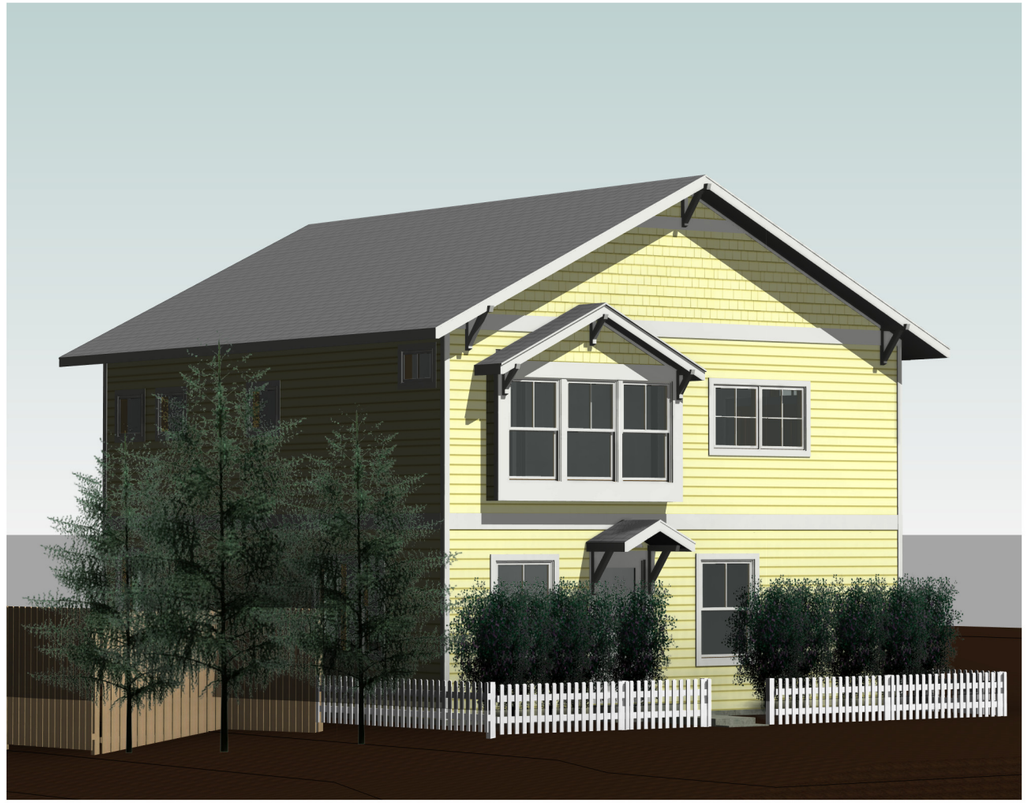
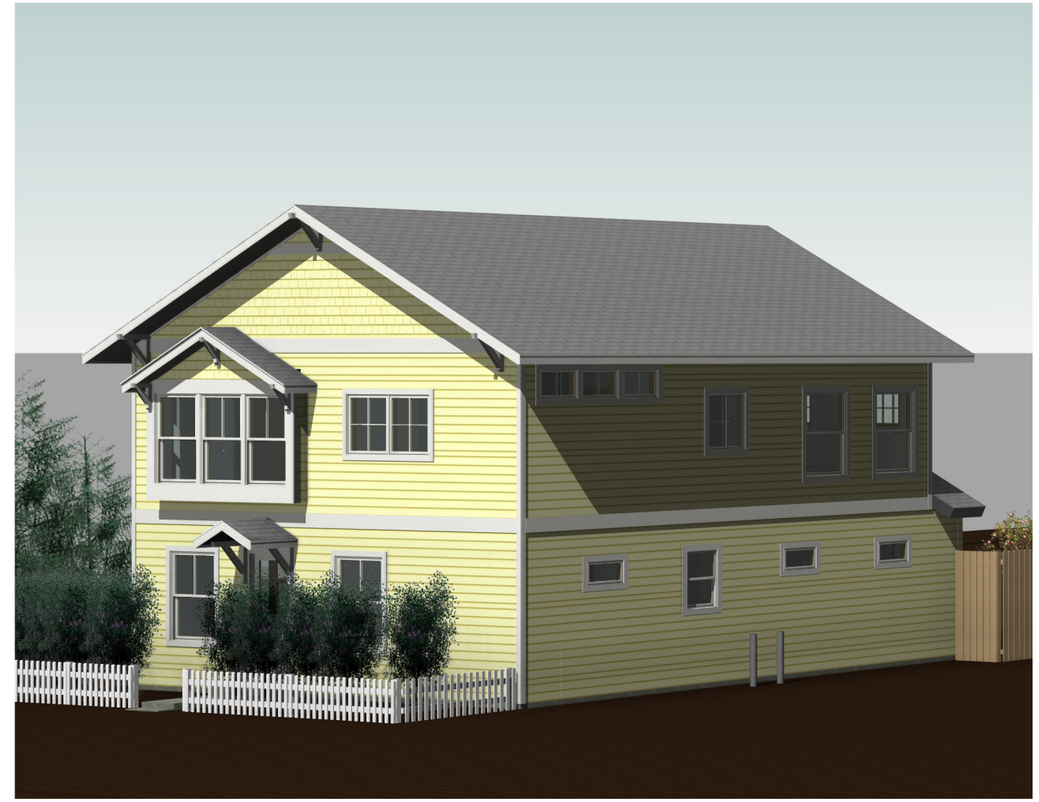
Schwarz Residence Renovation

79 Lakeside Avenue, Burlington, Vermont 05401

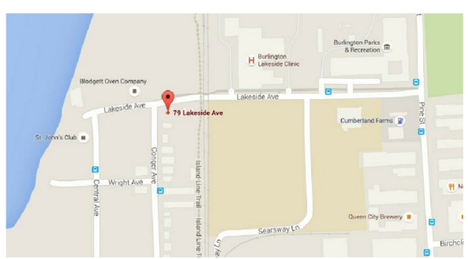


3 3D View 3

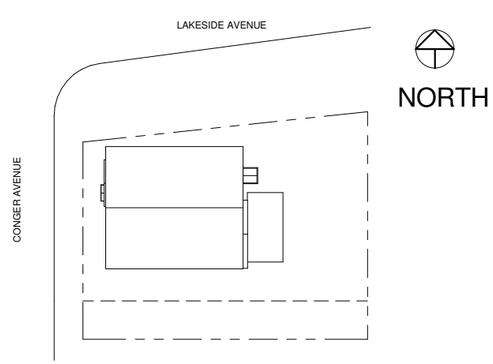


2 3D View 3 Copy 1

Vicinity Map



Overall Lot



1 Overall Lot Layout
1" = 20'-0"

General Project Notes

1) NO LANDSCAPE CHANGES ARE PROPOSED

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~~Upper Floor Electrical/Mech. Plan~~	~~MEP.1~~

LEWIS CREEK COMPANY

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802.999.6942

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Schwarz Residence Renovation

ZONING APPLICATION V3

Rebecca Schwarz

79 Lakeside Avenue
Burlington, Vermont 05401

No.	Description	Date

Cover Sheet/Project Data

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A0

Scale	1" = 20'-0"

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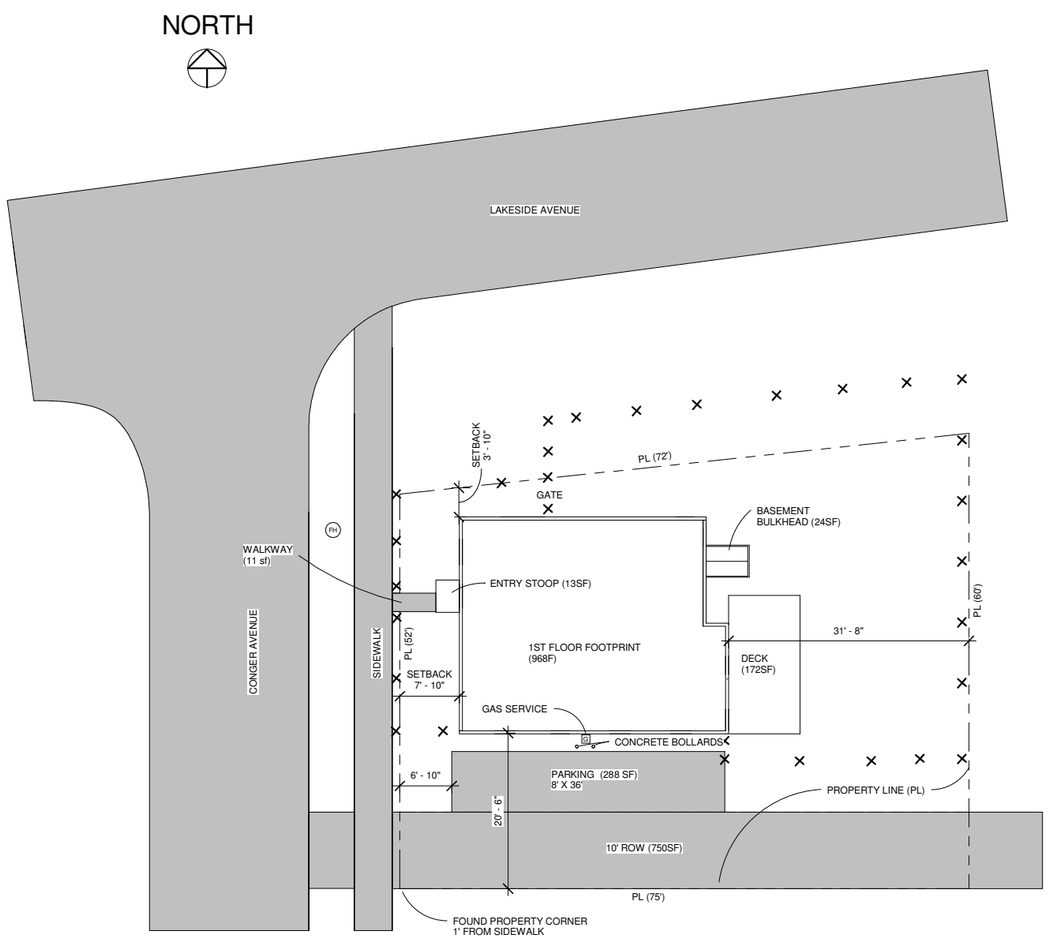


COVERAGE CALCULATION:

EXISTING:

HOUSE:	986 SF
OPEN REAR DECK:	172 SF
BULKHEAD:	24 SF
ENTRY STOOP:	13 SF
WALKWAY:	11 SF
PARKING:	288 SF
ROW	750 SF

TOTAL: 2244 SF

LOT SIZE: 4229SF

EXISTING COVERAGE: 53%

CONGER AVENUE FRONT SETBACK STUDY:

AVERAGE SETBACK OF 2 HOUSES TO THE SOUTH ON CONGER AVENUE = (10'10" + 12'10")/2 = 11'10"

11'10" - 5' =6'10"

MIMIMUM ALLOWABLE SETBACK = 6'10"

EXISTING SETBACK = 7'10"

LAKESIDE AVENUE FRONT SETBACK STUDY:

AVERAGE SETBACK OF 2 HOUSES (#87/89 AND #95) TO THE EAST ON LAKESIDE AVENUE = (9'3" + 5'3")/2 = 7'3"

7'3" - 5' = 2'3"

MIMIMUM ALLOWABLE SETBACK = 2'3"

EXISTING SETBACK = 3'10"

EXISTING GROSS BUILDING AREA

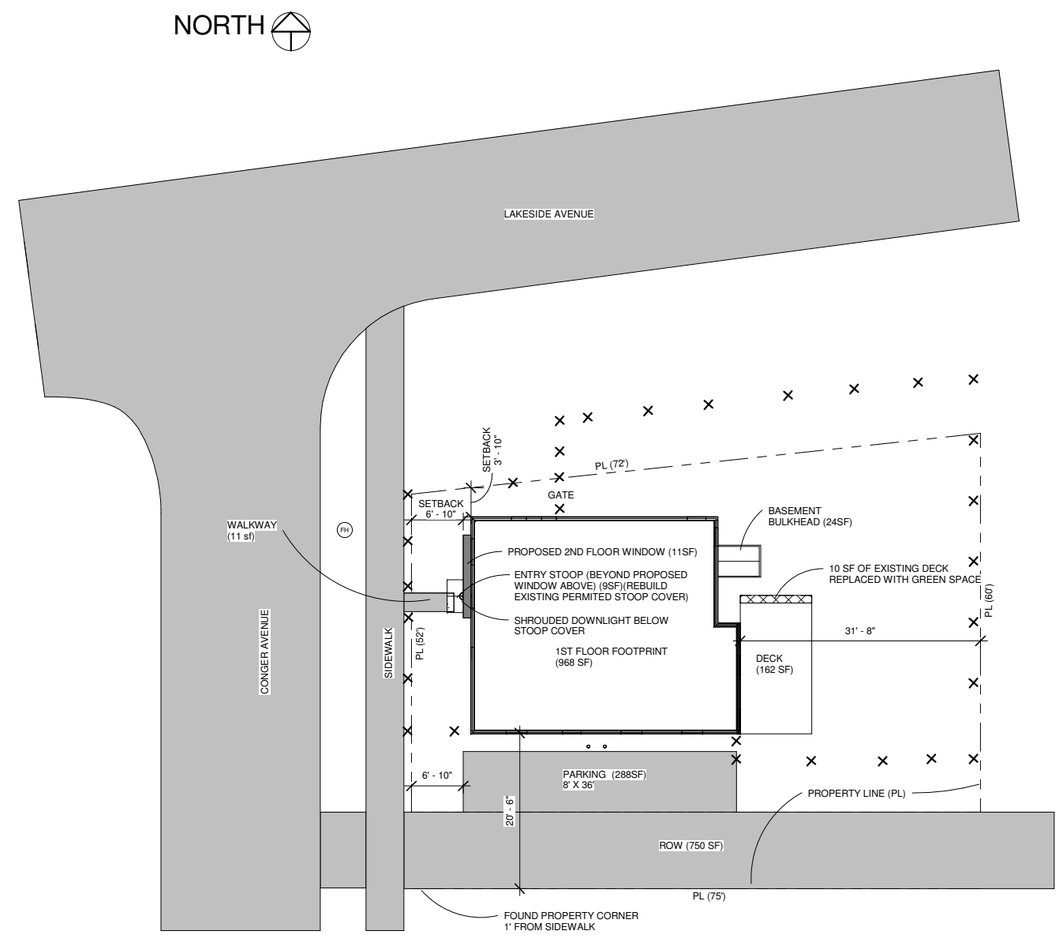
BASEMENT:	506 SF
1ST FLOOR:	986 SF
2ND FLOOR:	304 SF

TOTAL: 1796 SF

1 Existing Site Plan
1" = 10'-0"

NOTES:

(1) Site map is approximate
(2) Project proposes no landscaping changes
(3) May 1937 parcel map and description, McIntosh, C.E. and 1984 survey, Swider, L.S. are ambiguous regarding the location of the ROW. The best interpreatation of the 1937 documents is shown in site plans and used to calculate coverage and setbacks. Based on either the 1937 or 1984 documents, no changes to coverage are proposed and setbacks meet City Ordinances.



COVERAGE CALCULATION:

PROPOSED:

HOUSE:	986 SF
2ND FLOOR WINDOW:	11 SF
OPEN REAR DECK	162 SF
ENTRY STOOP:	9 SF
BULKHEAD:	24 SF
WALKWAY:	11 SF
PARKING:	288 SF
ROW:	750 SF

TOTAL: 2241 SF

LOT SIZE: 4229SF

PROPOSED COVERAGE: 53%

CONGER AVENUE FRONT SETBACK STUDY:

AVERAGE SETBACK OF 2 HOUSES TO THE SOUTH ON CONGER STREET = (10'10" + 12'10")/2 = 11'10"

11'10" - 5' =6'10"

MIMIMUM ALLOWABLE SETBACK = 6'10"

PROPOSED SETBACK = 6'10"

LAKESIDE AVENUE FRONT SETBACK STUDY:

AVERAGE SETBACK OF 2 HOUSES (#87/89 AND #95) TO THE EAST ON LAKESIDE AVENUE = (9'3" + 5'3")/2 = 7'3"

7'3" - 5' = 2'3"

MIMIMUM ALLOWABLE SETBACK = 2'3"

EXISTING AND PROPOSED SETBACK = 3'10' (NO CHANGE)

PROPOSED GROSS BUILDING AREA:

BASEMENT:	506 SF
1ST FLOOR:	986 SF
2ND FLOOR:	997 SF

TOTAL: 2489 SF

PROPOSED/EXISTING = 2489/1796 = 1.38

PROPOSED INCREASE IN GROSS BUILDING AREA = 38%

2 Proposed Site Plan
1" = 10'-0"

NOTES:

(1) Site map is approximate
(2) Project proposes no landscaping changes
(3) May 1937 parcel map and description, McIntosh, C.E. and 1984 survey, Swider, L.S. are ambiguous regarding the location of the ROW. The best interpreatation of the 1937 documents is shown in site plans and used to calculate coverage and setbacks. Based on either the 1937 or 1984 documents, no changes to coverage are proposed and setbacks meet current City Ordinances.

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Schwarz Residence Renovation

ZONING APPLICATION V3

Rebecca Schwarz

79 Lakeside Avenue
Burlington, Vermont 05401

No.	Description	Date

Existing and Proposed Site Plans

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A1

Scale 1" = 10'-0"

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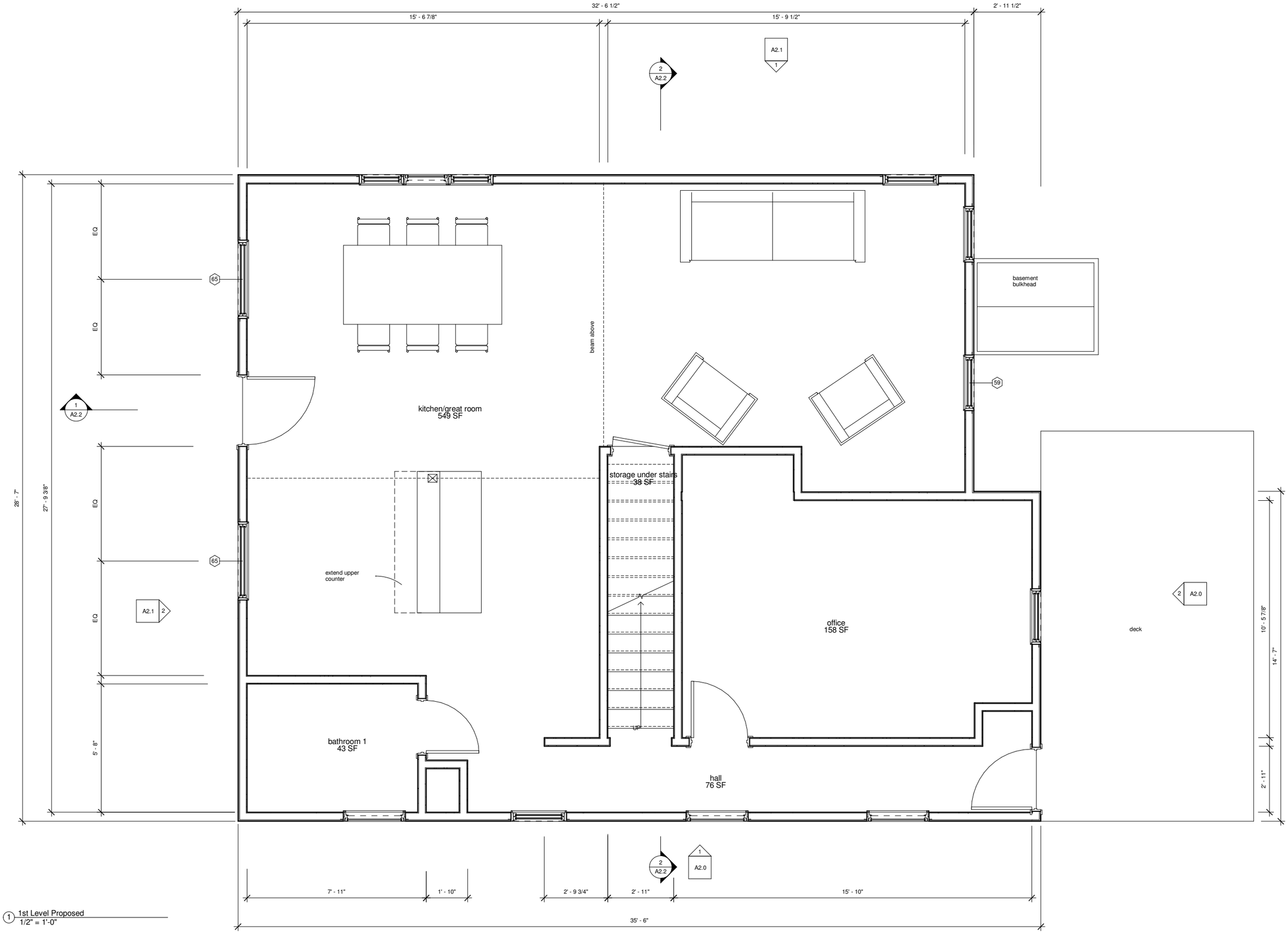

1 1st Level Proposed
1/2" = 1'-0"

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No.	Description	Date

Lower Floor Plan

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A1.1

Scale	1/2" = 1'-0"

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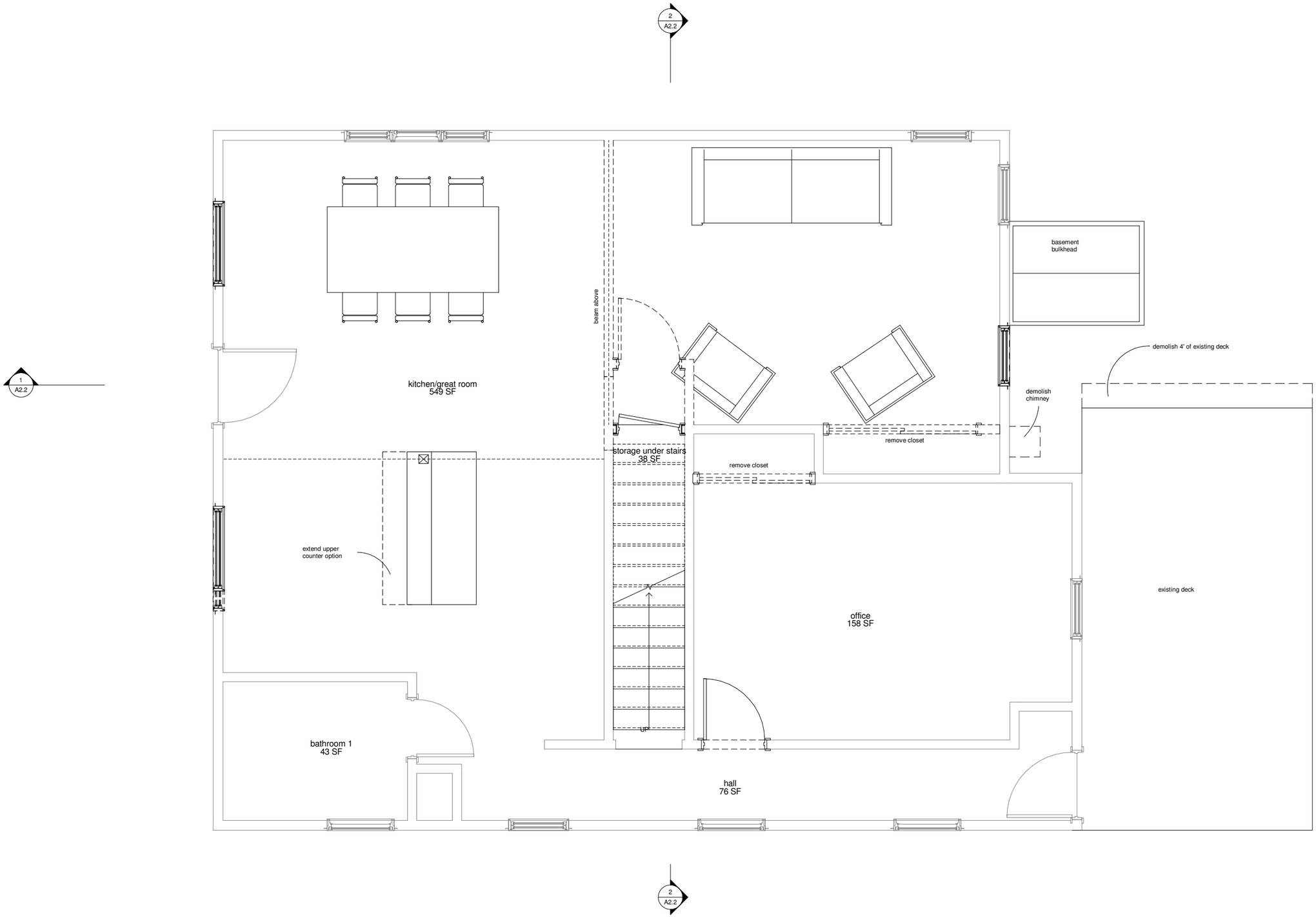

1 1st Level Demo Plan
1/2" = 1'-0"

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No.	Description	Date

1st Level Demo Plan

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A1.1a

Scale	1/2" = 1'-0"

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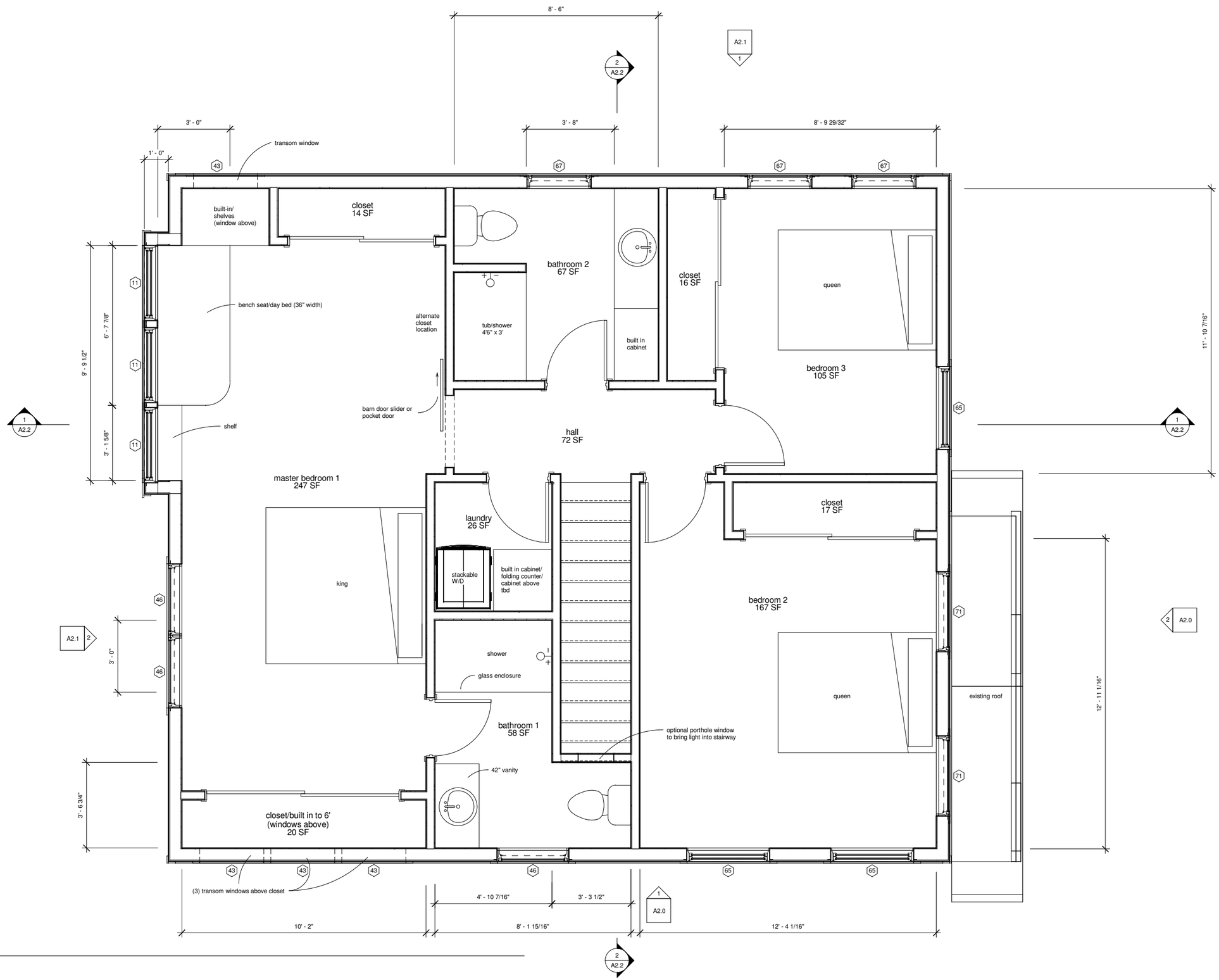

1 2nd level
1/2" = 1'-0"

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No.	Description	Date

Upper Floor Plan

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A1.2

Scale 1/2" = 1'-0"

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Window Schedule									
Type Mark	Window Type	Count	Sill Height	Head Height	Nominal Height	Nominal Width	Rough Height	Rough Width	Phase Created
11	Integrity Wood Ultrex Traditional Double Hung	3	1' - 8 1/4"	6' - 8"	5' - 0"	3' - 2"	5' - 0 1/4"	3' - 2 1/2"	New Construction
43	Integrity Wood Ultrex Awning	4	6' - 4 7/8"	8' - 0"	1' - 7"	2' - 9"	1' - 7 5/8"	2' - 9"	New Construction
46	Integrity Wood Ultrex Awning	3	3' - 4 7/8"	6' - 8"	3' - 3"	3' - 1"	3' - 3 5/8"	3' - 1"	New Construction
59	Integrity Wood Ultrex Traditional Double Hung	1	2' - 3 1/2"	6' - 11 1/4"	4' - 8"	2' - 6"	4' - 8 1/4"	2' - 6 1/2"	New Construction
65	Integrity Wood Ultrex Traditional Double Hung	5	1' - 8 1/4"	6' - 8"	5' - 0"	3' - 6"	5' - 0 1/4"	3' - 6 1/2"	New Construction
67	Integrity Wood Ultrex Awning	2			2' - 3"	2' - 9"	2' - 3 5/8"	2' - 9"	New Construction
71	Integrity Wood Ultrex Awning	2	4' - 4 7/8"	6' - 8"	2' - 3"	3' - 5"	2' - 3 5/8"	3' - 5"	New Construction

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No.	Description	Date

Schedules

Project number	-
Date	October 26, 2016
Drawn by	AG
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A1.5

Scale

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2 East
1/4" = 1'-0"

1 South
1/4" = 1'-0"

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No.	Description	Date

Proposed Exterior Elevations

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-

A2.0

Scale	1/4" = 1'-0"

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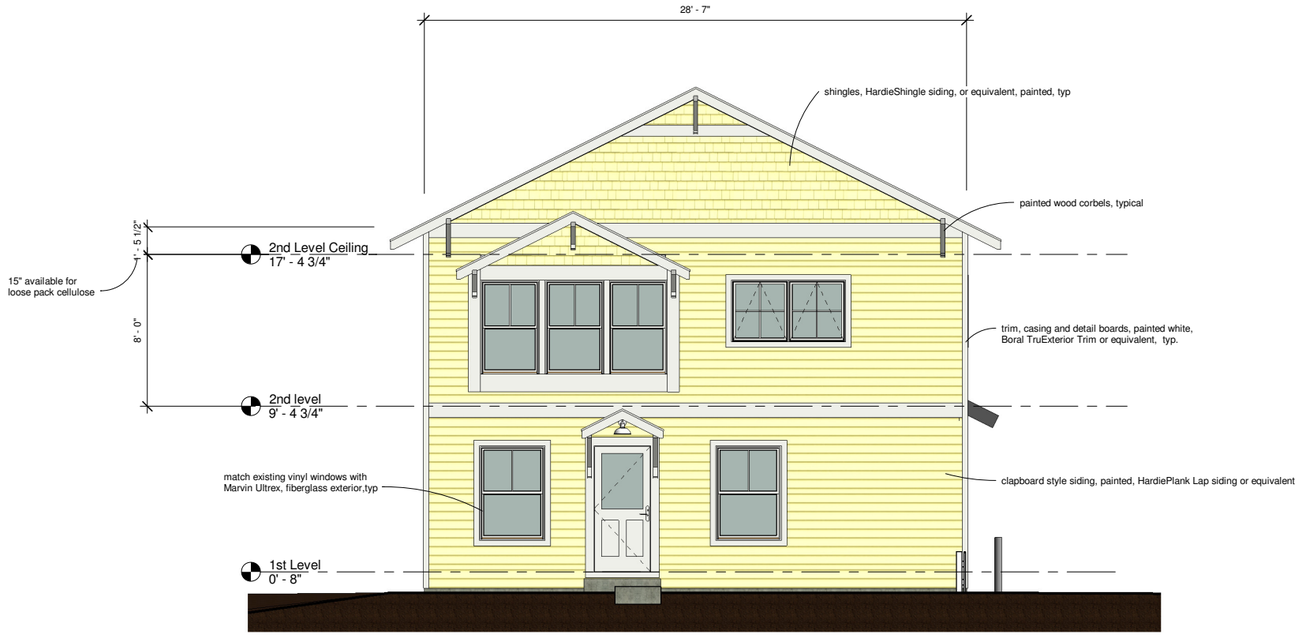

2 West
1/4" = 1'-0"

1 North
1/4" = 1'-0"

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No.	Description	Date

Proposed Exterior Elevations

Project number	-
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Checked by	-

A2.1

Scale 1/4" = 1'-0"

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1 E/W Section
1/4" = 1'-0"

2 Stair Section
1/4" = 1'-0"

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No.	Description	Date

Sections

Project number	-
Date	October 26, 2016
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Checked by	-

A2.2

Scale	1/4" = 1'-0"

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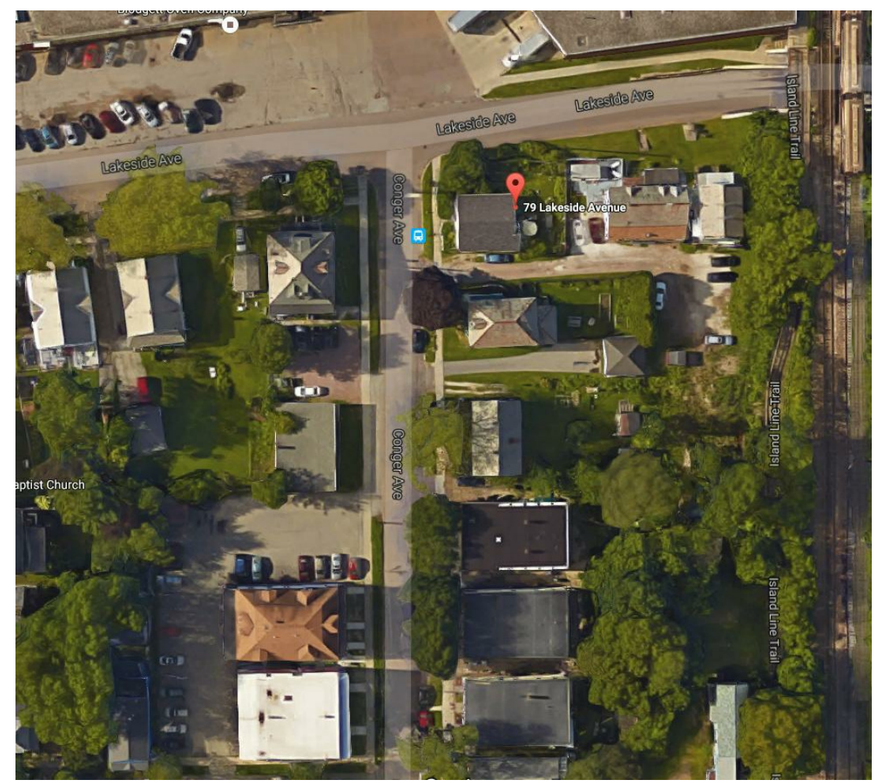
FROM CONGER

FROM LAKESIDE AT CONGER INTERSECTION

FROM EAST (REAR OF PROPERTY)



AERIAL VIEW

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No.	Description	Date

Existing Photos

Project number	-
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A3.0

Scale

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Rear Elevation View

Side/Rear View

Side View from Lakeside

Front View from Conger

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No.	Description	Date

Existing Photos 2

Project number	-
Date	October 26, 2016
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Checked by	-

A3.1

Scale

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