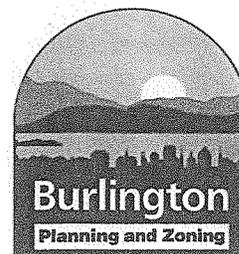


Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: November 5, 2013
RE: 14-0375CA; 188 North Prospect 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.

Zone: RL Ward: 1

Owner/Representative: Ohavi Zedek Synagogue / Elizabeth Brody

Request: Construct rear addition, install two sheds, and construct new rear gravel parking area.

Applicable Regulations:

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

Background Information:

The applicant is requesting approval to construct a 1,350 sf rear addition. Two existing sheds will be relocated onsite, as will the dumpsters. A new gravel parking area is also proposed. The rear addition has been previously approved but was never constructed.

Previous zoning actions for this property are noted below.

- 9/28/10, Approval to install heating system vent
- 7/8/10, Approval to install two sheds onsite
- 6/5/07, Approval to reconfigure parking lot, move curb cut, installing lighting and plantings, re-grade north entry to remove ramp
- 1/8/07, Permit amendment to delete screen wall, delete east addition and equipment enclosure, and enlarge south equipment enclosure
- 11/1/06, Permit amendment to construct enclosure for mechanical equipment, screen rooftop mechanical units, construct storage addition, and extend north canopy
- 9/14/06, Approval to install new HVAC units and enclosure. Construct new entry canopy
- 1/20/05, Approval of boundary line adjustment
- 8/3/01, Approval to install Holocaust memorial
- 4/6/84, Approval to construct new parking area
- 9/26/79, Approval to construct weatherproof shelter

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed addition is small and will be used for new kitchen space. The existing kitchen space will be converted to additional classroom space. The proposed work will have little impact on existing community facilities. **(Affirmative finding)**

2. The character of the area affected;

The synagogue sits on a large wooded parcel of land. A senior housing complex is to the north, and single family homes are to the south and west. Wooded area lies to the east. The street presence of the synagogue will remain unchanged. The proposed addition and parking area are located in the rear and will have no perceptible impacts on the character of the area. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided; however, additional traffic generation is expected to be minimal. The new parking area is proposed to relieve currently inadequate onsite parking. **(Affirmative finding)**

4. Bylaws then in effect;

As conditioned, the project complies with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;

Not applicable.

6. Cumulative impacts of the proposed use;

Not applicable.

7. Functional family;

Not applicable.

8. Vehicular access points;

The property is served by an existing private driveway. This driveway will remain unchanged and will continue to provide adequate access. **(Affirmative finding)**

9. Signs;

Not applicable.

10. Mitigation measures;

Not applicable.

11. Time limits for construction;

No construction schedule has been proposed. Two years is the standard time frame for all zoning permits (1 year to start and another year to finish). **(Affirmative finding as conditioned)**

12. Hours of operation and construction;

Hours of operation will not change. Days and hours of construction are not specified and should be in light of the proximity of nearby residences. Consistency with other projects in residential neighborhood entails limiting days and hours of construction to Monday – Saturday, 7:00 AM – 6:00 PM. No construction on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. Limited other uses, such as places of worship, are conditionally allowed. The existing synagogue use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

The additional 1,350 sf brings the total building area to 17,331 sf. For the purposes of density calculation, every 1,500 sf equals 1 dwelling unit. The 12 “equivalent” units are acceptable on this 6.7 acre property (7 units/acre in RL zone).

Lot coverage will increase by 6,750 sf to 15.9%. This coverage remains below the 35% limit in the RL zone.

All applicable setbacks are compliant. The rear addition is no closer to any setback than existing buildings onsite. The rear parking area requires a minimum 5’ side and rear yard setback. As proposed, it is 35’ at its closest.

Overall building height will remain unchanged. The proposed addition is a single story at 12’ 6” tall. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The synagogue is a conditional use in the RL zone. The use will remain unchanged. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachments are being sought. (Not applicable)

2. Height

No height bonuses are being sought. (Not applicable)

3. Lot Coverage

No lot coverage bonuses are being sought. (Not applicable)

4. Accessory Residential Structures and Uses

No new accessory structures are proposed. (Not applicable)

5. Residential Density

No exceptions to occupancy limits within the dwelling units are being requested. (Not applicable)

6. Uses

No neighborhood commercial use is included in this proposal. (Not applicable)

7. Residential Development Bonuses

No development bonuses are being sought. (Not applicable)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal constitutes a nuisance. (Affirmative finding)

Sec. 5.5.2, Outdoor Lighting

Two new outdoor lighting fixtures are proposed – one canister fixture over the existing main entry facing north and another wallpack fixture over the new rear kitchen door. Both fixtures are acceptable cutoff units and both qualify as “low output lamps.” (Affirmative finding)

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” form has been provided. This erosion control plan is subject to review and approval by the Stormwater Administrator.

Construction of the new addition and 20-space parking lot require stormwater management review. The applicant has worked with the city’s Stormwater Administrator and has developed a conceptually acceptable stormwater management plan. Runoff from the new addition will be directed onto green space for infiltration into the sandy soils onsite. The new parking lot will be bordered by new grassy swales. The new lot will be graded to direct runoff into these swales for infiltration into the sandy soils underneath. The proposed stormwater management measures will be designed to handle the 1-year storm event. Review and final approval by the Stormwater Administrator is pending. **(Affirmative finding as conditioned)**

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 proposed addition will not affect any important natural features. The proposed gravel parking lot, however, will require partial clearing of the wooded area behind the building. Clearing limits are not depicted on the site plan and must be. **(Affirmative finding as conditioned)**

(b) Topographical alterations

Site topography will remain largely unchanged. Some moderate grading will be required to provide level ground for the proposed parking area. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The subject property contains no known archaeological features. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The proposed addition does not incorporate alternative energy devices; however, its construction will not prevent utilization of such devices by the subject or neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The property is not an identified brownfield. **(Not applicable)**

(g) Provide for nature’s events

See Sec. 5.5.3.

(h) Building location and orientation

The rear addition will not affect the existing building location and orientation. **(Affirmative finding)**

(i) Vehicular access

Vehicular access will remain unchanged. The new parking area will be accessed by an existing driveway. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access to the site will remain unchanged. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility measures are onsite. No changes to these items are proposed. **(Affirmative finding)**

(l) Parking and circulation

The gravel parking area will not contain striped parking spaces; however, it will be sufficiently wide enough (60') to contain room for two rows of 18' parking spaces and a 24' center circulation isle. The 24' circulation isle will allow vehicles to enter and exit the parking area while driving forward. Curb stops are needed to keep vehicles entirely within the parking area and to better define parking spaces. **(Affirmative finding as conditioned)**

(m) Landscaping and fences

No new landscaping or fencing is proposed. The rear addition will not be visible from the street, and the proposed parking area will be similarly screened behind the building and by the surrounding woods. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground mounted mechanicals or air conditioners are proposed. Existing dumpsters will be relocated but will remain behind the building and accessible to the service driveway. **(Affirmative finding)**

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 is small and unobtrusive. It is basically a small box tucked into a back corner of the building. It will have little impact on the overall massing, height, or scale of the building. **(Affirmative finding)**

2. Roofs and Rooflines

A flat roof is proposed. While it differs from the roof on the existing building, the flat roof is the simplest way to tie in to the primary structure. **(Affirmative finding)**

3. Building Openings

Fenestration is basic and contributes to the overall low-key presence of the proposed addition. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not included on either the state or national historic register. The proposed addition will not affect any historic resource. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The North Prospect Street edge will remain unchanged. **(Affirmative finding)**

(e) Quality of materials

As a place of worship, the facility is statutorily exempted from consideration of exterior building materials. **(Not applicable)**

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

A rooftop AC unit and kitchen grill vent are proposed. They will not be visible from any public vantage point. **(Affirmative finding)**

(i) Make spaces safe and secure

The new addition will be subject to current egress requirements. **(Affirmative finding)**

Article 8: Parking

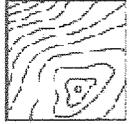
Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located within the Neighborhood Parking District. As such, it requires a minimum of 1 parking space per every 4 seats. The synagogue has 216 seats (no increase in seating is proposed) and requires at least 54 parking spaces. Presently, it has only 27 spaces, but 20 additional spaces are proposed. The proposed parking area will bring the parking substantially closer to conformance and is acceptable. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised project plans reflecting the following shall be submitted, subject to staff review and approval:
 - a) Tree clearing limits clearly depicted on the site plan; and,
 - b) Depiction of curb stops within the new parking area, or in lieu of gravel the parking lot may be paved.
2. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.

3. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
4. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction on Sunday
5. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees based on the square footage of the new addition shall be paid to the Department of Planning & Zoning.
6. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
7. Hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction on Sunday
8. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
9. The proposed addition shall comply with Burlington’s current energy efficiency standards and with Burlington’s current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
10. Standard permit conditions 1-15.



To: Scott Gustin, Senoir Planner, Department of Planning and Zoning,
City of Burlington

From: Dean Grover, PE

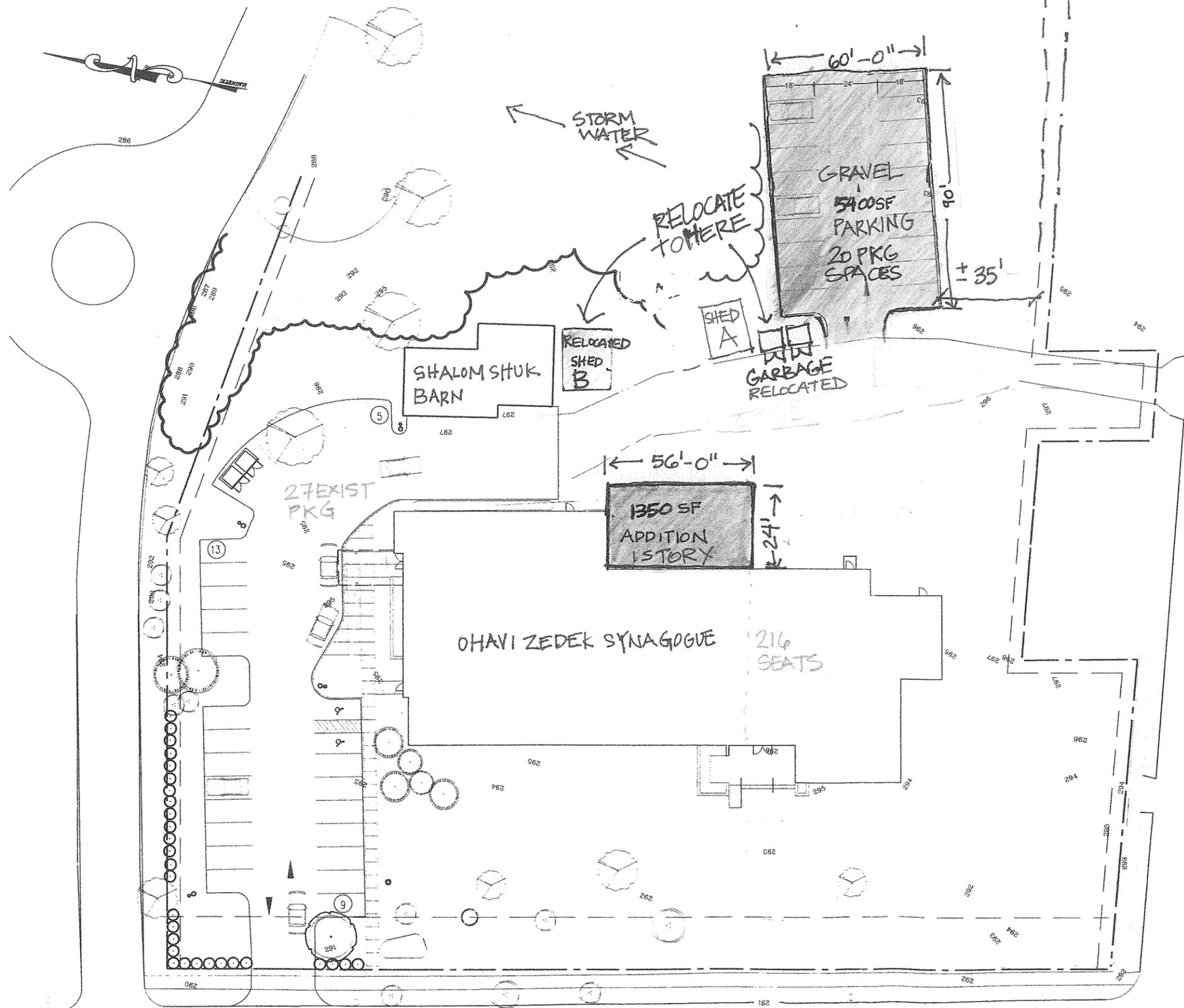
Re: Ohavi Zedek Synagogue - Proposed Stormwater Structures for Parking Lot and
Building Addition

Date: October 28, 2013

The Ohavi Zedic Synagogue (OZ) is proposing to install a 60-foot x 90-foot gravel parking lot on the east side of their site to accommodate 20 parking spaces. This lot will adjoin to and be to the east of a gravel drive located just east of the synagogue. In addition, OZ is proposing to construct a 24-foot x 56-foot 1-story addition to the OZ building, which will adjoin the east side of the synagogue.

Our preliminary design for a stormwater collection, and infiltration system will include the following features that will take advantage of the sandy, permeable Adams soils beneath this site. Infiltration devices were installed a few years ago to accommodate other impervious additions at this site, and have worked well:

1. The parking lot site is a relatively flat treed area. Trees will be removed, and duff and topsoil will be stripped from the proposed parking lot area. Stabilization mat will be laid over the entire footprint, then fine gravel (VAOT Spec. 704.05A) will be installed in one 8-inch lift and compacted to 95% Modified Proctor Density. This will yield a firm parking lot that is unlikely to shift or rut.
2. The lot will be graded with a high point at the middle of the lot and with minimum 2% cross slopes that will shed water to the north, east and south sides of the lot. Grass-lined swales will be installed on these sides of the lot. The swales will be 4-feet wide and 1.5-feet deep and will be graded with mild side slopes so that they can be easily mowed, and so that any accumulating sediment in these swales can be removed as necessary.
3. The roof water from the building addition will be conveyed either by a pipe or by a shallow swale to a grass-lined depressed area on the site, to permit it to infiltrate. The details of this conveyance system will be developed following a site survey.
4. All stormwater structures will be designed to infiltrate the 1-year storm (about an inch of rain), and will be designed to safely store and provided attenuated infiltration of larger storms.



SEATING IN SYNAGOGUE : 216 SEATS

EXIST PKG : 27 PARKING

PROPOSED PKG : 20 SPOTS

TOTAL : 47

(54 ALLOWED)

PRESENT LOT SIZE : 291,860. SF

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PLANNING & ZONING

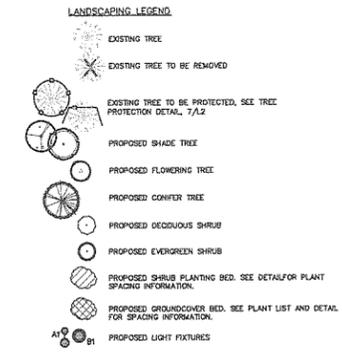
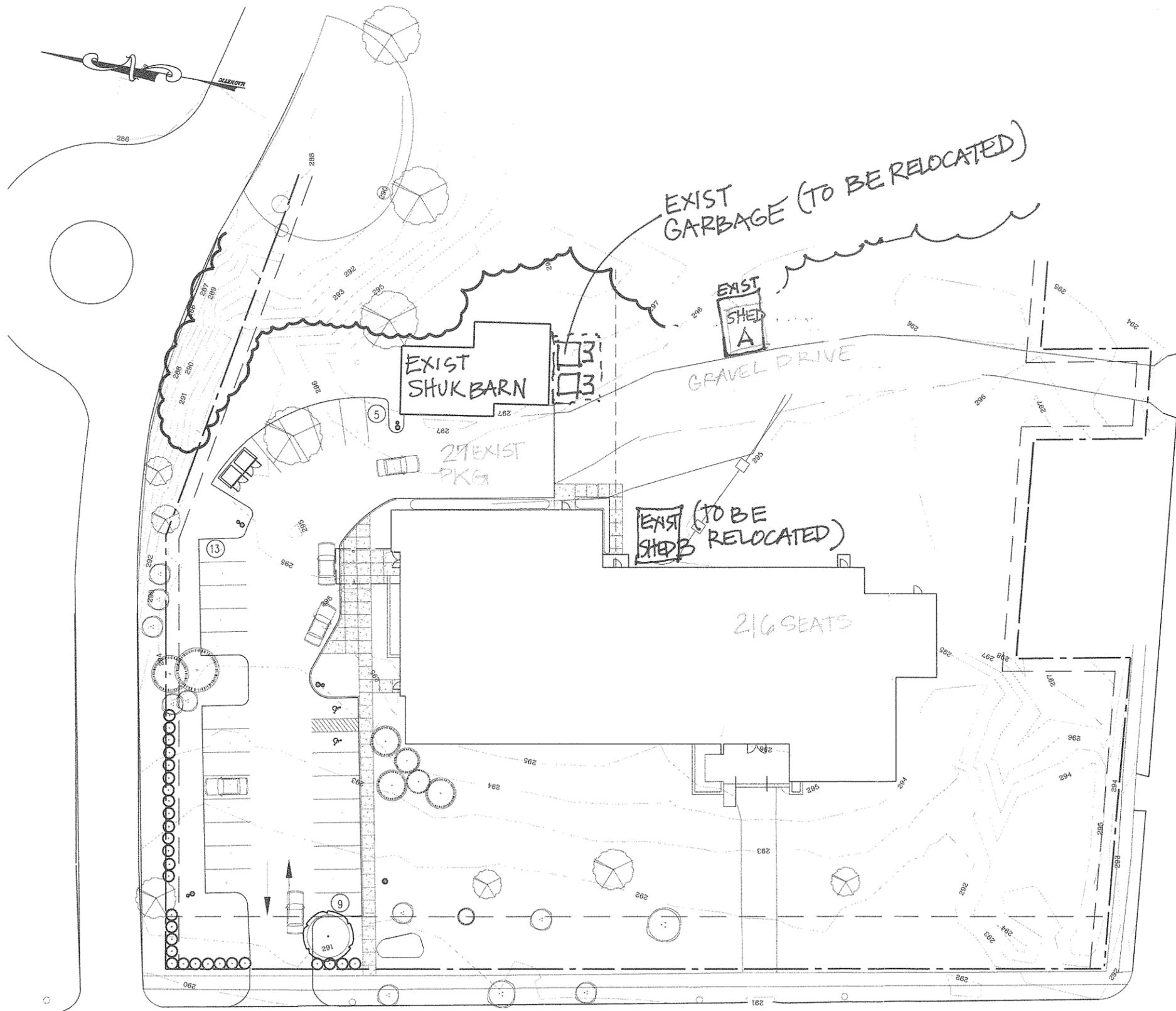
BUILDING ADDITION : 1350 S.F.

GRAVEL PARKING : 5400 S.F.

TOTAL ADDED LOT
COVERAGE : 6750 SF.

Ohavi Zedek Synagogue
Kitchen Renovation/Addition
BURLINGTON, VERMONT

PROPOSED
SITE PLAN, 188 NORTH PROSPECT ST.
① 1" = 40'-0"



- GENERAL PLANTING NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
 3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANS) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN
 4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
 5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
 6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
 7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
 9. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
 10. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
 11. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
 12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FILL AS PER THE CONTRACT SPECIFICATIONS.
 13. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
 14. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 15. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

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EXISTING
CONDITIONS
9/24/2013

PLANTING PHASE 1

OHAVI ZEDEK SYNAGOGUE PLANTING SCHEDULE - Phase 1 6/7/2007

Trees						
Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
1	GTH	GLEDTISIA tri. V. inermis 'Haika'	Haika Honeylocust	2 1/2" cal.	B&B	
14	TON	THUJA occidentalis 'Nigra'	Dark American Arborvitae	5-6' Ht.	B&B	

Shrubs						
Qty.	Code	Scientific Name	Common Name	Size	Spec	Notes
15	TMD	TAXUS x.m. 'Densiformis'	Dense Yew	24"	B&B	

ISSUED FOR
CONSTRUCTION
07/13/2007

One Story Addition

to back side of Ohavi Zedek Synagogue
 188 North Prospect Street, Burlington, VT 05401
 Contact: 802-864-0218

Scope of Work

Scope of Work to Include:
 Addition of 1350 sf wood or metal framed structure to be used for new kitchen and corridor.
 Interior of existing kitchen to be converted to part time classroom/meeting, office, and storage use.

Construction to be Wood or Metal Frame
 Insulation in Exterior (2 hr rated) Walls: R19
 Insulation in Roof: R30
 Windows: Low E, Argon filled:
 .30 u factor or 3.33 r factor
 Exterior Materials: Corrugated Metal, Marine Grade Wood Panels
 Wood, Metal or PVC trim boards
 Roof Material: TPO Roofing to match existing design and details
 Mechanical, Electrical, Plumbing to be by Contractor except if noted

General Notes:

- Codes: All work shall conform with applicable building codes, labor laws and local ordinances.
- Coordination: The contractor shall be responsible for verifications and coordination of the work.
- Exterior work: Patch all surfaces which are scheduled to remain & are disturbed by construction/demolition.
- Exit signs and Emergency Lighting to be located as directed and reqd by code and/or city inspectors.
- All exterior wood blocking and all wood in contact with concrete slabs and/or masonry to be pressure treated.
- Any areas which are unclear or conflicting are to be brought to the attention of designer for clarification.
- Contractor to coordinate with owner re items to be provided by owner and installed by contractor.
- Contractor is responsible for all permits, fees, etc assoc with execution and completion of all work.
- Provide fire treated wood blocking in partitions as reqd for mounting cabinets, shelving, etc.
- Contractor to field verify dimensions and conditions.

Code Analysis:

Proposed 1350 sf Addition to Existing Brick Synagogue
 Existing Construction: Brick
 Proposed Addition: Wood or Metal Construction
 No. of Stories: 1 Story - 12'-0" high
 Means of Egress: 2- directly from new kitchen through new corridor

Referenced Codes:
 City of Burlington Building Ordinance, Life Safety NFPA 101, Structural and Environmental IBC, National Electrical Code, International Plumbing Code w/Vermont Plumbing Rules
 Construction Type: (Existing Building) III-B
 Construction Type: (1350 sf addition) III-B
 Use Group: A-3
 Existing First Floor Gross SF 13,423 sf
 Proposed First Floor Gross SF 14,773 sf
 Total Allowable Area per floor: 15,052 sf
 Height Limitations (Table 503) 2 storys or 66'

Structural Elements for 111-B Construction (in Hours)
 Structural Frame 0
 Exterior Bearing Walls (UL Approved Assembly) 2
 Interior Bearing Walls (UL Approved Assembly) 2
 Exterior Non-Bearing Walls- fire separation>80' 0
 Interior Non-Bearing Walls/Partitions 0
 Floor Construction (incl supporting beams/joists) 0

Note: 2006 New addition of 1317 sf not constructed.
 Amend with Proposed 2013 addition of 1350 sf.

Index of Drawings

C1	Proposed Site Plan	
A1	Scope of Work, Schedules,	
A2	Proposed 1st Floor Plan	1/8" = 1'-0"
A3	Proposed East Elevation	1/8" = 1'-0"
A4	Proposed North/South Elevation	1/8" = 1'-0"
K1	Kitchen Plan by Kittredge	

SCHEDULES

WINDOW SCHEDULE- (MARVIN INTEGRITY:
 PREFINISHED INTERIOR, PEBBLE GREY EXTERIOR)

	#	ROOM	WINDOW SIZE	R.O. HEAD HEIGHT AFF	NOTES
A	2	KITCHEN	IAWN 2519 OVER FIXED 25"x35"	8'-6"	COORDINATE W/GRID CLG & CABS ALIGN HEAD WITH DOOR
B	1	KITCHEN	FIXED 25"x35" OVER IAWN 2519	8'-6"	
C	1	KITCHEN	FIXED 4919 3W- TRANSOM	9'-9"	
D	1	KITCHEN	IAWN 4939	7'-0"	

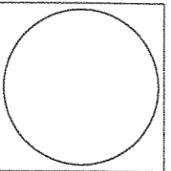
DOOR SCHEDULE- 10 DOORS- ALL DOORS TO INCLUDE LOCKING HARDWARE EXCEPT 105A & 105C

NO.	ROOM NAME	DOOR			NOTES
		MAT.	FIN.	SIZE	
101A	OFFICE	WD	STN	3' x 7'	1/2 LITE, NEW OPNG IN BLOCK WALL
102A	CLASSROOM	WD	STN	3' x 7'	1/2 LITE, MATCH EXIST STAINED DOOR STYLE
102B	CLASSROOM	ACOUSTIC		12' X 7'	PANLFOLD ACOUSTICAL FOLDING DOOR-SONICWALL66
103A	CLASSROOM	WD	STN	3' x 7'	1/2 LITE, MATCH EXIST STAINED DOOR STYLE
103B	CLASSROOM	FG	PTD	3' x 7'	THERMATRU S104 -1/2 LITE- DK GREY, MATCH SIDING
104A	LINEN	WD	STN	3' x 7'	MATCH EXIST STAINED DOOR STYLE
105A	CORRIDOR	WD	STN	5' x 7'	MATCH EXIST STAINED, MAGNETIC HOLD OPEN
105B	CORRIDOR	AL	PTD	3' x 7'	STOREFRONT - MATCH SIDE CORRIDOR
105C	CORRIDOR	WD	STN	12' x 7'	STACKING WALL SYSTEM FOR CHAIR STORAGE
106A	KITCHEN	FG?	PTD	3' x 7'	ELIASON LWP6-36SNGL EASY SWING DOOR
106B	KITCHEN	FG	PTD	3' x 7'	THERMATRU S104-1/2 LITE, DARK GREY- MATCH SIDING

ROOM FINISH SCHEDULE

RM #	RM NAME	FLOOR/BASE	WALL	CEILING	NOTES
101	OFFICE	VINYL/RB	PTD- NEW GWB	NEW GWB	GWB OVER BLOCK WALLS
102	CLASSRM	VINYL/RB	PTD- NEW GWB	NEW GWB	GWB OVER BLOCK WALLS
103	CLASSRM	VINYL/RB	PTD- NEW GWB	NEW GWB	GWB OVER BLOCK WALLS
104	LINEN	VINYL/RB	PTD- NEW GWB	NEW GWB	GWB OVER BLOCK WALLS
105	CORRIDOR	CERAMIC TILE	PTD- NEW GWB	ACT GRID	LIGHTING IN GRID
106	KITCHEN	SPECIAL/RB	PTD- NEW GWB	ACT GRID- VINYL COATED CLG TILES	

NOTES: FLOORING TO MATCH SOCIAL HALL FLOORING OR SIM. EXCEPT KITCHEN & CORRIDOR 105. FLOORING IN KITCHEN TO BE SLIP RESISTANT/WET ROOM COMMERCIAL VINYL. CORRIDOR 105 TO BE SLIP RESISTANT CERAMIC TILE 12 X 24.
 LIGHTING - SURFACE MTD IN RENOVATED CLASSROOMS/OFFICE.
 PAINT COLORS, TBD.



elizabeth brody design
 architecture • interior design
 15 Alfred Street, Burlington, VT 05401
 802.777.9307

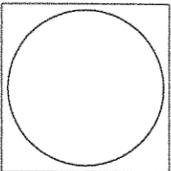
Ohavi Zedek Synagogue
 Kitchen Renovation/Addition
 BURLINGTON, VERMONT

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DEPARTMENT OF
 PLANNING & ZONING

Cover Sheet & Schedules
 DATE: 08.12.13
 SCALE: 1/8"=1'-0"
 CAD I.D.
 PROJECT No: 201304

SHEET No.
A1



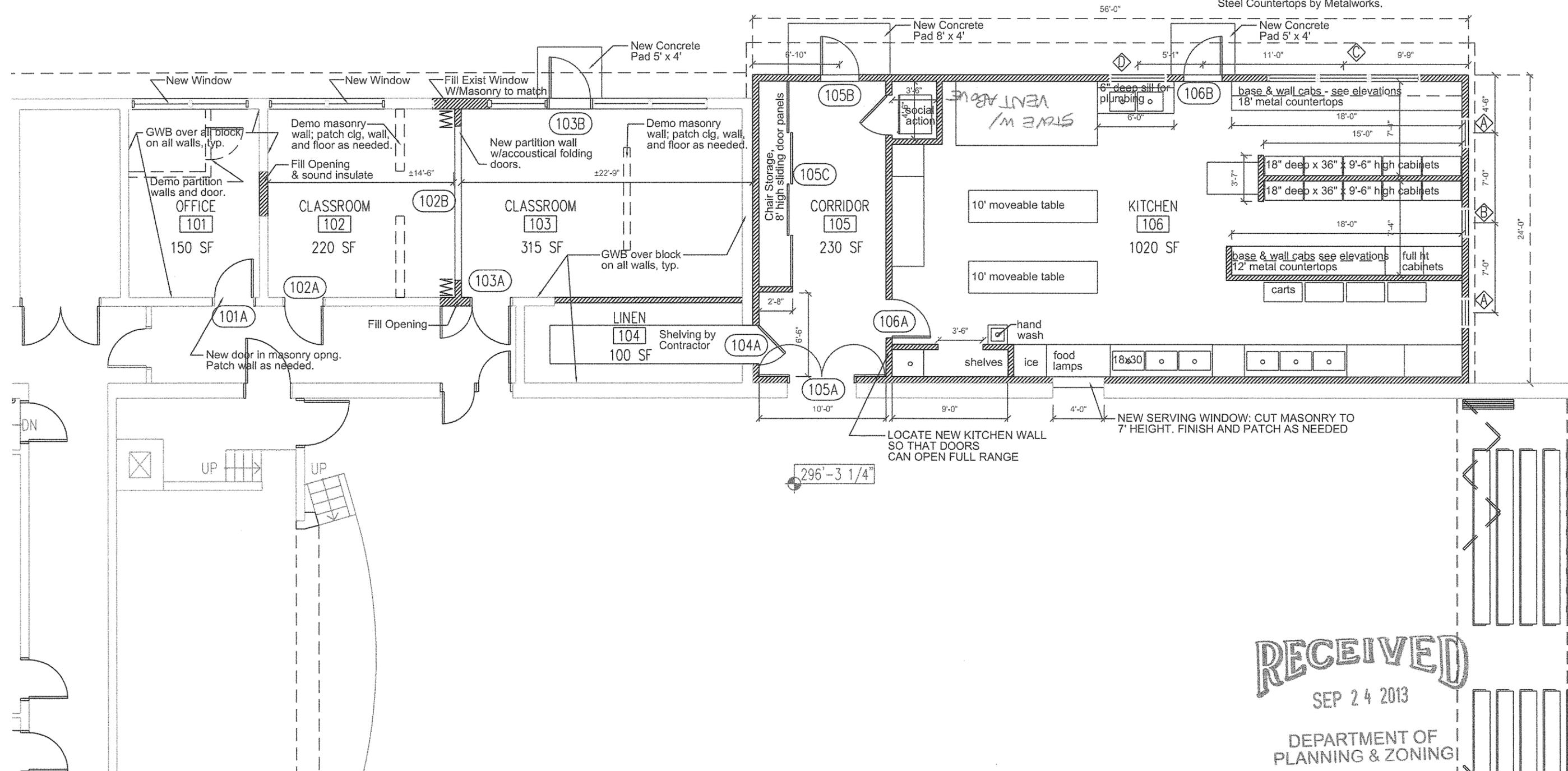
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 802.777.9307

Ohavi Zedek Synagogue
 Kitchen Renovation/Addition
 BURLINGTON, VERMONT

TITLE:	Ground Floor Plan
DATE:	09.24.13
CAD ID:	
PROJECT No:	201304

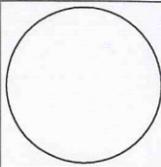
SHEET No.
A2

Note: Kitchen to be installed by Contractor.
 Kitchen Equipment by Kittredge and Owner.
 Birch Flat Panel Wood Cabinets- Allowance
 Steel Countertops by Metalworks.



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East Elevation

TITLE: East Elevation
 DATE: 08.12.13
 SCALE: 1/8"=1'-0"

CAD ID.

PROJECT No: 201304

SHEET No.

A3



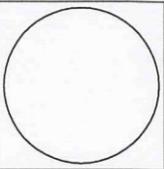
1 East Elevation
 SCALE: 1/8" = 1'-0"

SAME AS IN 2007 renovation project

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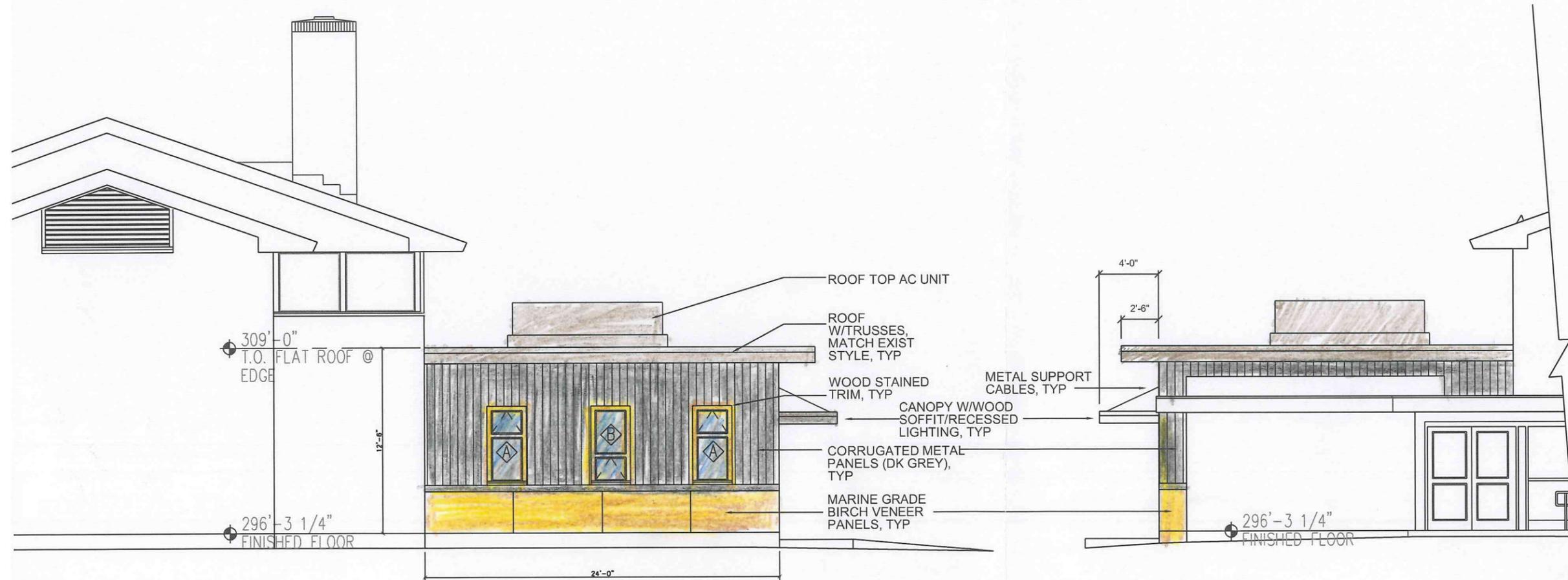


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Ohavi Zedek Synagogue
 Kitchen Renovation/Addition
 BURLINGTON, VERMONT

TITLE: South and North Elevations
 DATE: 08.12.13
 SCALE: 1/8"=1'-0"
 CAD I.D.
 PROJECT No: 201304

SHEET No.
A4



1 South Elevation
 SCALE: 1/8" = 1'-0"

2 North Elevation
 SCALE: 1/8" = 1'-0"

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