

An architectural rendering of a university campus. The central focus is a large, multi-story brick building with a dark green metal roof and several dormer windows. To its right is a modern, multi-story building with a mix of yellow and red brickwork. The campus is surrounded by greenery, including trees and a paved walkway. In the background, a large body of water (likely a lake or bay) stretches across the horizon under a clear sky. The overall scene is presented in a high-angle, aerial perspective.

Cambrian Rise

LINCOLN BROWN ILLUSTRATION



Cambrian Rise

Panoramic lake and mountain views surround Cambrian Rise, a contemporary urban neighborhood located on the shores of Lake Champlain in the heart of Burlington, Vermont. The adjacent Burlington Bike Path connects to sandy beaches, shops and restaurants on the Church Street Marketplace, and Waterfront Park. Cambrian Rise upholds principles of sustainability, community, diversity, and a healthy lifestyle. The design of buildings and land improvements preserve natural resources and native vegetation. At Cambrian Rise, neighbors can take advantage of diverse housing opportunities and live-work environments. Fitness facilities, pedestrian friendly streets, biking, hiking, and swimming promote a healthy and active lifestyle.

Cambrian Rise affirms Burlington in the 21st Century as the nation's "most sustainable city" where contemporary living values are a respected part of community life.

CAMBRIAN RISE SITE AND CONTEXT

LAKE CHAMPLAIN

TEXACO
BEACH

BIKE PATH
ROW

BIKE PATH
CONNECTION

NEW PUBLIC PARK
12 ACRES

CITY OF BURLINGTON

LAKE VIEW CEMETERY

1" = 80'

0 80 160 240



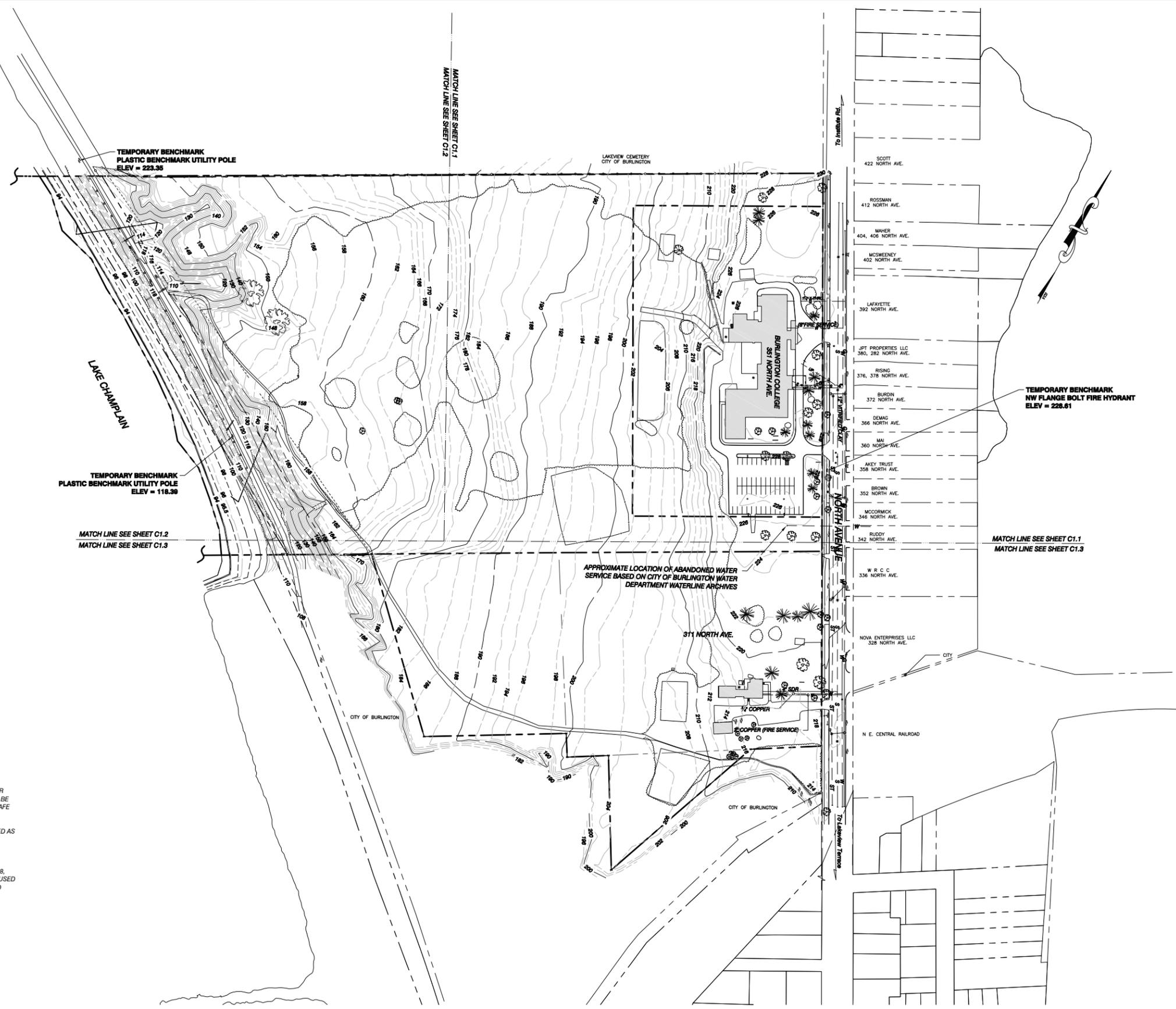
5/19/2016

T. J. Boyle Associates
landscape architects • planning consultants



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- - - - - EXISTING CONTOUR
- EXISTING CURB
- EXISTING CHAINLINK FENCE
- EXISTING WIRE FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING GUARD RAIL
- EXISTING ELECTRIC
- EXISTING FORCEMAIN
- G --- EXISTING GAS
- ST --- EXISTING STORM
- S --- EXISTING GRAVITY SEWER
- T --- EXISTING TELEPHONE
- W --- EXISTING WATER
- EXISTING SWALE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING WELL
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING SHUT OFF
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- RAILROAD RAIL FOUND
- ⊙ PROJECT BENCHMARK



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-854-2828 FAX: 802-854-2271 web: www.cae-vt.com

COPYRIGHT © 2015 - ALL RIGHTS RESERVED
 DRAWN: MAB
 CHECKED: JLM
 APPROVED: JLM

OWNER:
BURLINGTON COLLEGE
 351 NORTH AVE
 BURLINGTON VERMONT 05401

PROJECT:
PROPERTY LOCATED AT 311, 329, 351 NORTH AVE
 BURLINGTON, VT



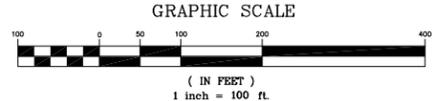
LOCATION MAP
 1" = 200'

DATE	CHECKED	REVISION

EXISTING CONDITIONS OVERALL SITE PLAN

DATE: 12/30/2014
 DRAWING NUMBER: **C1.0**
 SCALE: 1" = 100'
 PROJ. NO.: 14215

- NOTES**
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
 - THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
 - PROPERTY LINE INFORMATION IS BASED PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN 329 & 351 NORTH AVE BURLINGTON COLLEGE" PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED DECEMBER 18, 2014. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
 - SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. DECEMBER 2014. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS GRID NORTH; VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.



PROGRESS PLANS
 12/30/2014

Grid North
Survey Note 3

Lakeview Cemetery
City of Burlington
(formerly a Glebe Lot)

- Survey Notes -

1. Purpose of this survey and plat is to depict a lot line adjustment between two properties of Burlington College, resulting in transferring 7.84 acres from 351 North Avenue to 329 North Avenue. The plat also depicts boundaries of 311 North Avenue, also under title of Burlington College. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1.)
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
4. Proposed corner markers set shall typically consist of 5/8" x 30" steel rebar or 4" square concrete monuments with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Iron pipes found are 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

- Zoning -

Lots A & B, and most of Lot C are within the "Waterfront Residential / Medium Density" District (RM-W).
Lot C westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- RECORD RAILROAD R.O.W.
- EXISTING FENCE (CHAIN LINK)
- x — EXISTING FENCE (WIRE)
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- ○ — EXISTING GUY WIRE/POLE
- IPF/IRF ○ IRON PIPE / ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- MMF MARBLE MONUMENT FOUND
- I RAILROAD RAIL (VERT.) FOUND
- CMP CONCRETE MONUMENT PROPOSED
- AG/BG CONCRETE MONUMENT FOUND

- Railroad R.O.W. Notes -

1. Lot C of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railroad Co., obtained in 1899 from the Stacy Estate (see Commissioners' Award, Vol. 46 Pg. 201). On January 1, 1964, the Rutland Railway Corporation quitclaimed its interests in the R.O.W. to the State of Vermont (Vol. 151 Pages 566 - 576). The R.O.W. is further subject to a Lease Agreement between the State of Vermont and the City of Burlington, dated June 18, 1985 and recorded in Volume 319 at Pages 575 - 587. The land area (1.76 acres) effected by the R.O.W. is NOT included in our survey's summary of Lot C's acreage.
2. The former railroad R.O.W. shown hereon is based on geometry abstracted from Commissioners' Award (Vol. 46 Pg. 201), and from Referenced Plats A, C & E. The railroad monuments depicted on Reference Plan E (ca. 1899) were not recovered in the field during our December 2014 survey. The R.O.W. exact location may vary upon future discovery of such monuments.
3. The R.O.W. width is incorrectly depicted as 82.5' on Reference Plat B. The record width is 79.6' per Reference Plan E and Commissioners' Award (Vol. 46 Pg. 201)

- Location Map -



Approval of this Lot Line Adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This Lot Line Adjustment has been approved by:

City of Burlington Administrative Officer / Assistant Administrative Officer

Date: _____ Zoning Permit # _____

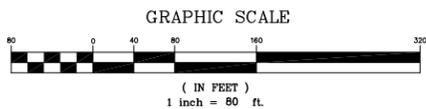
RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____ CITY CLERK

City of Burlington
Vol. 438 Pg. 402
frmy. Central Vt. Railway

- Rail Monument Note -

Six of the surveyed corners of the former Central Vt. Railway property are marked with lengths of railroad rail set vertically in the ground. Their tops are typically 0' - 3" below grade. Finding no punch mark or other distinguishable feature on the rail monuments, surveyors used the center of the rail (shown here with an X), thus:



Lot Coverage Table

Lot A	Before Adjustment: 16%	After Adjustment: 37%
Lot C	Before Adjustment: Negligible	After Adjustment: Negligible

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 17 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal below.

SEAL
Timothy R. Cowan VT LS 597

SURVEYORS:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MAHFIELD NEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 web: www.coe-vt.com

COPYRIGHT © 2014 - ALL RIGHTS RESERVED
DRAWN: CEA
CHECKED: JLM
APPROVED: TRC

DATE	CHECKED	REVISION

Lot Line Adjustment Between
329 & 351 North Avenue
BURLINGTON COLLEGE
Burlington, Vermont

DATE: DEC. 18, 2014
ORIGINAL SCALE: 1" = 80'
PROJ. NO.: 14215
DRAWING NUMBER: **BA1**
SHEET 1 of 1

P:\AutoCAD Projects\2014\14215\DWG\14215-Plat.dwg, 12/18/2014 9:39:58 AM, tcowan, Nitro PDF Creator (Pro 9)

ORIGINAL INK on MYLAR - REDUCED for RECORDING

Grid North Survey Note 3

Lakeview Cemetery City of Burlington (formerly a Glebe Lot)

- Zoning -

Proposed Lots A & C, and most of Lot B are within the "Waterfront Residential / Medium Density" District (RM-W).

Proposed Lot B westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

- Legend of Symbols -

- SUBJECT PROPERTY LINE
OTHER PROPERTY LINE
RECORD RAILROAD R.O.W.
EXISTING FENCE (CHAIN LINK)
EXISTING FENCE (WIRE)
IRON PIPE / ROD FOUND
CONCRETE MONUMENT FOUND
MARBLE MONUMENT FOUND
RAILROAD RAIL (VERT.) FOUND
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET (2014)
CAPPED IRON ROD PROPOSED
ABOVE GRADE / BELOW GRADE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE/POLE
NEW STAKE NUMBERS (NOV. 2015)

- Railroad R.O.W. Notes -

- 1. Proposed Lot B of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railroad Co., obtained in 1899 from the Stacy Estate...
2. The former railroad R.O.W. shown hereon is based on geometry abstracted from Commissioners' Award (Vol. 46 Pg. 201), and from Referenced Plats A, C & E.
3. The R.O.W. width is incorrectly depicted as 82.5' on Reference Plat B. The record width is 79.6' per Reference Plan E and Commissioners' Award (Vol. 46 Pg. 201).

- Location Map -

NOT TO SCALE



Approval of this Lot Line Adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels or lots. This Lot Line Adjustment has been approved by:

City of Burlington Administrative Officer / Assistant Administrative Officer

Date: _____ Zoning Permit # _____

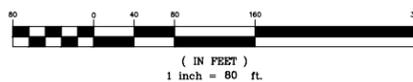
RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK

- Rail Monument Note -

Six of the surveyed corners of the former Central Vt. Railway property are marked with lengths of railroad rail set vertically in the ground. Their tops are typically 0" - 3" below grade. Finding no punch mark or other distinguishable feature on the rail monuments, surveyors used the center of the rail (shown here with an X), thus: [Symbol]

GRAPHIC SCALE



- Survey Notes -

- 1. Purpose of this survey and plat is to depict a lot line adjustment between two properties of BC Community Housing, LLC, resulting in transferring 2.836 acres from 329 North Avenue to 311 North Avenue.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake.
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments.
4. Proposed corner markers shall typically consist of 5/8" x 30" steel rebar with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597".
5. Concrete monuments found are typically 4" square unless otherwise noted.

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field.

SEAL

Timothy R. Cowan VT LS 597

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

Table with columns: DATE, CHECKED, REVISION. Includes entries for TRC and RE-LABEL NORTH LINE.

Lot Line Adjustment Between 311 & 329 North Avenue

BC Community Housing, LLC

Burlington, Vermont

Table with columns: DATE, ORIGINAL SCALE, PROJ. NO., DRAWING NUMBER. Includes values: JAN. 18, 2016, 1" = 80', 14215, BA1.

SHEET 1 of 1

ORIGINAL INK on MYLAR - REDUCED for RECORDING

VT LS 597
Timothy R. Cowan

- Survey Notes -

1. Purpose of this survey and plat is to depict the subdivision of lands of BC Community Housing, LLC, into 6 lots and a proposed street as shown. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1 of Reference Plat A.)
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
4. Proposed corner markers shall typically consist of 5/8" x 30" steel rebar with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Concrete monuments set (2014) are typically 4" square with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597". Iron pipes found were 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

- Referenced Maps or Plats -

- A. "Lot Line Adjustment Between 311 & 329 North Avenue - BC Community Housing LLC", last revised 1/29/2016, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide _____.
- B. "Lot Line Adjustment Between 329 & 351 North Avenue - Burlington College", dated 12/18/2014, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 509-C.
- C. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Diocese Archives.
- D. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Diocese Archives.

Certificate of City Engineer:

I, _____, City Engineer, do hereby certify that the subject plat has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plats of subdivided land adopted by the city council, with the following exceptions, if any:

City Engineer _____

Certificate of City Fire Marshal:

I, _____, Fire Marshal do hereby certify that the subject plat has been examined by me and found to comply with the fire prevention requirements set forth in this chapter governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Fire Marshal _____

Certificate of Superintendent of City Parks:

I, _____, Superintendent of Parks do hereby certify that the subject plat has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Superintendent of Parks _____

Applicant's Certification:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent/Owner _____ Date _____

- Zoning -

Proposed Lots 1 - 6, and most of Lot 7 are within the "Waterfront Residential / Medium Density" District (RM-W).

Proposed Lot 7 westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON DEVELOPMENT REVIEW BOARD, BURLINGTON, VERMONT, ON THIS DAY OF _____, 20____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE COMPREHENSIVE DEVELOPMENT ORDINANCE OF THE CITY OF BURLINGTON, VERMONT.

SIGNED THIS _____ DAY OF _____, 20____

BY _____

WITNESS _____ DRB CHAIR

ZONING PERMIT/CERTIFICATE OF APPROPRIATENESS # _____

DRAFT
04/11/2016

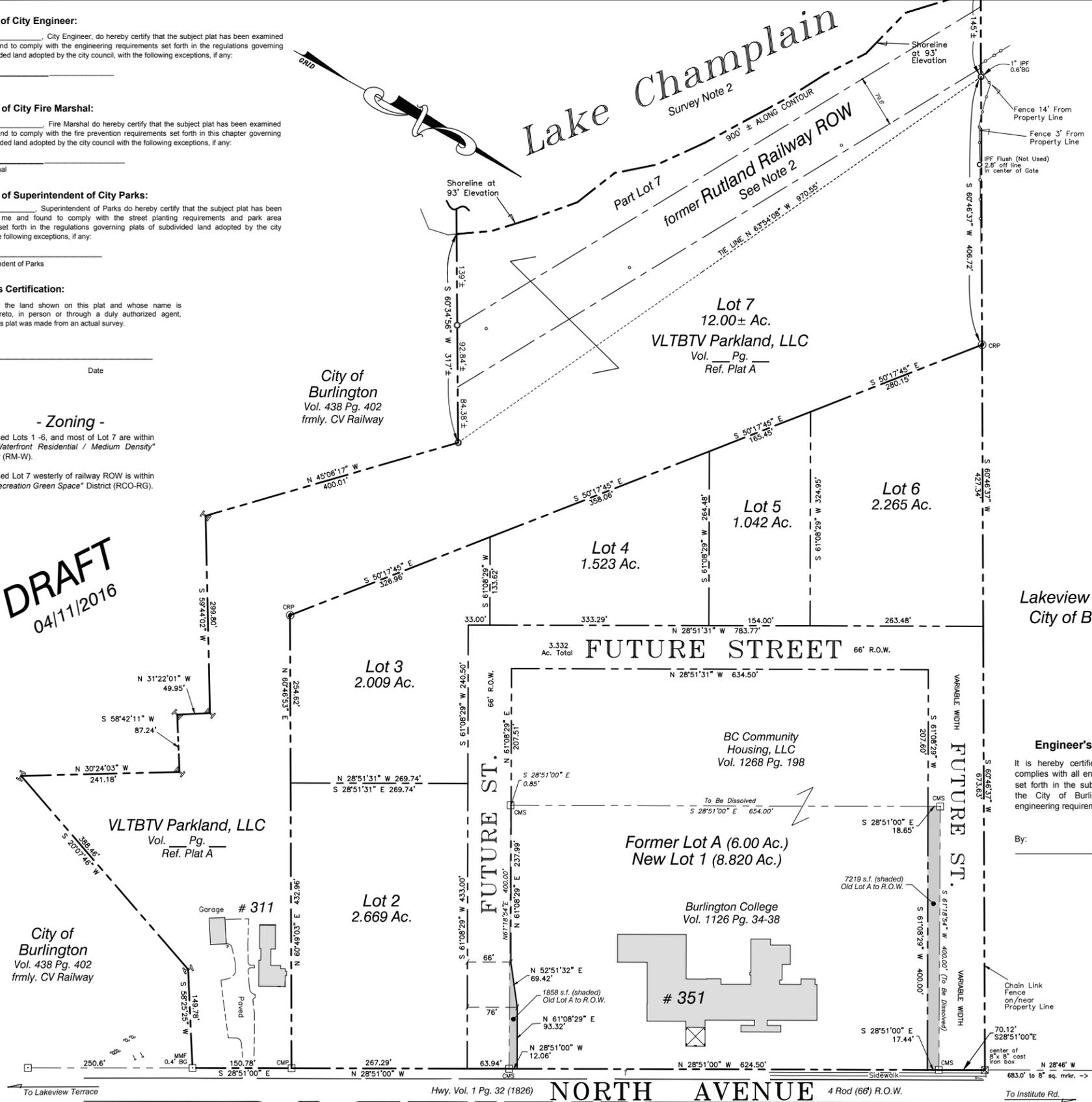
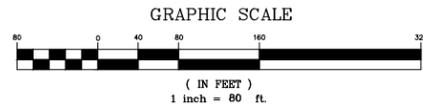
- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- - - FORMER PROPERTY LINE (NOT ALL SHOWN)
- - - EXISTING FENCE (CHAIN LINK)
- - - EXISTING FENCE (WIRE)
- X IRON PIPE / ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET (2014)
- ⊥ RAILROAD RAIL (VERT.) FOUND
- CMP CONCRETE MONUMENT PROPOSED (2016)
- ⊙ CAPPED IRON ROD PROPOSED
- AG/BG ABOVE GRADE / BELOW GRADE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY WIRE/POLE

North Ave. Abutters (East side of Avenue)	
St. #	Name
328	NOVA Enterprises, LLC
336	W R C C
342	Ruddy
346	McCormick
352	Brown
358	Akey Trust
360	Mai
366	DeMag
372	Burdin
376, 378	Rising
380, 382	JPT Properties LLC
392	LaFayette
402	McSweeney
404, 406	Maher
412	Rossmann
422	Scott

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK



- Location Map -

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted.

ALSO
To the best of my knowledge and belief this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "proposed" and their location, size, type and materials are correctly shown. This statement valid only when accompanied by my original signature and seal below.

DRAFT
04/11/2016

Timothy R. Cowan VT LS 597

SURVEYORS:



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

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SEAL	DRAWN CEA
SEAL	CHECKED TRC
SEAL	APPROVED

Engineer's Certification

It is hereby certified that this plat fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other engineering requirements of Burlington, VT.

By: _____

(Seal at Right)

DATE	CH'CK'D.	REVISION

Subdivision Plat
BC Community Housing, LLC
311 & 329 North Avenue
Burlington, Vermont

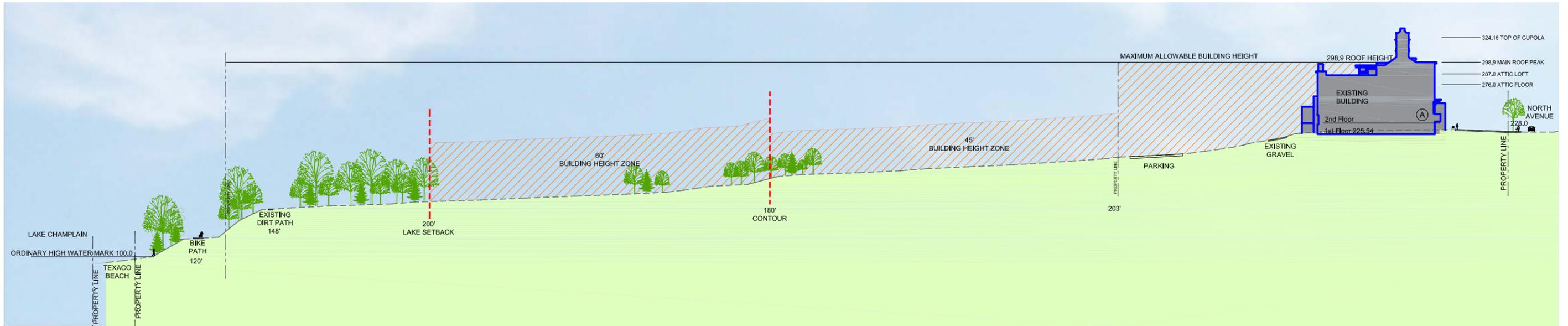
DATE
APR. 11, 2016

ORIGINAL SCALE
1" = 80'

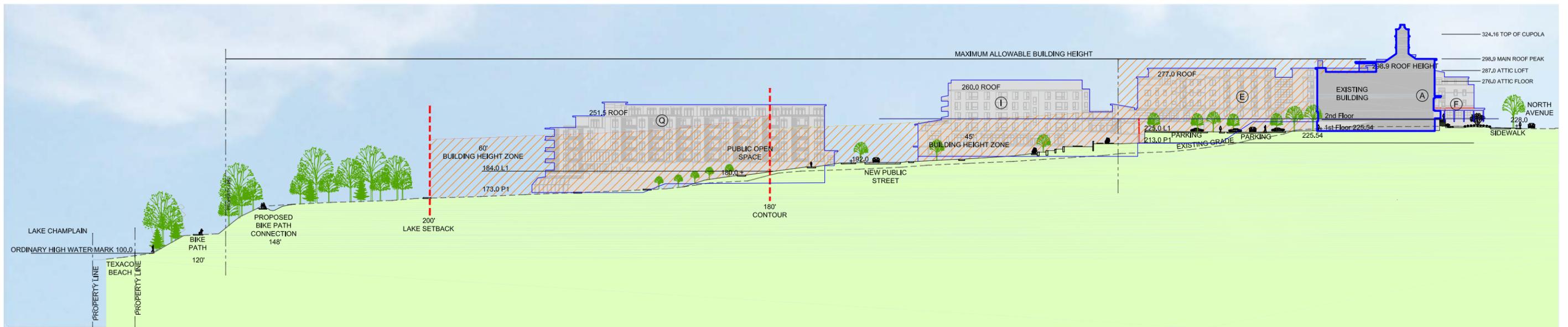
PROJ. NO.
14215

DRAWING NUMBER
P 1

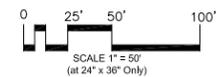
SHEET 1 of 1



A-1 SECTION A-1 - EXISTING CONDITIONS
L300 SCALE 1" = 50'



A-1 SECTION A-1 - PROPOSED CONDITIONS
L300 SCALE 1" = 50'











CONNECTED PUBLIC WATERFRONT



A NEW NEIGHBORHOOD
PARK WITH GREAT
CONNECTIONS TO THE
WATERFRONT

PUBLIC PROGRAM AREAS



BC COMMUNITY HOUSING SITE CONCEPT

SCALE 1" = 80'

LAKE CHAMPLAIN

TEXACO
BEACH

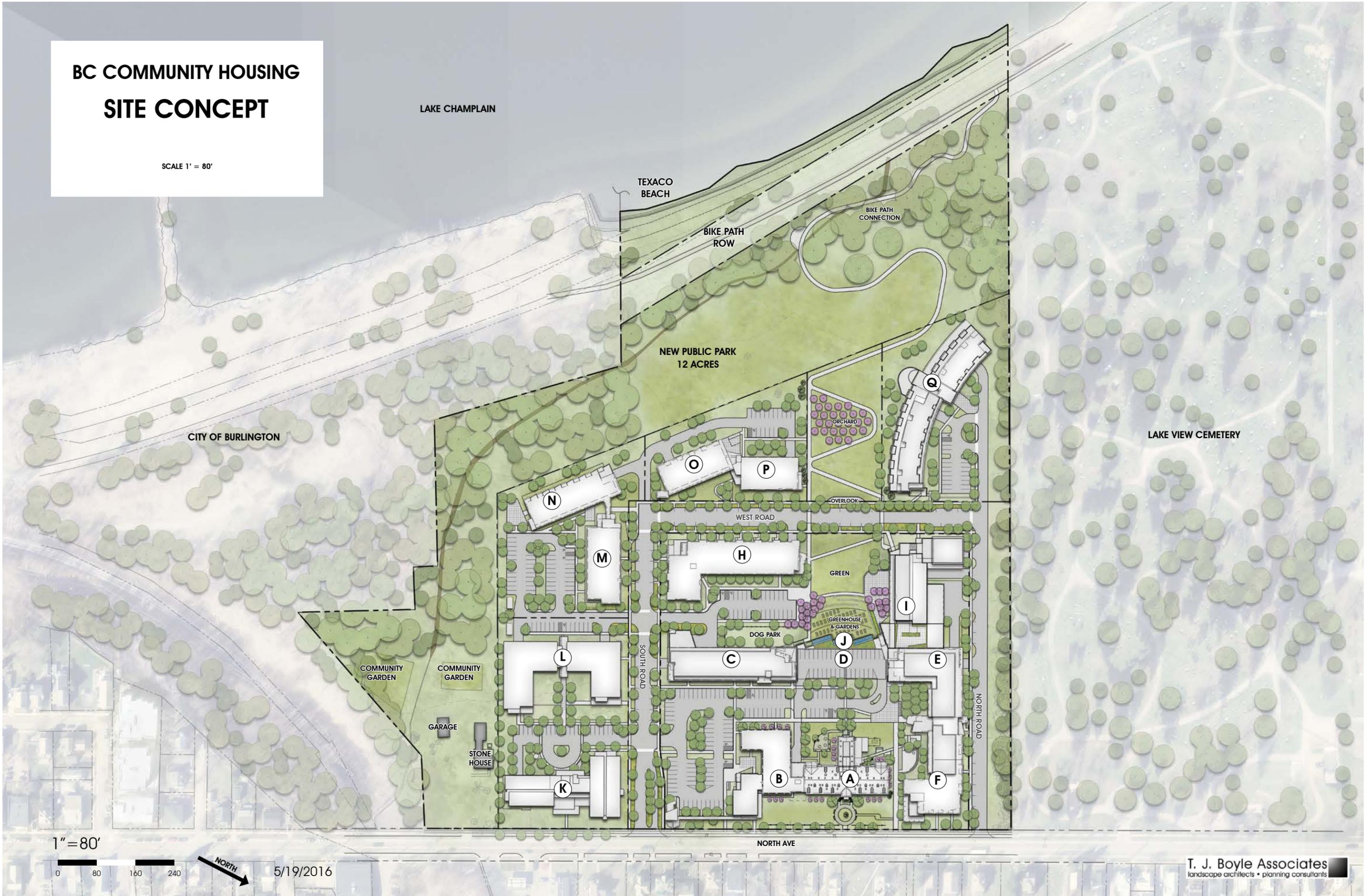
BIKE PATH
CONNECTION

BIKE PATH
ROW

NEW PUBLIC PARK
12 ACRES

CITY OF BURLINGTON

LAKE VIEW CEMETERY



1" = 80'

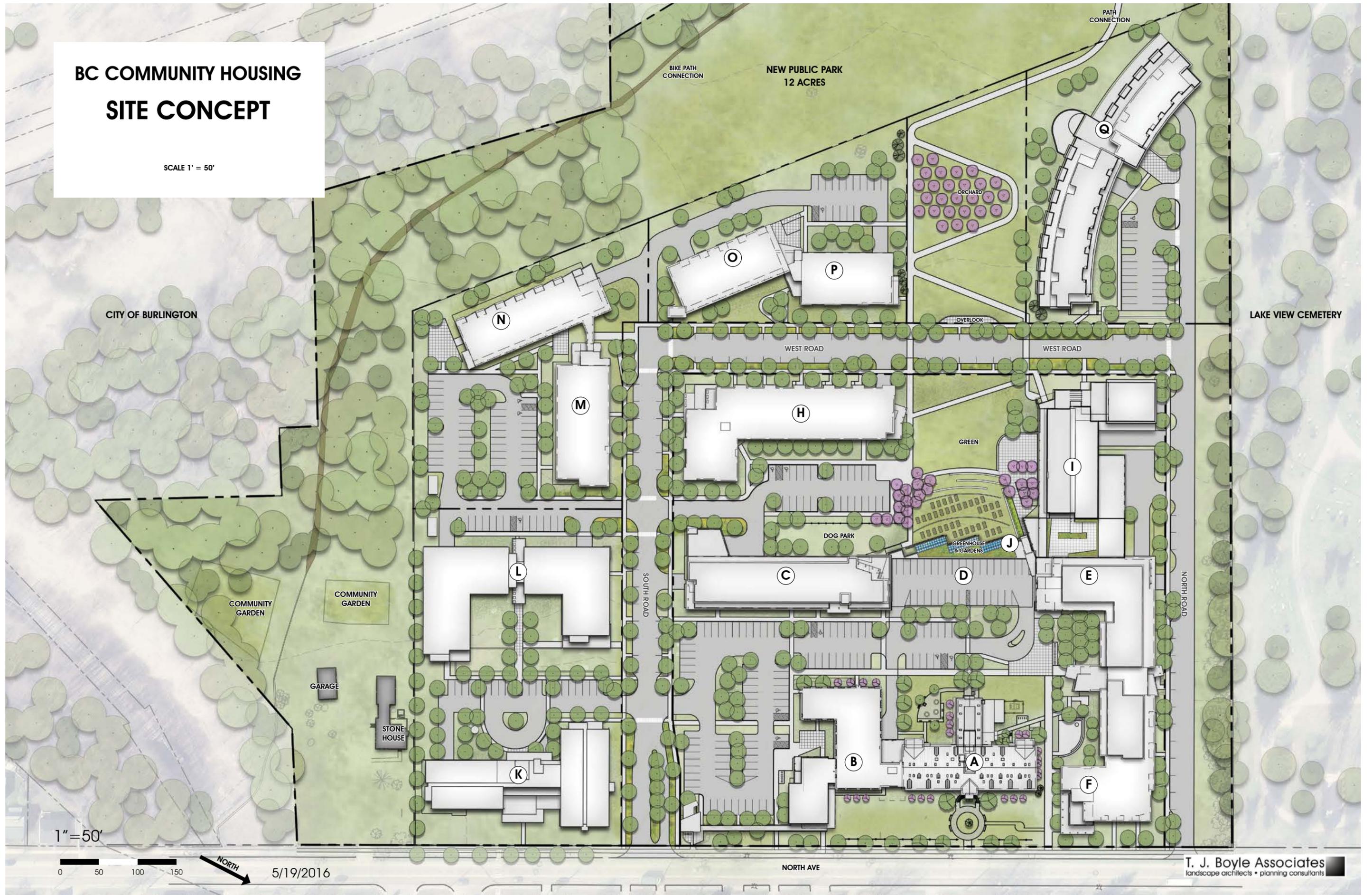
0 80 160 240



5/19/2016

BC COMMUNITY HOUSING SITE CONCEPT

SCALE 1" = 50'



1" = 50'



5/19/2016

T. J. Boyle Associates
landscape architects • planning consultants







NORTH AVE SECTION



NORTH AVE SECTION



NORTH AVE SECTION



NORTH AVE SECTION



1

LINCOLN BROWN ILLUSTRATION



2

LINCOLN BROWN ILLUSTRATION



3

LINCOLN BR



4

LINCOLN BROWN ILLUSTRATION



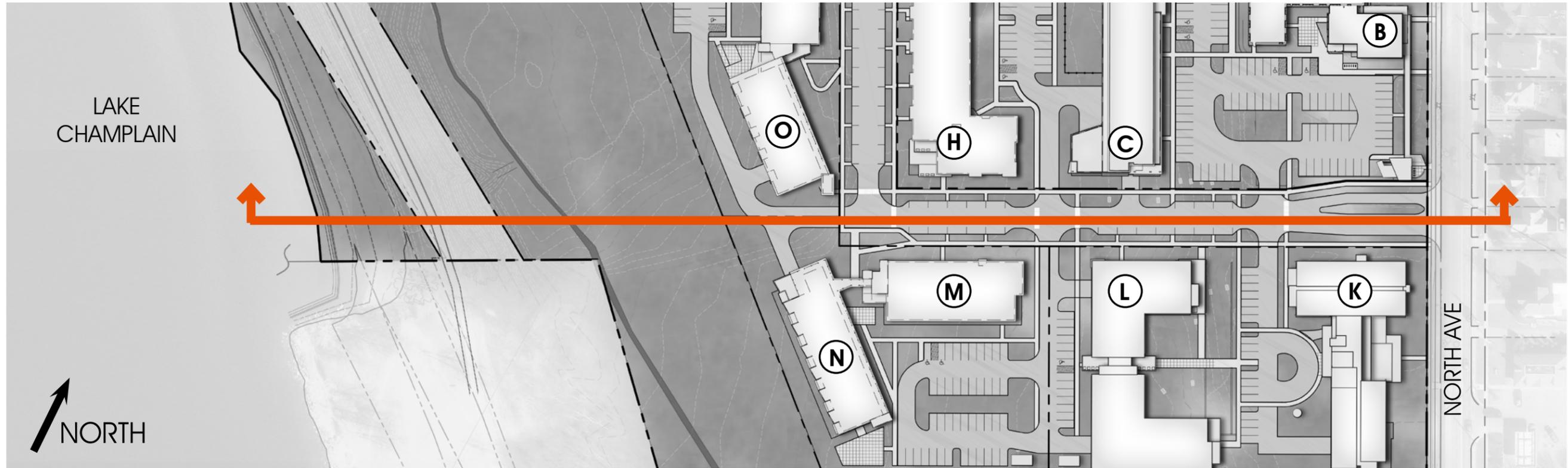
5

LINCOLN BROWN ILLUSTRATION



6

LINCOLN BROWN ILLUSTRATION



SOUTH ROAD SECTION



SOUTH ROAD SECTION



SOUTH ROAD SECTION



EAST ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Scale: 1/16" = 1'-0"



NORTH ELEVATION
Scale: 1/16" = 1'-0"

SOUTH ELEVATION
Scale: 1/16" = 1'-0"



BC COMMUNITY HOUSING • BUILDING C & D

BURLINGTON, VERMONT

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DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT ELEVATIONS

**Duncan
Wisniewski** 
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

DATE: 05.20.2016
DRAWN: XXX, XXX

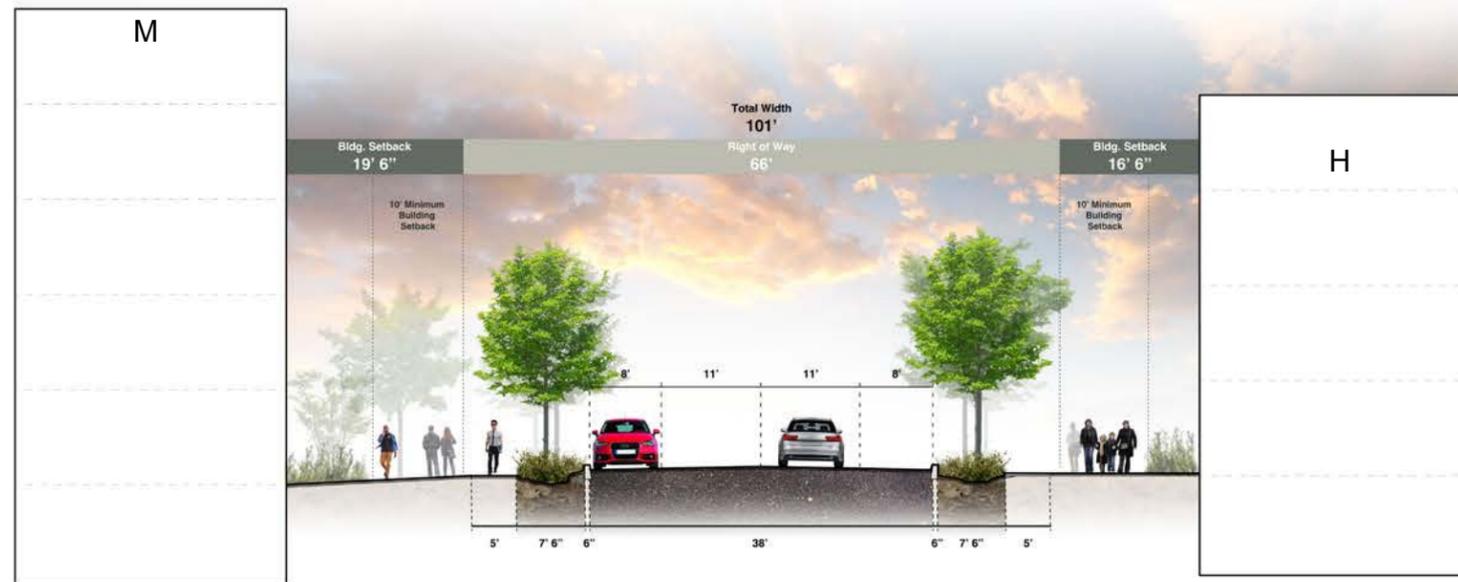
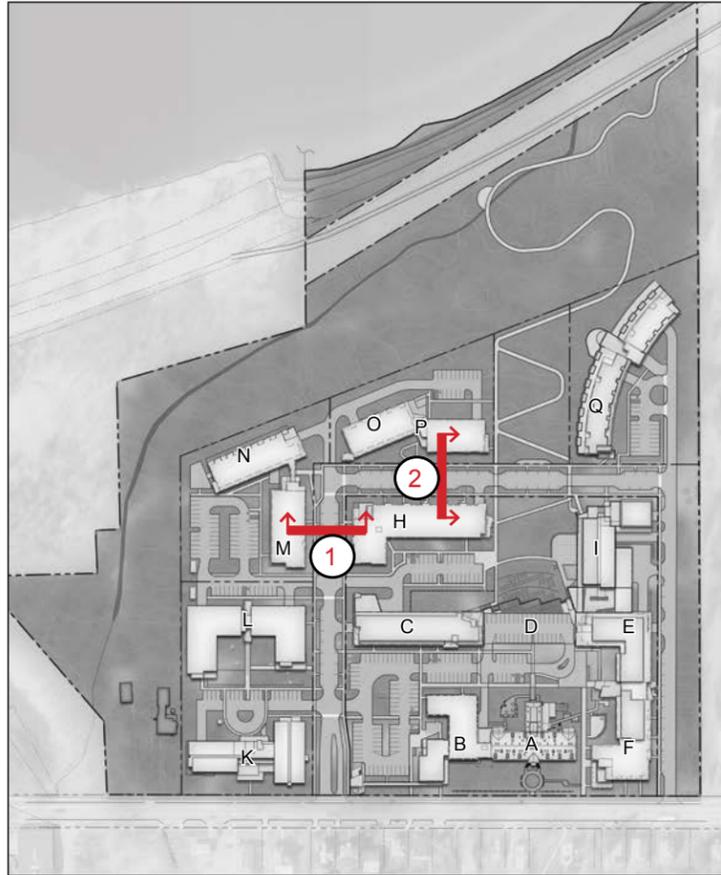
C & D

ALTERNATE C ENTRANCE



7

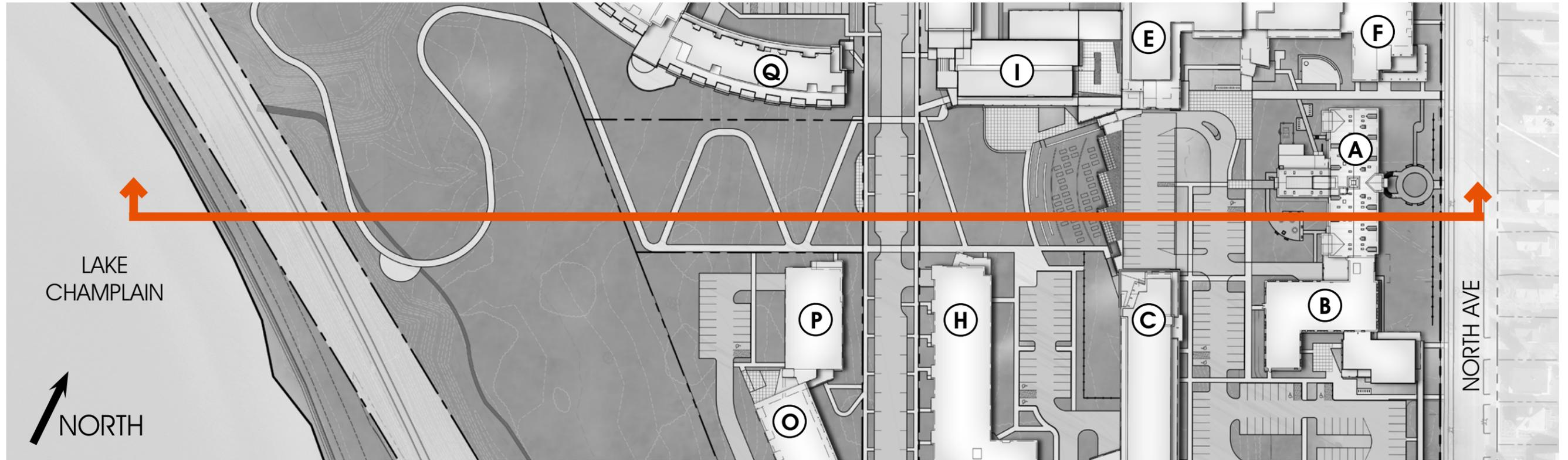
LINCOLN BROWN ILLUSTRATION



1 SECTION 1
1"=200'



2 SECTION 2
1"=200'



CENTRAL GREEN SECTION



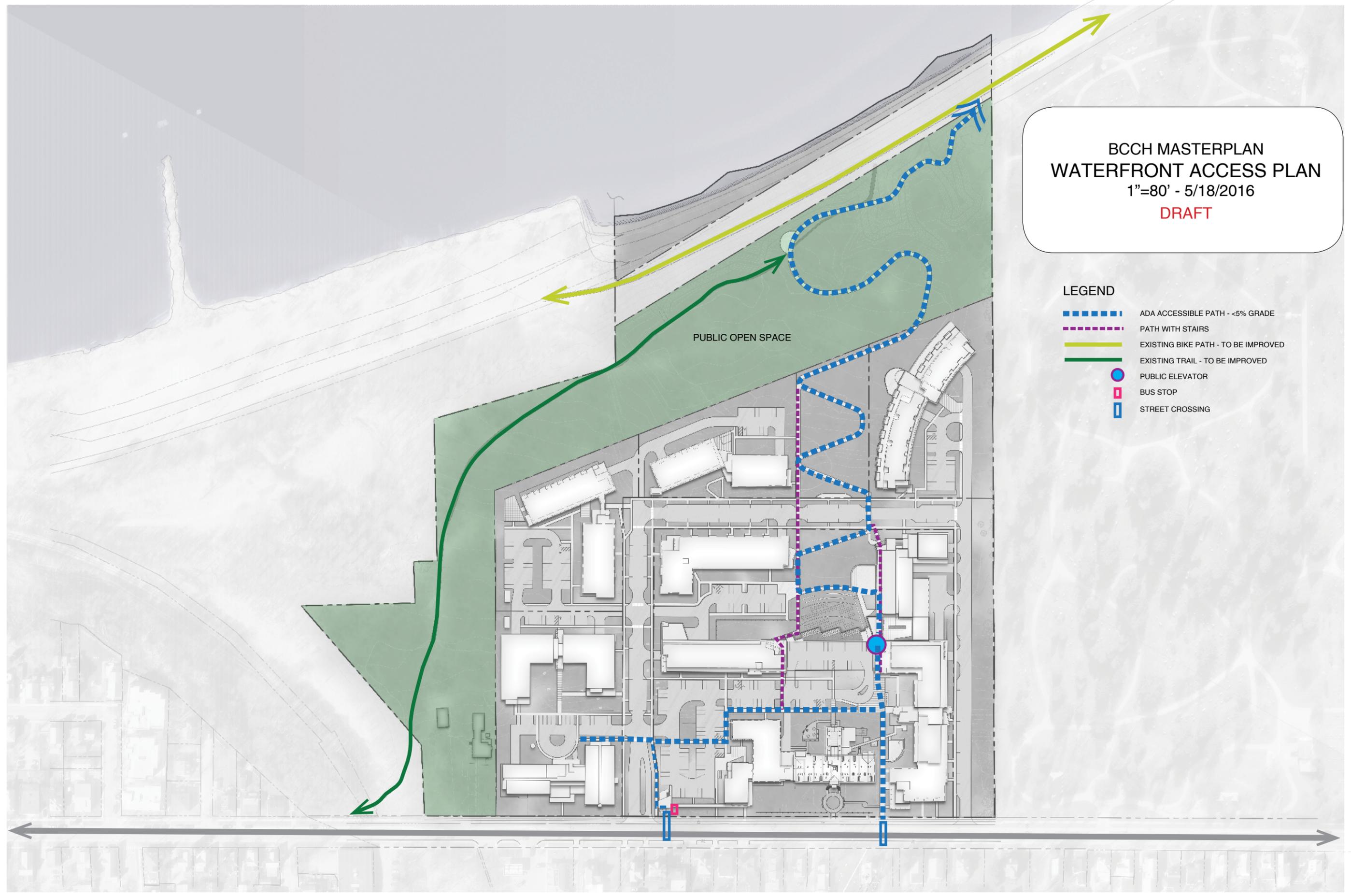
CENTRAL GREEN SECTION



CENTRAL GREEN SECTION

BCCH MASTERPLAN
WATERFRONT ACCESS PLAN
1"=80' - 5/18/2016
DRAFT

- LEGEND
- ADA ACCESSIBLE PATH - <math>< 5\%</math> GRADE
 - PATH WITH STAIRS
 - EXISTING BIKE PATH - TO BE IMPROVED
 - EXISTING TRAIL - TO BE IMPROVED
 - PUBLIC ELEVATOR
 - BUS STOP
 - STREET CROSSING













TERRACE WALLS



COMMUNITY GARDEN



OPEN LAWN



DOG PARK

CENTRAL GREEN FEATURES



EDIBLE ORCHARD



RAINWATER CISTERN



RAISED BEDS



COMPOSTING

COMMUNITY GARDEN FEATURES









PRECEDENT PROJECTS



PERMEABLE PAVING



RAINWATER INFILTRATION



BIKE CONNECTIVITY



CUT FLOWER GARDENS

SITE CONCEPTS



GREEN PARKING LOT



INDOOR BIKE PARKING

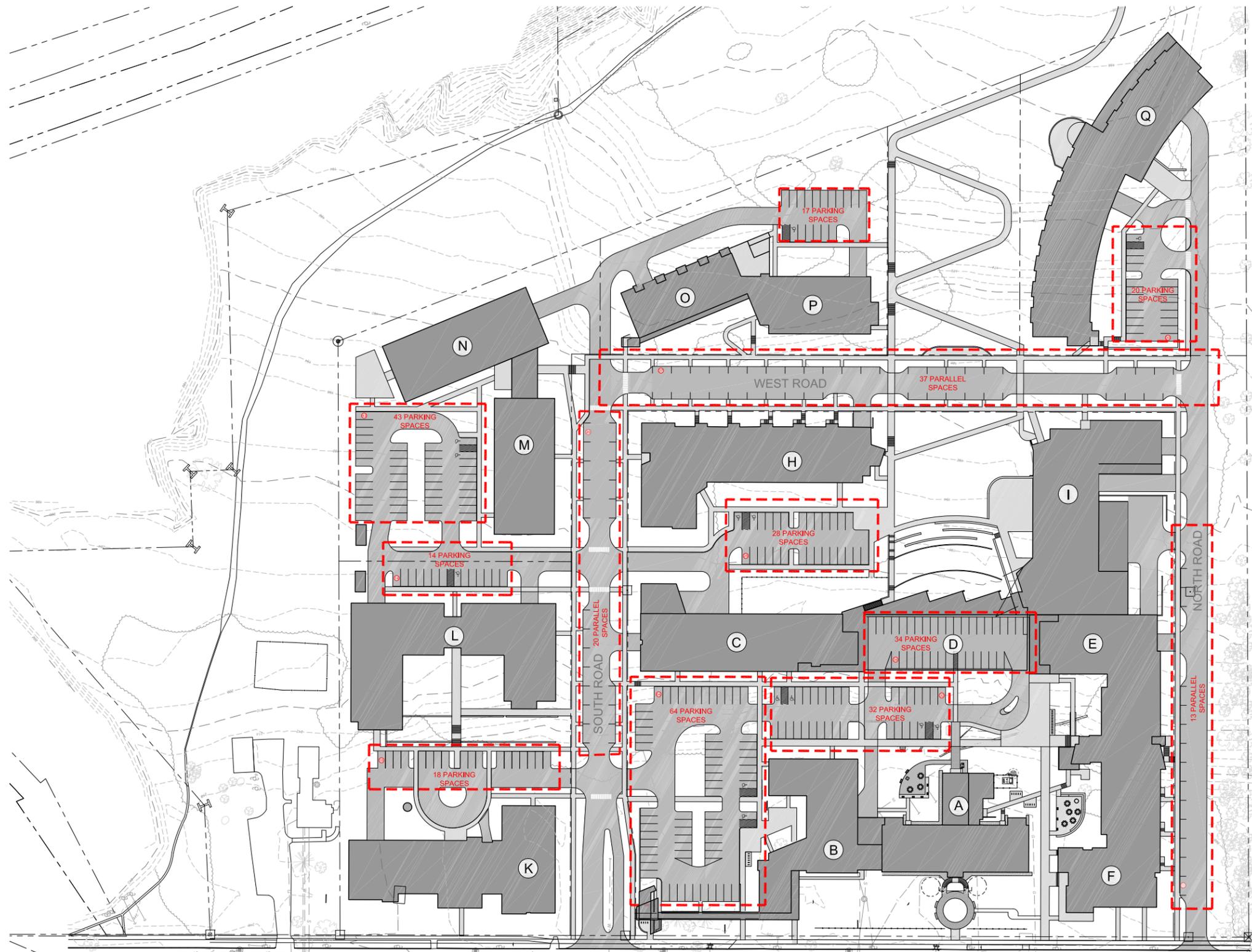


APIARY



OPEN GREEN

SITE CONCEPTS



SURFACE PARKING TOTALS

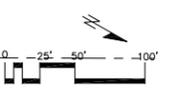
ON STREET	70
OFF STREET	270
TOTAL	340

revisions	date	revisions	date

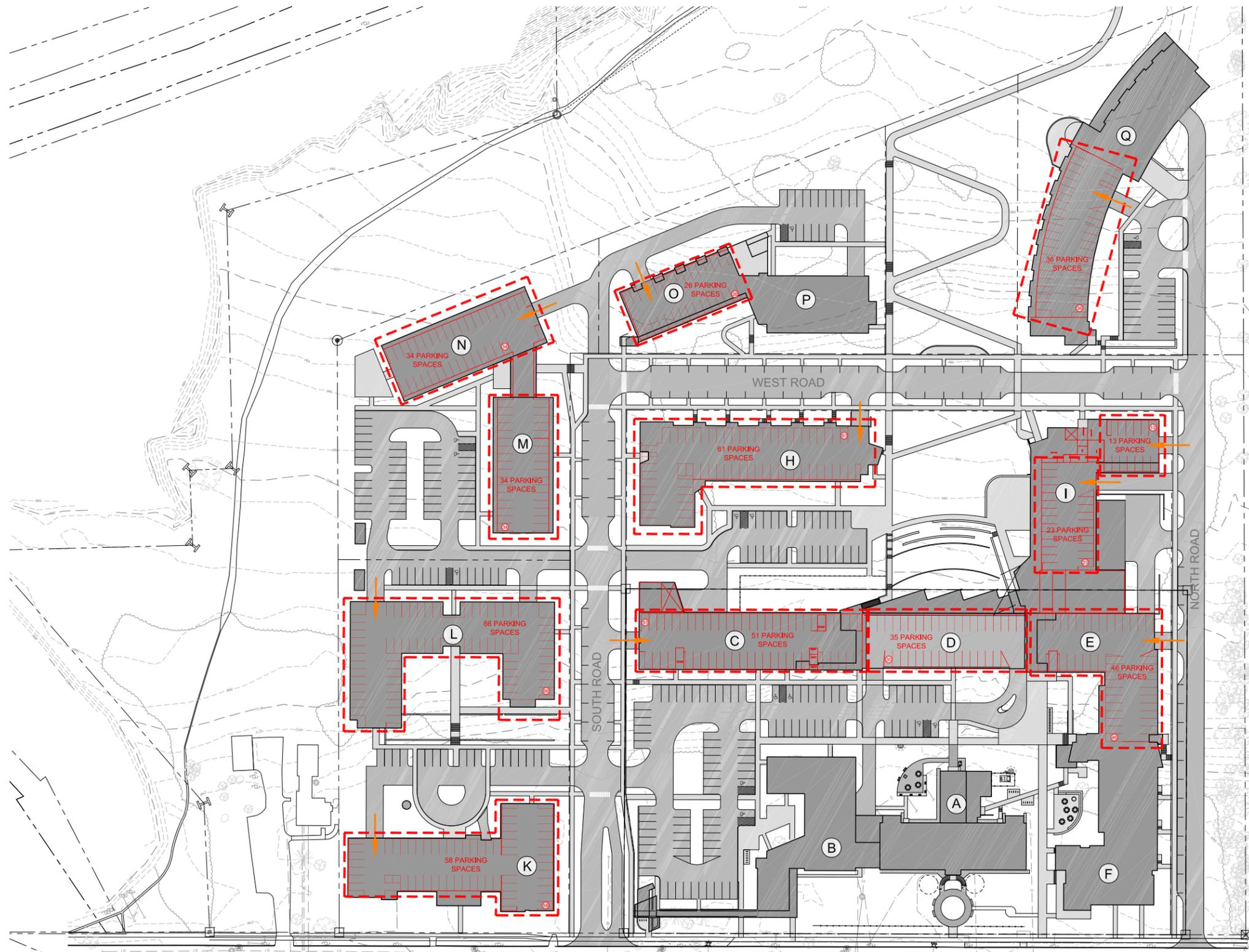
T. J. Boyle Associates, LLC
 landscape architects planning consultants
 301 college street burlington vermont 05401 802 658 3555

MJB design by TKD 5/16/2016
 TKD checked by TKD scale 1" = 50'

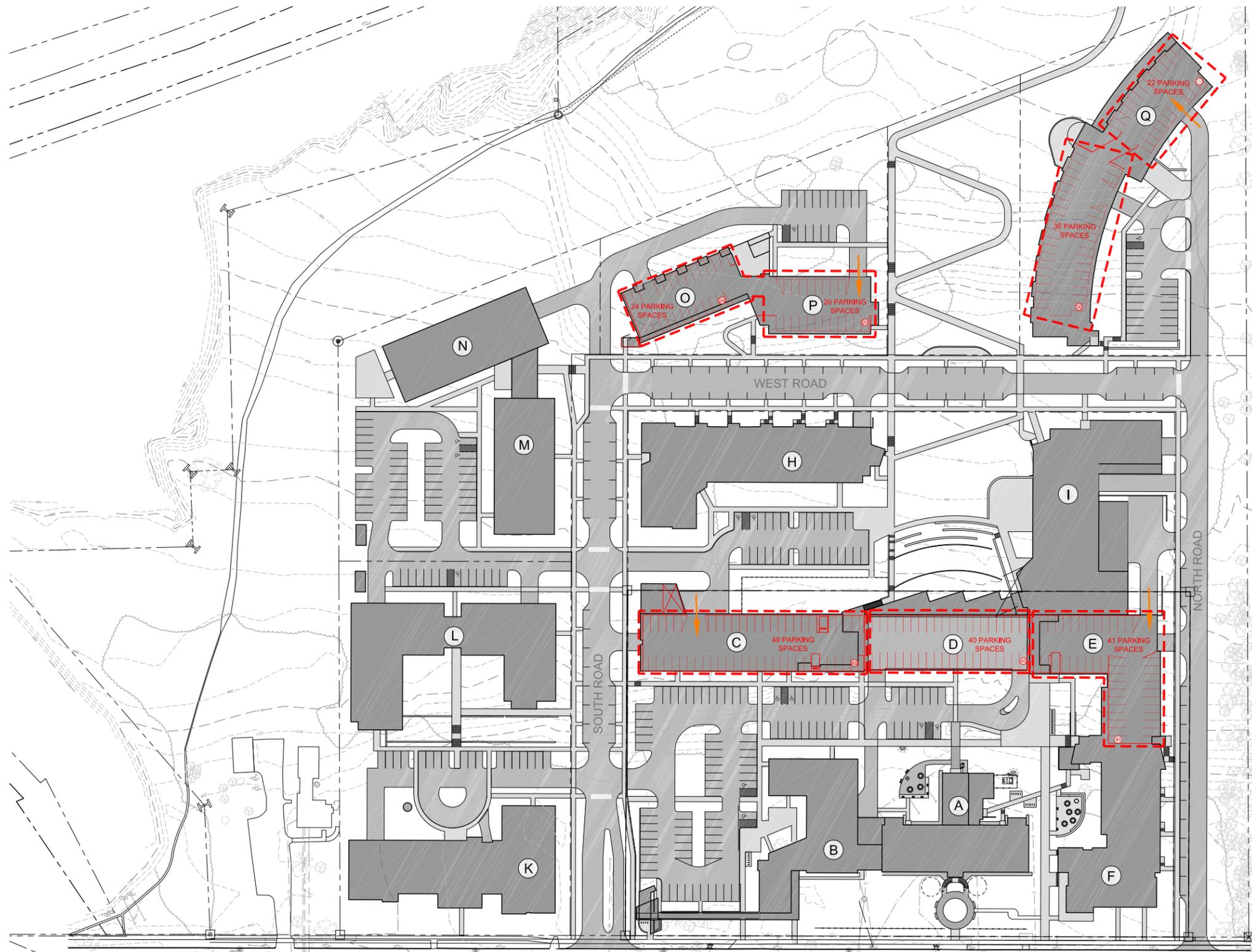
BC Community Housing
 Surface Parking



LA-1



PARKING GARAGE
 UPPER LEVEL - P2
 SPACES 483



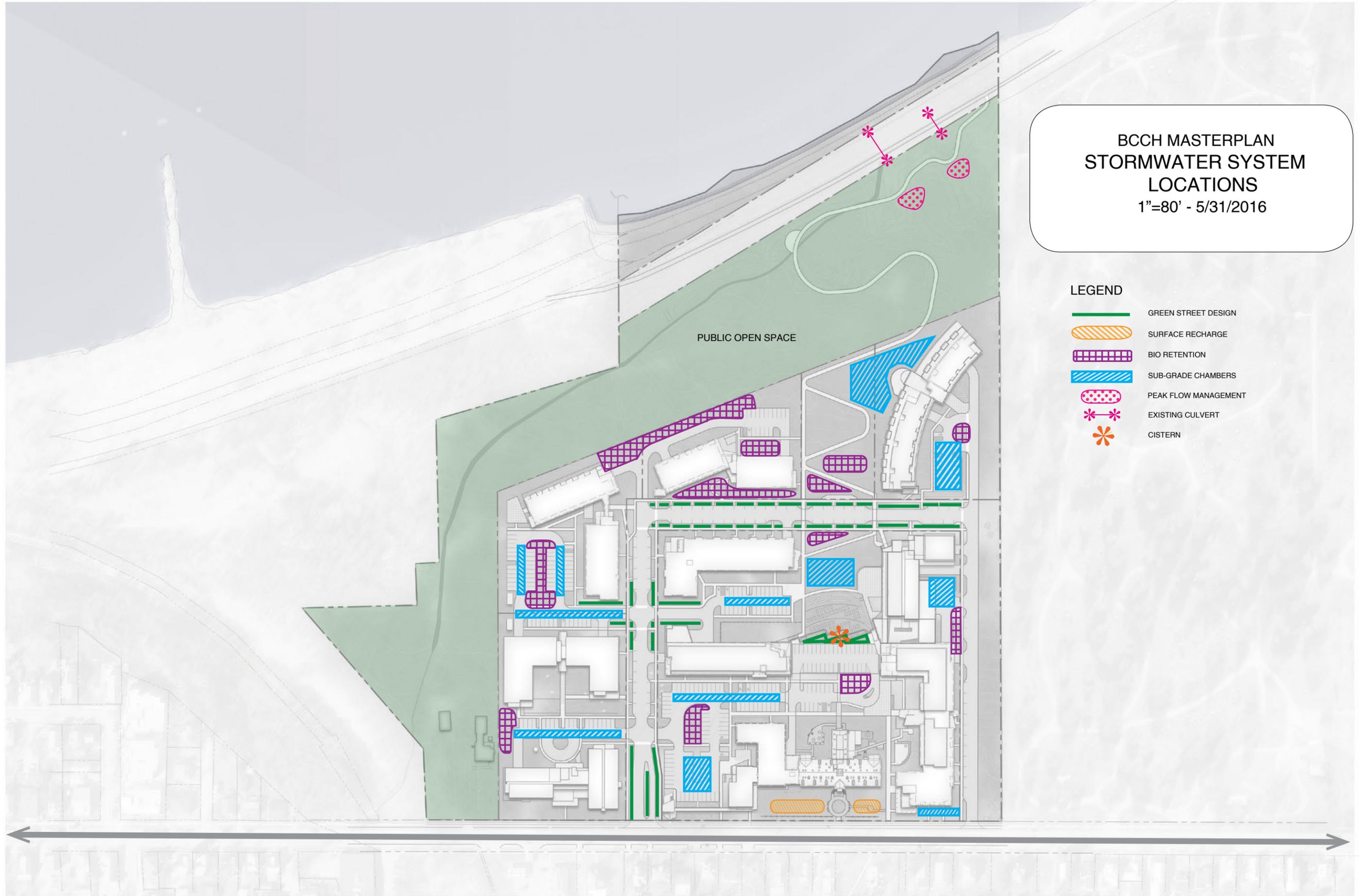
PARKING GARAGE
 LOWER LEVEL - P1
 SPACES 233

BCCH MASTERPLAN
STORMWATER SYSTEM
LOCATIONS
1"=80' - 5/31/2016

LEGEND

- GREEN STREET DESIGN
- SURFACE RECHARGE
- BIO RETENTION
- SUB-GRADE CHAMBERS
- PEAK FLOW MANAGEMENT
- EXISTING CULVERT
- CISTERN

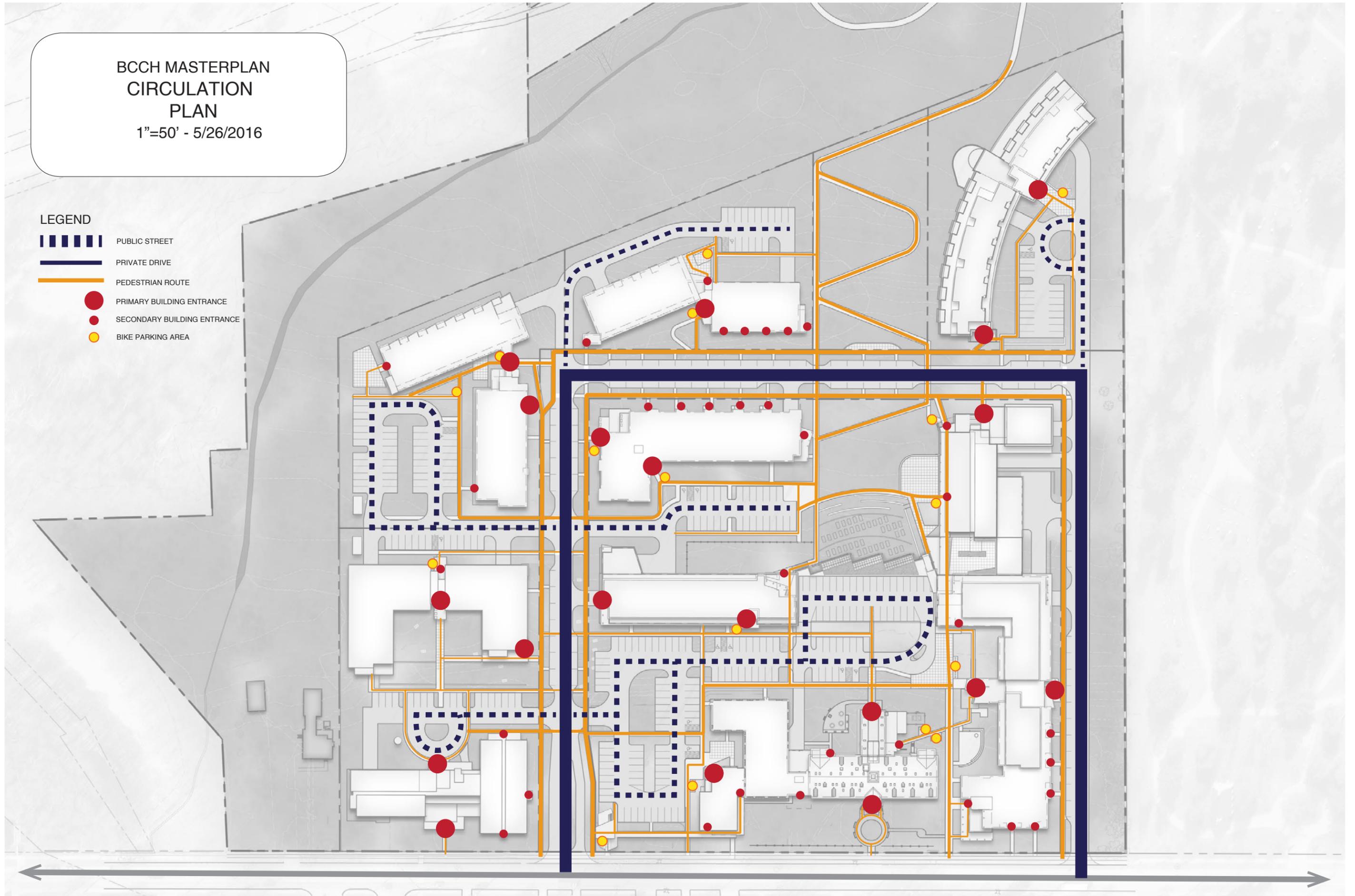
PUBLIC OPEN SPACE



BCCH MASTERPLAN
CIRCULATION
PLAN
1"=50' - 5/26/2016

LEGEND

-  PUBLIC STREET
-  PRIVATE DRIVE
-  PEDESTRIAN ROUTE
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE
-  BIKE PARKING AREA





LINCOLN BROWN ILLUSTRATION