	24 ×
	MXZ-4C36NAHZ	✓	✓	✓	✓	✓	✓	✓	✕	12, 18, 24, 30, 36 ✓	24, 30, 36 ×
	MXZ-5C42NAHZ	✓	✓	✓	✓	✓	✓	✓	✕	12, 18, 24, 30, 36 ✓	24, 30, 36 ×
	MXZ-8C48NAHZ	✓	✓	✓	✓	✓	✓	✓	✕	12, 18, 24, 30, 36 ✓	24, 30, 36 ×

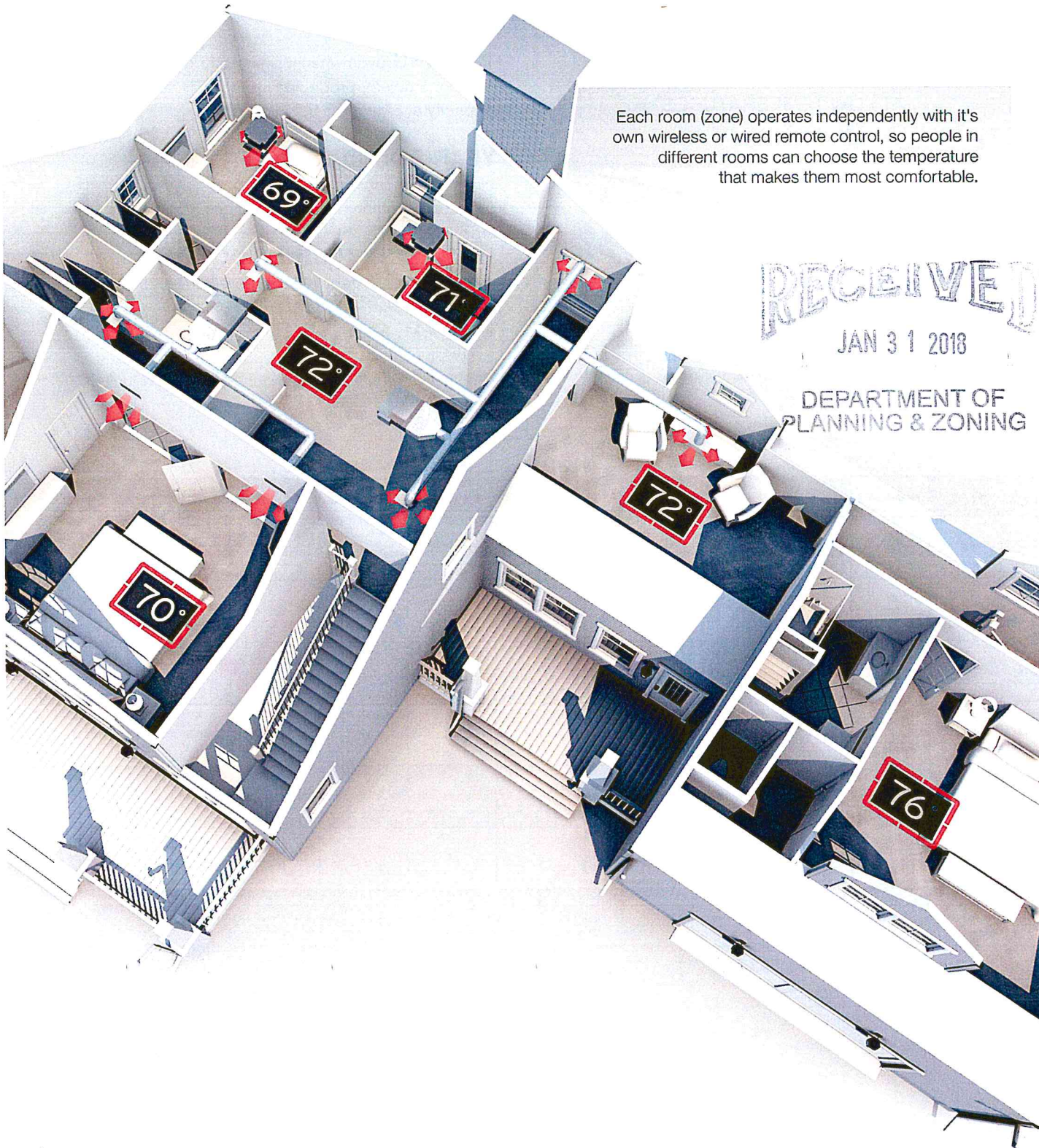
✓ COMPATIBLE × NOT COMPATIBLE



MULTI-ZONE APPLICATIONS

New hyper-heating multi-zone units allow you to create an oasis of comfort throughout your entire home in the rooms you use most, any time of the year.

Each room (zone) operates independently with it's own wireless or wired remote control, so people in different rooms can choose the temperature that makes them most comfortable.



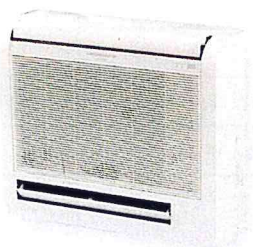
Indoor Units



MSZ-FH09, 12, 15NA

New sleek design offers many new features including new multi-functional wireless remote controller.

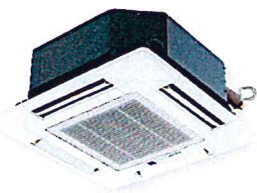
- Triple-action filtration including anti-allergen enzyme filter.
- Double-vane air delivery for enhanced circulation.
- i-see Sensor™ 3D senses human heat signatures.



MFZ-KA09, 12, 18NA

Floor-mounted indoor units are perfect for difficult areas that may be smaller or don't have usable wall space.

- Top and bottom discharge vanes.
- Wireless remote control with smart set feature.
- Front panel filter access for ease of cleaning.



SLZ-KA09, 12, 15NA

Ceiling-recessed indoor units offer a wide airflow pattern for better air distribution in a less obtrusive style.

- Ventilation air knockouts available.
- Offers a 2, 3, or 4 way airflow pattern.
- Built-in condensate lift mechanism (up to 20").



MSZ-GE09, 12, 15, 18, 24NA

Slim, wall-mounted units provide individual room control in a variety of applications.

- Offers wide angle of airflow, 150 degrees from left to right.
- Quiet operation as low as 19 dB(A).
- Provides cooling and heating in a wide range of capacities.



SEZ-KD09, 12, 15, 18NA

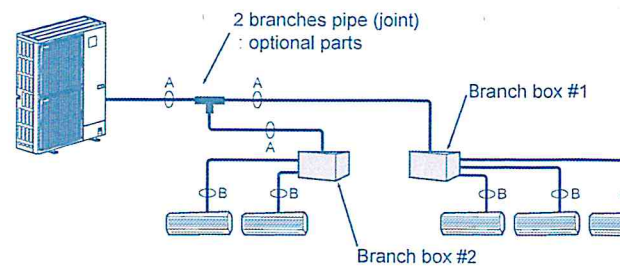
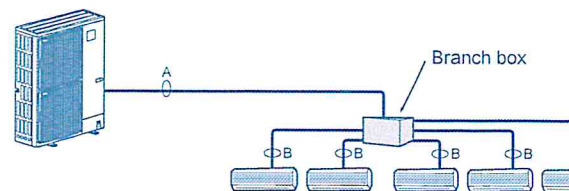
Horizontal-ducted indoor units provide comfort and efficiency while staying hidden in ceiling or beneath the floor.

- Build-in condensate lift mechanism (up to 22").
- Static capability up to 0.20" WG.
- Optional filter box with MERV-8 filters.

BRANCH BOX CONNECTIONS

When Using One Branch Box

Flare Connection - Max. 5 indoor units



When Using Two Branch Boxes

- Max. 8 indoor units

MXZ H2i Outdoor Units | Heat Pump



Model Name			MXZ-2C20NAHZ	MXZ-3C24NAHZ	MXZ-3C30NAHZ	MXZ-4C36NAHZ
Cooling * Non-Ducted/ Ducted	Rated Capacity	Btu/h	18,000 / 20,000	22,000 / 23,600	28,400 / 27,400	36,000 / 36,000
	Capacity Range	Btu/h	6,000- 20,000	6,000- 23,600	6,000- 28,400	6,000- 36,000
	Rated Total Input	W	1,334 / 1,819	1,630 / 2,360	2,272 / 2,661	2,570 / 3,180
Heating at 47F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	22,000 / 22,000	25,000 / 24,600	28,600 / 27,600	45,000 / 45,000
	Capacity Range	Btu/h	7,400- 25,500	7,200- 30,600	7,200- 36,000	7,200- 45,000
	Rated Total Input	W	1,612 / 1,748	1,725 / 1,871	2,096 / 2,187	3,340 / 4,250
Heating at 17F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	13,700 / 13,700	14,000 / 14,000	18,000 / 16,500	34,000 / 36,000
	Maximum Capacity	Btu/h	22,000 / 22,000	25,000 / 24,600	28,600 / 27,600	45,000 / 45,000
	Rated Total Input	W	1,450 / 1,588	1,622 / 1,635	1,991 / 1,993	3,500 / 4,590
Heating at 5F*	Maximum Capacity	Btu/h	22,000	25,000	28,600	45,000
Efficiency	SEER (Non-Ducted/Ducted)		17.0 / 15.0	19.0 / 15.5	18.0 / 16.0	19.1 / 15.8
	EER (Non-Ducted/Ducted)		13.5 / 11.0	13.5 / 10.0	12.5 / 10.3	14.0 / 11.3
	HSPF (Non-Ducted/Ducted)		9.8 / 9.5	10.0 / 9.0	11.0 / 9.8	11.3 / 10.1
Electrical Requirements	Power Supply	V, Ph, Hz	208 / 230V, 1-Phase, 60 Hz			
	Recommended Fuse/Breaker Size	A	40	40	40	50
	MCA	A	29	30	30	42
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230			
	Indoor - Outdoor S2-S3	V	DC ± 24			
Compressor			DC INVERTER - driven Twin Rotary			
Fan Motor (ECM)		FLA	1.9	1.9	1.9	0.4 + 0.4
Sound Pressure Level	Cooling	dB(A)	54	54	54	49
	Heating		58	58	58	53
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13			52-11/16 x 41-1/16 x 13(+1)
Net Weight		Lbs / kg	187 / 85	189 / 86	189 / 86	276 / 125
External Finish			Munsell No. 3Y 7.8/11			
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 / 6.35			3/8 / 9.52
	Gas (Low Pressure)		A,B: 3/8 / 9.52	A: 1/2 / 12.7; B,C: 3/8 / 9.52		5/8 / 15.8
Max. Piping Length for Each Indoor Unit		Ft / m	164 / 50	230 / 70		492 / 150
Max. Refrigerant line Length			82 / 25	82 / 25		262 / 80
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15	49 / 15		164 / 50
	If IDU is Below ODU	Ft / m	49 / 15	49 / 15		131 / 40
Connection Method			Flared / Flared			
Refrigerant			R410A			

Model Name			MXZ-5C42NAHZ	MXZ-8C48NAHZ
Cooling * Non-Ducted/ Ducted	Rated Capacity	Btu/h	42,000 / 42,000	48,000 / 48,000
	Capacity Range	Btu/h	6,000-42,000	6,000-48,000
	Rated Total Input	W	3,130 / 3,890	4,000 / 5,050
Heating at 47F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	48,000 / 48,000	54,000 / 54,000
	Capacity Range	Btu/h	7,200-42,000	7,200-54,000
	Rated Total Input	W	3,430 / 4,350	4,220 / 4,990
Heating at 17F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	35,800 / 36,600	40,000 / 43,000
	Maximum Capacity	Btu/h	48,000 / 48,000	54,000 / 54,000
	Rated Total Input	W	3,650 / 4,290	4,340 / 5,250
Heating at 5F*	Maximum Capacity	Btu/h	48,000	54,000
Efficiency	SEER (Non-Ducted/Ducted)		19.0 / 15.0	18.9 / 14.7
	EER (Non-Ducted/Ducted)		13.4 / 10.8	12.0 / 9.5
	HSPF (Non-Ducted/Ducted)		11.0 / 10.1	11.0 / 10.0
Electrical Requirements	Power Supply	V, Ph, Hz	208 / 230V, 1-Phase, 60 Hz	
	Recommended Fuse/Breaker Size	A	50	50
	MCA	A	42	42
Voltage	Indoor-Outdoor S1-S2	V	AC 208 / 230	
	Indoor-Outdoor S2-S3	V	DC ± 24	
Compressor			Hermetic	
Fan Motor (ECM)		FLA	0.4 + 0.4	
Sound Pressure Level	Cooling	dB(A)	50	51
	Heating		54	54
External Dimensions (H x W x D)		In / mm	52-11/16 x 41-11/32 x 13(+1)	
Net Weight		Lbs / kg	276 / 125	276 / 125
External Finish			Munsell No. 3Y 7.8/11	
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	3/8 / 9.52	
	Gas (Low Pressure)		5/8 / 15.88	
Max. Refrigerant line Length		Ft / m	492 / 150	
Max. Piping Length for Each Indoor Unit			262 / 80	
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	164 / 50	
	If IDU is Below ODU	Ft / m	131 / 40	
Connection Method			Flared / Flared	
Refrigerant			R410A	

Model Name			PAC-MKA30BC	PAC-MKA50BC
Connectible No. of Indoor Units			3	5
Power Supply	Phase, Cycle, Voltage		1-Phase, 60 Hz, 208 / 230V	
Power Input		W	3	
Current		A	0.05	
External Finish			Galvanized Sheets	
Dimensions	Width	In	17-23/32	
	Depth	In	11-1/32	
	Height	In	6-11/16	
Net Weight		Lbs	15	16
Refrigerant Pipe Dimensions	Outdoor Unit to Branch Box	Gas (In)	5/8	
		Liquid (In)	3/8	
	Branch Box to Indoor Units	Gas (In)	A,B,C: 3/8	A,B,C,D: 3/8 E: 1/2
		Liquid (In)	A,B,C: 1/4	A,B,C,D,E: 1/4

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IS BECOMING THE NEW NORMAL, PROVIDING EXCEPTIONAL
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Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: February 6, 2018
RE: 18-0541CA, 228 North Winooski Avenue

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

Project: ZP18-0541CA

Zone: NMU **Ward:** 2C

Parking District: Shared

Date application accepted: December 1, 2017

Revised plans submitted: January 10, 2018

Applicant/ Owner: Duncan Wisniewski Architecture / Champlain Housing Trust

Request: Construct a two-story, 646 sf (footprint) addition to the Chittenden Emergency Food Shelf to hold a teaching and demonstration kitchen, office space, and open work spaces. Request for parking waiver.

Background:

- **Zoning Permit 78-258;** to occupy as automotive repair services, no exterior changes, no additional coverage. December 1978.
- **Zoning Permit 81-001;** to erect two 4' x 8' signs flush against building. June 1980.
- **Zoning Permit 93-336;** demolish portion of existing structure, formerly Gove Florist; rebuilding a single story 5300 sf structure for the food shelf; parking waiver requested. March 1993.
- **Zoning Permit 95-306;** installation of two nonilluminated parallel signs, individual polished metal letters (4' x 8' and 4' x 12') for the existing food shelf. February 1995.
- **Zoning Permit 98-061;** installation/construction of a CCTA bus shelter on the existing food shelf property. August 1997.
- **Zoning Permit 98-077;** installation of two handrails in front of the two entries to the food shelf structure. August 1997.
- **Zoning Permit 00-238;** installation of a wall mounted air conditioning unit with anti-theft metal guard in the west side of the existing food shelf structure. November 1999.

- **Zoning Permit 07-351SN**; two signs, one freestanding (6' x 4', 14' high) and one parallel (222" x 28") internally illuminated for CarQuest Auto Parts to replace Maynard Auto Supply signs. November 2006.
- **Zoning Permit 11-0099SN**; install new freestanding sign, no illumination included. August 2010.
- **Zoning Permit Not Applicable 12-0012NA**; three projecting directional signs for the Chittenden Emergency Food Shelf above entranceways. July 2011.
- **Zoning Permit Not Applicable 13-0624NA**; interior renovations to existing building. December 2012.
- **Zoning Permit 16-0489FC**; place 8' fence in rear corner of parking lot totaling 66 linear feet with double gate opening in front for dumpster access. October 2015.

Overview:

The applicant proposes a two-story, 646 sf (footprint) addition to the existing Chittenden Emergency Food Shelter building at 228 North Winooski Avenue. A teaching kitchen and a small office will occupy the first floor. The second floor will hold additional office space, a general workspace area, and a washroom. After the addition, on-site structures will total 5,827 sf (footprint – includes the primary structure and two walk-in coolers).

The existing food shelf building was approved for construction in 1993, and required 21 parking spaces. An 8-space parking waiver was granted as part of that 1993 permit, resulting in a total of 13 parking spaces. Somewhere along the line, onsite parking reduced down to 10 spaces, as evidenced by zoning permits on file. Regardless, under the current zoning ordinance, the facility requires 14 parking spaces. The applicant proposes to shift the existing fence in the rear of the parking lot and to add one additional space, for a total of 11 spaces. As a result, a 3-space parking waiver is being sought.

The Design Advisory Board reviewed this project January 23, 2018. The Board voted 4-0-0 to recommend approval of the project as submitted.

Recommendation: Certificate of Appropriateness approval, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits. **Affirmative finding as conditioned.**

Article 3: Applications, Permits, and Project Reviews

Part 3, Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

Impact fees shall apply. The fees will be based on the net new square footage of the building. In this case, that figure is 1,315 sf. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

(b) Existing Buildings: Impact fees must be paid... if a building permit is required, within thirty (30) days of issuance of the building permit. Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose

2. The Neighborhood Mixed Use (NMU) district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods.

The Chittenden Emergency Food Shelf has existed in its current form since 1994. It clearly fits in well with the surrounding neighborhood. The facility already sees a variety of uses, including food distribution and preparation, kitchen instruction, a soup kitchen, and associated office uses. The proposal does not create uses within the existing facility that do not already exist, it is simply intended to provide more space for ongoing activities. This is consistent with the intent of the zoning district. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.2-1

NMU	Max Intensity FAR 2.0	Max. Lot Coverage 80%	Setback Front 0 (must be setback a minimum of 12' from the curb on a public street)	Setback Side 0 (must be 15' when abutting a residential district)	Setback Rear 0 (must be 15' when abutting a residential district.)	Max Building Height Min. 22' 2 stories Max 35'
228 North Winooski Ave.	Given a lot size of 17,032 sq ft, floor area could total as much as 34,064 sf. After the addition, floor area will total 6,196 sf.	Existing 78.77% Proposed 79.94% (includes removal of 460 sf of existing asphalt and concrete to accommodate the proposed addition's lot coverage)	1'-0" from property line; approx. 16' from street curb. The overhang will have a front setback of 0'-0".	Side yard north: 1' to 8'; side yard south 30' (existing structure). The abutting property to the south is zoned RM.	The existing structure is setback 10' to the rear property line. The proposed addition is on the front of the building.	26'-9"

Affirmative finding as conditioned.

(c) Permitted and Conditional Uses

The two primary uses of the property are Grocery Store – Small ≤10,000 sq ft and Community Center, both of which are permitted uses in the NMU zoning district.

Affirmative finding.

(d) District Specific Regulations

1. Ground Floor Residential Uses Restricted

Not applicable.

2. Exception to Maximum Lot Coverage in NAC

Not applicable.

3. Development Bonuses/Additional Allowances

No development bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.2-1, above.

Section 5.2.4 Buildable Area Calculation

Not applicable to NMU.

Section 5.2.5 Setbacks

See Table 4.4.2-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

Neighborhood Mixed Use calculates intensity of use via Floor Area Ratio. See Table 4.4.2-1 above. **Affirmative finding.**

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The subject property contains no important natural features as identified in the Open Space Protection Plan. In fact, most of the property is either pavement or structure. **Affirmative finding.**

(b) Topographical Alterations:

The site is generally flat, with a 4' elevation gain from the front to the rear. The front area of the property, specifically where the addition is proposed, is flat. There are no topographical changes proposed for the remainder of the property. **Affirmative finding.**

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

The existing structure was built in 1994. The property contains no known archaeological resources. **Affirmative finding.**

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The property is not listed on the Department of Environmental Conservation's brownfield list. Not applicable.

(g) Provide for nature's events:

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

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

A Stormwater Management Plan and an Erosion Prevention and Sediment Control Plan was approved by the City's Stormwater Program Manager on December 11, 2017. One new entry is proposed on the street facing side of the addition, which will have just under 1' (approx.) of shelter. The new addition will be accessible from within the existing facility, which currently has 2 entrances. Snow storage occurs in the green space between parking spaces 4 and 5. When snow storage reaches its capacity, it is trucked offsite. **Affirmative finding.**

(h) Building Location and Orientation:

The parcel has two street frontages; North Winooski Avenue and North Union Street. The front of the existing structure faces North Union Street, while its side fronts North Winooski Ave. The existing parking lot is situated between North Union Street and the primary front of the building. The proposed addition will include a single door entrance on the North Winooski Ave. façade. This door will act as a secondary entrance, leading directly into the teaching kitchen. The customers of the facility have traditionally used the North Union St. side entrances.

A solid fence/gate exists near the rear of the parking lot (beyond the designated parking spaces). Behind the fence and screened from view from the public streets are trash/recycling dumpsters, and 2 walk-in coolers.

(i) Vehicular Access:

The existing access will not change as a result of the proposal. Vehicular access is from the corner of North Winooski Ave. and North Union St. **Affirmative finding.**

(j) Pedestrian Access:

The existing pedestrian walk between the sidewalk and the building entrances will remain as is. A new walk is proposed to connect the North Winooski Ave. sidewalk to the addition's new door that provides direct access the teaching kitchen. Any work in the ROW will require an agreement and approval of City Council. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Two handicap parking spaces (1 van accessible) are illustrated on the civil plans. The existing walkway serving both existing entrances along the south wall are elevated above the parking lot grade, by approximately 6 inches, meaning handicap persons arriving in vehicles would have to move to the North Union St./North Winooski Ave. sidewalks and then return toward the building's entrances to gain access. Compliance with ADA standards is under the jurisdiction of the building inspector. **Affirmative finding.**

(l) Parking and Circulation:

The applicants note that the existing parking and circulation has been adequate for their own and their customer's needs. Vehicles enter the site from the North Winooski Ave. / North Union Street corner. Onsite there are 10 existing parking spaces. While these existing parking spaces have substandard dimensions (9' x 20' is the required dimension), there appears to be adequate room for vehicles to back out and exit the site. The applicant is proposing to add 1 more space to the site. While this additional space will have to meet the 9' x 20' dimensional requirement, it appears that there will be adequate room to back a vehicle out of that space. In general, the parking lot appears to have adequate room for drop-offs and turnarounds, as well as for utilization of the 11 parking spaces. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

In the area of the addition, the applicant proposes to plant a white royal star magnolia tree just below the addition. Hydrangeas and potentillas are proposed to line the North Winooski Ave. side of the addition. No new fences are proposed. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no identified public plazas on the site, nor on adjacent properties. **Not applicable.**

(o) Outdoor Lighting:

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

The applicant proposes no new exterior lighting. Should exterior lighting be proposed in the future, a new zoning permit will be required, demonstrating compliance with the lighting standards of Sec. 5.5.2 CDO. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

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

The proposal adds an exterior wall hung air source heat pump condensing unit on the north side of the existing building. The addition will provide screening from view from the public street. The site will continue to utilize the existing storage areas, machinery/equipment, service/loading areas, utility meters, recycling/trash bins, etc. These existing features are screened, both by the building itself and the solid fence in the rear of the parking lot.

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.

See above. The new addition will not alter the existing site layout.

The plans and elevation drawings indicate no new utility meters, mechanical equipment, and other service areas. It is likely that such additional items are not necessary for the new addition. If any are proposed, they must be depicted on revised plans and screened. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed addition, in combination with the existing structure, is similar in massing, height and scale with various nearby buildings. It adds a greater frontal mass to the existing structure. However, the façade variations (siding types, openings) offer relief from the perception of a large plain mass. **Affirmative finding.**

2. Roofs and Rooflines.

The addition elevations define a flat roof; dissimilar from the roof type of the existing structure. Additionally, a flat-topped tower will extend above the main roofline of the addition. Similar flat-roofed buildings exist within the surrounding neighborhood. **Affirmative finding.**

3. Building Openings

Elevations show various types of building openings. The North Winooski Ave. (west) façade will see a first floor lined with fixed windows and a single door accessing the North Winooski Ave. sidewalk. Another row of windows will line the 2nd floor façade. On the addition's south façade, a single window will be located on the 2nd floor, and further back on the tower, one tall, fixed window is proposed that should allow for a good amount of sunshine to enter the building. On the addition's north façade, two windows are proposed on each floor. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

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

See Section 6.2.2 (d), above. **Affirmative finding.**

(c) Protection of Important Public Views:

See Section 6.2.2. (c), above. **Affirmative finding.**

(d) Provide an active and inviting street edge:

This parcel has two street frontages: North Winooski Ave. and North Union St. The existing North Winooski Ave. street frontage contains yard/landscaping, a freestanding sign, and no building entry. With the addition, the North Winooski Ave. façade will provide an active and inviting street edge, with an engaging street presence and large expanses of glass. Elevation drawings indicate the new North Winooski Ave. façade will have new signage for the Food Shelf. **Affirmative finding.**

(e) Quality of materials:

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

The existing structure is sided in both steel/metal and wood clapboard, and roofed with asphalt shingles. The proposed addition will have 8" t.w. bevel lap siding on all sides. On the addition's south elevation, there will be a mix of the 8" t.w. bevel lap siding, a reverse board and batten metal siding, and a 4" t.w. bevel lap siding – in order from top to bottom. The tower appears to have both the reverse board and batten metal siding, and the 4" t.w. bevel lap siding.

Additionally, the applicant proposes to replace the wood siding on the existing structure (bottom level, south façade) with 4" t.w. bevel lap siding to match the bottom level siding of the addition's south side. The applicant also proposes to replace 3 existing windows on the same façade with 3 new awning windows. **Affirmative finding.**

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Any new signage will require a separate sign permit. The elevation drawings indicate new signage locating on the west and south facades. The signage indicated includes 'Chittenden Emergency Food Shelf' and 'Feeding People, Cultivating Opportunities'. Additionally, a chef's hat image appears at the top of the tower, west side. Three other 'tower art' circles are indicated on the south side of the tower. Should the potential art within those circles fall under the definition of 'Sign', it will be subject to the signage regulations of Article 7 CDO.

Affirmative finding as conditioned.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above. **Affirmative finding.**

(i) Make spaces secure and safe:

All development is required to meet applicable building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding.**

Article 8: Parking

The original 1993 zoning permit required 21 parking spaces and 8 spaces were waived, resulting in 13 onsite spaces. Over time, those 13 spaces have been reduced to 10 spaces, as evidenced by subsequent zoning permit site plans. Since the parking ordinance has changed since then, the table below lists current parking requirements. The application singled out the different uses within the structure down individually – warehouse, restaurant, office, school-trade/professional, and grocery store. However, Planning and Zoning views the facility as having two primary uses, each with their own accessory use. These are:

- Community Center – with associate offices, school – trade/professional, and restaurant (soup kitchen)
- Grocery Store ≤10,000 – with an associate warehouse

Use	Sq. Ft.	Required	Proposed
Grocery Store @ 2/1000 sf	2,614	5	
Community Center @ 2.5/1000 sf	3,582	9	
Total Parking Required		14	11

The site plan shows the existing parking lot as having 10 spaces. The applicants are considering to relocate a portion of the existing fence at the rear of the parking lot to accommodate an additional parking space, for a total of 11 spaces. This will result in a parking waiver request of 3 spaces.

Another aspect of the existing parking spaces is that they do not meet the current dimensional requirement of 9' x 20' (minimum), especially spaces 7, 8, and 9. However, these are existing spaces, as documented on previously approved site plans, and will remain to serve the facility. Any additional spaces will be required to comply with the minimum parking space dimensions.

Section 8.1.15 Waivers from Parking Requirements / Parking Management Plans

The total number of parking spaces required pursuant to this Article may be reduced to the extent that the applicant can demonstrate that the proposed development can be adequately served by a more efficient approach that more effectively satisfies the intent of this Article and the goals of the municipal development plan to reduce dependence on the single-passenger automobile.

*...Any waiver granted for a non-residential use may be as much as ninety percent (90%)...
Waivers shall only be granted by the DRB, or by the administrative officer pursuant to the provisions of Sec. 3.2.7 (a) 7.*

The applicant is seeking a 3 space parking waiver from the current parking requirement. When the food shelter was originally permitted in 1993, the parking requirement was 21 spaces. An 8 space waiver was approved, resulting in 13 onsite parking spaces. Somewhere along the line, with no evidence of a permit, the parking lot was reduced down to the current 10 spaces. Based on the current ordinance, the combined grocery store and community center uses require 14 spaces. The application proposes 11 onsite spaces, and requests a 3 space parking waiver (21%). Two of those spaces are handicap accessible (1 of those being van accessible). The applicant notes that the majority of customers either walk or take the bus to the facility. A CCTA bus shelter exists in front of the property, along North Union Street. Other bus stops exist along North Winooski Ave., within walking distance from the property.

The applicant acknowledges that there are 3 existing, substandard parking spaces that are compromised by their desire to retain an existing spruce tree (spaces 7, 8, and 9). They anticipate having to lengthen those spaces to the north to meet the dimensional parking requirement. The applicant states that since these 3 spaces have been fully used, there will still be adequate room for vehicles to park and back out without causing new concern.

While these 3 spaces are documented as existing from previously approved site plans, the applicant states that if the DRB does not agree that those 3 spots meet the zoning requirements, they will need to increase the parking waiver request from 3 spaces to 6, which would represent a 43% parking waiver.

As for all parking waivers, the applicant should be prepared to report back to the Department of Planning & Zoning every year for 3 years following construction with a summary of actual parking demands. **Affirmative finding as conditioned.**

Section 8.2.5 Bicycle Parking

Use	Long Term	Short Term	Required	Existing
Grocery Store ≤10,000 sf (2,614 sf)	1/20,000 sf	1/5,000 sf	(1 long term/1 short term)	(0 long term/4 short term)
Community Center (3,582 sf)	1/20,000 sf	3/5,000 sf	(1 long term/3 short term)	(0 long term/4 short term)
Total Bicycle Parking Required			2 long term & 4 short term	0 long term & 8 short term

The site has 4 U-shaped bike racks near the existing building entrances, along the south wall. These racks typically handle 2 bicycles each (one on each side). The plans indicate no long term bicycle parking spaces. Given the amount of warehouse space, and the space behind the existing building, the facility should be capable of adding 2 long-term spaces. A condition of this permit will ensure that 2 long term bicycle parking spaces are identified on revised plans. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. **Within 30 days of issuance of the building permit**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning.
2. **Prior to release of the zoning permit**, the applicant shall provide spec sheets for the new door and windows, subject to staff review and approval.
3. **Prior to release of the zoning permit**, revised plans showing locations of 2 long term bicycle parking spaces shall be submitted to staff for review and approval.
4. **Prior to issuance of a certificate of occupancy**, the 460 sf area of asphalt/concrete proposed to be removed shall be removed, and the exposed surface shall be topsoiled and seeded to bring the area to a lawn use. The applicant may also have the option to utilize this area for landscaping, gardening, etc.
5. The proposal identifies no new exterior lighting fixtures. If, at any time in the future, exterior fixtures are sought, a zoning permit application shall be submitted for administrative review and approval.
6. The site plan shall be revised to show the new parking space (space #11) with a dimension of 9' x 20'.
7. The applicant shall report to the Department of Planning & Zoning every year for 3 years following construction with a summary of actual parking demands.
8. Any and all identified encroachments into the public ROW will require review and permitting through DPW, including approval of City Council.
9. Per **Section 2.7.8, Withhold Permit**, the applicant is required to close out all zoning permits issued after July 13, 1989 prior to issuance of a

Certificate of Occupancy for this permit. See attached list for guidance on open permits.

10. All new utility lines shall be buried.
11. It is the applicant's responsibility to comply with all applicable ADA requirements.
12. Any new signage will require a separate sign permit.
13. All new construction must 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.
14. If necessary, it is the applicant's responsibility to amend the State of Vermont Wastewater permit.
15. Standard Permit Conditions 1-15.

Department of Planning and Zoning

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Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: February 6, 2018
RE: 18-0590CA, 20 Allen Street

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

Project: ZP18-0590CA

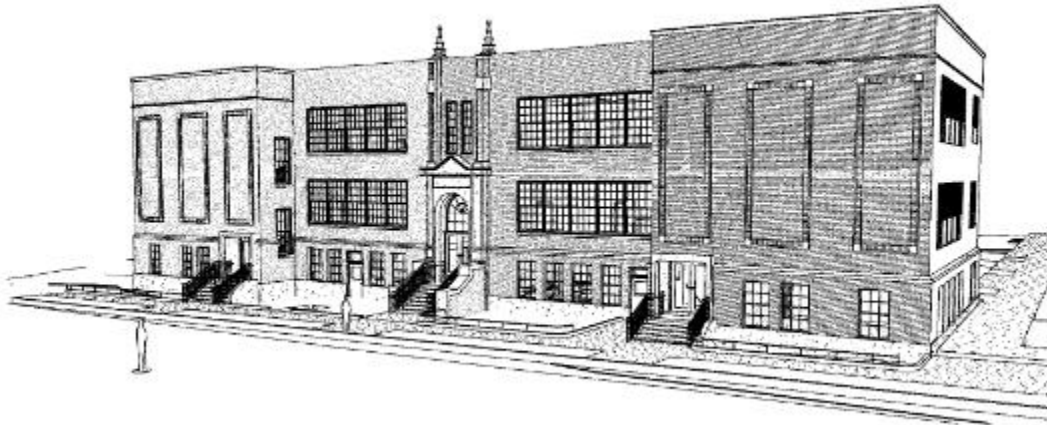
Zone: NMU Ward: 3C

Parking District: Shared

Date application accepted: December 21, 2017

Applicant/ Owner: Champlain Housing Trust

Request: Change of use to Community Center. Site renovation to include increased parking lot size, addition of landscaping features and park enhancement. Replace exterior windows with new windows. Rehab existing historic windows. Paint existing metal panels and apply new decorative panels over existing panels. Remove existing vent stacks. Request for parking waiver.



Background: (Includes permit issuance for all buildings and facilities on the parcel)

- **Zoning Permit 18-0552SN;** Tenant signs. December 20, 2017.
- **Non-Applicability of Zoning Permit Requirements 17-1286NA;** continued use a "Family Room" educational use. June 2017.
- **Zoning Permit 17-1291CA;** Installation of a rooftop exhaust duct associated with new interior kitchen (school.) June 2017.

- **Zoning Permit 17-0589CA**; interior work installing elevator. Exterior work replacing window, new entry door, side walk. November 2016.
- **Non-Applicability of Zoning Permit Requirements 11-0407NA**, remove cross for repair to be reinstated around spring. (Church) November 2010.
- **Non-Applicability of Zoning Permit Requirements 11-0064NA**; realign curb cut, no work on subject property because in public right-of-way. July 2010.
- **Zoning Permit 07-214CA**; Revisions to zoning permit 05-407CA. Eliminate circular drive off Allen St.; playground equipment to remain in same location and will not be moved. Entire area of former convent site to be playground/green space. September 2006.
- **Zoning Permit 05-407CA**; demolish existing building (convent) and provide a green; circulation space and additional parking. March 2005.
- **Zoning Permit 05-157SN**; Wall signage on St. Joseph's School to indicate VNA parent/child center. September 2004.
- **Non-Applicability of Zoning Permit Requirements 05-235NA**; Continued use for educational programs. September 2004.
- **Non-Applicability of Zoning Permit Requirements 04-352NA**; Establish VNA Family Room – providing education classes in existing school. January 2004.
- **Zoning Permit 00-529**; renovations to the front elevation of the existing St. Joseph School in order to provide handicapped accessibility at grade to a new entrance with walkway. May 2000.
- **Zoning Permit 00-324 / COA 00-027**; replace existing doors (main entry and two entrances) with new for the existing school. January 2000.
- **Zoning Permit 99-387 / COA 098-024A**; improvements to the Robin's Nest daycare facility which includes replacement fencing, new play equipment and regrading of rear of play area with small retaining wall. March 1999.
- **Zoning Permit 99-129**; replace the door on the rear of the school with new. Existing transom to remain. Doors to match size and color of existing. September 1998.
- **Zoning Permit 98-212 / COA 098-024**; relocation of the playground of St. Joseph's School and creation of a parking lot off of North Street. October 1997.
- **Zoning Permit 97-246**; installation of two nonilluminated parallel signs for existing school. December 1996.
- **Zoning Permit 94-401**; replace the existing parallel sign for the school with a new sign; white lettering painted on the brick. May 1994.
- **Zoning Permit 87-936**; repair existing retaining wall/curb guard by replacement. No change in coverage. June 1988.
- **Zoning Permit 86-367**; erect 72' of steel bumper double rail 132' of steel bumper single rail all with 3' of chain link fence on top along rear property line. August 1986.

- **Zoning Permit 85-235 / COA 85-074**; replace existing red slate roof with standing seam copper roof (church). May 1985.
- **Zoning Permit 81-651**; erect a 4' chain link fence along west end of school. July 1981.
- **Zoning Permit 80-101**; to remove and replace existing windows (school). June 1980.
- (Earlier permits reference 23 Allen Street; building demolition to accommodate new parking for the church.)

Overview:

Until the adoption of Zoning Amendment **ZA-18-02**, 20 Allen Street was split between two zoning districts: RM and NMU. That amendment rezoned a portion of the former St. Joseph's school site from Residential Medium density to Neighborhood Mixed Use.

This application proposes a parking lot expansion and exterior changes; a level II permit with estimated construction costs exceeding \$24,000. Building exterior changes may be reviewed administratively per Section 3.2.7 (a) 10. There is no defined authority to allow review of the proposed site changes administratively; DRB review is warranted for those and the parking requested parking waiver.

Recommendation: Certificate of Appropriateness **approval**, per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

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



“Ecole Nazareth”, 1945 McAllister photo

Article 3: Applications, Permits and Project Reviews

Section 3.2.7 (a)

The administrative officer is hereby authorized to undertake the review and approval of certain COA Level II applications subject to the following thresholds and conditions:

10. Simple renovations in design control districts such as door and window changes, re-siding, re-roofing, enclosing porches, adding a shed or garage, and additions no greater than 500 square feet in size that otherwise comply with all applicable dimensional standards of Article 4 and the development review criteria of Article 6.

Window and door changes may be approved administratively under this standard. This ordinance standard does not give direct authority for administrative review of site changes (parking lot expansion) when estimated construction cost tips a COA II review, so DRB review applies. The parking waiver requires DRB review nevertheless.

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose

2. The Neighborhood Mixed Use (NMU) district is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods.

The former Nazareth / St. Joseph's School closed in 2010. The building hosts a variety of educational uses (including VHA's "Family Room"), but requests a change of use to Community Center. Champlain Housing Trust remains the owner, and will oversee the discrete educational and neighborhood activities within the building. This is consistent with the intent of the zoning district. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.2-1

NMU	Max Intensity FAR 2.0	Max. Lot coverage 80%	Setback Front 0	Setback side 0 (must be 15' when abutting a residential district)	Setback Rear 0 (must be 15' when abutting a residential district.)	Max building height Min. 22' 2 stories Max 35'
20 Allen Street	No change	Existing 52.2% Proposed 61.8%	No change	Setbacks on east and west exceed 15' setback. however, parking areas may encroach into a required setback provided they are no less than 5' from a side or rear	There is no rear setback; the property has 2 street frontages.	No change.

				property line per Section 5.2.5 (b) 4. Additionally, lots of record as of 9.9.15 that are split by a zoning district boundary are exempt from this footnote.		
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Affirmative finding.

(c) Permitted and Conditional Uses

Community Center is a permitted use in the NMU zoning district. See Appendix A.

Affirmative finding.

(d) District Specific Regulations

1. Ground Floor Residential Uses Restricted

This pertains to NAC, not NMU. Not applicable.

2. Exception to Maximum Lot Coverage in NAC

Not applicable.

3. Development Bonuses/Additional Allowances

No development bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

The lot has frontage on both Allen Street and North Street. The North Street access points will be retained (gates and fencing removed) to allow counter-clockwise vehicular circulation. The former access drive on Allen Street will be removed, although the access is moot as the yard area had previously been grassed over. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.2-1, above.

Section 5.2.4 Buildable Area Calculation

Not applicable to NMU.

Section 5.2.5 Setbacks

See Table 4.4.2-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

Neighborhood Mixed Use calculates intensity of use via Floor Area Ratio. See Table 4.4.2-1.

Part 3: Non Conformities

Zoning Amendment 18-02 eliminated the non-conformity to coverage with the change of zoning district from RM to NMU. The site is now compliant for coverage within the NMU zoning district. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

The former Nazareth School / St. Joseph's School is not listed on the state or National Register of Historic Places. As the project is subject to HUD/CDBG funding, an assessment was made to implement Section 106 of the National Historic Preservation Act to assess historic sensitivity. Historic Preservation Consultant Suzanne Jamele concurred with the State of Vermont Architectural Historian Devin Colman that Nazareth School / St. Joseph's School was eligible for the National Register of Historic Resources, for its association with St. Joseph's Church and rectory, for its Collegiate Gothic style architecture, and its relationship to the French Canadian community it served. That report is available for further review.

As determined to be eligible for historic designation, the following 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.*

Constructed as an elementary school in 1929, the building will continue to serve the immediate community for educational, cultural, and recreational purposes. The consultant's report defines the deficiencies of the building relative to building code and accessibility, which will be addressed in renovations. The building exterior will be repaired (matching bricks, mortar color) and historic windows on the first floor will be rehabilitated. Windows on the 2nd and third floor of the principle façade will be replaced with new aluminum clad wood double hung units to replicate original windows. Electrical and mechanical upgrades will be made to improve energy efficiency. Room layout and circulation patterns will be maintained. **Affirmative finding.**

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

See above. **Affirmative finding.**

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

Some changes are spurred by code requirements, i.e. installation of internal elevator to meet accessibility standards. No conjectural features are proposed. **Affirmative finding.**

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

None identified.

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

Window and door replacements have already occurred on this property. The rehabilitation seeks to restore those visual elements where possible while achieving accessibility and higher energy performance. The consultant's report provides overall guidance in addressing alteration to the building. **Affirmative finding.**

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.*

Proposed changes sought to restore original characteristics (window replacement, primary façade), or to provide a compatible substitution for components lost to previous alteration (window replacement and infill, all elevations.) As noted, brick and mortar repairs will be made to match original appearance. **Affirmative finding.**

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

None identified. **Affirmative finding.**

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

None identified. **Affirmative finding.**

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.*

As defined in the consultant report, the former St. Joseph's School is remarkable intact. Most of the proposed work is to address code deficiencies, to improve access, and to increase energy efficiency. The Vermont Division for Historic Preservation has concurred with the assessment and recommendations of the consultant as to the appropriateness of the proposed alterations. **Affirmative finding.**

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

No building additions are proposed, aside from the elevator installation addressed in the report and identified on floor plans. Although unlikely to occur for purposes of code and accessibility, changes proposed may be considered reversible. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are large expanses of lawn on the east and a portion north of the building. Some of this area will be converted to vehicular parking, but "islands" of vegetation and curated plantings will be installed. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. Not applicable.

(c) Protection of Important Public Views:

There are no identified important public views from or through this parcel. Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8 (b), above.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal, or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The parcel is not listed on the Vermont Department of Environmental Conservation's list of Brownfields. **Affirmative finding.**

(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.

An Erosion Prevention and Sediment Control Plan has been submitted for review by the Stormwater Engineering team. Their written approval will be a condition of approval.

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 parking area is ringed with green space that could accommodate snow storage. **Affirmative finding.**

(g) Building Location and Orientation:

There is no change to the building's location or orientation. Not applicable.

(h) Vehicular Access:

Access will continue from North Street, although now orchestrated in a counter-clockwise direction. The Allen Street curb cut will be formally removed, as it is a remnant from a previous plan and no longer provides usable vehicular access to the parcel. **Affirmative finding.**

(i) Pedestrian Access:

The building remains connected to the public sidewalks, and is surrounded by a concrete walkway. **Affirmative finding.**

(j) Accessibility for the Handicapped:

Four handicap accessible parking spaces are designated on the south end of the new parking area. An internal elevator is proposed, and available on floor plans. ADA standards are, however, under the jurisdiction of Burlington's building inspector. **Affirmative finding as conditioned.**

(k) Parking and Circulation:

See (h) above. A parking waiver will be necessary to meet the required parking of Article 8. See that discussion, below. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

The fence and gates will be removed from the northerly boundary (North Street.) A new area for pervious brick pavers and seating will face North Street.

Another seating area is defined on the southeast side of the parcel, fronting Allen Street. A black vinyl coated fence and low colorful hedges will surround a seating area with pavers. A fence enclosed playground abuts it to the north.

Many new trees are proposed. See plan L1.1 for definition of species and location.

A maple tree will be removed from the west of the lot to accommodate the new parking layout. Existing pavement and subbase on the northwest of the lot will be removed; the area seeded and restored to grass. Plan L1.1 provides details regarding intended plantings, species identification, fencing, and pavers. **Affirmative finding.**

(n) Public Plazas and Open Space:

See information about seating areas and playground, above and Plan C1.2. **Affirmative finding.**

(o) Outdoor Lighting:

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

Two new electrical poles are proposed on the alterate sides of the parking area. Design specifics are not included. Per Section 5.5.2, maximum illumination level of the parking lot shall not exceed 4 footcandles at any point; and the maximum mounting height for any fixture is 25'. Confirmation of compliance will be a condition of approval.

New full cut off lighting is proposed at primary entrances on the south elevation; see Plan A4.1. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

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

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

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

An electrical transformer pad will remain but gain protective bollards. The trash enclosure will be relocated, and be enclosed on four sides. (See Plans C1.0 and C2.4.)

Some roof vents will be removed. See Plan A2.4.

Affirmative finding.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

No change is proposed to the massing, height or scale of the existing school building.

Affirmative finding.

2. Roofs and Rooflines.

Other than removal of roof vents and extrusion for an elevator shaft (noted in consultant's report) no change is proposed to the existing membrane roof. See plan A2.4 for details. **Affirmative finding.**

3. Building Openings

Plan A4.1 defines the rehabilitation of all first floor windows on the south (primary elevation.) New aluminum clad wood double hung windows will be installed on the second and third floors.

On the east and west elevations, infill panels will be painted and covered with decorative perforated panels. New insulated windows will be installed. As on the south elevation, first floor windows will be retained and rehabilitated, with the addition of storm windows.

The north elevation will be rehabbed windows with new storms. Aluminum sliding windows will be replaced with insulated replacement windows; decorative perforated panels will be installed.

Affirmative finding.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8 (b), above.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The proposed building and site modifications will enhance the appearance and user comfort of the site. **Affirmative finding.**

(e) Quality of materials:

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

The materials and finishes proposed are considered durable materials for new construction activities. **Affirmative finding.**

(f) Reduce energy utilization:

The replacement of aluminum sliding glass windows with new thermally broken replacement sash will increase the energy efficiency of the building. **Affirmative finding.**

(g) Make advertising features complementary to the site:

Any signage, except that which is specifically exempt under Section 7.1.3 and may be for directional purposes, will require separate permitting. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development is subject to compliance with all building and life safety code, as defined by the building inspector and/or fire marshal. **Affirmative finding as conditioned**

Article 8: Parking

The change of use to Community Center spurs an assessment of required parking. Community Center requires 2.5 parking spaces per 1,000 sf. of area in the Shared Use parking district. The existing building is 52,000 sf / 1,000 = 52 x 2.5 = **130** required parking spaces. With the expanded parking area, the site is proposed to have **65** parking spaces (4 of them handicap accessible.) The applicant requests a 50% parking waiver ($130 / 2 = 65$) to accommodate the new use. See attached supplemental Parking Management Plan. Given the multiple, diverse uses within the building and differing times of activity (involving youth participants), existing mutual agreements with the Diocese for overflow use of parking lots, (with supporting documentation), a 50% parking waiver is worthy of consideration. **Affirmative finding as conditioned.**

Section 8.1.12 Limitations, Location, Use of Facilities

The parking management plan includes reference to existing agreements in place with the Diocese of Burlington for reciprocal use of parking lots for special events. This Section prohibits parking outside a residential zone being provided within a residential zone (where the co-Cathedral's parking lot is located.) The applicant must demonstrate that these agreements were in place prior to adoption of the zoning amendment that extended the Shared Use parking

district to the entirety of 20 Allen Street (ZA 18-02), which would allow the arrangement as grandfathered use. **Affirmative finding as conditioned.**

Section 8.1.15 Waivers from Parking Requirements / Parking Management Plans

The applicant has provided a parking management plan that defines differing uses, staffing and demand. Additionally, the Community Center and the Diocese have agreements for reciprocal sharing of parking during specific, scheduled events. There

Section 8.2.5 Bicycle Parking

Table 8.2.5-1 requires 1 Long Term spaces per 20,000 sf and 3 short term spaces per 5,000 sf. For this proposal (Community Services category, including Community Centers):

$52,000 / 20,000 = 3$ Long Term bike parking spaces required.

$52,000 / 5,000 = 10.4 \times 3 = 31$ short term bike parking spaces.

Total bicycle parking required: 31 short term and 3 long term. The applicant illustrates the proposed parking on a revised site plan. (C1.0 and C1.2.)

A bike rack is proposed on the south (Allen Street frontage) of the site to accommodate 16 bicycles. An additional 16 space rack is on the east. Any bike rack shall be consistent with the *City of Burlington Bicycle Parking Guidelines*. Those guidelines may be viewed here:

https://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf

Per that document, ribbon and comb racks are NOT recommended.

Plan C1.3 suggests a minor encroachment into the public ROW along Allen Street at the location of the bike rack. (Similarly, at replacement of front concrete pad.) Any and all encroachments into the public ROW will require review and permitting through DPW, including approval of City Council. **Affirmative finding as conditioned.**

Article 13: Definitions

Community Center: A facility or portion thereof which provides recreational, educational or cultural activities for the residents of that immediate neighborhood.

The individual uses defined for the center include a daycare, family center, education and cultural organizations such as the Association of Africans Living in Vermont (AALV) and several nonprofit organizations. The proposed occupancy of the building is consistent with this definition.

Appendix A

Community Center is a permitted use in the Neighborhood Mixed Use district. See below.

Club, Membership	N	N	Y	N	CU	N	Y	Y	Y	N	N	Y	Y	CU
Community Center	N	N	CU	N	CU	CU ¹³	CU ¹³	Y ¹³	Y	Y	N	Y	Y	Y
Community Garden	N	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y

Affirmative finding.

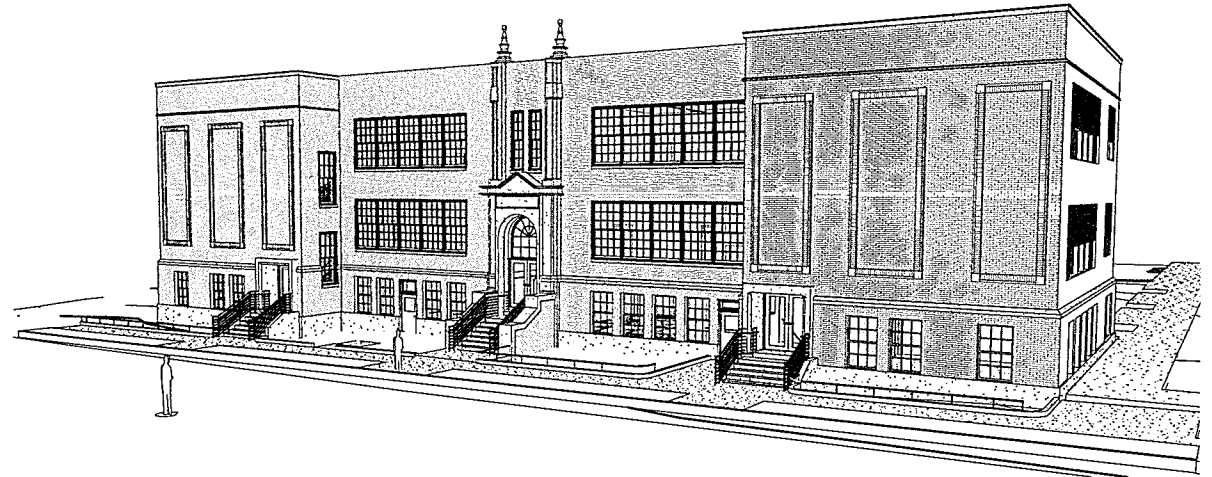
II. Conditions of Approval

1. The change of use from school to community center falls within the same category for Impact Fees (office/other) so therefore spurs no additional fees.
2. **Prior to release of the zoning permit**, the applicant shall provide confirmation that the mounting height of the two proposed light poles do

not exceed 25', and the maximum illumination of the parking lot does not exceed 4 footcandles at any point.

3. Any signage, except that which is specifically exempt under Section 7.1.3 and may be for directional purposes, requires separate permitting.
4. Any and all identified encroachments into the public ROW will require review and permitting through DPW, including approval of City Council.
5. Bike parking shall be consistent with *City of Burlington Bicycle Parking Guidelines*. Ribbon and comb racks are NOT recommended.
6. The applicant is required to provide documents confirming shared parking privileges with the Diocese of Burlington, predating the adoption of Zoning Amendment ZA 18-02 which would allow grandfather consideration of shared parking across Parking Districts.
7. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
8. Approval of the Parking Management Plan will acknowledge a 50% parking waiver, or 65 spaces.
9. The applicant shall report back to Planning staff in three year's time to provide information on the efficacy of the parking waiver, and to share any formal complaints that may have been received relative to parking insufficiency.
10. Standard Permit Conditions 1-15.

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



SAINT JOSEPH'S SCHOOL PHASE - 2 COMUNITY CENTER RENOVATION

PROJECT LOCATION:

**20 ALLEN STREET
Burlington, VT**

Owner

Champlain Housing Trust
88 King Street, Suite 100
Burlington, VT 05401
(802) 862-6244

Architect

Scott + Partners, Inc., Architects
7 Carmichael St, Suite 102
Essex Junction, VT 05452
(802) 879-5153

Structural Engineer

Artisan Engineering
823 Ferry Road, Suite 201
Charlotte, VT 05445
(802) 425-4350

Civil Engineer

Krebs & Lansing Consulting
Engineers, INC.
164 Main Street, Suite 201
Colchester, VT 05446
(802) 878-0375

Mechanical/ Plumbing/ Electrical

Pearson & Associates, Inc.
PO Box 610
174 Thomas Lane
Stowe, VT 05672
(802) 253-9607

Fire Protection

Chase Engineering, PC
34 Chelsea Road
Essex Junction, VT 05452
(802) 893-7900

Landscape

Cynthia Knaur
Landscape Design, Inc.
215 College Street, Suite2C
Burlington, VT 05401
(802) 655-0552

GENERAL

A0.0 COVER SHEET

CIVIL

C1.0 OVERALL SITE PLAN
C1.1 SITE PLAN
C1.2 SITE PLAN
C1.3 EROSION PREVENTION & SEDIMENT
CONTROL PANEL
C2.1 CIVIL DETAILS
C2.2 CIVIL DETAILS
C2.3 CIVIL DETAILS
C2.4 CIVIL DETAILS
C2.5 CIVIL DETAILS
EX1.0 EXISTING CONDITIONS PLAN

ELECTRICAL

SE1.0 ELECTRICAL SITE PHOTOMETRIC PLAN
SE1.1 ELECTRICAL SITE FIXTURE CUTSHEETS

LANDSCAPE

L1.1 LANDSCAPE PLAN

ARCHITECTURE

A1.5 EXISTING ELEVATIONS
A1.6 EXISTING ELEVATIONS
A2.1 FIRST FLOOR PROPOSED PLAN
A2.2 SECOND FLOOR PROPOSED PLAN
A2.3 THIRD FLOOR PROPOSED PLAN
A2.4 ROOF PROPOSED PLAN
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A4.3 PERSPECTIVES

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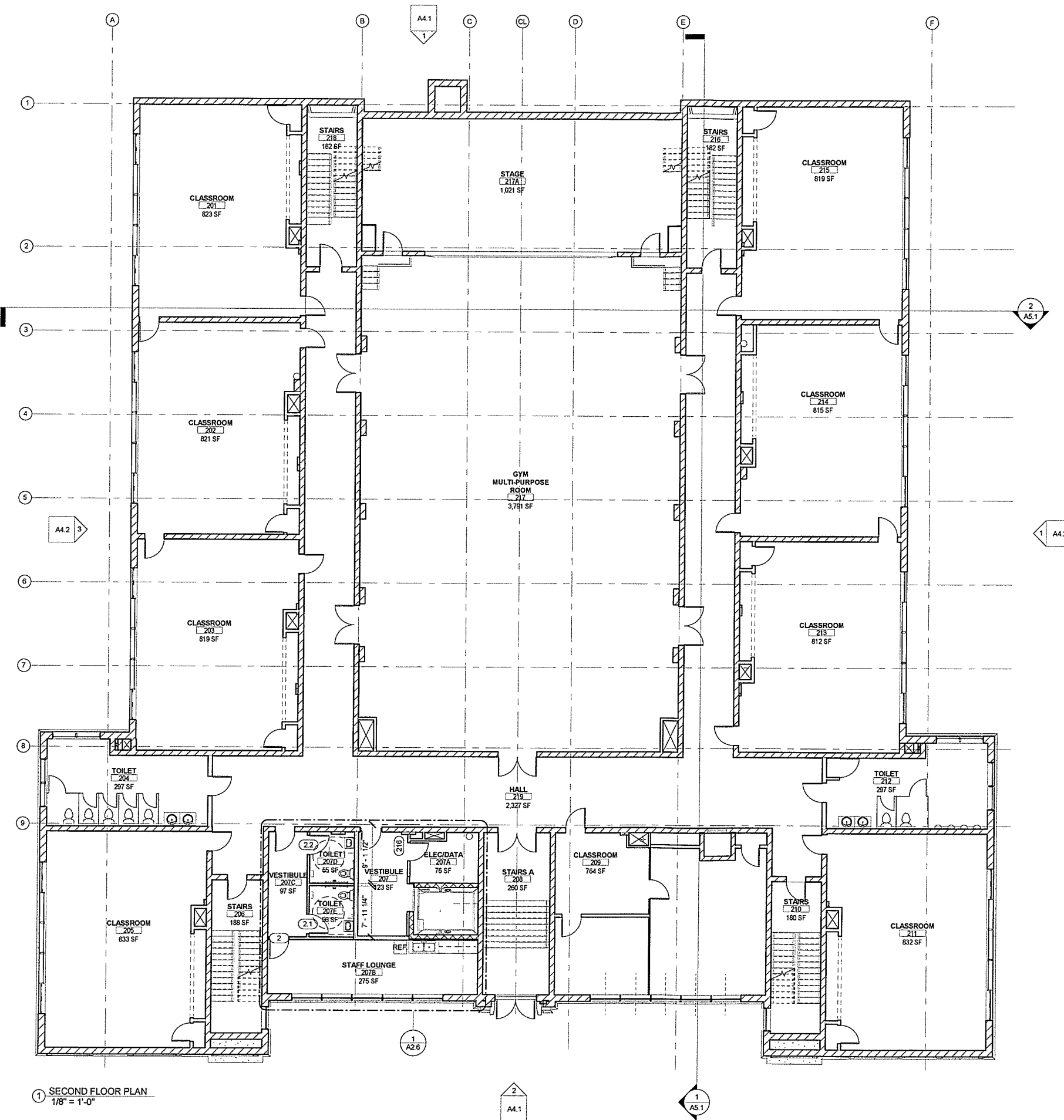


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SAINT JOSEPH'S SCHOOL
project address:
20 Allen Street, Burlington, VT

scale:
project no. 14-10
checked by: JP
drawn by: EK, JN
date: 10/25/20
sheet date: 12/15/20
Date Revisions

sheet title:
COVER SHEET

sheet no.



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SCOTT + PARTNERS
ARCHITECTURE

SAINT JOSEPH'S SCHOOL
project address:
20 Allen Street, Burlington, VT

Scale: 1/8" = 1'-0"
Project no. 14-1019
Checked by: JRF
Drawn by: EK/JN/EC
Date: 10/25/2017
Sheet date: 12/15/2017

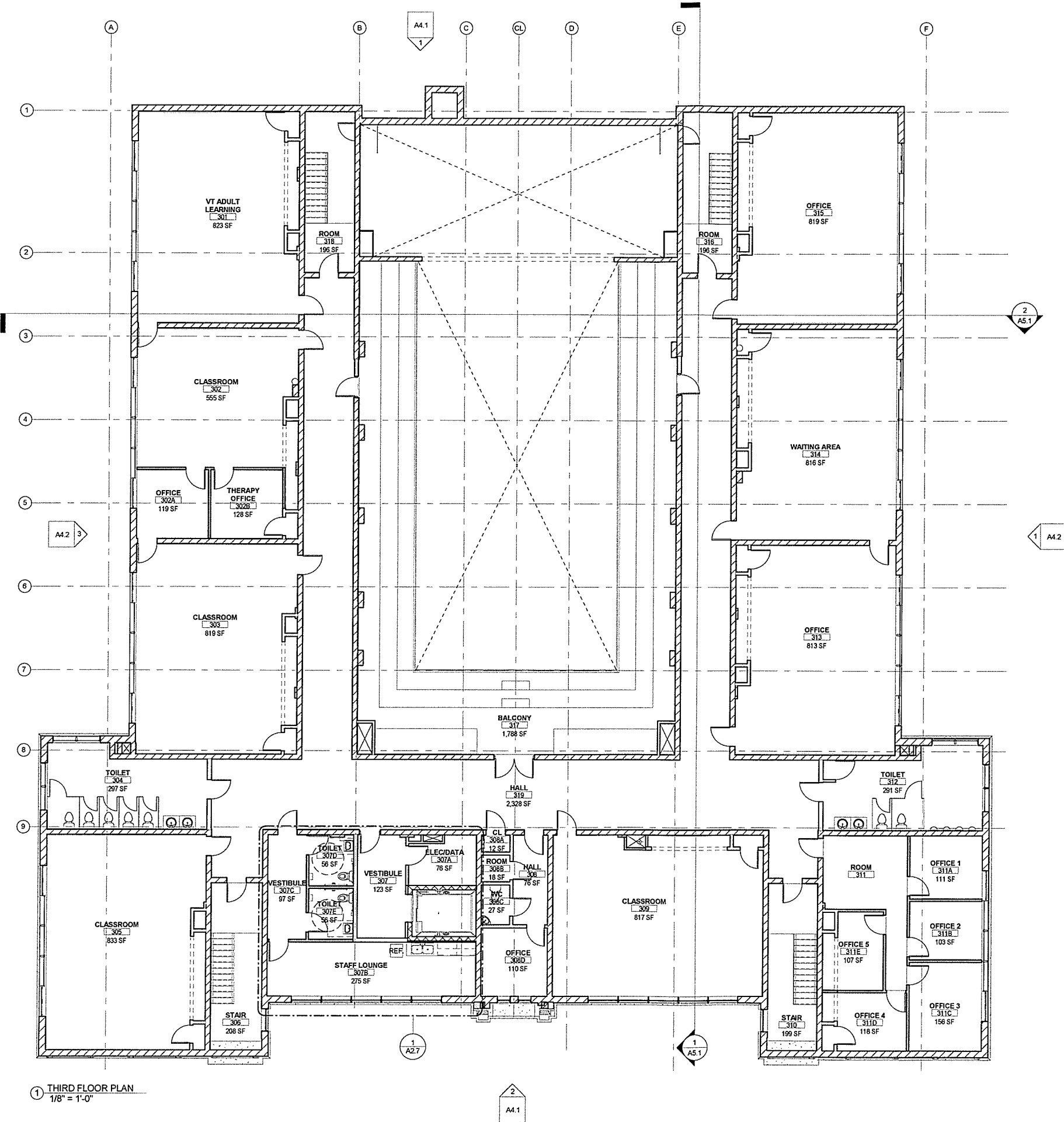
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Sheet no. _____

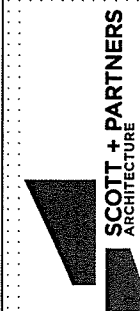
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7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452

project name:
SAINT JOSEPH'S SCHOOL

project address:
20 Allen Street, Burlington, VT

scale: 1/8" = 1'-0"
project no. 14-1019
checked by: JRP
drawn by: EK/JNEC
date: 10/25/2017
sheet date: 12/15/2017

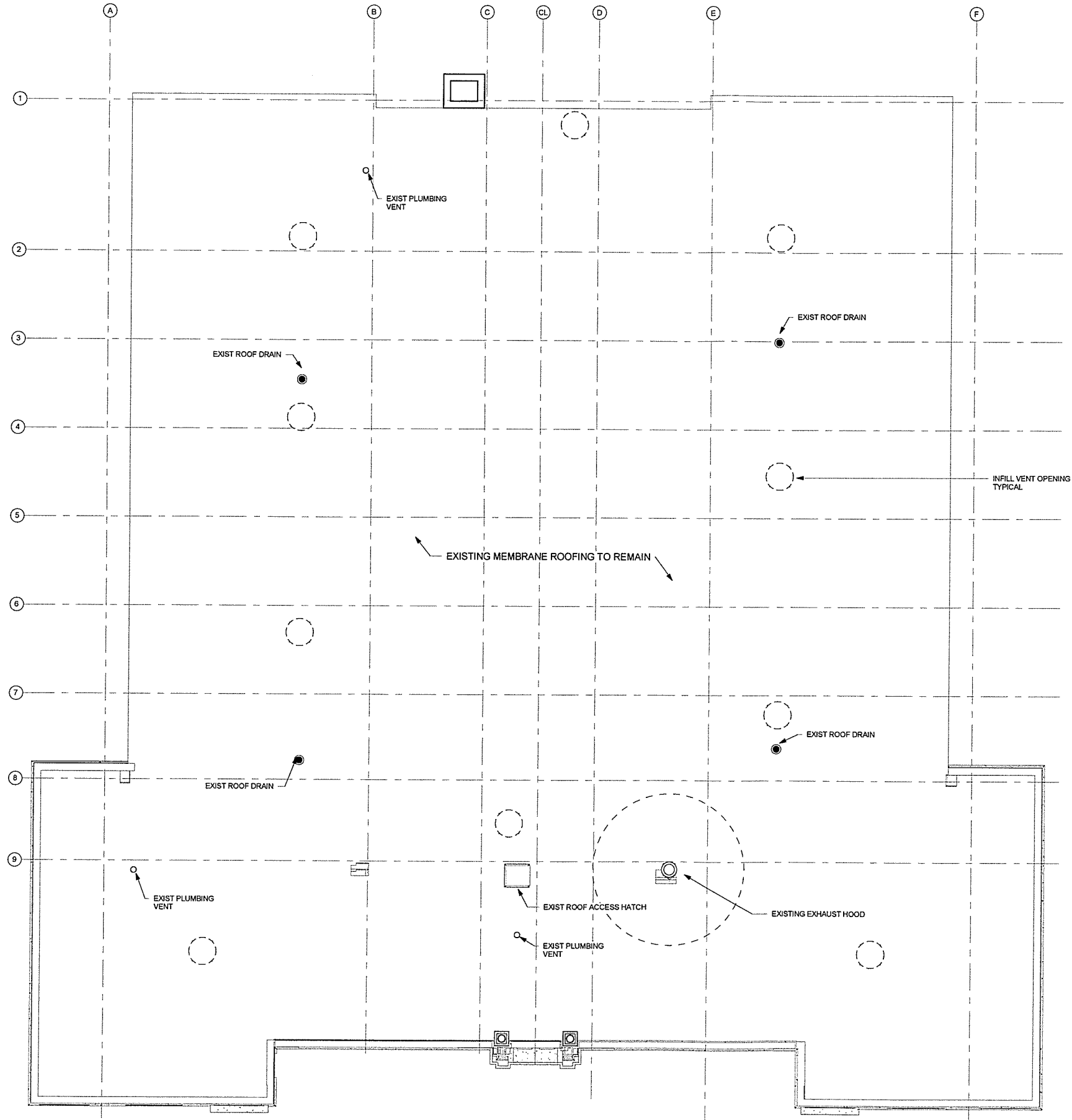
Date Revisions

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THIRD FLOOR
PROPOSED PLAN

sheet no.

A2 3

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



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SCOTT + PARTNERS
ARCHITECTURE
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SAINT JOSEPH'S SCHOOL
project address:
20 Allen Street, Burlington, VT

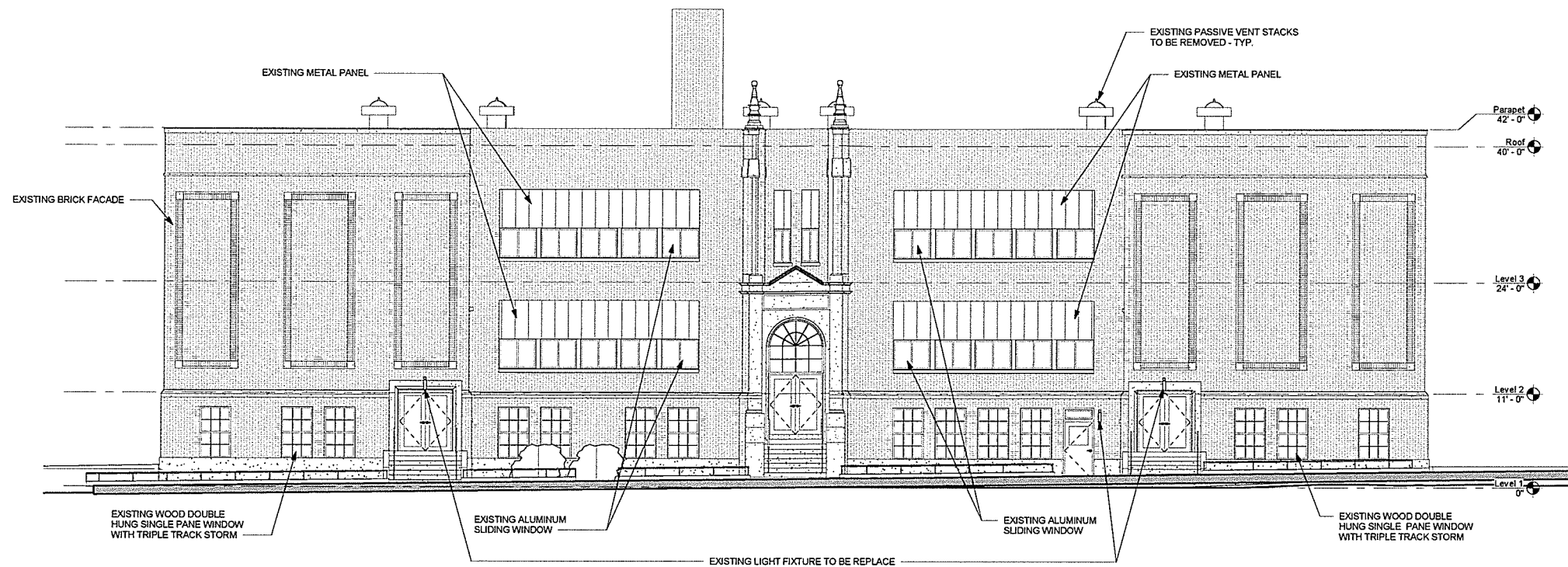
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sheet date: 12/15/2017

Date	Revisions
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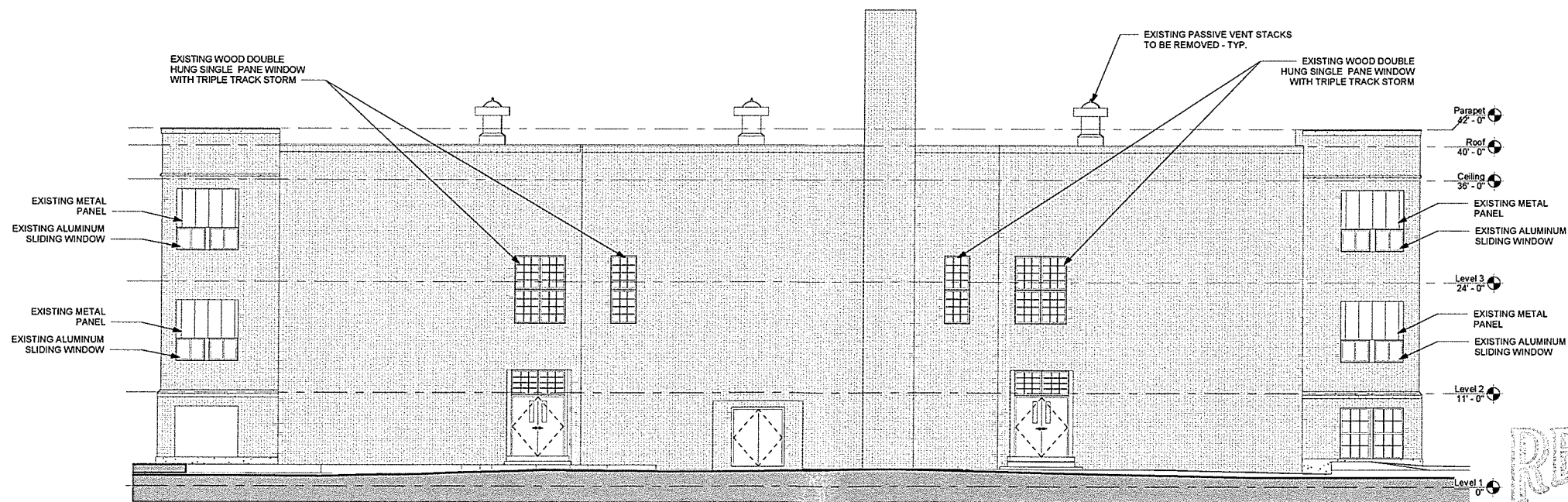
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ROOF PROPOSED PLAN

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A2.4



② EXISTING SOUTH ELEVATION
1/8" = 1'-0"



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

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SCOTT + PARTNERS
ARCHITECTURE
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project address: **20 Allen Street, Burlington, VT**

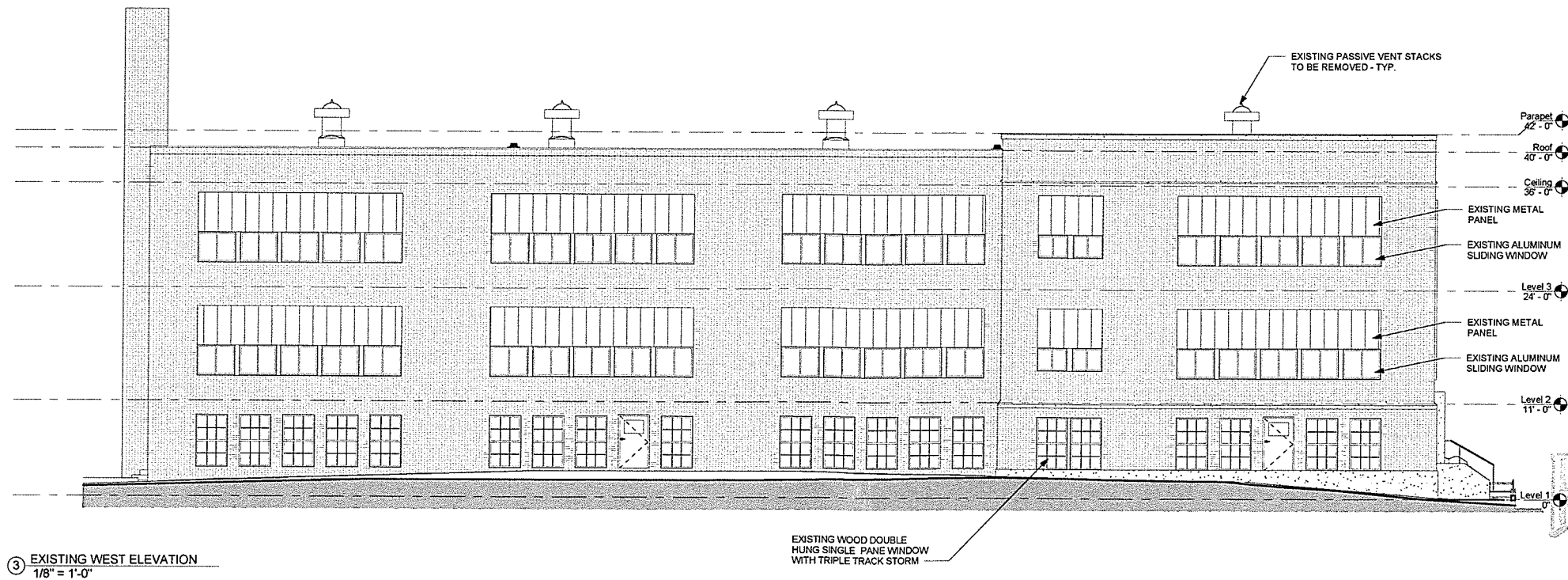
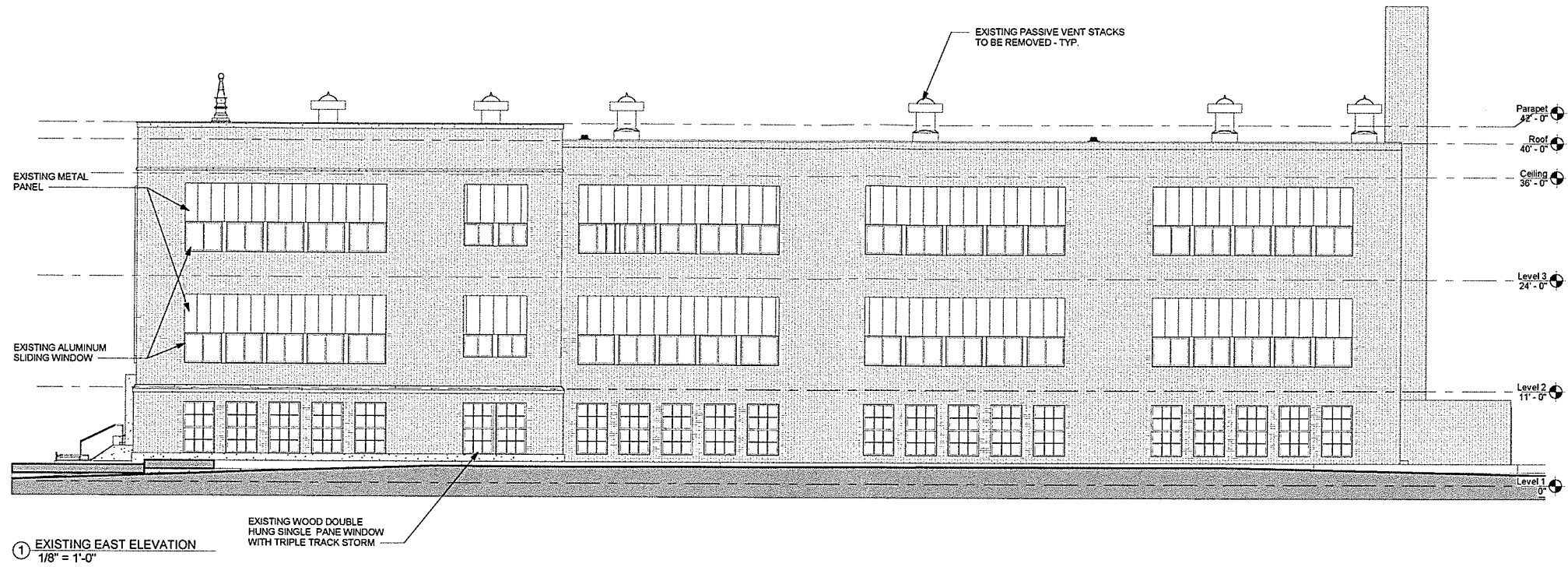
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sheet date: 12/15/20

Date Revisions

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**EXISTING
ELEVATIONS**

sheet no. **A15**

ZONING PERMIT DRAWINGS



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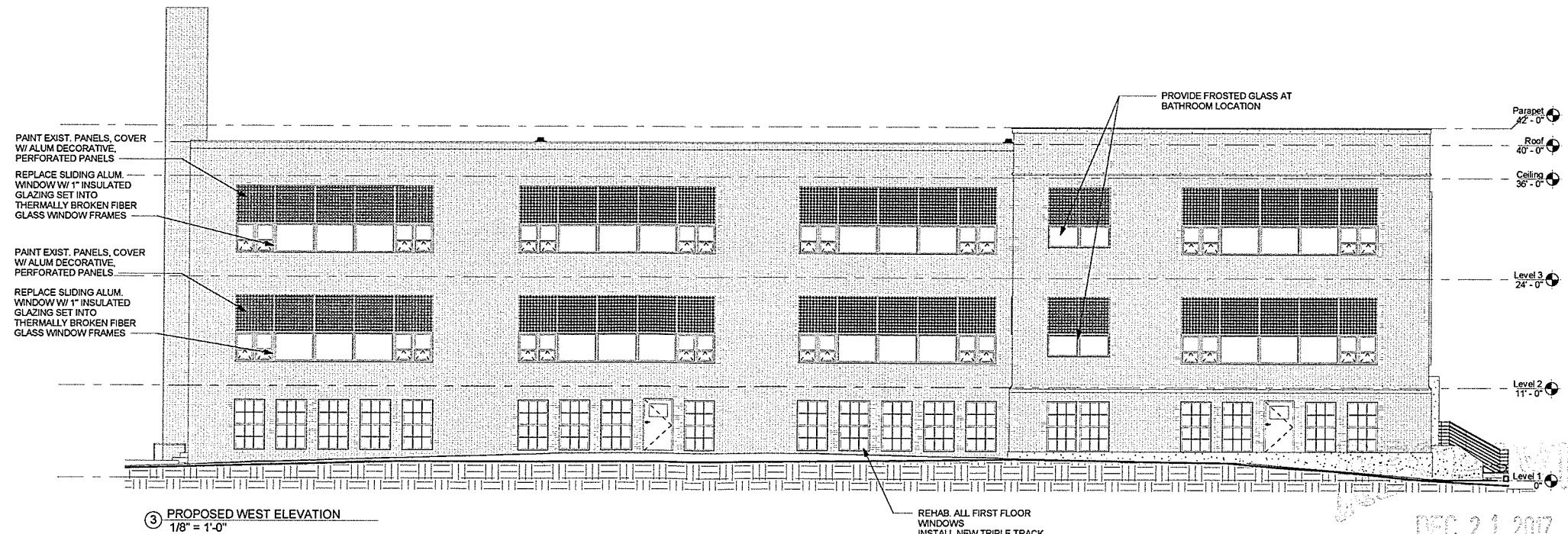
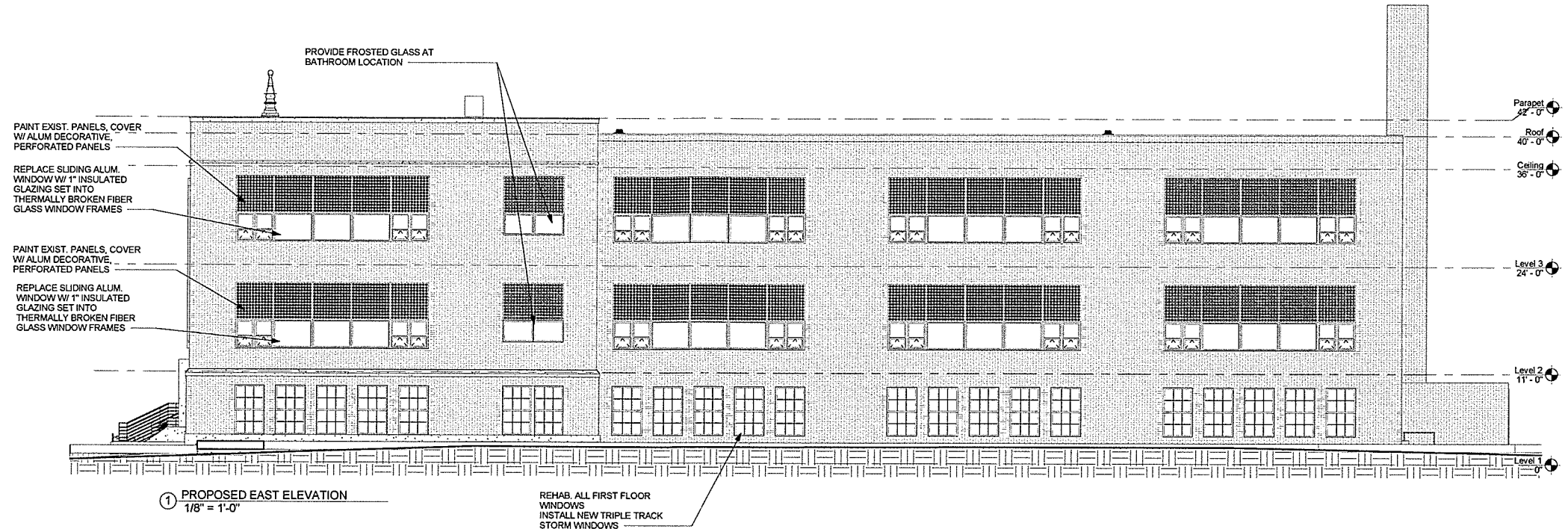
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project address:
20 Allen Street, Burlington, VT

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drawn by: EK/JNE
date: 10/25/2017
sheet date: 12/15/2017

sheet title:
EXISTING
ELEVATIONS

sheet no.

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ZONING PERMIT DRAWINGS



SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
D 802 870 5452 F 802 870 2764 SCOTT@PARTNERS.COM

project name:
SAINT JOSEPH'S SCHOOL

project address:
20 Allen Street, Burlington, VT

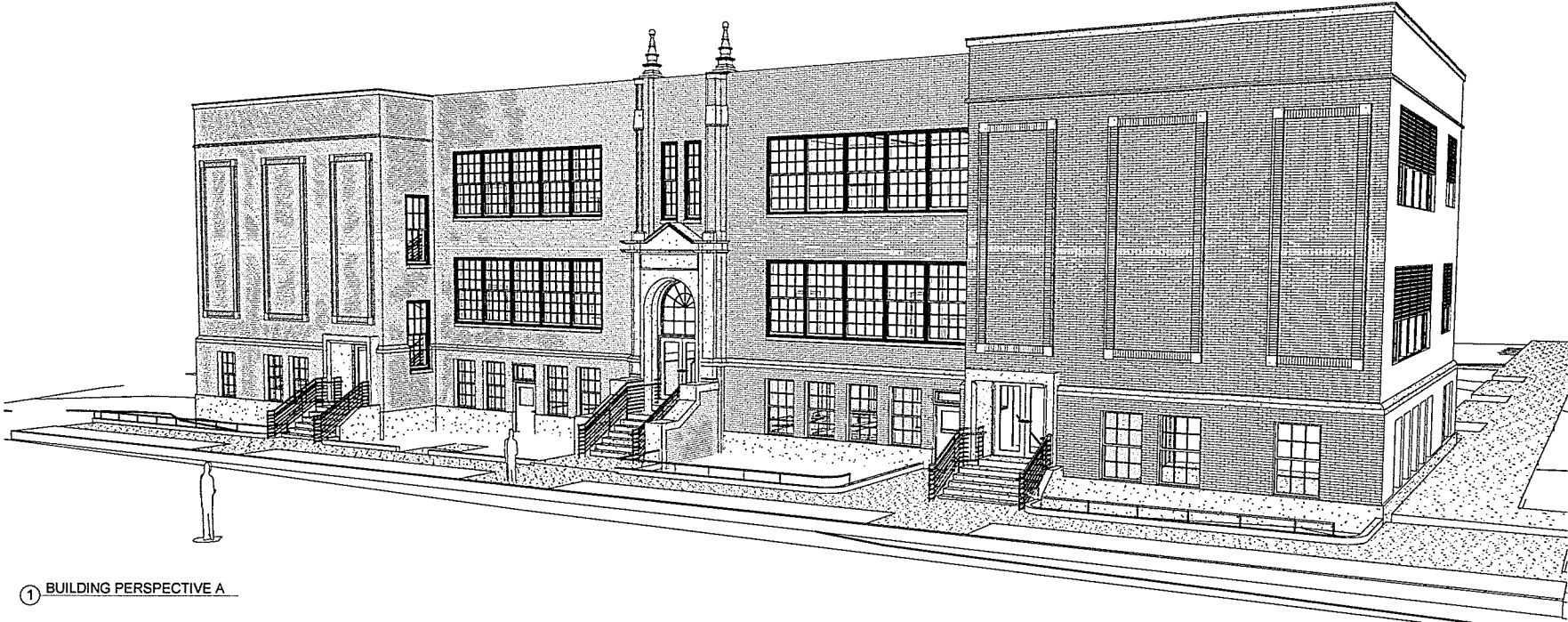
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date: 10/25/2017
sheet date: 12/15/2017

Date	Revisions
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sheet title:
EXTERIOR
ELEVATIONS

sheet no.

A4 2



① BUILDING PERSPECTIVE A



② BUILDING PERSPECTIVE B

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ZONING PERMIT DRAWINGS

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drawn by: EK/JN/EC
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sheet date: 12/15/2017

Date	Revisions
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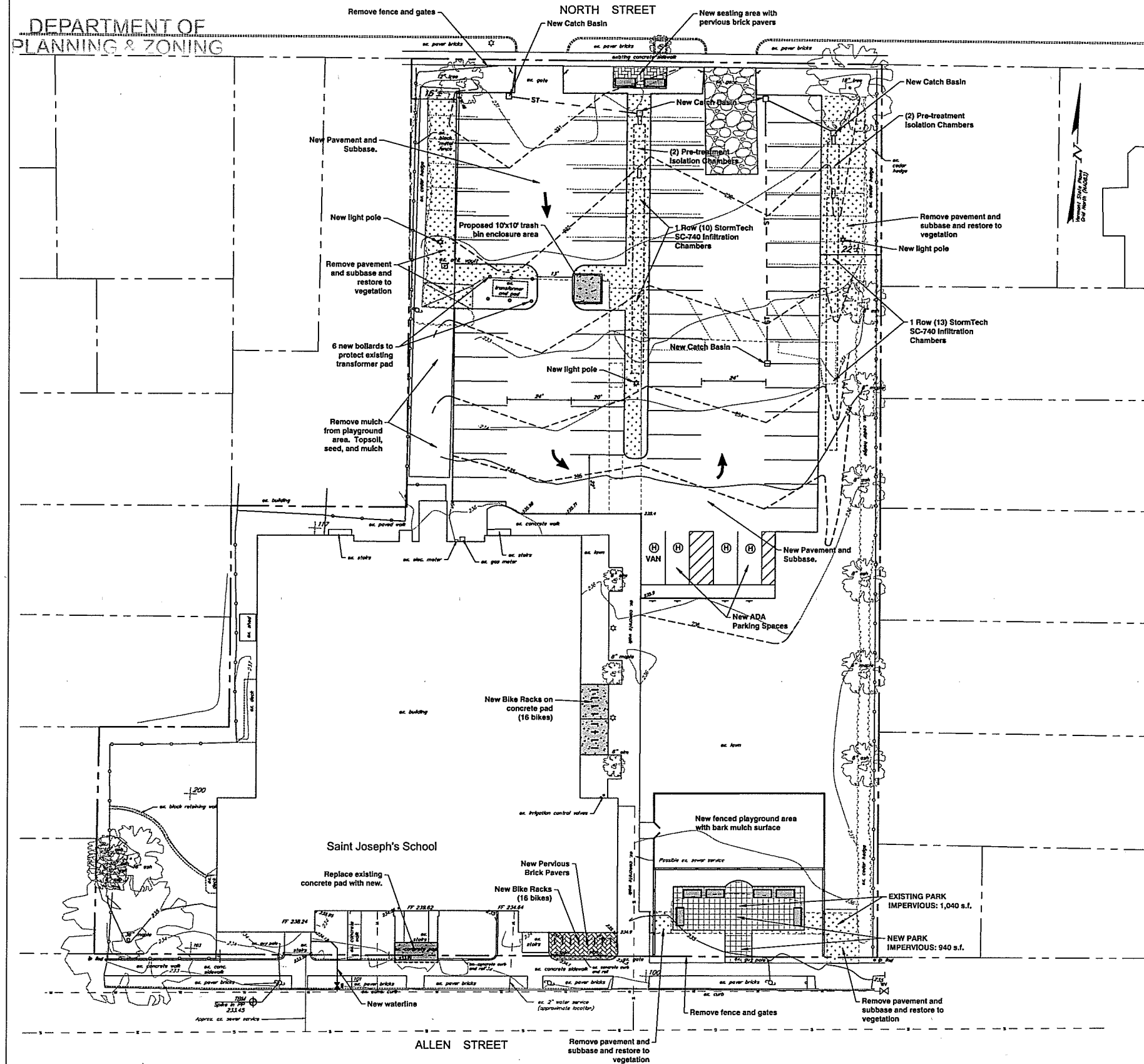
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PERSPECTIVES

sheet no.
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Notes

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2. Underground utilities may be present on the site but are not shown on this plan. Dig Safe and other non-member utilities shall be contacted prior to any excavation.
3. Elevations are based on GPS observations that reference the NAVD 88 (Geoid 12A) vertical datum in survey feet.
4. Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.
5. The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, landscaping, and etc. All asphalt shall be sawcut prior to paving.
6. All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location.
7. All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination and expenses for failed tests shall be the Contractor's responsibility. Contractor shall contact testing company for sieve and proctor tests as soon as material is delivered to the site.
8. The site contractor shall manage the parking lot construction so that subgrade soils are not contaminated or weakened by precipitation, construction vehicle travel, or other construction related activities. Any degradation of subgrade soils caused by construction management or construction activities shall be repaired at the contractor's expense.
9. The Contractor shall comply with the City of Burlington Erosion & Sediment Control Permit and the erosion prevention and sediment control permit requirements and the procedures outlined in the Low Risk Site Handbook for Erosion Prevention and Sediment Control. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
10. Contractor shall coordinate location of staging areas and parking with Owner prior to bid.
11. The Contractor shall be responsible for all signage, traffic control, flaggers, barricades, and barrier/construction fencing necessary to safely redirect vehicles and pedestrians through or around the site during construction.
12. Contractor shall be responsible for meeting with the City of Burlington Public Works to obtain the necessary Construction Permit within the City Right of Way. The fee and all traffic control requirements for the permits will be the Contractor's responsibility.
13. Where plans indicate restore to vegetation, Contractor shall remove and dispose of impervious surface and subbase (assume 12" thick subbase). Fill to within 4" of finish grade with on-site material, place 4" topsoil, and hydroseed (or seed and stabilize with rolled erosion matting).
14. Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. Refer to Soil & Seed Notes on Civil Details.
17. Staking of all topsoil and seeded areas to control foot traffic will be required. Contractor will be responsible for maintaining temporary barricades and repairing any damaged areas until vegetation is fully established. At a minimum, orange barrier tape secured to grade stakes will be required.
18. Removal of all erosion control Best Management Practices is the responsibility of the Contractor.

Lot Coverage Information

Total Lot Area (based on Tax Map parcel information)

74,350 s.f.

Existing Impervious Area: 38,785 s.f.

Existing Lot Coverage: 52.2%

Post Development Impervious Area: 46,185 s.f.

Post Development Lot Coverage: 62.1% (80% Allowable in NMU District)

Bicycle Parking - Community Center

Long Term Spaces: 1 per 20,000 sf. (52,000 sf. building = 2.6 spaces)

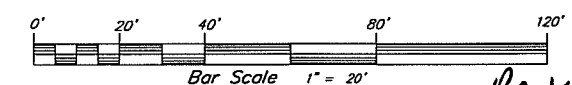
3 Long Term Spaces Provided in Building.

Short Term Spaces: 3 per 5,000 s.f. (52,000/5,000 x 3 = 31.2 spaces)

32 Short Term Spaces Provided on Site

Legend

□	New Catch Basin
☆	New Light Pole and Base
—	New sign
x 233.63	Existing Grade Spot Elevation
x 234.41	Finish Grade Spot Elevation
→	Finish Grade Direction of Flow
- - - - -234 - - - -	Finish Grade Contour
[Pattern]	New Pavement and Subbase
[Pattern]	New Concrete Pad
[Pattern]	New Pervious Pavers
[Pattern]	New Concrete Pavers
[Pattern]	Restore impervious to vegetation



Civil Engineer
Krebs & Lansing Consulting Engineers, Inc.
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Colchester, VT 05446
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20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.878.5153 | F: 802.872.2764 | SCOTTPARTNERS.COM

project name:
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

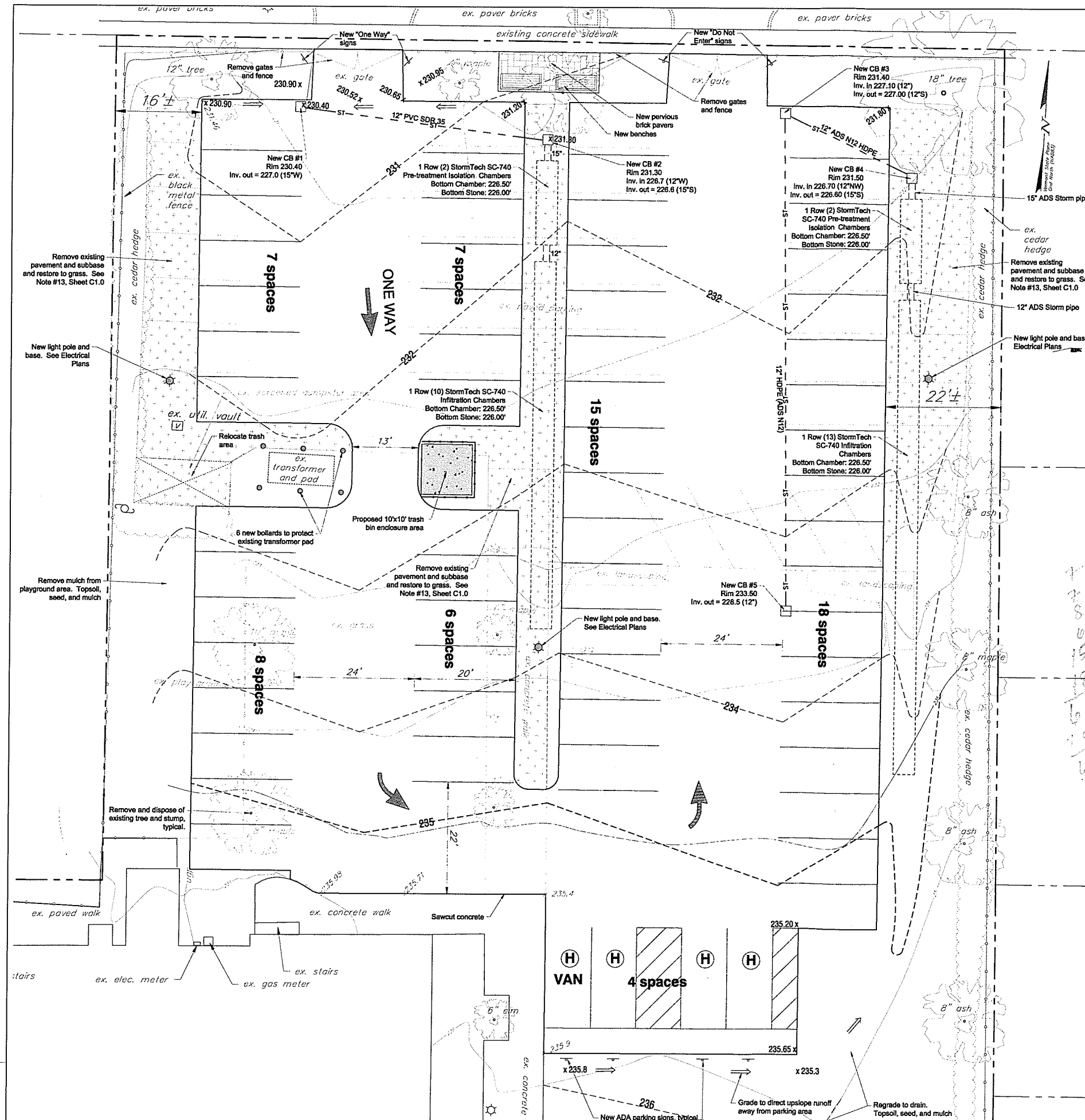
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drawn by: DMR
date: 12/15/2017

Date Revisions
01/29/18 Bicycle parking

sheet title:
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SITE PLAN

sheet no.
C1.0

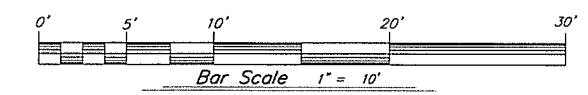
Revised



- ### Notes
1. This plan is not a boundary survey. The property lines shown are based on digital tax map information from the Vermont Center for Geographical Information website and are considered approximate.
 2. Underground utilities may be present on the site but are not shown on this plan. Dig Safe and other non-member utilities shall be contacted prior to any excavation.
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 10. Contractor shall coordinate location of staging areas and parking with Owner prior to bid.
 11. The Contractor shall be responsible for all signage, traffic control, flaggers, barricades, and barrier/construction fencing necessary to safely redirect vehicles and pedestrians through or around the site during construction.
 12. Contractor shall be responsible for meeting with the City of Burlington Public Works to obtain the necessary Construction Permit within the City Right of Way. The fee and all traffic control requirements for the permits will be the Contractor's responsibility.
 13. Where plans indicate restore to vegetation, Contractor shall remove and dispose of impervious surface and subbase (assume 12" thick subbase). Fill to within 4" of finish grade with on-site material, place 4" topsoil, and hydroseed (or seed and stabilize with rolled erosion matting).
 14. Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. Refer to Soil & Seed Notes on Civil Details.
 15. Staking of all topsoil and seeded areas to control foot traffic will be required. Contractor will be responsible for maintaining temporary barricades and repairing any damaged areas until vegetation is fully established. At a minimum, orange barrier tape secured to grade stakes will be required.
 16. Removal of all erosion control Best Management Practices is the responsibility of the Contractor.

Legend

	New Catch Basin
	New Light Pole and Base
	New sign
x 233.63	Existing Grade Spot Elevation
x 234.41	Finish Grade Spot Elevation
	Finish Grade Direction of Flow
- - - 234	Finish Grade Contour
	New Pavement and Subbase
	New Concrete Pad
	New Pervious Pavers
	Restore impervious to vegetation



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SCOTT + PARTNERS
ARCHITECTURE

project name:
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

scale:
project no.
checked by:
drawn by:
date: 12/21/2017
Date Revision

sheet title:
SITE PLAN

sheet no.

PLANT SCHEDULE FOR ST. JOSEPH'S SCHOOL

TREES

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
AF	Acer x freemanii 'Armstrong' / Red Maple cultivar	red spring bloom, fall foliage	2-2.5' cal.	3
SR	Syringa reticulata / Tree Lilac	white summer bloom	2.5-3' cal.	4

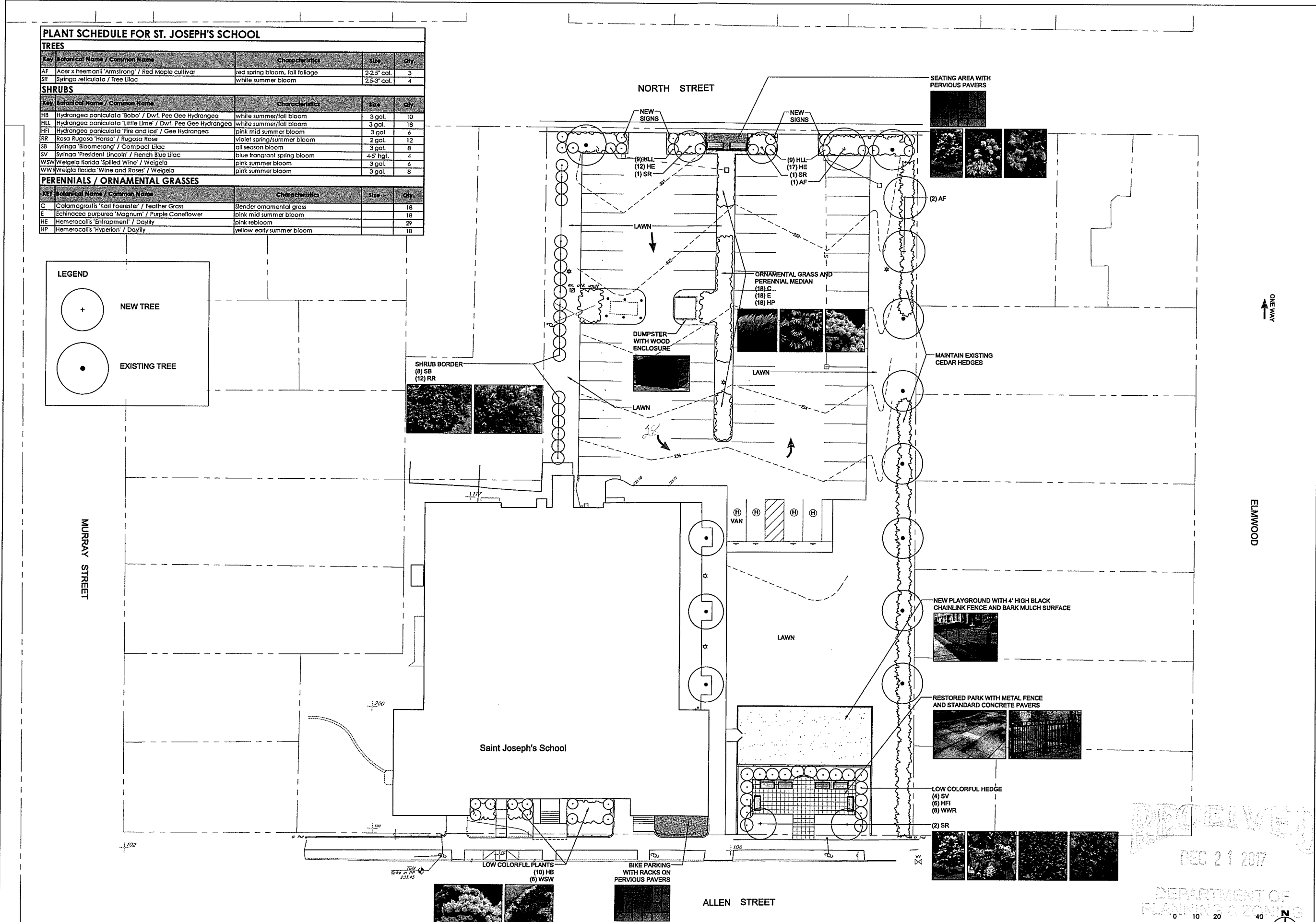
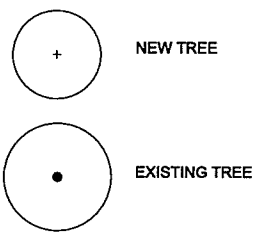
SHRUBS

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
HB	Hydrangea paniculata 'Bobo' / Dwf. Pee Gee Hydrangea	white summer/fall bloom	3 gal.	10
HLL	Hydrangea paniculata 'Little Lime' / Dwf. Pee Gee Hydrangea	white summer/fall bloom	3 gal.	18
HFI	Hydrangea paniculata 'Fire and Ice' / Gee Hydrangea	pink mid summer bloom	3 gal.	6
RR	Rosa Rugosa 'Hansa' / Rugosa Rose	violet spring/summer bloom	2 gal.	12
SB	Syringa 'Bloomerang' / Compact Lilac	all season bloom	3 gal.	8
SV	Syringa 'President Lincoln' / French Blue Lilac	blue fragrant spring bloom	4-5' hgt.	4
WSW	Weigela florida 'Spilled Wine' / Weigela	pink summer bloom	3 gal.	6
WW	Weigela florida 'Wine and Roses' / Weigela	pink summer bloom	3 gal.	8

PERENNIALS / ORNAMENTAL GRASSES

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
C	Calamagrostis 'Karl Foerster' / Feather Grass	Slender ornamental grass		18
E	Echinacea purpurea 'Magnum' / Purple Coneflower	pink mid summer bloom		18
HE	Hemerocallis 'Entrapment' / Daylily	pink rebloom		29
HP	Hemerocallis 'Hyperion' / Daylily	yellow early summer bloom		18

LEGEND



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project name:
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

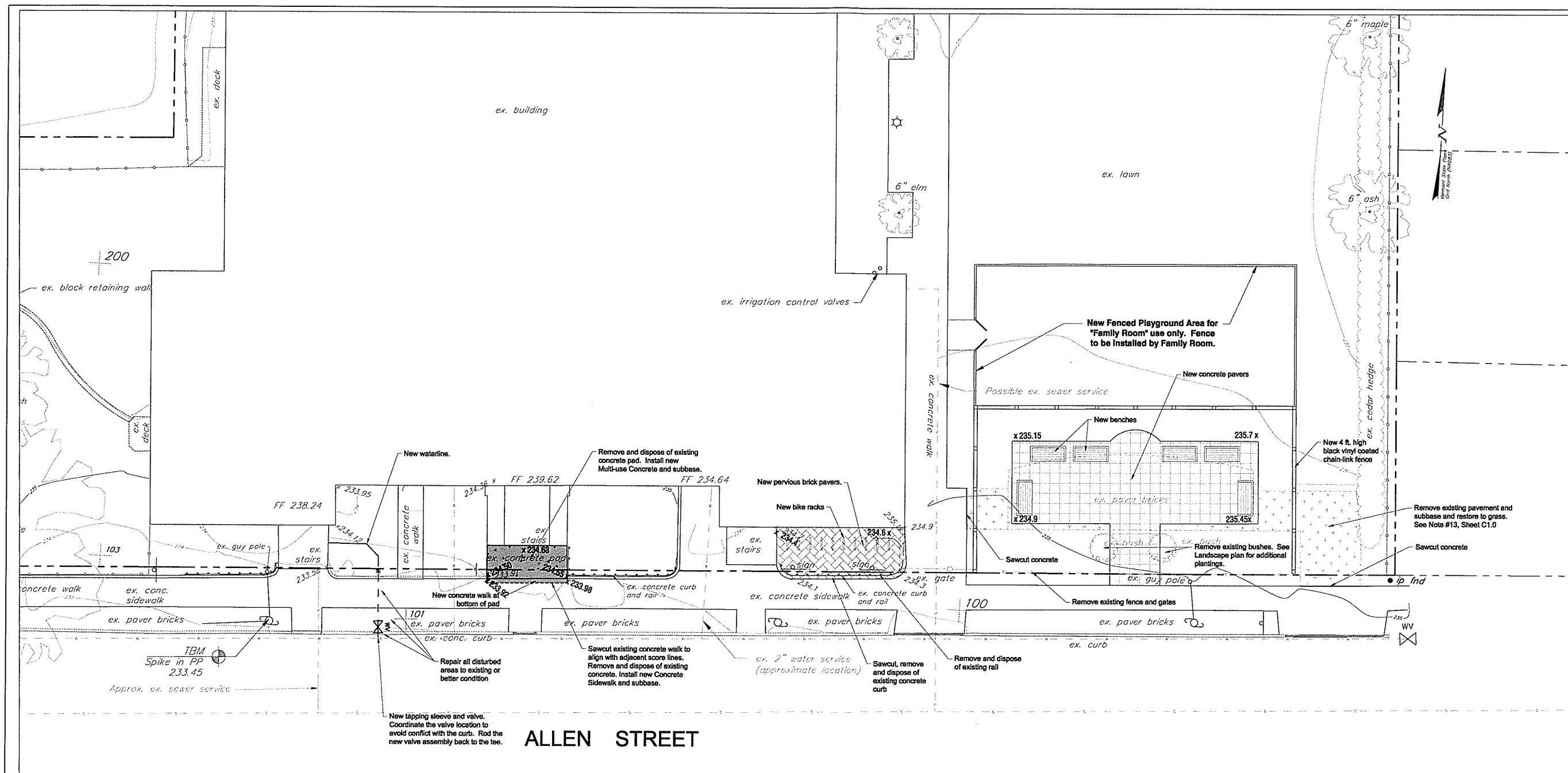
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checked by:
drawn by:
date: 12/14/2017

Date	Revisions
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sheet title:
LANDSCAPE PLAN

sheet no. 14

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ALLEN STREET

Legend

	New Catch Basin
	New Light Pole and Base
	New sign
x 233.63	Existing Grade Spot Elevation
x 234.41	Finish Grade Spot Elevation
	Finish Grade Direction of Flow
- - - 234 - - -	Finish Grade Contour
	New Pavement and Subbase
	New Concrete Pad
	New Pervious Pavers
	New Concrete Pavers
	Restore impervious to vegetation



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Project name:
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

scale:
project no.
checked by:
drawn by:
date: 12/15
Date Revisions

sheet title:
SITE PLAN

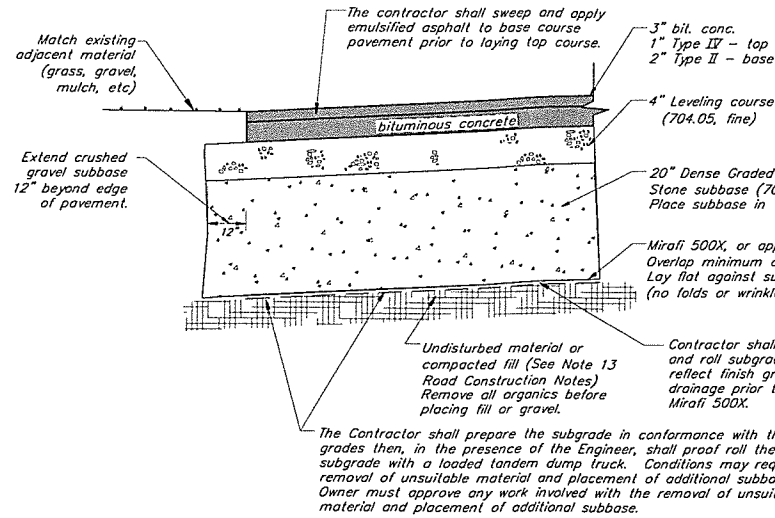
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Road Construction Notes

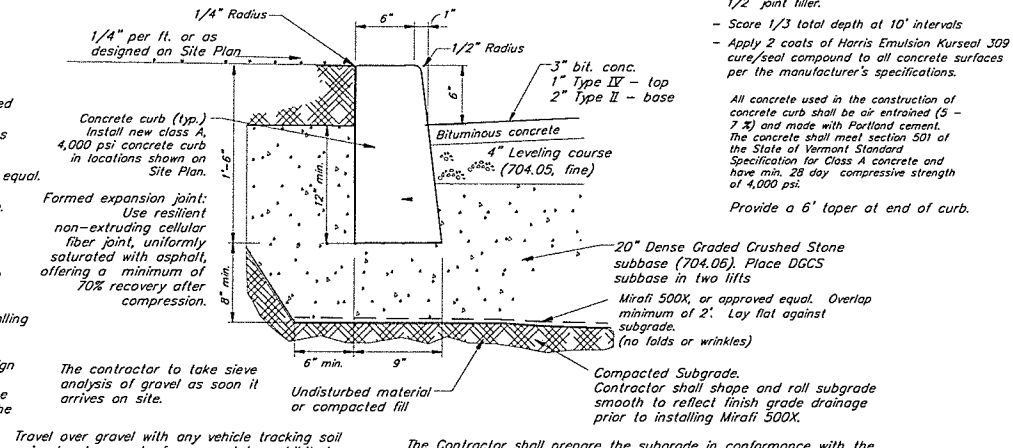
(All references to road shall apply to parking areas and sidewalks as well.)

1. New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
2. All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2011, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.
3. The Contractor shall follow Vermont Highway Specifications (2011) Section 203.11 for placing and spreading embankments.
4. Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).
5. Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VOSHA regulations.
6. Methods for construction of subgrade shall conform to Vermont Highway Specifications (2011) 203.12 or as determined by the Engineer.
7. Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to obtain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.
8. The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests.
9. Sand borrow and cushion shall conform to Vermont Highway Specifications (2011) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
10. Gravel subbase for pavement shall conform to Vermont Highway Specifications (2011) 704.06, Dense Graded Crushed Stone. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
11. Leveling course shall conform to Vermont Highway Specifications (2011) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders. Substitute materials identified in VAOT Specifications Section 301 - Subbase are not allowed.
12. Bituminous concrete pavement shall conform to Vermont Highway Specifications (2011) Section 404 and 406. Binder course shall be Type I + II, and finish wearing course shall be Type III, IV, or as detailed.
13. Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall be a sieve specification as follows:

Sieve	% Finer
4"	100
2"	85-100
#4	60-100
#200	30 maximum
14. Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.
15. Contractor is responsible for all pavement markings (ie. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans. This includes both new and replacement of existing.
 - Paint for pavement markings shall be Hydrophast Waterborne Traffic Paint by Franklin Paint Company. It shall be reflective, VOC compliant, fast drying, 100% acrylic waterborne traffic paint. Paint for parking line striping shall be yellow. Confirm color of oil pavement markings with UVM Parking and Transportation prior to application.
 - Traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.



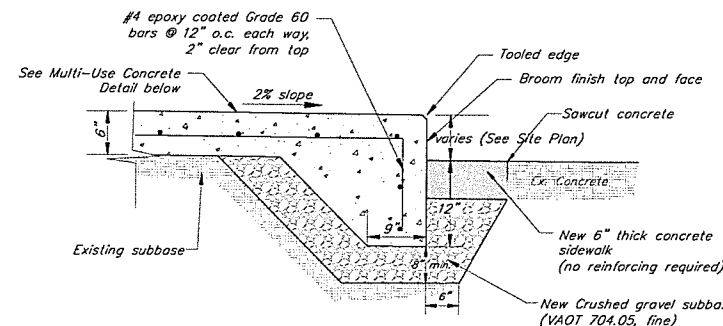
Without Curb



With Concrete Curb

Typical Road/Parking Area Cross Section Detail

N.T.S.



Concrete Walk With Step Section

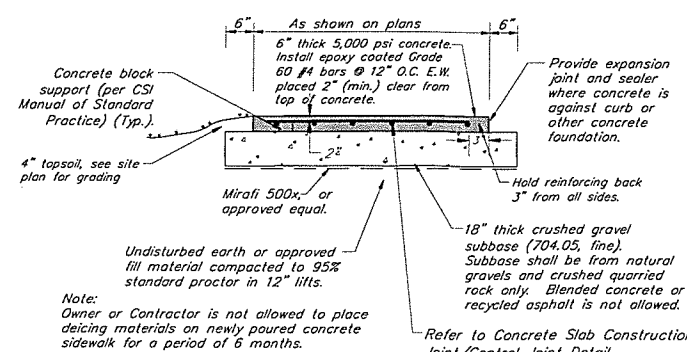
Concrete Notes

- Broom finish concrete
- Construction joints shall be spaced as shown on the Site Plans
- Trowel joints 1-1/2" depth at intervals shown on Site Plans.
- Apply 2 coats of Harris Emulsion Kurseal 309 cure/seal compound to all concrete surfaces per the manufacturer's specifications.
- Concrete construction and curing shall conform to section 618.03 of the current VAOT Standard Specifications for Construction
- All concrete used in the construction of Multi-Use Concrete shall be made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specifications for Construction, have 28 day compressive strength of 5,000 psi, and meet the following mix design.

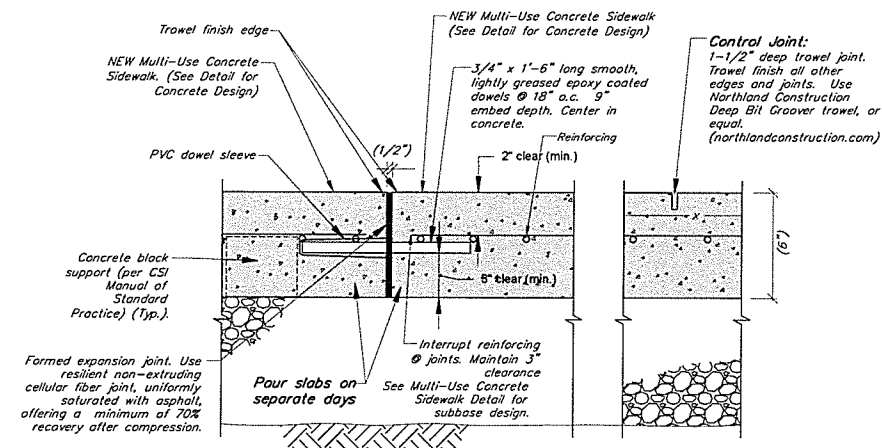
Max. water-cement ratio (lb./lb.)	0.44
Min. cement factor (lbs/C.Y.)	705
Entrained air content (%)	5 - 7
Slump (inches, before adding HRWR)	2 - 4

Use air entrained agent conforming to ASTM C260 with 5-7% total air. Use high range water reducing agent conforming to ASTM C494 in all concrete.

Refer to Concrete Construction Joint/Control Joint Detail.



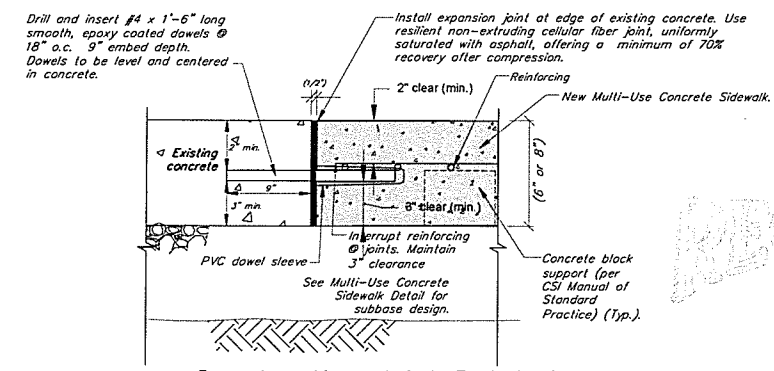
New Multi-Use Concrete Sidewalk Detail



New Concrete Construction Joint/Control Joint Detail

Contractor to use this pinning detail to pin NEW concrete to NEW concrete (walk to walk, stairs, etc.).

N.T.S.



Construction Joint Detail for Connection to Existing Concrete

Construction Notes

1. The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
2. The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
3. The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidentals shall be included as part of the required work.
4. Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidentals are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
5. The Contractor shall verify all horizontal control and temporary bench marks before use.
6. The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
7. Contractor shall contact Dig Safe prior to any excavation.
8. All new storm extending from catch basin structures shall be laid with a laser to elevation and slope as shown on the plans.
9. The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.
10. The Contractor shall be responsible for all construction layout.
11. Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall construction of clearing proceed fencing. Special areas may be designated by the Owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
12. Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
13. Contractor shall comply with all permits and approvals issued for this project.
14. Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
15. Slope stability upon unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.

Concrete Curb

- Broom finish concrete
- All joints to be tool finished
- Expansion/contraction joints every 20' with 1/2" joint filler.
- Score 1/3 total depth at 10' intervals
- Apply 2 coats of Harris Emulsion Kurseal 309 cure/seal compound to all concrete surfaces per the manufacturer's specifications.

All concrete used in the construction of concrete curb shall be air entrained (5 - 7 %) and made with Portland cement. The concrete shall meet section 501 of the State of Vermont Standard Specification for Class A concrete and have min. 28 day compressive strength of 4,000 psi.

Provide a 6' taper at end of curb.

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SCOTT + PARTNERS
ARCHITECTURE

project name: SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

scale:
project no.
checked by:
drawn by:
date: 12/1/2011
Date Revision

sheet title:
CIVIL DETAIL

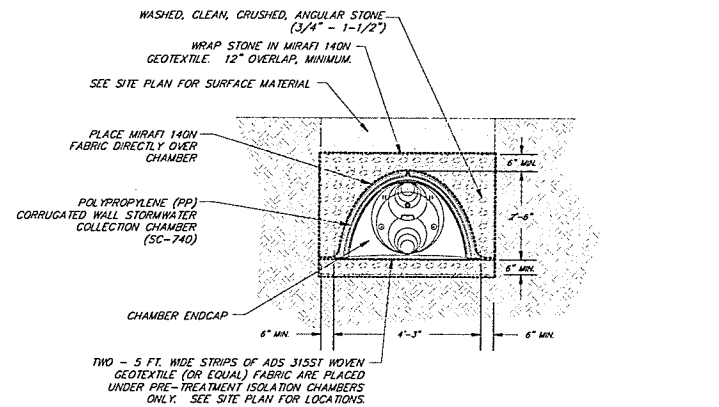
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Stormwater System Maintenance Schedule

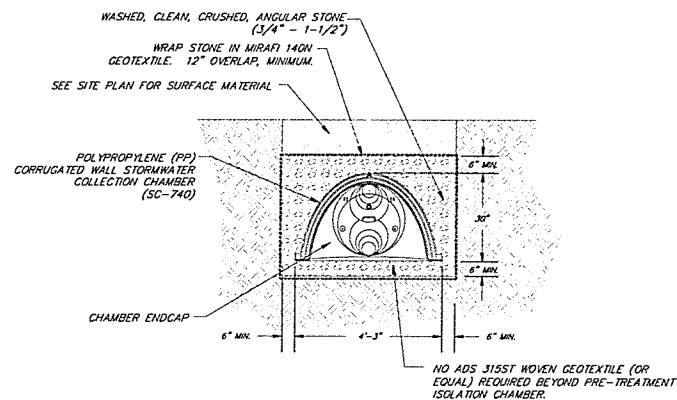
1. The stormwater system is comprised of any portion of the site that directs or conveys stormwater runoff.
2. The stormwater system must be inspected regularly and repaired as required. Special attention must be given to winter time ice conditions.
3. The site shall be reviewed each spring to include catch basins, pre-treatment chambers, vegetation, pavements, etc. and repairs or cleaning will be performed as necessary.
4. In the spring all paved surfaces shall be swept. All collected debris shall be disposed of in an upland area and immediately stabilized or disposed as approved by the Owner.
5. Catch basin sumps shall be cleaned as required.

Infiltration System Construction Notes:

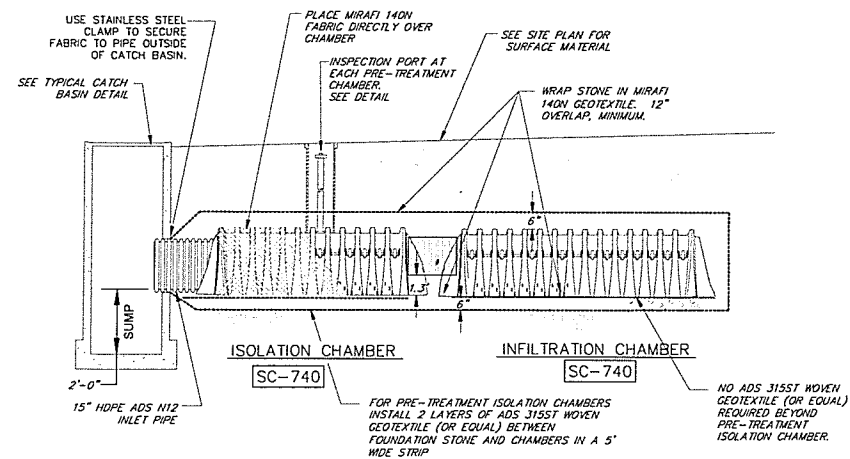
All upstream/upslope construction shall be complete and stabilized prior to allowing runoff to enter any infiltration systems. "Stabilized" shall mean paved surfaces, washed crushed stone, or vegetated areas that have established a dense and vigorous vegetative cover.



Typical Pretreatment Isolation Chamber
Cross Section
N.T.S.

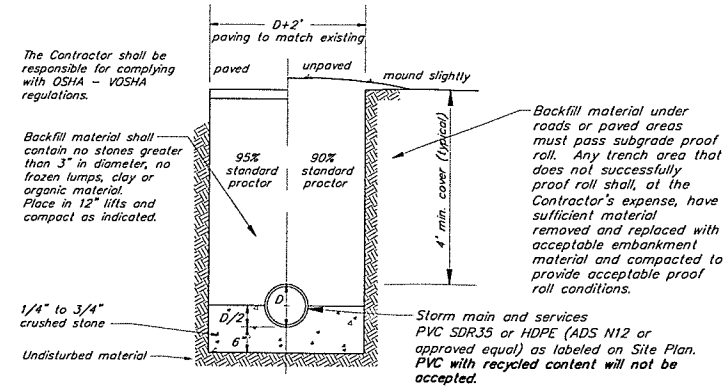


Typical Infiltration Chamber
Cross Section
N.T.S.

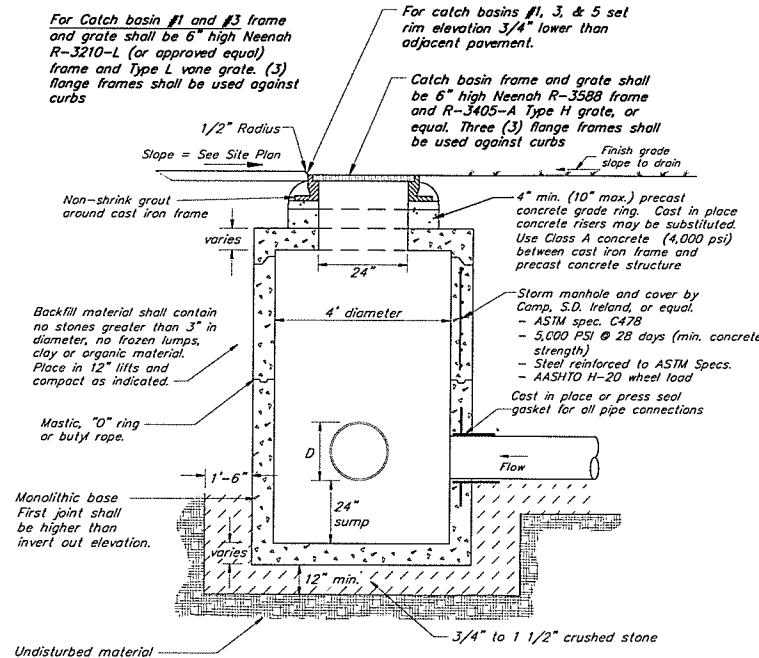


Stormtech Chamber System

PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material.

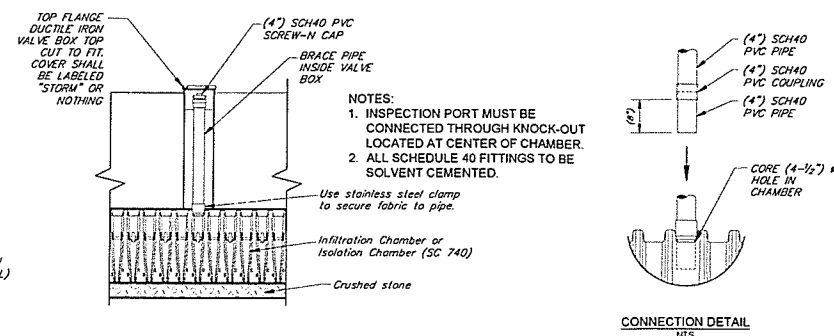


Typical Storm Trench Detail
N.T.S.



New Catch Basin Detail
N.T.S.

One inspection port shall be installed in each pre-treatment isolation chamber row. See site plan for inspection port locations.



Typical Inspection Port Cross Section
N.T.S.

Soil and Seeding Notes

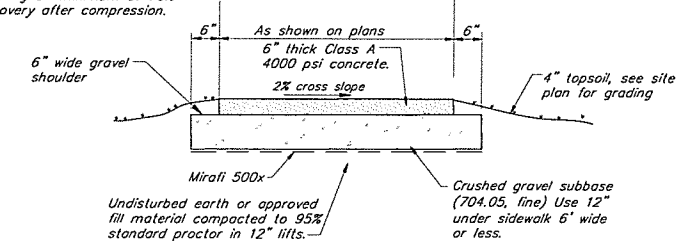
1. Topsoil shall be screened and shall have a minimum 4" depth unless additional depth is specified on the plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter, not frozen or muddy. Acidity range PH 5-7 not less than three (4) percent humus. Samples will be required for approval. All soil testing costs will be paid by Contractor.
2. Soil has been tested to determine a measured phosphorus need and to indicate composition required. Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) and potash. Use non-phosphorus fertilizer.
3. Hydro seeding is the preferred practice for turf establishment. Specifications are:
Fertilizer: 19-0-19 75 lbs per 1,000 gallons of water
Lime: 100 lbs. per 1,000 gallons of water
Seed: 6 lbs per 1,000 square feet.
71.46% Min. Fescue 3000 Per Rye Grass Germ: 90%
14.81% Min. Dynasty Tall Fescue Germ: 90%
9.74% Min. Creeping Red Fescue Germ: 90%
2.32% Max. Crop
1.61% Max. Inert
0.06% Max. Weed
Mulch: 300 lbs. per 1,000 gallons of water.
Talcifer: 5 lbs. per 1,000 gallons of water.
4. The grass seed may be applied by hand method at a rate of 6 lbs. per 1,000 sq. ft.
5. Areas having soil compaction as a result of construction shall be roto-tilled 6" deep prior to placing topsoil and/or seeding.
6. If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
7. Starter fertilizer shall be applied at the normal rate at the time of seeding. Only non-phosphorus based fertilizer may be used unless otherwise warranted by soil testing.
8. Watering is to be done by the Contractor to maintain proper growth. Contractor shall supply the water and all apparatus necessary to apply the water (i.e. hoses, sprinklers, etc.).
9. Staking of all topsoiled areas to control foot traffic will be required. Acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility. Contractor is responsible to maintain stakes throughout the warranty period.
10. A guarantee through the first growing season is required with any sparse or bare areas larger than 1 sq. ft. to be redone.
11. The Contractor shall test topsoil to determine proper application rate of lime and fertilizer. Submit tests to Engineer for approval.
12. Seeding is permitted from May 15 - June 15, and August 15 - September 15. Other seeding is possible at other times with prior approval from the Engineer.

Concrete Slab

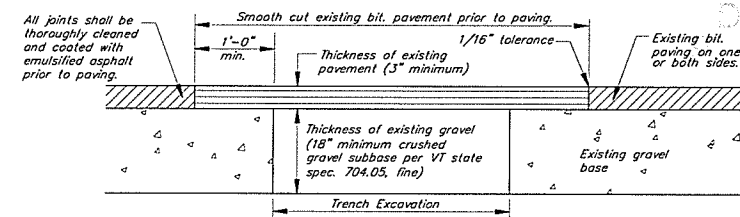
- Broom finish concrete with tooled edges.
- Expansion joints shall be spaced 20 ft. on center unless otherwise indicated on Site Plan.
- Score control joints 1-1/4" depth at intervals equal to width of sidewalk.
- Apply 2 coats of Harris Emulsion Kurseal 309 cure/seal compound to all concrete surfaces, per the manufacturer's specifications.
- Concrete construction shall conform to section 618.03 of the current VAOT Standard Specifications for Construction

All concrete used in the construction of concrete sidewalk shall be air entrained and made with Portland cement. The concrete shall meet section 541 of the State of Vermont Standard Specification for Class A concrete and have 28 day compressive strength of 4,000 psi.

Joint filler shall be resilient non-extruding cellular fiber joint, uniformly saturated with asphalt, offering a minimum of 70% recovery after compression.



Cross Section
New Concrete Sidewalk Detail
(For Concrete Walks in the City Right of Way)
N.T.S.



1. Set up and maintain signs and other safety control devices. Do not puddle tack coat on bottom of hole.
2. Reshape hole and patch area by cutting with a concrete saw into square or rectangular shape and cut side faces vertically. Reshape downward solid material and around hole to sound pavement.
3. Backfill trench in 6" lifts and compact each lift to 95% of maximum density of optimum moisture content as determined by ASTM D698 standard proctor.
4. Remove all loose material and thoroughly sweep the hole area clean of mud and standing water.
5. Apply liquid asphalt tack to vertical faces in a uniform manner.
6. Fill top of hole with type III bituminous concrete and compact in lifts no more than 2" thick. Each lift should be thoroughly compacted with a vibratory plate compactor or a portable roller. Experience has shown that 15 to 20 passes with a vibratory roller and mix temperature above 250° F (121° C) are necessary to ensure good compaction. Hand tamp should only be used for small areas (less than 1 s.f.).
7. Clean up area. Do not leave excess fill or excavated material on the pavement. Remove safety signs.

Replacement of Existing Road Subbase and Bituminous Pavement

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SCOTT + PARTNERS
ARCHITECTURE

SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

project name:

scale:

project no.

checked by:

drawn by:

date:

Date

Revision

12/

sheet title:

CIVIL DETAIL

sheet no.

Construction Notes

The Contractor will be responsible for all construction of water main, storm and sanitary sewer systems as shown on the plans. The Contractor will be responsible for all necessary adapters, fittings, etc. to make connections to the existing and proposed units. The Contractor shall be responsible for all work shown or implied on the plans and/or referenced in the specifications and permits. The Contractor shall submit, for approval by the Engineer, all types of materials and products used.

General Water System Notes:

- The Contractor shall coordinate all work on the water supply system with the Owner, Burlington Water Department and the Civil Engineer. All water installation work and water distribution materials must comply with the current Burlington Water Department (BWD) specifications.
- These plans provide design and details of water main beyond 5 ft. outside the building. The Site Contractor shall be responsible for extending the waterline to the plumbing and/or fire system connection within the building. See Plumbing Engineer and/or Fire Protection plans for scope, design and specifications within 5 ft. of the building.
- Contractor shall provide all necessary fittings and appurtenances to complete the waterline construction work. This includes temporary fittings and gauges necessary to safely complete the flushing activities required prior to making connections with building plumbing.
- The project shall be constructed, completed, maintained, and operated in accordance with the approved plans. No changes shall be made in the project with out the written approval of the appropriate BWD supervisor or Engineer. A copy of the final approved plans shall be submitted to the department prior to construction of the water system improvements.
- The BWD shall be notified in advance to inspect all mechanical joints fittings, main line taps, appurtenances, thrust blocks, water line crossings, and testing prior to occurrence or backfilling.
- All domestic services and fire sprinkler systems that are connected to the public water system shall be protected with a backflow prevention assembly, and an appropriate thermal expansion system. The Mechanical Contractor shall coordinate approved backflow prevention with the BWD.

Water Main (Applies to new domestic water mains and services) (See also Fire Service Main Notes)

- The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509 or C515. Four-inch and six-inch pipe shall have no less than 2 brass wedges installed at each joint. Eight-inch and 10" pipe shall have no less than 3 wedges installed at each joint.
- All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6"-0" (1.82 m) cover over all pipe and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA - VOSHHA regulations.
- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with AWWA C600. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer, and representatives from the City of Burlington Water Department. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi (140,620 kg/m²) for two (2) hours. The testing allowance shall be defined as the maximum quantity of makeup water that is added into a pipeline undergoing hydrostatic pressure testing, or any valved section thereof, in order to maintain pressure within +/- 5 psi of the specified test pressure (after the pipeline has been filled with water and the air has been expelled). No pipe installation will be accepted if the quantity of makeup water is greater than that determined by the following formula:
$$L = \frac{SD\sqrt{P}}{148,000}$$

L = testing allowance (makeup water), in gallons per hour
S = Length of pipe tested, in feet
D = Nominal pipe diameter, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)
- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two consecutive sets of acceptable samples, taken from the flushed and disinfected main 24 hours apart, shows no evidence of bacteriological contamination. For proper disinfection use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- The water main shall be thoroughly flushed with a minimum flow velocity of 2.5 ft/s to flush foreign materials out of the valves and hydrants. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, the District Water Supply company, and the Engineer.

Fire Service Main

- The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509 or C515.
- All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6"-0" cover over all pipes and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA - VOSHHA regulations.
- The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with NFPA 24. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi (140,620 kg/m²) for two (2) hours. The amount of leakage at the joints shall not exceed 2 qt/hr per 100 gaskets or joints, irrespective of pipe diameter. If the pressure drops more than 5 psi (3515 kg/m²) in the first hour, this constitutes failure of the test for the particular section of pipe. Failure of any test section will necessitate repair and/or replacement of the failed section.
- Chlorinating of the system shall be accomplished after the water main has been successfully pressure tested and thoroughly flushed. Disinfecting shall be in accordance with AWWA C-651. The disinfecting process shall be deemed acceptable only after two samples of water from the flushed disinfected main, taken 24 hours apart, shows no evidence of bacteriological contamination. Use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
- Acceptable water main flushing requirements are provided below. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, the District Water Supply company, and the Engineer.

Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before the connection is made to downstream fire protection system piping.

The flushing operation shall be continued for a sufficient time to ensure thorough cleaning.

The minimum rate of flow shall be not less than one of the following:

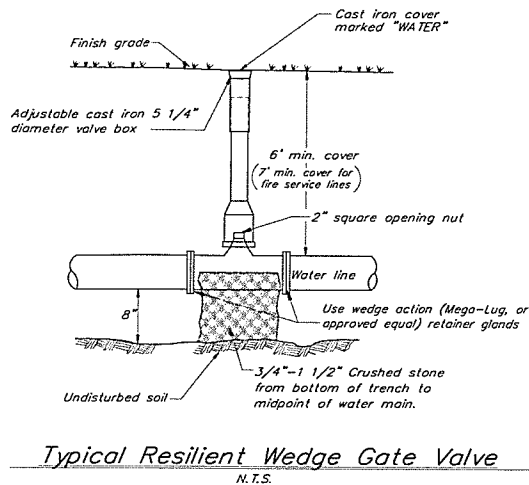
- Hydraulically calculated water demand flow rate of the system, including any hose requirements. (provided by the mechanical/sprinkler consultant)
- Flow necessary to provide a velocity of 10 ft/sec (3.1 m/sec) in accordance with the table below.
- Maximum flow rate available to the system under fire conditions.

Flow Required to Produce a Velocity of 10 ft/sec (3 m/s) in Pipes

Pipe Size		Flow Rate	
in.	mm	gpm	L/min
4	102	390	1,476
6	152	880	3,331
8	203	1,560	5,905
10	254	2,440	9,235
12	305	3,520	13,323

*The Contractor shall confirm all valve * specifications with Municipality before ordering.

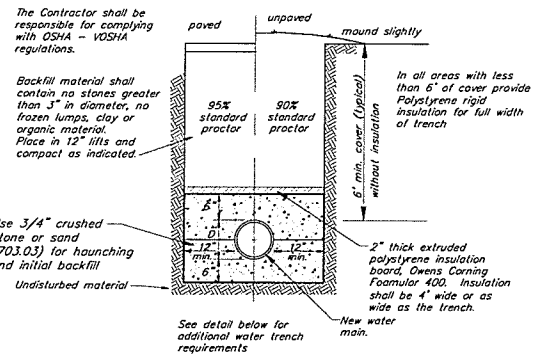
- Gate valves shall be meet all requirements of A.W.W.A. C509 and C515 Standards (latest edition). Valves with mechanical joints of sizes as required on the plans.
- All valves shall be of cast or ductile iron body and shall be coated with fusion bonded epoxy complying with AWWA C-550 and be NSF 61 approved. Valve shall have manufacturer's name, pressure rating, and manufacture date cast on the body.
- All valves shall include non-rising stem, high strength bronze stem and nut, 100% coated wedge, "O" Ring Stem Seals above and below the thrust collar, a 2" square operating nut, mechanical joint ends, and corrosion resistant stainless steel body bolts and nuts.
- City of Burlington gate valves shall open clockwise (right) and be designed for a minimum working pressure of 200 psi.
- Valves shall be equipped with a two piece, sliding type cast iron valve box for a minimum 6 ft. of cover material.



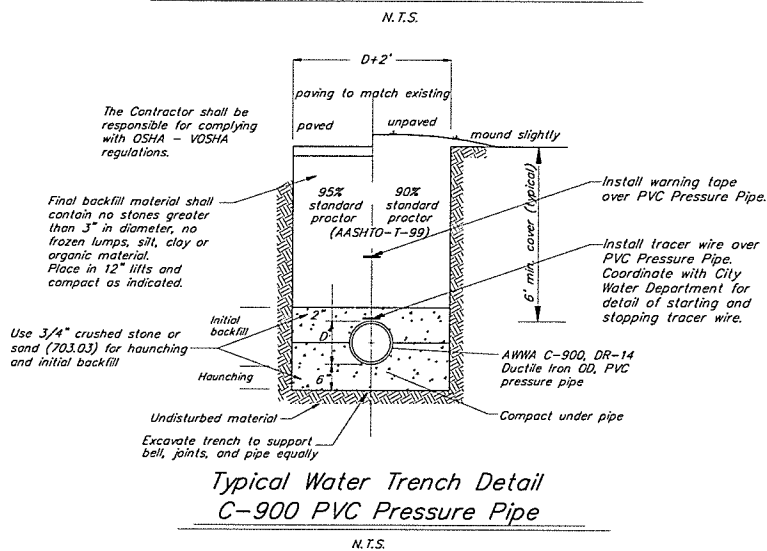
Typical Resilient Wedge Gate Valve

Testing and Contractor Coordination Requirements (applies to water and sanitary sewer)

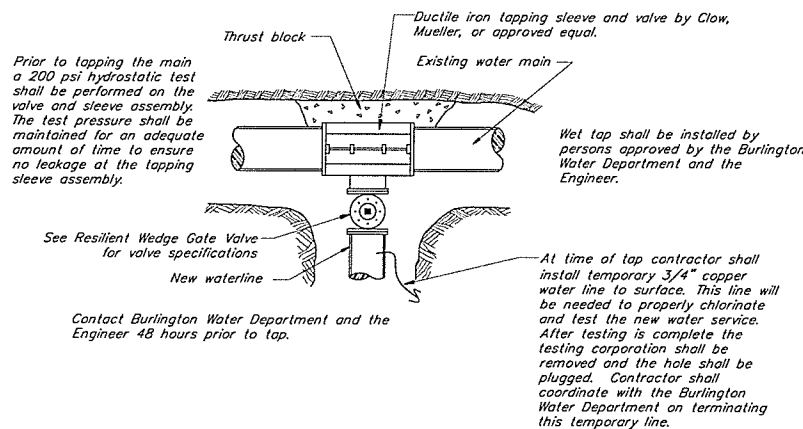
- All water lines and sewer lines shall be thoroughly tested by the Contractor in accordance with the Environmental Protection Rules (09/29/07), and the Chapter 21 Water Supply Rules (the more stringent rule shall apply).
- All private or municipal waterlines shall be tested by the Contractor in accordance with the procedures outlined in AWWA C600 and/or NFPA 24.
- No water main shall be closer than ten (10) feet to any sanitary sewer or sanitary manhole and five (5) feet to any catch basin or storm sewer line. Provide minimum of 18" vertical separation between water main and storm/sanitary sewer crossing.
- The Contractor shall be responsible for construction as-builts to service locations, and any water main fittings. As-builts shall be recorded in accordance with the outlined procedures.
- The Contractor shall be responsible for contacting Engineer at least 24 hours prior to starting construction on any portion of the exterior water or sanitary systems. This notification requirement shall continue to the completion of the water and sanitary systems.
- Utility Testing. The Contractor shall be responsible for scheduling water and sanitary testing, with the Engineer and the Municipality Public Works Department, at a minimum of 24 hours prior to the test. Based on availability of Engineer's staff, the Engineer shall accommodate the testing schedule within 24 hours of the Contractor requested test date/time.
- The Contractor shall pre-test water for 2 hours. The Contractor shall notify Engineer immediately if pre-test failed.
- The Contractor shall immediately contact the Engineer if pre-scheduled testing and/or water/sewer construction is canceled. If Contractor does not contact Engineer and Engineer visits the site, the Contractor shall be responsible for Engineer's fees/mileage for site visit.
- The Contractor shall coordinate water construction with the City of Burlington. The Contractor shall leave thrust blocks and other required sections of new line exposed until City has inspected and approved it.



Typical Insulated Water Trench



Typical Water Trench Detail C-900 PVC Pressure Pipe



Typical Tapping Sleeve and Valve

N.T.S.

Civil Engineer
Krebs & Lansing Consulting E
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Colchester, VT 054
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email@krebssand

SCOTT + PARTNERS
ARCHITECTURE

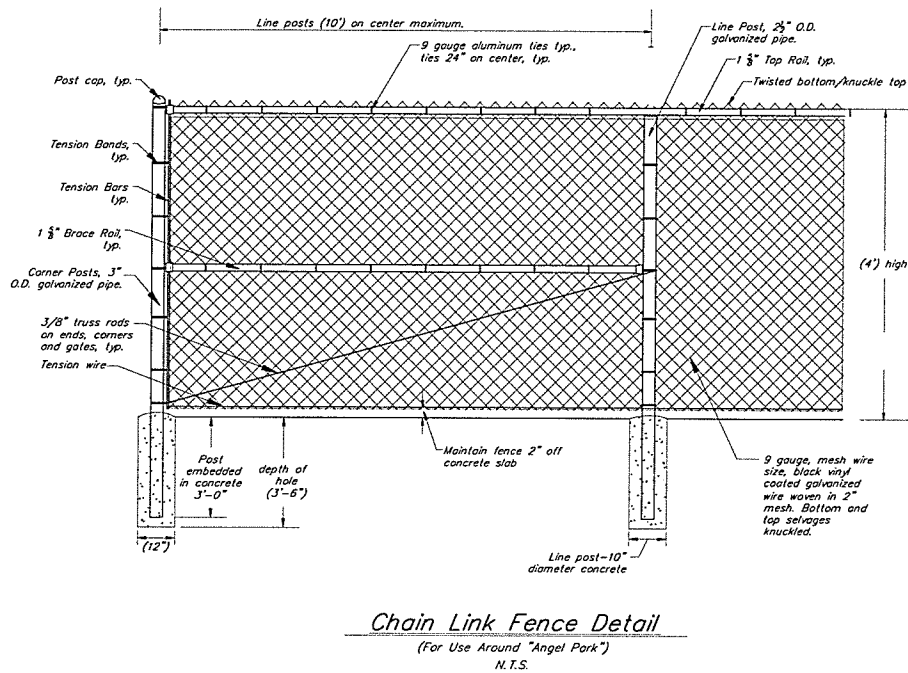
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

project name:

scale:
project no.
checked by:
drawn by:
date: 12/
Date Revision

sheet title:
CIVIL DETAIL

sheet no.



- | Slope | silt fence spacing |
|------------|--------------------|
| 5% to 10% | 50 ft. or less |
| 10% to 20% | 25 ft. or less |
| > 20% | 15 ft. or less |

N.T.S.

Valve/Dead End

Labels for Valve/Dead End diagram:

- 3/4" - 1 1/2" stone
- Minimum one full length of pipe
- Undisturbed soil
- Plug
- Buried gate valve with concrete support and anchor (see buried gate valve detail above).
- 6" (15.2 cm) min. into trench wall (typical)

Tee

Labels for Tee diagram:

- Undisturbed soil

Detail for Buried Gate Valve

Labels for detail diagram:

- Use mega-lug retainers
- 3/4"-1 1/2" Crushed stone
- Undisturbed soil

Reducer

Labels for Reducer diagram:

- Undisturbed soil

Note: Place 4 mil. (minimum) polyethylene sheet between oil concrete thrust blocks and pipe for fittings to prevent bond.

Concrete shall not cover bolts, etc. of fittings.

Undisturbed soil

Angles

Labels for Angles diagram:

- 90°, 45°, 22 1/2° or 11 1/4° Bend

3"				4"				6"				8"				12"				SOIL CONDITION	SAFE BEARING LOAD/PSF
DNOS TETS	HAETS FLR	BOVS FLR	21VS FLR	DNOS TETS	HAETS FLR	BOVS FLR	21VS FLR	DNOS TETS	HAETS FLR	BOVS FLR	21VS FLR	DNOS TETS	HAETS FLR	BOVS FLR	21VS FLR	DNOS TETS	HAETS FLR	BOVS FLR	21VS FLR		
0.5	0.5	1.0	0.5	0.5	1.0	0.5	0.5	1.0	1.5	1.0	0.5	2.0	2.5	1.5	1.0	4.0	5.5	3.0	1.5	Sound shale	10,000
1.0	1.0	1.0	0.5	1.5	2.0	1.0	0.5	3.0	4.0	2.0	1.0	4.5	6.5	3.5	2.0	10.0	14.0	7.5	4.0	Cemented gravel & sand	4,000
1.0	1.0	1.0	0.5	2.0	2.5	1.0	0.5	3.5	5.0	3.0	1.5	6.0	8.5	5.0	3.5	13.0	18.5	10.0	5.0	Good & fine compact sand	3,000
1.5	2.5	1.5	1.0	2.5	3.5	2.0	1.0	5.5	7.5	4.0	2.0	9.0	13.0	7.0	5.0	20.0	27.5	15.0	8.0	Medium sand (can be spaded)	2,000
3.0	4.5	2.5	1.5	5.0	7.0	4.0	2.0	10.5	15.0	8.0	4.0	18.0	25.0	14.0	7.0	39.0	55.0	30.0	15.0	Soft clay	1,000

Maximum water pressure = 200 PSF (140.620 kg/m²)

Typical Straw Wattle Sediment Control

PERMEABLE CLAY PAVERS

PART 1 GENERAL

1.01 SECTION INCLUDES

- Permeable clay paver units
- Open-graded setting bed (ASTM #9)
- Open-graded base aggregate (ASTM #57)
- Open-graded sub-base aggregate (ASTM #2)
- Bedding and joint/opening filler materials
- Edge restraints

1.02 RELATED SECTIONS

- Earthwork and sub-grade preparation
- Bases, ballasts, pavements and appurtenances
- Cast-in place concrete

1.03 REFERENCES

- American Society of Testing Materials (ASTM):

- C902 Standard Specification for Pedestrian And Light Traffic Paving Brick
- C1272 Standard Specification for Heavy Vehicular Paving Brick
- C136 Method for Sieve Analysis for Fine and Coarse Aggregate
- C67 Method of Sampling and Testing Brick and Structural Clay Tile
- D448 Standard Classification for Sizes of Aggregates for Road and Bridge

1.04 QUALITY ASSURANCE

- Special Provision Choker Course:** Layer of open-graded aggregate beneath the bedding course comprised of small to medium particle-sized washed crushed stone (1/2" to 1" typ.).
 - Bedding Course:** Commonly called the setting bed is the layer of open-graded washed aggregate directly beneath the clay paver units comprised of small particle-sized crushed stone chips (1/4" to 3/8" typ.).
 - Laying Face:** the working edge of the pavement where the laying of the pavers is occurring.
 - Method Statement:** The paver installer's and manufacturer's plan for construction and quality control of the pavers.
 - Spacer Bars:** Small protrusions on the sides of pavers which are used to create uniform joint spacing between pavers and minimize chipping.
 - Sub-base Course:** Layer of open-graded washed aggregate beneath the base course comprised of large particle-sized crushed stone (2-1/2" to 3" typ.).
 - Void Filler:** Open-graded aggregate used to fill the joints between pavers. The bedding course aggregate may be used as the void filler.
 - Wearing Course:** The top surface of the paver.
- Paver Installation Subcontractor Qualifications:
 - Installer shall have successfully completed 5 brick paver installation projects similar in design, material and extent indicated on this project. Provide Shop submitted.
 - Installer shall have installed at least 100,000 square feet of brick pavers within the last 10 years.
 - At least one week prior to paver installation a pre-construction meeting shall be held with representatives from the manufacturer, paver installer, general contractor, engineer and owners representative.

1.05 SUBMITTALS

- Submit shop or product drawings and
- Submit permeable clay paver product data.
 - Manufacturer's (Pine Hall Brick Company, Inc.) product catalog sheets with specifications.
 - Three representative full-size samples of each paver type, thickness, and color. Submit samples indicating the range of color expected in the finished installation.
 - Accepted samples become the standard of acceptance for the work of this Section.
 - Laboratory test reports certifying compliance of the clay pavers with ASTM C 902 or C1272.
 - Manufacturer's material safety data sheets for the safe handling of the specified materials and products.
- Submit test results for compliance of paving unit requirements to ASTM C 902 or ASTM C 1272 from an independent testing laboratory.
- Submit installer qualifications provide satisfactory evidence that the installer complies with the qualifications set out in section 1.04.
 - The installer shall provide installation history, including references from projects of a similar size and complexity in writing with contact information (including phone numbers), demonstrating to the owner's satisfaction their ability to perform the paver installation and related work indicated in the plans and specifications.
 - The installer shall have experienced personnel and a management capability to execute the work detailed in the project drawings and specifications. The installer's foreman should have a minimum of 5 years experience in the installation of unit pavers including clay pavers.
- Schedule & Work Plan: submit a detailed schedule and work plan

1.06 MOCK UPS

- Install a 10 ft. x 10 ft. paver area. This area will be used to determine surcharge of the bedding layer, joint sizes, lines, laying pattern(s), color(s), and texture of the job. This area shall be the standard from which the work will be judged.

1.07 DELIVERY, STORAGE AND HANDLING

- Deliver brick pavers to the site in steel banded, plastic banded, or plastic wrapped cubes or on pallets capable of transfer by fork lift or clamp lift. Unload pavers at job site in such a manner that no damage occurs to the product.

1.08 ENVIRONMENTAL CONDITIONS

- Do not install bedding or pavers during heavy rain or snowfall.
- Do not install frozen bedding.

PART 2 PRODUCTS

2.01 MANUFACTURED UNITS

Permeable clay brick pavers have spacer bars on each unit. These insure a minimum joint width between each unit in which the aggregate is placed. Spacer bars help prevent contact of the edges with adjacent pavers and subsequent chipping.

- Permeable clay brick pavers shall be A Grade pavers manufactured/supplied by a member of the Brick Institute of America (BIA). The BIA manufacturer/supplier shall be:
Name: PINE HALL BRICK
Address: P. O. Box 11044
2701 Shoreline Drive
Winston-Salem, NC 27116-1044 Phone: (800) 334-8689

- Product name/shape, overall dimensions, and thickness of the permeable clay paver units shall be:
 - Paver Type: StormPave (2-3/4")
 - Material Standard: Comply with ASTM C 902 or C1272.
 - Color: Red
 - Size: 4 inches x 8 inches x 2-3/4 inches thick.

- Pavers shall meet the following requirements set forth in C 1272 Specification for Heavy Vehicular Paving Brick and shall conform to the PX standard.
 - Minimum average compressive strength of 10,000 psi.
 - The average cold water absorption shall not be greater than 8% with no individual unit testing greater than 7%. Absorption test results may not be achieved through the use of sealers or other products applied to the clay paver. (Sealer protection degrades over time requiring re-application after several years.)
 - Resistance of 50 freeze/thaw cycles, when tested in accordance with ASTM C67. In addition the clay paver must pass CSA-A231.2 freeze thaw test in saline solution without the use of sealers or other products applied to the paver. A test report must be submitted by the manufacturer. (Salt is the most common substance used for de-icing during the winter months.)
 - Dimensional tolerances should meet the PX standard. In addition, the dimensional tolerances around the mean values for length, width, and depth shall be 1/16". (Studies show that dimensional tolerances are directly linked to joint width size and proper interlock.)
 - The pavers should be solid units without core holes or other perforations.

2.02 AGGREGATE MATERIALS

- Bedding Course and Void Filler Aggregate
The bedding course and void filler aggregate shall be washed, crusher run, free of fines, organics and soluble salts or other contaminants likely to cause efflorescence. The grading requirement shall comply with the following table.

Table 1 - ASTM No. 6 Grading Requirements for Bedding Course Aggregates		
ASTM Sieve Size	Percent Passing (by weight)	
3/8 in.	100	
3/8 in.	85 to 100	
No. 4	10 to 30	
No. 8	0 to 10	
No. 18	0 to 5	

Void Filler Aggregate may be 1/8" to 1/4" clean washed crushed stone if available.

2.03 EDGE RESTRAINTS

- Edge restraints shall be installed in accordance with the following table.

Edge Restraint	Installation
Edge Restraints	Installation

- Edge restraints shall be installed in accordance with the following table.

Edge Restraint	Installation
Edge Restraints	Installation

Void Filler Aggregate may be 1/8" to 1/4" clean washed crushed stone if available.

2.04 EDE RESTRAINTS

- Edge restraints shall be installed in accordance with the following table.

Edge Restraint	Installation
Edge Restraints	Installation

PART 3 EXECUTION

3.01 SUBGRADE

- The site engineer shall verify that the sub-grade has been shaped and compacted in conformance to the lines, grades and cross-sections shown on the plans.

3.02 SUB-BASE COURSE

- The sub-base course shall be installed to the elevation and cross section per the plan documents.

3.03 EDGE RESTRAINTS

- All edge restraints shall be constructed as shown on the detail and in place prior to the installation of the bedding course and pavers.

3.04 CHOKER COURSE

- The base course shall consist of a thickness of four inches of aggregate placed in one lift and compacted using a vibratory smooth-drum roller until there is no visible movement of aggregate under static raling. The base course shall be installed to the elevation and cross section per the plan documents.

3.05 BEDDING COURSE

- The bedding course shall be spread loose in a uniform layer to give a depth after compaction of the pavers of two inches, plus or minus 1/8". The contractor shall screed the bedding course using either a mechanical screed beam apparatus or by the use of screed guides and boards.

- The screeded bedding aggregate shall not be subjected to any traffic by either mechanical equipment or pedestrian use prior to the installation of the pavers. The voids left after the removal of the screed rails shall be filled with loose aggregate as the paver bedding course proceeds.

3.06 PERMEABLE CLAY PAVERS

- The pavers should be installed according to the information on the cube top. The pavers should be laid from several cubes throughout the installation.

- Lay pavers in the pattern as shown on the drawings. Lay pavers away from the existing laying face or edge restraint in such a manner as to ensure that the pattern remains square. Chalk lines (not a heavier chalk cord) shall be used upon the bedding course to maintain straight lines. Joint spacing between pavers shall be between 1/8" and 1/4", however the joint width may need to be increased to 3/8" to maintain straight lines. Lines and grades shown on the plans shall be established and maintained during the installation of the pavers.

- Pavers should be cut according to the instructions on the cube top. Pavers shall be cut using a table mounted masonry wet saw.

- Once the pavers have been placed upon the bedding course and all cut pavers have been inserted to provide the complete surface, inspect the pavers for damaged units and remove and replace those units. Once all pattern lines have been straightened, the void filler shall then be placed into the paver openings to the top of the chamfer on the pavers and the surface swept broom clean.

- The pavement surface shall be compacted to achieve consolidation of the bedding course and pavers and brought to design levels and profiles by two passes of a suitable plate compactor. Compaction of the pavers shall be accomplished by the use of a vibratory plate compactor capable of a minimum of 4,500 pounds of compaction force. No compaction shall be permitted within three feet of unrestrained edges of the pavement. After compaction, inspect the pavers for damaged units and remove and replace those units.

- After completing compaction, the surface tolerances shall be plus or minus 1/8" from finished grades. The pavers shall be flush to 1/8" above edge restraints. Additional void filler material shall be swept into the joints as required, to within 1/8" from the bottom of the chamfer on the paver. Upon completion, the pavement surface shall be swept clean of all excess materials. Remove from the site all surplus materials, equipment and debris resulting from these operations.

PART 4 MAINTENANCE

4.01 INSPECTION

- At least twice a year immediately after a rain event the Owner shall inspect the permeable brick paver to ensure proper infiltration of stormwater. An inspection log shall be kept indicating date and time of inspection, condition of brick, evidence of or visible ponding, any visible sediment in the spacing between bricks, and published rainfall amount.

4.02 MAINTENANCE

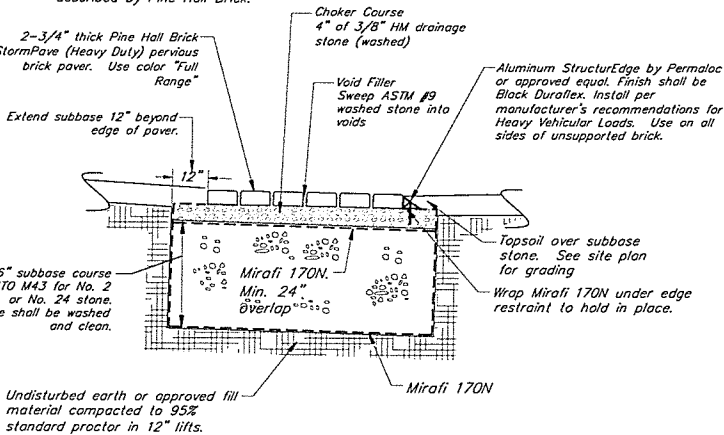
- Care shall be taken by the Owner to prevent topsoil, landscaping materials, dirt, and other materials that could plug or clog the stones between the brick from being placed on the pervious brick surface.
- If during inspections, bricks are found broken, or have heaved or settled, the bricks shall be removed and replaced.

4.03 CLEANING

- At a minimum, once every two years, the pervious brick walks will require the removal of dirt and sediment trapped by the small sized crushed stone in the voids between the brick. Dirt is typically removed by a vacuum-sweeping street cleaning machine. Cleaning is done when the pavement surface and dirt/sediment are dry and can be loosened by sweeping and vacuuming. After vacuum-sweeping the surface, additional clean small stones will be needed to replace the vacuumed stone.
- If during bi-annual inspections, prior to the scheduled cleaning, it is determined the infiltration rates of the pervious pavement is declining or the voids are full of dirt and sediment, the cleaning schedule should be changed to annually.
- The inspection log shall indicate dates of all cleanings and methods used.

End of Section

Brick laid bed in the "Herringbone" pattern as described by Pine Hall Brick.



Pervious Brick Pavers Detail

N.T.S.

General Traffic Control Notes

- Traffic on North Street and Allen Street must be maintained at all times during construction.
- Contractor shall provide a traffic control plan for review and approval prior to beginning work. Plan must be in conformance with Section 104.04 and applicable sections of the VTRANS 2011 Standard Specifications for Construction.
- Contractor shall be responsible for obtaining a City of Burlington Excavation Permit for work in the City Right of Way. The Contractor will be required to meet with the City of Burlington DPW to review the traffic control plan.
- Refer to Table 6H-1 and supporting tables and figures from the Manual on Uniformed Traffic Control Devices for Streets and Highways, 2009 Edition.
- Maintain minimum 12' wide travel lanes at all times possible. Use 1A-1 for work beyond shoulder, Figure 6H-1. Use 1A-6 for shoulder work with minor encroachment, Figure 6H-6.
- When sidewalks are closed for construction, signage at the ends of the worksite and at all intersections shall be used to divert pedestrians and bicyclists to the other side of the Street.

All Temporary Signs Shall Meet the Following Requirements:

- All sign stands and posts installation shall be National Cooperative Highway Research Program Report (NCHRP) 350 compliant.
- As a minimum, roll up sign material shall have ASTM D 4956-01 Type VI fluorescent orange retroreflective sheeting.
- All post-mounted signs and solid substrate portable signs shall have ASTM D 4956-01 Type VII, Type VII, or Type IX fluorescent sheeting.
- All retroreflective sheeting on traffic cones, barricades, and drums shall be at a minimum ASTM Type III sheeting.
- All stationary signs shall be mounted on two 3 lb/ft flanged channel posts or 2 inch square steel inserted in 2 1/4" galvanized square steel anchors. No sign posts shall extend over the top edge of sign installed on solid posts.
- Prior to placing temporary work zone signs on the project, the Contractor must furnish for approval a detail showing slubs projecting a maximum of 4 inches above ground level and bolts for sign post.
- Construction signs shall be installed so as not to interfere with nor obstruct the view of existing traffic control devices, stopping sight distance, or corner sight distance from drives and City Streets.

Flaggers and Uniformed Traffic Officers

- Flaggers shall have current documentation of having completed an approved 4 hour training course. Upon request, the Contractor shall provide the City of Burlington with copies of certification of the course attended.
- All Flaggers and UTO working traffic control shall wear safety apparel meeting requirements of ISEA "American National Standard of High-Visibility Apparel" and labeled as meeting the ANSI 107-1999 standard performance for class II risk exposure. Individuals engaged in traffic control shall wear the high-visibility vest with "TRAFFIC CONTROL" visible without exception.
- Uniform Traffic Control Officers or trained flag persons shall direct traffic whenever required.
- Note that the UTO, under authority granted by law (Title 23 VSA) may direct and control traffic. Suitable examples in work zones might include the direction and controls of traffic at intersections where signals are not functioning. In these instances the presence of the blue light may not be necessary. The wearing of departmentally required and approved reflective garments is required.
- Flaggers are allowed to stop and release traffic as indicated in the 2009 MUTCD, Section 6E.07 Flagger Procedures.

Signage & Pavement Markings

All signage and pavement marking include all necessary items to make product complete. All labor, materials, equipment and construction for signage and markings shall comply with AOT specifications. The location of each sign is shown on the plan or will be identified by the Owner or Engineer.

ROAD/PARKING SIGNS

Provide 2" square galvanized steel sign posts posts. Bottom of all signs to be 7 feet above nearest adjacent curb or pavement elevation.

SIGN MATERIALS:
THE SIGN BASE MATERIALS USED FOR REGULATORY SIGNS MAY BE ANY OF THE FOLLOWING OF THE MINIMUM THICKNESS NOTED.

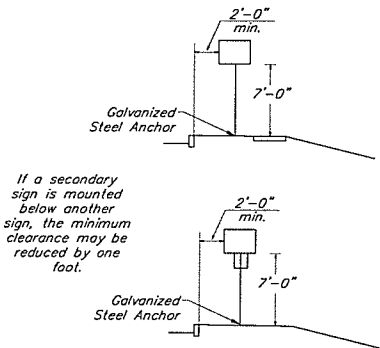
	24" X 12"	24" X 24"	24" X 30"	36" X 48"
12" X 18"		24" X 36"		
18" X 24"		30" X 24"	48" X 60"	
FLAT SHEET ALUMINUM	0.060"	0.080"	0.100"	

ALL PANELS SHALL HAVE RETROREFLECTIVE BACKGROUNDS

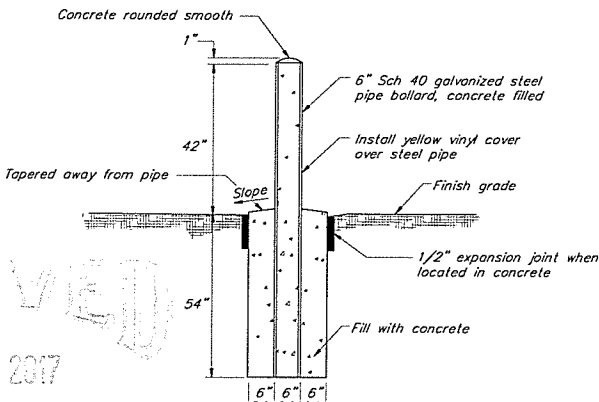
ALL SIGN POSTS SHALL BE SQUARE TUBE GALVANIZED STEEL PLACED IN GALVANIZED STEEL ANCHORS

SIGN POST NOTES

- All square tube steel posts and anchors shall be formed into a size and shape in such a manner that neither flash nor weld shall interfere with the telescoping properties, nor damage the galvanizing.
- Anchors may be driven or set into a dug hole and backfilled. If driven, a driving cap shall be used. The dug hole installation method shall be utilized in areas with poor soil conditions or as directed by the engineer. Backfill shall be compacted as directed by the engineer.
- The tops of sign posts shall be at or near the top of sign. The post shall not extend above the top of sign.
- Sign posts shall be installed a minimum of one foot below ground, inside the anchor. The length of anchor exposed above ground shall not exceed four inches.



Sign Placement Detail



Bollard Detail

N.T.S.

Civil Engineer
Krebs & Lansing Consulting En
164 Main Street, Suite
Colchester, VT 05445
T: (802) 878-0375
F: (802) 878-9818
email@krebssandl.com

SCOTT + PARTNERS
ARCHITECTURE

project name:
SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

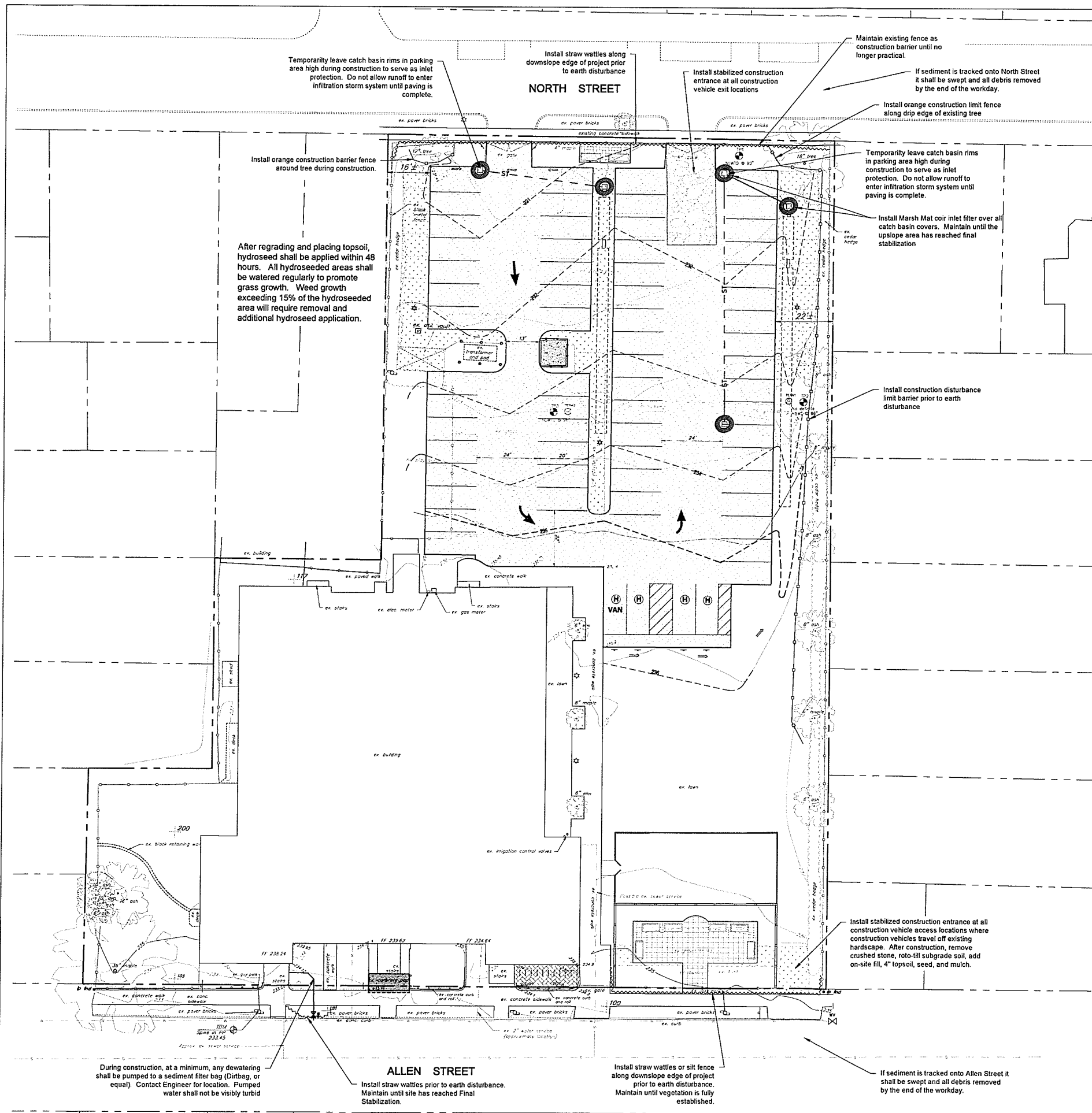
scale:
project no.
checked by:
drawn by:
date: 12/1/2017
Date Revision

sheet title:
CIVIL DETAIL

sheet no.

DEPARTMENT OF
PLANNING & ZONING

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DEC 21 2017



Erosion Prevention and Sediment Control Notes

- Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction.
- The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Erosion and sediment control devices shall be established to trap sediment on site.
- Clearing and grubbing shall not begin until disturbance limits and sediment controls are in place. All roots, stumps and deleterious materials shall be removed from the site. The Contractor shall minimize the amount of disturbed land at any given time.
- All erosion control shall be placed as shown on the drawings or as ordered by the Engineer. The Contractor shall maintain the erosion control measures until the Engineer is satisfied that permanent ground cover is established and that further measures are not required. It shall be the responsibility of the Contractor to employ appropriate erosion control as shown on these drawings and any other measures as necessary to trap sediment on site. Refer to permit maintenance and inspection requirements.
- All areas of disturbance between April 15th and October 15th (Summer Construction) shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized within 14 days of initial disturbance. Any disturbance after 14 days of initial disturbance shall be stabilized daily during winter construction unless the following exceptions apply:
 - Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in 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 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.All areas of disturbance between October 15th and April 15th (Winter Construction) shall be permanently or temporarily stabilized as soon as possible and within 48 hours of final grading. All areas of disturbance shall be at least temporarily stabilized daily during winter construction unless the following exceptions apply:
 - Stabilization is not required if earthwork is to continue in the area in the next 24 hours and there is no precipitation forecast in 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 ft. or greater (e.g. house foundation excavation, utility trenches). Stabilization measures shall include mulch and netting, erosion control matting, crushed stone, gravel, or pavement.
- Unless specifically indicated on the plans acceptable methods of stabilization shall include:
 - Hay Mulching - 2 tons per acre. Approximately 2" uniform thickness. Only allowed on relatively flat areas with minimum upslope watershed. Mulch must be properly secured with netting to prevent material from being blown away by wind (windthrow).
 - Hydroseeding* - ONLY ALLOWED PRIOR TO OCTOBER 15th. Applied at the manufacturer's recommended application rate. Contractor shall provide evidence of proper application rate. Hydroseeding must be accompanied by erosion control matting in areas of concentrated flow.
 - Erosion control matting - S75BN matting must be applied to all slopes 3:1 (H:V) or greater (unless otherwise indicated).
 - Crushed stone or crushed gravel - Typically used for temporary access roads and construction staging areas.
- The Contractor shall use water for dust control.
- The Contractor shall provide inlet protection around all catch basins (existing or new) that collect construction site stormwater runoff. At a minimum, coir inlet filters shall be installed over all catch basin grates. Additional inlet control shall be installed as identified on the plans or as warranted during construction. Inlet protection must be maintained until final stabilization has been reached.
- A stabilized construction entrance (See Detail) shall be installed and maintained at all construction access locations if construction vehicles travel off the existing hardscape. Contractor shall be responsible for installing crushed stone to provide stable areas for construction vehicle traffic, staging, and storage. The Contractor is responsible for providing and maintaining sufficient stone to prevent rutting and sediment tracking. After stabilized entrance is no longer needed, remove and dispose of crushed stone, rototill (loosen) subgrade soil, add on-site soil, 4" topsoil, and hydroseed, or seed and mulch.
- Any paved roads used by construction vehicles shall be swept daily, or at a greater frequency, if dirt or gravel is tracked from the site. The swept debris shall be immediately removed from face of curb if applicable.
- All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.
- All sediment removed from sediment control practices shall be placed in an approved soil disposal area.
- All areas that do not have established vegetation by October 15th must be stabilized in accordance with the Winter Stabilization requirements outlined in the Low Risk Site Handbook. See Details.
- After permanent seeding the Contractor shall be responsible for watering to ensure adequate vegetative growth.
- The location of temporary construction fencing and the temporary access shown on the plan are for schematic purposes only. The Contractor shall be responsible for providing all necessary temporary construction fencing, temporary roads, staging areas, etc., necessary to complete the work.
- Water from dewatering activities that flows off site must be clear. Water must not be pumped into storm sewers unless the water is clear. At a minimum, effluent shall be pumped to a sediment filter bag (Dirtbag, or approved equal). Additional measures shall be implemented as necessary to ensure pumped water is not visibly discolored.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.
- The erosion prevention and sediment control practices shown on these plans are the minimum required for the project. The Contractor shall employ as many best management practices as necessary to prevent soil from leaving the construction site. If evidence is found of sediment tracking or eroded soil leaving the construction site, the Engineer may direct Site Contractor to implement additional best management practices at no additional cost to Owner.
- The Contractor shall be responsible for all inspection and maintenance of the erosion prevention and sediment control practices for the project. Inspections and corresponding reports shall be performed at a minimum, once a week and after every precipitation event that results in a discharge from the site.

Contractor shall call Jenna Olson at 863-4501 or email (jolson@burlingtonvt.gov) at least 24 hours prior to initiating earth disturbance and submit name, cell phone number, and email contact information of the erosion control coordinator for the project.

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.

Legend

- Inlet protection around catch basin
- Orange construction barrier fence
- Straw wattle (silt fence substitute)



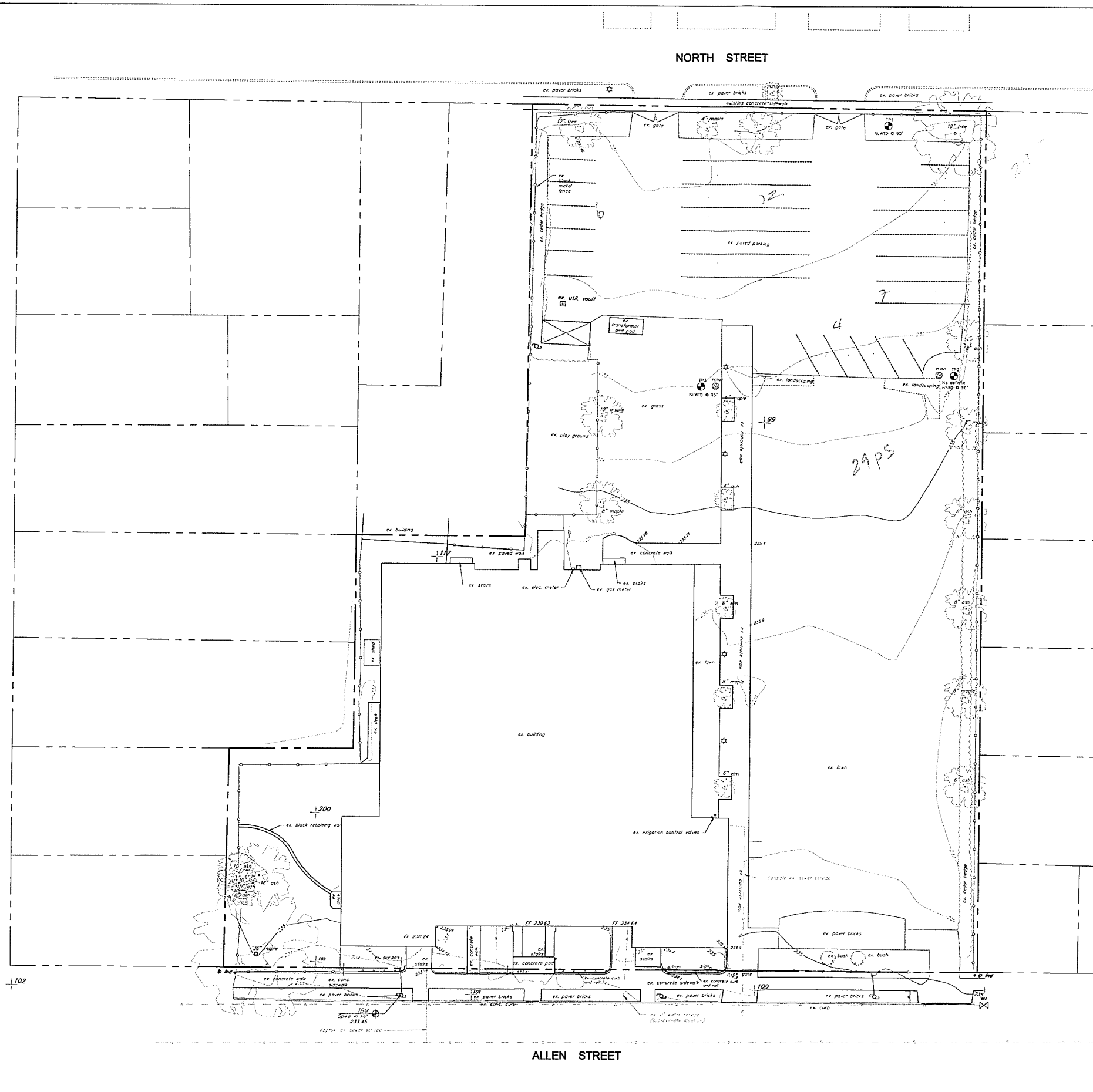
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SCOTT + PARTNERS
ARCHITECTURE

project name: SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

scale:
project no.
checked by:
drawn by:
date: 12/21/2017
Date Revision

sheet title: EROSION PREVENTION SEDIMENT CONTROL PLAN
sheet no. 01



1. *This plan is not a boundary survey. The property lines shown are based on digital tax map information from the Vermont Center for Geographical Information website and are considered approximate.*
2. *Underground utilities may be present on the site but are not shown on this plan. Dig Safe and other non-member utilities shall be contacted prior to any excavation.*
3. *Elevations are based on GPS observations that reference the NAVD 88 (Geoid 12A) vertical datum in survey feet.*
4. *Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch.*

	Survey Control Point
	Existing Sign
	Existing Light Pole
	Existing Deciduous Tree
	Existing Evergreen Tree
	Existing Spot Grade Elevation
	Existing Contour
	Existing Gas Line/Valve
	Existing Sewer Line/Manhole
	Existing Sewer Forcemain
	Existing Storm Line/Manhole/Basin
	Existing Overhead Electric Line/Power Pole
	Existing Overhead Utility
	Existing Communications Line
	Existing Underground Electric & Telephone Line
	Existing Site Lite Line
	Existing Guardrail
	Existing Tree Line
	Existing Chain Link Fence
	Existing Barbed Wire Fence
	Existing Stockade Fence
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff
	Approximate Property Line
	Existing Setback
	Existing Easement



SCOTT + PARTNERS
ARCHITECTURE

name: SAINT JOSEPH'S SCHOOL
20 Allen Street, Burlington, VT

scale:	
project no.	
checked by:	
drawn by:	
date:	12/1
Date	Revision

sheet title:
**EXISTING
CONDITION
PLAN**

sheet no.

Old North End Community Center
20 Allen St.
Parking Plan
January 2018

Background:

The Old North End Community Center in the former St. Joseph's School at 20 Allen St. serves the need for indoor gathering and recreation space in the Old North End as well as program space for local non-profits including Robin's Nest Daycare Center, AALV and the Janet Munt Family Room. The Community Center has a variety of activities happening throughout the week including weekends and during the day and into the night mostly serving residents of the surrounding neighborhood. The building has three floors with the following programs:

First Floor:

Robins' Nest Daycare Center – providing daycare to 50 children M-F 7 am – 6 pm

Janet Munt Family Room – providing a morning preschool three days a week; family playtime two mornings a week; other parenting groups and classes at various times including an evening fathers group.

Event Hall – space for meetings and social/cultural gatherings mostly in the evenings including the monthly NPA meetings.

Second Floor:

Burlington Parks and Waterfront Department offers gym-related recreational games days and evenings, a senior center providing activities and daily lunch for seniors, Very Merry Theater providing drama and theater opportunities for children with occasional public theater productions, the Hindu Temple with daily gatherings, a teen center with after school into the evening hours.

Third Floor:

Association of Africans Living in Vermont (AALV) provides services to New Americans and space for a number of different programs including a regular church gathering, citizenship classes, English language classes, mental health counseling, a social sewing group and job training.

Required Parking:

A Community Center requires 2.5 parking spaces per 1,000 sf. The building is 52,000 sf, so a total of 130 parking spots are required.

The Ordinance requires 3 short-term bike parking spots per 5,000 SF – 31.2 spaces; and requires 1 long-term bike parking space per 20,000 sf – 3 spaces.

Proposed Parking:

The proposed site plan includes 65 parking spots with 4 meeting ADA requirements – 50% of the required car parking.

The proposed site plan includes 32 short-term bike parking spots and 3 long-term bike parking spots in the building. No waiver of the required bike parking is needed.

Parking Need:

The Old North End Community Center provides a variety of programs seven days a week during the day and night, but parking demand is variable. While occupancy is constant, it is not always heavy because programs are spread out throughout the full week and during the evening as well as daytime. There are two spaces that have high capacity for larger groups – the first floor Event Hall and the second floor gym/theater - but they cannot both be simultaneously occupied due to noise transfer between them. There is a master calendar for the building that assures that programs with high parking demand are not scheduled simultaneously. Large occupancy events include public theater performances approximately 24 weekend evenings per year; social gatherings in the Event Hall most weekends when no theater events are scheduled; monthly NPA dinners/meetings. These events can have parking demand in excess of the 65 available parking spots.

Most of the programs offered in the building have a high number of participants from the surrounding neighborhood, especially the teen center, Family Room programs, AALV programs and the recreational programs of Parks, Recreation and Waterfront. Many people are able to walk or bike to the building from their Old North End homes. The SSTA buses provide transportation for mobility impaired seniors who participate in Senior Center activities with a drop-off at the elevator lobby on Allen St. The building is easily accessible by the GMT buses which stop on North St. and Elmwood Ave. The Riverside/Winooski bus stops on Elmwood Ave allowing participants from Winooski to get to the Center without the need for a bus transfer.

There is demand for approximately 30 staff parking spots during weekdays. This includes:

- Robin's Nest – 8
- AALV – 10
- Parks, Recreation and Waterfront – 7
- Janet Munt Family Room – 5

The staff parking demand for evenings and weekends depends on the schedule of various programs, but is not higher than the weekday demand.

The Old North End Community Center has an agreement with the St. Joseph Co-Cathedral to allow parishioners to park in the Community Center lot for their high parking demand events including High Holy Days, Sunday Mass, Ordinations/Jubilee for Priests and Seminarians and large funerals. These events are captured on the building calendar so that other programs know not to schedule high-parking demand events during those times. In exchange, Community

Center staff are allowed to use 16 parking spots in the Co-Cathedral parking lot on the south side of Allen St. These 16 staff spots reduce the daily staff parking demand on the Community Center lot to 14 spots.

Parking Plan:

Shared parking with the Co-Cathedral reduces the staff parking need in the Community Center parking lot by 16. Community Center staff have permit stickers so that they can be identified as authorized parkers.

A building calendar is maintained to avoid scheduling multiple events with high parking demand. This calendar includes St. Joseph Co-Cathedral events that need the Community Center parking.

Every effort is made to encourage Community Center staff and participants to use transportation modes other than private vehicles to get to the building. Bike parking will be convenient and plentiful; there are multiple bus stops conveniently located to the Center including a stop for the Winooski bus on Elmwood Ave. Because the building predominantly serves the Old North End neighborhood many participants are able to walk to the building.

The parking lot is monitored daily to discourage parking by people not visiting the Community Center including shoppers at North St. stores or neighborhood residents for over-night parking. An on-site Manager/ Maintenance Technician checks the parking lot through-out the day and issues notices to cars parked over-night.

Parking on Allen St. has been reviewed with the Department of Public Works to assure it has appropriate parking for the uses. This includes four 15-minutes spaces for parents to drop-off children for daycare; a large handicap space in front of the elevator lobby for the drop-off of mobility impaired seniors by car and SSTA bus; and four-hour parking spaces Monday-Fridays 7:30 am - 4:30 pm to allow for program participants parking during the week, but discourage downtown employee parking.

There may occasionally be events that require more parking than is provided on-site. This has historically been an issue on Allen St. due to parking demand at the Co-Cathedral for religious events. There is public street parking available on North St. and Elmwood Avenue. There are also two large parking lots within 2-3 blocks of the building including the City-owned lot on Elmwood Avenue and the Sustainability Academy lot on No. Champlain St. with pedestrian access through the drive on Murray St. These lots are available during evenings and weekends when any overflow parking would more likely be needed for a large event at the Center.

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

<http://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: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: February 6, 2018
RE: ZP18-0455CA/CU; 44 Hoover Street

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

File: ZP18-0455CA/CU

Location: 44 Hoover Street

Zone: RL **Ward:** 6S

Date application accepted: November 1, 2017

Applicant/ Owner: Andy Greenberg dba 154 Design; Jessica and Alberto Gutierrez

1st DAB Hearing: November 14, 2017

2nd DAB Hearing: January 9, 2018

Request: Demolish existing 2 car garage, replace with 2 car garage with accessory dwelling unit.

Background:

- **Non-applicability of Zoning Permit Requirements;** replace stair treads, posts on railings. No change to style, materials, or size. June 2015.
- **Zoning Permit (n.n); erect** a 10' x 20' addition to the existing garage. July 1978.

Overview: 44 Hoover Street is a single family home constructed about 1932. The owners wish to demolish the detached two car garage and replace it with a larger structure with an accessory dwelling unit (ADU) above it.



The **Design Advisory Board** reviewed the application at their meetings November 14, 2017 and January 9, 2018. The vote was 4-1 to forward to the DRB with a recommendation for approval.

Recommendation: Conditional Use and Certificate of Appropriateness **Approval** per the following Findings and conditions:

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).

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

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

Article 3: Applications, Permits and Project Reviews

Sec. 3.5.6 Review Criteria

(a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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

An accessory apartment meeting the area limitations of Section 5.4.5 will have a negligible impact on existing or planned public utilities. A letter of capacity for water and sewer has been provided from Burlington's water division. **Affirmative finding.**

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

This is a residential area; most of the homes having garages recessed behind the principal structures. The application is supported in the Municipal Development Plan:

- *Support the development of additional housing opportunities within the city...* [MDP, Housing Plan, Page IX-1.]
- *Encourage a wide range of housing options to meet different and changing needs of households with children, the elderly, people with disabilities and moderate and low income households.* [MDP, Housing Plan, Page IX-1.]
- *Conserve the existing elements and design of its established neighborhoods.* [MDP, Historic Preservation, Page IV-1.]
- *Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning.* [MDP, Housing Plan, Page IX-12.]

Affirmative finding.

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

The construction of a replacement accessory structure will have no discernable nuisance impacts greater than typically generated by other residences in the neighborhood.

Affirmative finding.

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

The structure will replace an existing two-car garage, albeit with an accessory dwelling unit above. This is an existing, developed residential neighborhood with immediate access to arterial roadways. Parking and public pedestrian circulation will remain as existing. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

No part of this application will prevent the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

and,

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;* Per Section 2.7.8, all permit issued after July 13, 1989 must be closed out prior to issuance of a Certificate of Occupancy for this permit. A state wastewater permit will be required; it remains the obligation of the property owner to secure that approval.

Affirmative finding as conditioned.

(c) Conditions of Approval:

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

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

The project applicant depends upon an existing hedge of 30' cedar trees on a westerly property to provide a visual buffer to this new structure. Should the neighboring trees not survive the development, or become damaged so as to cause their failure, the applicant shall install new landscaping or fencing on the west to visually screen the new structure.

Affirmative finding as conditioned.

2. *Time limits for construction.*

The permit will have a two-year life from the date of approval. Construction must be completed within that time frame. Reference is made to Section 3.2.9 (d). **Affirmative finding as conditioned.**

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*

Residential use has no limitation on hours of operation.

Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays. **Affirmative finding as conditioned.**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;

Any enlargement will be reviewed under the zoning regulations in effect at that time.

Affirmative finding.

and,

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

Any other performance standards are at the discretion of the Development Review Board.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

Table 4.4.5-1 Minimum Lot Size and Frontage: RL, RL-W, RM and RM-W

44 Hoover Street has a lot frontage of 40'; less than the 60' minimum for a single detached dwelling in the RL zoning district. The project therefore requires review under **Section 5.3.6, Non-conforming Lots.**

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}				
		Front²	Side³	Rear	Waterfront	Max. Height¹
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20'	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
44 Hoover Street	39% existing; 39% proposed	No change.	No change on east. West 4' (10% of lot width; greater than previous non-conformity of 2')	61' proposed; > 25% lot depth.	N/A	New detached structure approx. 17' 9 1/2" to mid-line of the rise of the roof.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Lot size of 6,900 sf exceeds minimum lot size requirement (4,000 sf) and meets minimum width of 40' for existing small lots. **Affirmative finding.**

Section 5.2.2 Required Frontage or Access

There is existing access to a public street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The property is not over 2 acres in size. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

Per Section 5.4.5 (a), An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. **Affirmative finding.**

Part 3: Non Conformities

This is an existing lot with a width of 40', less than the 60' frontage required by this ordinance for properties in the RL zoning district. It may be developed, however, per Section 5.2.1, Existing Small Lots.

Required setbacks are met (See Table 4.4.5-3, above.) Coverage calculations remain equal to existing conditions. **Affirmative finding.**

Section 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met.

An accessory dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

1. The property has sufficient wastewater capacity as certified by the department of public works;

The applicant has provided written proof of water/sewer capacity issued from the Department of Public Works. **Affirmative finding.**

2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit;

Utilizing the definition of habitable space from Article 13, the ADU does not exceed 30% of the total habitable floor area of the principle dwelling and the ADU combined. (363 sf proposed, 30% of total habitable floor area (1306sf) = 391.8 sf.) **Affirmative finding.**

3. *Applicable setback and coverage requirements are met;*

See Table 4.4.5-3, above. **Affirmative finding.**

4. *One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit;*

The required third parking space is provided in tandem behind a space proposed within the garage. **Affirmative finding.**

and,

5. *A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.*

This remains a condition of approval. **Affirmative finding as conditioned.**

(b) Conditional Use for Accessory Units:

If any of the following are also proposed, conditional use approval as well as development review provisions of Article 6 shall be required:

1. *A new accessory structure;*
2. *An increase in the height or habitable floor area of the existing dwelling;*
3. *An Increase in the dimensions of any parking area.*

The application proposes a new accessory structure, so Conditional Use Review applies. See Section 3.5.6 (a), above.

(c) Discontinuance of Accessory Units:

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage

shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

Affirmative finding as conditioned.

Sec. 5.4.8 Historic Buildings and Sites

The majority of the street was listed on the Vermont State Register of Historic Resources in 2005; however, this house was not identified among those eligible. It does appear to be consistent with the vernacular Craftsman style houses common to the street, but as it is not identified within the survey, these standards do not apply. Not applicable.

Section 5.5.2 Lighting

The application proposes full cut-off residential scale lighting above the building entrance and between the double garage doors. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

Other than a rock north of the garage, there are no nature features noted in the application submission. **Affirmative finding.**

(b) Topographical Alterations:

No change to the existing topography is identified in the application materials. **Affirmative finding.**

(c)Protection of Important Public Views:

Views are not protected from or through private property. Not applicable.

(d) Protection of Important Cultural Resources:

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

The majority of the street was listed on the Vermont State Register of Historic Resources in 2005; however, this house was not identified among those eligible. It does appear to be consistent with the vernacular Craftsman style houses common to the street, but as it is not identified within the survey, this standard is not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application would preclude the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The site is not listed on the VT ANR or DEC Brownfields list of identified sites. Not applicable.

(g) Provide for nature's events:

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

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

An Erosion Prevention and Sediment Control Plan has been submitted and forwarded to the Stormwater Engineering program. Approval was received from that office December 7, 2017.

The proposed ground floor entry to the Accessory Dwelling Unit (ADU) provides a small foyer prior to the staircase that will allow an interstitial area for refuge from the elements. The applicant has defined a snow storage area on the site. **Affirmative finding.**

(h) Building Location and Orientation:

The addition is proposed in a typical location for residential expansion; at the rear of a principal structure. The new ADU is proposed for a rear (attached) structure. As located, it is consistent with accessory garages. **Affirmative finding.**

(i) Vehicular Access:

The existing access from Hoover Street will be maintained. **Affirmative finding.**

(j) Pedestrian Access:

A walkway remains from the public sidewalk to the principal dwelling. A small extension of pavement from the drive/parking area will lead the tenant of the ADU to the proposed entrance from its dedicated parking space. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Although encouraged, this is not a requirement for single family homes. Any accessibility review remains under the jurisdiction of the building inspector. **Affirmative finding.**

(l) Parking and Circulation:

The existing 2 car garage is to be replaced with a two car garage and slightly adjusted driveway to accommodate the required 3rd parking space. **Affirmative finding.**

(m) Landscaping and Fences:

Revised plans include a Landscape Plan (L100.)

Some existing pavement will be removed. The site is currently non-conforming for coverage in the RL zoning district, and may not exceed the current level of non-conformity of 39%. As proposed, the coverage remains at the same level as pre-development.

The adjacent cedar trees are illustrated as a screening buffer to the west. It is possible that these trees may not survive construction. Is so, there replacement or some other manner of screening will be required.

As this plan introduces a structure of significant scale in a neighborhood of modest sized homes, a more robust planting plan was brought to the DAB in an effort to ameliorate height and help “sink” the new structure into the site. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not required for single family homes. Not applicable.

(o) Outdoor Lighting:

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

The submission includes a specification sheet for a downshielded LED wall fixture with residential appropriate wattage. **Affirmative finding.**

(p) Integrate infrastructure into the design:

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

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

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

The mailbox for the principal dwelling is located on the street façade of the house. The location of the ADU mailbox has been proposed as a freestanding box within the parcel boundaries. DPW has directed the placement outside the right-of-way.

A condensing unit is located behind the replacement garage; on the north of the site, out of public view. **Affirmative finding.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Revised plans have lowered the roofline and height of the proposed structure, bringing it closer in height to the principal 1 ½ story vernacular Craftsman style building. The visibility may be somewhat ameliorated by the recessed location behind the existing home, the increasing grade to the east and the slightly larger residential building immediately adjacent.

The submission documents continue to rely on tall trees acting as a visual buffer to the large building. Given recent weather events and the questionable likelihood of them surviving site excavation, it remains in doubt whether they may endure. Building massing must be assessed for appropriateness based on surrounding structures rather than their likelihood to be shielded by vegetation. If the cedar hedge does not survive, replacement screening shall be provided.

The height to the mid point of the roof slope of the ADU is projected at 17'9 ½". The principal structure measures 17'11 ½" to the mid-point of the roof slope. **Affirmative finding as conditioned.**

2. Roofs and Rooflines.

In its modern vocabulary, the proposed roofline diverges from the character with the neighborhood dominated by gabled roofs. This plan attempts to facilitate the increased building height with a gradual rise in the roofline. The dormer break has been reduced on the new structure, but remains in contrast from those on the principal building and other residences on the street. The DAB found the proposal as revised acceptable. **Affirmative finding.**

3. Building Openings

Two garage doors face the street front accompanied by a pedestrian door. Window sizes and arrangement have been modified in an attempt to create a relationship between this building and the principal residence. The upper floor windows alternate in style and size, with arrangements grouped to reflect inner function. In design and articulation, the building is very contemporary in style.

The westerly elevation (first floor) is devoid of any openings and provides a stark building façade to the neighboring property on Ludwig Court. Unless building code prohibits it, some punctured opening or window break has been recommended on the first floor to break up the stretch of metal siding. This side will immediately face the sideyard of 42 Hoover Street and 12 Ludwig Court. As noted, the existing tree hedge may not survive construction activities and cannot be depended upon to continue to screen the rear yard and this building.

It is recommended that the applicant confer with the building inspector to assure that the westerly façade may contain the proposed number of building openings per life safety and building code, due to proximity to a property line.

Affirmative finding as conditioned.

(b) Protection of Important Architectural Resources:

The building is not listed on the Vermont of National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

As the building is proposed to be set behind the principal residence, the location is consistent with residential garage placement. The height and modern design will clearly distinguish the building as new to passers-by. **Affirmative finding.**

(e) Quality of materials:

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

The design proposes corrugated Galvalume (metal) on the first floor with Western Red Cedar surrounding the door, and 5” reveal lap siding on the upper floor. A standing metal seam roof is identified on Plan A203. All are considered durable building materials for new construction.

Affirmative finding.

(f) Reduce energy utilization:

All new construction must 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. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All development must observe applicable building and life safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Two parking spaces for the principal residence and an additional parking space for the accessory unit are provided in the garage/driveway. **Affirmative finding.**

Article 13: Definitions

Habitable: *A space in the building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.*

Using this guidance, the applicant has met the 30% limitation for habitable space for the accessory dwelling unit. See Section 5.4.5 (a), above.

II. Conditions of Approval

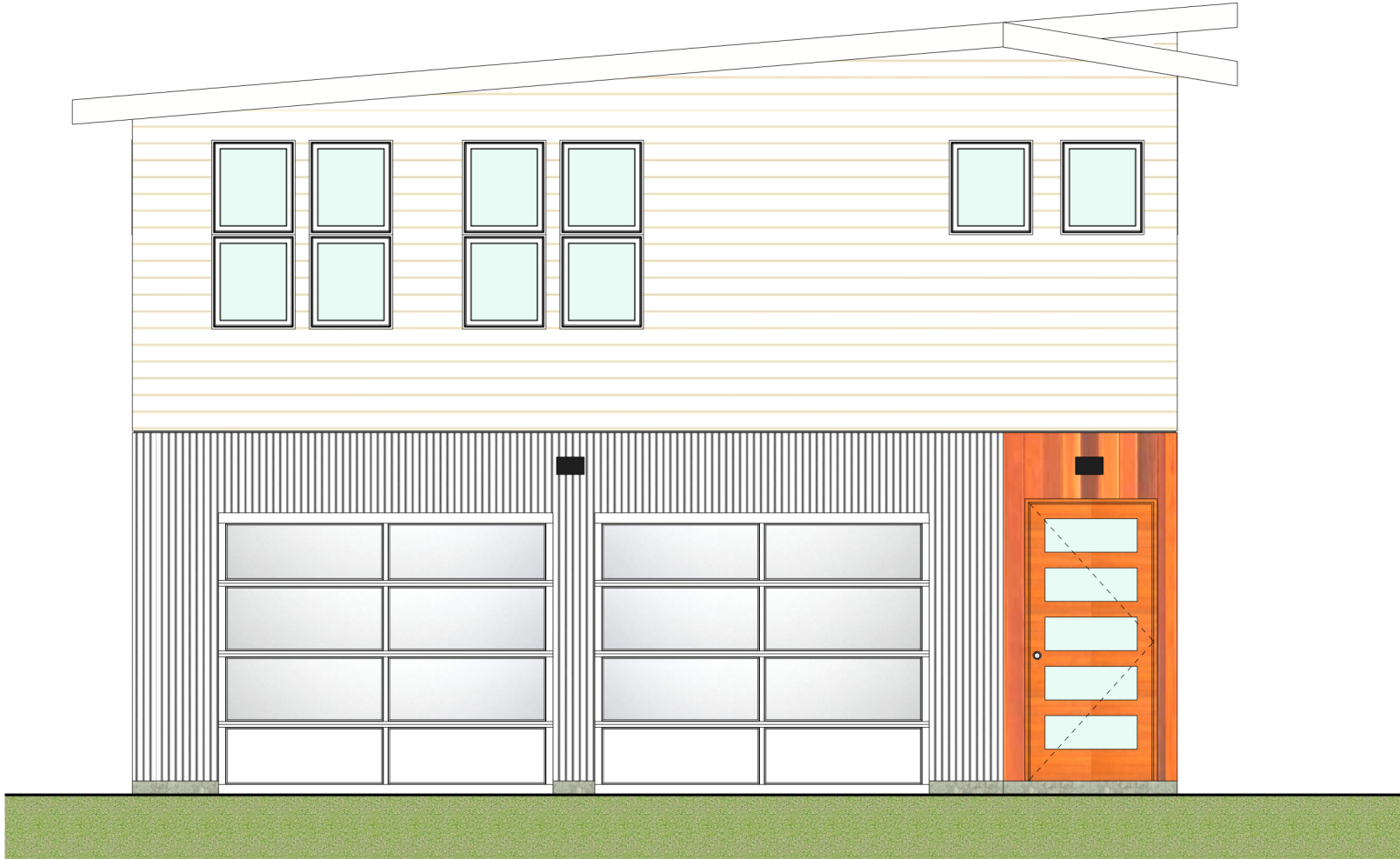
1. **Per Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
2. Screening shall be provided on the west property line to visually screen the new structure. If the existing landscaping does not survive the development, it shall be replaced with either new landscaping or fencing to provide a visual buffer to the new structure.
3. Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays.
4. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy for the unit**. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions **including owner occupancy**. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.
5. **Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence**. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
6. Functional Family provisions of the ordinance remain in effect. Not more than 4 unrelated adults may occupy the single family residence.
7. No more than 2 adults may occupy the Accessory Dwelling Unit.
8. The accessory dwelling unit is limited to 30% of the habitable area of the single family residence including the ADU.

9. Hours of construction are limited to 7:30 am- 5:30 pm Monday through Friday. Saturday construction is limited to interior work. No construction shall occur on Sundays.
10. All new construction must 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.
11. It is the applicant's responsibility to secure a State of Vermont Wastewater permit.
12. Standard Permit Conditions 1-15.

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

HOOVER STREET GARAGE WITH ADU

44 HOOVER ST, BURLINGTON VERMONT 05401

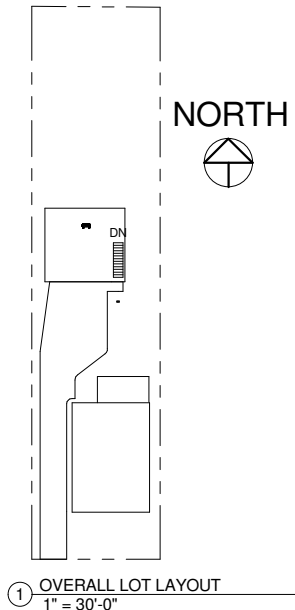


② SOUTH Copy 1
1/2" = 1'-0"

VICINITY MAP



OVERALL LOT



GENERAL PROJECT NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE REQUIRMENTS OF THE CURRENT ADOPTED BUILDING RULES, STANDARDS AND CODES OF THE STATE OF VERMONT

- 2) APPLICABLE STATE RULES, CODES AND STANDARDS INCLUDE BUT ARE NOT LIMITED TO:

STATE RULES

VERMONT FIRE AND BUILDING SAFETY CODE (2015)
VERMONT ELECTRICAL SAFETY RULES (2014)
VERMONT PLUMBING RULES (2015)
VERMONT ELEVATOR SAFETY RULES (2014)
VERMONT ACCESS RULES (ADA) (2012)

PRIMARY STATE ADOPTED CODE

NFPA 1 FIRE CODE (2015)
NFPA 101 LIFE SAFETY CODE (2015)
THE INTERNATIONAL BUILDING CODE, IBC (2015)
NFPA 70 NATIONAL ELECTRICAL CODE (2014)
ICC INTERNATIONAL PLUMBING CODE (2015)

BUILDING ENERGY STANDARDS AS ADMINISTERED BY THE VERMONT
DEPARTMENT OF PUBLIC SERVICE

RESIDENTIAL BUILDING ENERGY STANDARDS (RBES)

- 3) ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED RULES, STANDARDS AND CODES OF THE LOCAL CITY, TOWN OR COUNTY IN WHICH THE PROJECT IS LOCATED

SHEET INDEX

COVER SHEET/PROJECT DATA	000
SITE PLANS EXISTING	C100
SITE PLANS PROPOSED	C101
FLOOR PLANS- GARAGE LEVEL	A100
FLOOR PLANS - 2ND LEVEL	A101
FLOOR PLANS - 2ND LEVEL UPPER KITCHEN WINDOWS	A102
ELEVATIONS SOUTH	A200
ELEVATIONS NORTH	A201
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ELEVATIONS WEST	A203
SECTIONS - KITCHEN	A300
SECTIONS - STAIRS	A301
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SCHEDULES	A600
3D REPRESENTATIONS	A900
EXISTING PHOTOS	A902
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LANDSCAPE PLAN	L100

HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r3

[illegible]

COVER
SHEET/PROJECT
DATA

Date **DECEMBER 7, 2017**

Drawn by AG

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Scale	As indicated
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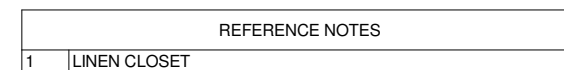
JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

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Date	DECEMBER 7, 2017
Drawn by	AG

Scale $1/2" = 1'-0"$



① 1st LEVEL PROPOSED
1/2" = 1'-0"



HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r3

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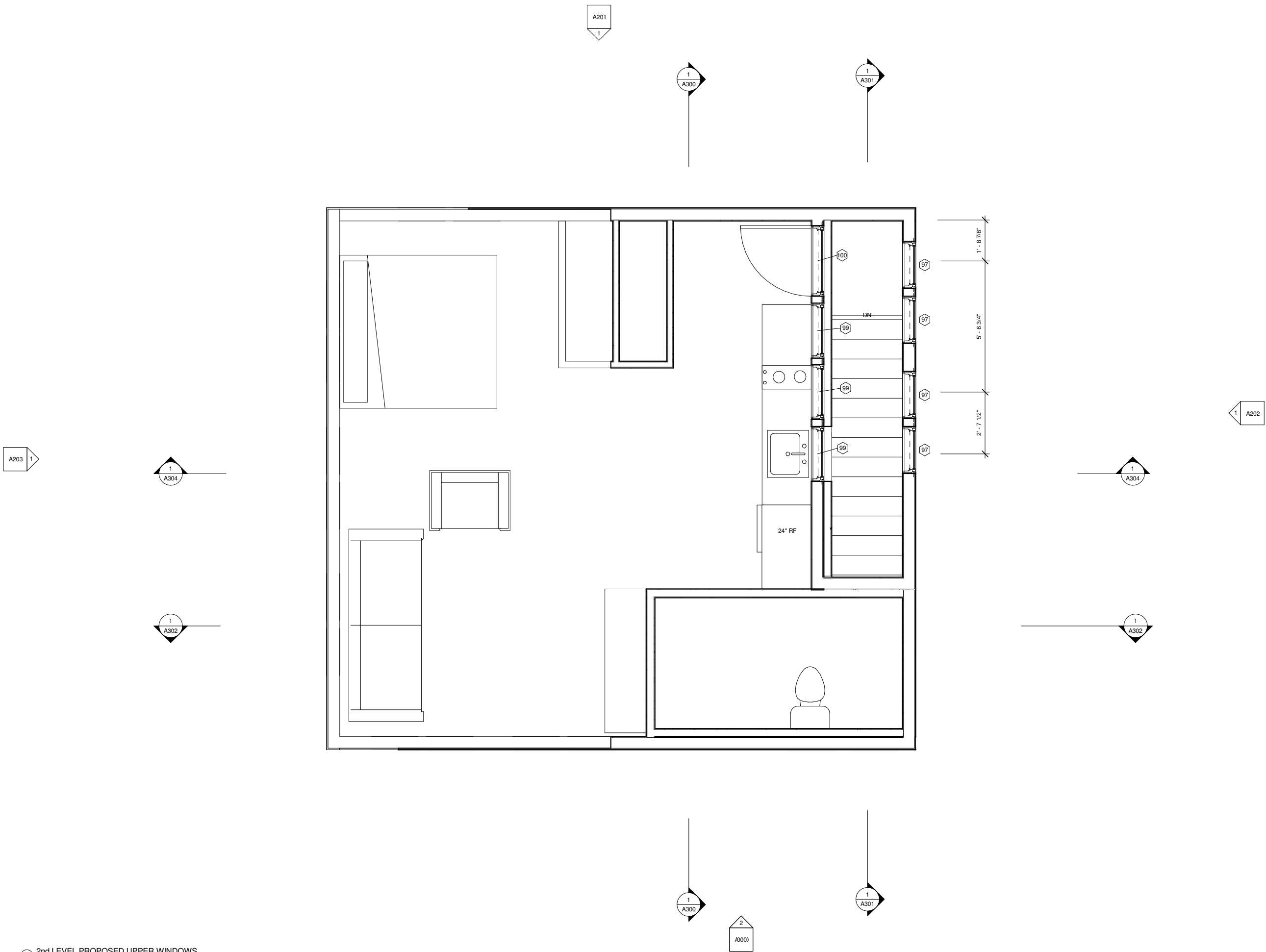
FLOOR PLANS - 2ND
LEVEL UPPER
KITCHEN WINDOWS

Date DECEMBER 7, 2017

Drawn by AG

A102

Scale $1/2" = 1'-0"$



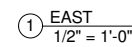
① 2nd LEVEL PROPOSED UPPER WINDOWS
1/2" = 1'-0"



JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

Date	DECEMBER 7, 2017
Drawn by	AG
A202	
Scale	1/2" = 1'-0"





JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

Date	DECEMBER 7, 2017
Drawn by	AG

Scale $1/2" = 1'-0"$





HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r3

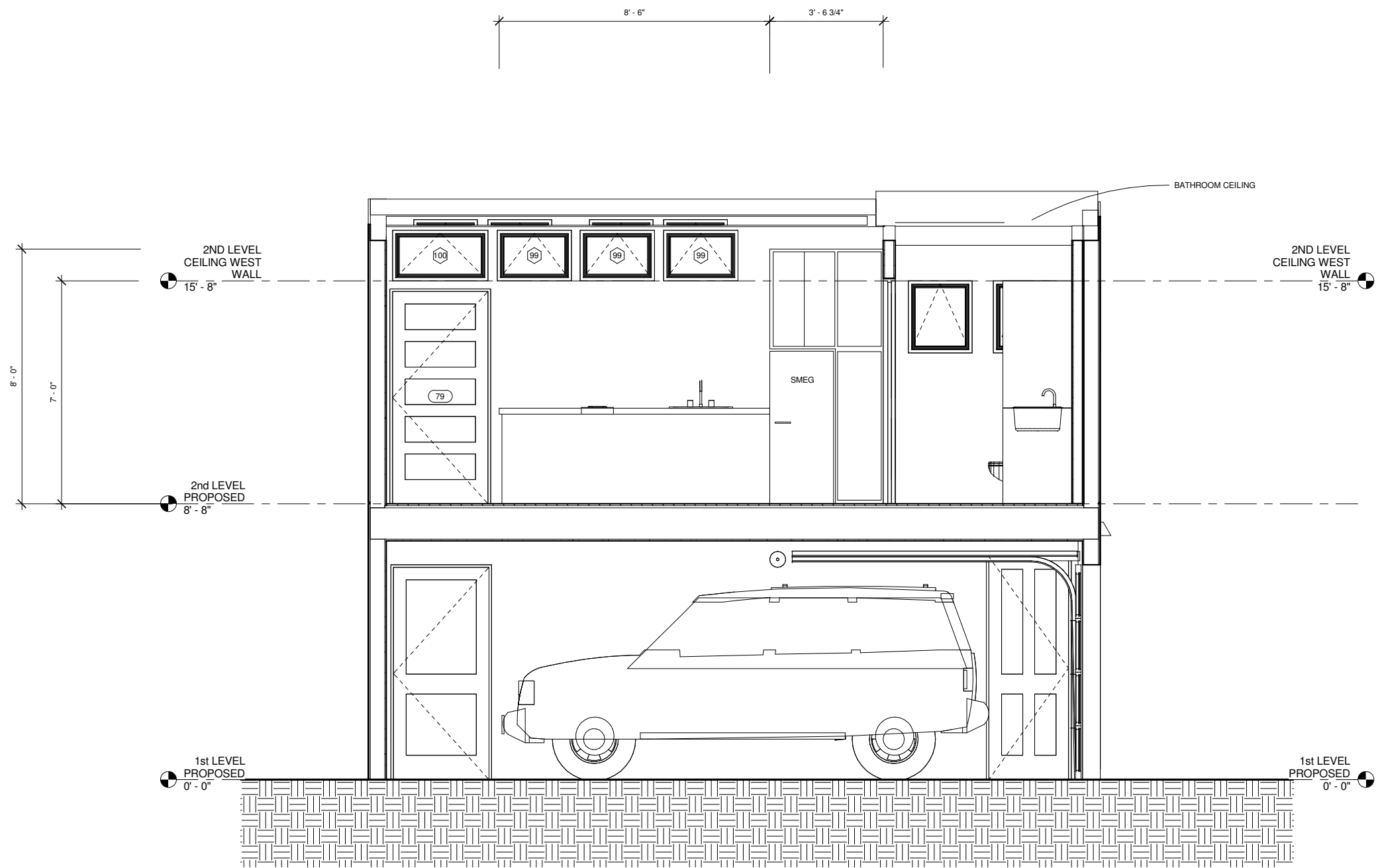
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SECTIONS - KITCHEN

Date **DECEMBER 7, 2017**
 Drawn by **AG**

A300

Scale $1/2" = 1'-0"$



① KITCHEN SECTION
1/2" = 1'-0"

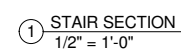


JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

Date	DECEMBER 7, 2017
Drawn by	AG

Scale $1/2" = 1'-0"$





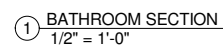
JESSICA AND
ALBERTO
GUTIERREZ

ZONING
APPLICATION
DAB r3

SECTIONS - BATHROOM

A302

Scale	1/2" = 1'-0"
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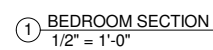
JESSICA AND
ALBERTO
GUTIERREZ

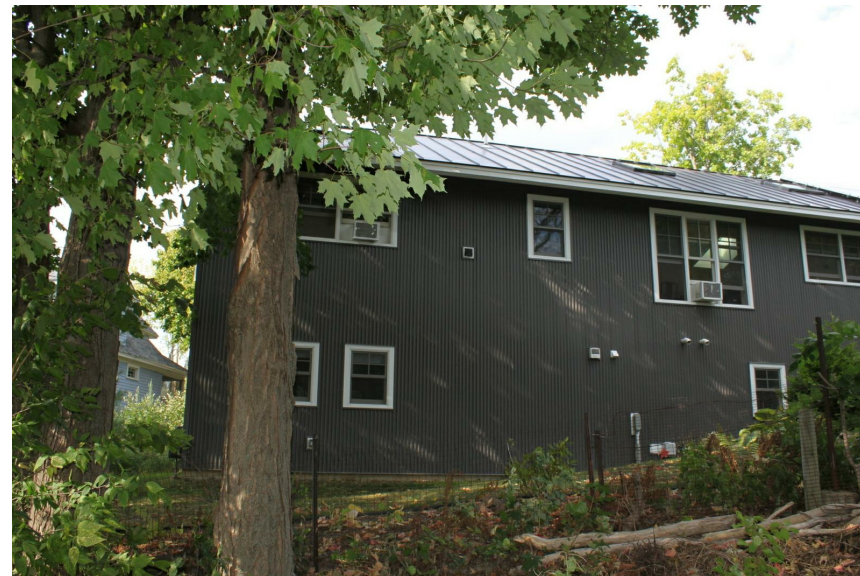
ZONING
APPLICATION
DAB r3

SECTIONS - BEDROOM

A304

Scale	1/2" = 1'-0"
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154 High Rock Road
Hinesburg, Vermont 05461
802-391-9154

www.154Design.com

HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r3

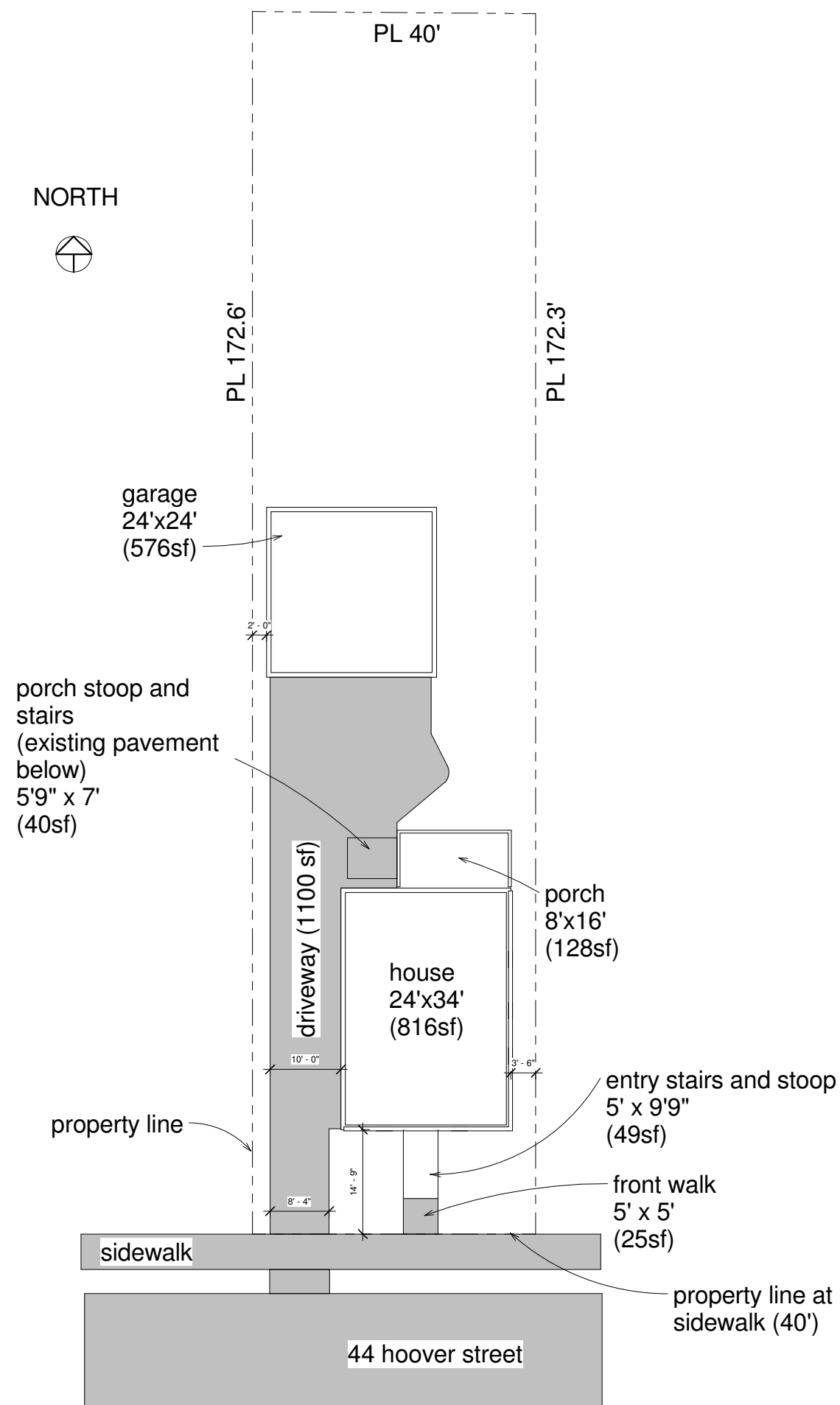
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EXISTING PHOTOS

Date	DECEMBER 7, 2017
Drawn by	AG

A902

Scale



Existing Coverage

House: 816sf
Porch: 128sf
Driveway: 1100sf
Front Walk: 25sf
Front Stairs and Stoop: 49sf
Rear Porch Stairs and Stoop: included in driveway
Garage: 576
Total: 2694sf

Lot Size: 6900 sf

Existing Coverage: $2694/6900 = 39\%$

Main HouseStreet Setback Study

Average Setback of 2 houses to East and
2 houses to West on Hoover Street =
 $(14'9" + 14'9" + 5' + 15'3")/4 = 12' 5\text{-}1/4"$

Minimum street setback for 44 Hoover
Street = 12' 5-1/4" - 5' = **7' 5-1/4"**

Existing Setback: 14'9"



154 High Rock Road
Hinesburg, Vermont 05461
802-391-9154

www.154Design.com

HOOVER STREET GARAGE WITH ADU

JESSICA AND
ALBERTO
GUTIERREZ

44 HOOVER ST,
BURLINGTON
VERMONT 05401

ZONING
APPLICATION
DAB r3

[illegible]

SITE PLANS EXISTING

Date	DECEMBER 7, 2017
Drawn by	AG

C100

Scale	1" = 10'-0"
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Scott Gustin

From: Kevin Lumpkin <[REDACTED]>
Sent: Friday, February 02, 2018 3:19 PM
To: Scott Gustin
Subject: Request to Postpone

Scott,

Please accept this e-mail as a request to postpone the DRB hearing for the appeal of the ZA decision as to University Terrace scheduled for February 6, 2018. We are in discussions with the City to resolve this appeal but require additional time to work out the details of a settlement.

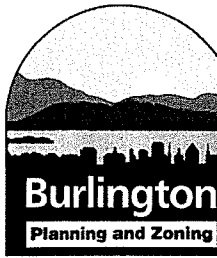
Kevin

Kevin A. Lumpkin
SHEEHEY FURLONG & BEHM P.C.
30 Main Street, 6th Floor
P.O. Box 66
Burlington, VT 05402-0066
(802) 884-3891 (phone)
(802) 884-3815 (fax)
[REDACTED]
<http://www.sheeheyvt.com>

Burlington Development Review Board

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

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



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 6th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: A.Hart, B.Rabinowitz, A.LaRosa, S.Tilton, I.Smith, G.Hand, J.Drummond(Alt.)

Board Members Absent: A.Zipparo

Staff Present: M. O'Neil, R.Morrison, L.Darfler

I. Agenda II. Communications

M.O'Neil: Communications before the Board is the request for deferral by 59-61 University Terrace

III. Minutes

A.Hart: Minutes from the January 16th meeting will be discussed at deliberation

IV. Public Hearing

- 1. 18-0455CA/CU; 44 Hoover St (RL, Ward 6S) Alberto and Jessica Guterrez**
Demolish 2 car garage replace with 2 car garage with Accessory Dwelling Unit above.
(Project Manager: Mary O'Neil)

A.Hart: Has the applicant received and gone through the staff recommendations?
Confirmed

A.Greenburg: The project includes: removal of 570 square foot 2 car garage and replace it with a 2 car garage with an accessory dwelling unit (ADU) in second floor, slightly smaller than original garage footprint. Moving garage 2 feet to the East and 8 Feet to the North to accommodate the setbacks. There will be a 2 car garage on the first level with interior stairs to studio apartment on the second floor. The apartment meets the requirement by the ordinance in that it is 22% or less of the main homes habitable space. The ADU is a modern style with historic accents to assimilate into the historic nature of the neighborhood. Building siding is modern with historic style windows, the lower siding will be a deeper medium grey with more earthy look; the upper lap siding will have corner boards to match historic styling of the main house. Robust landscaping plan has been drafted; adding trees and a section of the driveway pavement will be taken out- turned into mulch and seasonal flower beds. Landscaping plan is the immediate surrounding of proposed building. There are 6 cedar trees planted by the adjacent property

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).

owner; 30 foot tall trees in which the base of the trees are about 1 foot off the property line; had an arborist look at the trees and they didn't feel the excavation is going to harm the trees; the other issue is that the trees have grown over the property line about 8 feet and hang above the current garage. The arborist felt that the trees are hardy enough that they can withstand the cutback; property owners are more than willing to work with the neighbors to preserve the trees.

A.Hart: If you are not able to preserve the trees how that would be replaced as a screen buffer

A.Greenburg: Shrubbery is in the landscaping plan; property owners would be willing to add screening and work the adjacent owner to work out replacements if need be; discussion about a fence has been brought up as well. We do have a letter from the arborist that can be submitted

A.Hart: Do any members of the Board have questions?

None

A.Hart: Do any members of the public wish to speak?

J.Kaplewicz: Owner of the 30 foot tall cedar trees; applicant and she have been speaking on and off since last summer; they have had some conversation about the project and was in attendance at the Design Advisory Board meeting. There are a few concerns that she has and not sure how regulations play into it. When she moved in in the mid 80's her husband planted the trees to shield their view of the garages in the back yard. When the garage is moved back it will cover more open space that she currently enjoys in her backyard. Currently when looking in backyard a garden can be seen with big trees behind it blocking the garage from sight. When garage is moved back only 9 feet of open space will be left on the property line. Second thing is there is a fence on what believes to be own property, it is 18 inches from current garage, so there is a question of where the property line actually is. Clarification of where the property line is important as they are building a permanent structure.

A.Hart: Mary can you remind what a fence setback requirement is?

M.O'Neil: Fence may be on the boundary line as long as there is room for maintenance of the fence from both sides.

J.Kaplewicz: More about the space between the building and the property; Also they have never had tenants in the backyard before. Screening depends on if the trees survive the construction and trimming. Setback issue is that there is a fence that is believed to be on own property; measures 18 inches to the building. Is that own fence or do they need to move further away? Looked for property line and did point it out to the applicants.

A.Hart: Application before the Board shows a setback of 4 feet from the side property line which complies with the Ordinance; we don't judge where the property line is. If we approve the project it is with the condition that it complies with the property line; however it would be worthwhile for both sides to reach some sort of agreement on that issue.

J.Kaplewicz: Seeing this is a conditional use and you will provide conditions- could one of those conditions be to clarify the property line?

A.Hart: That is something that we can discuss at deliberation; we won't reach resolution here about the boundary line

J.Kaplewicz: Had arborist look at the trees; he sent email stating construction could be done in a manner which could mitigate any harm to the trees. Reassured that they could cut back some of the trees with minimal damage, his suggestion was that there are certain steps needed to be taken to protect the roots and there are ways to trim the tree for it to survive; Need to be handled delicately. If a neighbor does construction on their property and it is harmful to their property can we claim retributions?

A.Hart: you are asking for legal advice and that is not what we do here and is way out of our jurisdiction. We will look at the issues at hand during deliberation and you may submit and correspondence you would like tonight.

J.Kaplewicz: Neighborhood has been designated as historic but this property was left out, wondering why?

M.O'Neil: Yes the neighborhood fell into a historic site survey listing but this house was omitted as not adding to the historic character; did not create/conduct the survey so cannot speak to why the house was left off the list.

J.Kaplewicz: love modern architecture but this is a historic neighborhood; this is a very modern design building that will have different style and material on every side. DAB brought up the un-relativity to the front house; front house is supposedly going to be updated to match the new garage but this seems to set a precedent of leaving historic characteristics to the wayside and moving to modern forms- will be an odd house on the streetscape.

A.Hart: We will take everything into consideration at deliberation
Do any other members of the public have questions?

None

A.Greenburg: The applicants would be happy to provide a survey to verify property line; it is fairly obvious but not entirely where the property line is.

A.Hart: We don't want to get into the middle of a debate about the property line, we can discuss if a condition is appropriate. It is up to the property owners to figure out what risk is acceptable.

A.Greenburg: Rear lot coverage: existing garage is 24 feet long, proposed is 23 feet long with 18+/- inches residing over the property line. Moving the garage is essential to meet setback requirements and will essentially keep the same lot coverage. The move will not increase how much of the building is on the property line. Happy to work with the adjacent property owner on any tree specifics, trees have not been cut back in a while as they are 8 feet over the property line. The additional height of the new building is only about 6 feet taller- designed to limit the height impacts; we worked with the DAB extensively and went to great lengths for windows and siding.

A.Hart: Do any members of the Board have any further questions?

None

A.Hart: Closed public hearing

2. 18-0323DT; 59-61 University Terrace (RL, Ward 8E) Citytrust of Bridgeport Connecticut / Priscilla Toomey

Appeal adverse administrative decision regarding determination of pre-existing, non-conforming use of 5-person occupancy (unrelated tenants) of each of the two duplex units.

(Project Manager: Scott Gustin)

A.Hart: Requested Deferral for March 7th 2018 staff requested

A.Hart: Motion to defer until March 7th

6-0-0

V. Certificate of Appropriateness

1. 18-0541CA; 228 North Winooski Ave (NMU, Ward 2C) Champlain Housing Trust, Inc./Chittenden County Emergency Food Shelf

Two story addition.

(Project Manager: Ryan Morrison)

A.Hart: Has the applicant received and reviewed the staff report?

Confirmed

M.Wisniewsk: Current space is too small for the expanding mission of the Food Shelf. Food Shelf supplies food stocks, meals, and cooking classes. We want to expand office space and create a teaching kitchen separate from main kitchen. Designed the building with mission to not be too open to the street for privacy, entrances on the side and set back from sidewalk a bit. Looking at the existing site plan the only place to add on is the front of the building; challenge was that they were at 78.6% lot coverage. Existing exterior HVAC equipment is being moved and grass will take the place of that coverage to add addition and meet coverage; parking had 13 spaces and needed an 8 space parking waiver. With the revised zoning ordinance the requirement is 14 spaces so we are asking to reduce waiver from 8 to 3; new site plan shows 10 spots, when they fenced in the freezers and dumpsters we lost 2 parking spots; with the approval of the owner we are going to remove that fencing and relocating it so we will gain one space back. Existing tree on property line will create some space to avoid tree death-but spaces were tight so we extended the lines to make the spaces work. Verified with engineers that the spaces work for traffic flow. Requesting a reduced parking waiver.

A.Hart: Concern about truck traffic, the loading area is across from space 11; Who is parking in those spaces? Much of the traffic seems constant

M.Wisniewsk: Not ideal situation; staff all park off site so those onsite spaces would be customers coming and going. Trucks do come in and temporarily block cars in but they are very efficient at unloading those trucks and getting them back off the lot. It more or less works, but the site is small. Plenty of parking off site. Proposed addition; keeping most of the addition up against the higher part, still leaving a slight greenspace. Using the façade and entry to reinforce the streetscape. Few upgrades to parking lot itself, including increasing handicap accessibility. New entry will not be for public use, the front entry will be to classroom only. Food Shelf entry will be at side as currently exists. Existing building has a mix of metal and clapboard siding; street side, street side is in rough shape and will be replaced with fiber cement or borrel siding (rock resistant siding and trim). Struggled with the relationship of addition to tower, the original tower is small and has pyramidal shape. Propose to make tower bigger 6x12, removing pyramidal shape and flattening it. Right window in tower already exists. New entry, signange, and 3 large windows looking into classroom; much more welcoming and open approach to a building that currently turns its back to the street. Very low window strip will showcase shadows of pots and pans in the classroom. Upstairs is straightforward and simple; office and open work spaces.

A.Hart: Any questions from the Board?

None

A.Hart: Any members of the public wish to speak?

None

A.Hart: Closed public hearing

2. 18-0590CA; 20 Allen St (RM, Ward 3C) Champlain Housing Trust, Inc.

Change of use to Community Center. Site renovation to include increased parking lot size, addition of landscaping features and park enhancement. Replace exterior windows with new windows. Rehab existing historic windows. Paint existing metal panels and apply new decorative panels over existing panels. Remove existing vent stacks. Request for parking waiver.

(Project Manager: Mary O'Neil)

M.O'Neil: Confirmed compliant light reports; waiting on confirmation of when agreement was made for parking between parking districts.

A.Hart: Has the applicant received and reviewed the staff report?

Confirmed

A.Demetrowiz: Here to discuss and request a change of use for Saint Joseph's School into a Community Center; Proposing substantial expansion of parking lot and site changes. Requesting 50% parking waiver. Proposing exterior changes relating to windows.

J.Gage : Proposing to expand parking lot to back edge of building while keeping the existing walkway; proposing to replace the existing playground/park that looks at Church. Proposing additional bike parking. Current parking spaces at 22-23 spaces; proposing to add filler trees, remove existing fence and add planting area along north st.

I. Smith: isn't there a park there now?

J. Gage : relocating park closer to the use area for easier access by center users. Exterior of the building not changing a lot. On the roof there are former vent shafts that will be removed, some mechanical equipment will be added. The existing roof is sloped to support roof drainage.

A.Hart: Adding elevator?

J. Gage: That was done in a previous project /permit. We did add vent hood in previous phase as well. The window replacement consists of replacing existing windows with similar to original clad double hung and we are wanting to just rehab those.

B. Rabinowitz: Question about access, entrances only on Street side and parking behind building?

J.Gage:Multiple entrances based on the tenant of the building; went into detail about what entrances lead to each use. No entrances from parking lot directly – for security reasons; 2nd and 3rd floor windows we are proposing to keep the insulated metal portions of the windows and replacing the windows with fixed and awning style windows. We are proposing painting the metal panels and covering with perforated metal panel to show paint underneath. Model shows rooftop equipment to scale in location where we believe they will be located.

A.Demetrowiz: Request for parking waiver; ordinance required 130 parking spots felt this is excessive since this property mostly serves the immediate neighborhood and targets the low income population. Most users will use bus or walk/bike; convenient location for bus users. Not needing or requesting waiver for bike parking. Proposal includes 65 parking spots, there may be times when there is an even and maybe more than 65 spots are needed but there is street parking and two large lots close to site. 50% parking waiver to 65 spots.

A.Hart: The parking demand: Can you run us through what the current tenants are and how the use is changing

A.Demetrowiz: 1st floor: Robins nest daycare, family room; 2nd floor: parks and rec programs for the senior center and teen center. Hindu temple/cultural gatherings, very merry theatre, adult basic education classes/ English second language and citizen classes; 3rd floor is the association of Africans in Vermont, refugee new population, AALE; building can be intensely used at all hours of the day but not always heavy demand in terms of parking

A.Hart: So where is the change of use?

A.Demetrowiz: It is currently listed as a School, while educational services it is not technically a school and therefor needed to be termed a Community Center; Use is not changing just evolving

A.Hart: Onsite parking is available and there was an agreement with the diocese for additional parking

A.Demetrowiz: Champlain Housing Trust purchased building in July, this is when agreement was made, ordinance changed in fall so that agreement still applies. Parking agreement is for 16 spots for staff; larger events being held at the church can park at the community center- program planning will make sure no large events are occurring at the same time.

A.Hart: What was the change in the ordinance?

M.O'Neil: Date was December that the change took effect; change was parking district boundary change. Ordinance states that in these shared situations that they can't have agreements between different parking districts.

A.Demetrowiz: This parcel had been bisected by 2 different zones NMU (Neighborhood Mixed Use) and RM (residential medium density); recently changed so 20 Allen St is entirely in NMU district

I.Smith: Existing parks; one is fenced in and one is not- the community enjoys the one not fenced in. On the site plan you show the new play area being fenced in and noted for center use only.

A.Demetrowiz: The old equipment has been removed, in talking with the family room they have specific requirements that they need; We have not fully ironed out the play area, but have moved it closer to the building. They want it gated but it will remain open to the public-much like school playgrounds are.

A.Hart: Any members of the public wish to speak?

None

A.Hart: Closes the public hearing

VI. Adjournment

The meeting was adjourned at 6:30 pm. Deliberation followed immediately after



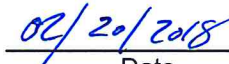
Austin D. Hart, Chair of Development Review Board



Date



L. Darfler, Planning Technician



Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

