

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: February 17, 2015
RE: 15-0743CA/MA; 234-240 College 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: DT Ward: 3

Owner/Representative: Sisters & Brothers Investment Group / G4 Design Studios

Request: Addition and renovations to existing building, addition of 4 residential units for a total of 23.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to remove an existing rear addition containing 3 residential units from the fire-damaged apartment building at 234-240 College Street and to replace it with a new, larger addition. The exterior of the existing building fronting College Street, known as the Messier Building, will remain unchanged. Replacement windows throughout were approved under separate permit. The building was internally damaged by fire on June 24, 2014, and is undergoing substantial interior renovation. The building contains 19 units (18 residential and 1 commercial); as proposed, it will contain 23 dwelling units upon completion of the new rear addition. The addition will be 5 stories tall and will essentially double the building mass, yet it will be largely hidden from view.

This application is very similar to a project denied by the Development Review Board January 20, 2015. That project originally contained a net increase of 6 dwelling units and a somewhat larger building volume. This present application contains a net increase of just 4 new units, although it remains "major impact" due to the substantial rehabilitation of existing units. The former project was denied per the following:

1. The application as presented does not satisfy the requirements of Sec. 6.2.2 (p). The trash and recycling facilities could be approved on the condition that additional space be provided along with a practical plan for container pick-up other than wheeling them all to the College Street sidewalk. The space provided is not sufficient to serve all of the tenants in this large building.

2. The application does not satisfy Sec. 4.4.1 (d) 3 since the proposed addition does not comply with the minimum required 10' side yard setback from the easterly side property line.
3. The application as presented does not satisfy Sec. 6.2.2 (m). The alleyway could be approved on the condition that curbing be installed to prevent mulch running downhill during rain events and if the new walkway were concrete, not asphalt.
4. The application does not satisfy Sec. 8.2.5. The long term bike parking is inadequate. The space provided is not dedicated bike parking and it is inconveniently located.

This new application includes provisions to address these reasons for denial. Given the relatively modest design changes and unchanged stormwater management plan, this current application has not been reviewed by the Design Advisory Board or the Conservation Board. The original recommendations of those boards, noted below, will be carried forward with this application.

The Design Advisory Board reviewed the original project October 14, 2014. The Board unanimously recommended approval of the project subject to the following conditions:

- Alleyway should be a true pedestrian alley.
- Curb cut onto College Street to be closed allowing a new street parking space.
- Door provided onto alley should have some fenestration, not a security door.
- Indoor bike storage to accommodate access to alleyway.
- Bike storage must be accessible to internal elevator.

The current application reflects the recommendations of the DAB.

The Conservation Board reviewed the original project December 1, 2014 and recommended approval on a 5-1-2 vote. The Board requested that soils information be forwarded to them when the onsite geotechnical analysis is complete. The applicant has agreed to do so.

Previous zoning actions for this property are listed below.

- 1/20/15, Denial of 5-story rear addition
- 8/5/14, Approval to replace windows lost to fire damage
- 10/12/12, Approval of parallel sign
- 8/24/09, Approval for change in use from office to retail
- 4/18/02, Approval of parallel sign on entry door

Recommendation: Major Impact and Certificate of Appropriateness 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 development will require additional water and sewer service. Adequate capacity is available; however, written confirmation from the Department of Public Works is needed. A State of Vermont wastewater permit will be required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The subject property is located north of the city's downtown core within the Downtown Transitional zone, one of several Downtown Mixed Use zones. The immediate vicinity reflects the diversity of uses allowed within the Downtown Mixed Use zones and contains office space, multi-family apartments, the YMCA, a movie theatre, and the Fletcher Free Library. With the exception of the library, all surrounding properties are at, or near, 100% lot coverage. The built environment is densely developed but not quite as intensely as the downtown core to the south. The proposed addition will intensify the degree of development on this parcel, but its scale will remain within that already established in this neighborhood. The proposed development is consistent with the intent and character of the Downtown Transitional zone. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided; however, the net increase of just 4 units on the edge of the city's downtown and within the established urban street grid is expected to have minimal traffic impacts. Further, the property is located along a CCTA bus route and is easily accessible via foot and bicycle. **(Affirmative finding)**

4. Bylaws then in effect;

The project as conditioned is in compliance with all applicable bylaws as reflected in these findings. **(Affirmative finding)**

5. Utilization of renewable energy resources;

The utilization of alternative energy has not been incorporated into this proposal. The proposed addition does not preclude such utilization in the future. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

The expansion of the existing multi-family apartment building is permitted in the DT zone. As a result, this criterion requires that cumulative impacts be considered negligible. **(Affirmative finding)**

7. Functional family;

This criterion does not apply in the DT zone and thus not to the subject permit request.

8. Vehicular access points;

The property currently has one vehicular access point from College Street. As the parking spaces served by this driveway are being lost to the addition, the Design Advisory Board recommended closing the curb cut and turning the remaining driveway into a pedestrian alley. The project plans depict a closed curb cut along College Street with a restored green belt. A new concrete walkway from the public sidewalk to the new side door is depicted on the site plan. The property appears to remain accessible at the rear by way of an alley of sorts that runs between South Winooski Avenue and South Union Street. This alley is private and not owned by the applicant, and rights of access are not noted in the application. It is advisable, but not required, that the applicant seek permission to use this alley for residents when they move into or out of the apartments. **(Affirmative finding as conditioned)**

9. Signs;

No signs are included in this proposal.

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

The project is to be constructed within the standard 2-year time frame. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;

Hours of operation do not apply to the residential units. No construction schedule is proposed. Other development projects within the DT zone have been permitted construction activity Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction activity can occur on Sunday. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time. **(Affirmative finding)**

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)**

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A stormwater management plan has been submitted (see Sec. 5.5.3). No significant air or noise pollution is anticipated as a result of this residential development. **(Affirmative finding)**

2. Have sufficient water available for its needs;

Sufficient municipal water service is available to serve the development. Written confirmation of capacity to serve is required from the Department of Public Works as is a State of Vermont wastewater permit. **(Affirmative finding as conditioned)**

3. Not unreasonably burden the city's present or future water supply or distribution system;
See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

See Sec. 3.5.6 (a) 3 for traffic information. The expanded apartment building is not expected to generate unreasonable congestion or unsafe conditions on nearby roadways, waterways, railways, the bike path, public sidewalks, or other means of transportation. The project is centrally located, and multiple modes of transportation are readily available. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed apartment building addition will result in a net increase of just 4 dwelling units. While there may be some school age children, no unreasonable impact on the city's ability to provide educational services is expected. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding as conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate some additional impacts on city services; however, those impacts can be accommodated. Impact fees will be paid to help offset impacts generated. **(Affirmative finding as conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

The subject property contains no rare, irreplaceable, or significant natural areas. The original front portion of the existing building is historically significant. See Sec. 5.4.8 for details. Generally; however, the proposed addition will not have an undue adverse impact on this historic building. There are no known archaeological resources on the property. The existing soils are largely fill within what used to be a large ravine. **(Affirmative finding)**

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will replace a couple of existing parking spaces with new residential units. The property is located in an area intended for relatively intense urban development and will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

The proposed development is compliant with the MDP in a number of ways.

The project is located with a downtown mixed use zone where higher density development is encouraged (Sec. I, Land Use Policies and Sec. IX, Housing Plan Policies).

While not within the Old North End, the property is nonetheless located within the Old North End Enterprise Community district. This area is targeted for renewed investment and, in particular, an upgrade of its housing stock (Sec. I, Land Use Policies).

In light of the project's location proximate to the downtown, alternative means of transportation will be readily available (Sec. V, Stressing Other Modes of Travel).

The project will at least meet the city's current energy efficiency standards (Sec. VIII).

The proposed development can be found to be in conformance with the City's MDP. **(Affirmative finding)**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed development will provide new housing units in an area of the city targeted for new, improved housing opportunities. Its construction will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Moderate impacts on the city's park and recreation needs are anticipated as a result of the project. Impact fees will be paid to help offset these impacts. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(2) Downtown Transition District (DT)

(C) DT South

The subject property is located in the Downtown Transition (DT) District. As noted previously, the Downtown zones are intended to form part of the primary urban center of the city with a diversity of uses and intensive development. The proposed building addition is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

A FAR of 4 is allowed in the DT South zone. Upon completion of the rear addition, total building area will be 11,155 sf, well under the 4 FAR limit of 22,228 sf.

There is no lot coverage limit in the DT zone. As proposed, lot coverage will remain at nearly 100%.

No setbacks per Table 4.4.1-4, *Dimensional Standards & Intensity*, apply. The property is wholly within the DT zone and does not border any residential zone. See criterion (d) 3 below for site specific setbacks.

The minimum building height in the DT zone is 30' and three stories. The maximum height without bonuses is 45'. The proposed building addition is 38' 9" tall as measured from grade at College Street. It contains 5 stories but is based well below the street grade. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed multi-family residential addition is permitted in the DT zone. The project, as a major impact application, is subject to conditional use review. **(Affirmative Finding)**

(d) District Specific Regulations

1. Use Restrictions

A. Ground Floor Residential Uses Restricted

Not applicable to the subject property.

2. Public Trust Restrictions

The subject property is not located within the Public Trust.

3. Facades and Setbacks on Side and Rear Property Lines

The site plan shows the reconfigured addition set back 10' 1" from the western side property line and 6' 11" to 10' 1" from the eastern side property line. As a result, windows are proposed, and allowed, on both sides and the rear of the addition.

This criterion requires a 10' setback in the event that neighboring buildings with doors or windows are built within 5' of a shared property line. Such is the case here. The neighboring building to the west is built to the shared property line. It has windows along the full length and width of the east-facing façade. As noted above, the site plan shows a 10' 1" setback for the proposed addition along this shared property line. Approximately the rear third of the neighboring building to the east is built within 5' of the shared property line. It has windows and doors along the full length and width of the west-facing façade. The site plan shows a 10' 1" setback for the new addition along this portion of the shared property line. **(Affirmative finding)**

4. Building Height Setbacks

A. Principal View Corridors

College Street is a principal view corridor; however, the proposed rear addition will have no impact on existing east/west views. **(Affirmative finding)**

B. Church Street Buildings

Not applicable to the subject property.

C. Side Street Building Height

Not applicable to the subject property.

5. Lake Champlain Waterfront Setbacks

The subject property is not located along the Lake Champlain waterfront.

6. Development Bonuses/Additional Allowances

None are sought.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the DT zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Part 4, Special Use Regulations

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

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 original historic brick structure and the rear stucco addition have always been used as residential apartments with some commercial space on the ground floor. The proposed rear addition will retain and expand this same use, albeit with just apartments. **(Affirmative finding)**

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

The original building will be retained. No exterior alterations are proposed. Window sashes have been replaced under separate permit. Only the existing rear addition will be removed and replaced with a new rear addition. **(Affirmative finding)**

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

No conjectural features or elements will be added. There will be no false sense of historical development. The proposed construction is clearly a modern addition. **(Affirmative finding)**

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

The age of the existing rear addition is not evident in the historical documentation for the building. The addition is relatively small and set in from the sides of the original structure. Built behind the existing historic building, it is nearly invisible from College Street. There is nothing to suggest that this existing addition is historically significant in its own right. **(Affirmative finding)**

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

As noted previously, nearly all exterior features, materials, and finishes of the original historic structure will be retained. **(Affirmative finding)**

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

No replacement of exterior building features is proposed. **(Affirmative finding)**

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

No information pertaining to this criterion is evident in the application. There will be no such treatments made to the original building. **(Affirmative finding)**

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

The subject property is located along a filled ravine that used to cut through this area of Burlington. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

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.*

The new addition is located behind the original historic structure and will be well hidden from College Street. The new addition is clearly distinct from, and deferential to, the historic building. The integrity of the existing historic structure will be retained and preserved. **(Affirmative finding)**

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

If removed in the future, the proposed rear addition will leave the essential form and integrity of the historic building intact. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is fairly limited. Fixture cutsheets and locations have been included in the application. The lights are acceptable cutoff fixtures and will be used to illuminate the eastern alleyway and new entrance. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The property is presently 100% impervious with no onsite stormwater management measures. As proposed, the property will remain nearly 100% impervious, but new stormwater management measures are proposed. Given the tight site, grades, and existing stormwater flow patterns, the applicant proposes to capture stormwater on the roof of the proposed addition. Referred to as a "blue roof," the proposed system is designed to capture stormwater from the 1 year storm event. Overflow will run down roof drains and onto the ground where it will flow into an existing catch basin and into the city's combined sewer system. As noted to the Conservation Board, the proposed blue roof will result in a reduced rate of discharge for the 5-year and 10-year storm event. No soils analysis has yet been done, and the applicant chose not to pursue any onsite infiltration to achieve a reduction in stormwater volume. As a result, the Conservation Board's recommendation of approval was less than unanimous. The applicant indicated that soils analysis would be done prior to construction, and the Board requested seeing results of that analysis. As always, final review and approval of the stormwater system is subject to review and approval of the Stormwater Administrator.

As required, an erosion prevention and sediment control plan has been submitted. It has been reviewed and approved by the Stormwater Administrator. That approval will be incorporated into permit conditions. **(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 project site contains no significant natural features. The project site consists of building and asphalt parking area. **(Affirmative finding)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site slopes steeply away from College Street and reflects the ravine that used to traverse the city here. The new addition essentially sits in a hole as viewed from College Street. Existing grades will remain essentially unchanged.

(Affirmative finding)

(c) Protection of important public views

College Street is an identified view corridor. As the proposed construction will be set behind the existing building, it will not infringe on the important east/west public views along this corridor.

(Affirmative finding)

(d) Protection of important cultural resources

The site itself is not of any known archaeological significance. The building, however, is historically significant as noted under Sec. 6.3.2 (b) below. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The application notes no use of alternative energies. While the “blue roof” on the addition likely precludes any solar installation, solar should be considered for the roof of the existing building.

(Affirmative finding as conditioned)

(f) Brownfield sites

The property is not an identified brownfield per the VT DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature’s events

See Sec. 5.5.3 for stormwater management. The single doorway into the proposed addition will be sheltered under a canopy. Note that the canopy is only depicted on the east elevation. Its dimensions are unclear and must be noted. **(Affirmative finding as conditioned)**

(h) Building location and orientation

The proposed construction amounts to a rear addition. It will have no effect on the existing building’s orientation towards College Street. **(Affirmative finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

The front entry of the building remains readily accessible from the public sidewalk along College Street. The proposed addition will also be accessible by way of new entrance onto the easterly alleyway. The new side door contains a window as recommended by the Design Advisory Board. Also as recommended by the DAB, vehicular access to the easterly alleyway has been cutoff. The site plan depicts a new concrete walkway connecting this new side door to the public sidewalk.

(Affirmative finding)

(k) Accessibility for the handicapped

There is no indication on the project plans as to whether any of the new dwelling units will be handicap accessible. If any are proposed, they must be duly noted. It is the applicant's responsibility to comply with all applicable ADA requirements. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable."

(Affirmative finding as conditioned)

(l) Parking and circulation

The applicant asserts that there is no onsite parking; however, there are vehicles parked behind the existing building, and a "private parking" sign is affixed to the rear fire escape. This small area of parking will be replaced by the proposed rear addition. All parking will be provided for offsite.

See Article 8 for details. **(Affirmative finding)**

(m) Landscaping and fences

Along College Street, the closed curb cut will be accompanied by restoration of the green belt. Closure of the curb cut and restoration of the green belt will require the review and approval of the Department of Public Works and the City Arborist. The applicant has consulted with the Department of Public Works as part of this application. The site plan depicts several small planting beds between the new concrete sidewalk and the exterior building wall. Pressure treated wood curbing is proposed to contain the soil and mulch. No plantings are specified. Shade tolerant plants should be installed to introduce at least a small amount of green to this alleyway.

(Affirmative finding as conditioned)

(n) Public plazas and open space

No public plazas or open space are proposed.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. The trash container closet included in the prior application has been deleted in favor of retaining the existing dumpster. The dumpster is located to the west of the building near the rear. A new wooden stockade fence and gate enclosure will screen the dumpster. The applicant states that the alley has been used for 15 years for trash pick-up for this and neighboring properties. The plan is to continue using this rear alley for trash pick-up access. While this statement falls short of proving legal rights to use the alley, this criterion simply requires that the trash container be screened, and the application depicts as much.

(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 somewhat smaller than the prior proposal; its smaller size due primarily to meeting a 10' setback on the east elevation. Its massing, scale, and height remain similar to that of the existing building. Like so many other new buildings in Burlington, the proposed addition is boxy in appearance and utilizes fenestration and rectangular geometry to define smaller exterior components within the building's exterior sheathing to break up its mass. The overall scale of the completed building remains consistent with that of neighboring buildings along this stretch of College Street. The height of the addition is several feet taller than the existing building; however, it will be imperceptible from College Street. **(Affirmative finding)**

2. Roofs and Rooflines

The addition will have a flat roof. This roof form is consistent with that of the existing and neighboring buildings. **(Affirmative finding)**

3. Building Openings

The current application introduces additional glazing to the east and west elevations and slightly changes the layout of windows on the rear elevation. Window styles within the addition vary from those in the original building but remain essentially consistent. The proposed fenestration eliminates the previously proposed blank walls and affords opportunity for additional natural sunlight within the building interior. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building was built circa 1897 and is included in the National Register of Historic Places. The exterior of this existing building will remain unchanged. Window sashes were replaced under separate zoning permit. See Sec. 5.4.8 for details. **(Affirmative finding)**

(c) Protection of important public views

As noted above, the property is located along the College Street view corridor. The proposed rear addition will have no impact on east/west public views along this corridor. **(Affirmative finding)**

(d) Provide an active and inviting street edge

The street edge is defined by the existing historic building and will remain essentially unchanged. **(Affirmative finding)**

(e) Quality of materials

Windows in the new addition will be metal. Exterior siding will consist of ribbed metal siding of various colors at vertical or horizontal angles. The foundation will be split face concrete block. In light of the new construction and its largely hidden location, these building materials are acceptable. The "blue roof" will have a membrane surface. **(Affirmative finding)**

(f) Reduce energy utilization

No extraordinary energy conservation measures are noted in the application materials. At the very least, the new construction must comply with the current energy efficiency requirements of the City and of the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site
No outdoor signs are included in this application.

(h) Integrate infrastructure into the building design
Utility meters are depicted along the western side of the existing building. They are set back far from College Street and are minimally visible.

No exterior mechanical equipment is proposed. All of it will be contained within the building. A roof plan has been provided as required. **(Affirmative finding)**

(i) Make spaces safe and secure
All building and life safety codes, as defined by the building inspector and fire marshal, shall be implemented in the construction of this building. Building entries will be illuminated as noted above. An intercom system for residents should be incorporated into the project. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Downtown Parking District. There are presently 2 onsite parking spaces behind the building. These 2 spaces will be lost to the addition.

The 18 residential apartment units and 1 commercial (retail) unit presently requires 18 parking spaces (1 space per residential unit & 0 for the retail unit). With just 2 spaces onsite, there is a 16-space deficiency.

The 23 residential apartments require 23 parking spaces (1 space per unit). Sec. 8.1.5, *Existing Structures – Change or Expansion of Use*, requires that current parking requirements be applied for increased demand. The existing deficiency, however, may be carried over insofar as existing conditions are carried over. In other words, additional parking is required only for those changes/additions that result in a higher parking demand. The end result is that 7 parking spaces are needed (23 total based on total unit count, minus the pre-existing 16-space deficiency). The application notes that 5 offsite spaces will be provided. Two additional spaces are needed.

While not considered as part of the minimum off-street parking requirements, it bears noting that the site plan depicts the street space in front of the newly closed curb cut as a tenant drop-off spot (i.e. 15-minute parking space). Such designation is subject to the review and approval by the Public Works Commission. Also, this space currently serves as a CCTA bus stop. The applicant has been working with the Department of Public Works and CCTA to make this 15-minute designation and to move the CCTA bus stop to the corner. **(Affirmative finding as conditioned)**

Sec. 8.1.2, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

The applicant proposes offsite parking spaces to serve the apartment building. The offsite parking would be located in the Corporate Plaza parking garage on College & St. Paul Streets. This garage

is about 750' from the subject property and within the maximum allowable 1,000'. A lease agreement between the parties has been provided. The number of leased spaces will need to be increased to 7 per Sec. 8.1.8 above; however, the provisions of the lease otherwise appear to be adequate. Review and approval of the lease provisions by the City Attorney will be required to insure the long-term perpetual availability of the required spaces. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

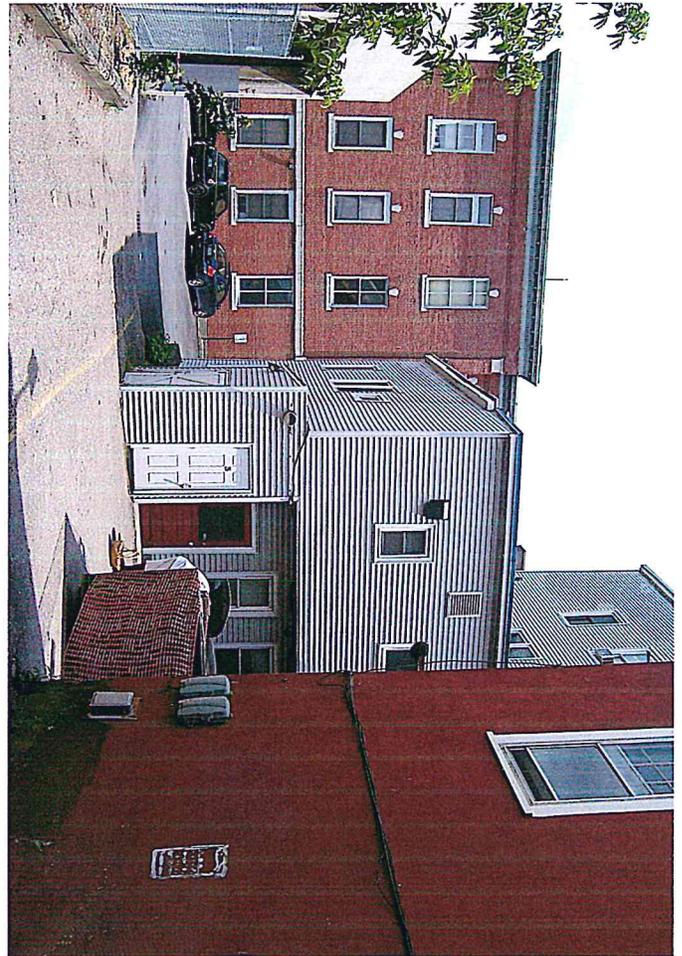
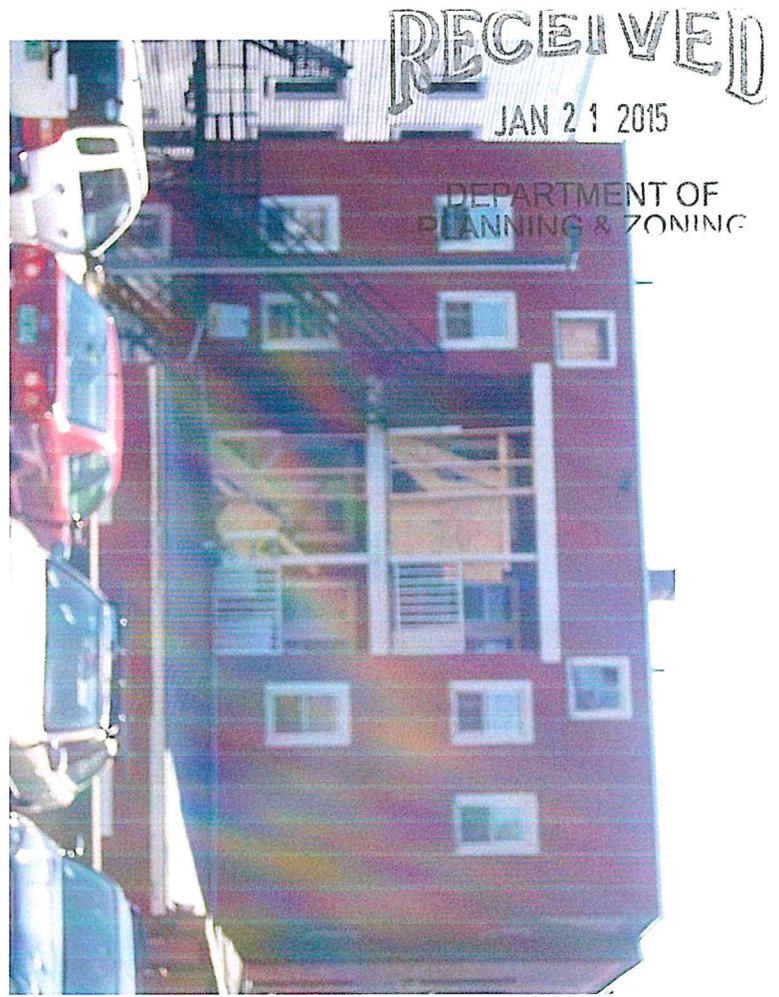
The net new 4 residential units require 1 long term and 2 short term bike parking spaces (1 per 4 units and 1 per 10 units with a minimum of 2, respectively). The present plan for long term bike parking is a dedicated "bike storage" space in the basement. Further detail is not evident. Provision must be made to secure (i.e. lock) bikes stored in this area.

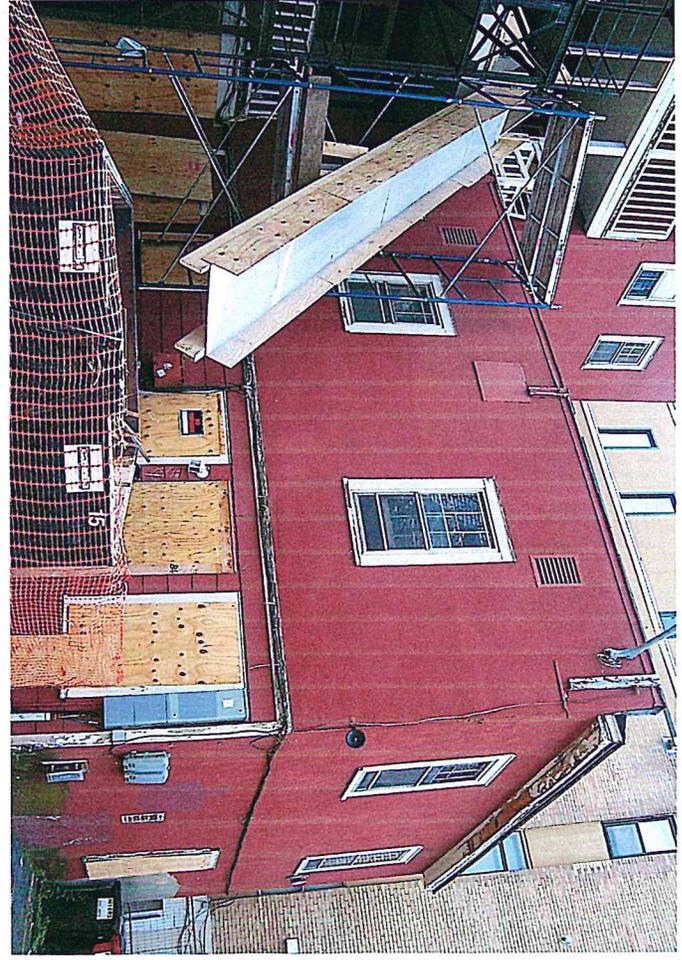
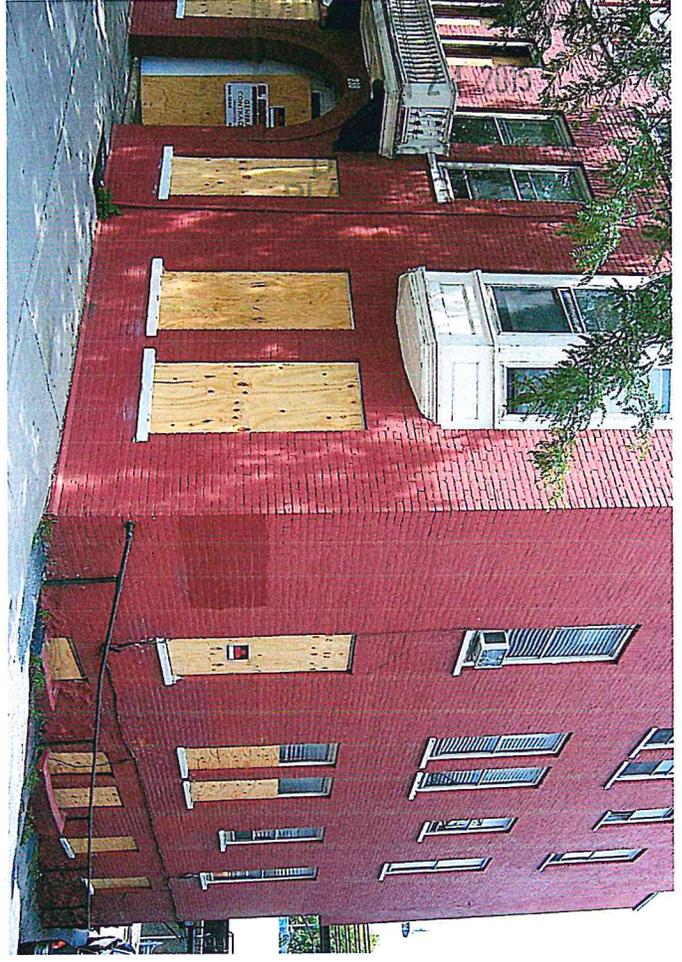
Shor term bike parking will be provided with a series of "U" racks in front of the apartment building in the green belt. Such location has been used previously, particularly in downtown locations with no appropriate location available onsite. This location will require an encumbrance permit from the City Council in consultation with the Department of Public Works. Comments from Public Works is that the location is likely acceptable. **(Affirmative finding as conditioned)**

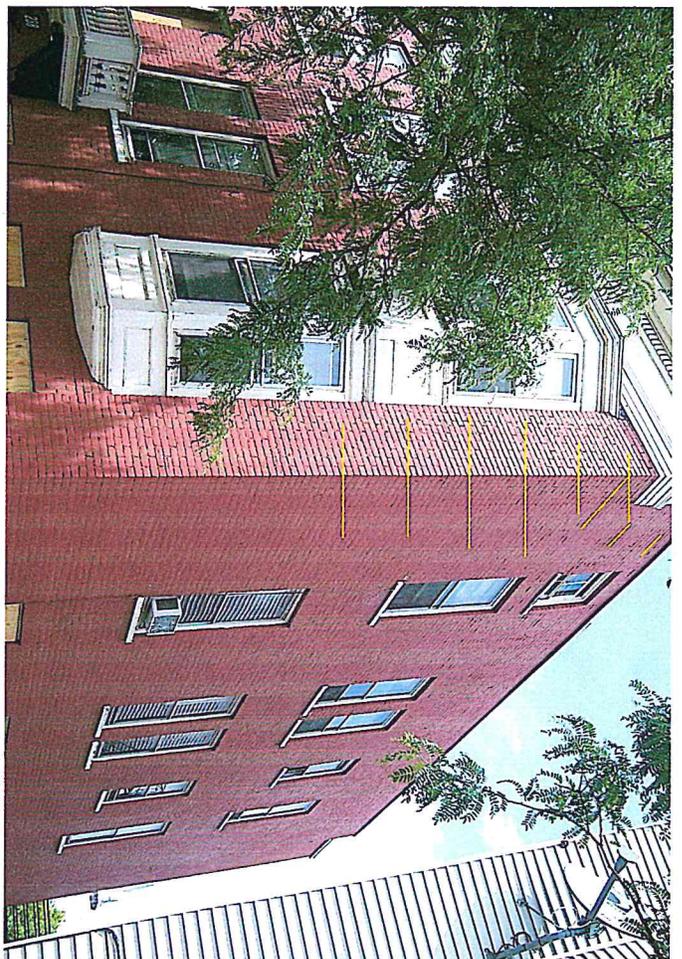
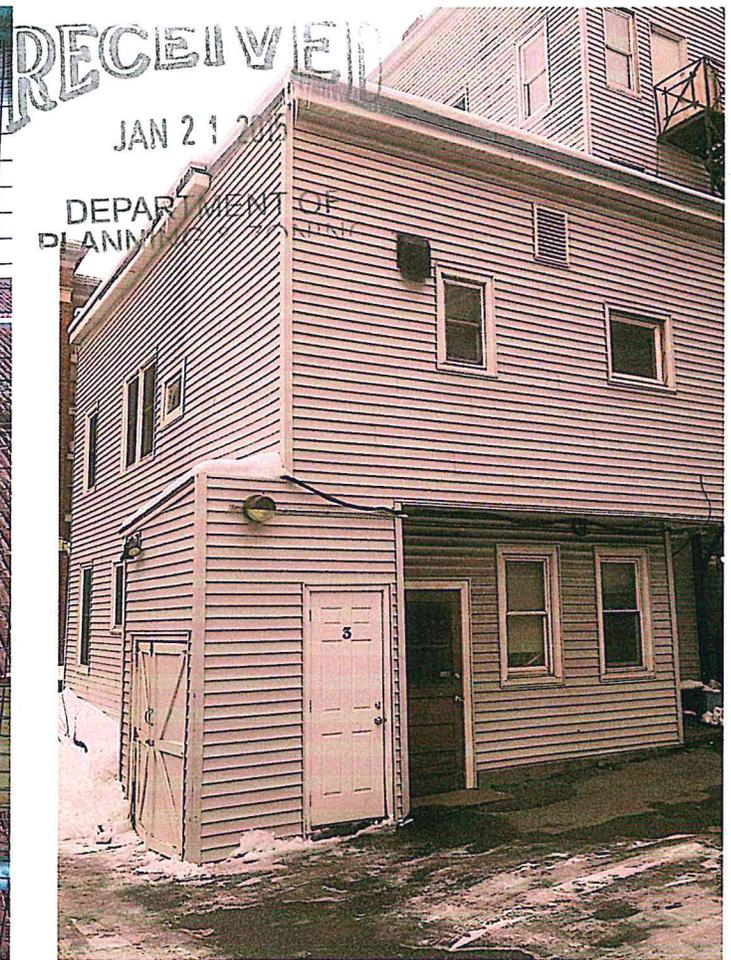
II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall obtain written confirmation of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Side door canopy dimensions;
 - b. Security (i.e. locking) details for the interior long term bike parking; and,
 - c. Shade tolerant plantings in the designated planting beds between the new concrete walkway and the eastern building wall.
3. **Prior to release of the zoning permit**, the proposed off-site parking lease shall be reviewed and approved by the City Attorney to insure the long-term perpetual availability of the required spaces. Seven (7) parking spaces shall be provided.
4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
5. This approval incorporates the Stormwater Administrator's 2/11/2015 written approval of the Erosion Prevention and Sediment Control (EPSC) Plan.
6. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
7. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning.
8. Days and hours of construction shall be Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday.

9. Closure of the College Street curb cut requires the review and approval of the Department of Public Works and the City Arborist.
10. Provision of a tenant drop-off space (i.e. 15-minute parking) in front of the building on College Street requires the review and approval of the Public Works Commission.
11. Installation of the bike rack within the green belt requires an encumbrance permit issued from the City Council in consultation with the Department of Public Works. The bike rack provided shall be a U-rack style.
12. A State Wastewater Permit is required. It is the obligation of the owner/applicant to seek this and any other required additional permits.
13. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current egress and ADA requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
14. Upon completion of the onsite soils analysis, results shall be provided to the Conservation Board in writing.
15. In the event that artifacts are uncovered during excavation, it is the applicant's responsibility to contact the Vermont Division for Historic Preservation for further guidance.
16. The applicant is advised, but not required, to seek permission to use the rear alley for tenants when they move into or out of the apartments.
17. Provision of an intercom system for use by tenants and guests is encouraged.
18. The applicant is encouraged to install rooftop solar photovoltaics if feasible.
19. Standard Permit Conditions 1-15.



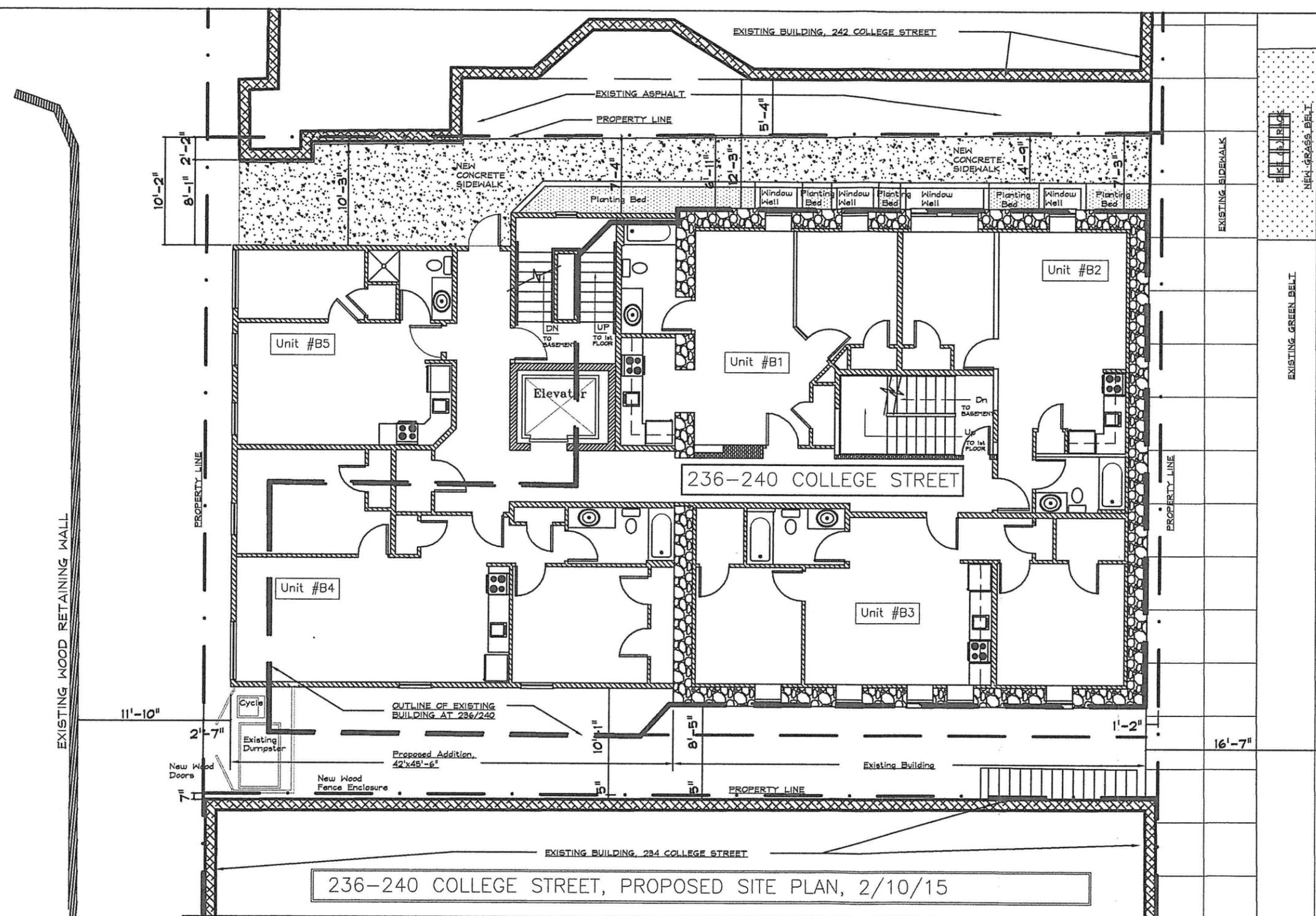




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NEW CURB
TENANT DROP-OFF
EXISTING SIDEWALK
NEW CONCRETE SIDEWALK
EXISTING SIDEWALK
EXISTING GREEN BELT
NEW CURB
TENANT DROP-OFF
COLLEGE STREET

S SITE PLAN
SCALE: 3/16" = 1'-0"

STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

234/240 COLLEGE STREET
RENOVATION/ADDITION
BURLINGTON, VERMONT

SHEET TITLE:
DIMENSIONED
SITE PLAN

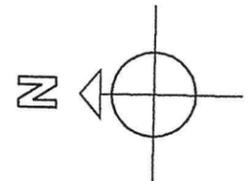
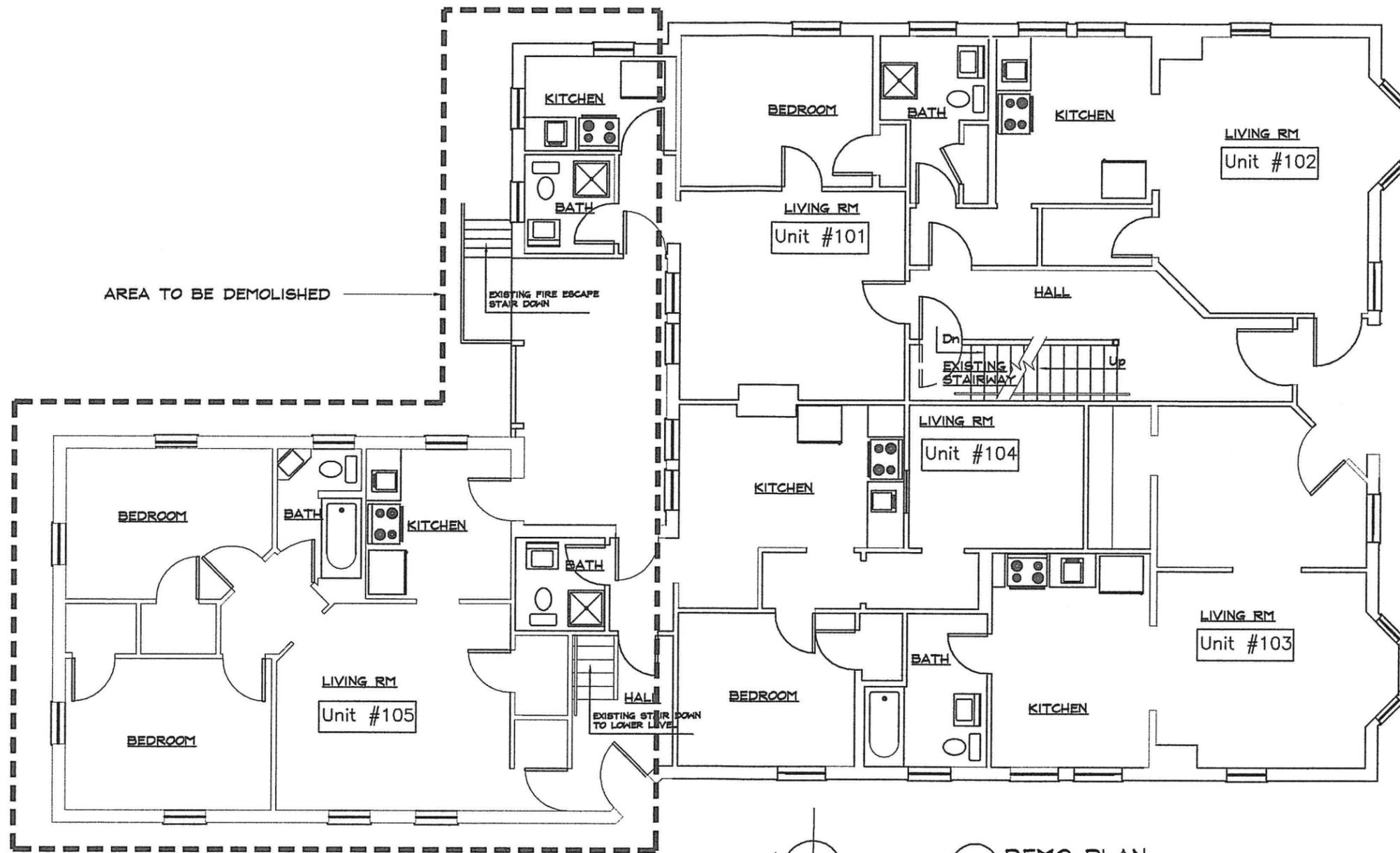
DESIGN/DEVELOPMENT
DRAWINGS 12/17/14

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COLLEGE STREET



1 DEMO PLAN
 SCALE: 1/8" = 1'-0"

	 <small>G4 Design Studios 77 College Street, Ste. 2A Burlington, VT 05401 (P)202-497-0835 (F)802-851-3110 G4designstudios.com</small>	236 COLLEGE STREET UNIT #10 RENOVATIONS BURLINGTON, VERMONT	SHEET TITLE: DEMO PLAN 02/11/15	DRAWING NO. D1
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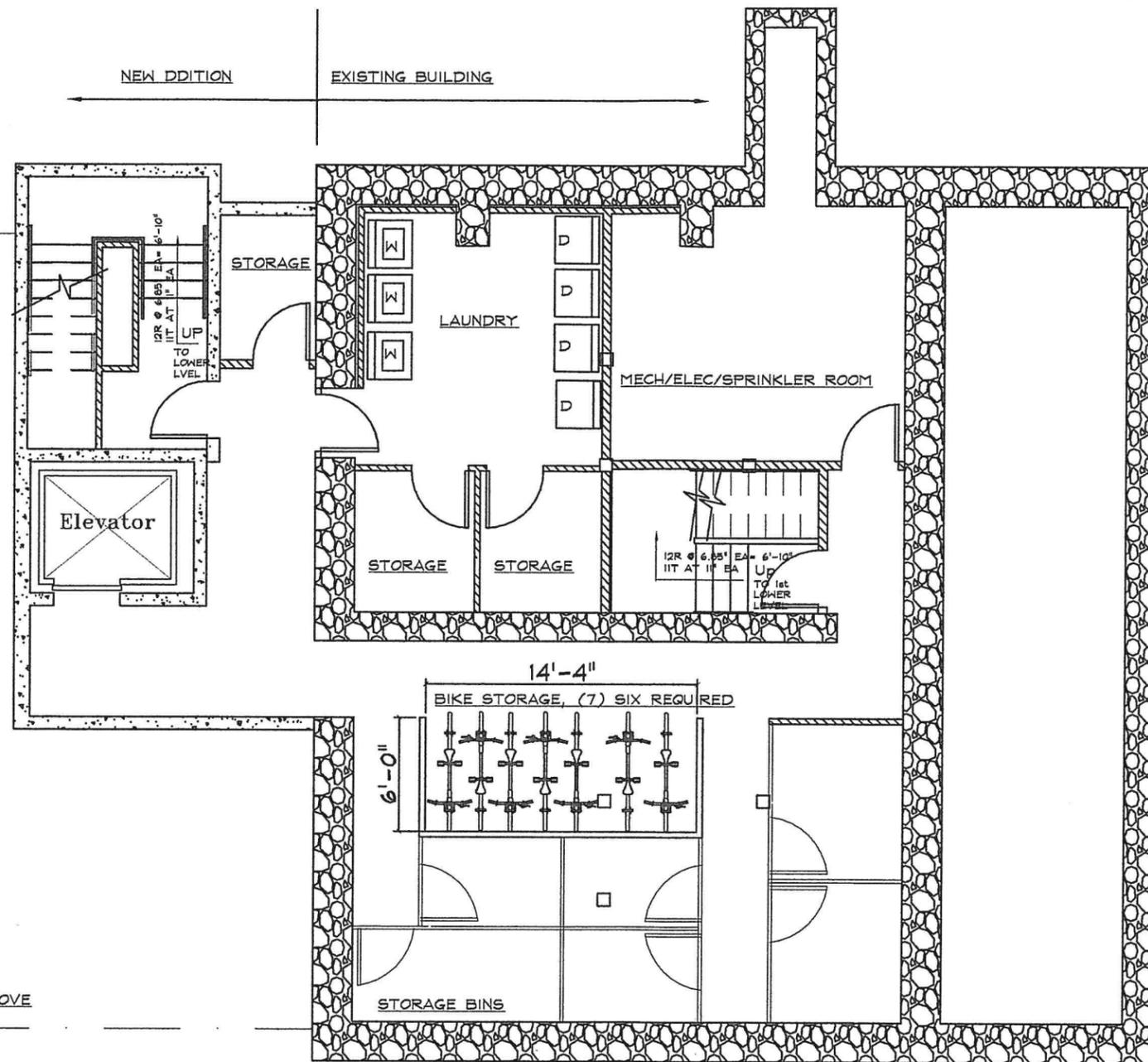
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PLANNING & ZONING

NEW ADDITION

EXISTING BUILDING

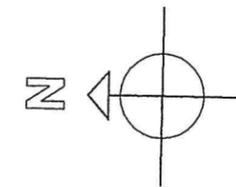


COLLEGE STREET

WALL KEY

WALLS TO REMAIN

NEW WALL



B BASEMENT FLOOR PLAN

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

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

236-240 COLLEGE STREET, PROPOSED BASEMENT STORAGE, 2/10/15

G4 DESIGN STUDIOS, LLC

77 COLLEGE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

EXISTING RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
BASEMENT
FLOOR PLAN

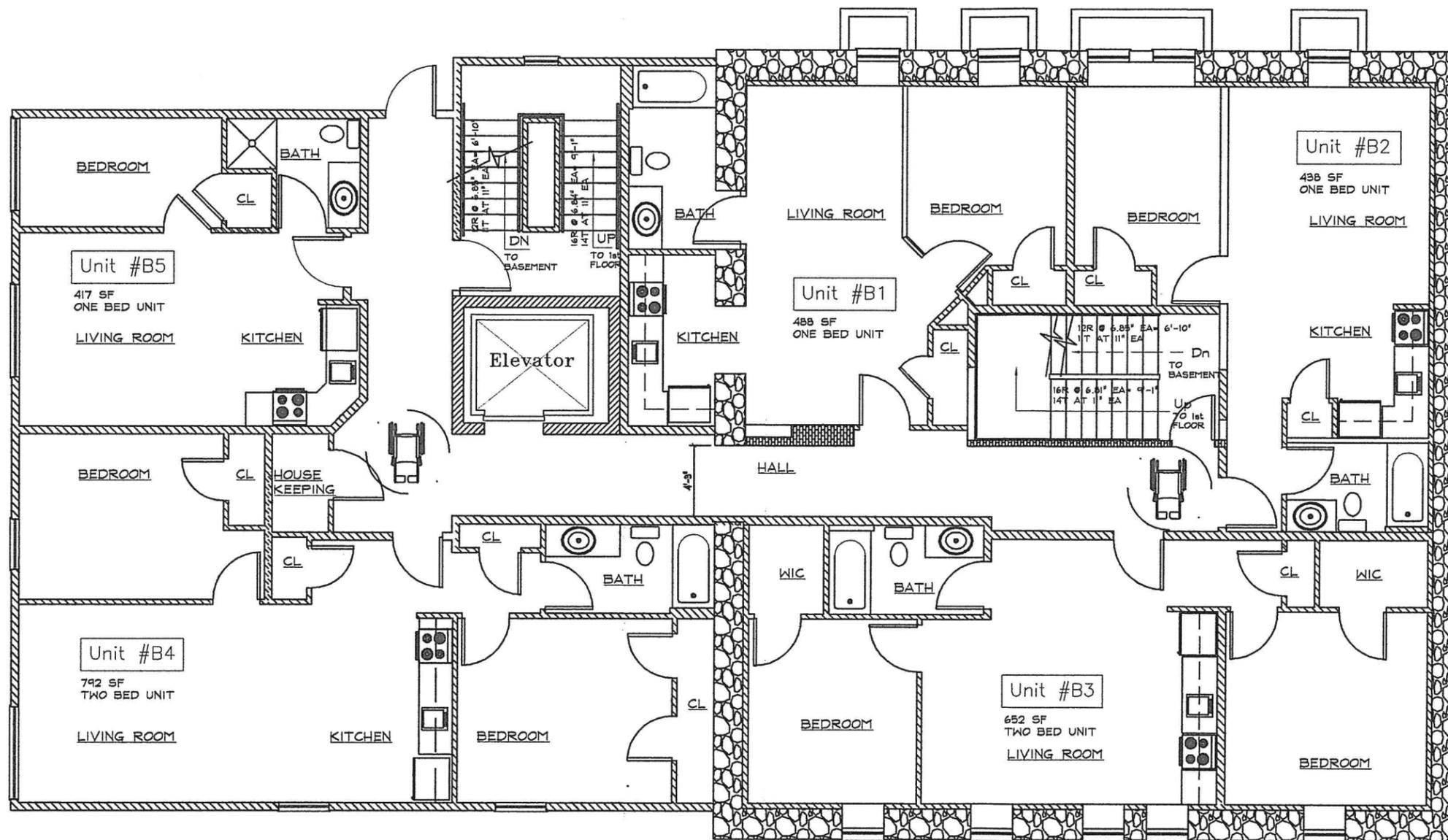
DRAWING NO.

B

OUTLINE OF NEW ADDITION ABOVE

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COLLEGE STREET

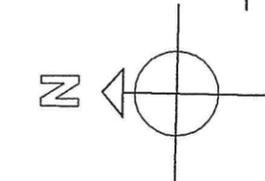
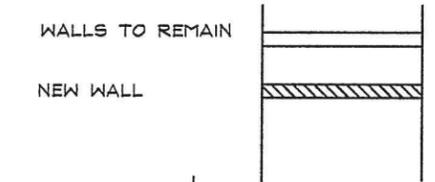
UNIT COUNT -
236-240 COLLEGE
STREET, 2/10/15

EXISTING BUILDING, 2,120SF
PER FLOOR, 42'x42' ADDITION,
1,807SF PER FLOOR,
5 FLOORS - 9,035SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
- 5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
- 6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT
- 7- THIRD AND FOURTH FLOOR; 4 ONE BED UNIT, 2 TWO BED UNIT, 1 THREE BED UNIT

TOTAL # OF UNITS = 23 ONE & TWO BEDROOMS
TOTAL OF 32 BEDS

WALL KEY



B1 LOWER LEVEL FLOOR PLAN

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

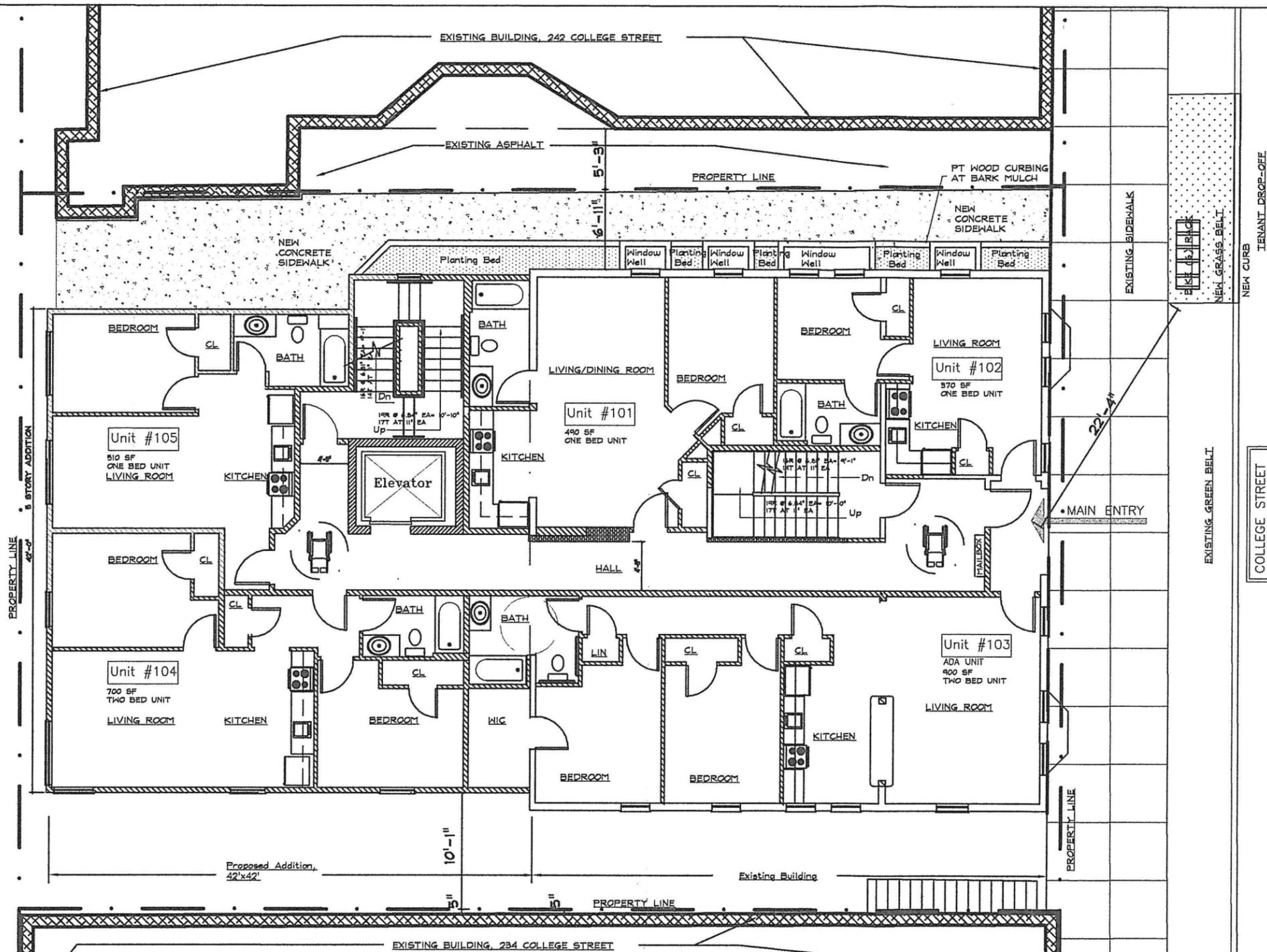
236-240 COLLEGE STREET, PROPOSED LOWER LEVEL PLAN, 2/10/15

G4 DESIGN STUDIOS, LLC 77 COLLEGE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com	236 COLLEGE STREET EXISTING RENOVATIONS BURLINGTON, VERMONT	DESIGN/DEVELOPMENT DRAWINGS 12/17/14	SHEET TITLE: LOWER LEVEL FLOOR PLAN	DRAWING NO. LL

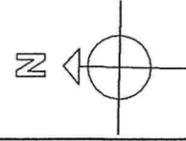
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PLANNING & ZONING



236-240 COLLEGE STREET, PROPOSED FIRST FLOOR PLAN 2/09/15



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

G4 DESIGN STUDIOS, LLC
 77 COLLEGE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 NEW ADDITION
 BURLINGTON, VERMONT

SHEET TITLE:
 1ST
 FLOOR PLAN

DRAWING NO.
A1

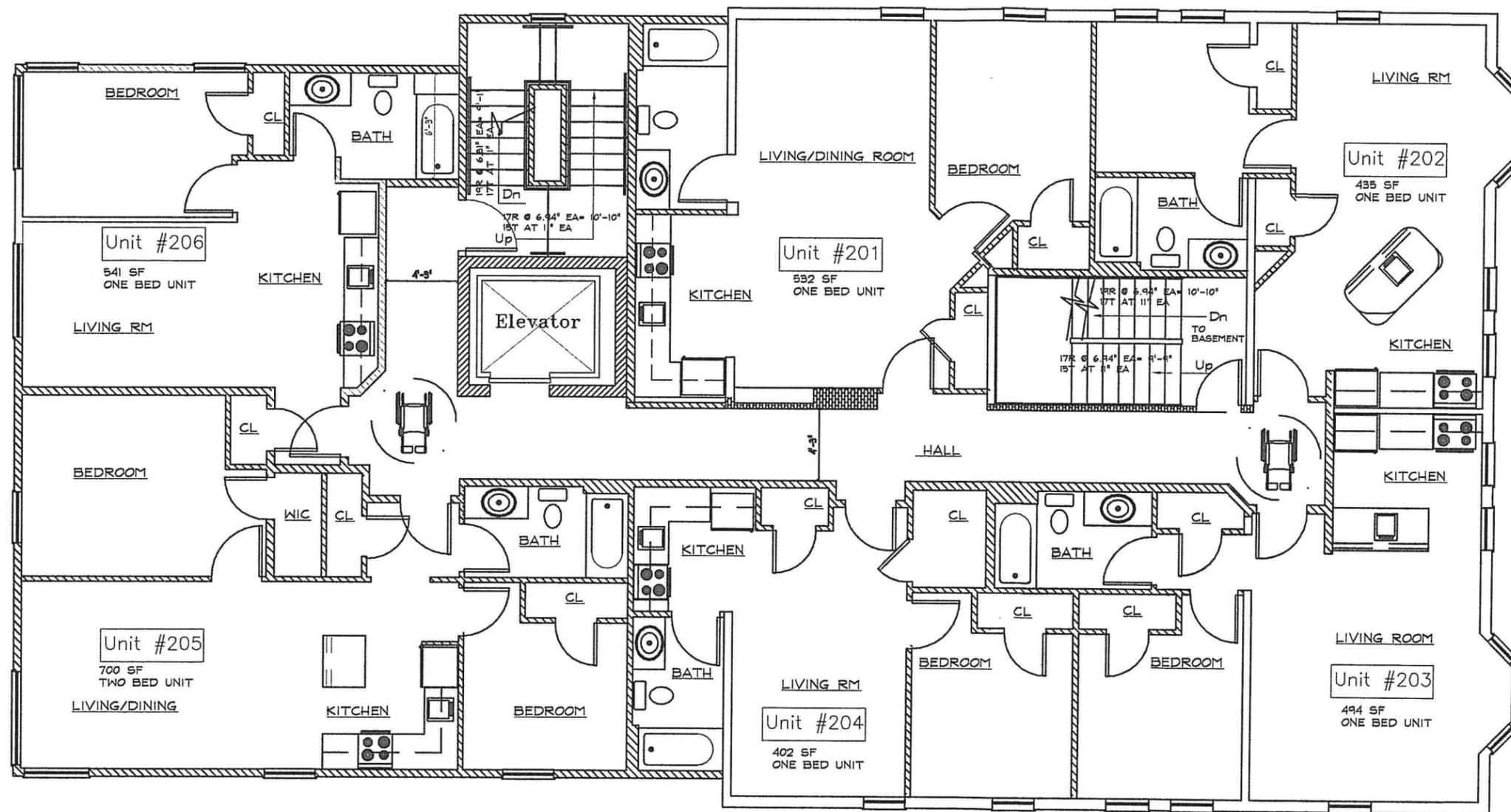
DESIGN/DEVELOPMENT
 DRAWINGS 10/23/14

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PLANNING & ZONING

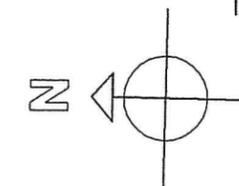
COLLEGE STREET



WALL KEY

WALLS TO REMAIN

NEW WALL



2 2nd FLOOR PLAN

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

236-240 COLLEGE STREET, PROPOSED SECOND FLOOR PLAN 2/09/15

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

STEVE GUILD DESIGN, LLC
 ONE STEELE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 UNIT #10 RENOVATIONS
 BURLINGTON, VERMONT

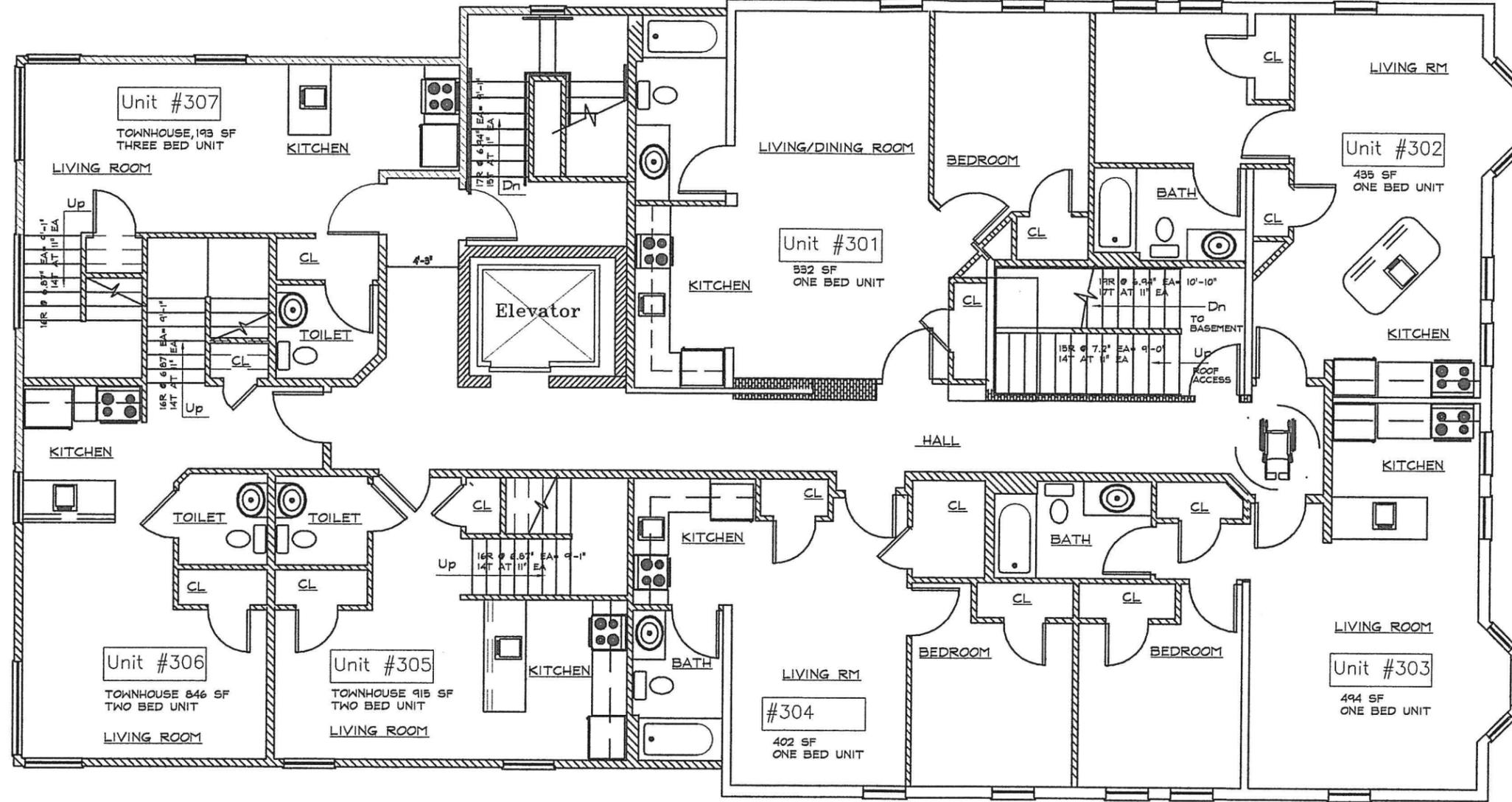
SHEET TITLE:
 2ND
 FLOOR PLAN

DRAWING NO.
A2

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PLANNING & ZONING

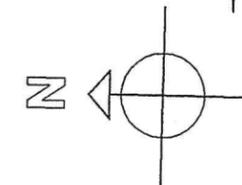


COLLEGE STREET

WALL KEY

WALLS TO REMAIN

NEW WALL



236-240 COLLEGE STREET, PROPOSED THIRD FLOOR PLAN 2/09/15

3 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

STEVE GUILD DESIGN, LLC
 ONE STEELE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 UNIT #10 RENOVATIONS
 BURLINGTON, VERMONT

SHEET TITLE:
 3RD
 FLOOR PLAN
 NEW ADDITION

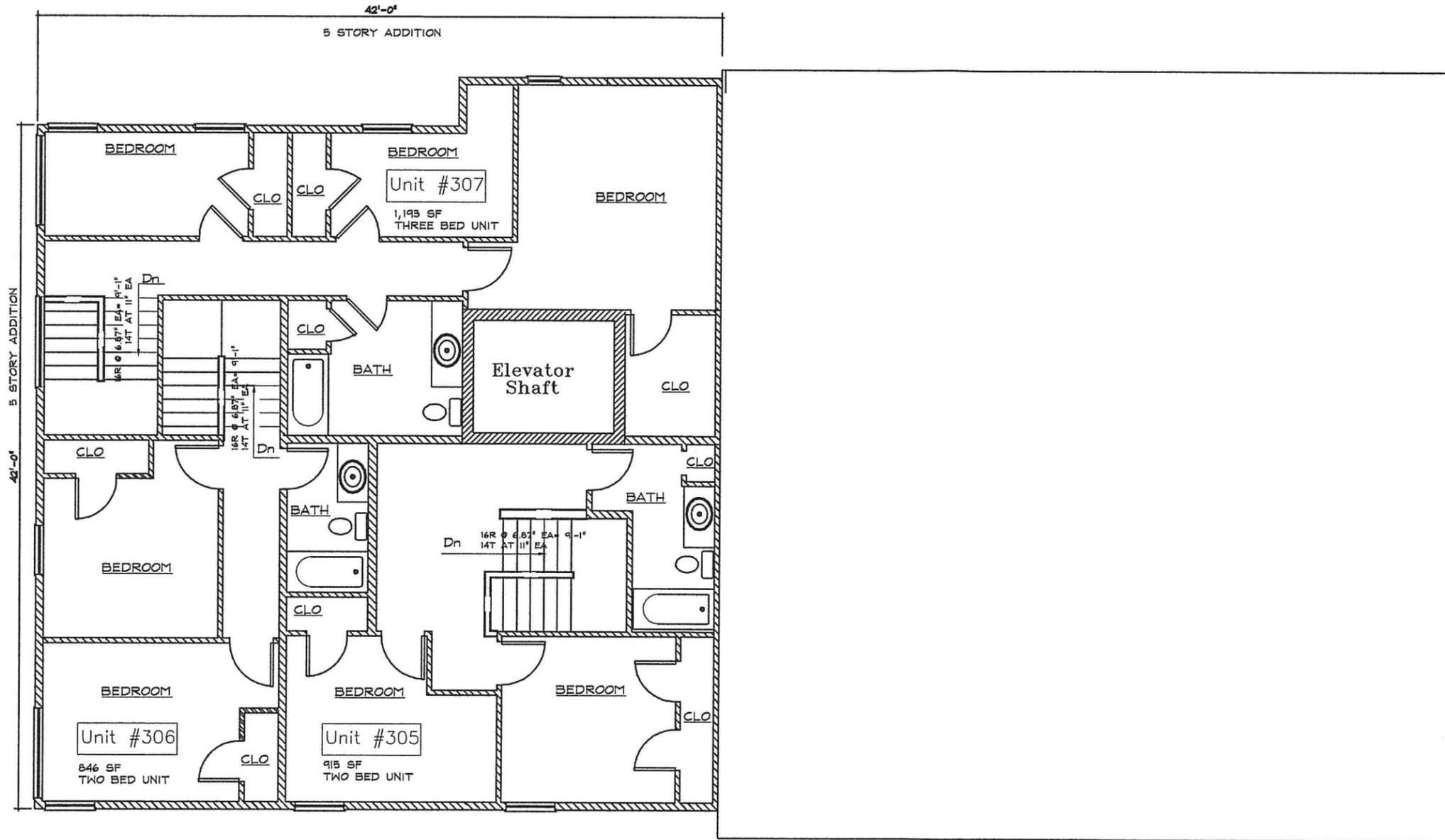
DRAWING NO.
A3

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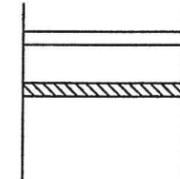
COLLEGE STREET



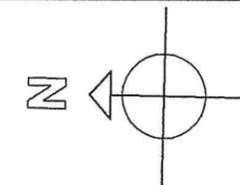
WALL KEY

WALLS TO REMAIN

NEW WALL



4 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"



236-240 COLLEGE STREET, PROPOSED FOURTH FLOOR PLAN 2/09/15

DESIGN/DEVELOPMENT
DRAWINGS 10/23/14

<p>STEVE GUILD DESIGN, LLC ONE STEELE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com</p>	<p>236 COLLEGE STREET UNIT #10 RENOVATIONS BURLINGTON, VERMONT</p>	<p>SHEET TITLE: 4TH FLOOR PLAN</p>	<p>DRAWING NO. A4</p>
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North Elevation

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

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

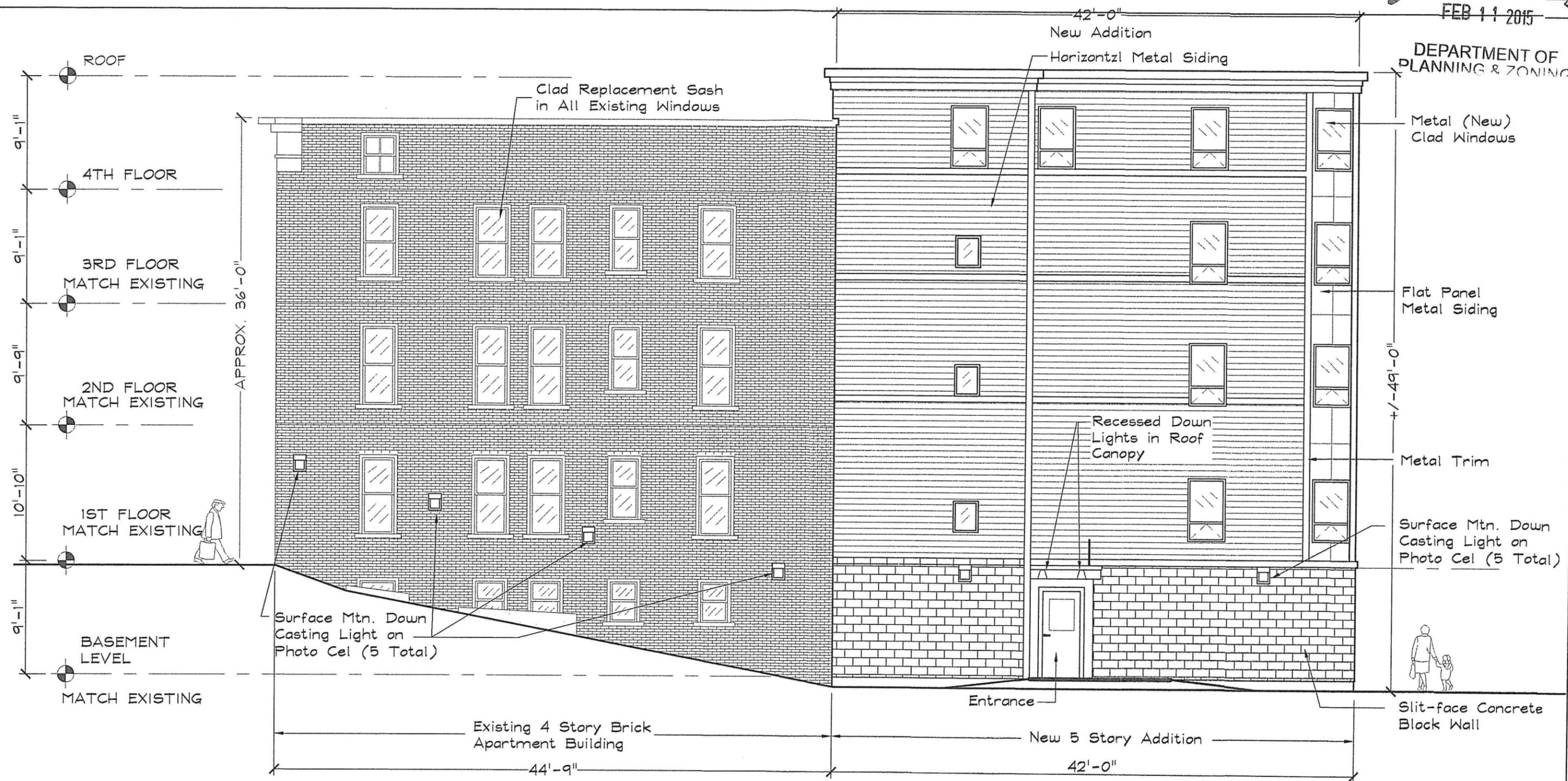
SHEET TITLE:
ELEVATION

DRAWING NO.
A5

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East Elevation

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

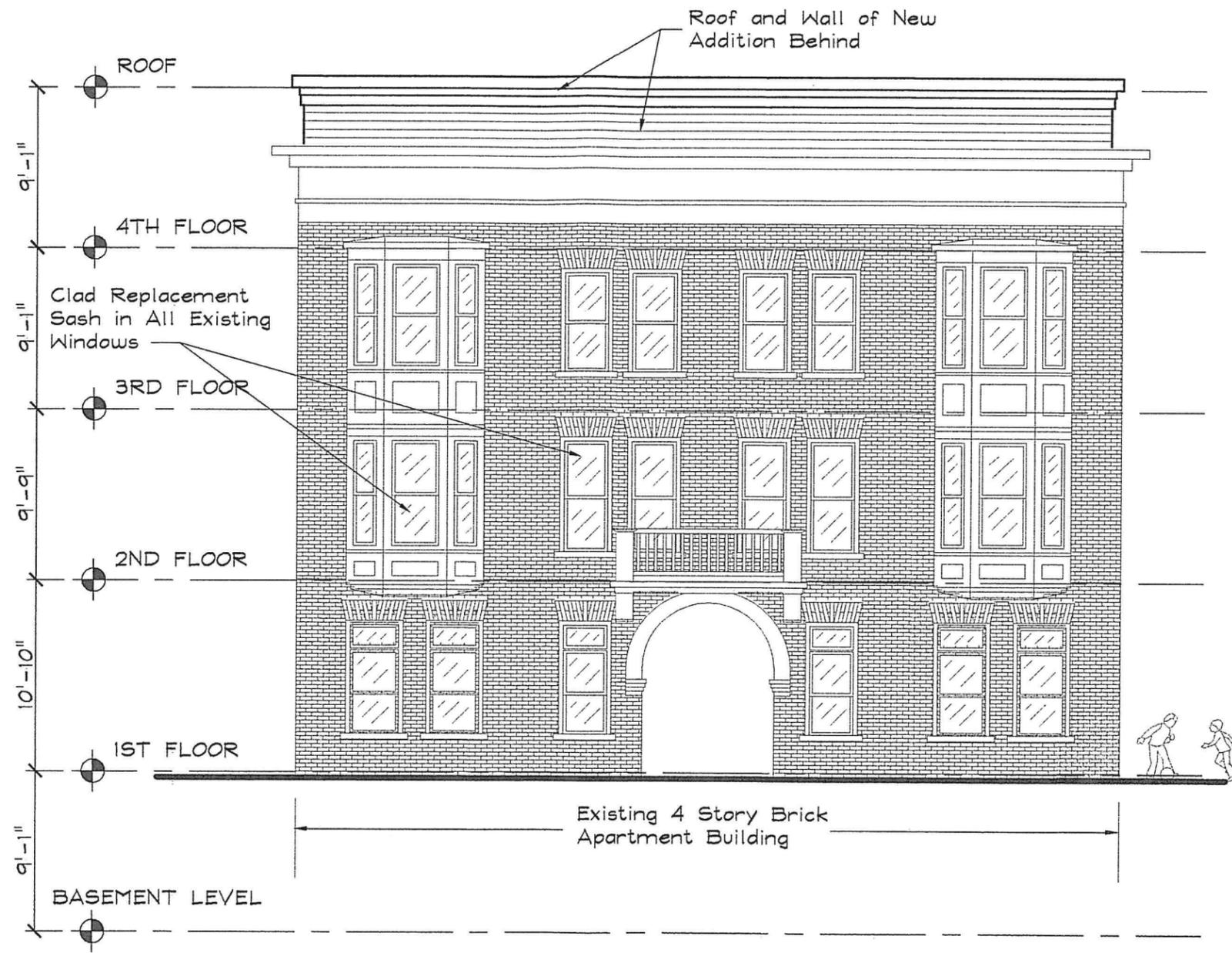
DESIGN/DEVELOPMENT DRAWINGS 2/10/15

STEVE GUILD DESIGN, LLC
 ONE STEELE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 UNIT #10 RENOVATIONS
 BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

DRAWING NO.
A6



South Elevation

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

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

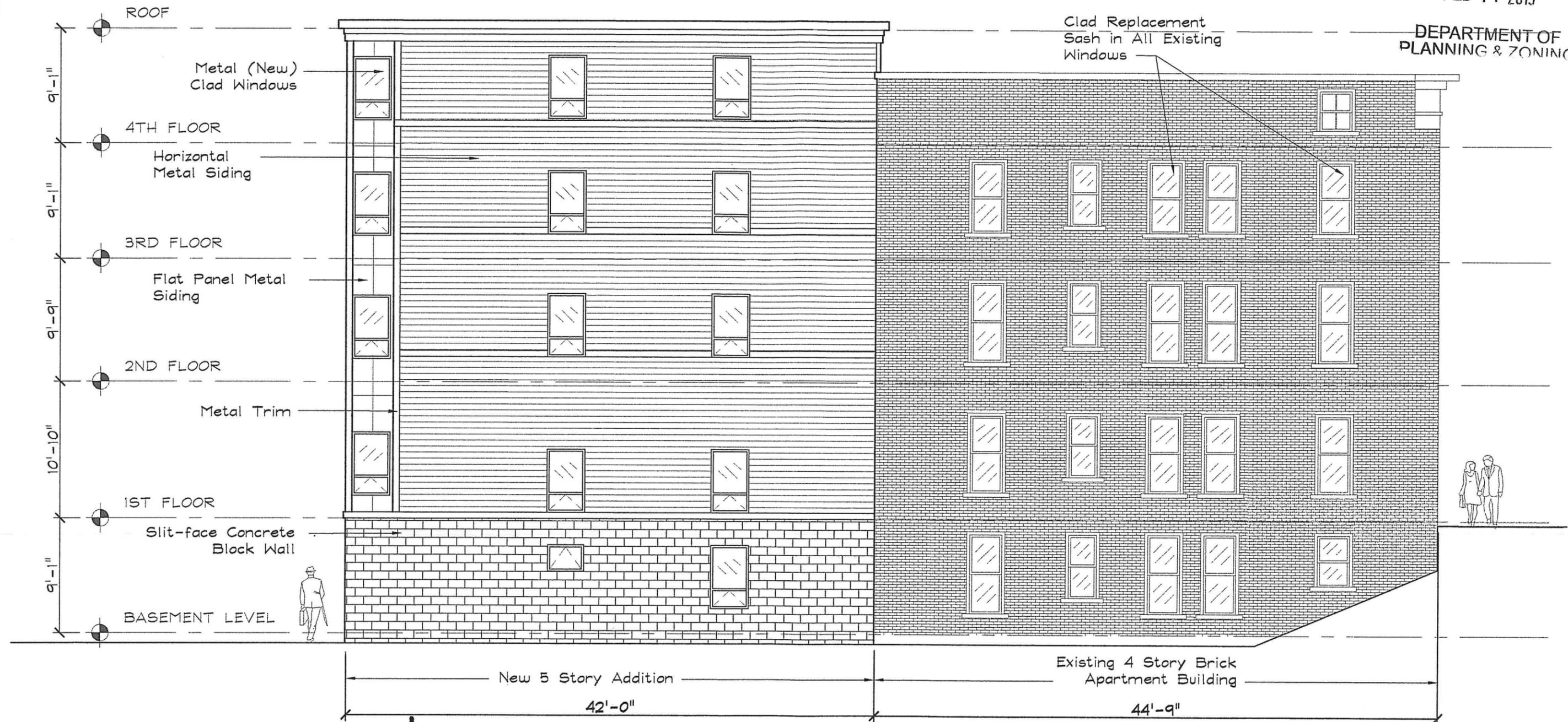
SHEET TITLE:
ELEVATION

DRAWING NO.
A7

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DEPARTMENT OF PLANNING & ZONING



West ~~East~~ Elevation

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

DESIGN/DEVELOPMENT DRAWINGS 2/10/15

STEVE GUILD DESIGN, LLC
 ONE STEELE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 UNIT #10 RENOVATIONS
 BURLINGTON, VERMONT

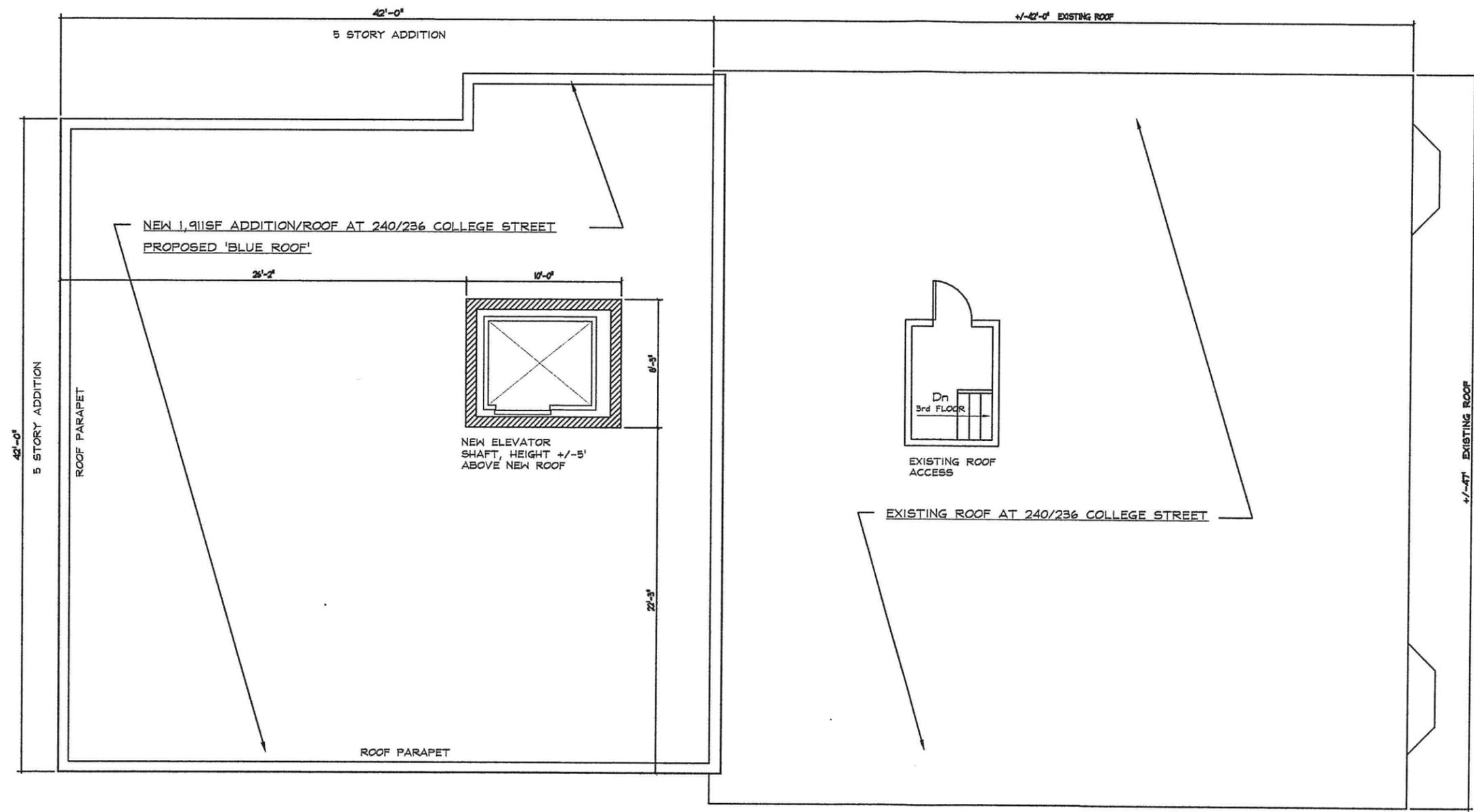
SHEET TITLE:
 ELEVATION

DRAWING NO.
A8

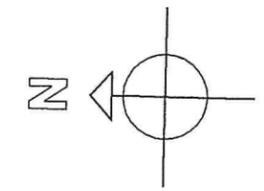
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COLLEGE STREET



4 ROOF PLAN
SCALE: 1/8" = 1'-0"

236-240 COLLEGE STREET, PROPOSED ROOF PLAN 2/10/15

DESIGN/DEVELOPMENT
DRAWINGS 2/10/15

<p>STEVE GUILD DESIGN, LLC ONE STEELE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com</p>	<p>234/240 COLLEGE STREET RENOVATION/ADDITION BURLINGTON, VERMONT</p>	<p>SHEET TITLE: ROOF PLAN</p>	<p>DRAWING NO. A9</p>
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JAN 21 2015

GREAT CEDARS PARKING LEASE AGREEMENT

Effective UPON REQUEST

DEPARTMENT OF
PLANNING & ZONING

I/We, Sisters & Brothers the undersigned, hereby lease Five (5) parking spaces in the Corporate Plaza parking garage on St. Paul St., Burlington VT, from Great Cedars LLC, 75 S. Winooski Ave, Burlington, VT 05401, at a rate of \$100.00 month/per space to be paid upon receipt of this Lease Agreement. Lease shall run on a month to month basis until cancelled.

The lessor may change the foregoing rental by giving not less than 7 days written notice PRIOR to the expiration date of the Lease, to the lessee at the address set forth herein. In the event that any installment of rent is not paid before the first of the month, lessor may cancel this Lease and take immediate possession of space without liability to lessee.

EITHER PARTY HERTO SHALL HAVE THE PRIVILEGE OF TERMINATING THIS LEASE AS OF THE END OF ANY CALENDAR MONTH BY GIVING THE OTHER PARTY ONE WEEK'S ADVANCE WRITTEN NOTICE.

ASSUMPTION OF RISK: The lessee, by parking in the parking spaces and by otherwise using the garage, thereby assumes all risk of Loss or Damage to property, and all risk of personal injury, including death, which is attributable to the negligence or unlawful conduct of the third party or natural causes beyond the control of the lessor.

This Lease does not include the taking from and delivery of the vehicle to the lessee and is for parking only.

PLEASE BE ADVISED: Termination of this lease during the stated rental **SHALL NOT** entitle the Lessee to any pro-rated reimbursement.

SPECIAL PROVISION: Lost, damaged or re-activated parking cards are subject to a Twenty-Five (\$25) Dollar replacement fee.

GREAT CEDARS LLC

Lessee: _____



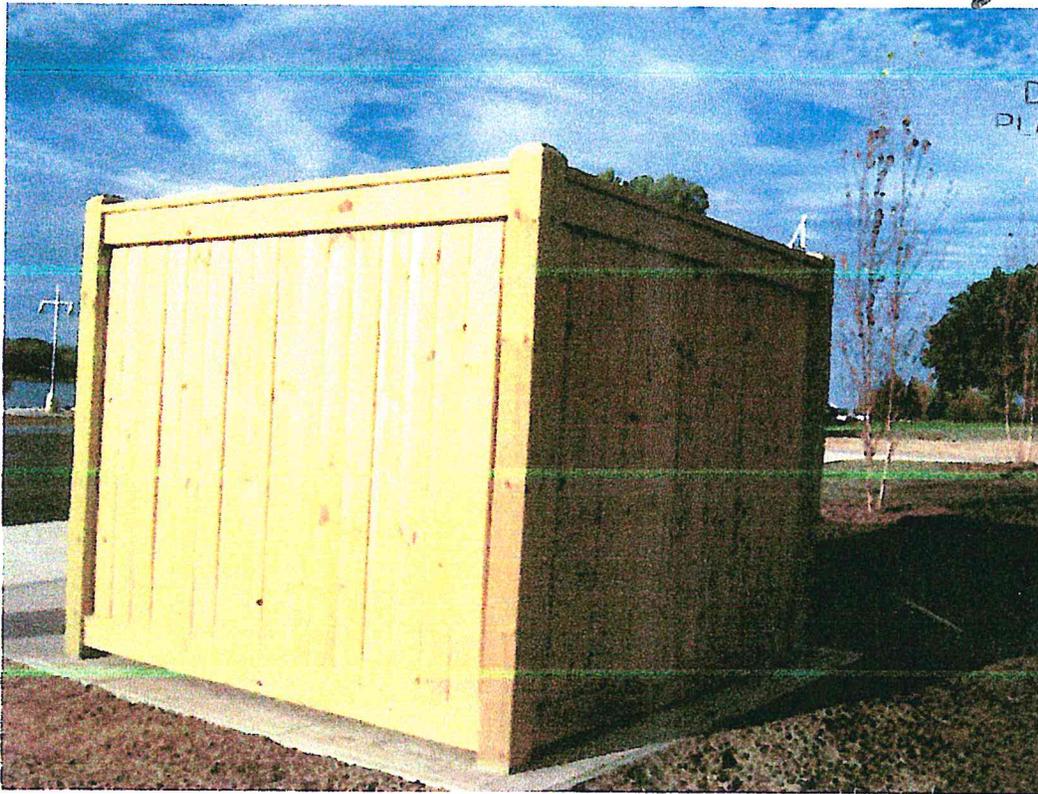
By: _____

12/4/14

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FEB 11 2015

DEPARTMENT OF
PLANNING & ZONING



WOODEN DUMPSTER ENCLOSURE

Make-up Name	Make-up	Outboard Substrate & Coating	Transmission			Reflectance			U-Value		RHG (Btu/hr-ft ²)	SC	SHGC	LSG
			Visible Light %	UV %	Solar Energy %	Visible Out %	Visible In %	Solar Energy Out %	Winter Night (Btu/hr-ft ² -F)	Summer Day (Btu/hr-ft ² -F)				
Default Make-up 01		PPG Solarban® 60 Low-E on PPG Clear float	71	18	33	11	12	29	0.29	0.27	91	0.44	0.38	1.85

Calculation Standard: NFRC 2004

Default Make-up 01

		Outdoors		Thermal Stress Guideline (°F)
LITE	PPG Clear float	#1 ----		Go 136.8
	Thickness = 1/4" = 6mm	#2 PPG Solarban® 60 Low-E		
GAP	100% Air, 1/2" = 12mm			
LITE	Clear	#3 ----		Go 94.1
	Thickness = 1/4" = 6mm	#4 ----		
Total Unit = 0.942 in / 23.927 mm		Slope = 90°		
Indoors				

Important Notes

Calculations and terms in this report are based on NFRC 2004. The performance values shown above represent **NOMINAL VALUES** for the center of glass with no spacer system or framing. Slight variations may occur due to manufacturing tolerances, point of manufacture, and type of instrumentation used to measure the optical properties.

For configurations which include ceramic frit coating, the actual values may vary significantly based upon the thickness and composition of the frit. For configurations with diffuse optical properties the solar transmission is per ASTM 1084-86. For configurations with coatings laminated facing the PVB, there may be a noticeable color change. Guardian recommends that a full size mock-up be approved.

Please note that the **THERMAL STRESS GUIDELINE** is only a rough reference to the thermal safety of a glazing. Other factors such as the size of glass areas, shapes and patterns, glass thickness, glass damaged during shipping, handling or installation, orientation of the building, exterior shading, overhangs/fins that reduce wind speed, and areas with high daily temperature fluctuations can all increase the probability of thermal breakage. The results shown are not for any specific glazing installation and do not constitute a warranty against glass breakage.

Explanation of Terms

% Transmittance Visible is the percentage of visible light at normal incidence (90° to surface) directly transmitted through the glass. Visible Light is defined as radiant energy in the wavelength range of 380 nm to 780 nm with Ill. D65 and CIE 2° observer

% Ultraviolet (UV) Transmittance is the percentage of ultraviolet light at normal incidence (90° to surface) directly transmitted through the glass. Ultraviolet Light is defined as radiant energy from the sun having a wavelength range of 300 nm to 380 nm at ASTM air mass of 1.5

% Solar Energy Direct Transmittance is the percentage of solar energy at normal incidence (90° to surface) directly transmitted through the glass. Solar Energy is the radiant energy from the sun having a wavelength range of 300 nm to 2500 nm at ASTM air mass of 1.5.

% Reflectance Visible Outdoors is the percentage of visible light at normal incidence directly reflected from the glass back outdoors

% Reflectance Visible Indoors is the percentage of visible light at normal incidence directly reflected from the glass back indoors

% Solar Energy Reflected Outdoors is the percentage of solar energy at normal incidence directly reflected from the glass back outdoors

U-Factor (also called U-Value) is the air-to-air thermal conductance of 39" high glazing and associated air films. Units are Btu/hr.ft².F. Winter-night = 12.3 mph wind at -0.4°F outdoors and 69.8°F still (no forced convection) indoor air. Summer = 0 sun, 6.15 mph wind at 89.6°F outdoors and 75.2°F still (no forced convection) indoor air.

Relative Heat Gain (RHG) is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. The units are Btu/hr.ft². $RHG = [(Summer\ U-Value)(89.6^{\circ}F - 75.2^{\circ}F) + (Shading\ Coefficient)(200\ Btu/hr-ft^2)]$

Shading Coefficient (SC) is the fraction of solar heat, direct (300 to 2500 nm) plus indirect (5 to 40 μm), transferred indoors through the glass. For reference, 1/8" (3.1 mm) clear glass has a value of 1.00 (SC is an older term being replaced by the SHGC).

Solar Heat Gain Coefficient (SHGC) is the fraction of solar energy incident on the glazing that is transferred indoors both directly and indirectly through the glazing. The direct gain portion equals the direct solar transmittance, while the indirect is the fraction of the solar energy absorbed to the energy reradiated and convected indoors. No heat gain from warmer outdoor air is included. $SHGC = (Direct\ Solar\ Trans) + \{[(Indirect\ Solar\ Heat\ Gain) - (Summer\ U-Value)(89.6^{\circ}F - 75.2^{\circ}F)] / (248.209\ Btu/hr-ft^2)\}$

Light-to-Solar Gain (LSG) is the ratio of visible light gain to solar gain. $LSG = (Visible\ Transmittance) / (SHGC)$

This performance analysis is provided under license by Guardian Industries Corp. It is designed to assist the user in evaluating the performance of the glass products identified on this report. Many factors may affect glass performance including glass size, building orientation, shading, wind speed, type of installation, and other factors. With respect to non-Guardian products, this performance analysis may be based on published information from the manufacturer that has not been independently verified by Guardian for accuracy. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant affect on the results.

While Guardian has made a good faith effort to verify the reliability of this program, it may contain unknown programming errors that could result in incorrect results. GUARDIAN DOES NOT PROVIDE ANY WARRANTY OR GUARANTEE REGARDING THE ACCURACY OF THE INFORMATION IN THIS REPORT OR AGAINST GLASS BREAKAGE OR FOR ANY DIRECT OR INDIRECT DAMAGES THAT MAY BE DUE TO THE USE OF THE PROGRAM.

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JAN 21 2015

DEPARTMENT OF
PLANNING & ZONING

WPLED10

LED 10W & 13 Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.



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LED Info

Watts: 10W
Color Temp: 5000K (Cool)
Color Accuracy: 92
L70 Lifespan: 100000
LM79 Lumens: 548
Efficacy: 42 LPW

Driver Info

Type: Constant Current
120V: 0.21A
208V: 0.14A
240V: 0.12A
277V: N/A
Input Watts: 13W
Efficiency: 76%

Technical Specifications

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures. </SPEC>Driver

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Junction box.

California Title 24:

LPACK complies with California Title 24 building and electrical codes.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

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Tech Help Line: 888 RAB-1000
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Email: Wondersland@wondersland.com On the web at: www.rabweb.com
Note: Specifications are subject to change without notice

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IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Gaskets:

High Temperature Silicone.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

Equivalency:

The WPLED10 is Equivalent in delivered lumens to a 70W Metal Halide Wallpack.

HID Replacement Range:

The WPLED10 can be used to replace 35-100W Metal Halide Wallpacks based on delivered lumens.

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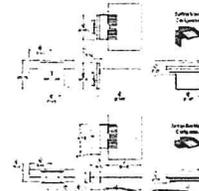
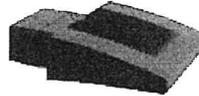
Woodland

On the web at: www.rabweb.com

Note: Specifications are subject to change without notice

WPLED26

LED 26W Wallpacks. Patent Pending thermal management system.
100,000 hour L70 lifespan. 5 Year Warranty.



LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 70
L70 Lifespan: 100000
LM79 Lumens: 2,662
Efficacy: 90 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6kV Surge
Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

7.5% at 120V, 11% at 277V

Cold Weather Starting:

The minimum starting temperature is -40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

California Title 24:

WPLED complies with California Title 24 building and electrical codes.

Equivalency:

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

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Looking at the site as a whole, the overall discharge rate of the site is reduced from existing conditions. Refer to the table below for a summary of hydrologic modeling site-wide:

Table 2: Hydrologic Modeling Results – Overall Site

Storm Event	Existing Condition	Postdevelopment Condition
1-Year Storm (2.1")	0.44 cfs	0.30 cfs
5-Year Storm (2.82")	0.60 cfs	0.42 cfs
10-Year Storm (3.10")	0.68 cfs	0.51 cfs

Conclusions

Due to the extremely compact nature of this project site, large reductions in peak runoff are not practicable. However, maximizing the detention capabilities of the proposed building expansion result in an 32% reduction in peak flows for the 1-year storm event. Viewing the proposed building expansion as an isolated entity, its effective hydrologic performance is equal to an undeveloped meadow during small storm events (5-year storms and smaller) that account for over 90% of any given average rain event during the course of the year.

Project Location



Legend

-  Project Parcel
-  Manholes
-  Gravity Mains
-  Inlets
-  Tax Parcel Boundary

Notes

Sources: Bing Aerial Photography (2012);
 Project Area by TCE (2014); Manholes,
 Gravity Mains and Inlets from the City of
 Burlington (2014).
 Disclaimer: The accuracy of information presented
 is determined by its sources; TCE is not responsible
 for any errors or omissions that may exist. Questions
 of on-the-ground location can be resolved by site
 inspections and/or surveys by a registered surveyor.
 This map is not a replacement for surveyed
 information or engineering studies.

**SBI - College St. Apartments
 234 College St.
 Burlington, VT**

Subsurface Utilities Map

Project: 14-0141
 Prepared by: LMJ
 11/14/2014
 1 inch = 100 feet





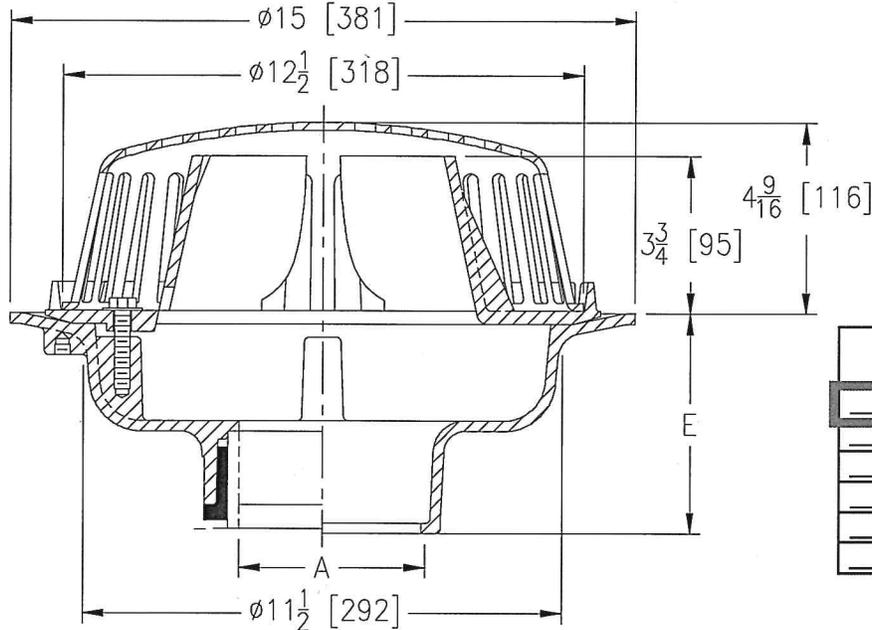
Z105

CONTROL-FLO ROOF DRAIN W/ PARABOLIC WEIR

SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Specify Number of Notches in Weir	
___-N1	One Notch
___-N2	Two Notches
___-N3	Three Notches
___-N4	Four Notches
___-N5	Five Notches
___-N6	Six Notches

A- Pipe Size In.	Approx. Wt. Lbs. [kg]	Dome Open Area Sq. In. [cm ²]
2-3-4 [51-76-102]	34 [15]	103 [665]

ENGINEERING SPECIFICATION: ZURN Z105
 15 [381] Diameter Control-Flo Roof Drain for Dead-Level roof construction, Dura-Coated cast iron body, Control-Flo weir shall be linear functioning with integral membrane flashing clamp/gravel guard and Poly-Dome. All data shall be verified proportional to flow rates.

OPTIONS (Check/specify appropriate options)

PIPE SIZE

- 2, 3, 4 [51, 76, 102]
- 2, 3, 4 [51, 76, 102]
- 2, 3, 4 [51, 76, 102]
- 2, 3, 4 [51, 76, 102]

(Specify size/type) **OUTLET**

- ___ IC Inside Caulk
- ___ IP Threaded
- ___ NH No-Hub
- ___ NL Neo-Loc

E BODY HT. DIM.

- 5-1/4 [133]
- 3-3/4 [95]
- 5-1/4 [133]
- 4-9/16 [116]

PREFIXES

- ___ Z D.C.C.I. Body with Poly-Dome*
- ___ ZA D.C.C.I. Body with Aluminum Dome
- ___ ZC D.C.C.I. Body with Cast Iron Dome
- ___ ZRB D.C.C.I. Body with Plain Bronze Dome

Note: Restrictor Plate Required to limit flow rate to 4.75 gpm/inch of head

SUFFIXES

- ___-C Underdeck Clamp
- ___-DE Deck Extension
- ___-DP Top-Set® Deck Plate (Replaces both -C & -R)
- ___-DR Top-Set® Drain Riser
- ___-DX Dex-o-Tex Flange
- ___-E Static Extension 1 [25] thru 4 [102] (Specify Ht.)
- ___-EA Adjustable Extension Assembly 2-1/8 [54] thru 3-1/2 [89]
- ___-G Galvanized Cast Iron
- ___-R Roof Sump Receiver
- ___-SC Secondary Clamping Collar
- ___-TC Neo-Loc Test Cap Gasket (2-4 [51-102] NL Bottom Outlet Only)
- ___-VP Vandal Proof Secured Top
- ___-XJ Vertical Expansion Joint (See Z190)
- ___-10 6 [152] High Parabolic Weir for Sloped Roof (Z or ZA)
- ___-90 90° Threaded Side Outlet Body

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. H	DATE: 08/17/12	C.N. NO. 124666
DWG. NO. 58816	PRODUCT NO. Z105	