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Perspective view from street

Perspective view of addition from rear

A1	Print Date: 5/29/2015 Sketch Plans Pricing Plans 4/20/15 Zoning Plans 5/29/15 Revision A Construstion Plans		**Perspectives**	Molly Loomis Tom Hughes 78 Henry St. Burlington VT 05401	REDWORKS Donal Dugan c.802.399.9954 donal.dugan@gmail.com

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South

North

East

West

A10

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	
Construstion Plans	

Photos of Existing

Molly Loomis
Tom Hughes

78 Henry St.
Burlington VT 05401

REDWORKS

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82 Henry St
House to the East of site

74 Henry St
House to the West of site

A11	Print Date: 5/29/2015 Sketch Plans Pricing Plans 4/20/15 Zoning Plans 5/29/15 Revision A Construstion Plans		**Photos of Adjacent Homes**	Molly Loomis Tom Hughes 78 Henry St. Burlington VT 05401	REDWORKS Donal Dugan c.802.399.9954 donal.dugan@gmail.com

Dimesional requirements:
Zone RL Max. Lot Coverage 35%
Lot 6035 SF x 35%=2112 Buildings & Drive
10% Porches,walks & decks=604 SF
Setback Avg. of 4 adjacent w same frontage
only 82 Hernry meets criteria of frontage +/-5'
Front Setback 20'-0"
Side Setback Left 82 Henry garage on lot line
53'+46'/2=99'/2=49.5'x 10%=4'11" max
Right 4'6"
Rear Seatback-120.37'x25%=30'-1"

Lot 6035 35% max 2112			
Lot Coverage	SF	SF	
	Existing	New	change
House	609	609	
Addition		352	
Garage	288	288	
Drive	561	561	
Total	1458	1810	
%	24	29	+5

10% Porches,patios, walkways Max 603			
Front porch	208	208	change
Pizza oven	36	0	
Back deck	252	0	
brick walk	68	0	
Side walk	30	30	
Front walk	80	80	
Rear landing	0	17	
Total	422	318	
%	6	5	-1
Grand total	2132	2128	
% coverage	31	35	+4

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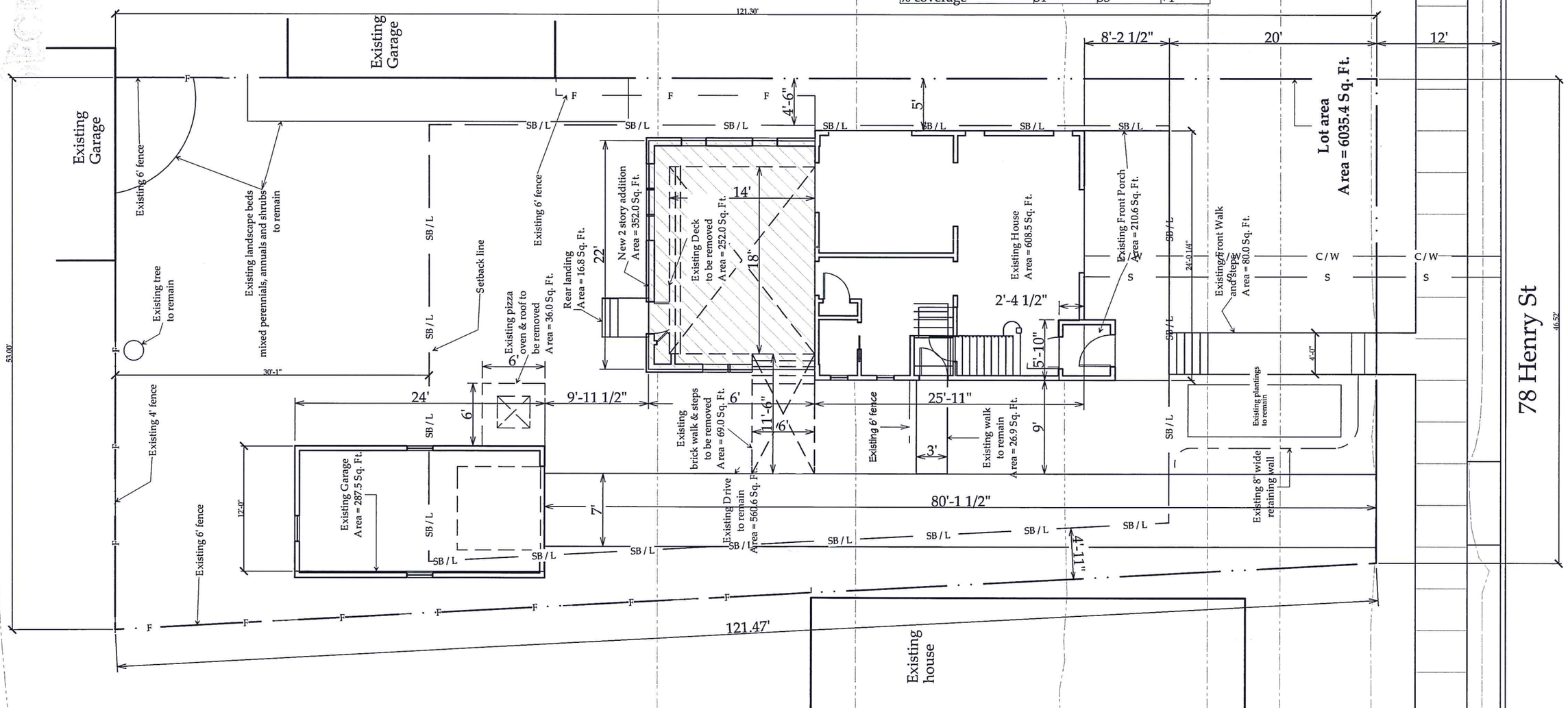

A2

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	
Construstion Plans	

Site & Landscape Plan

scale: 1"=10'

Molly Loomis
Tom Hughes

78 Henry St.
Burlington VT 05401

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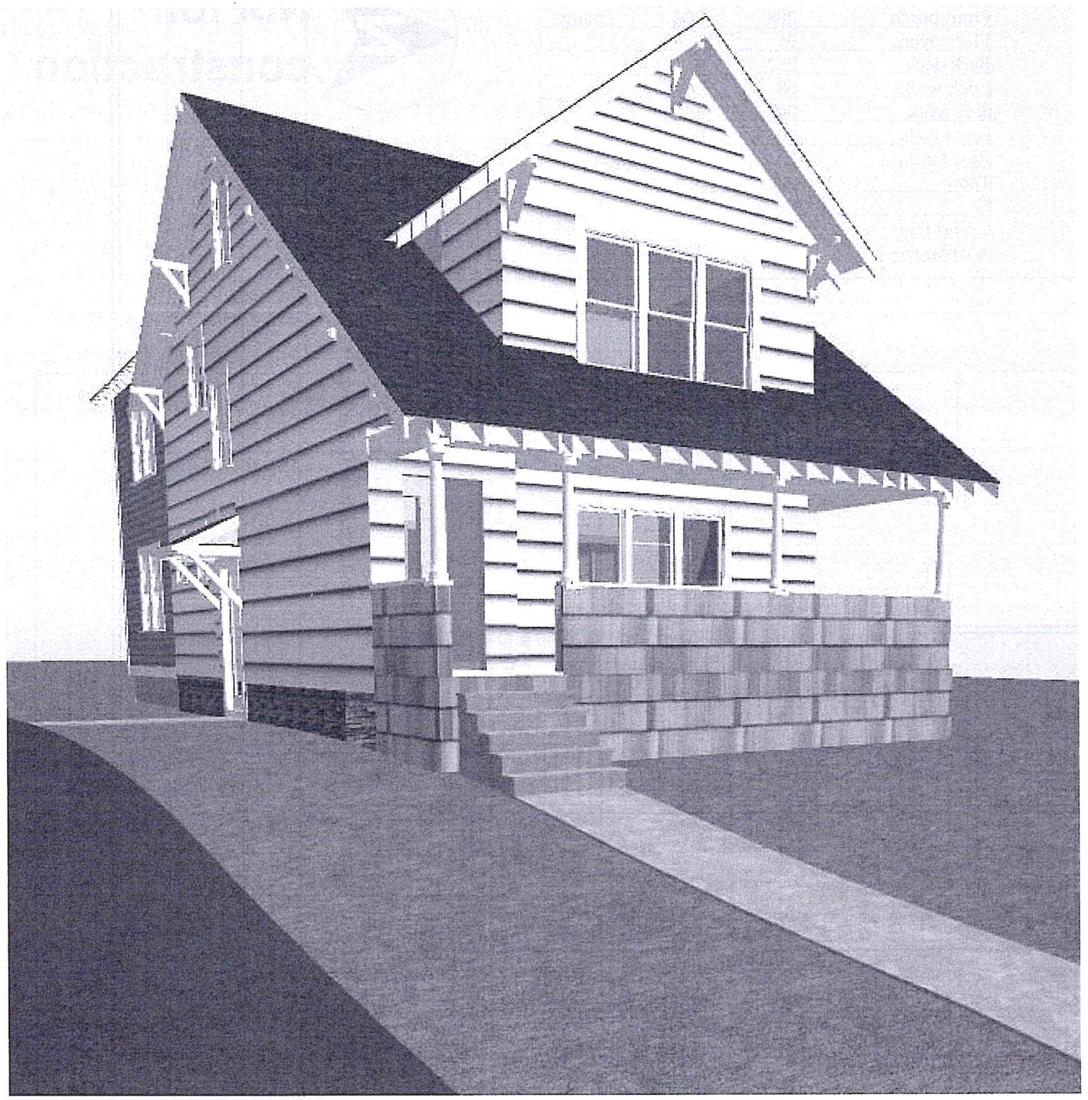
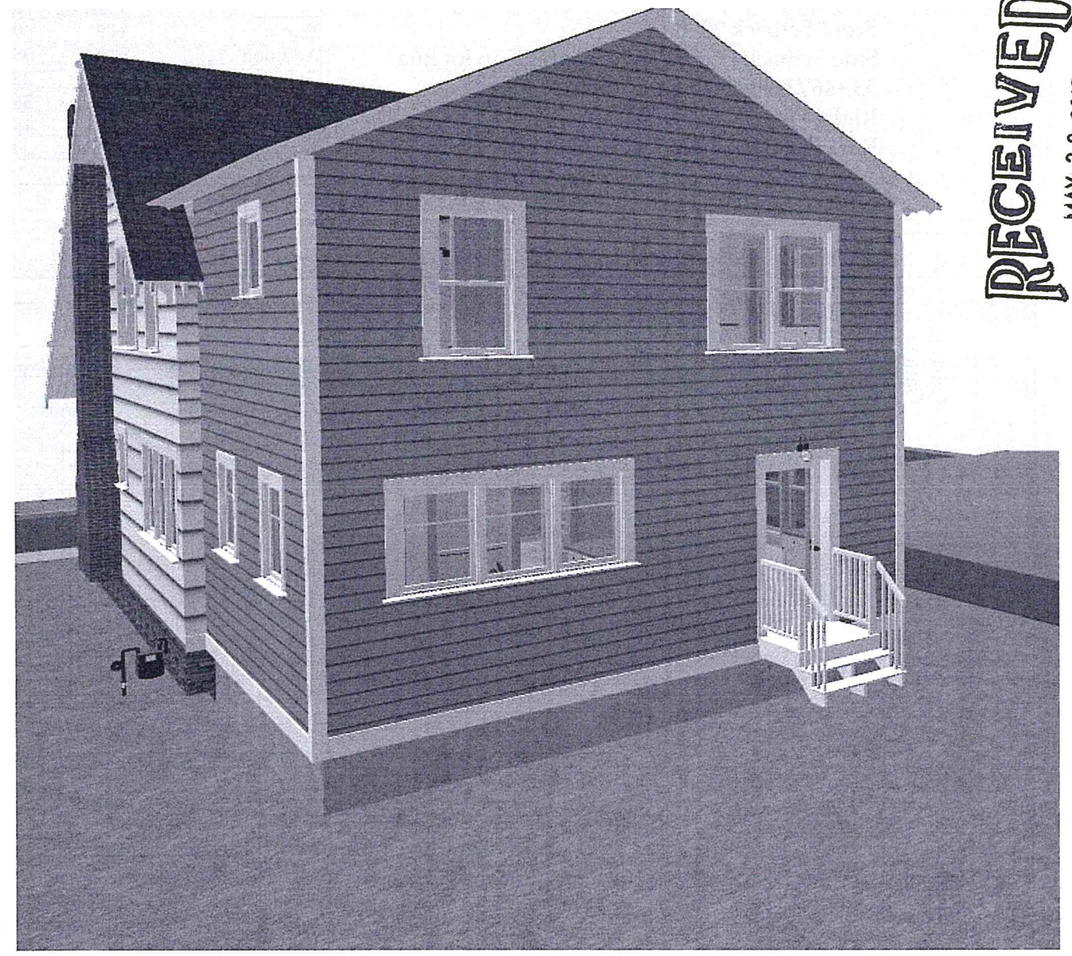


Perspective view from street



Perspective view of addition from rear

A1	Print Date: 5/29/2015 Sketch Plans Pricing Plans 4/20/15 Zoning Plans 5/29/15 Revision A Construstion Plans		**Perspectives**	Molly Loomis Tom Hughes 78 Henry St. Burlington VT 05401	REDWORKS Donal Dugan c.802.399.9954 donal.dugan@gmail.com

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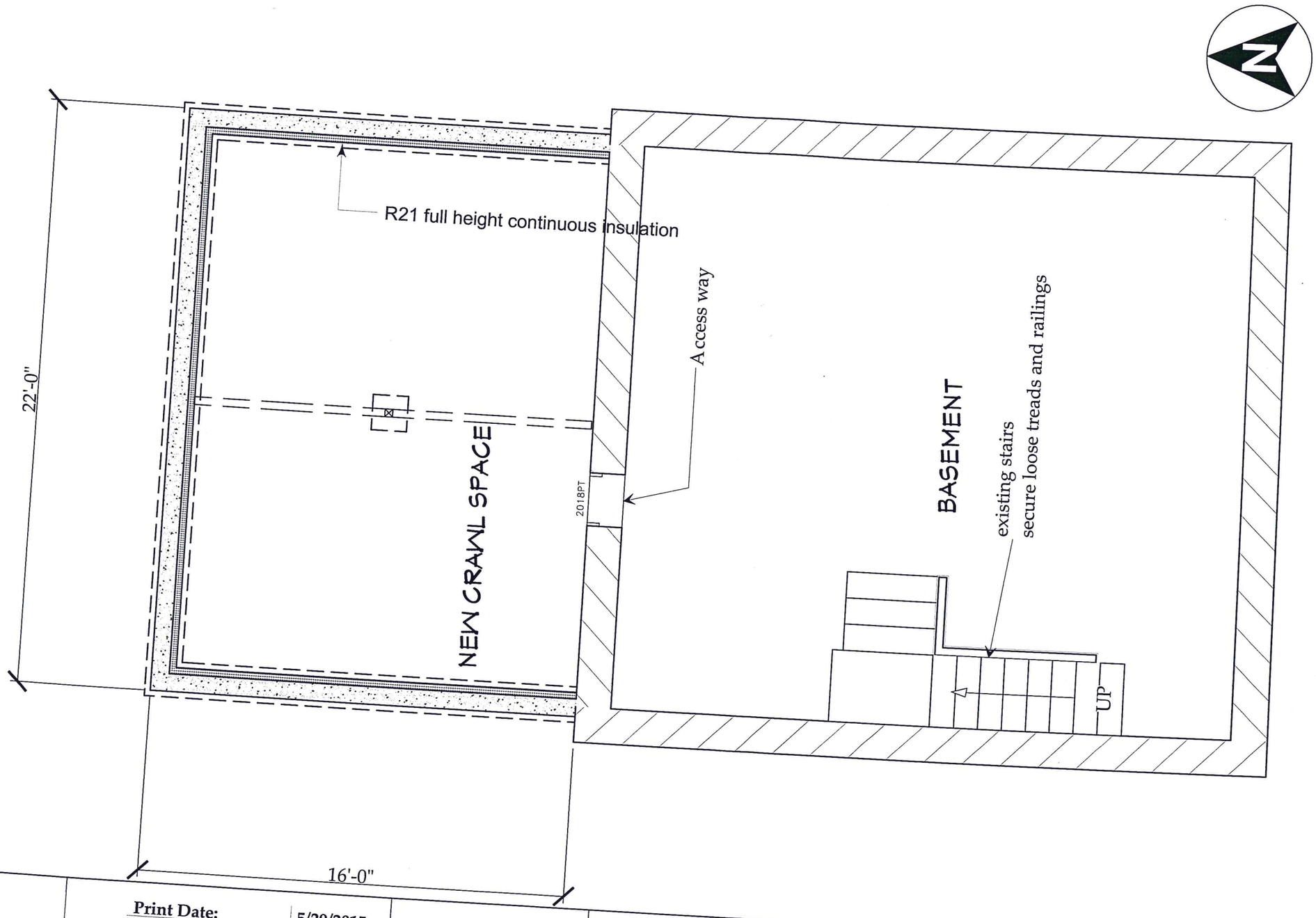

A3

Print Date:	5/29/2015
Sketch Plans	
Pricing Plans	4/20/15
Zoning Plans	5/29/15
Revision A	
Construstion Plans	

Foundation Plan

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

Molly Loomis
Tom Hughes

REDWORKS

399.9954
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