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DEPARTMENT OF  
PLANNING & ZONING

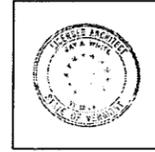
JAY WHITE, ARCHITECT, PLLC  
COMMERCIAL - RESIDENTIAL - HISTORIC PRESERVATION - HOSPITALITY  
100 State Street, Suite 230, Montpelier, Vermont 05602  
Email: jaywhitevt@gmail.com Phone: (802) 793-1850

PROJECT: BRISSON PROPERTIES  
445 COLCHESTER AVENUE RESTORATION  
BURLINGTON, VERMONT  
JOB No. 14-03

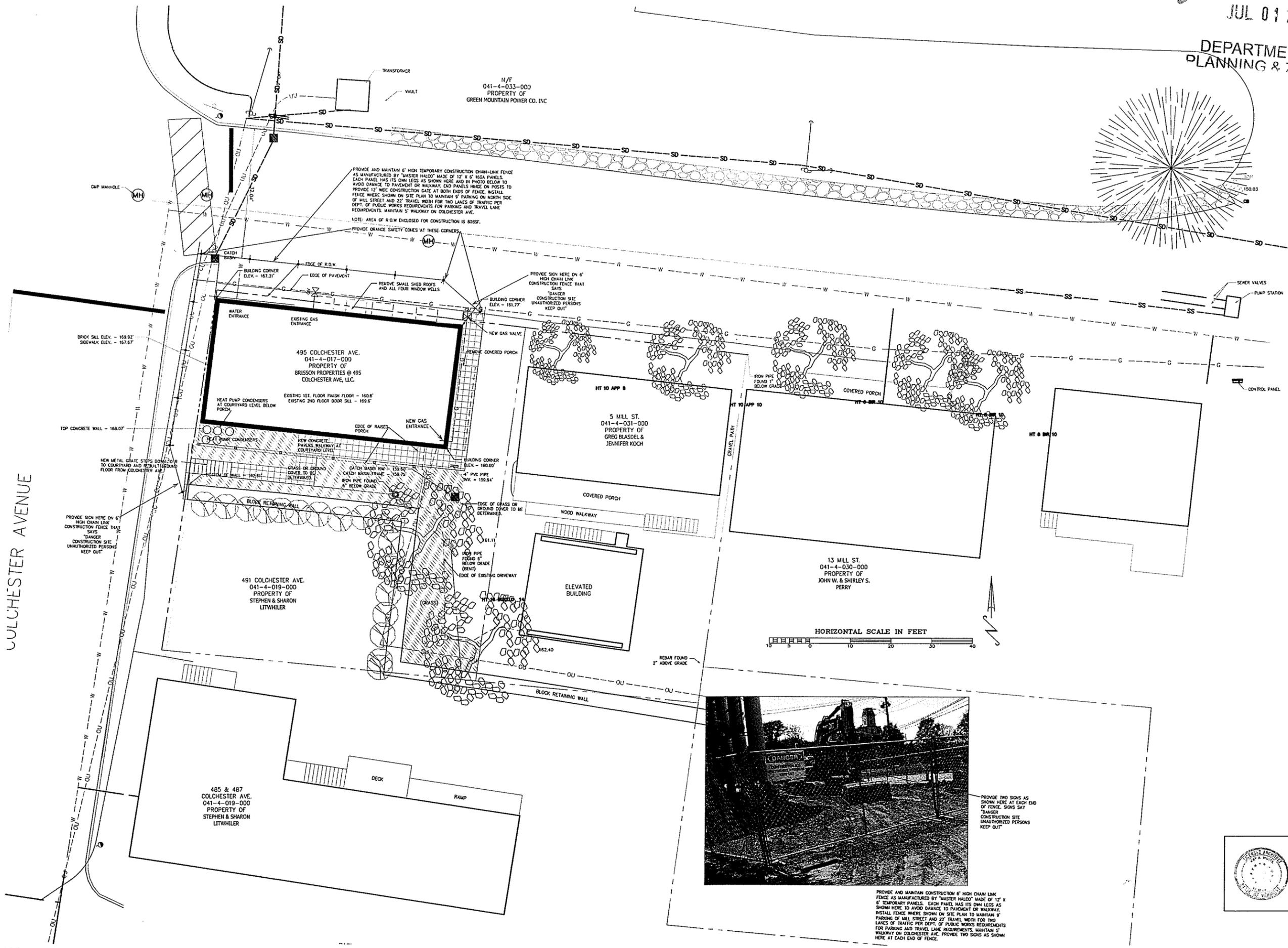
TITLE: PROPOSED SITE PLAN  
SCALE: 1" = 10' IF PRINTED 24X36

ISSUE DATE: 6 3 15  
REVISIONS: 6 29 15

SHEET No. 50

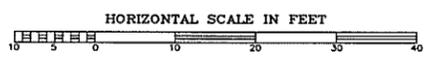


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PROVIDE TWO SIGNS AS SHOWN HERE AT EACH END OF FENCE. SIGNS SAY "DANGER CONSTRUCTION SITE UNAUTHORIZED PERSONS KEEP OUT"

PROVIDE AND MAINTAIN CONSTRUCTION 6' HIGH CHAIN LINK FENCE AS MANUFACTURED BY "MASTER HALCO" MADE OF 12" X 6" TEMPORARY PANELS. EACH PANEL HAS ITS OWN LEGS AS SHOWN HERE TO AVOID DAMAGE TO PAVEMENT OR WALKWAY. INSTALL FENCE WHERE SHOWN ON SITE PLAN TO MAINTAIN 8' PARKING OF MILL STREET AND 22' TRAVEL WIDTH FOR TWO LANES OF TRAFFIC PER DEPT. OF PUBLIC WORKS REQUIREMENTS FOR PARKING AND TRAVEL LANE REQUIREMENTS. MAINTAIN 5' WALKWAY ON COLCHESTER AVE. PROVIDE TWO SIGNS AS SHOWN HERE AT EACH END OF FENCE.



COLCHESTER AVENUE

495 COLCHESTER AVE.  
041-4-017-000  
PROPERTY OF  
BRISSON PROPERTIES @ 495  
COLCHESTER AVE, LLC.

5 MILL ST.  
041-4-031-000  
PROPERTY OF  
GREG BLASEL &  
JENNIFER KOCH

13 MILL ST.  
041-4-030-000  
PROPERTY OF  
JOHN W. & SHIRLEY S.  
PERRY

491 COLCHESTER AVE.  
041-4-019-000  
PROPERTY OF  
STEPHEN & SHARON  
LITWHLER

485 & 487  
COLCHESTER AVE.  
041-4-019-000  
PROPERTY OF  
STEPHEN & SHARON  
LITWHLER

N/F  
041-4-033-000  
PROPERTY OF  
GREEN MOUNTAIN POWER CO. INC.

GMP MANHOLE

TOP CONCRETE WALL - 168.07'

PROVIDE SIGN HERE ON 6' HIGH CHAIN LINK CONSTRUCTION FENCE THAT SAYS "DANGER CONSTRUCTION SITE UNAUTHORIZED PERSONS KEEP OUT"

NEW METAL GRATE STEPS DOWN TO COURTYARD AND RESULT GRASSY FLOOR FROM COLCHESTER AVE.

EXISTING 1ST. FLOOR FINISH FLOOR - 160.8'  
EXISTING 2ND FLOOR DOOR SILL - 169.6'

4" PVC PIPE ROW PIPE FOUND 6" BELOW GRADE (REV.)

REBAR FOUND 2" ABOVE GRADE

EDGE OF EXISTING DRIVEWAY

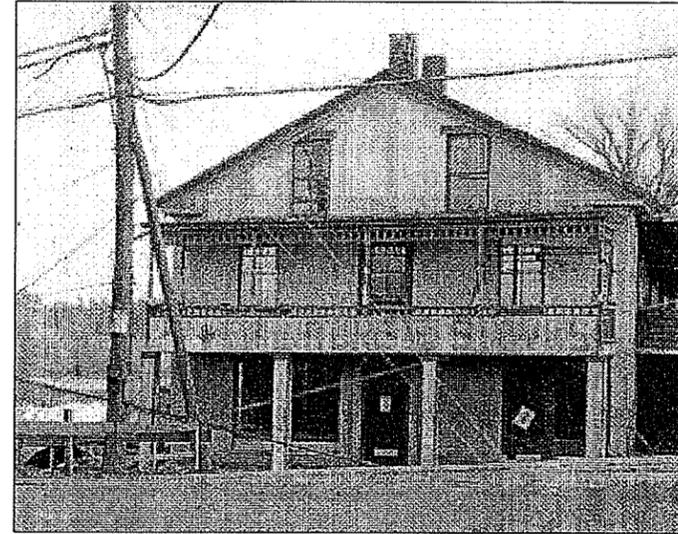
EDGE OF GRASS OR GROUND COVER TO BE DETERMINED

EDGE OF PAVEMENT

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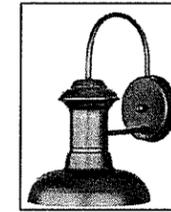
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HISTORIC PHOTO c. 1928

NOTE: RECONSTRUCTION OF HISTORIC PORCH DEPENDS ON GETTING OWNERSHIP OR AN EASEMENT OF PROPERTY NOW IN THE VITRANS ROOM.

TEMPORARY BLACK METAL SAFETY RAILINGS SET IN FRONT OF DOORS UNTIL THE PORCH IS RECONSTRUCTED AS PART OF A LATER PROJECT OR PHASE OF WORK.



PROGRESS LIGHT # P8125-T1 WITH ONE LED LAMP TO BE EQUIVALENT COLOR TEMPERATURE (2700K) AND INTENSITY OF 80W INCANDESCENT LAMP. BLACK FIXTURE IS 12 1/4" x 12 3/4" x 15"

NOTE: ALL WINDOWS WILL BE MARVIN WOOD CLAD WINDOWS WITH SIMULATED DIVIDED LIGHTS TO MATCH TRADITIONAL HISTORIC PROFILES AND INSULATING GLASS IN THE PATTERNS INDICATED. SASH COLOR IS "EVERGREEN". HISTORIC WOOD SUB-SILLS AND LINTELS WILL BE RESTORED AND PAINTED TO MATCH THE SASH. THESE ARE DOUBLE HUNG IN THE APARTMENTS AND IN THE TALLER WINDOWS OF THE GATE.

THE SHORT WINDOWS IN THE GATE DISPLAY WINDOWS IN THE FORMER STORE ARE FIXED GLASS WITH SIMULATED DIVIDED LIGHTS.

NEW WOOD STAIR UNDER EXISTING PORCH ROOF TO REACH EXISTING SECOND FLOOR RAISED 8' 0"

REPLACE FORMER SINGLE DOOR (NOW BRICKED IN AND BURIED) WITH NEW STAINED WOOD DOOR IN SAME ROUGH OPENING.

INSTALL NEW WINDOW IN THIS OPENING, WHICH WAS FIRST A STORE WINDOW UNTIL ABOUT 1951 WHEN IT WAS CONVERTED TO THE PAIR OF DOORS SEEN IN THE PHOTO ABOVE IN ORDER TO ACCESS A NEW PAINTING SHOP ON THE SECOND FLOOR ESTABLISHED THEN. THE ACTUAL WIDTH OF WINDOW WILL BE CONFIRMED FROM INTERIOR SHEATHING WHEN EXPOSED, BUT THE MASONRY OPENING IN PHOTO ABOVE APPEARS TO BE THE SAME ON BOTH FIRST FLOOR WINDOWS, ALTHOUGH THIS ONE IS OFF SET TO THE RIGHT. MILLION PATTERN IS BASED ON HISTORIC HEALISTER PHOTOGRAPH FROM UNIVERSITY OF VERMONT ARCHIVES.

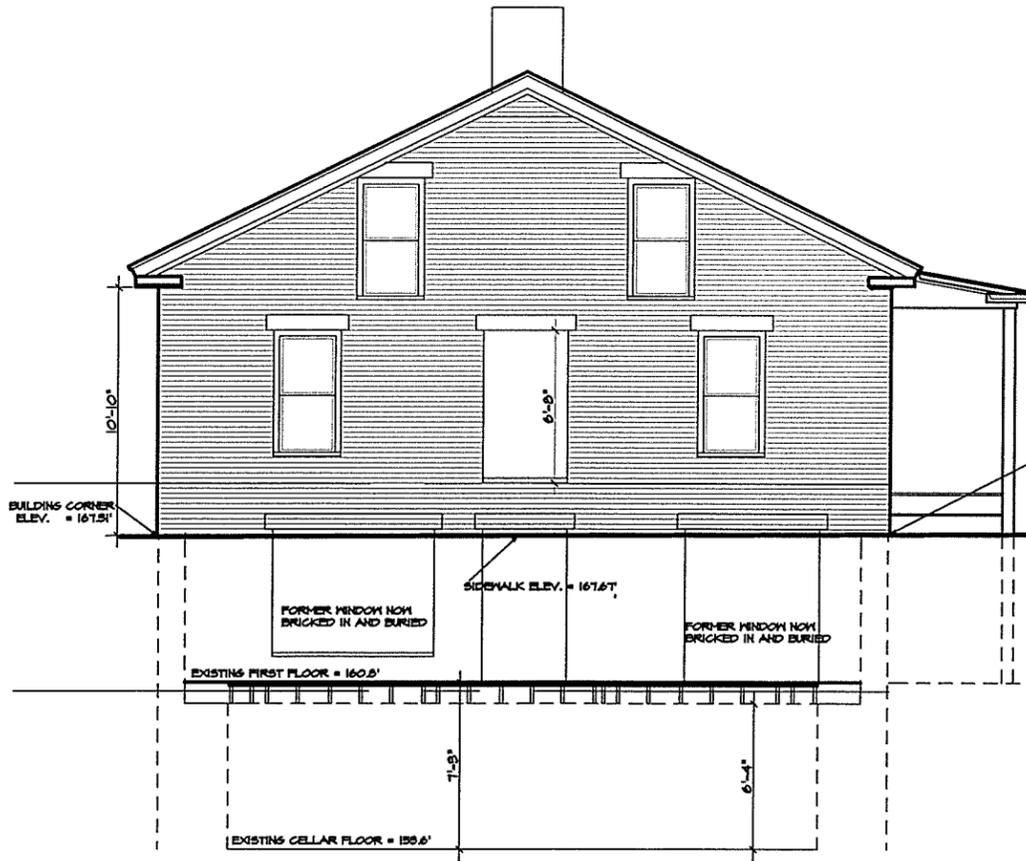
RAMP UP 15.25" FROM CURRENT SIDEWALK TO FIRST FLOOR PORCH SOUTH WEST BUILDING CORNER ELEV. = 160.07'

APPROXIMATE EXISTING COLCHESTER AVE. SIDEWALK ELEVATION

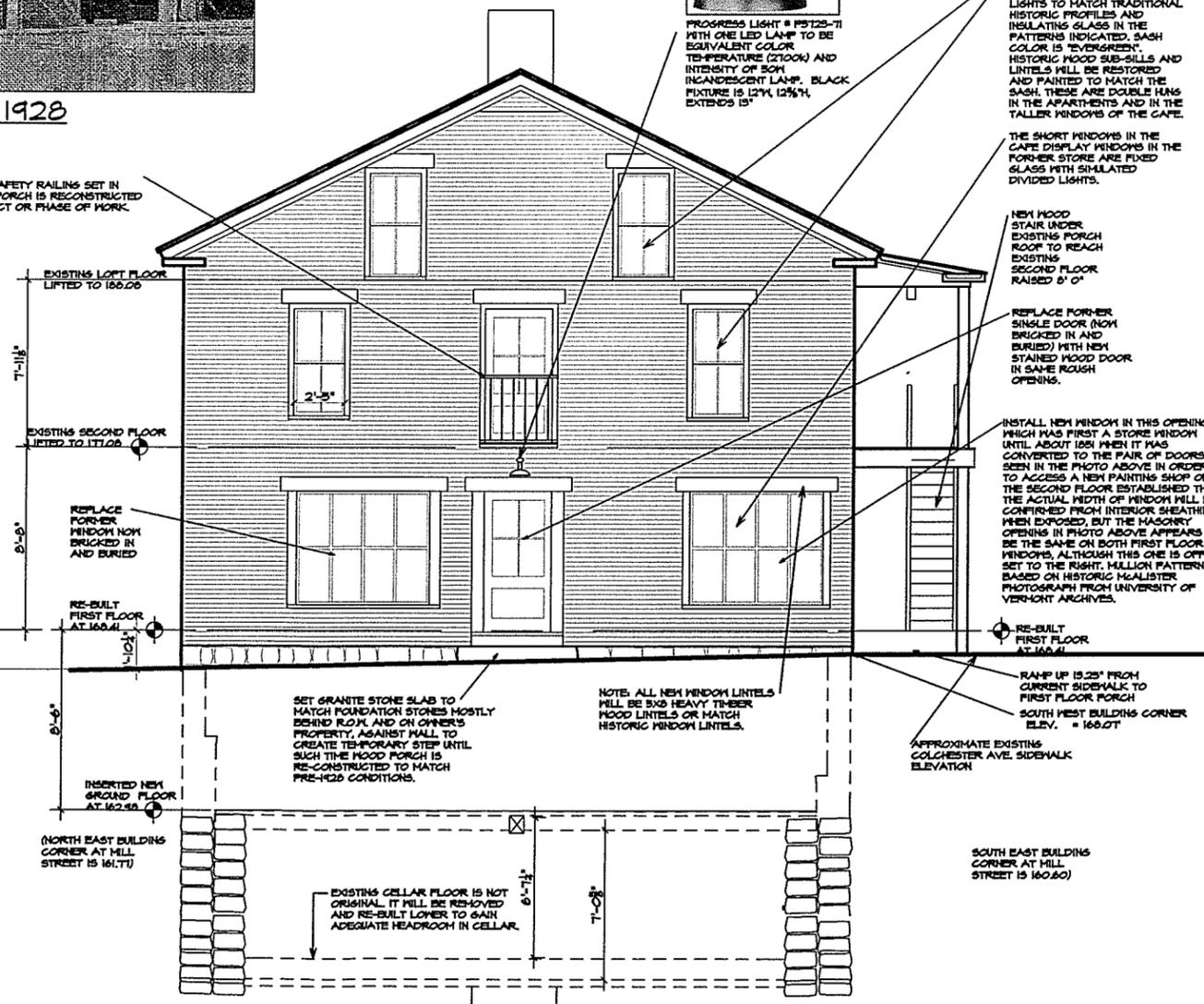
SOUTH EAST BUILDING CORNER AT MILL STREET IS 160.60'

SET GRANITE STONE SLAB TO MATCH FOUNDATION STONES MOSTLY BEHIND ROOM AND ON OWNER'S PROPERTY, AGAINST MALL TO CREATE TEMPORARY STEP UNTIL SUCH TIME HOOD PORCH IS RE-CONSTRUCTED TO MATCH PRE-1928 CONDITIONS.

NOTE: ALL NEW WINDOW LINTELS WILL BE 5X6 HEAVY TIMBER HOOD LINTELS OR MATCH HISTORIC WINDOW LINTELS.



EXISTING WEST ELEVATION 1/8" = 1'-0"



PROPOSED WEST ELEVATION 1/8" = 1'-0"

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PROJECT:  
445 COLCHESTER AVE. RESTORATION  
BRISBON PROPERTIES  
JOB No. 14-09

TITLE:  
EXISTING WEST ELEV.  
PROPOSED WEST ELEV.  
SCALE: 1/8" = 1'-0"

ISSUE DATE:  
6 4 15  
REVISION:  
6 24 15

SHEET No.  
A201

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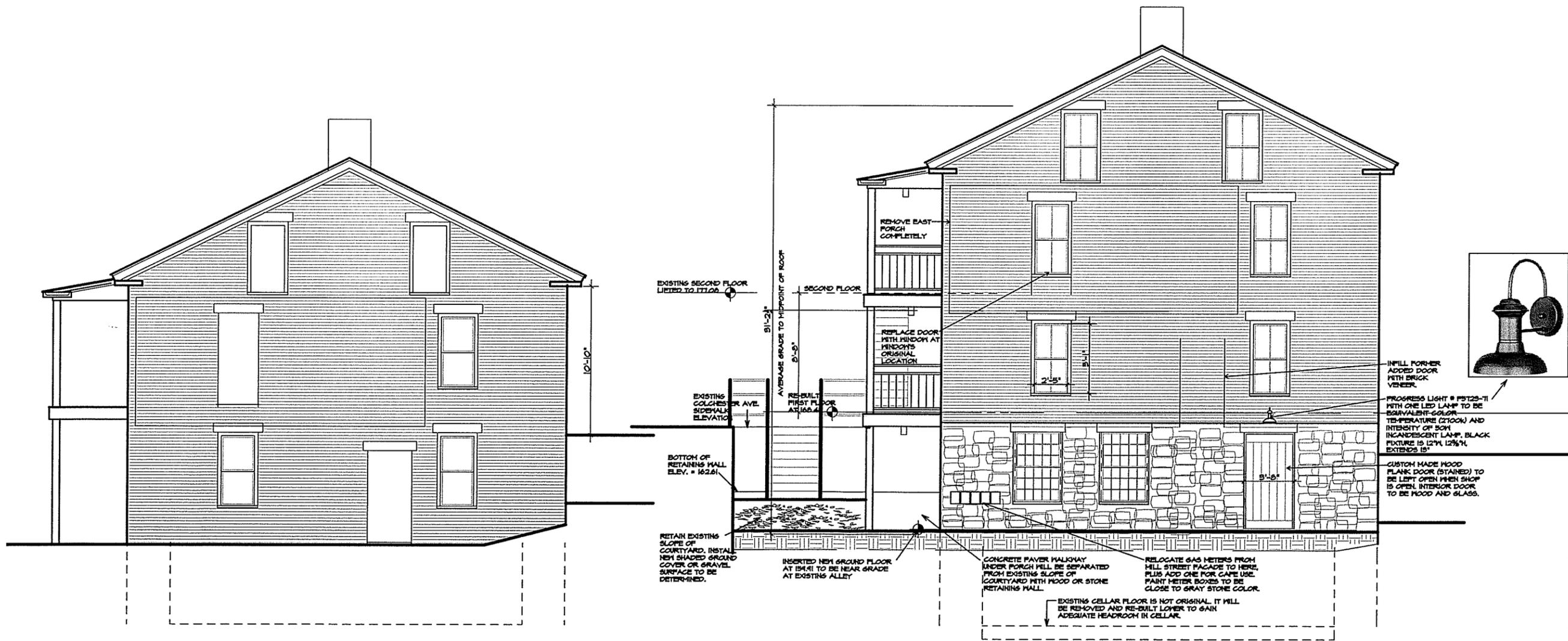
PROJECT:  
445 COLCHESTER AVE. RESTORATION  
BRISBON PROPERTIES  
JOB No. 14-08

TITLE:  
EXISTING WEST ELEV.  
PROPOSED WEST ELEV.  
SCALE: 1/8" = 1'-0"

ISSUE DATE:  
6 4 15  
REVISIONS:  
6 29 15

SHEET No.  
A202

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EXISTING EAST ELEVATION  
1/8" = 1'-0"  
(WITH EAST PORCH REMOVED)

PROPOSED EAST ELEVATION  
1/8" = 1'-0"



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PROJECT:  
415 COLCHESTER AVE. RESTORATION  
BRISBON PROPERTIES

JOB No. 14-08

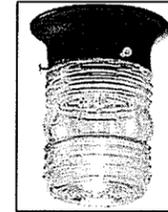
TITLE:  
EXISTING SOUTH ELEV.

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

ISSUE DATE:  
6 4 15  
REVISIONS:  
6 29 15

SHEET No.  
A204a

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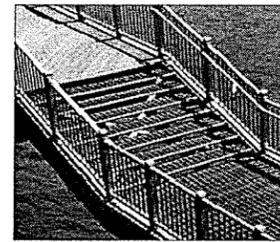
PROGRESS LIGHT #  
P3605-S1 UNDER PORCH  
ROOF AT EACH BAY  
INDICATED, WITH ONE LED  
LAMP WITH SAME COLOR  
TEMPERATURE (2700K)  
AND INTENSITY OF 50W  
INCANDESCENT LAMP.  
BLACK FIXTURE IS 6" TALL  
AND 5" WIDE.

REMOVE THIS ADDED  
WINDOW WHEN APARTMENT  
#4 IS RE-DOLED TO  
MATCH PLAN SHOWN ON  
SHEET A103.

31'-1 1/2"  
AVERAGE GRADE TO MIDPOINT OF ROOF

RELOCATE ELECTRICAL SERVICE  
HERE. IF SHIP WELL NOT ALLOW NEW  
"SMART" METER, LOCATE 5 METERS  
HERE. (IT IS AT A SIMILAR LOCATION  
NOW, BUT WHEN BUILDING IS LIFTED,  
CONDUIT ON WALL WILL NEED TO BE  
EXTENDED AND METER FOR GATE  
ADDED.

INSERTED NEW GROUND FLOOR  
AT 154.41 TO BE NEAR GRADE  
AT EXISTING ALLEY



TOP OF HEAVY TIMBER PLANK RAMP  
MADE OF 5" DECKING BOARDS IS  
HERE (15' FROM WEST FACE OF  
BUILDING, LESS THAN 1:12 SLOPE)

PHOTO OF TYPE OF NEW STAIRWAY TO  
COURTYARD. THIS PHOTO IS FROM  
STAIRWAY OPPOSITE SIDE OF RIVER.

HIGHEST POINT OF EXISTING  
COURTYARD IS 162.61 AT  
BOTTOM OF RETAINING WALL.

SOUTH WEST BUILDING CORNER  
ELEV. = 168.07'

RE-BUILT  
FIRST FLOOR  
AT 155.41'

INSERTED NEW GROUND FLOOR  
AT 154.41 TO BE NEAR GRADE  
AT EXISTING ALLEY

LOCATE HEAT PUMP  
CONDENSING UNITS  
ON OTHER SIDE OF  
STAIRWAY, UNDER  
RAMP.

REPLACE CONCRETE BLOCK IN THESE BAYS WITH BRICK VENEER  
IN THESE AREAS; PAINT TO MATCH OTHER HISTORIC BRICK  
VENEER. INSTALL NEW WINDOWS AND DOORS AS SHOWN.

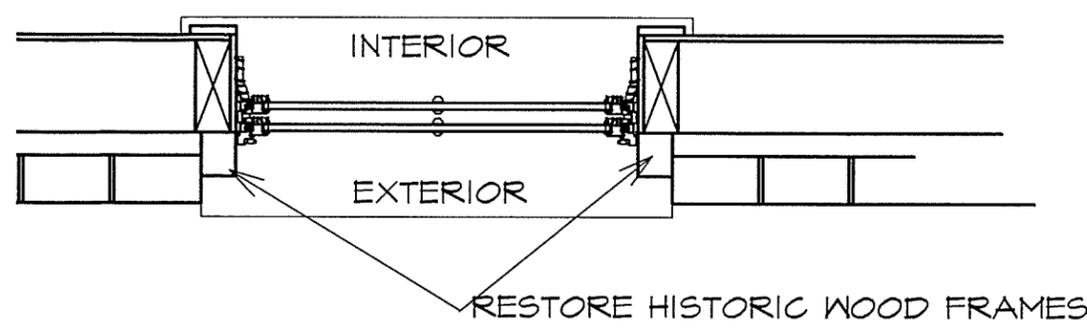
NEW CUSTOM MADE WOOD  
PLANK DOOR TO SERVE AS  
FIRE EXIT.

REPLACE DOOR IN THIS  
AREA WITH BRICK VENEER  
INFILL.

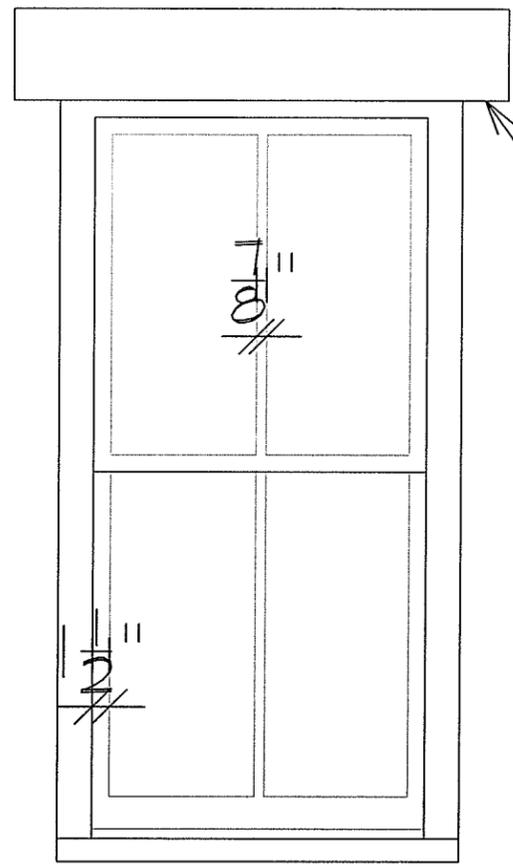
PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

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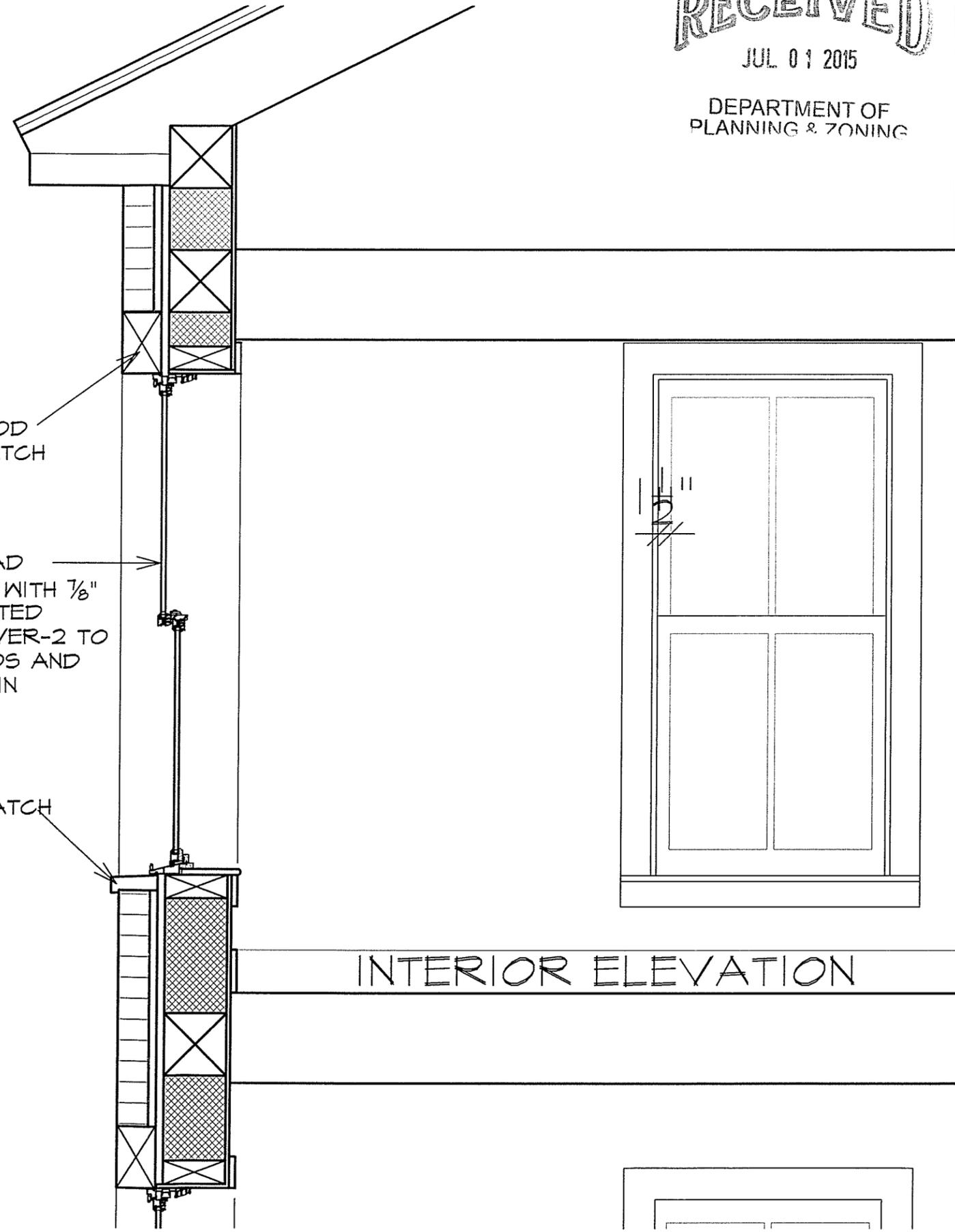
### WINDOW JAMB DETAIL



RESTORE HISTORIC WOOD HEADERS. PAINT TO MATCH ALUMINUM CLAD SASH (EVERGREEN).

NEW MARVIN WOOD CLAD DOUBLE HUNG WINDOWS WITH 7/8" WIDE VERTICAL SIMULATED DIVIDER TO MAKE 2-OVER-2 TO MATCH HISTORIC PHOTOS AND BRICK MOLD AND MUNTIN PROFILES.

SUB-SILLS. PAINT TO MATCH ALUMINUM CLAD SASH (EVERGREEN).



### EXTERIOR ELEVATION AT UPPER TWO LEVELS

NOTE: REFER TO EXTERIOR ELEVATIONS FOR WINDOW PATTERNS AT GROUND FLOOR LEVEL. DETAIL OF JAMBS, HEADS AND MUNTINS MATCH THESE SHOWN AT UPPER TWO FLOORS. EXTERIOR FINISHES ARE 6" THICK GRANITE STONE AT GROUND FLOOR LEVEL INSTEAD OF BRICK SHOWN HERE.

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PROJECT: 415 COLCHESTER AVE. RESTORATION  
BRUSSON PROPERTIES  
JOB No. 14-08

TITLE: WINDOW DETAILS  
SCALE: 3/4" = 1'-0"

ISSUE DATE: 6 4 15  
REVISIONS: 6 29 15

SHEET No. A 401

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