Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

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

TO: Design Advisory Board
FROM: Scott Gustin
DATE: May 14, 2013
RE: 13-0707CA/MA, 3-11 George Street

==========

Zone: DT/RH Ward: 3
Owner/Representative: Rick Bove / John Alden

Request: Demolish existing structures on George Street and construct new residential building above and behind existing historic structure on Pearl Street corner for total of 1 commercial unit and 23 residential units.

OVERVIEW:
The applicant is requesting approval for a new mixed use development at the corner of Pearl & George Streets. The Design Advisory Board first reviewed this project February 12, 2013. Impacts to the historic brick structure (General Stanard House) were found to be problematic, and the Board tabled the project with a recommendation to look at design options with and without the center addition and to preserve more of the original front portion of the Stanard House. Revised plans have been submitted that leave the front portion of the Stanard House intact and remove the middle and rear additions. The size of the proposed development has been reduced to 23 residential units rather than 26. The 1 commercial unit has been retained.

Note that this development involves two properties (3-11 and 13-15 George St) and therefore involves two separate applications (13-0707CA/MA and 13-0713CA, respectively). They are reviewed concurrently as a single development proposal.

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 no important natural features on the proposed development site. It is largely impervious surface with very limited green space.

(b) Topographical alterations
The site is generally flat and will remain so. Excavation is proposed; however, it will not substantially alter the finished grades of the site.

(c) Protection of important public views
Pearl Street is a designated view corridor. Per Sec. 4.4.1 (d) 4, A, new construction above 45' must be stepped back from the front property line a distance equal to ¼ the width of the Pearl Street right-of-way. In this case, the right-of-way is 66' wide. The required front setback above 45' is 16.5'. This setback has been observed.

(d) Protection of important cultural resources
The subject property contains no known archaeological features; however, the nearby Omnium Gatherum had association with War of 1812 activities. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. This may well require halting of construction until artifacts can be properly protected or removed.

(e) Supporting the use of alternative energy
The elevation drawings depict a rooftop PV solar array. The applicant is encouraged to actually install this array. Commonly such items are depicted and then cost-cut out of the actual development.

(f) Brownfield sites
The property is not an identified brownfield.

(g) Provide for nature's events
A post construction stormwater management plan has been provided. The Conservation Board reviewed this plan and encouraged including infiltration into the design. The plan is also subject to final review and approval by the Stormwater Administrator.

(h) Building location and orientation
The proposed construction has been pulled back from Pearl Street. It no longer engulfs the front portion of the General Stanard House. As a result, the streetscape along Pearl Street remains largely unchanged except for the introduction of a canopy over the existing doorway.

Almost all of the development as now revised will take place along George Street. A single story enclosed porch is proposed along the east elevation of the General Stanard House. While this change is a significant improvement over the prior proposal, it continues to enclose the rather prominent main entrance into this historic building. An open porch or patio is recommended instead so that this main entrance remains prominent rather than hidden. The entrances within the new construction along George Street have been improved and made more easily identifiable.

While not part of design review under Article 6, problems remain with setbacks relative to district boundaries running through the proposed development. The property line separating the two lots along George Street is also the boundary between the Downtown Transition zone and the High Density Residential zone. A 15' setback within the DT zone is required along the boundary. The applicant asserts that merging the properties would eliminate the setback requirement. This assertion misses the point of the 15' setback to allow for a buffer between intense downtown development and less intense residential development in the abutting residential zone. In any event, this matter will be considered by the Development Review Board under the applicable standards of Article 4.

(i) Vehicular access
Vehicular access is proposed along George Street with a driveway into the structured parking. Additional access will be available via the existing Pearl Street driveway next to Victoria Place.

(j) Pedestrian access
Building entries will be afforded direct access to the public sidewalks along George and Pearl Streets.

(k) Accessibility for the handicapped
Handicap parking spaces are depicted on the site plan. Accessibility to some of the dwelling units may be required. It is the applicant's responsibility to insure that the project complies with all applicable ADA requirements.

(l) Parking and circulation
Onsite parking will be provided at grade. Occupied building space will be located above the parking. Circulation appears to be one-way with access from Pearl Street and exit onto George Street. The street level parking along George Street has been further screened, and the garage exit has been reduced in size as suggested.

(m) Landscaping and fences
The revised project plans depict a row of street trees along George Street. While this addition is an improvement, note that the City Arborist must be consulted for any new street trees. As previously proposed, several new trees are also depicted in a small patch of residual green space behind the new building. If this new landscaping is to serve any sort of purpose, the small patch of green should be improved for use by residents of the building. The applicant should consider benches, grill area, or the like to make this green space inviting and usable. Note that the newly located bike rack does not meet the city's bike parking standards. Bike racks need to be located near the primary building entries.

(n) Public plazas and open space
No public plazas or open space are included in this proposal. See criterion (*m*) above for improving a would-be outdoor gathering spot for residents.

(o) Outdoor lighting
The revised project plans include a legend for four types of lighting fixtures; however, only one type (A-recessed down lights) is actually evident on the plans. The proposal to illuminate the building facades appears to be gone. Sign lights are depicted, but they will be subject to separate review with the sign permit.

Garage lighting requires a photometric plan to determine compliance with Sec. 5.5.2, f, 5. No photometric plan has been provided.

(p) Integrate infrastructure into the design
Any new utility lines will be buried. No new ground mounted mechanicals are evident. No new dumpster is proposed. The adequacy of using the existing dumpster facility for Victoria Place needs to be carefully assessed.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The revised project plans scale back the proposed development primarily by eliminating the new construction on top of the front portion of the General Stanard House. The overall development remains large but within the scale of development along this section of Pearl Street. The new development along George Street makes an obvious transition in scale to the neighboring homes further north. The tallest, largest building component is located closest to Pearl Street. Distinct building sections diminish in size as it reaches north and into the RH zone. Overall height of the building is irregular as it attempts to follow the DT/RH zone boundary. The tallest building sections are set back from both Pearl and George Streets and will not be visible from the street level. The revised plans also incorporate a better defined street level façade that is clearly distinct from the upper stories.

2. Roofs and Rooflines

The proposed building incorporates varying rooflines and roof types. These variations enhance the distinct sections of the overall building.

3. Building Openings

Fenestration in the proposed building remains fairly basic and contemporary. As suggested, some additional details have been provided in the form of flat brick arches and apparent stone (or concrete?) sills in the center building section. Rhythm and spacing is appropriate for the proposed development.

(b) Protection of important architectural resources

This proposal includes the demolition of an unlisted but eligible historic home at 13 - 15 George Street and partial demolition of the listed historic brick building at 3 George Street. See Sec. 5.4.8, *Historic Buildings and Sites*, below.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted in criterion (*a*) 1 above, an improved street level façade has been provided. The revised project plans also reflect a greater intricacy of building sections and materials. There is more uniformity to the design to tie everything together but also a greater level of detail. Street level glazing continues to provide visual access into the commercial interior of the building.

Note that the middle brick section of building along George Street continues to house residential units at the street level. Per Sec. 4.4.1 (d) 1 A, *Ground Floor Residential Uses Restricted*, these street level units are not permitted.

(e) Quality of materials

The materials palate has been modified and consists of brick, corrugated metal, porcelain tile, glass, and fiber cement panels. Limited wooden materials will be used for replacement elements within the historic corner brick building. These materials are of acceptable quality and durability.

(f) Reduce energy utilization

As noted previously, a PV solar array is proposed on the building's rooftop. The proposed construction must also comply with the city's current energy efficiency requirements.

(g) Make advertising features complimentary to the site
The elevation drawings depict a "George Street Lofts" parallel sign on the east elevation and a projecting blade sign at the corner of Pearl and George Streets. While a separate permit for signs is required, it bears noting that the parallel sign is placed too high (i.e. above the ceiling height of the 1st floor). The projecting sign as revised appears to be acceptably located.

(h) Integrate infrastructure into the building design
Mechanical equipment will be housed within a rooftop enclosure. An exhaust vent for the would-be tavern is located on the western elevation and is a utility meter bank. These low visibility locations are acceptable.

(i) Make spaces safe and secure
The buildings and access thereto must comply with current egress and emergency vehicle access requirements. A resident intercom system is also proposed.

ARTICLE 5: CITYWIDE GERNERAL REGULATIONS
Part 4, Special Use Regulations
Sec. 5.4.8, Historic Buildings and Sites
(b) Standards and Guidelines (**for alterations to 3 George Street**)

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

   The brick General Stanard House was originally constructed as a residence and remains in residential use today. As proposed, the original (front) portion would be converted to a tavern. This change in use may be acceptable given the relatively minimal changes to the original portion of the building.

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

   The original portion of the General Stanard House will be retained. Relatively little modification is proposed and consists largely of a new enclosed porch. Recommendations relative to the porch are noted previously.

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

   No conjectural features or elements will be added. There will be no false sense of historical development.

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

   The addition furthest north is not historically significant and may be removed without adverse impacts. The brick (middle) addition is historically significant in its own right. This section would be demolished and replaced with new development. Given the historic significance of this section, preservation and restoration is recommended.

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

   Within the original portion of the General Stanard House, existing windows, features, and finishes will be retained. The primary doorway facing George Street would be hidden behind a new enclosed porch. As noted earlier, this doorway should remain prominent, not hidden. Note that several replacement vinyl windows have been installed. There are no approved zoning permits on file for these replacement units that have been installed despite the requirement in the Victoria Place project that this building's historic character be retained. The distinctive slate roof will be retained.

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

   The original portion of the General Standard House that remains will retain historic features and materials.

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

   No information pertaining to this criterion is evident in the application.

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

   The subject property contains no known archaeological features; however, as noted previously the nearby Omnium Gatherum had association with War of 1812 activities. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. This may well require halting of construction until artifacts can be properly protected or removed.

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.*

   Although substantially improved, the proposed development continues to conflict with this criterion primarily due to the destruction of the historically significant middle addition. Furthermore, there is no space between the historic building to be retained and the new construction. The transition is abrupt and could be improved with some separation distance between the old and new buildings.

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.*

    The proposed construction, even as modified, involves substantial demolition as noted above that irreparably damages the historic integrity and essential form of the subject building.

(d) Demolition of Historic Buildings
(2)Standards for Review of Demolition (**for demolition of 13 George Street**)
A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to property maintain the structure;* ***or****,*

B. The structure cannot be rehabilitated or reused onsite as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; ***or****,*

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

The application asserts that the proposed redevelopment complies with criterion C; that the proposed development will provide a substantial community-wide benefit that outweighs the historic significance of the home at 13 - 15 George Street. The development continues to disregard the significance of the home at 13- 15 George Street as a tangible entrance into a residential district relating to Burlington's first industry, the Champlain Glass works. While the proposed architecture of the new building includes a lessening of scale as it reaches north, it continues to be a downtown size development that encroaches into an historic residential neighborhood.

And all of the following:

A. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

The proposed redevelopment will retain the original portion of the General Stanard House, but it will knock down the historically significant home at 13-15 George Street as it encroaches into the historic residential neighborhood further north.

B. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,

The application asserts that this criterion will be addressed as part of this project.

C. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

The proposed development plan, while an improvement over the previous submission, substantially erodes the historic integrity of the General Stanard House by eliminating the middle addition and completely demolishes the home at 13-15 George Street. The proposed development is substantially larger and more intense than the existing structures it would replace. As noted above, the northward intrusion of this development into the residential neighborhood is particularly incompatible with that neighborhood.

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

The project, if constructed, would be built immediately following demolition of the existing structure.

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

See criterion (ii) above.

RECOMMENDED MOTION:

The revisions depict an improved project plan; however, it continues to conflict with the standards of Sec. 5.4.8. In addition, the proposal would amount to a violation of the approval granted to the neighboring Victoria Place. The historic brick structure at the corner of Pearl and George Streets was specifically required to be retained and renovated as mitigation of historic losses associated with that previous development. The proposal should be forwarded to the Development Review Board with a recommendation for denial.

SCOTT + PARTNERS ARCHITECTURE 20 MAIN ST. ESSEX JUNCTION, VT 05452
P 802.879.5155
F 802.872.2764
SCOTTPARTNERS.COM

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PERMIT APPLICATION NARRATIVE - Materials submitted for 2nd DAB meeting.

Project: **George Street Lofts**
3-13 George Street
Zone: **DT (Downtown Transition)/ RH (Residential High Density)**
Applicant: **3 George Street LLC, Rick Bove / Scott + Partners, Agent**
Date: **April 23, 2013**

Request: We are submitting the following materials in support of our tabled DAB application and request that we be placed on the next DAB meeting (May 14th). The revised materials are:

1. Notarized statement attesting to our recent presentation at Ward 2/3 Neighborhood Planning meeting (NPA).
2. Revised plans and elevations (attached) showing a proposed building that does not overbuild the existing historic main section of the General Stannard building.
3. Narrative outlining revisions since our previous application.
4. Responses to directives and comments received from the DAB or Staff.
5. Statement with supporting Memo from Carl Lisman regarding zoning boundary lines.

Design Modifications in response to the first DAB meeting:

Staff and the DAB were unable to support a project that included an overbuild of the main section of the 3 George Street building. They indicated a willingness (as did the DRB in previous sketch plan presentations) to support a project that left the main portion of the existing home in tact but called for the removal of the rear addition for sure, and likely the middle portion (addition). Additional comments included calling for a strengthening the horizontal band between the first and second floors as a way of tying the building elements together and reinforcing the street level experience. Parking lot screening and vehicle/pedestrian access to the parking area needed to be revisited.

The project has been redesigned to eliminate the overbuild of the main portion of the General Stannard home on the corner of George and Pearl Streets. The project does continue to call for the removal of the two later additions to the rear, both of lower quality and lesser historic importance. While the middle ell (addition) is near in age to the main section, it is otherwise of low quality with irregular fenestration and no significant primary features. To offset the removals, this proposed project will restore and preserve the remaining main building exterior and provide a supportive surrounding context to energize its role on the Pearl Street- George Street Corner.

The exterior of the General Stannard main section is modified only as required for accessibility (this is being done on the west "alley" side) and to add a glass enclosed first floor seating area on the George Street side. The new, one story porch design, including the roof form, has been carefully integrated into a stronger horizontal band continuing down the new building elements on George Street as suggested by the DAB. It has been designed with a "flat", cantilevered roof which begins the horizontal band used on

the proposed new building sections along George Street and will not be confused with original or "period" construction.

The Stannard house first floor will remain the single commercial space in the complex. Its Pearl Street entry will be the main commercial entry. Moving down George Street, building forms, materials, openings and parking have been modified to be more consistent in character and supportive of the historic corner building. The façades are simply rendered in brick (the Stannard building is fairly simple with the exception of the fan light and entry door) with an offsetting ceramic panel infill or backdrop to create a rhythm and scale appropriate to the streetscape. The materials lends itself to clean lines and strong graphics. It has a durable, urban feel. The parking lot openings for vehicles and pedestrians match up with the architectural treatment. Screening of the parking is proposed as openings in the apparent building wall with a metal frame and grillage consisting of 2x2 wire mesh in frames.

To soften the apparent lines of the 5th story penthouse area (now much smaller without the main building overbuild), the penthouse corners have been rounded. Solar panels continue to be proposed for the rooftop areas.

Building Area: Updated as shown on the revised floor plan sheet, FP.6.

Unit count: there are currently (6) units in 3 George St. and (2) in 13 George St. for a total of (8). Proposed unit count is **(23)** for a net increase of 15 units. Twenty-five percent (6) of the units will be inclusionary.

STAFF/Department Review comments requiring responses at this time:

1. *Building across zoning district lines*: The Staff project comments indicate that this is not allowed. We can find no language in the Ordinances prohibiting this activity. The Ordinances do not appear to address the possibility that someone would buy contiguous parcels in two zoning districts and legally merge them. The applicant has had the language in the Ordinances reviewed by his attorney and we offer the resulting legal opinion, attached. Generally, it notes that property lines are the triggers for required setbacks. Since the merging of lots eliminates the property lines, the setback requirements would not apply. However, we have been sensitive to the intent of the zoning and continue to assert that our approach – to respect the existing zoning on each side of the zoning boundary line, but not observe a setback where a property line no longer exists - is a completely reasonable way to proceed, and in fact results in the desired stepping down in scale and density sought by the Ordinance to begin with.
2. *Prior (Victoria Place) approval*: The revised proposal preserves the corner building intact with no overbuild. Attachment and disposition of proposed new structures is sensitive and reversible as called for in preservation criteria. The exterior materials will be cleaned and repaired as necessary. Inappropriate materials from earlier renovations will be removed and replaced with appropriate materials. Work will be consistent with the City requirements and the Secretary of the Interior's Standards for Historic Rehabilitation.
3. *Approach to the Historic building on the corner*: In the current proposal, the main section of the Stannard House has been preserved essentially as is. There is no longer an overbuild. The major features of this historic resource will be visible, revitalized and supported by new project construction. Alterations will be limited to a ramp for providing accessibility (entry/main floor level is two feet above the sidewalk grade), and a glass-enclosed, one story porch along the George Street facade. The original main entry (on George St.) will be used to access the porch area. No new openings are proposed along the Pearl or George St facades. The most important

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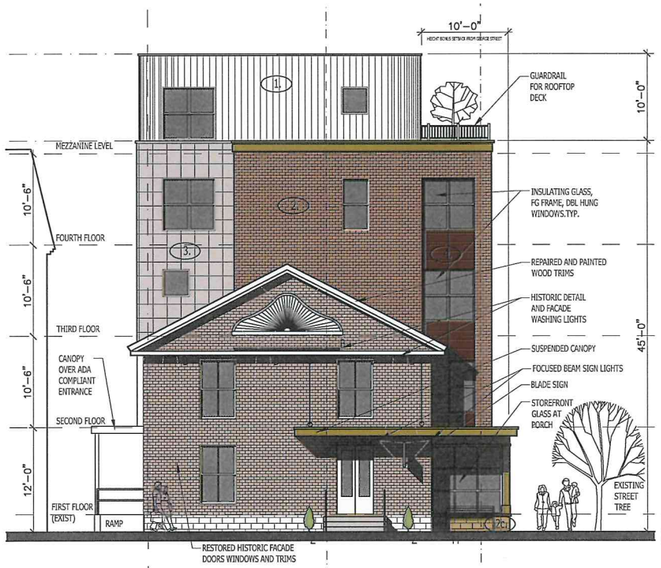
historic fabric of this structure is retained without compromise. The balance of the project will be used to the extent possible allowed by zoning and design sense to increase the density and scale perceived along Pearl Street while still providing a backdrop for this historic resource and a transition to the adjacent neighborhood buildings. The new project design joins the existing building just after the roofline of the current main structure. There will be a reveal joint to allow the existing structure to read separately. Materials and design of the proposed adjacent new buildings will be complimentary but not match the existing historic structure. See revised elevations, Sheet EL-1.

4. *NPA meeting*: We attended and presented at the April 11th NPA for Ward 2 and 3. It was filmed, and the televised recording can be viewed by all interested parties. A notarized statement is attached along with the link to the recording.

5. *Other staff comments on working with the Building Inspector and others regarding life safety, water/sewer/stormwater, etc.*: We have continued to meet with the Building Inspector, Ned Holt, and others regarding this project. We will comply with items as the project develops.



SOUTH ELEVATION - PEARL STREET

EAST ELEVATION - GEORGE STREET

EXTERIOR MATERIALS LEGEND

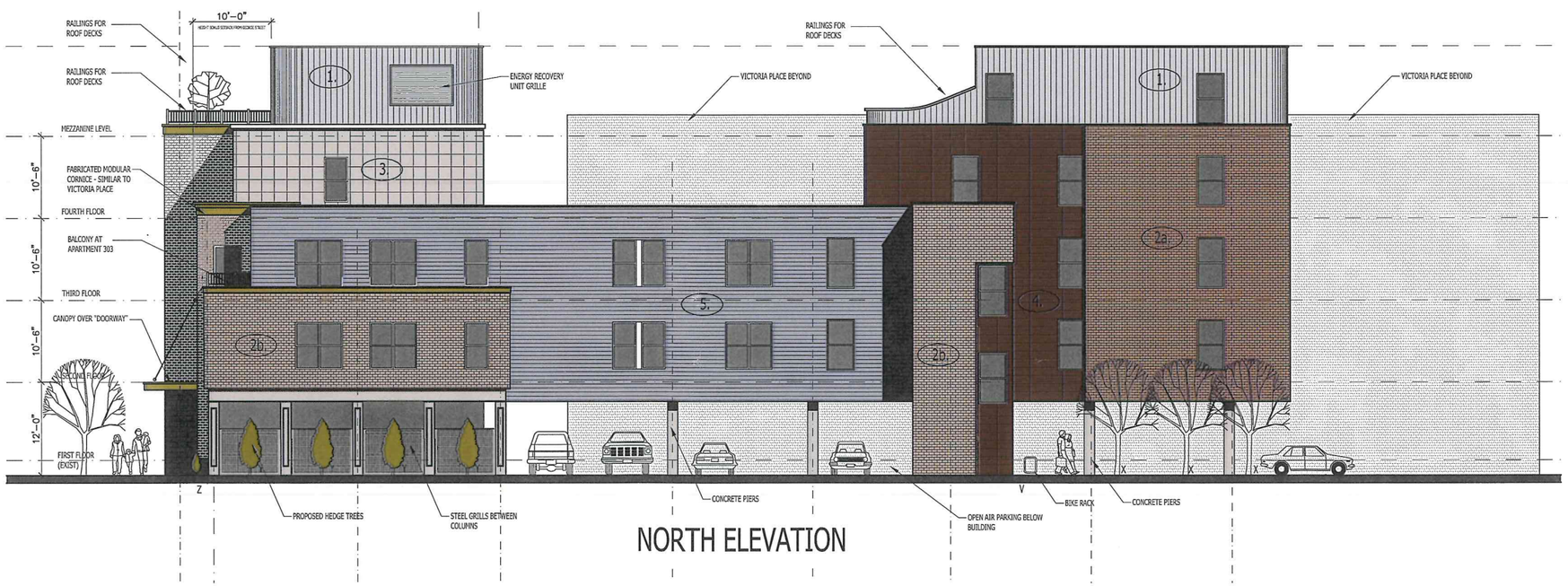
1. MBU WAVE: PCCRO CORRUGATED METAL PANEL SYSTEM ENGINEERED BY VENDOR, MUNTER DOUGLASS ETC. ZINC ALUM. NON-GLARE WINTER COLOR
2a. "SPECIAL SYSTEM" (DEEP CAVITY) BRICK VENEER ELDORADO TUNDRA BRICK "HARTFORD" BAMPLE
2b. "SPECIAL SYSTEM" (DEEP CAVITY) BRICK VENEER ELDORADO TUNDRA BRICK "DORCHEST" BAMPLE
2c. "SPECIAL SYSTEM" (DEEP CAVITY) SYNTHETIC OR CAST STONE VENEER ELDORADO OR SIMILAR - LIMESTONE / SAYLO
3. "CEMENT PANEL LOOK" PORCELAIN FLATBACK TILE 19.3" X 19.3" (NO EXPOSED FASTENERS) CERAGRAN CONCRETE" GREY
4. 9 1/2 X 38 1/2" PRESSED PORCELAIN FLATBACK TILE (NO EXPOSED FASTENERS) CERAGRAN COLOR/STYLE: "NATURE EBANY"
5. "CLAPBOARD LOOK" VENTILATED FACADE EXTRUDED PORCELAIN TILE TO ACHIEVE 4-6" REVEAL (TBR/TO PA-C, 4.18) COLOR: AZUL - REF. BL1-20

LIGHTING LEGEND

A. RECESSED CAN DOWN LIGHTS
B. LINEAR LED WALL WASHERS
C. SIGN LIGHTING NARROW BEAM LED
D. SMALL WEDGE WALL WASHER

LANDSCAPING LEGEND

Z.
Y.
X.
W.



NORTH ELEVATION

SCOTT + PARTNERS ARCHITECTURE
20 MAIN ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

project name: GEORGE STREET LOFTS

scale:
project no. 12-882
checked by: JBA
drawn by: KDE,
date: 4/18/13

date	revisions

sheet title: PROPOSED ELEVATIONS

sheet no. EL.1

WEST ELEVATION

SOUTH ELEV (BEHIND VICTORIA PLACE) / CROSS SECTION A

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date	revisions

sheet title: PROPOSED ELEVATIONS

sheet no. EL.2

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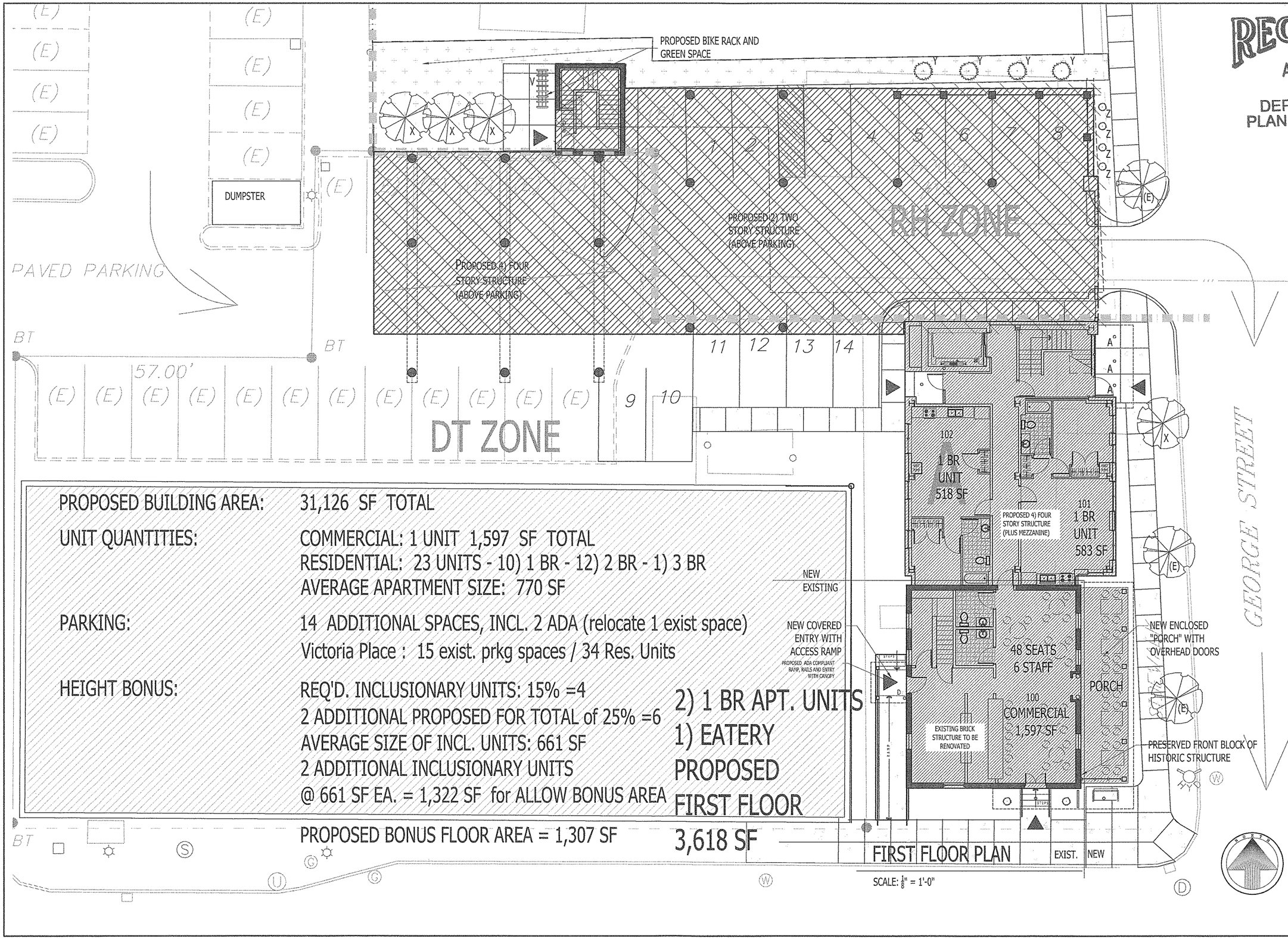

PROPOSED BUILDING AREA:	31,126 SF TOTAL
UNIT QUANTITIES:	COMMERCIAL: 1 UNIT 1,597 SF TOTAL RESIDENTIAL: 23 UNITS - 10) 1 BR - 12) 2 BR - 1) 3 BR AVERAGE APARTMENT SIZE: 770 SF
PARKING:	14 ADDITIONAL SPACES, INCL. 2 ADA (relocate 1 exist space) Victoria Place : 15 exist. prkg spaces / 34 Res. Units
HEIGHT BONUS:	REQ'D. INCLUSIONARY UNITS: 15% =4 2 ADDITIONAL PROPOSED FOR TOTAL of 25% =6 AVERAGE SIZE OF INCL. UNITS: 661 SF 2 ADDITIONAL INCLUSIONARY UNITS @ 661 SF EA. = 1,322 SF for ALLOW BONUS AREA
	PROPOSED BONUS FLOOR AREA = 1,307 SF

2) 1 BR APT. UNITS
1) EATERY
PROPOSED
FIRST FLOOR
3,618 SF

SCOTT + PARTNERS ARCHITECTURE
20 MAIN ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

project name: GEORGE STREET LOFTS

scale:
project no. 12-882
checked by: JBA
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date: 4/18/13

date	revisions

sheet title: ENLARGED FIRST FLOOR PLAN

sheet no. FP.1

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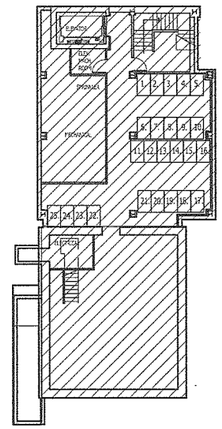
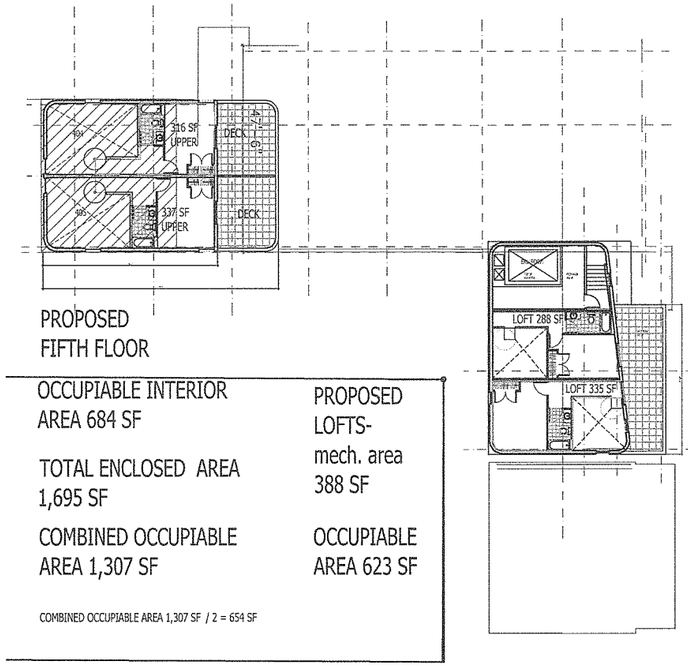
NEW FNDN
1,998 SF

EXIST. FNDN
1,300 SF

TOTAL FNDN
3,298 SF



BASEMENT PLAN



PROPOSED
FIFTH FLOOR

OCCUPIABLE INTERIOR
AREA 684 SF

TOTAL ENCLOSED AREA
1,695 SF

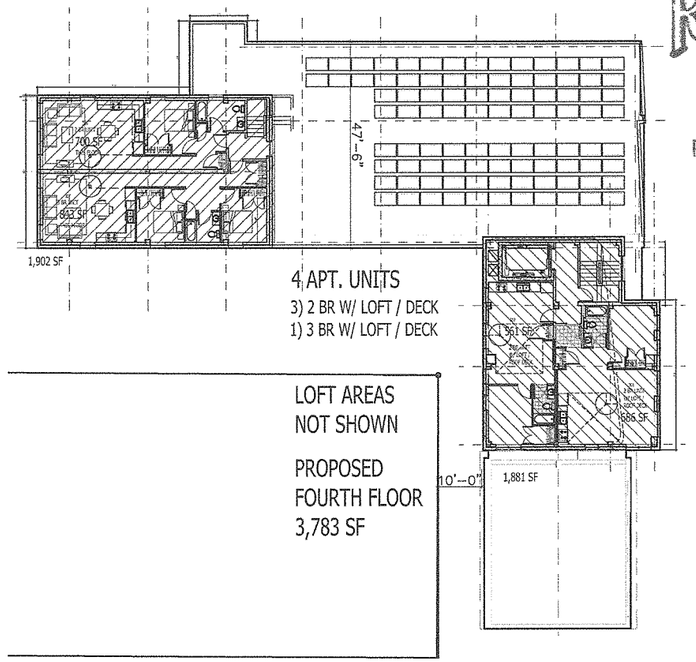
COMBINED OCCUPIABLE
AREA 1,307 SF

PROPOSED
LOFTS-
mech. area
388 SF

OCCUPIABLE
AREA 623 SF

COMBINED OCCUPIABLE AREA 1,307 SF / 2 = 654 SF

FIFTH FLOOR PLAN

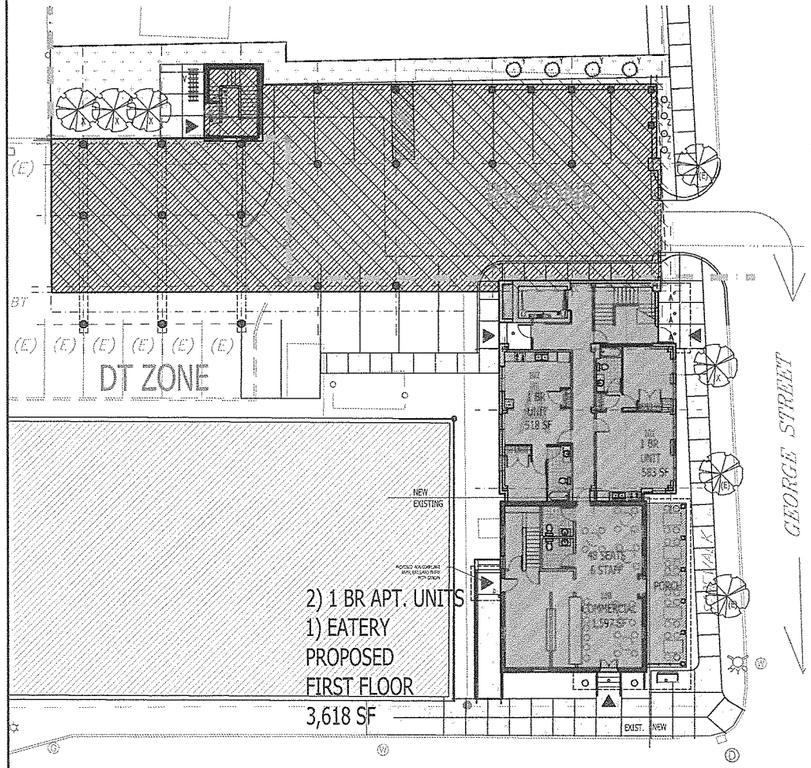


4 APT. UNITS
3) 2 BR W/ LOFT / DECK
1) 3 BR W/ LOFT / DECK

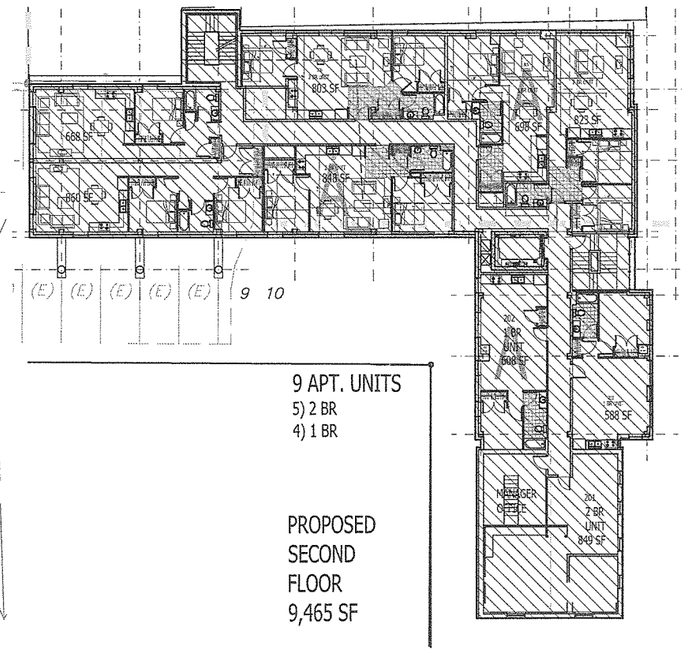
LOFT AREAS
NOT SHOWN

PROPOSED
FOURTH FLOOR
3,783 SF

FOURTH FLOOR PLAN



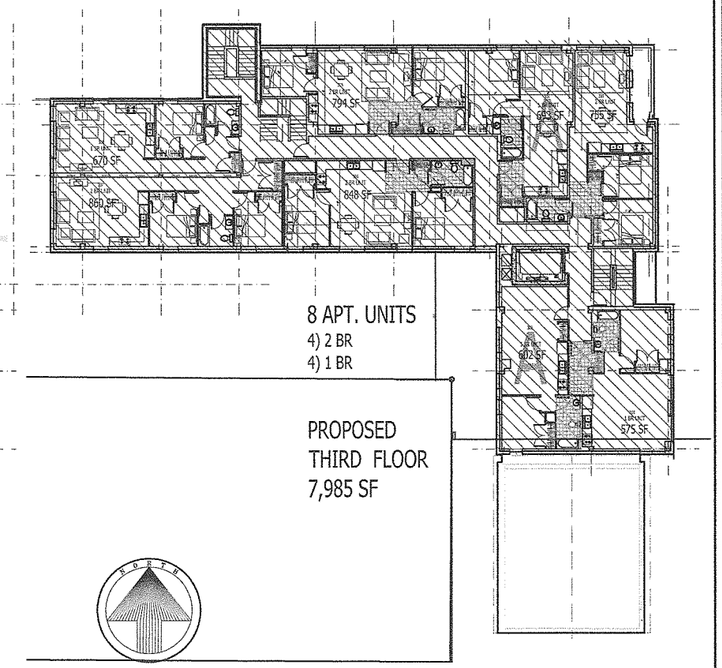
2) 1 BR APT. UNITS
1) EATERY
PROPOSED
FIRST FLOOR
3,618 SF



9 APT. UNITS
5) 2 BR
4) 1 BR

PROPOSED
SECOND
FLOOR
9,465 SF

SECOND FLOOR PLAN



8 APT. UNITS
4) 2 BR
4) 1 BR

PROPOSED
THIRD FLOOR
7,985 SF

THIRD FLOOR PLAN

SCOTT + PARTNERS
ARCHITECTURE
20 MAIN ST. ESSEX JUNCTION, VT 05452
P: 802.879.5153 | F: 802.872.2164 | SCOTTPARTNERS.COM

project name:
GEORGE STREET LOFTS

scale:
project no. 12-882
checked by: JBA
drawn by: KDE,
date: 4/18/13

date	revisions

sheet title:
PROPOSED
FLOOR
PLANS

sheet no.
FP.6

George Street Neighborhood
Street View

SCOTT + PARTNERS
ARCHITECTURE

George Street Neighborhood
Context View

RECEIVED
APR 24 2013
DEPARTMENT OF
PLANNING & ZONING

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ARCHITECTURE

RECEIVED
APR 24 2013
DEPARTMENT OF PLANNING & ZONING

George Street Neighborhood
Aerial View

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