Department of Planning and Zoning
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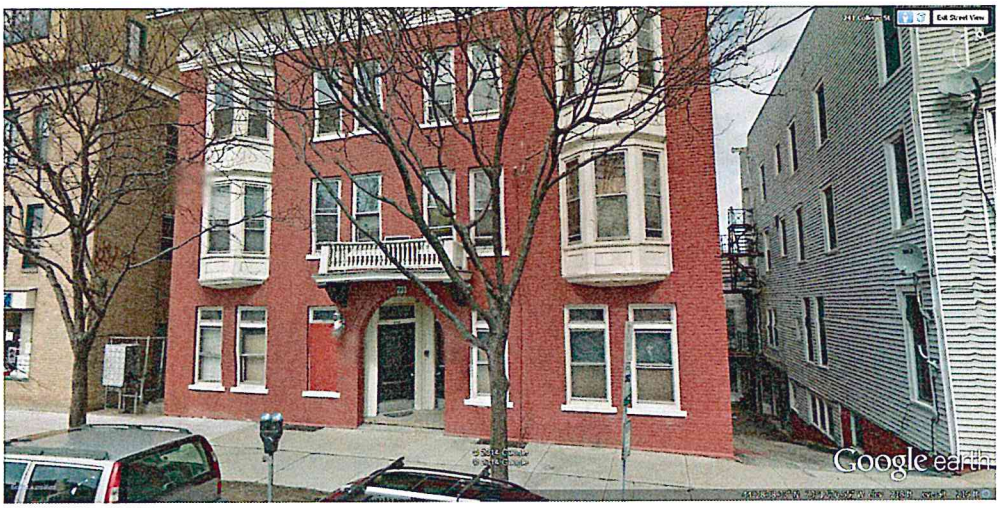
TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 15, 2014
RE: 15-0451CA/MA, 234-240 College Street

Zone: DT Ward: 3
Owner/Representative: Sisters & Brothers Investment Group / G4 Design Studios

Request: Demolish rear portion of building, construct new five story addition at rear for 9 units. Results in change from 19 residential units to 25 residential units for a net increase of 6 apartments.



OVERVIEW:
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 largely unchanged, except that replacement windows will be installed throughout. The building was internally damaged by fire June 24, 2014 and is undergoing substantial interior renovation. The building contains 19 dwelling units; as proposed, it will contain 25 dwelling units with 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.

ARTICLE 5: CITYWIDE GENERAL STANDARDS
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.

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. Aside from replacement window sashes, no exterior alterations are proposed. Only the existing rear addition will be removed and replaced with a new rear addition.

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.

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.

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. Only the window sashes will be replaced.

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.*

   Many of the window sashes to be replaced were damaged in the June 2014 building fire. All of the sashes will be replaced. The project plans indicate that the window casings and distinctive thick wooden sills will be retained. The new window sashes are noted as clad units. As noted under Article 6 of this report, materials are not clear. The new sashes must be wooden. They may also be clad on the exterior with aluminum (or similar) material.

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.

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.

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.

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.

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.

(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.

(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.

(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.

(e) Supporting the use of alternative energy

The application notes no use of alternative energies. Given the proposed building height, opportunity for roof-top solar should be considered.

(f) Brownfield sites

The property is not an identified brownfield per the VT DEC Hazardous Site List.

(g) Provide for nature's events
The property is 100% impervious and will remain so. Stormwater presently sheetflows to a catch basin just northeast of the property. The applicant has submitted a stormwater management plan screening form; however, no stormwater improvements are proposed. Leaving stormwater conditions as-is is unacceptable. The city continues to experience combined sewer overflow events. As properties within the combined sewer service area are redeveloped, steps must be taken to capture stormwater onsite and to control its release into the combined sewer system. Chapter 26, the City's *Water, Wastewater, & Pollution Control* ordinance requires doing so. Stormwater improvements are required and are subject to review and approval by the Conservation Board and the Stormwater Administrator.

An erosion prevention and sediment control plan has been submitted for implementation during construction. This plan is subject to review and approval by the Conservation Board and the Stormwater Administrator.

(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.

(i) Vehicular access
The property can be accessed via College Street with a narrow driveway down to parking behind the existing building. That parking will be eliminated. It is unclear whether the existing curb cut will remain. The site can also be accessed from the rear via alleyway or circulation drive from South Winooski Avenue or South Union Street. No onsite parking is proposed.

(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.

(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."

(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. While Article 8, *Parking*, is not within the purview of the DAB, it bears noting that no offsite parking details have been provided and must be prior to review by the Development Review Board.

(m) Landscaping and fences
No landscaping or fencing is proposed. The property will be almost entirely building with asphalt alleyways on either side.

(n) Public plazas and open space
No public plazas or open space are proposed.

(o) 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.

(p) Integrate infrastructure into the design
No new ground-mounted mechanical equipment is proposed. Trash containers will be enclosed within a small closet accessible from the eastern alleyway.

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 essentially doubles the size of the existing building. It is 5 stories tall and 1,932 sf per floor. Its massing, scale, and height are 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.

2. Roofs and Rooflines
The addition will have a flat roof. This roof form is consistent with that of the existing and neighboring buildings.

3. Building Openings
The fenestration pattern within the original historic structure will remain unchanged, albeit with new window units. The fenestration pattern within the addition will vary somewhat from

that in the original building but remains essentially consistent. Proposed fenestration, particularly in the rear of the addition, is significant and breaks up the apparent mass of the rear elevation.

(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 except that all of the windows will be replaced. The replacement units retain the simple one-over-one style of the existing windows, and those on the ground floor along College Street retain the transom lights above. The elevation drawings indicate that existing details as to window casings and sills will be retained.

(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.

(d) Provide an active and inviting street edge
The street edge is defined by the existing historic building and will remain essentially unchanged.

(e) Quality of materials
The replacement windows are noted as "clad replacement sash." A details sheet has been provided, but the materials are not clear. They appear as though they may contain some wooden elements. In order to be acceptable, the replacement sash needs to be wooden. Exterior aluminum (or other) cladding is acceptable.

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. Roofing and cornice materials are not noted and must be.

(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.

(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 noted on the project plans. A roof plan is needed but has not yet been provided. If any rooftop mechanical equipment is proposed, it must be depicted on the roof plan. Screening shall be provided.

(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.

RECOMMENDED MOTION:
Review and forward to the Development Review Board subject to the following conditions:

1. Rooftop solar on the rear addition is encouraged.
2. Improvements to present stormwater management, in compliance with Sec. 5.5.3 of the CDO and Chapter 26, is required.
3. All of the proposed dwelling units must be ADA "adaptable."
4. Replacement window sashes shall be wooden. They may also be clad with aluminum (or other) material on the exterior.
5. Roof and cornice materials must be noted on the elevation drawings.
6. A roof plan must be provided. If any rooftop mechanical equipment is proposed, it must be depicted and screened.
7. The project should include an intercom system for residents of the building.
8. Details as to parking requirements per Article 8, *Parking*, of the CDO are needed.

APARTMENTS
FOR RENT
07/10/2009 13:09

PRIVATE
PARKING
07/10/2009 13:01

PRIVATE
PARKING
casella

be mobile

The site of the Fire Station has been in municipal use from the early days of the town. The 19th-century City Market and the City Jail built in 1888 formerly occupied what had been the bottom of the wide ravine crossing the city. As the ravine was filled by the municipality over the years, the market was demolished for construction--at the northern end--of the Fletcher Library in 1904 and the Fire Station in 1926. The city jail was demolished for a municipal carpark in c.1975.

The coming of the automobile necessitated the replacement of the old Fire House on Church Street. The motorized fire trucks which replaced wagons required large doors and an exit apron which were not available on the increasingly congested Church Street. The funds were raised through the $750,000 bond issue of the 1926 City Council Meeting (this bond was also used for the construction of the new City Hall and the Memorial Auditorium).

51. Austin Apartments (Messier Building)(234-240 College Street); c.1897

This symmetrical, 3 story apartment building recalls Italianate commercial blocks with its parapeted flat roof; the stained glass transoms over the first floor windows add a Queen Anne element while the broad, round arched entrance recalls the Romanesque. This common bonded brick block is organized generally into 4 x 4 bays, with facade bays featuring, primarily, paired 1/1 windows. The two outside bays are occupied by two-story, wooden oriel windows which begin at the second floor. These have spandrel panels and molded cornices and sills. The center of the facade is emphasized by a second-story, balustraded balcony. Also made of wood, it is supported by two large consoles which feature acanthus leaves and other foliate reliefs. Below the balcony is a round arch executed in brick with corbelled imposts. The arch frames a recessed entrance containing three glazed, wooden doors, with a transom light above each. The original bronze letter slots still exist in addition to bronze doorknobs and doorbells. Crowning the facade is a simple wooden entablature with three-part architrave, broad frieze with dentils, and projecting, molded cornice. Pairs of windows occupy each of the center bays on the two upper floors. The spaces below the oriels are also filled by a pair of windows, and all of the first floor windows have stained glass transoms which display swag motifs. Other than the oriel windows, the windows have gauged arches and heavy wooden sills.

On the sides of the building, the ground slopes down quickly (a reminder of the ravine which once cut across the city) to reveal a stone foundation and another floor in the back. The entablature does not continue around the sides. The rear (north) elevation has a 4-story, flat-roofed, stuccoed extension that is set in slightly from the sides of the main block. The center of this 1 x 6 bay section is deeply recessed to allow for a 4-story wooden porch. A 2-story, flat-roofed ell, also covered in stucco, projects from the west side of the rear and was originally a stable.

The building was designed and constructed by F.L. and Z.T. Austin and is supposedly connected with the building to the east (also done by the Austins) by an underground passage. The current association is with Marcel Messier.

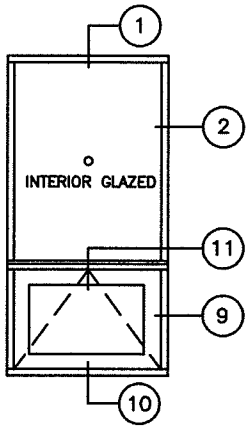
52. Austin Apartments (244-248 College Street); c.1891

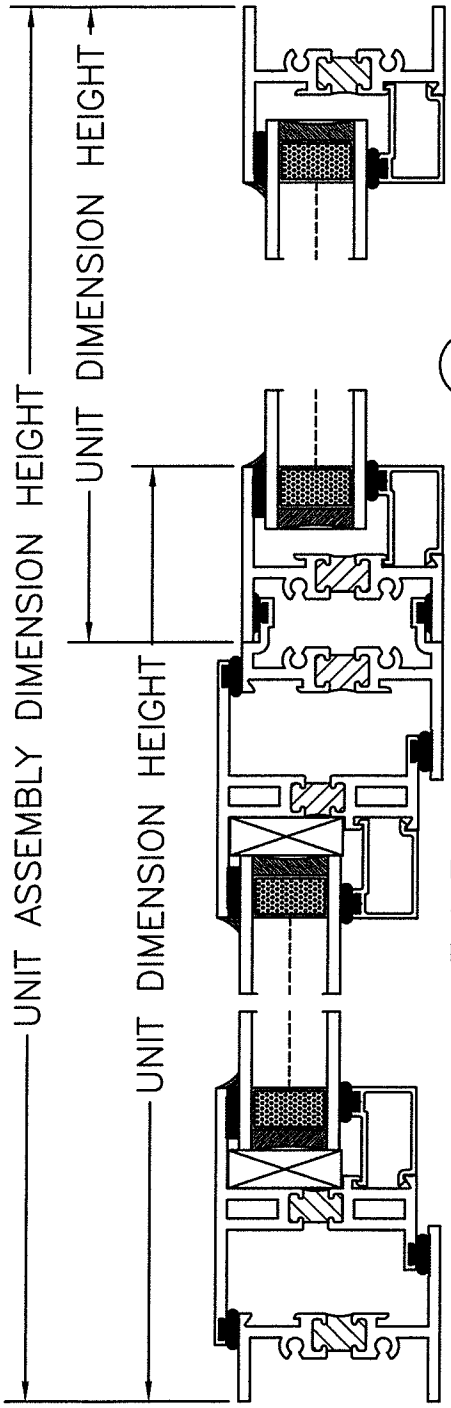
Architect Z.T. Austin and his brother Frank built this 3-story apartment/office building which recalls the Italianate in massing and Colonial Revival in decorative detail. This structure which housed the Austin offices gives evidence of the increasingly urban character of Burlington near the turn-of-the-century. Aluminum and asbestos siding have not totally obscured all the fine detail and individuality of the structure which is set close to the street and borders the edge of the ravine that, despite much filling, is still evident in this area.

This deep, narrow, rectangular, flat-roofed main block with its narrow end to the street is divided into a 2-bay front (south) elevation. The left (west) bay of the first story features a wood-paneled and glass door flanked by large, 2/1 sidelights with transoms; the door stands beneath a cornice and frieze enriched with swags and bellflowers and supported by two small foliate carved brackets. A 2 story oriel window hangs above the doorway. The right (east) bay entrance is deeply recessed and serves two wood-paneled and glass doors. Above, a triangular pediment is embellished with swags and ribbons and is supported by two engaged columns topped by foliate brackets. Paired 1/1 windows on the second and third floors complete this side. The entrances are separated by a set of narrow windows angled to the street; these have lattice toplights and a molded cornice. Crowning the facade is a 3-part architrave, a frieze decorated with swags and dentils, and a projecting, molded cornice.

The fenestration on the structure is irregular and all windows are 1/1. An exterior, brick chimney at the northeast corner, two recessed porches on the west and a 2 story, original, rear extension complete the structure. Because of its location on the edge of the ravine, the basement levels on the east, west and north elevations are above grade.

PROJECTED WINDOW 9600 VIEW KEY

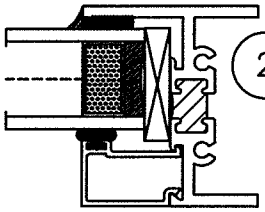




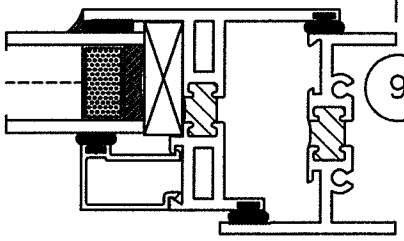
1 FIXED OVER PROJECT OUT @ HEAD

11 FIXED OVER PROJECT OUT @ STACKING FRAME

UNIT DIMENSION WIDTH



2 FIXED OVER PROJECT OUT @ FIXED JAMB



9 FIXED OVER PROJECT OUT @ PROJECT OUT JAMB

10 FIXED OVER PROJECT OUT @ SILL

NOTES:
1.SCREEN OMITTED FOR CLARITY
2.HARDWARE OMITTED FOR CLARITY

Diamond WINDOWS & DOORS MFG.

DRAWING FOR FAMILIARIZATION ONLY, ACTUAL DETAIL MAY VARY

FIXED OVER PROJECT OUT
AT SILL W/ STACKING FRAME

SIZE	DATE: 01/08/07		REV A
SCALE 1/2		SHEET A-3	

GUARDIAN SUNGUARD
ADVANCED ARCHITECTURAL GLASS

PERFORMANCE CALCULATOR

May 17, 2012
By Williams, Taylor
twilliams@sigcoinc.com

SIGCO™

Make-up Name	Make-up	Outboard Substrate & Coating	Transmission			Reflectance			U-Value		RHG (Btu/hr-ft²)	SC	SHGC	LSG
			Visible Light %	UV %	Solar Energy %	Visible Out %	Visible In %	Solar Energy Out %	Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-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

Thermal Stress Guideline (°F)

Outdoors

LITE	PPG Clear float Thickness = 1/4" = 6mm	#1 ----- #2 PPG Solarban® 60 Low-E	Go 136.8
GAP	100% Air, 1/2" = 12mm		
LITE	Clear Thickness = 1/4" = 6mm	#3 ----- #4 -----	Go 94.1

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

SunGuard® is a registered trademark of Guardian Industries Corp.

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°F - 75.2°F) + (Shading Coefficient)(200 Btu/hr-ft²)]

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°F - 75.2°F)] / (248.209 Btu/hr-ft²)}

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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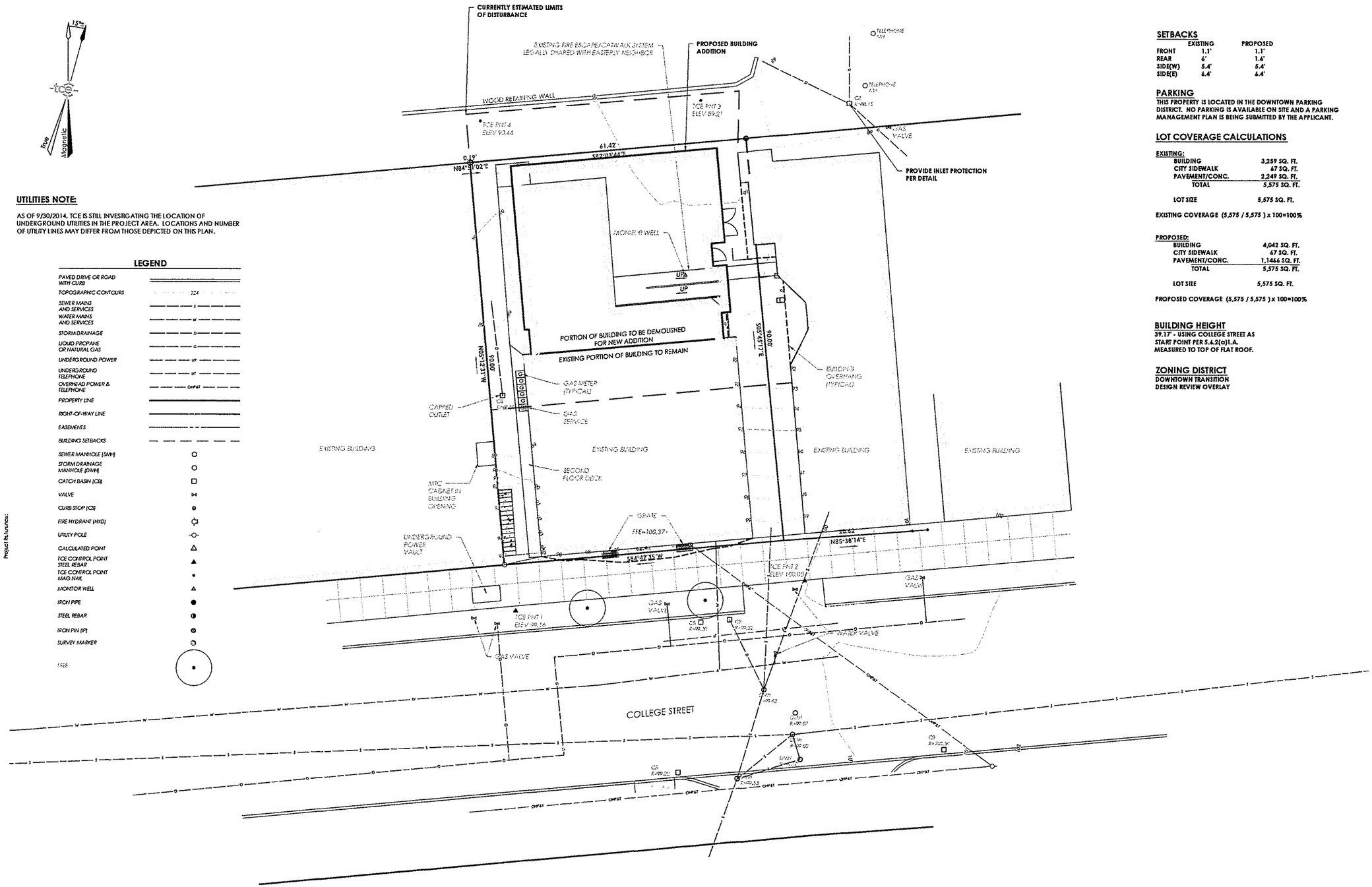


UTILITIES NOTE:

AS OF 9/30/2014, TCE IS STILL INVESTIGATING THE LOCATION OF UNDERGROUND UTILITIES IN THE PROJECT AREA. LOCATIONS AND NUMBER OF UTILITY LINES MAY DIFFER FROM THOSE DEPICTED ON THIS PLAN.

LEGEND

PAVED DRIVE OR ROAD WITH CURB	
TOPOGRAPHIC CONTOURS	124
SEWER MAINS AND SERVICES	S
WATER MAINS AND SERVICES	W
STORM DRAINAGE	D
LIQUID PROPANE OR NATURAL GAS	G
UNDERGROUND POWER	UP
UNDERGROUND TELEPHONE	UT
OVERHEAD POWER & TELEPHONE	OHPAT
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENTS	
BUILDING SETBACKS	
SEWER MANHOLE (SMH)	
STORM DRAINAGE MANHOLE (DMH)	
CATCH BASIN (CB)	
VALVE	
CURB STOP (CS)	
FIRE HYDRANT (HYD)	
UTILITY POLE	
CALCULATED POINT	
TCE CONTROL POINT STEEL REBAR	
TCE CONTROL POINT MAG NAIL	
MONITOR WELL	
IRON PIPE	
STEEL REBAR	
IRON PIN (IP)	
SURVEY MARKER	
TREE	

Project Reference:

SETBACKS

	EXISTING	PROPOSED
FRONT	1.1'	1.1'
REAR	6'	1.6'
SIDE(W)	5.4'	5.4'
SIDE(E)	6.4'	6.4'

PARKING

THIS PROPERTY IS LOCATED IN THE DOWNTOWN PARKING DISTRICT. NO PARKING IS AVAILABLE ON SITE AND A PARKING MANAGEMENT PLAN IS BEING SUBMITTED BY THE APPLICANT.

LOT COVERAGE CALCULATIONS

EXISTING:

BUILDING	3,259 SQ. FT.
CITY SIDEWALK	67 SQ. FT.
PAVEMENT/CONC.	2,249 SQ. FT.
TOTAL	5,575 SQ. FT.
LOT SIZE	5,575 SQ. FT.

EXISTING COVERAGE (5,575 / 5,575) x 100=100%

PROPOSED:

BUILDING	4,042 SQ. FT.
CITY SIDEWALK	67 SQ. FT.
PAVEMENT/CONC.	1,1466 SQ. FT.
TOTAL	5,575 SQ. FT.
LOT SIZE	5,575 SQ. FT.

PROPOSED COVERAGE (5,575 / 5,575) x 100=100%

BUILDING HEIGHT

39.17' - USING COLLEGE STREET AS START POINT PER 5.6.2(a)1.A. MEASURED TO TOP OF FLAT ROOF.

ZONING DISTRICT

DOWNTOWN TRANSITION DESIGN REVIEW OVERLAY

TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802 879 6331 | WWW.TCEVT.COM

Revisions

No.	Description	Date	By

Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.

2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect, if applicable. These Drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.

3. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties/disciplines to insure these plans are properly coordinated with other aspects of the Project. The Owner and Architect, are responsible for any buildings shown, including an area measured a minimum five (5) feet around any building.

5. It is the User's responsibility to ensure this copy contains the most current revisions.

For Permitting Only

Project Title

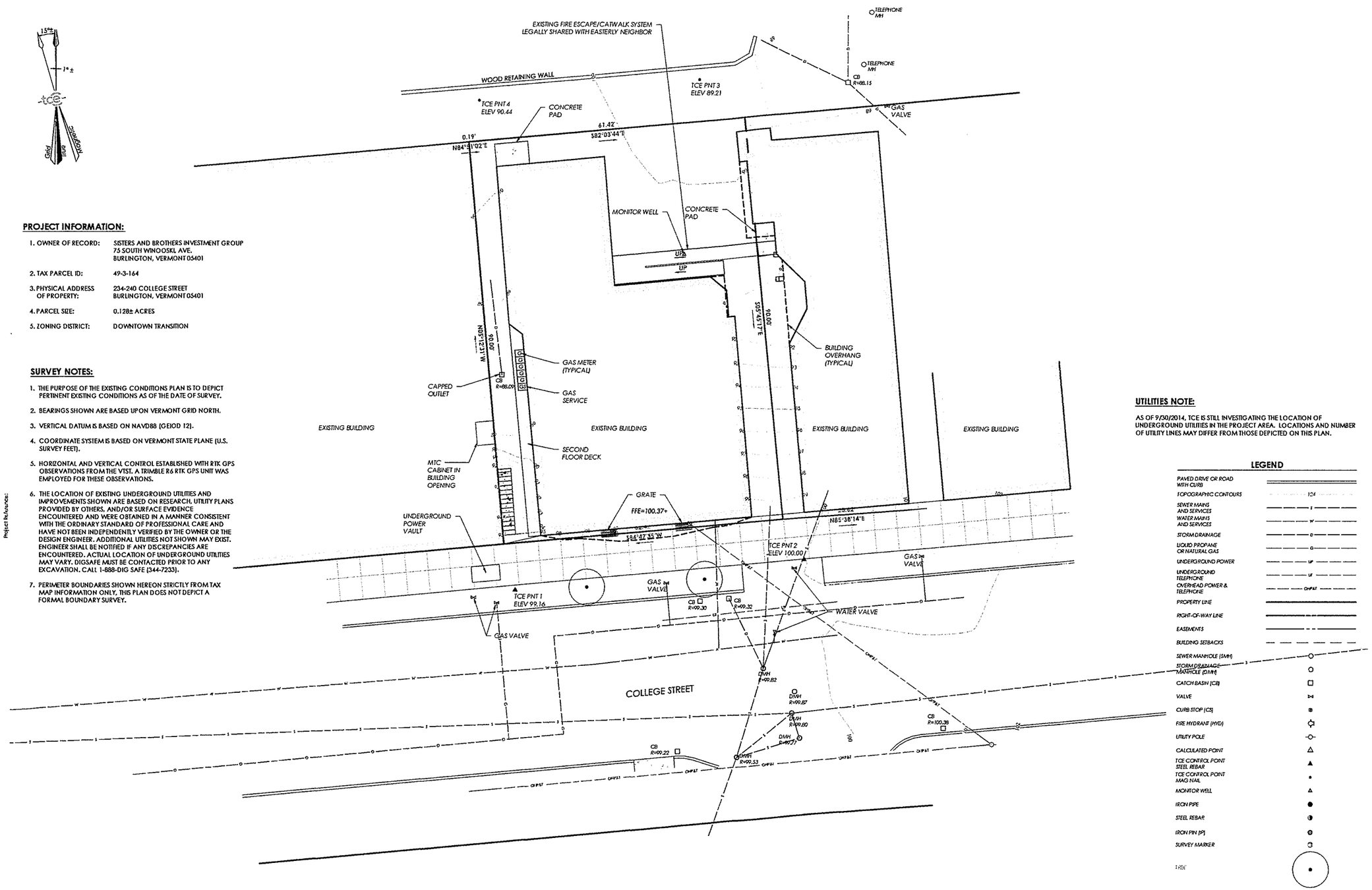
Sisters & Brothers Group, LLP
234-240 College Street
Burlington Vermont

Sheet Title

Proposed Site Plan

Date:	9/30/2014
Scale:	1"= 10'
Project Number:	14-141
Drawn By:	AGM
Project Engineer:	AGM
Approved By:	
Field Book:	290

C2-01



PROJECT INFORMATION:

1. OWNER OF RECORD:	SISTERS AND BROTHERS INVESTMENT GROUP 75 SOUTH WINOOSKI AVE. BURLINGTON, VERMONT 05401
2. TAX PARCEL ID:	49-3-164
3. PHYSICAL ADDRESS OF PROPERTY:	234-240 COLLEGE STREET BURLINGTON, VERMONT 05401
4. PARCEL SIZE:	0.128± ACRES
5. ZONING DISTRICT:	DOWNTOWN TRANSITION

SURVEY NOTES:

1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY.
2. BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH.
3. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12).
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
5. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH RTK GPS OBSERVATIONS FROM THE VTST. A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).
7. PERIMETER BOUNDARIES SHOWN HEREON STRICTLY FROM TAX MAP INFORMATION ONLY, THIS PLAN DOES NOT DEPICT A FORMAL BOUNDARY SURVEY.

Project References:

UTILITIES NOTE:

AS OF 9/30/2014, TCE IS STILL INVESTIGATING THE LOCATION OF UNDERGROUND UTILITIES IN THE PROJECT AREA. LOCATIONS AND NUMBER OF UTILITY LINES MAY DIFFER FROM THOSE DEPICTED ON THIS PLAN.

LEGEND

PAVED DRIVE OR ROAD WITH CURB
TOPOGRAPHIC CONTOURS — 124
SEWER MAINS AND SERVICES — S
WATER MAINS AND SERVICES — W
STORM DRAINAGE — D
LIQUID PROPANE OR NATURAL GAS — G
UNDERGROUND POWER — UP
UNDERGROUND TELEPHONE — UT
OVERHEAD POWER & TELEPHONE — OHP&T
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENTS
BUILDING SETBACKS
SEWER MANHOLE (SMH)
STORM DRAINAGE MANHOLE (DMH)
CATCH BASIN (CB)
VALVE
CURB STOP (CS)
FIRE HYDRANT (HYD)
UTILITY POLE
CALCULATED POINT
TCE CONTROL POINT STEEL REBAR
TCE CONTROL POINT MAG NAIL
MONITOR WELL
IRON PIPE
STEEL REBAR
IRON PIN (IP)
SURVEY MARKER
TREE

Graphic Scale
10 0 10 20 30 40 Feet

TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802 879 6331 | WWW.TCEVT.COM

Revisions

No.	Description	Date	By

Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.

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For Permitting Only

Project Title

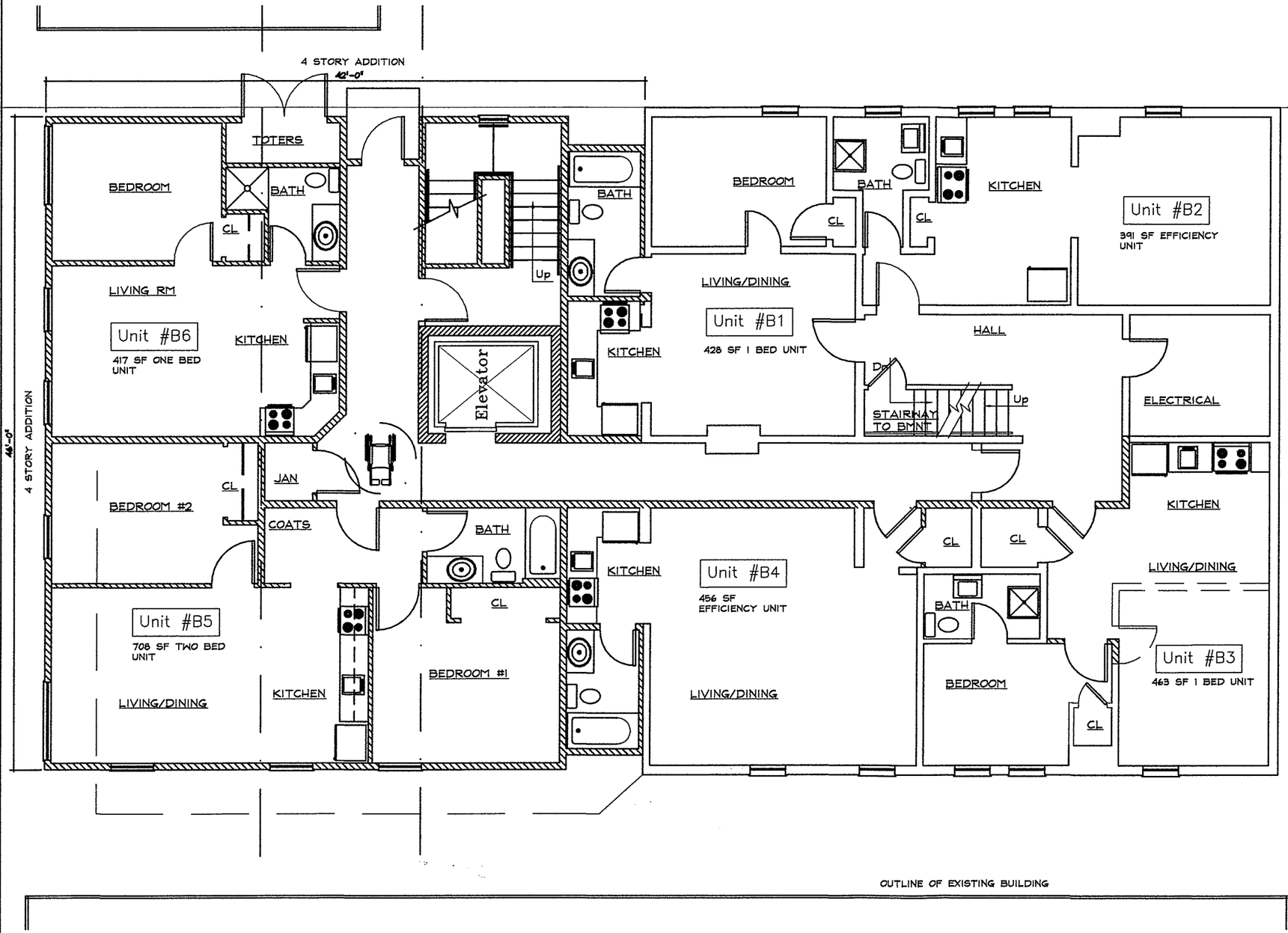
Sisters & Brothers Group, LLP
234-240 College Street
Burlington Vermont

Sheet Title

Existing Conditions Plan

Date:	9/30/2014
Scale:	1" = 10'
Project Number:	14-141
Drawn By:	RMP
Project Engineer:	AGM
Approved By:	
Field Book:	290

C1-02



UNIT COUNT- 234 COLLEGE STREET	42'x46' ADDITION, 1,932SF PER FLOOR, 5 FLOORS - 9,660SF
6- BASEMENT;	2 EFFICIENCY, 3 ONE BED UNIT 1 TWO BED UNIT
6- FIRST FLOOR;	3 EFFICIENCY, 2 ONE BED UNIT 1 TWO BED UNIT
6- SECOND FLOOR;	1 EFFICIENCY, 4 ONE BED UNIT 1 TWO BED UNIT
7- THIRD FLOOR/ FOURTH FLOOR	1 EFFICIENCY, 3 ONE BED UNIT 2 TWO BED UNIT, 1 THREE BED UNIT

TOTAL # OF UNITS= 25
tOTAL 25 BEDS + 7 EFFICNECY

WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO REMOVED

N

B BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL SIX UNITS

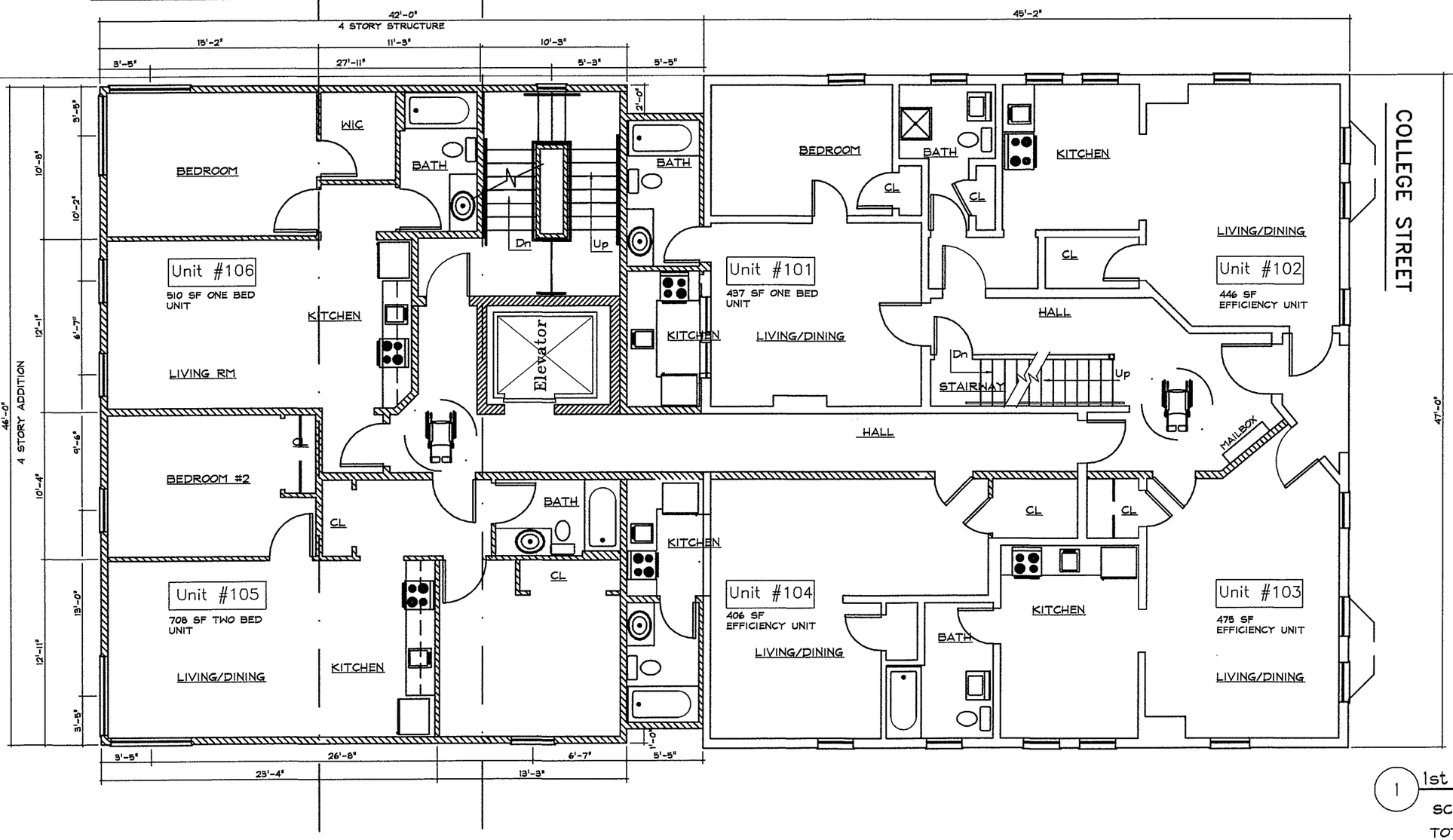
DESIGN/DEVELOPMENT DRAWINGS 9/30/14

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: BASEMENT FLOOR PLAN NEW ADDITION

DRAWING NO. B1



WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO REMOVED

N

1 1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

TOTAL SIX UNITS

DESIGN/DEVELOPMENT DRAWINGS 9/30/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

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

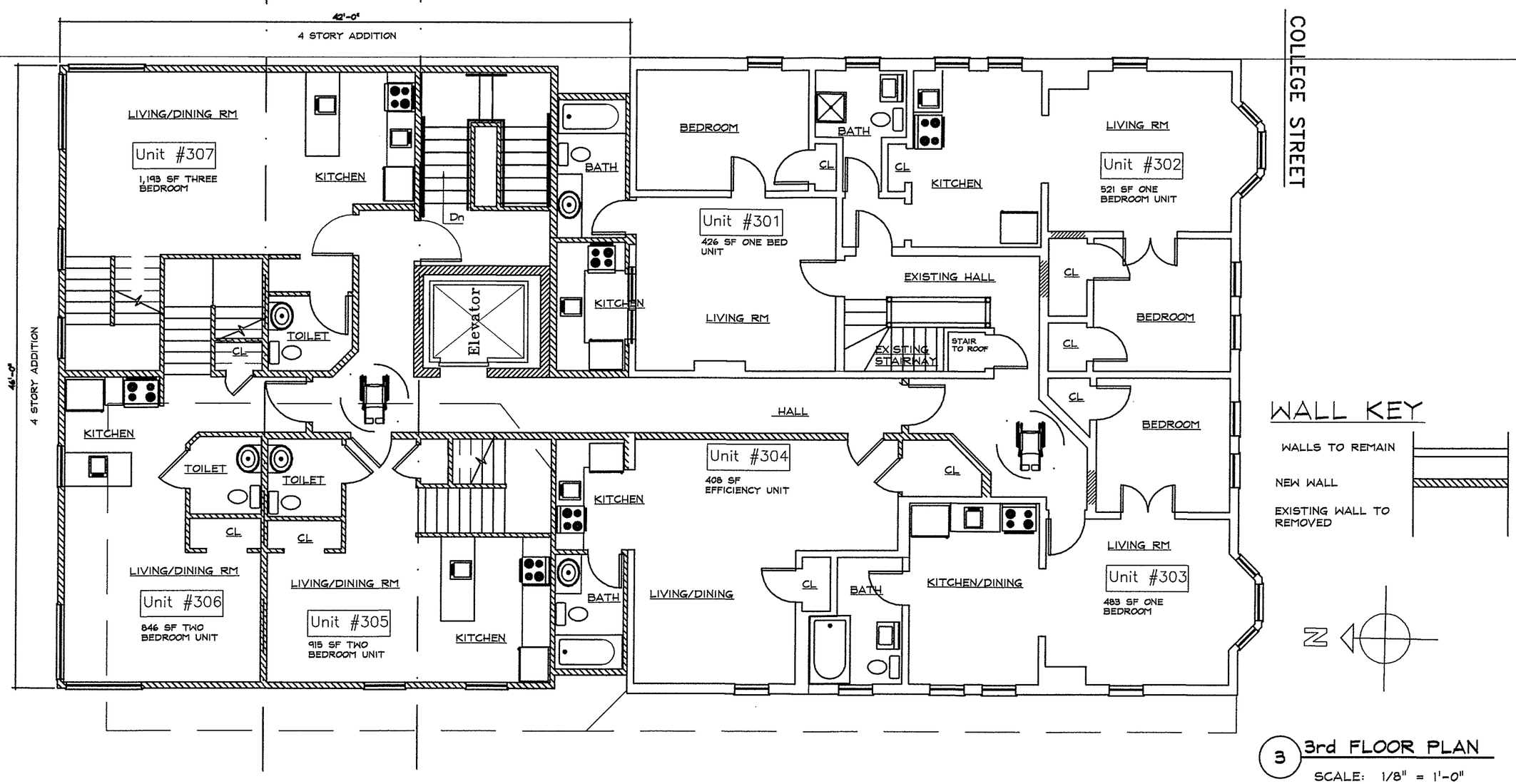
236 COLLEGE STREET

NEW ADDITION

BURLINGTON, VERMONT

SHEET TITLE: 1ST FLOOR PLAN NEW ADDITION

DRAWING NO. A1



WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO REMOVED

3 3rd FLOOR PLAN

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

TOTAL SEVEN UNITS

DESIGN/DEVELOPMENT DRAWINGS 9/30/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

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

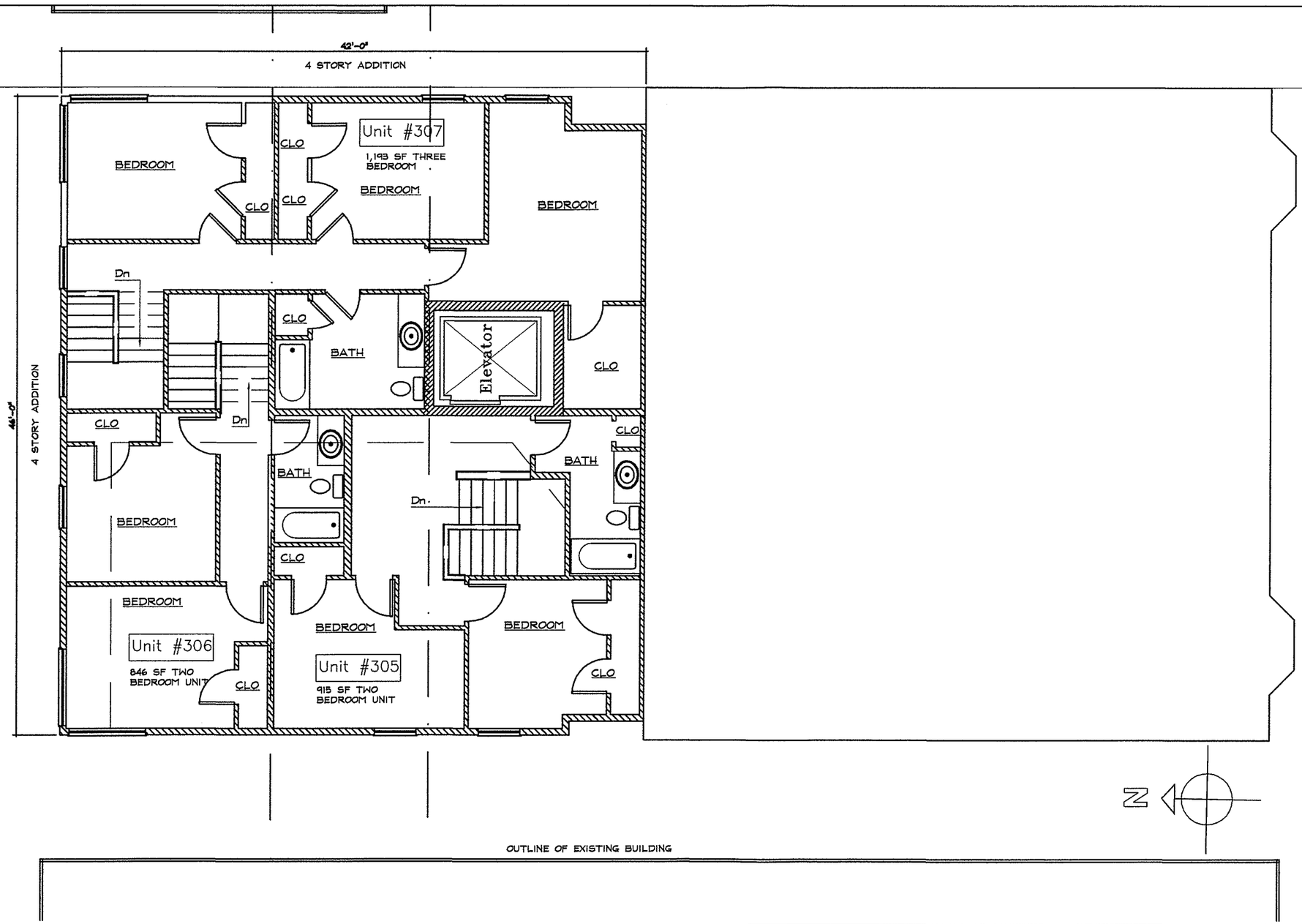
236 COLLEGE STREET

UNIT #10 RENOVATIONS

BURLINGTON, VERMONT

SHEET TITLE: 3RD FLOOR PLAN NEW ADDITION

DRAWING NO. A3



WALL KEY

WALLS TO REMAIN

NEW WALL

EXISTING WALL TO REMOVED

4 4th FLOOR PLAN

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

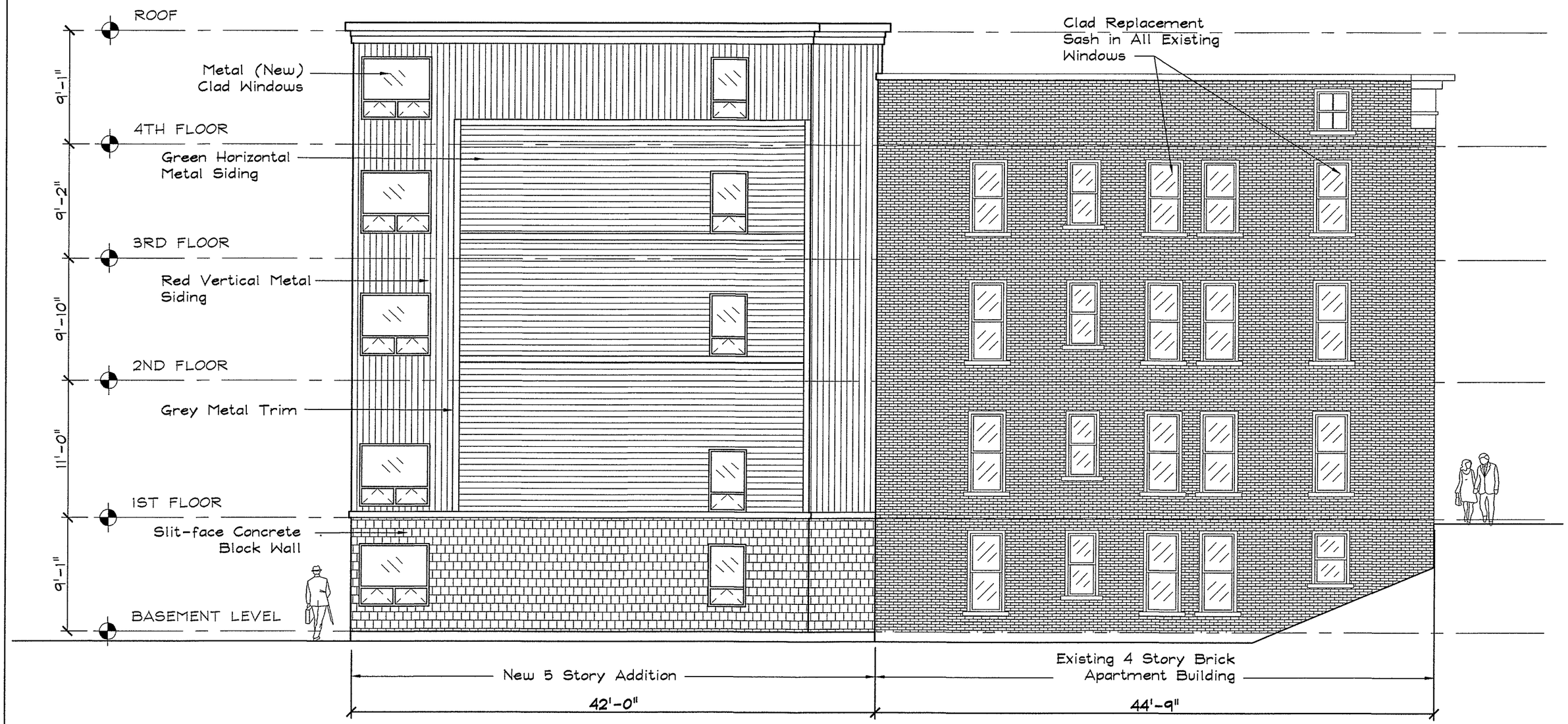
DESIGN/DEVELOPMENT DRAWINGS 9/30/14

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: 4TH FLOOR PLAN NEW ADDITION

DRAWING NO. A4



West Elevation

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

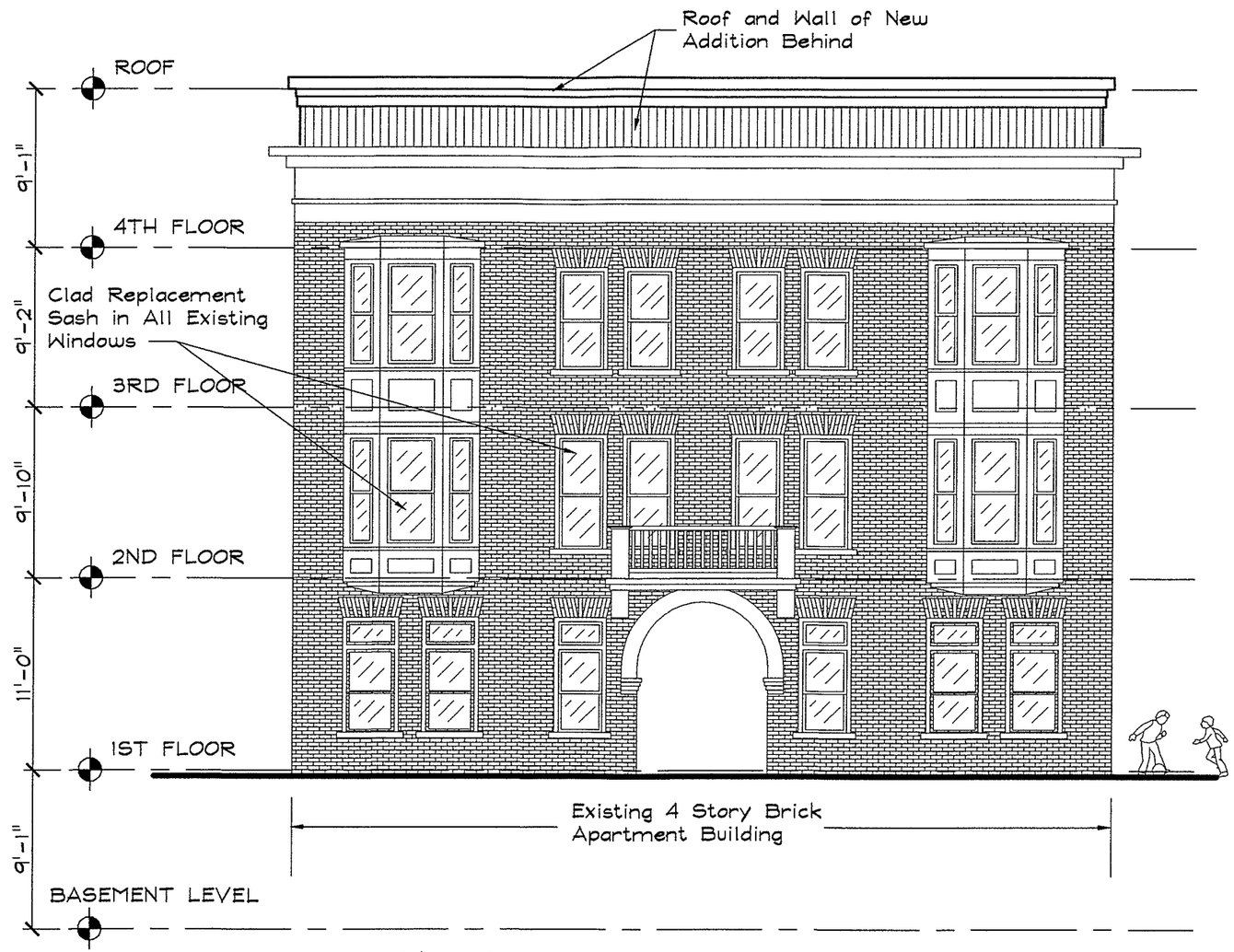
DESIGN/DEVELOPMENT DRAWINGS 9/30/14

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: ELEVATION

DRAWING NO. A8



South Elevation

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

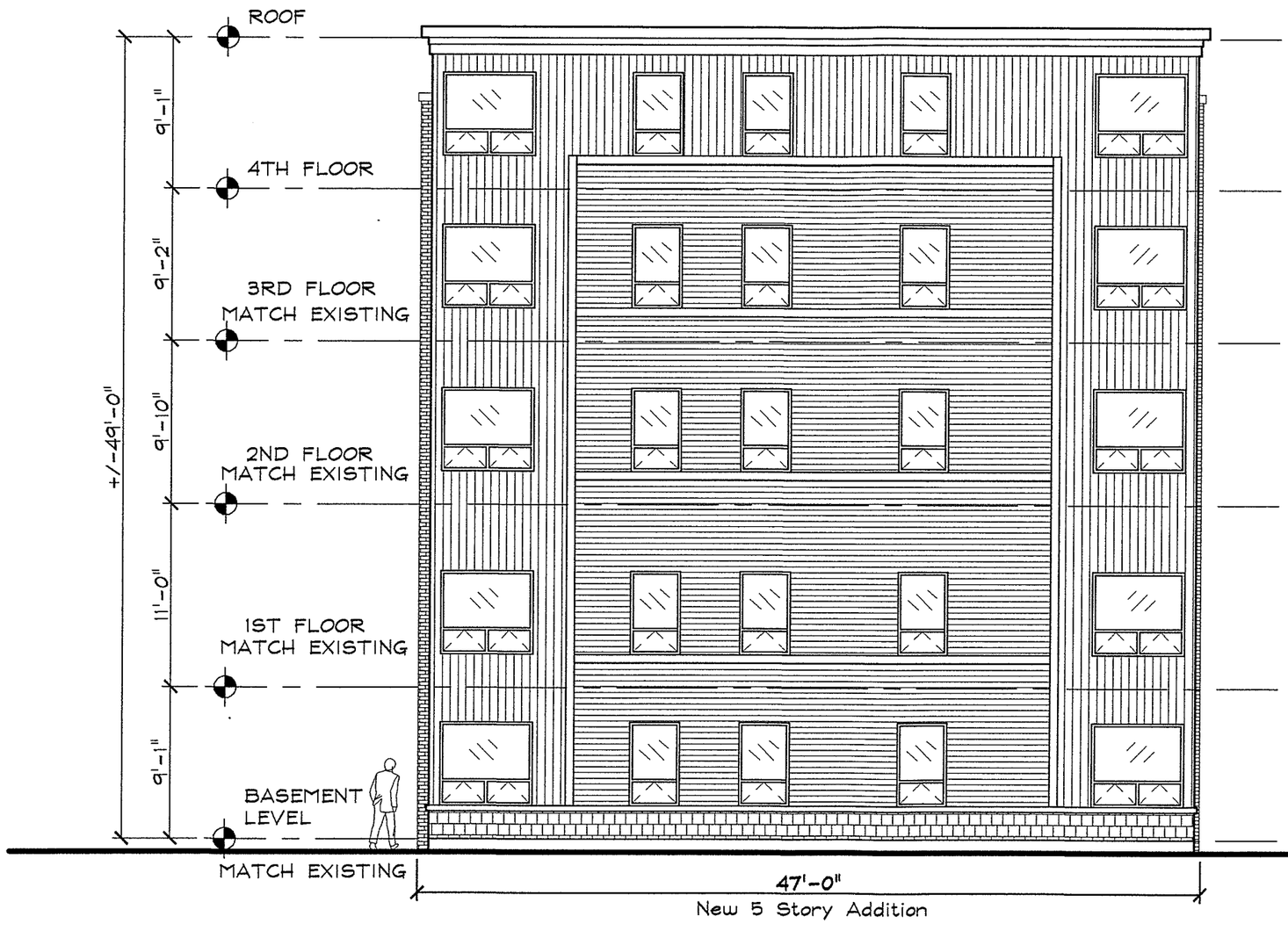
DESIGN/DEVELOPMENT DRAWINGS 8/30/14

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: ELEVATION

DRAWING NO. A7



NORTH ELEVATION

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

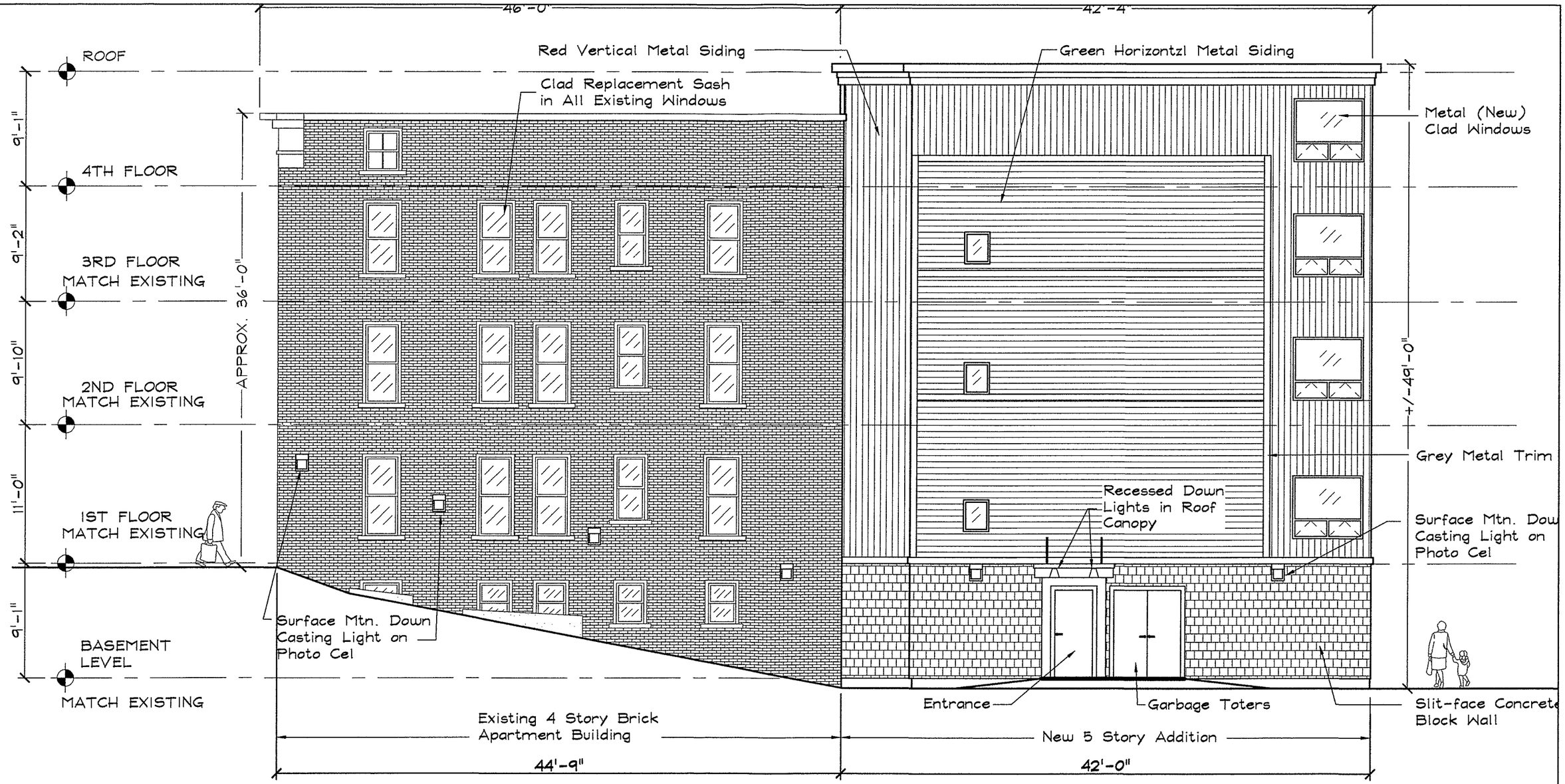
DESIGN/DEVELOPMENT
DRAWINGS 8/30/14

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: ELEVATION

DRAWING NO. A5



East Elevation

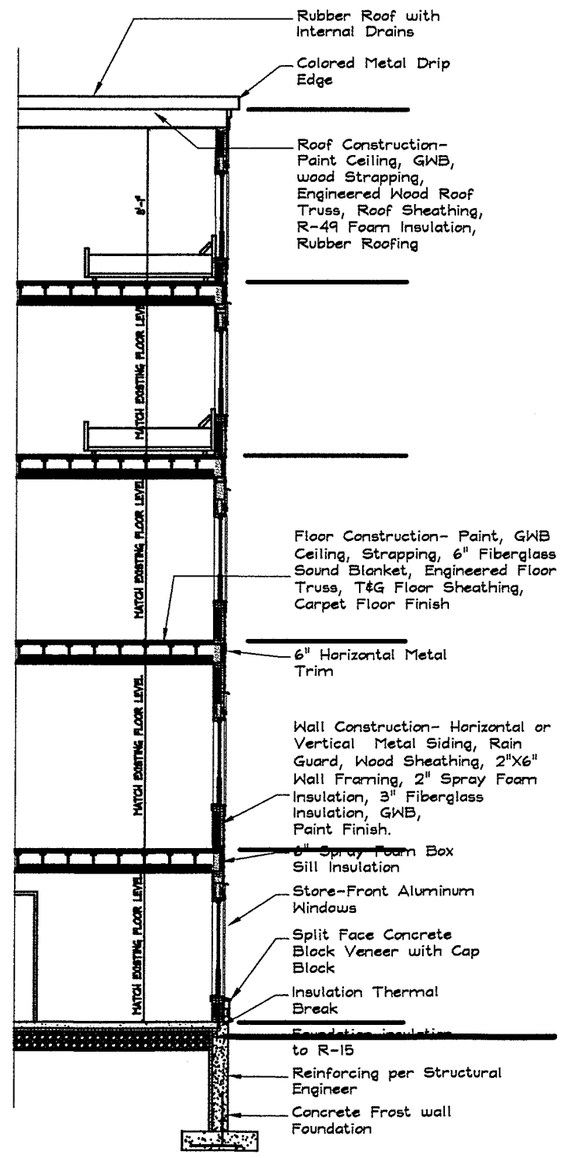
DESIGN/DEVELOPMENT
DRAWINGS 8/30/14

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: ELEVATION

DRAWING NO. A6



Wall Section

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

DESIGN/DEVELOPMENT DRAWINGS 9/30/14

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: WALL SECTION

DRAWING NO. A9

NORTHEAST RENDERING

SOUTH RENDERING

NORTHWEST RENDERING

NORTH RENDERING

Renderings

234 College Street

No.	Description	Date

G4 Design Studios

Project number	200	A200
Date	9/30/2014	
Drawn by	Bobby Harriman	
Checked by	G4 DESIGN	Scale

9/30/2014 11:08:28 AM