Saiger's Department Store in Burlington, Vt.'s Jewish neighborhood in the early 1900s. Located on North Avenue at North Street, it later became Colodny's market. Credit: Courtesy of UVM Special Collections

SAIGER'S DEPARTMENT STORE, ca early 1900's

McAllister photo ca 1931

View looking north up North Avenue, ca 1950's

View looking west

View looking northwest

COTS NORTH AVENUE

BURLINGTON, VERMONT

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

DATE: 10.22.14

A0.1

View looking northeast towards McCaffrey's Sunoco

View looking northeast

Adjacent property, to be removed

View looking east down Haswell Street

View looking southwest from North Avenue

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A0.2

View looking down Lakeview Terrace at Canfield Street intersection

View looking down Lakeview Terrace

Properties on lower end of Lakeview Terrace

View looking down North Avenue

View looking down North Avenue

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A0.3

View looking northeast across North Avenue

View looking east at intersection of North Avenue & North Street

View looking down Haswell Street at the intersection of Lakeview Terrace

View looking west down Haswell Street

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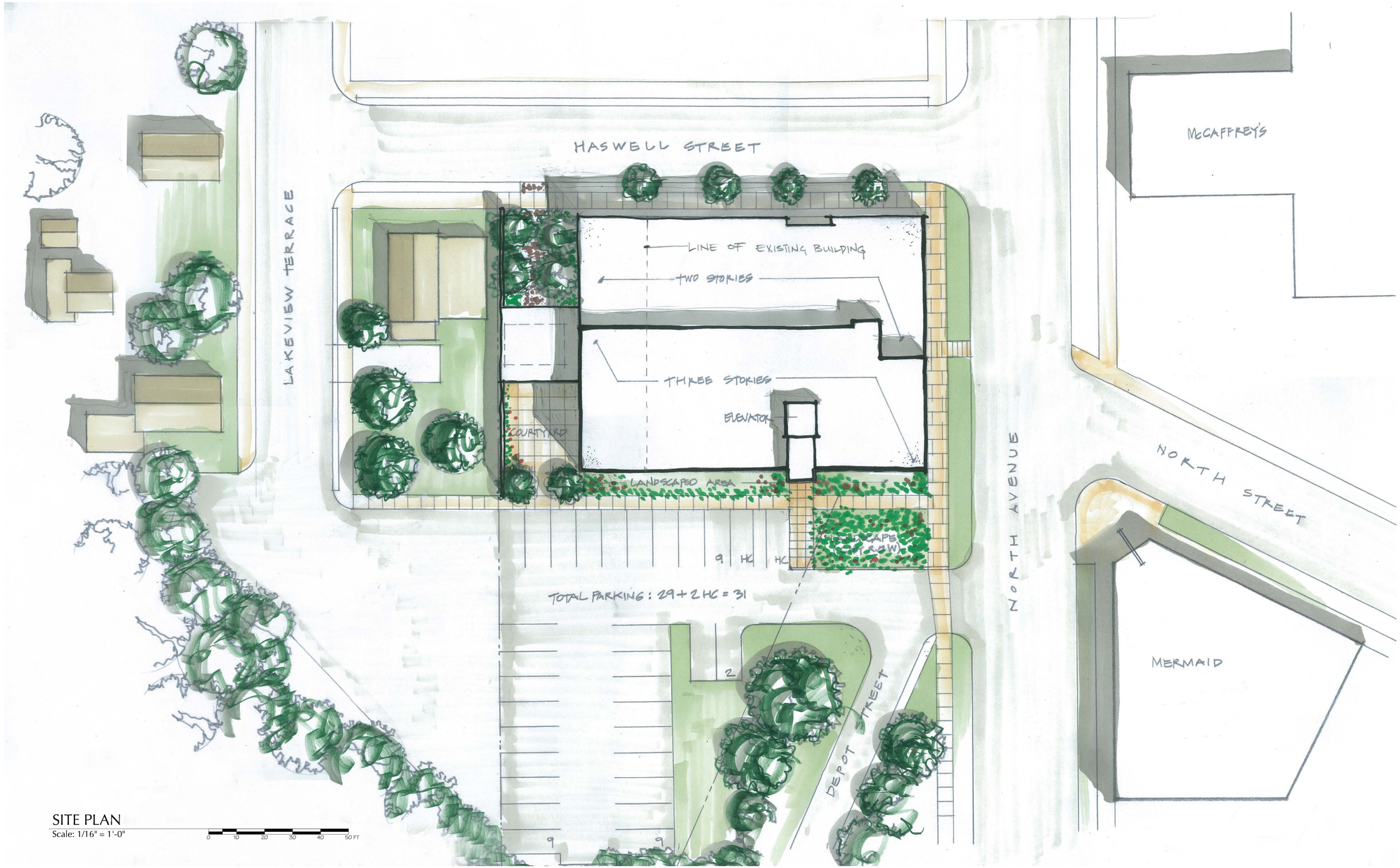
A0.4



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SCHEMATIC DESIGN

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

DATE: 10.12.2013

SOUTH ELEVATION

Scale: 3/32" = 1'-0"

0 10 15 20 FT

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DATE: 10.12.13

EAST ELEVATION

Scale: 3/32" = 1'-0"

0 10 15 20 FT

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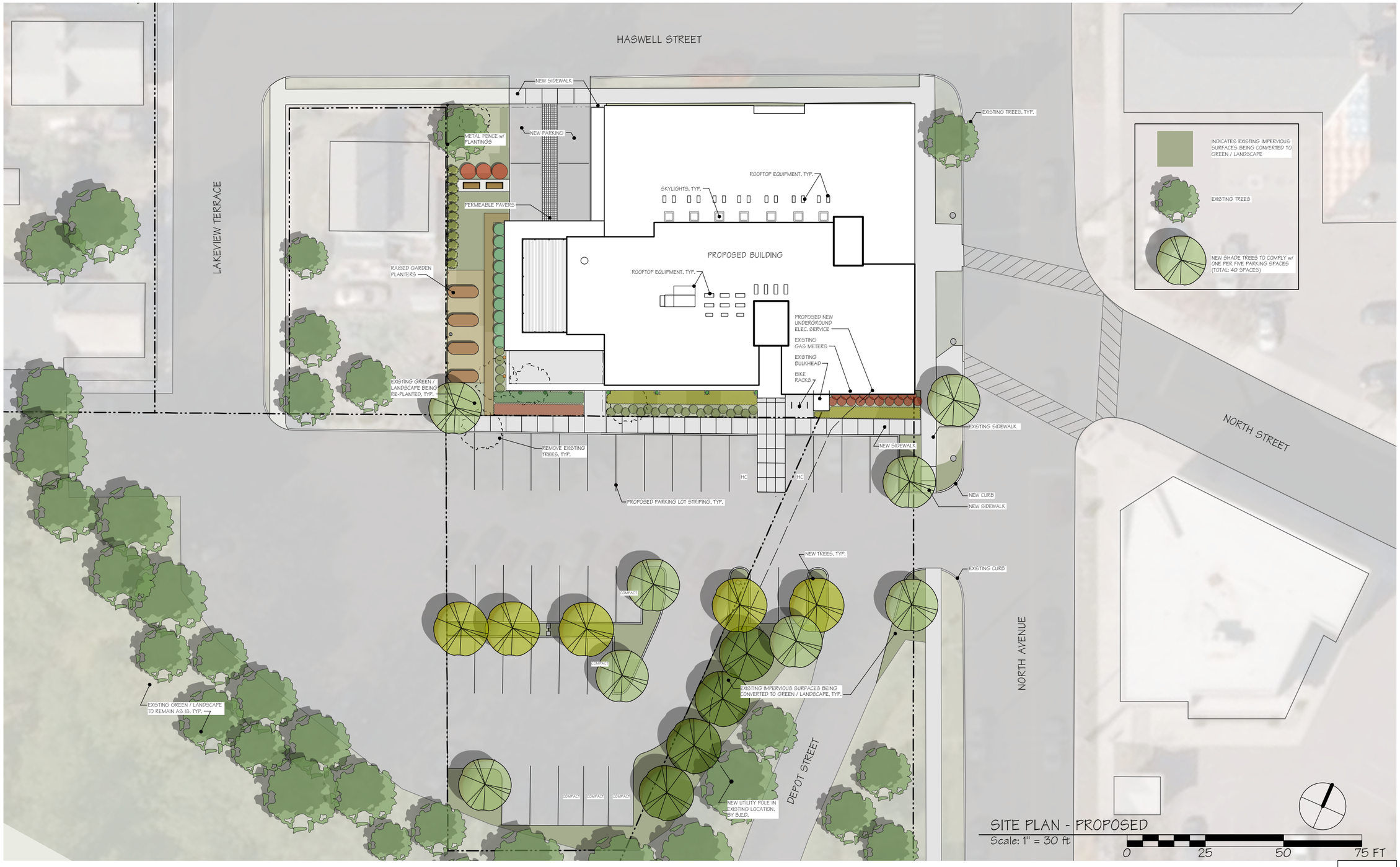

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A1.0

SOUTH ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

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A2.0

EAST ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

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A2.1

SOUTH ELEVATION - PROPOSED
Scale: 1/32" = 1'-0"

NORTH ELEVATION - PROPOSED
Scale: 1/32" = 1'-0"

EAST ELEVATION - PROPOSED
Scale: 1/32" = 1'-0"

WEST ELEVATION - PROPOSED
Scale: 1/32" = 1'-0"

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A2.2

NORTH ELEVATION - PROPOSED

Scale: 3/32" = 1'-0"

EAST ELEVATION - PROPOSED

Scale: 3/32" = 1'-0"

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A2.3

SOUTH ELEVATION - PROPOSED

Scale: 3/32" = 1'-0"

WEST ELEVATION - PROPOSED

Scale: 3/32" = 1'-0"

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A2.4

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A3.1

VIEW 1

VIEW 4

VIEW 2

SITE PLAN
Scale: 1" = 40 ft

0 10 20 30 40 50 FT

VIEW 5

VIEW 3

VIEW 6

COTS NORTH AVENUE

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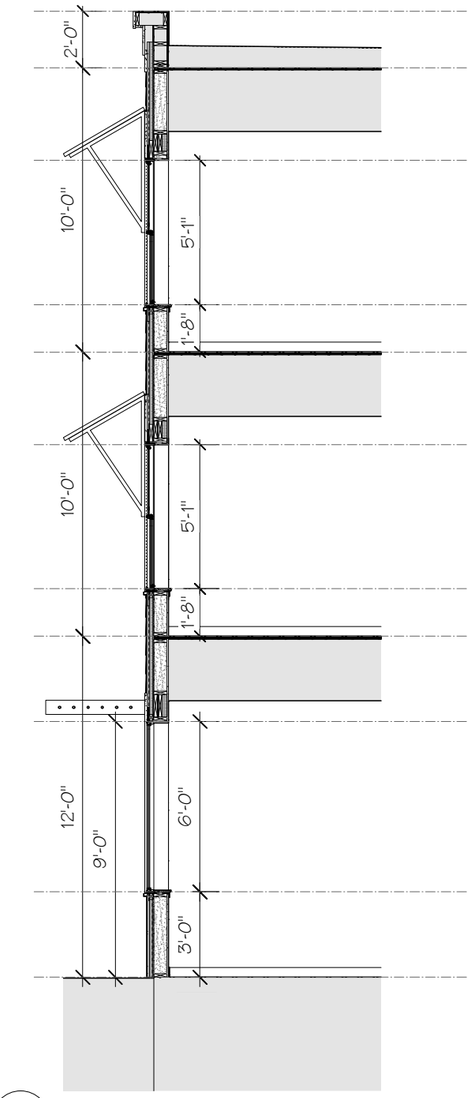
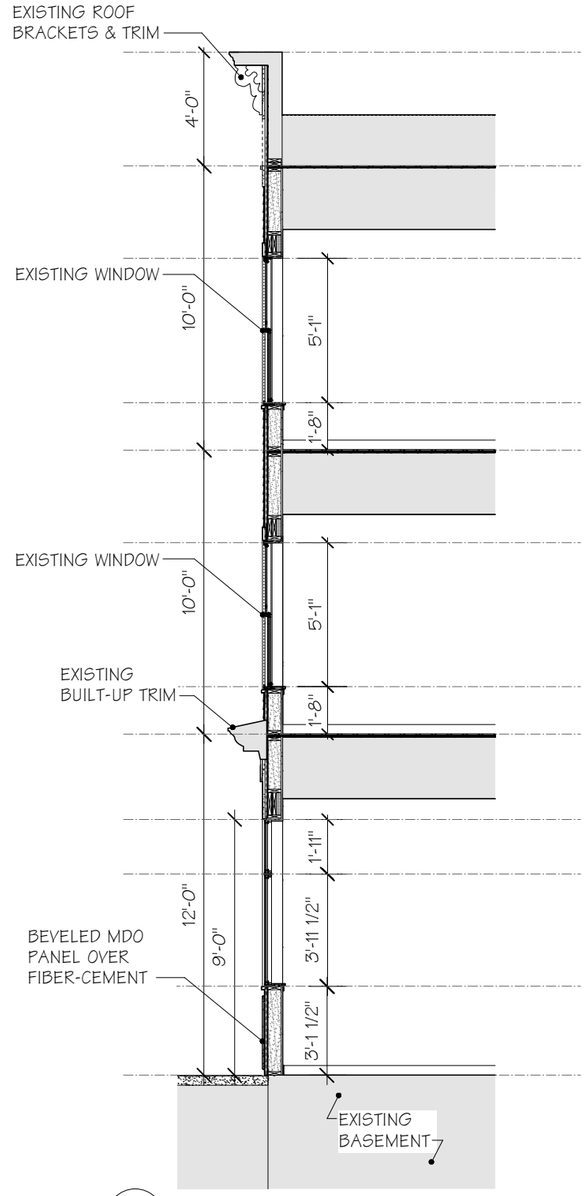


1 SIDE SECTION @ PARKING LOT (NEW CONSTRUCTION)
Scale: 3/16" = 1'-0"



2 FRONT SECTION @ NORTH AVE (EXISTING CONSTRUCTION)
Scale: 3/16" = 1'-0"

SCHEMATIC ARCHITECTURAL WALL CROSS SECTIONS
NOTE: WINDOW AND TRIM LOCATIONS AND SIZES WILL ADJUST DURING DESIGN DEVELOPMENT TO MATCH CLAPBOARD LAYOUT.

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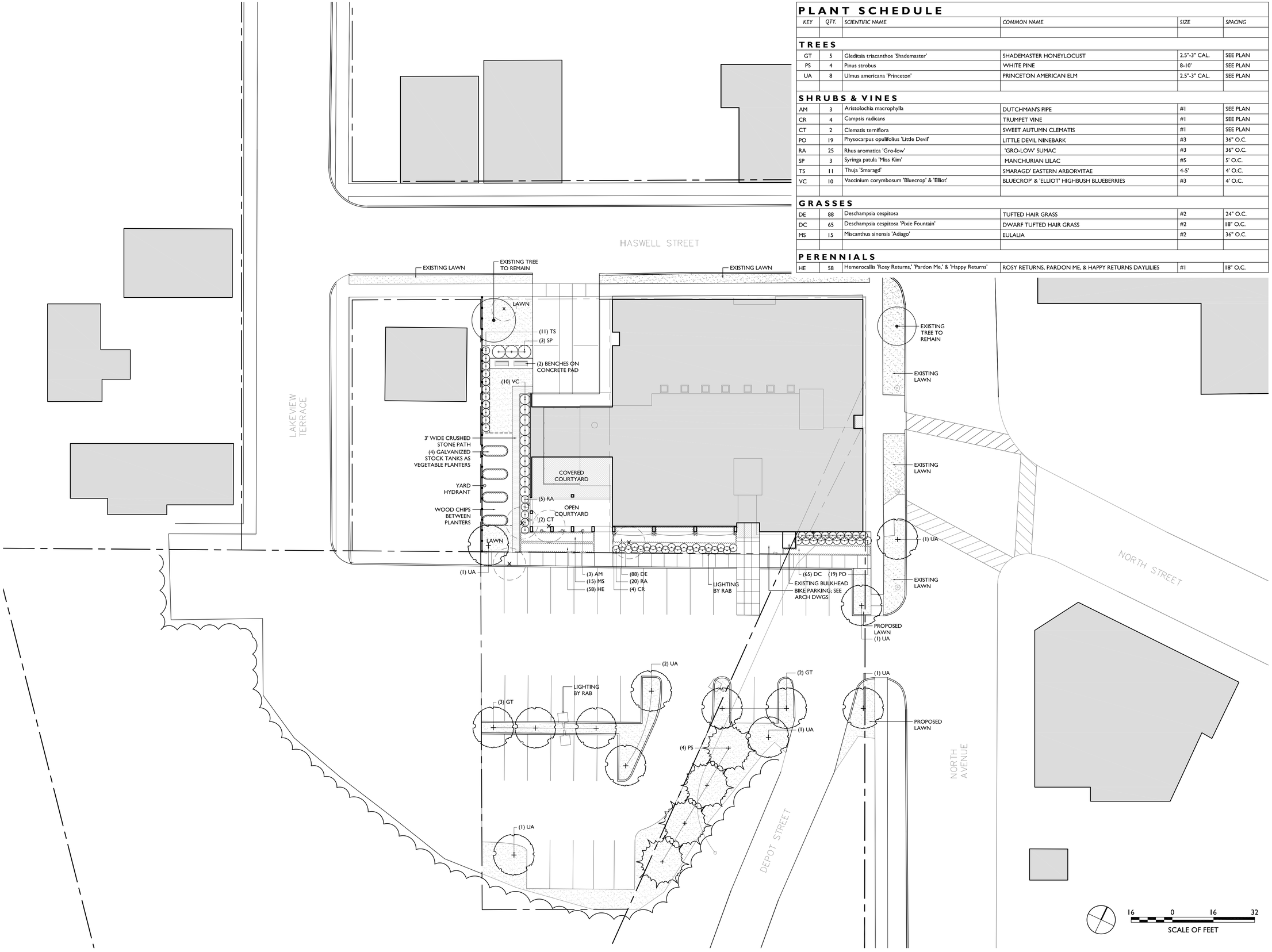
T: 802.864.6693

DATE: 10.22.14

A4.1

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
GT	5	Gleditsia triacanthos 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"-3" CAL.	SEE PLAN
PS	4	Pinus strobus	WHITE PINE	8-10'	SEE PLAN
UA	8	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	2.5"-3" CAL.	SEE PLAN
SHRUBS & VINES					
AM	3	Aristolochia macrophylla	DUTCHMAN'S PIPE	#1	SEE PLAN
CR	4	Campsis radicans	TRUMPET VINE	#1	SEE PLAN
CT	2	Clematis terniflora	SWEET AUTUMN CLEMATIS	#1	SEE PLAN
PO	19	Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	#3	36" O.C.
RA	25	Rhus aromatica 'Gro-low'	'GRO-LOW' SUMAC	#3	36" O.C.
SP	3	Syringa patula 'Miss Kim'	MANCHURIAN LILAC	#5	5' O.C.
TS	11	Thuja 'Smaragd'	SMARAGD' EASTERN ARBORVITAE	4-5'	4' O.C.
VC	10	Vaccinium corymbosum 'Bluecrop' & 'Elliot'	BLUECROP' & 'ELLIOT' HIGHBUSH BLUEBERRIES	#3	4' O.C.
GRASSES					
DE	88	Deschampsia cespitosa	TUFTED HAIR GRASS	#2	24" O.C.
DC	65	Deschampsia cespitosa 'Pixie Fountain'	DWARF TUFTED HAIR GRASS	#2	18" O.C.
MS	15	Miscanthus sinensis 'Adiago'	EULALIA	#2	36" O.C.
PERENNIALS					
HE	58	Hemerocallis 'Rosy Returns,' 'Pardon Me,' & 'Happy Returns'	ROSY RETURNS, PARDON ME, & HAPPY RETURNS DAYLILIES	#1	18" O.C.



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DRAFT

COTS NORTH AVENUE

SITE PLAN

REVISIONS

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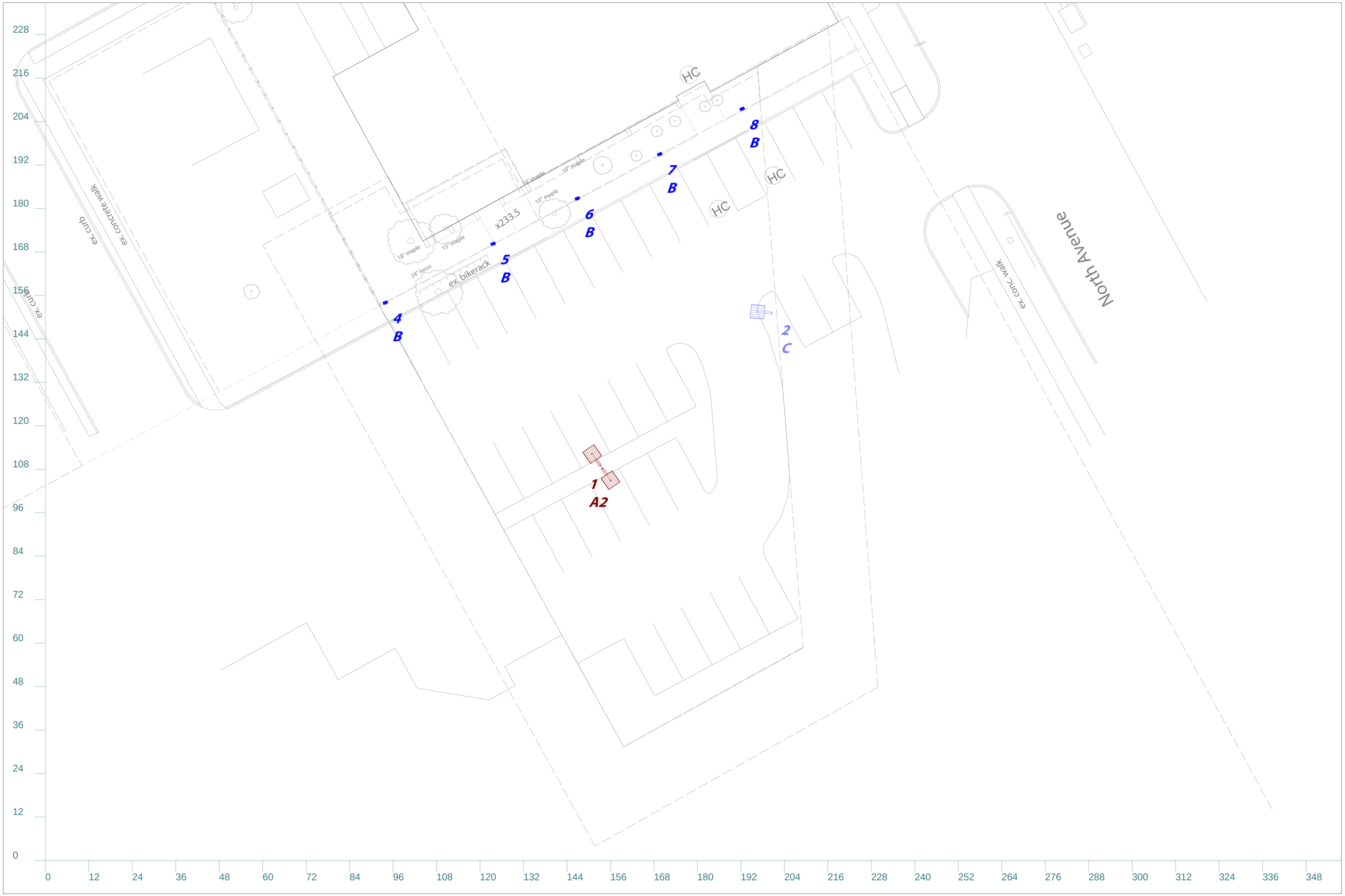
DRAWING NO.

JOB NO. 458

SCALE 1/16" = 1'-0"

DATE 10.22.14

L1.0



Lighting Layout
Scale: 1 inch= 12 Ft.

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Scale: as noted

Date:10/16/2014

Filename: COTS Burlington 100914B.AGI

Drawn By: B. Lynch

Job Name:
COTS Burlington
North Ave and Haswell St
Burlington, VT
Lighting Layout
Version B

Prepared For:
Holbrook Associated
P.O. Box 401
Rockland, MA 02370
Tel: 800-322-9641
Fax: 781-871-2956

Filename: \\rab-storage-1\docs\Sales\Applications Engineering\Job Files\H\Holbrook Assoc\Holbrook 101064\COTS Burlington\AGI files\COTS Burlington 100914B.AGI

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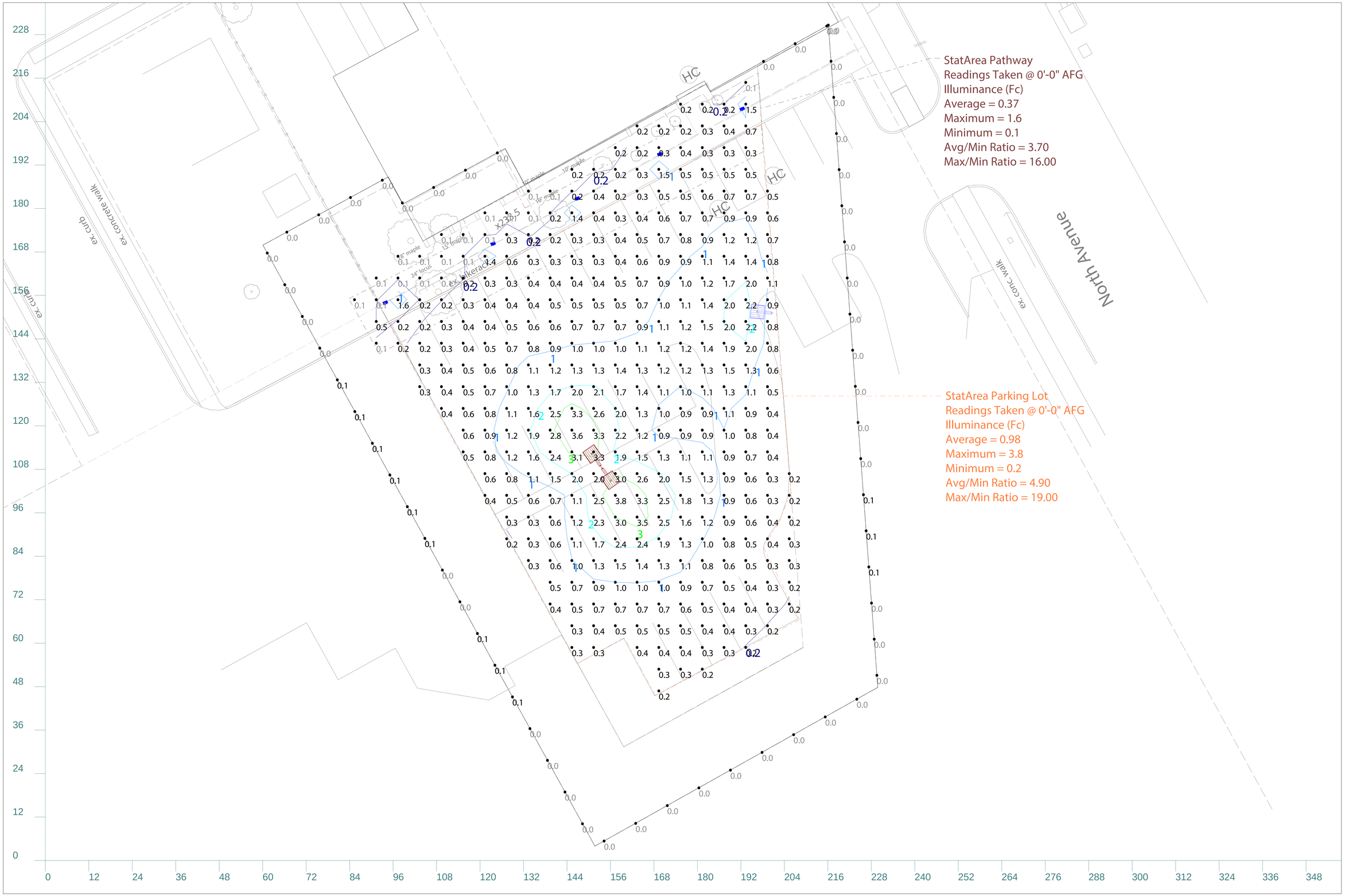

Lighting Layout
Scale: 1 inch= 12 Ft.

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Scale: as noted

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Filename: COTS Burlington 100914B.AGI

Drawn By: B. Lynch

Job Name:
COTS Burlington
North Ave and Haswell St
Burlington, VT
Lighting Layout
Version B

Prepared For:
Holbrook Associated
P.O. Box 401
Rockland, MA 02370
Tel: 800-322-9641
Fax: 781-871-2956

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Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	1	A2	ALED4T50Y x 2 @ 180 deg	BACK-BACK	4199	8398	1.000	LED Area Type IV 50W Warm	51.9	103.8	103.8	ALED4T50Y - Warm - ITL80302.IES
	5	B	BLED5-36Y	SINGLE	128	128	1.000	LED Bollard 36in 5W Warm	5.3	5.3	26.5	BLED5Y-Warm - LSI27623.IES
	1	C	ALED3T50Y	SINGLE	3913	3913	1.000	LED Area Type III 50W Warm	51.6	51.6	51.6	ALED3T50Y - Warm - ITL80296.IES

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Boundary Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG	10	N.A.	Horizontal
CalcPts Ground Plane	Illuminance	Fc	0.86	3.8	0.1	8.60	38.00	Readings Taken @ 0'-0" AFG	6	6	Horizontal
StatArea Parking Lot	Illuminance	Fc	0.98	3.8	0.2	4.90	19.00	Readings Taken @ 0'-0" AFG			
StatArea Pathway	Illuminance	Fc	0.37	1.6	0.1	3.70	16.00	Readings Taken @ 0'-0" AFG			

Expanded Luminaire Location Summary

LumNo	Tag	Label	X	Y	MTG HT	Orient	Tilt
1	A2	ALED4T50Y x 2 @ 180 deg	265.5	188.5	20	125	0
1	A2	ALED4T50Y x 2 @ 180 deg	265.5	188.5	20	305	0
2	C	ALED3T50Y	313	231	20	175	0
4	B	BLED5-36Y	205.75	234.25	3	291	0
5	B	BLED5-36Y	235.5	250.5	3	291	0
6	B	BLED5-36Y	258.75	263	3	291	0
7	B	BLED5-36Y	281.5	275.25	3	291	0
8	B	BLED5-36Y	304.25	287.75	3	291	0
Total Quantity: 8							

A2 : ALED4T50Y x 2 @ 180 deg

C : ALED3T50Y

PS4-11-20D2

B : BLED5-36Y

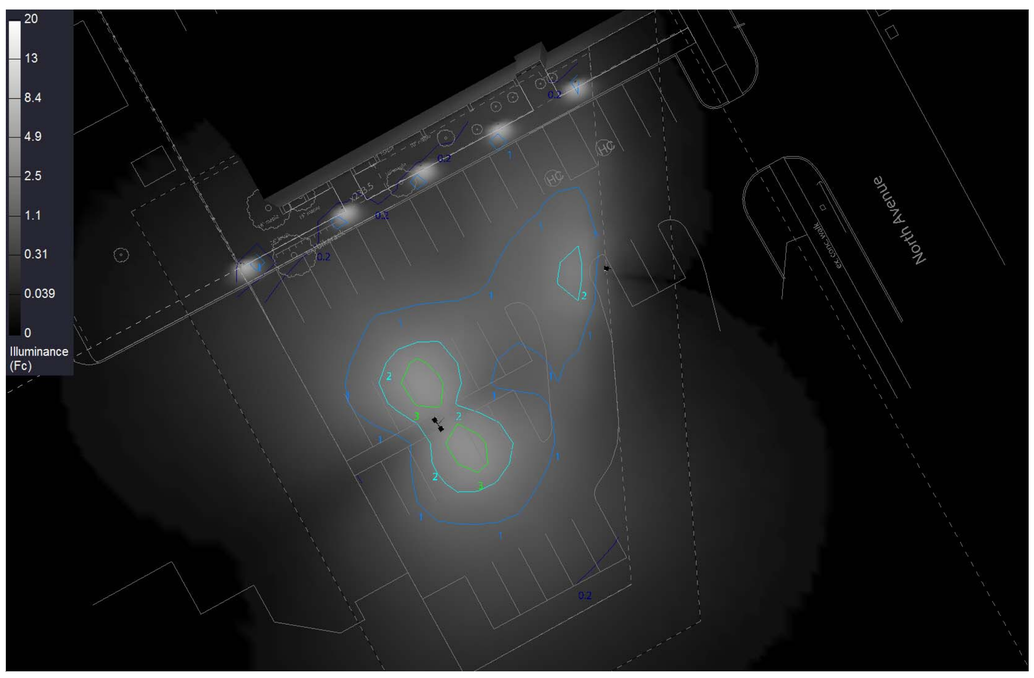
NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

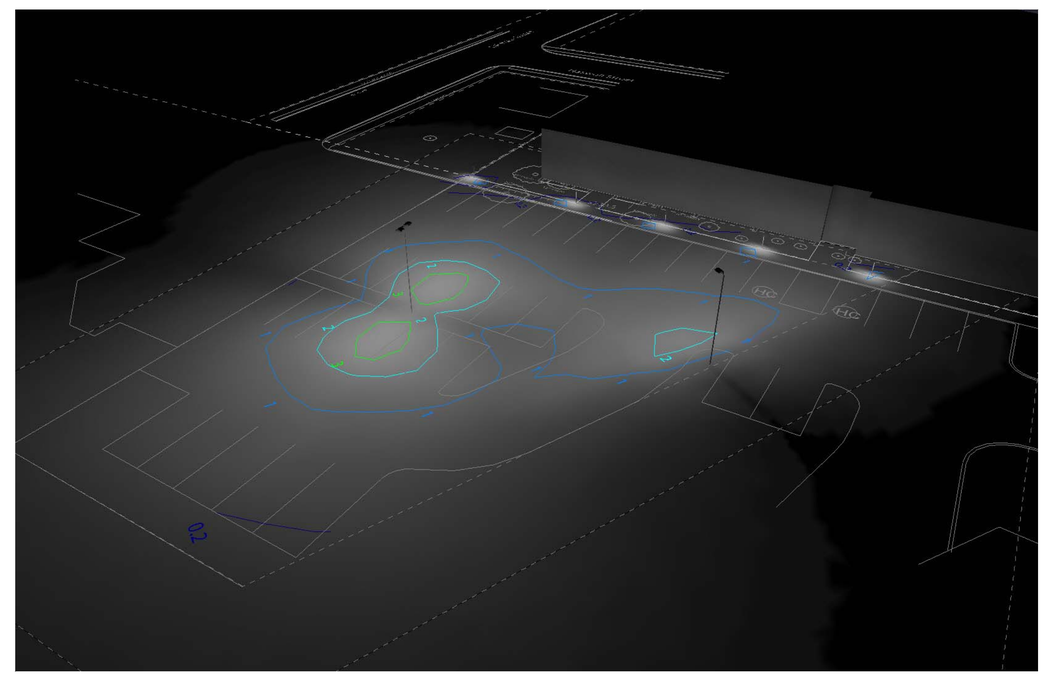
* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



Top View



Iso View

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Scale: as noted

Date: 10/16/2014

Filename: COTS Burlington 100914B.AGI

Drawn By: B. Lynch

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COTS Burlington
North Ave and Haswell St
Burlington, VT
Lighting Layout
Version B

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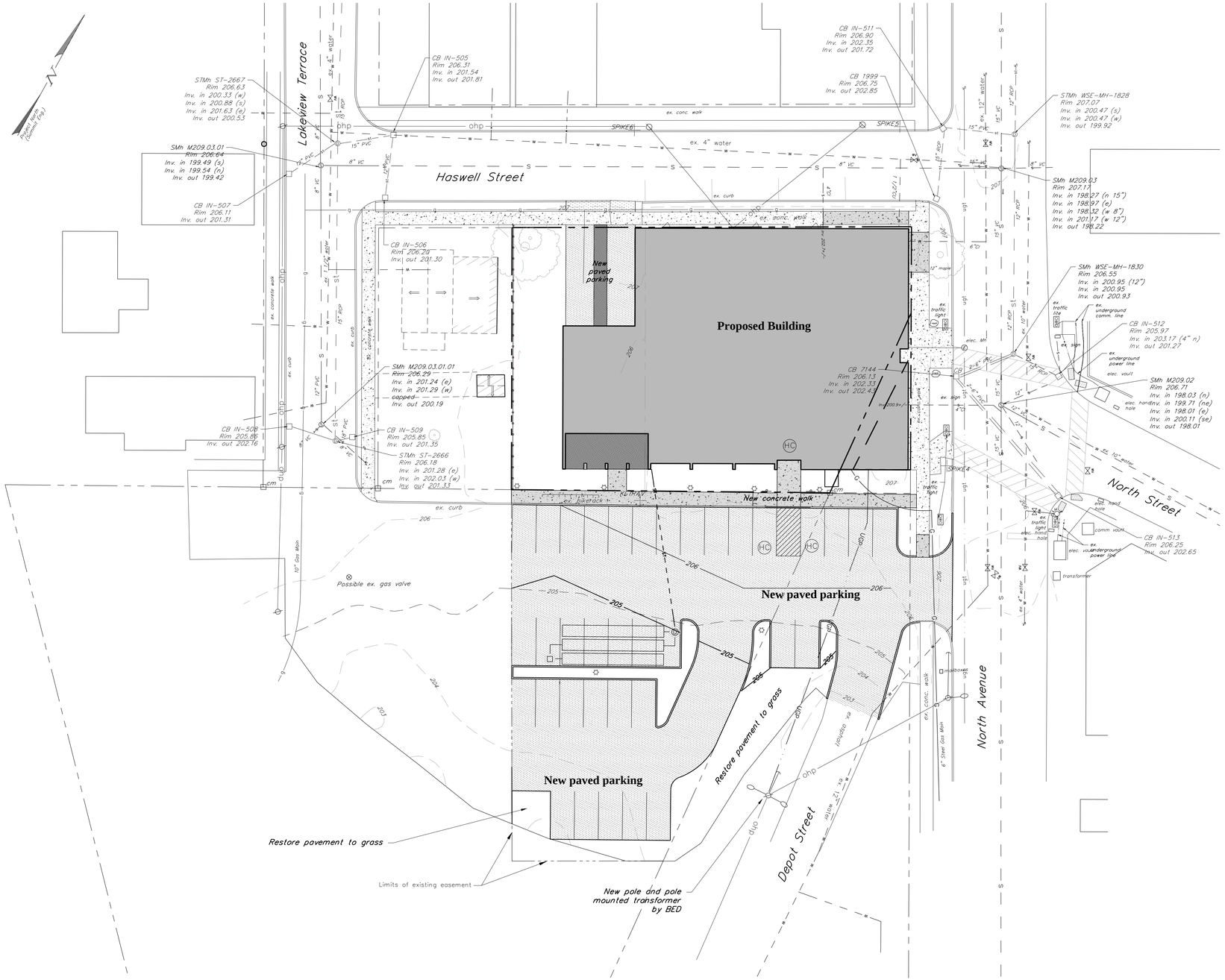
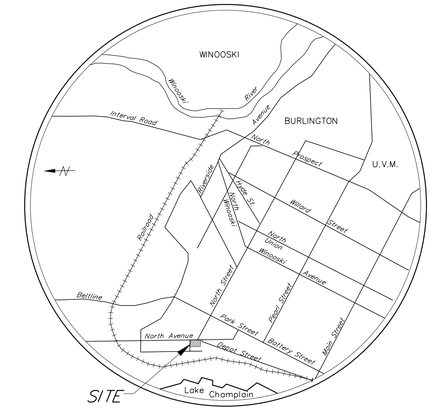




Location Map

N.T.S.

Legend

- Pre-construction Excavation
- New Deciduous Tree
- New Evergreen Tree
- 314.7 x — Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- 150 — Existing Grade 5-foot Contour Interval
- 153 — Existing Grade 1-foot Contour Interval
- 153 — Finish Grade 5-foot Contour Interval
- 153 — Finish Grade 1-foot Contour Interval
- G — New Gas Line/Valve
- S — New Sewer Line/Manhole
- FM — New Sewer Forcemain
- ST — New Storm Line/Manhole/Basin
- UD — New Underdrain
- RD — New Roof Drain
- W — New Water Line/Hydrant/Valve/Shutoff
- PBX — New PBX Line
- UGP — New Underground Power
- New Clearing Limits
- New Chain Link Fence
- New Stockade Fence
- CF — Construction Fence
- BF — Barrier Fence
- Silt Fence

Notes:

1. This plan is not a boundary survey.
2. Base drawing information shown taken from digital file by Summit Engineering Inc., in August 2014. Project coordinates and elevations are assumed.
3. The underground utilities and boundary shown on this plan are based on digital plan provided by Summit Engineering. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.

0' 20' 40' 80' 120'

Bar Scale 1" = 20'

Date revised	Description	Checked	Date

STATE OF VERMONT — LIAM H. NEWELL — No. 5703 — REGISTERED PROFESSIONAL ENGINEER

PERMIT REVIEW ONLY

Design	WHN
Drawn	TJB/SLM
Checked	
Scale	1" = 20'
Date	October 22, 2014
Project	14201

Overall Site Plan

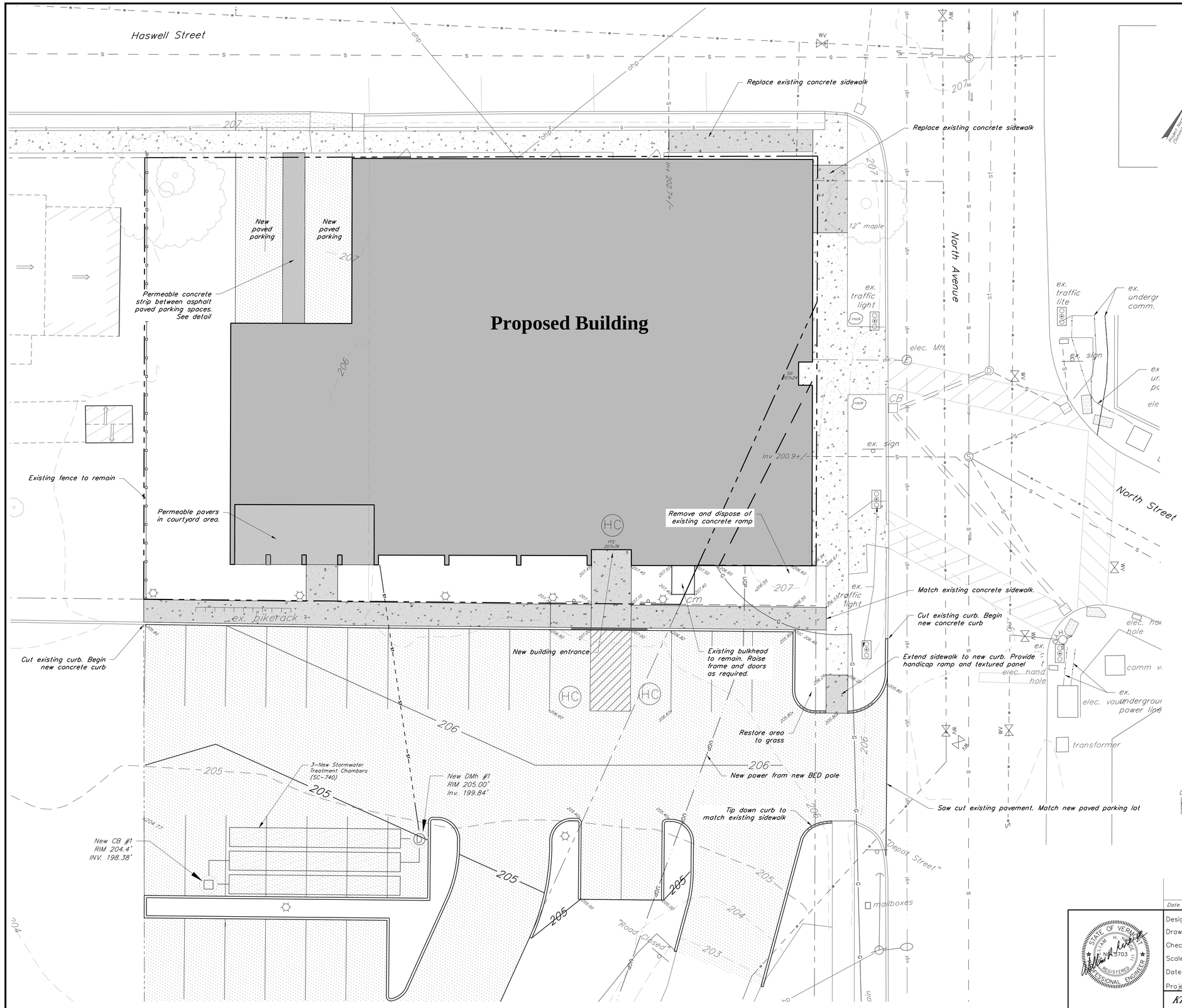
COTS NORTH AVENUE

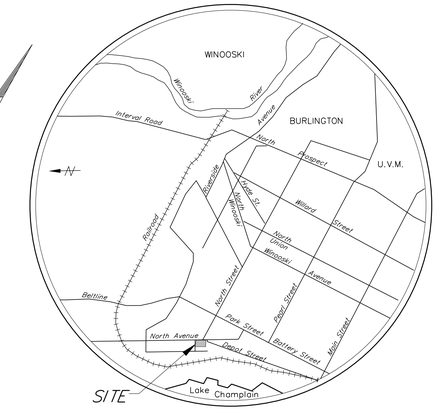
North Ave. and Haswell Street — Burlington, Vermont

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

File name: K&L base.dwg
Printing date

SP-1





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- Finish Grade Direction of Flow
- 150 — Existing Grade 5-foot Contour Interval
- 153 — Existing Grade 1-foot Contour Interval
- 153 — Finish Grade 5-foot Contour Interval
- 153 — Finish Grade 1-foot Contour Interval
- G — New Gas Line/Valve
- S — New Sewer Line/Manhole
- FM — New Sewer Forcemain
- ST — New Storm Line/Manhole/Basin
- UD — New Underdrain
- RD — New Roof Drain
- W — New Water Line/Hydrant/Valve/Shutoff
- PBX — New PBX Line
- UGP — New Underground Power
- New Clearing Limits
- New Chain Link Fence
- New Stockade Fence
- CF — Construction Fence
- BF — Barrier Fence
- Silt Fence

Notes:

1. This plan is not a boundary survey.
2. Base drawing information shown taken from digital file by Summit Engineering Inc., in August 2014. Project coordinates and elevations are assumed.
3. The underground utilities shown on this plan are based on digital plan provided by Summit Engineering. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.

0' 10' 20' 40' 60'

Bar Scale 1" = 10'

Date revised	Description	Checked	Date

Design	WHN
Drawn	TJB/SLM
Checked	
Scale	1" = 10'
Date	Sept. 21, 2014
Project	14201

Site Plan

COTS NORTH AVENUE

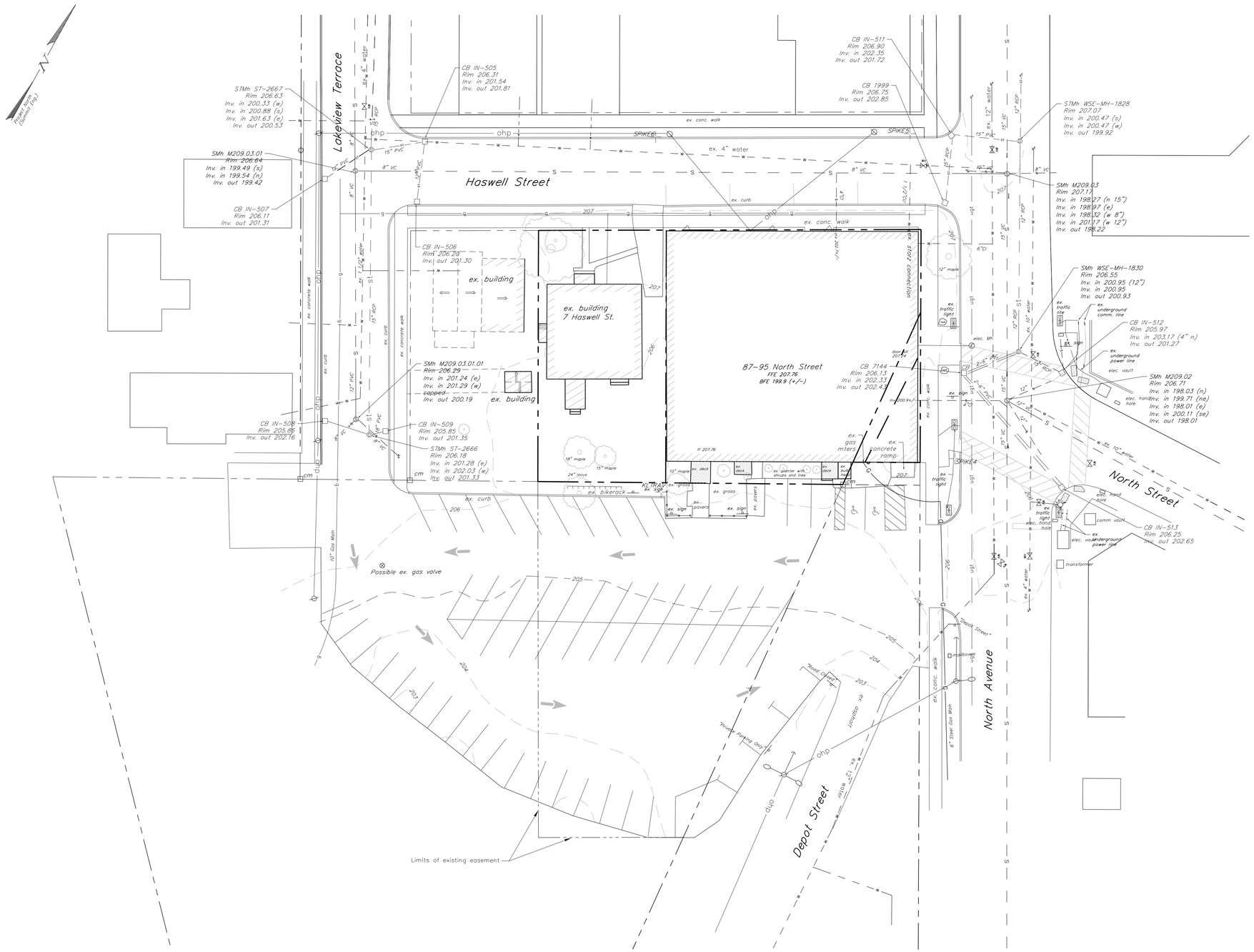
North Ave. and Haswell Street — Burlington, Vermont

PERMIT REVIEW ONLY

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

File name: K&L base.dwg
Printing date:

SP-2



Legend

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing Sewer Forcemain
- Existing Storm Line/Manhole/Basin
- Existing Overhead Electric Line/Power Pole
- Existing Overhead Utility
- Existing Underground Electric & Telephone Line
- Existing Site Lite Line
- Existing Guardrail
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement

Notes:

1. This plan is not a boundary survey.
2. Base drawing information shown taken from digital file by Summit Engineering Inc., in August 2014. Project coordinates and elevations are assumed.
3. Limited field work was complete by Krebs and Lansing in the Fall of 2014. (Structures)
3. The underground utilities shown on this plan are based on digital plan provided by Summit Engineering. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.

0' 20' 40' 80' 120'

Bar Scale 1" = 20'

Date revised	Description	Checked	Date

STATE OF VERMONT — WILLIAM H. NEDDE — No. 5703 — REGISTERED PROFESSIONAL ENGINEER

PERMIT REVIEW ONLY

Design	WHN
Drawn	TJB
Checked	
Scale	1" = 20'
Date	Oct. 3, 2014
Project	14201

Existing Conditions Plan

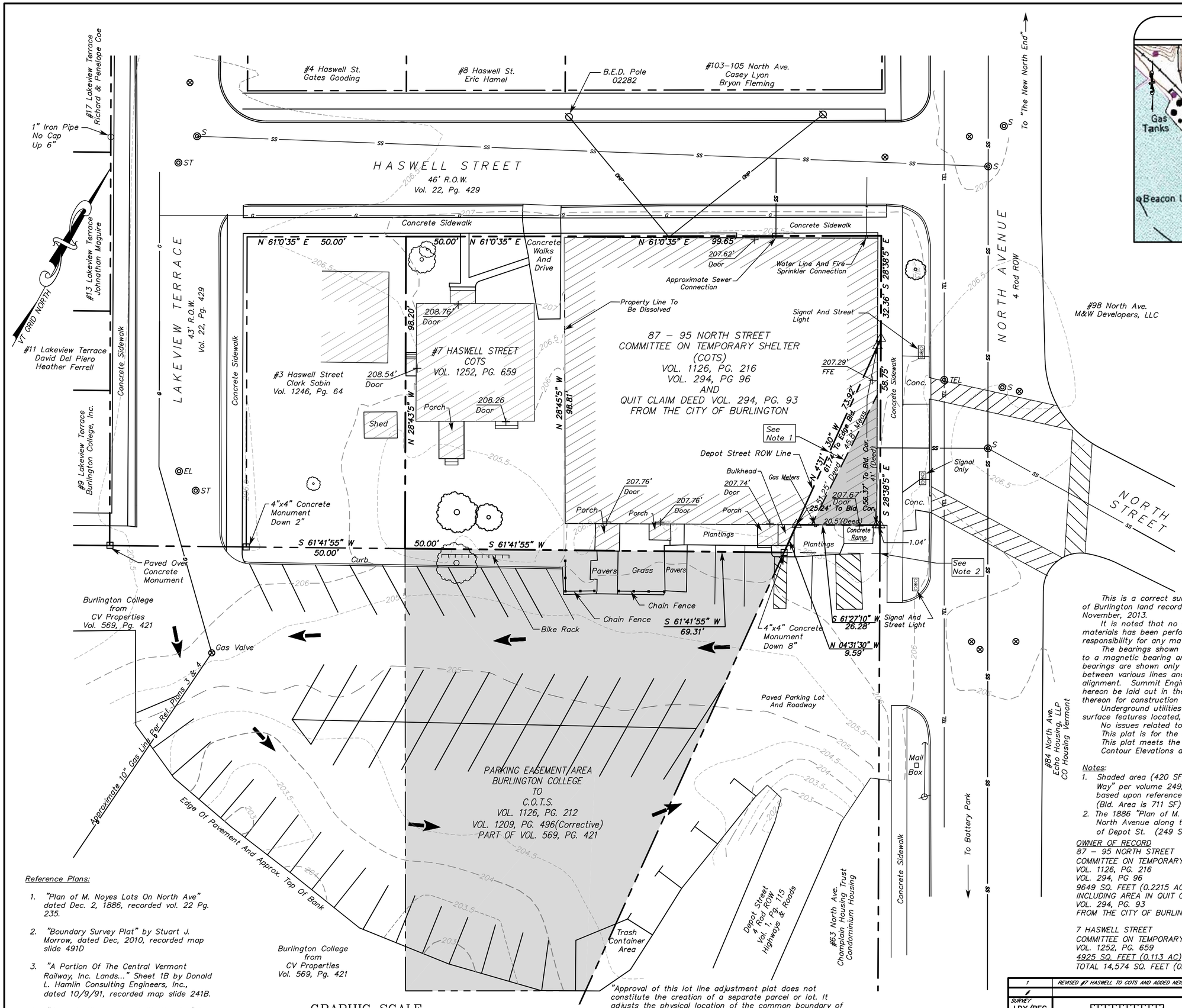
COTS NORTH AVENUE

North Ave. and Haswell Street — Burlington, Vermont

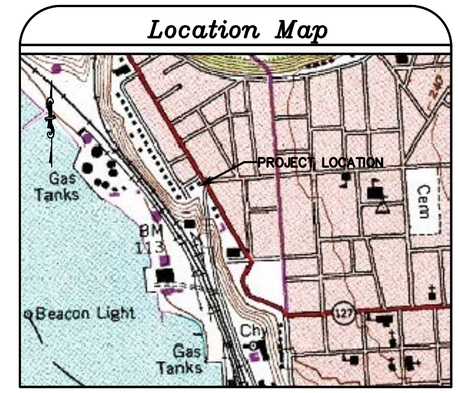
KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

File name: KBL base.dwg
Printing date:

EX-1



Location Map



Legend

- Subject Property Lines
- Other Property Lines
- Easement Line
- OHP — Overhead Power
- UGP — Underground Power
- W — Water Line
- SS — Sewer Line
- TEL — Underground Telephone Line
- G — Underground Gas Line
- Iron Pipe
- Concrete Monument
- Utility Pole
- Tree
- S — Sewer Manhole
- ST — Storm Manhole
- EL — Electric Manhole
- TEL — Telephone Manhole
- Water Valve (unless noted)
- Painted Parking Flow Arrow
- Traffic Signal Pole

RECEIVED FOR RECORD
_____AD 2014
AT_____O'CLOCK_____MIN._M
ATTEST_____
CITY CLERK

This is a correct survey, to the best of my knowledge, based upon City of Burlington land records and an EDM total station field survey performed in November, 2013.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.

Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City.

No issues related to zoning are addressed by this plat.
This plat is for the sole use of the parties certified to.
This plat meets the requirements of 27 VSA 1403.
Contour Elevations are based on NAVD 88.

Notes:

1. Shaded area (420 SF) is portion of building in the "Depot Street Right Of Way" per volume 249, page 93. Actual ROW line shown per this survey is based upon reference surveys and monumentation found. (Bld. Area is 711 SF)
2. The 1886 "Plan of M. Noyes Lots" showed ownership out to North Avenue along the southerly side which included this potion of Depot St. (249 SF)

OWNER OF RECORD
87 - 95 NORTH STREET
COMMITTEE ON TEMPORARY SHELTER (COTS)
VOL. 1126, PG. 216
VOL. 294, PG 96
9649 SQ. FEET (0.2215 AC)
INCLUDING AREA IN QUIT CLAIM DEED
VOL. 294, PG. 93
FROM THE CITY OF BURLINGTON

7 HASWELL STREET
COMMITTEE ON TEMPORARY SHELTER (COTS)
VOL. 1252, PG. 659
4925 SQ. FEET (0.113 AC)
TOTAL 14,574 SQ. FEET (0.335 AC)

Reference Plans:

1. "Plan of M. Noyes Lots On North Ave" dated Dec. 2, 1886, recorded vol. 22 Pg. 235.
2. "Boundary Survey Plat" by Stuart J. Morrow, dated Dec, 2010, recorded map slide 491D
3. "A Portion Of The Central Vermont Railway, Inc. Lands..." Sheet 1B by Donald L. Hamlin Consulting Engineers, Inc., dated 10/9/91, recorded map slide 241B.
4. "Property Plan - Depot St. Housing" by Summit Engineering, Inc., last dated 6/27/03.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

"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 #_____

#	REVISION	DATE
1	REVISED #7 HASWELL TO COTS AND ADDED NEIGHBORS ACROSS STREETS AND 10" GAS LINE	10/13/14

SURVEY: LDY/BEG
DESIGNED:
DRAWN: BEG
CHECKED: LDY
SCALE: 1"=20'

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

PROPERTY SURVEY
COMMITTEE ON TEMPORARY SHELTER (COTS)
87 - 95 NORTH AVENUE
7 HASWELL STREET
BURLINGTON, VERMONT ©

DATE: 12/30/13
DRAWING NO.: B1
PROJECT NO.: 8276

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