

P:\AutoCAD Projects\2016\142151-CADD\142151-PL-ADJUST-142151.dwg, 1/29/2016 9:31:08 AM, tcowan, DWG To PDF.plt

ORIGINAL INK on MYLAR - REDUCED FOR RECORDING

Grid North
Survey Note 3

Lakeview Cemetery
City of Burlington
(formerly a Glebe Lot)

- Survey Notes -

- 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. The plat also depicts boundaries of neighboring 351 North Avenue, under title of Burlington College. Other property lines shown MAY BE approximate, and are for reference purposes only.
- 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.)
- 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.
- 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.
- 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.

- 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 -

- Proposed Lot B of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railway Co., obtained in 1899 from the Stacy Estate (see Commissioners' Award, Vol. 46 Pg. 201). On January 1, 1984, 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 summary of Lot B or C's acreage.
- 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.'s exact location may vary upon future discovery of such monuments.
- 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

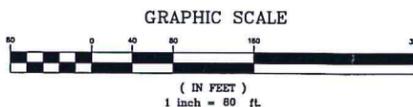
Date: _____ Zoning Permit # _____

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:



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 27 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 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 web: www.ces-vt.com

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DRAWN

CEA

CHECKED

TRC

APPROVED

DATE	CHECKED	REVISION
01.29.16	TRC	RE-LABEL NORTH LINE

Lot Line Adjustment Between
311 & 329 North Avenue

BC Community
Housing, LLC

Burlington, Vermont

DATE

JAN. 18, 2016

ORIGINAL SCALE

1" = 80'

PROJ. NO.

14215

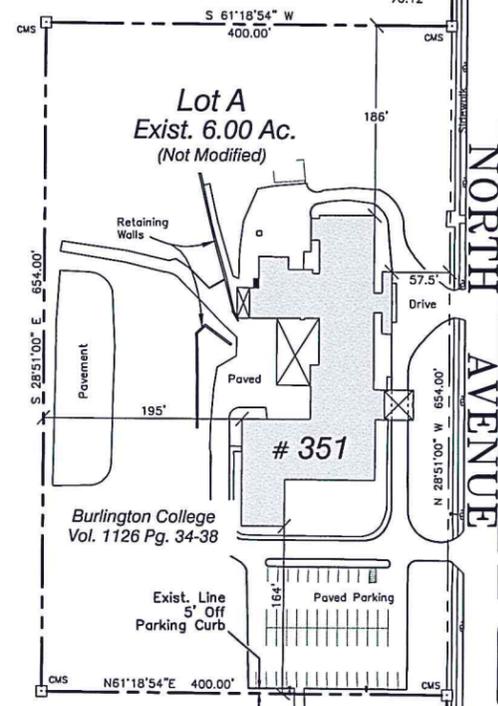
DRAWING NUMBER

BA1

SHEET 1 of 1

- Referenced Maps or Plats -

- AA. "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.
- A. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Not of Record.
- B. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Not of Record.
- C. "A Portion of the Central Vermont Railway, Inc. Lands", dated 10/20/1986, prepared by D.L. Hamlin Consulting Engineers, Inc. Burlington Land Records Map Slide 174-28B.
- D. "Correct Map of Burlington, VT, from Actual Survey Made by Wm. Coit, 1798", drawn by J. Johnson, circa 1810. Burlington Land Records.
- E. "Location Plans of the Rutland - Canadian Railway, Burlington - Island Park", ca 1899. State of Vermont Archives.



329 No. Avenue
BC Community
Housing, LLC
Vol. 1268 Pg. 198

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

BC Community
Housing, LLC
Vol. 1268 Pg. 198

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

ORIGINAL INK on MYLAR - REDUCED for RECORDING

Timothy R. Cowan VT LS 597

- 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 # _____

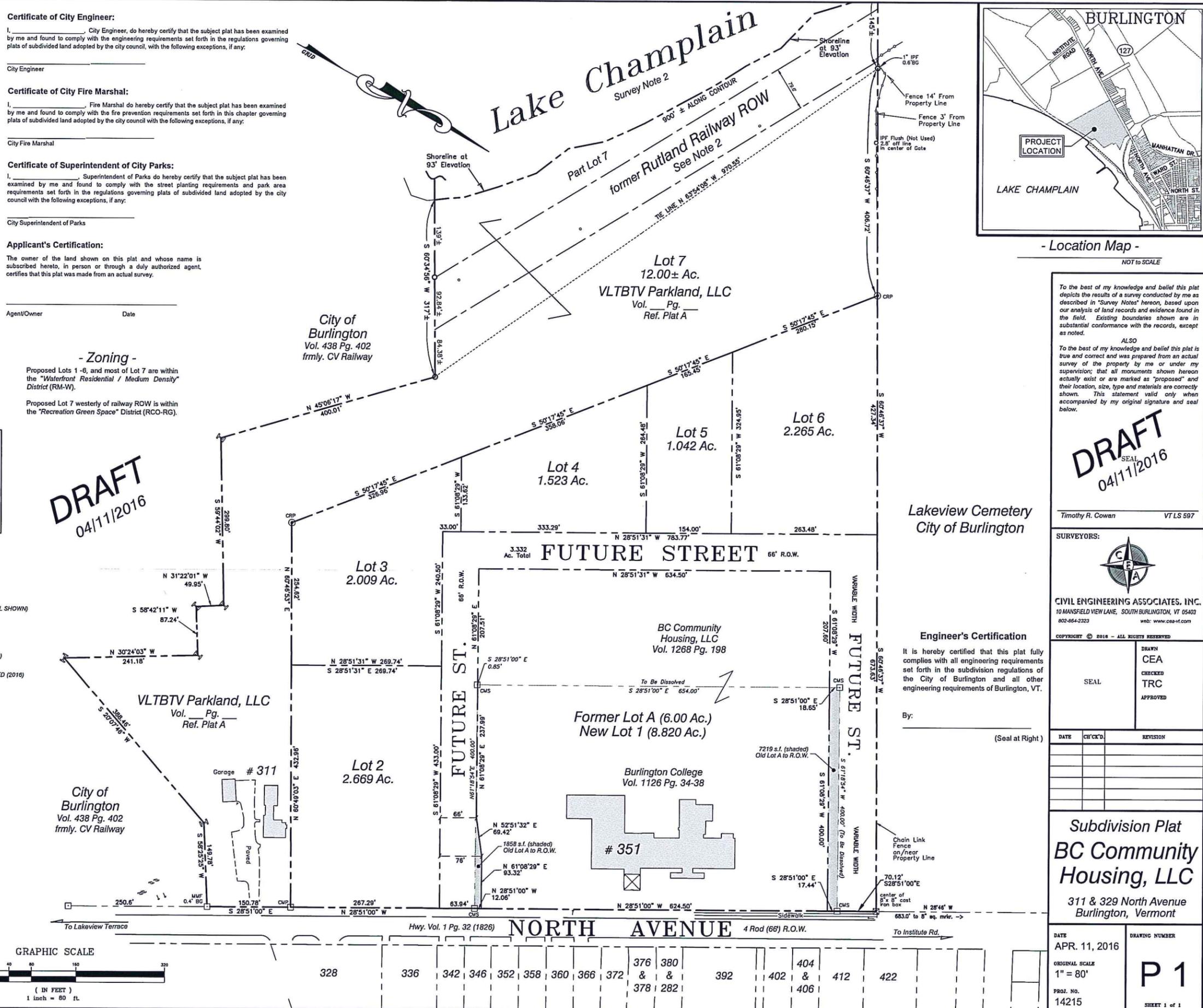
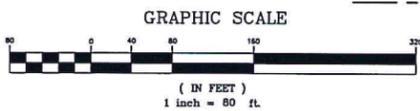
DRAFT 04/11/2016

- Legend of Symbols -

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

Table with 2 columns: St. # and Name. Lists North Ave. Abutters (East side of Avenue) including 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 Rossman, 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 - NOT TO SCALE

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

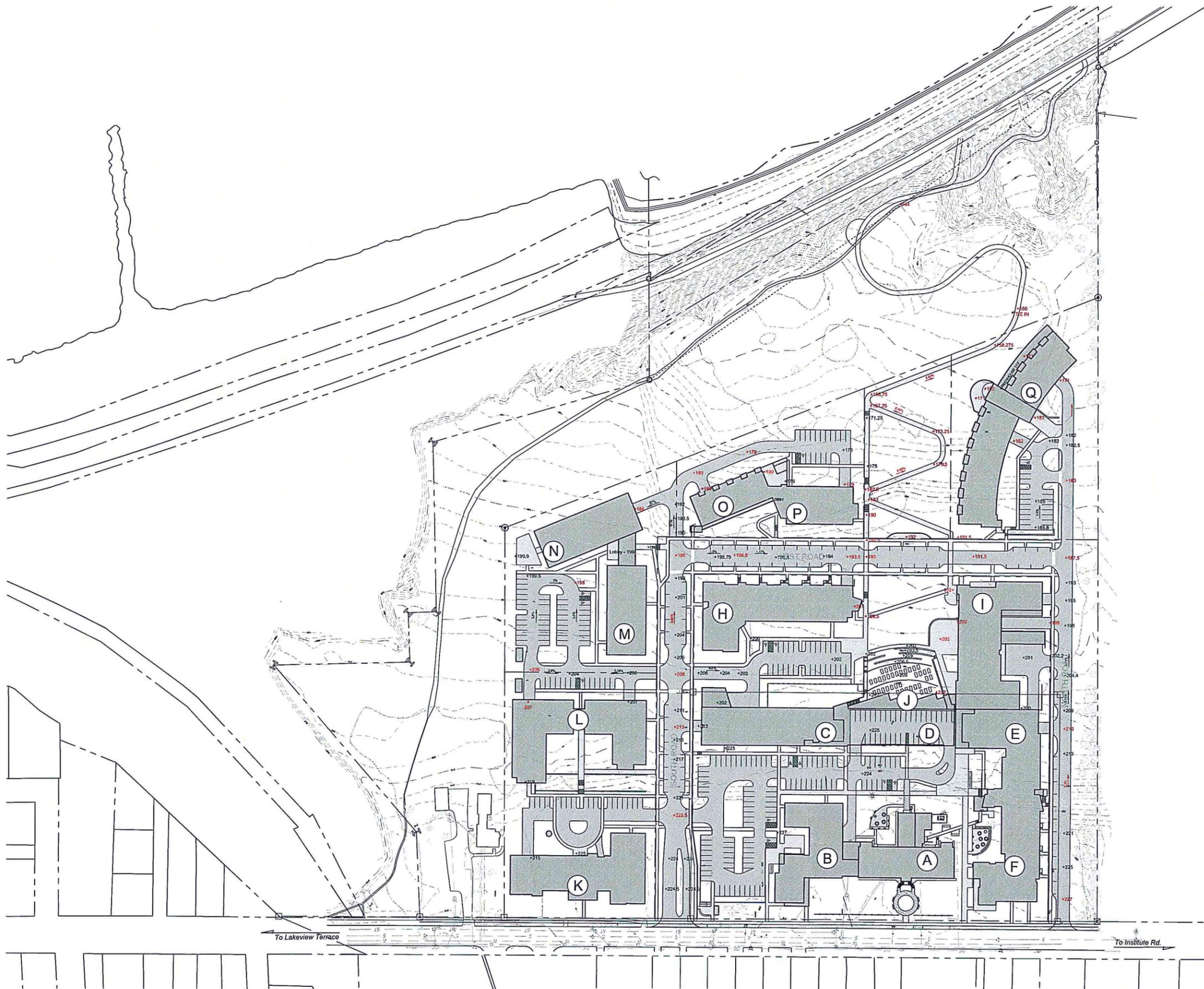
SURVEYORS: CIVIL ENGINEERING ASSOCIATES, INC. 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403 802-864-2323 web: www.cea-vt.com

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)

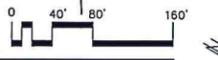
Table with 3 columns: DATE, CH'CK'D, REVISION. Includes a seal area.

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

DATE APR. 11, 2016 DRAWING NUMBER ORIGINAL SCALE 1" = 80' PROJ. No. 14215 SHEET 1 of 1 P 1



SKETCH PLAN
PRM REVIEW
4/27/2016



revisions	date	revisions	date
Sketch Plan Submission	4/23/16		

Owner
Address
City, State ZIP

T. J. Boyle Associates, LLC

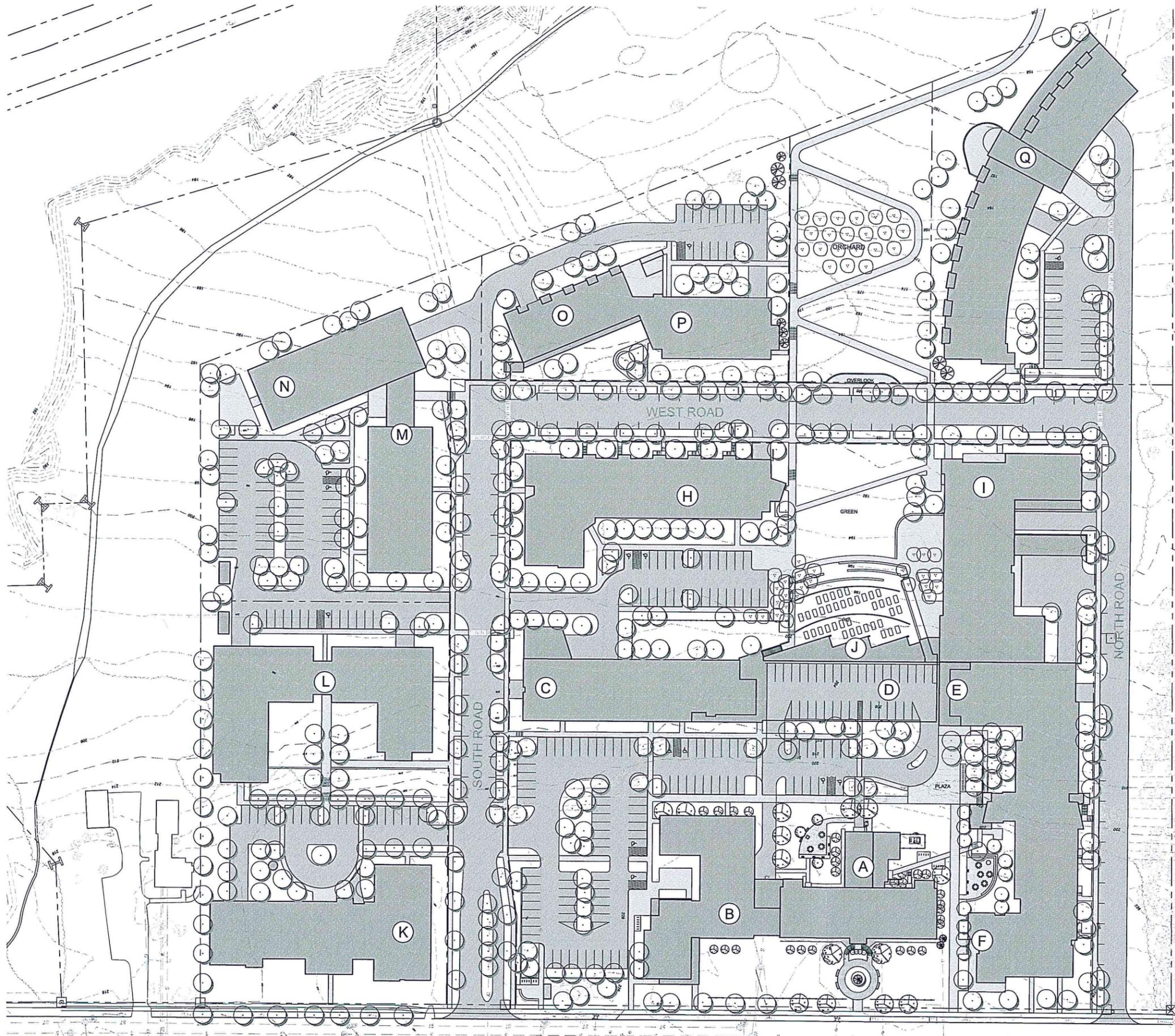
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB design by TKD 4/27/2016 date
TKD checked by scale 1" = 80'

BC Community Housing
Masterplan

sheet no:
L-100

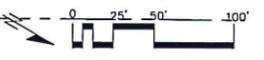


DEVELOPMENT PROGRAM						
Burlington College Parcel						
Building	Type	Use	Unit Count	Commercial SF	Levels	Garage Parking
A	Residential	For Rent	65		5 Story	
B	Existing College	N/A		29,500	3 Story	
C	Multi-Use	For Rent	68	12,500	5 Story	100
D	Parking Garage	For Rent			3 Story	97
E	Residential	For Rent	77		5 Story	90
F	Residential	For Rent	64		4 Story	
G	351 Addition	N/A		17,500	4 Story	
Sub-total - College Parcel			274	59,500		287
BC Community Housing LLC						
H	Residential	For Rent	74		4 Story	62
I	Residential	For Rent	24		5 Story	38
I	Fitness	N/A		20,000	Ground Level	
J	Greenhouse	N/A		3,000	1 Story	
K	CSC Residential	Sell Off	70		4 Story	77
L	CHT Residential	Sell Off	76		4 Story	85
M	Residential	For Sale	50		5 Story	34
N	Residential	For Sale	35		5 Story	32
O	Residential	For Sale	25		5 Story	58
P	Residential	For Sale	40		4 Story	22
Q	Residential	For Sale	49		5 Story	105
Sub-total - BCCH Parcel			443	23,000		513
Total Residential Units			717			
Total Non-Residential Sq Ft				82,500		
Total Garage Spaces						800

PARKING SUMMARY			PER UNIT	
Total Garage Spaces			1.12	800
Total Off-Street (Surface Lot) Parking			0.38	274
Total Private Parking			1.50	1074
Plus: On-Street (Public) Parking			0.11	76
Total Parking Spaces			1.60	1150

COVERAGE CALCS		
Building		256,678.00
Walks		90,770.00
Roads		197,772.00
Total Coverage		545,220.00
Paving Outside Development Zone (21.65 ac)		
Total Coverage (Total Site 33.65 ac - with 12 ac Community Park)		551,320.00
Development Zone Area	21.65 ac	943,074.00
Total Site Area	33.65 ac	1,465,794.00
Development Zone Coverage (21.65ac)		
Total Site Coverage (33.65ac with 12 ac Community Park)		58%
		38%

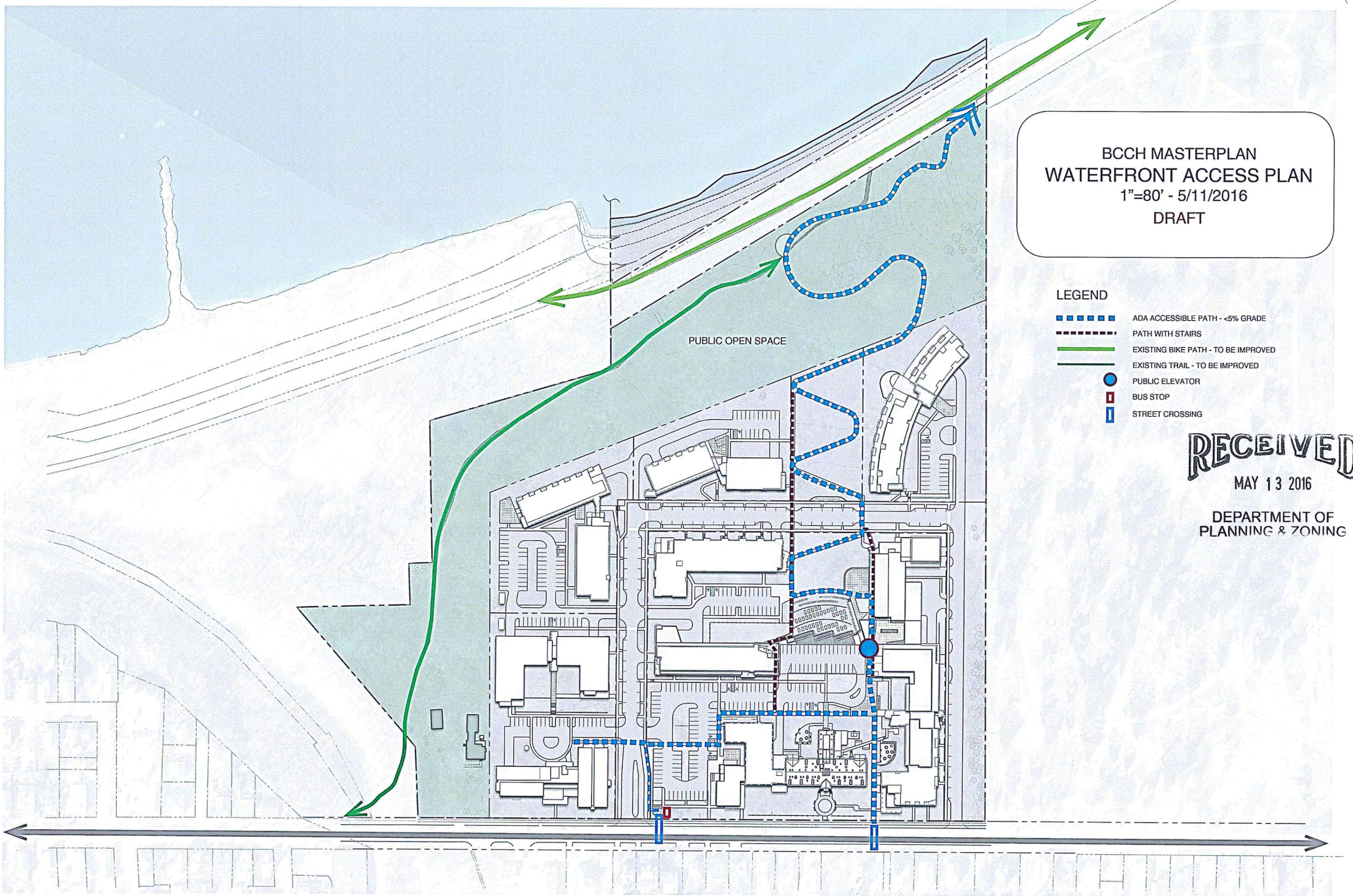
SKETCH PLAN FOR REVIEW
4/23/2016



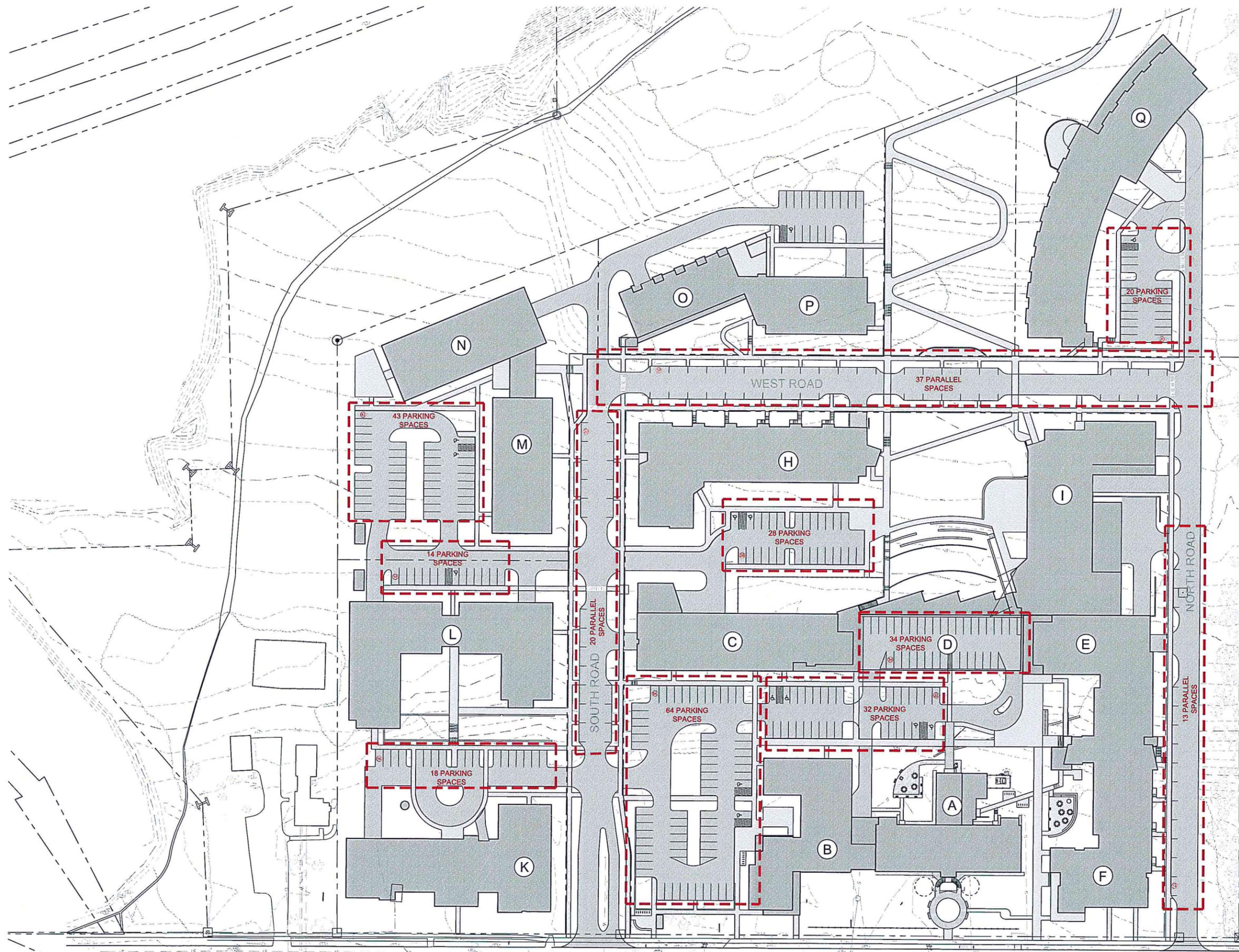
BCCH MASTERPLAN
 WATERFRONT ACCESS PLAN
 1"=80' - 5/11/2016
 DRAFT

LEGEND

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



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revisions	date	revisions	date

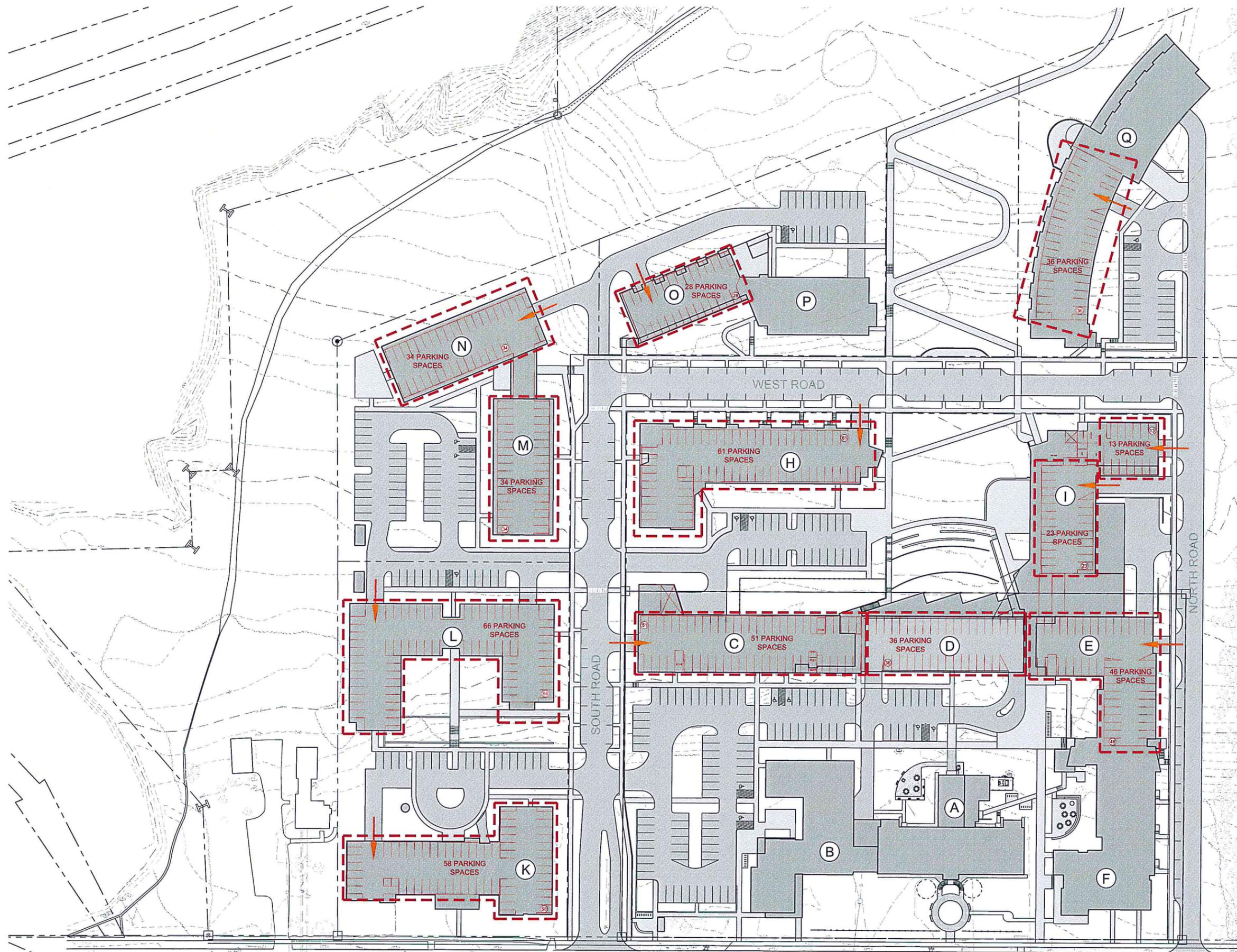
T. J. Boyle Associates, LLC
 landscape architects planning consultants
 301 college street burlington vermont 05401 802 658 3555



MJB design by TKD 5/11/2016
 TKD checked by scale 1" = 50'

BC Community Housing
 Surface Parking

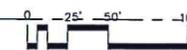
sheet no. **LA-2**



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lakeview Terrace

To Institute Rd

T. J. Boyle Associates, LLC

landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555

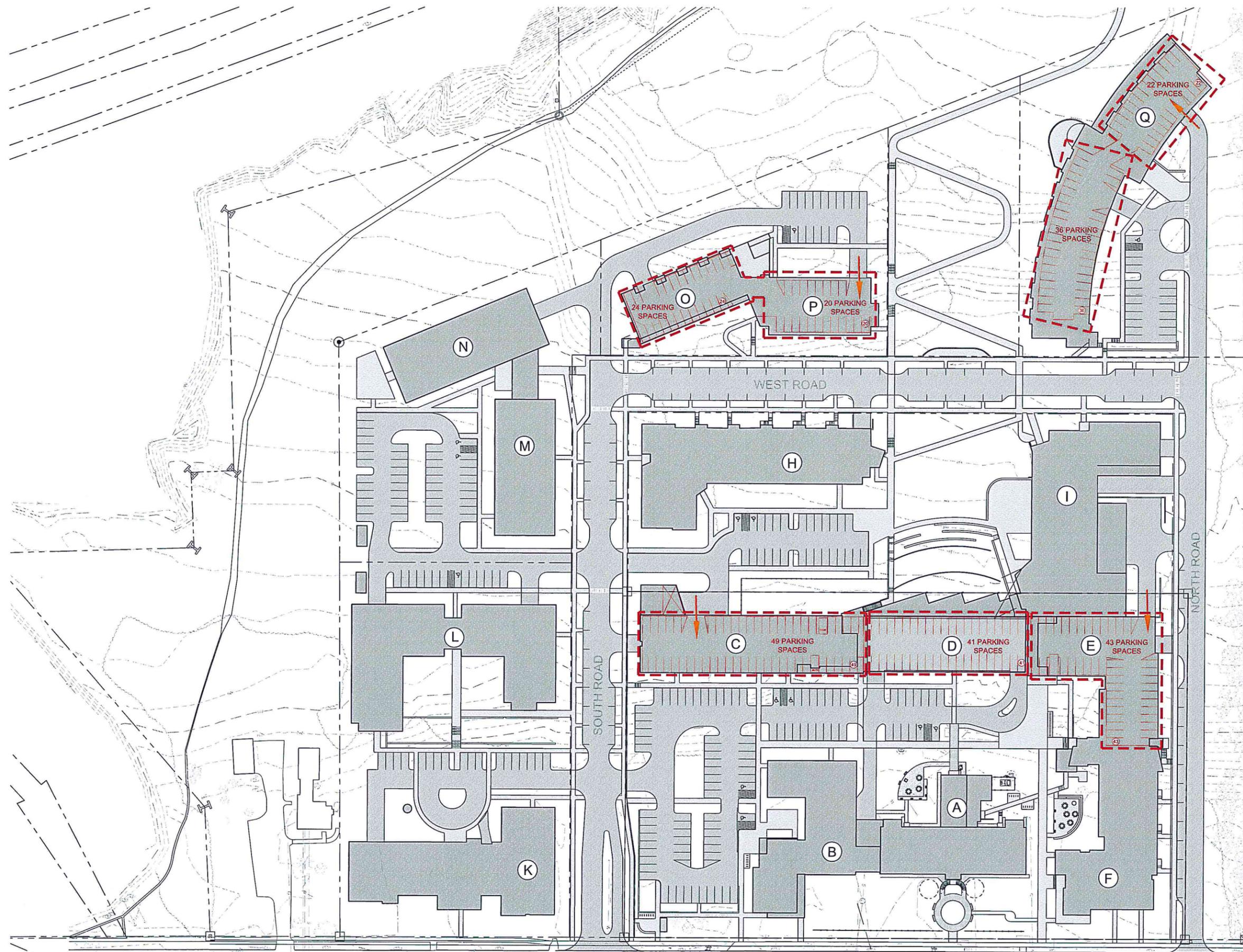


MJB design by TKD 5/11/2016
TKD checked by scale 1" = 50'

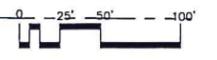
BC Community Housing
P-2 Parking

sheet no: LA-3

revisions	date	revisions	date



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akeview Terrace

T. J. Boyle Associates, LLC

landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555

MJB design by TKD 5/11/2016
TKD checked by TKD scale 1" = 50'

BC Community Housing
P-1 Parking

sheet no: LA-2

revisions	date	revisions	date

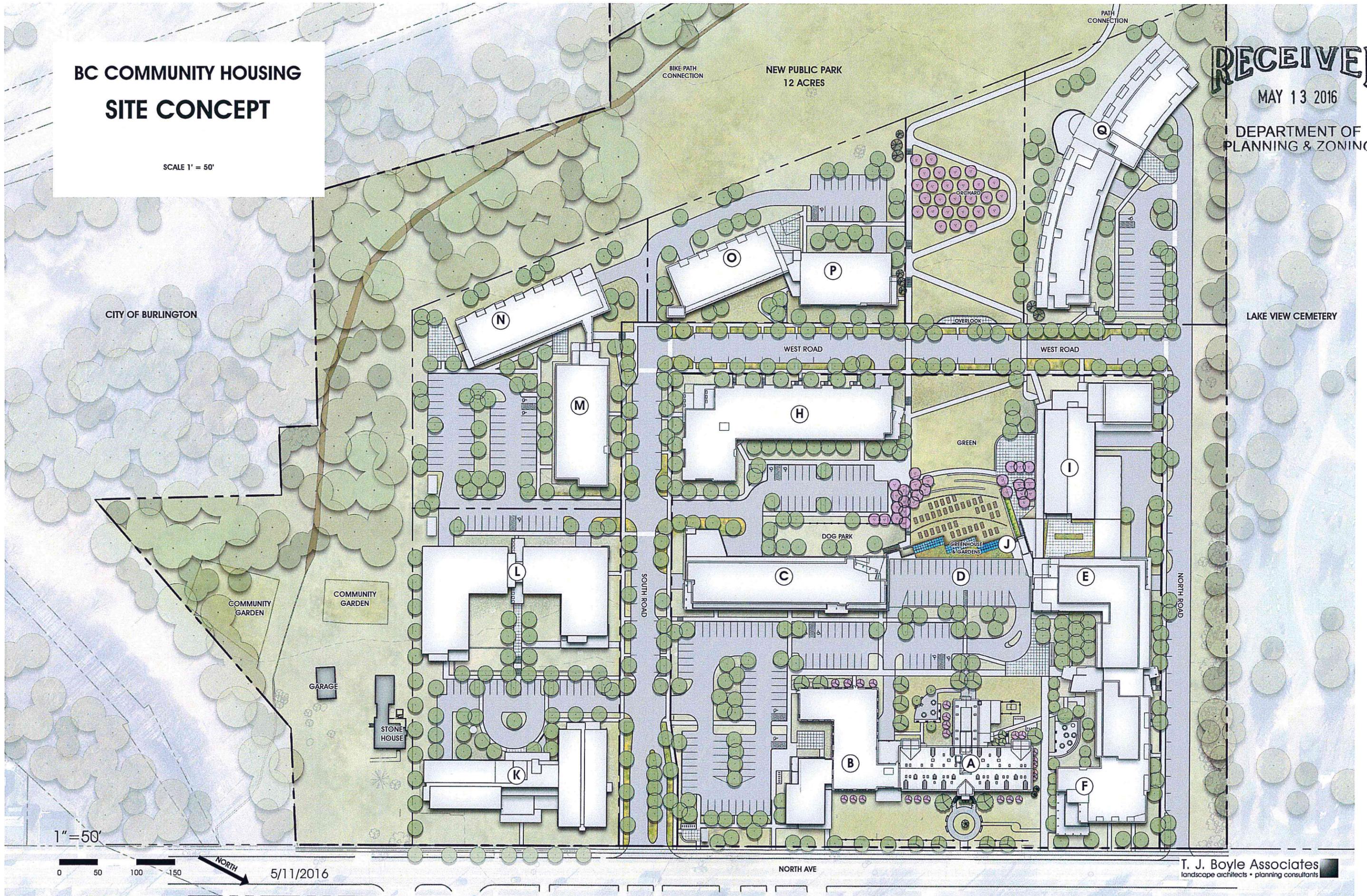
BC COMMUNITY HOUSING SITE CONCEPT

SCALE 1" = 50'

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PLANNING & ZONING



1" = 50'

0 50 100 150



5/11/2016

NORTH AVE

T. J. Boyle Associates
landscape architects • planning consultants

Master plan (2)

BC COMMUNITY HOUSING SITE CONCEPT

SCALE 1" = 80'

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LAKE CHAMPLAIN

TEXACO
BEACH

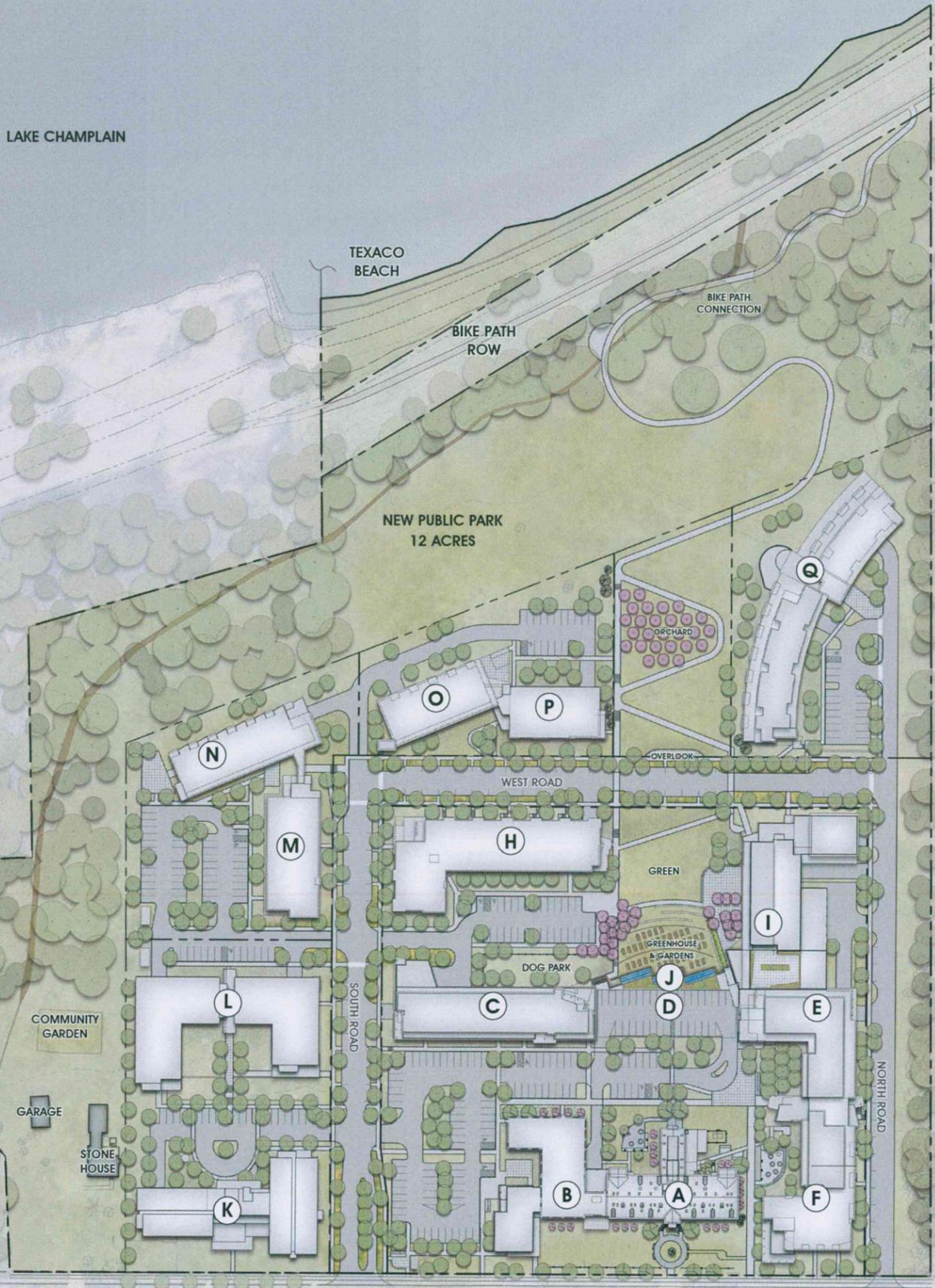
BIKE PATH
ROW

BIKE PATH
CONNECTION

NEW PUBLIC PARK
12 ACRES

CITY OF BURLINGTON

LAKE VIEW CEMETERY



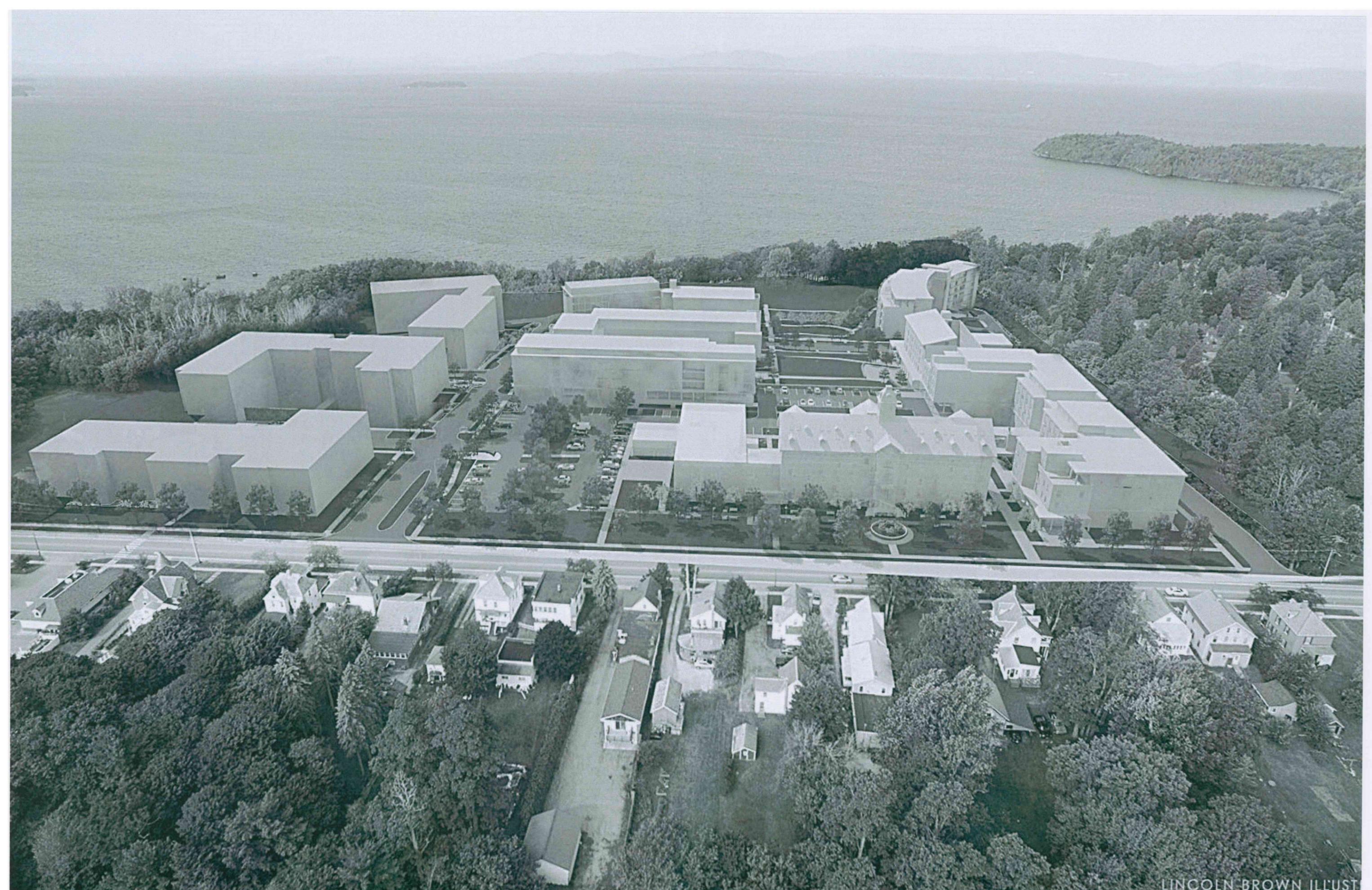
1" = 80'

0 80 160 240



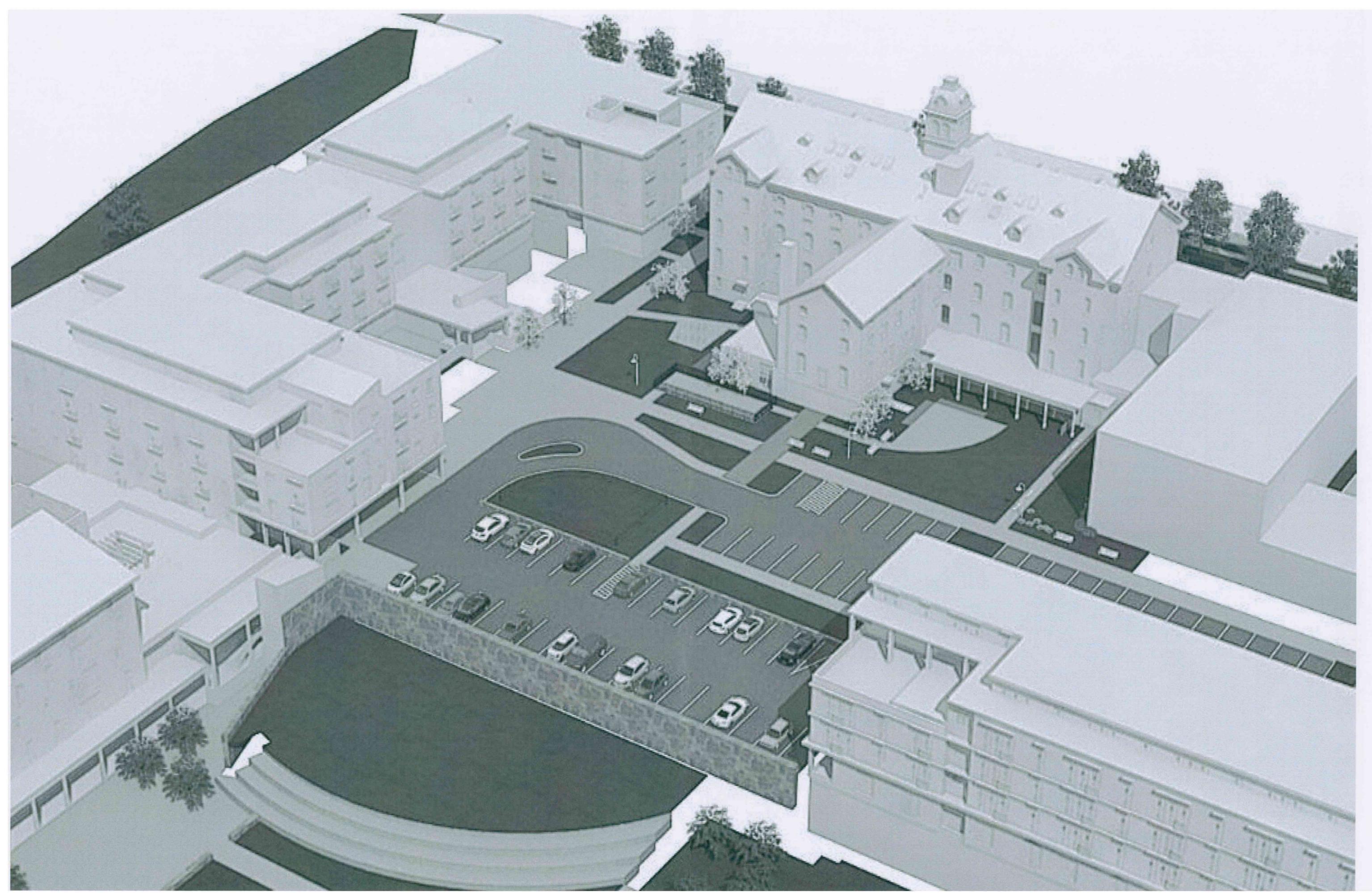
5/11/2016

T. J. Boyle Associates
landscape architects • planning consultants











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MAY 17 2016

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LINCOLN BROS



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MAY 17 2016

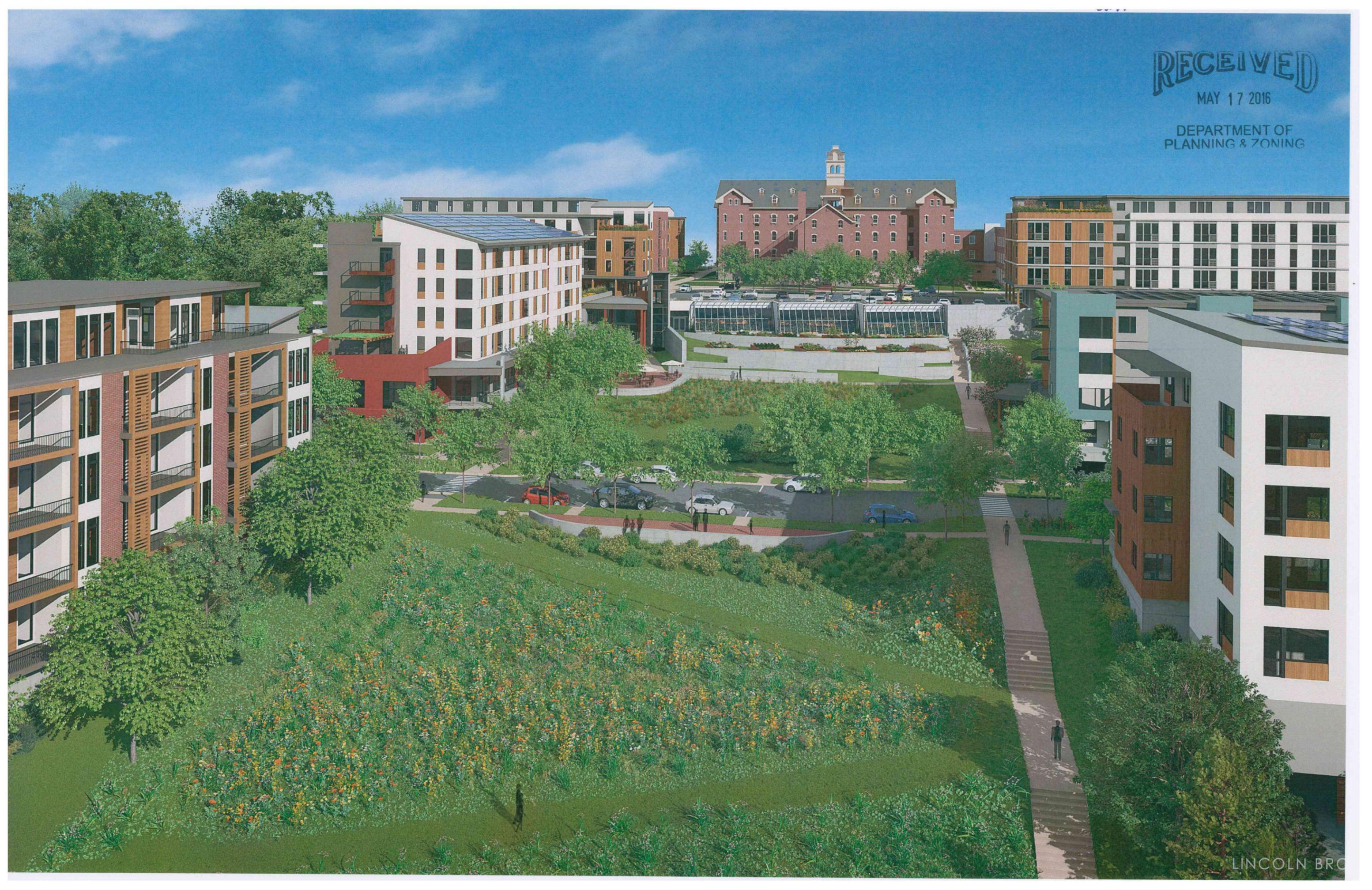
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areal

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PLANNING & ZONING





SECTION - NORTH ROAD - LOOKING SOUTH
 Scale: 1" = 30 ft



SECTION - NORTH AVE. - LOOKING WEST
 Scale: 1" = 30 ft

BC COMMUNITY HOUSING

BURLINGTON, VERMONT

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 DUNCAN • WISNIEWSKI ARCHITECTURE
 A Professional Corporation

SKETCH PLAN

Duncan Wisniewski ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
 BURLINGTON, VERMONT 05401
 T: 802.864.6603

04.28.2016
 DRAWN: ABC

BC Community Housing, LLC
North Avenue
Burlington, Vermont

APRIL 2016

DEVELOPMENT PROGRAM						
Building	Type	Use	Unit Count	Commercial SF	Levels	Garage Parking
A	Residential	For Rent	65		5 Story	Burlington College Parcel
B	Existing College	N/A		29,500	3 Story	
C	Multi-Use	For Rent	68	12,500	5 Story	
D	Parking Garage	For Rent			3 Story	
E	Residential	For Rent	77		5 Story	
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J	Greenhouse	N/A		3,000	1 Story	
K	CSC Residential	Sell Off	70		4 Story	
L	CHT Residential	Sell Off	76		4 Story	
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Total Garage Spaces						800
PARKING SUMMARY				PER UNIT		
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Plus: On-Street (Public) Parking				0.11	76	
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RECEIVED

MAY 13 2016

DEPARTMENT OF
PLANNING & ZONING

BC COMMUNITY HOUSING • BUILDING E & F

BURLINGTON, VERMONT

COPYRIGHT © 2016. ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT ELEVATIONS

Duncan
Wisniewski 
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.854.6693

DATE: 04.19.16

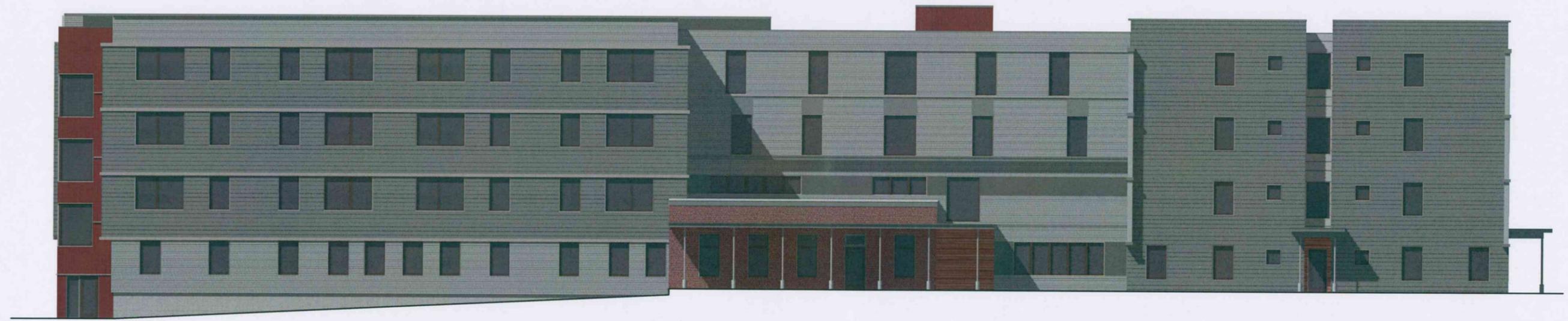
Building K (2)



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NORTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"

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BURLINGTON, VERMONT

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PERMIT ELEVATIONS

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Wisniewski 
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6693

DATE: 05.06.2016
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K-NE



SOUTH ELEVATION

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

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WEST ELEVATION

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

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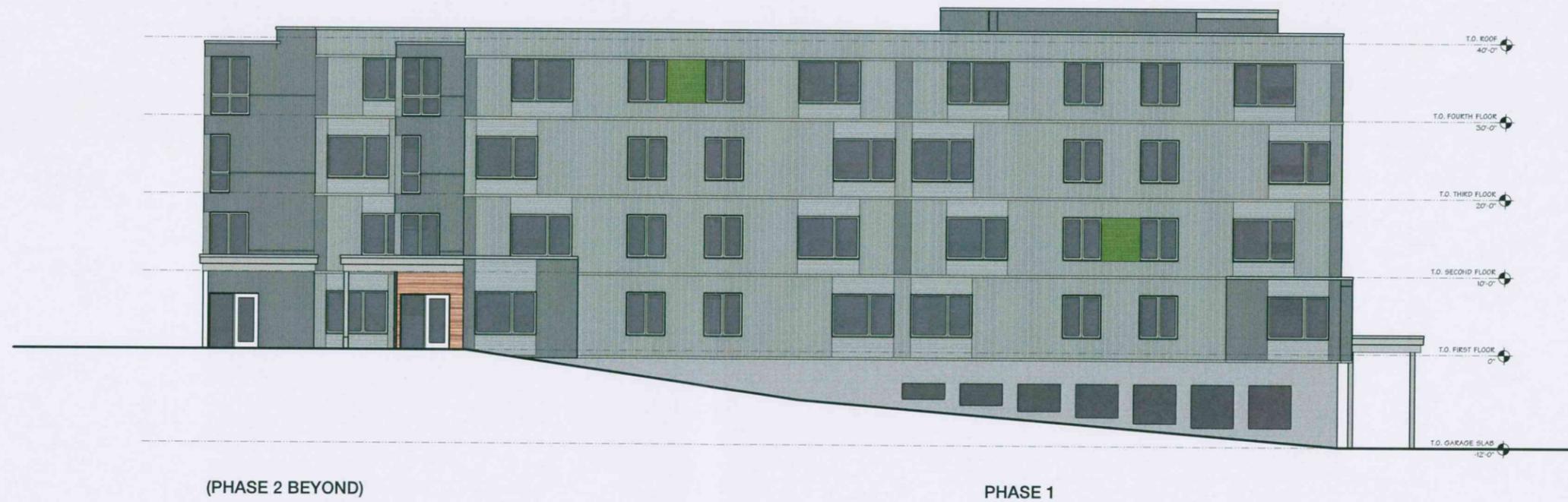
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BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 05.06.2016
DRAWN: SJB

K-SW



EAST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"

NEW NORTH AVENUE - CHT
BURLINGTON, VERMONT

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SCHEMATIC DESIGN

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T. 802.864.6693

03.09.2016
DRAWN: SJB

A2-1.1



WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

NEW NORTH AVENUE - CHT
BURLINGTON, VERMONT

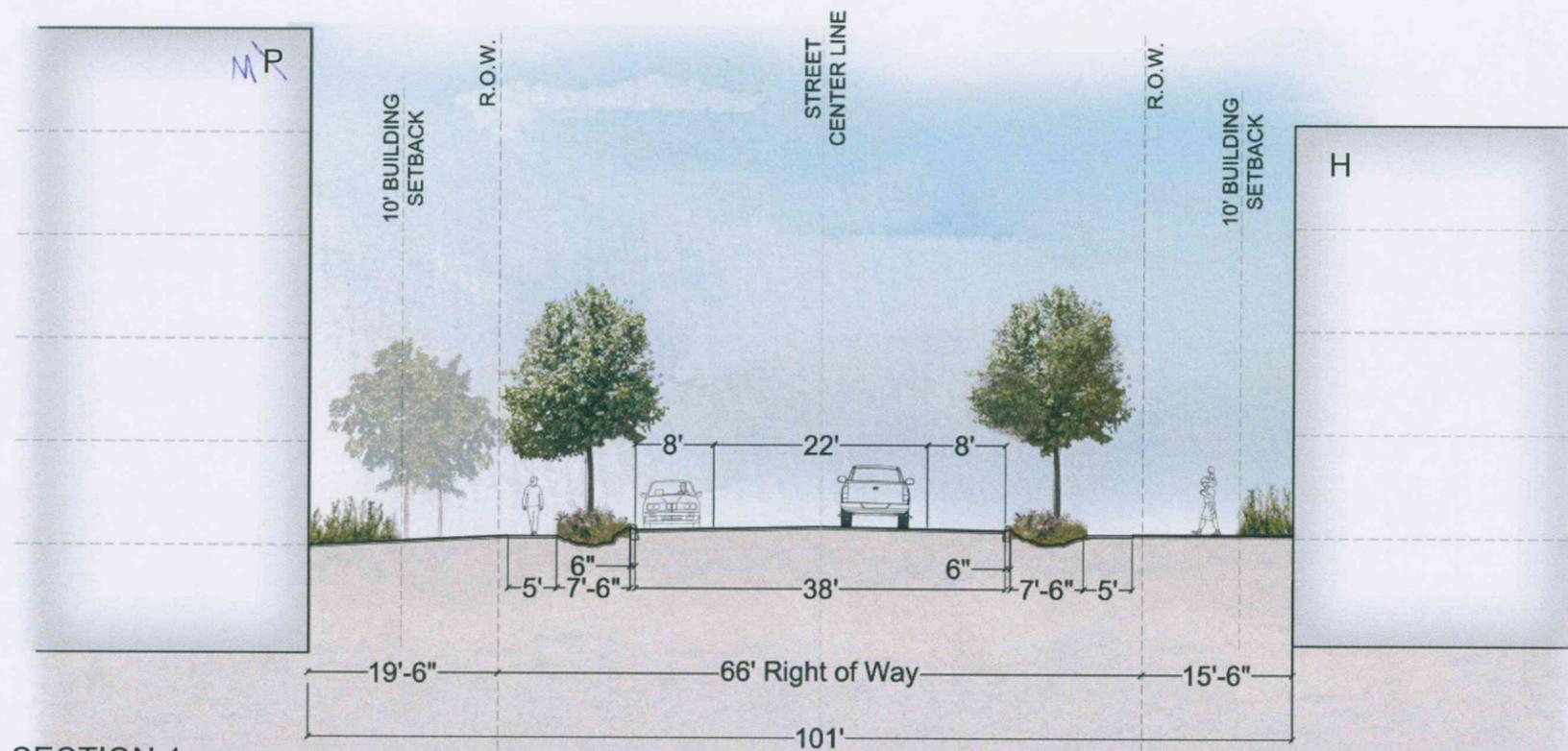
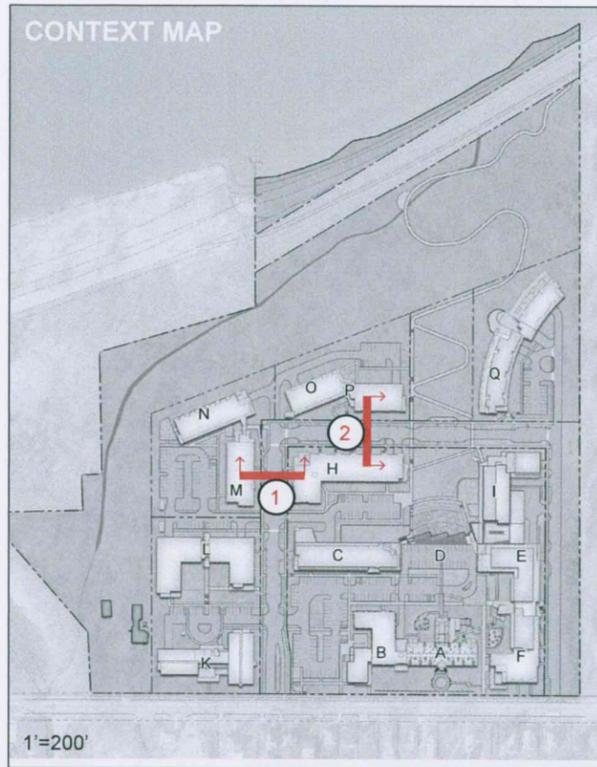
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T. 802.864.9693

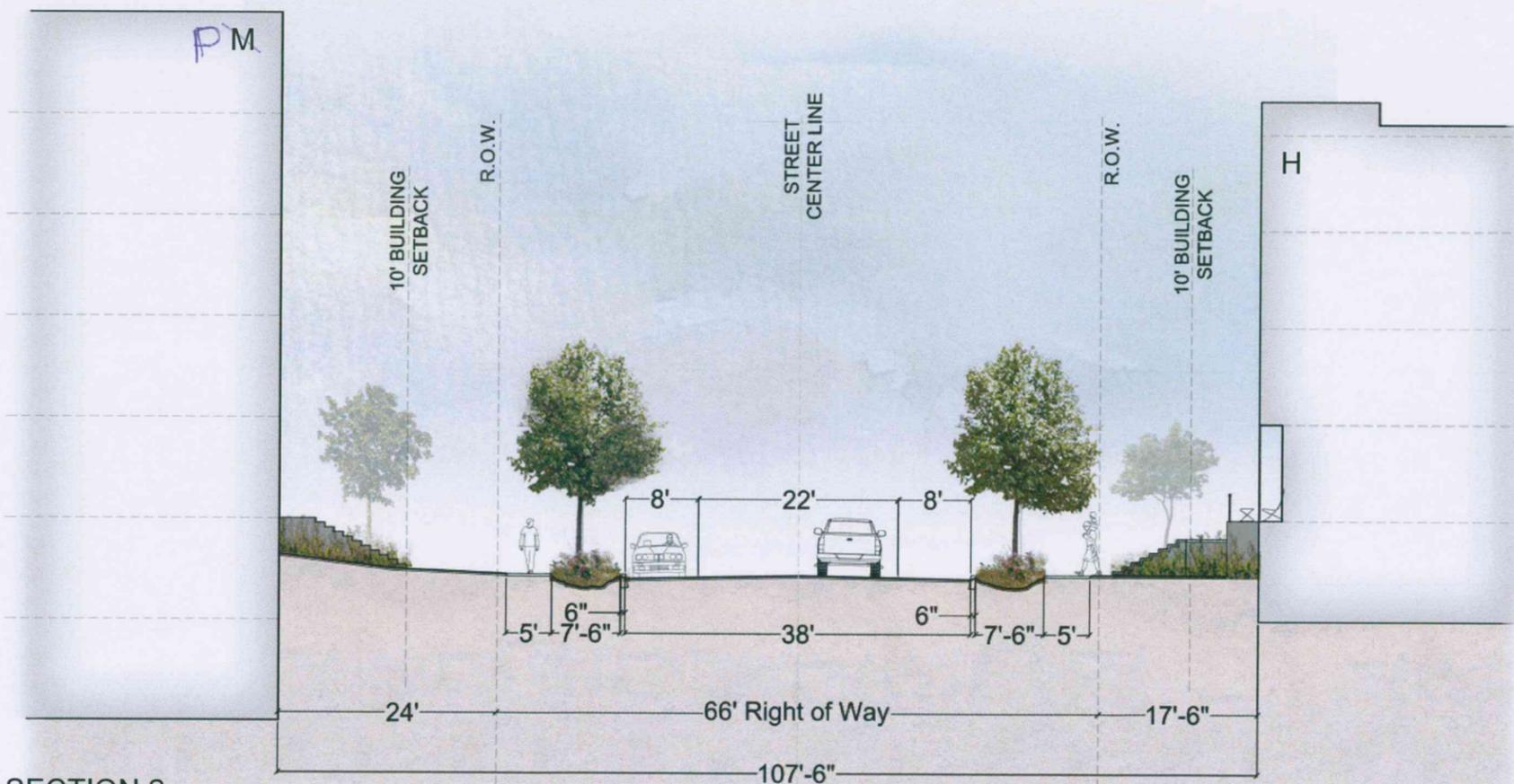
03.09.2016
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A2-2.1



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1 SECTION 1
1'=200'



2 SECTION 2
1'=200'

Building H



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

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



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

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



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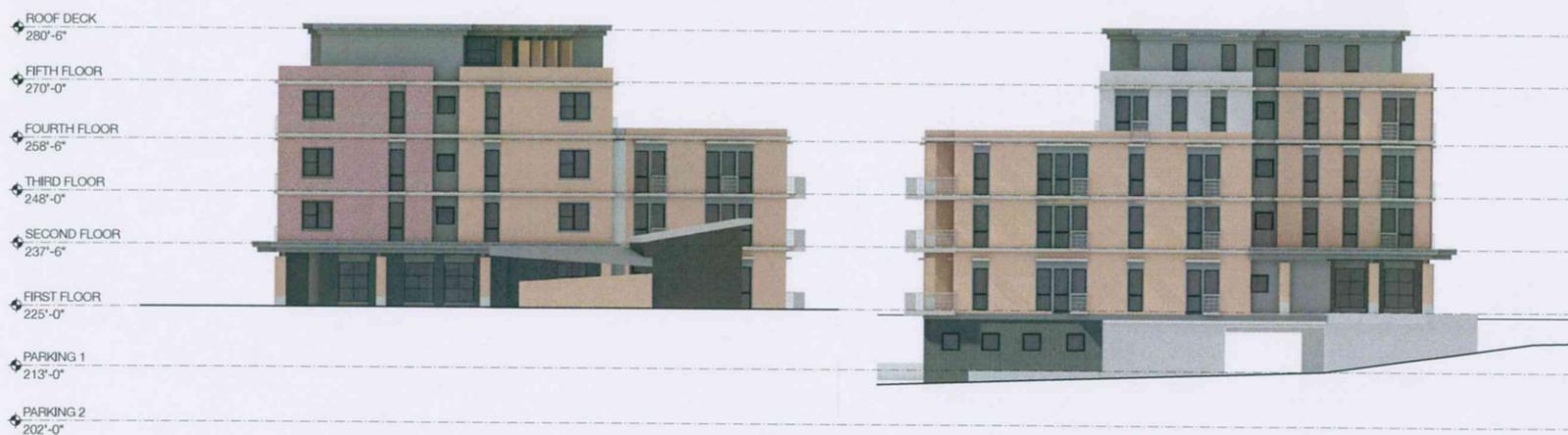
Milking C&D



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"



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C & D

Buildings E & F



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 T: 802.864.6663

DATE: 04.19.16

E & F

DRAWN BY: 100, 100, 100

The Hub



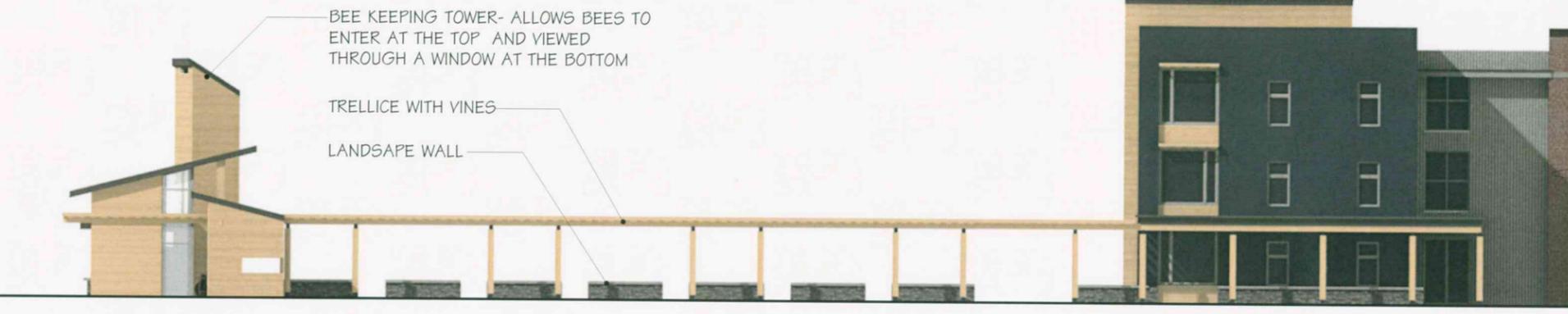
SOUTH ELEVATION
Scale: 1" = 20 ft



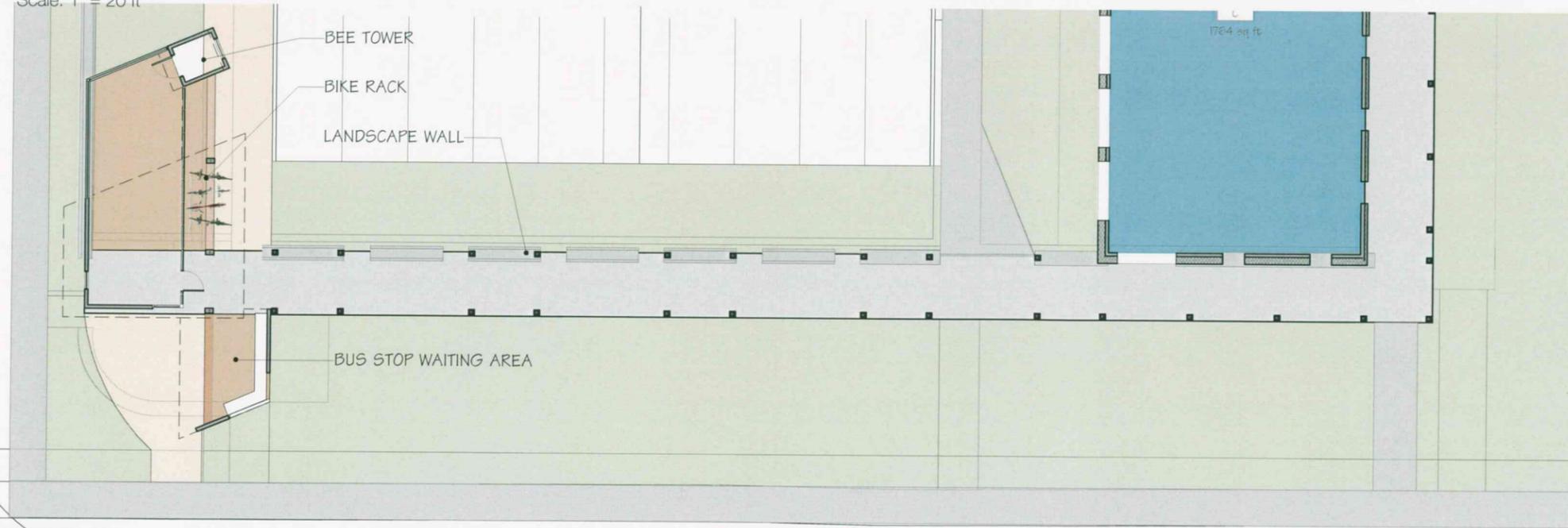
WEST ELEVATION
Scale: 1" = 20 ft



NORTH ELEVATION
Scale: 1" = 20 ft



EAST ELEVATION
Scale: 1" = 20 ft



SITE PLAN
Scale: 1" = 20 ft



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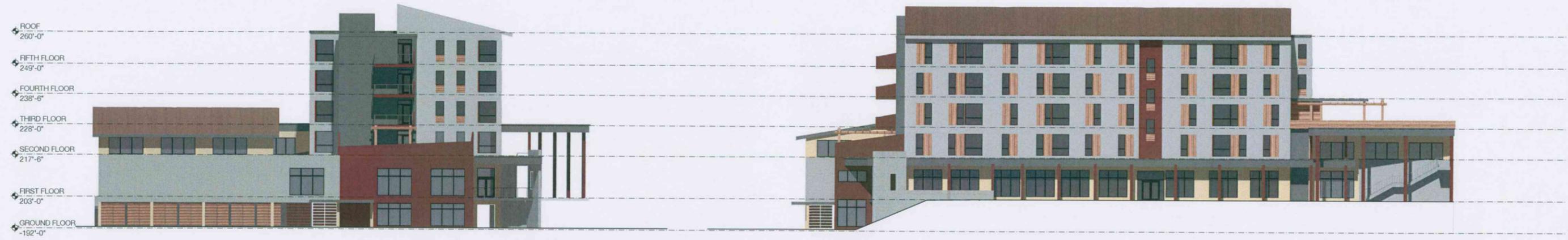
PRELIMINARY DESIGN

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ARCHITECTURE

DATE: 05.10.2016

255 SOUTH CHAMPLAIN STREET
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T: 802.864.6693

A4



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

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



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

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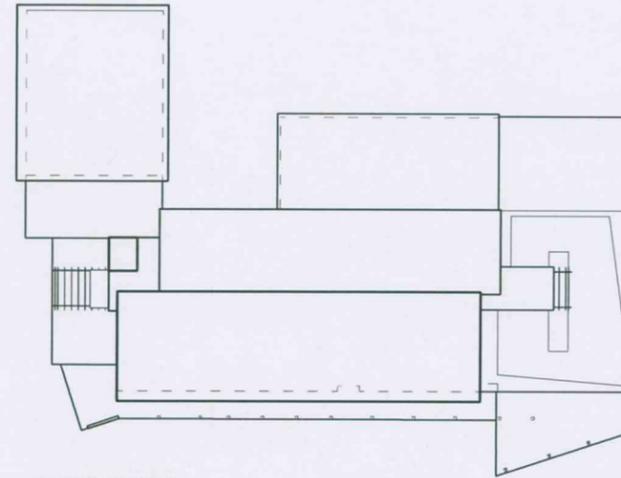
DATE: 05.05.16
DRAWN: ABC



SECOND FLOOR PLAN 217'-6"
Scale: 1" = 30 ft



FIFTH FLOOR PLAN 249'-0"
Scale: 1" = 30 ft



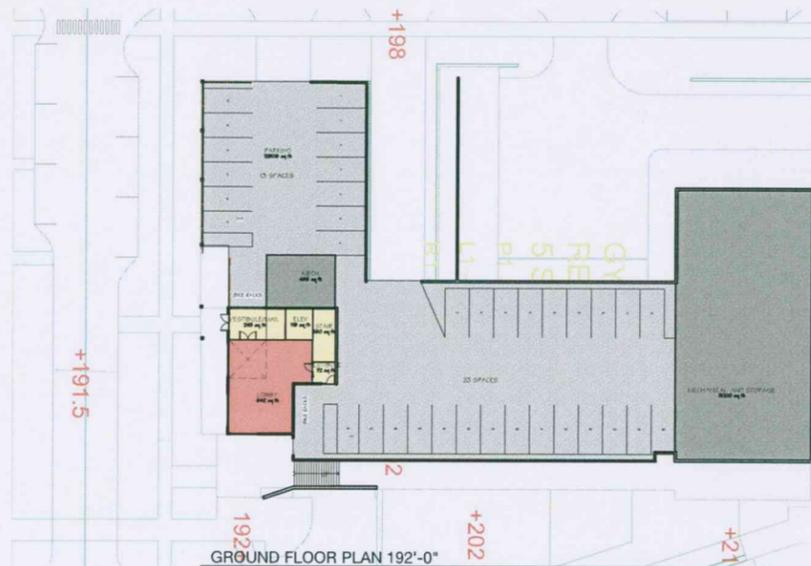
ROOF PLAN 260'-0"
Scale: 1" = 30 ft



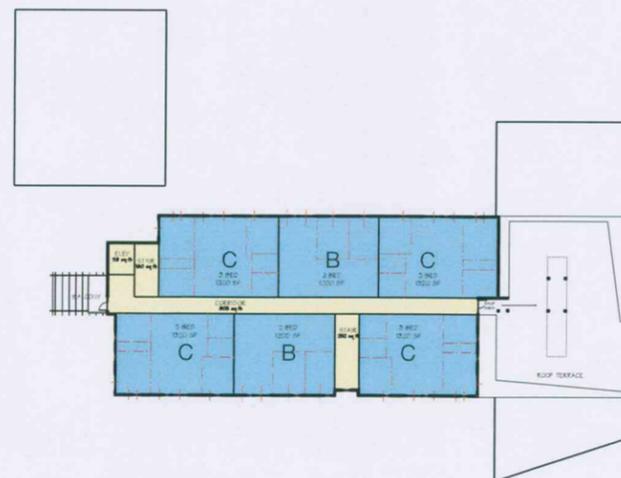
FIRST FLOOR PLAN 203'-0"
Scale: 1" = 30 ft



FOURTH FLOOR PLAN 238'-6"
Scale: 1" = 30 ft



GROUND FLOOR PLAN 192'-0"
Scale: 1" = 30 ft



THIRD FLOOR PLAN 228'-0"
Scale: 1" = 30 ft

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AREA CALCULATION	%	AREA
COMMERCIAL	31%	17,730
APARTMENT (Blue)	52%	30,000
CIRCULATION (Yellow)	12%	7,049
AMENITIES (Red)	3%	1,923
UTILITARIAN (Grey)	12%	7,049
DOUBLE HEIGHT SPACE (White)	0%	0
BUILDING AREA		57,906
EFFICIENCY (Building/Rentable)		121%
TOTAL UNITS		24
COVERED PARKING		36

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