



## **DRB Agenda - Tuesday, August 15, 2023, 5:00 PM, 645 Pine Street, Front Conference Room or Remote on Zoom**

**645 Pine Street, Front Conference Room or Remote on Zoom:**

**Please click the link below to join the webinar:**

**Zoom:** <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

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**Passcode:** 969186

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### **1. Agenda**

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#### **1.1. Motion to amend/adopt agenda**

### **2. Communications**

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### **3. Minutes**

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#### **3.1. Minutes**

### **4. Consent Agenda**

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#### **4.1.**

**ZP-23-358; 55 South Prospect Street (I, Ward 1E) UVM State Agricultural College / Lani Ravin  
Proposed construction of two patio/seating areas on the University Green. (Project Manager, Scott Gustin)**

### **5. Certificate of Appropriateness**

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#### **5.1.**

**ZP-23-273; 41 Adams Street (RM, Ward 6S) QCDG Adams TH, LLC / Daniel Goltzman  
Proposed construction of a new three-story, three-unit building. (Project Manager, Garret King)**

### **6. Other Business**

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### **7. Adjournment**

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#### **7.1. Motion to adjourn**

## Burlington Development Review Board

Department of Permitting & Inspections  
645 Pine Street  
Burlington, VT 05401  
[www.burlingtonvt.gov/DPI/DRB](http://www.burlingtonvt.gov/DPI/DRB)  
Telephone: (802) 865-7188  
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AJ LaRosa  
Caitlin Halpert  
Geoff Hand  
Sean McKenzie  
Brad Rabinowitz  
Chase Taylor  
Evan Gould, (Alternate)  
Vacant, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 1, 2023, 5:00 PM

#### AGENDA

*Hybrid & In Person (at 645 Pine Street) Meeting*

**Board Members Present:** AJ LaRosa (5:05 PM), Caitlin Halpert, Geoff Hand (5:05 PM), Sean McKenzie, Brad Rabinowitz, Chase Taylor (5:05 PM), and Evan Gould

**Board Members Absent:** None

**Staff Members Present:** Scott Gustin, Garret King, and Joseph Cava

**Staff Members Absent:** Mary O'Neil

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

**1. ZP-23-305; 339 Pine Street (E-LM, Ward 5S) City DPW / Andrew Jope**

Continuation of use of temporary modular training/office space in storage yard. (Project Manager, Scott Gustin)

Jeff Schake: Sworn in.

Caitlin Halpert: This item is recommended for consent approval. Have you had time to review the staff report and have any comments or question?

Jeff Schake: Yes, I have reviewed the staff report. I am working with Brad Biggie to resolve an open permit record outlined in the report.

Caitlin Halpert: Are there any questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing none, would someone like to make a motion?

Geoff Hand: I am recusing myself on this item.

Brad Rabinowitz: Motioned to approve and adopt staff recommendations, Sean McKenzie 2<sup>nd</sup>. Vote 6-0. Motion carried.

**V. Public Hearing**

**1. ZP-23-284; 266 College Street (FD5, Ward 8E) Giri Burlington Property, LLC / 266 Greencastle, LLC**

Major Impact Review of proposed renovation of existing building to construct a 6-story addition with rental housing and two levels of parking below street grade. (Project Manager, Mary O'Neil)

Bruce Baker, Cleary Buckley, Peter Smiar, and Sharon Bushor: Sworn in.

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AJ LaRosa: I was involved with a foreclosure transaction of this property, but I feel this won't impact my non-biased review of this project. Can you walk us through this project?

Bruce Baker: A portion of this site is in the ravine and the building has been uninhabited for five or six years, so this is part of the challenge to redevelop this site.

Cleary Buckley: We are proposing the partial demolition of the existing historic structure which includes the gym and pool at the rear of the property. The gable roofed structure at the front of the property will be retaining. This is a tightly constrained site, so it adds perplexity and costs to the project. The proposed building under the existing ordinance will be LEED Gold certified. We are proposing the use of yellow and red bricks on the addition which compliments the Congregational Church across the street from this project. The Design Advisory Board (DAB) recommended making the back of the proposed structure more inviting which currently is a monotone grey color.

Brad Rabinowitz: Are there apartments proposed on the first floor of the proposed development?

Cleary Buckley: Yes, there will be apartments throughout the first floor along South Union Street and College Street.

Brad Rabinowitz: Does form based code allow residential uses on the first floor where street activity occurs?

Scott Gustin: Yes.

Cleary Buckley: The apartments wrap around the exterior of the building to allow natural light to flow in through the center of the building.

Brad Rabinowitz: I am concerned with the lack of engaging uses on the first floor. How many apartment units are proposed?

Cleary Buckley: 89 apartment units.

AJ LaRosa: To clarify, the grade changes along College Street is being used to create access for the two parking levels?

Cleary Buckley: Yes.

Evan Gould: The plans propose over 100 long-term bicycle parking spaces. Can you expand on this?

Cleary Buckley: There is space in the existing basement of the old "Y" for mechanical equipment and up to 60 bicycle parking spaces. We haven't determined the exact number yet.

Sean McKenzie: So the upper floors of the historic building will be accessed through the newer building?

Cleary Buckley: Yes, the form based code requires a certain height between floors.

Sean McKenzie: The proposed building looks big from the street level in comparison to the historical building. Can you expand on alternatives to set back the building from the street?

Cleary Buckley: The design is a maximization of existing site and height requirements.

AJ LaRosa: I appreciate the site uses, but I recommend changing the grey monotone color scheme on the rear facade to something similar with the red and yellow brick color scheme. The proposed access point on College Street is coming in from a City right-of-way. Have you spoken to the Department of Public Works (DPW) about this?

Cleary Buckley: The color scheme is not true to form because of the monochromatic design. This is a cost driven design but we would be willing to address alternative color recommendations. We have been discussing this with DPW. To clarify, this is the same access that was proposed when this project came before the DRB for review as a hotel redevelopment.

AJ LaRosa: What is the siding material on the topmost floor of the building made of?

Cleary Buckley: Fiber cement siding.

AJ LaRosa: What is the use of the different color scheme?

Cleary Buckley: The topmost floor is set back from the darker color of the cornice, which is why it's a lighter color differentiated from the red and yellow brick. This also relates to the lighter colors used in the trellis and balcony designs on the other building facades of the proposed project.

Brad Rabinowitz: I appreciate the efficiency of the plan to bring light into all spaces throughout the apartment units.

AJ LaRosa: When we previously reviewed this site for redevelopment as a hotel, a Transportation Demand Management (TDM) plan was required. Can you expand on the differences between the hotel proposal and this project?

Peter Smiar: We have decreased the number of parking spaces below street level so it decreases the demand.

AJ LaRosa: Are the bump outs in the right-of-way?

Peter Smiar: Yes, we've been working with DPW on this proposed addition including the bump outs.

Sean McKenzie: On the streetscape itself, I noticed minimal landscaping, and would like to see seasonal plantings. Will you be implementing snow guards and ice shields?

Cleary Buckley: We recognize that this is a facet of the project that needs to be addressed. Plantings will be reviewed as part of this project.

AJ LaRosa: Does anyone from the audience wish to speak or have questions?

Scott Gustin: Sharon Bushor has her hand raised.

Sharon Bushor: I've been following this site for a long time including the previously proposed hotel project. I feel this project is putting a lot of pressure on the applicant in regard to VHB's evaluation of the existing historic gabled structure. I think the extra floor with darker colors detracts from the original structure. I recommend the developer consider owner occupied apartment units to improve the weakness that much of this neighborhood is transient in nature as people come and go. I do agree with comments about the economics, but I don't understand the additional floor. I know the affordability component allows this, but I recommend evaluating green roofing strategies to reduce the heat index generated by the immense amount of concrete. I also didn't know if more balconies could be implemented on the north side of the building to make it more engaging. I appreciate you



addressing the bicycle parking, but will there be an elevator big enough to accommodate bicycles that are brought down to the storage area? Common spaces on the first floor for tenants could also be beneficial for getting to know your neighbors. We've seen this type of strategy implemented in the Cambrian Rise development.

Bruce Baker: Cleary is providing breakout spaces for tenants working from home in the designs. If we implemented a café, this would make it more engaging, but that would be a later development. There are so many building and site challenges, which is why this building has been sitting vacant so long. As the developer, I'm taking a lot of risk to do this. In regard to owner occupancy, we don't know what the market will look like three years from now once the project is completed.

AJ LaRosa: We have seen a lot of amendments in the Cambrian Rise development as project scope changes.

Bruce Baker: This development will have a 24/7 leasing office and security, so there will be access and transparency throughout all times of the day.

Cleary Buckley: We met with the State Historic Preservation Officer (SHPO) who appreciated the retention/relationship of the older building with the new design.

AJ LaRosa: I propose we close the public hearing and we'll deliberate on this later.

## **VI. Certificate of Appropriateness**

### **1. ZP-23-199; 160 Flynn Avenue (E-LM, Ward 5S) The Switchback Beerworks, Inc. / Tyler Barnard**

Building renovations to accommodate new tap room including the construction of a new patio area, sidewalks, parking, and stormwater improvements. (Project Manager, Garret King)

AJ LaRosa: We will review the 160 and 180 Flynn Avenue projects simultaneously since they are both related.

### **2. ZP-23-250; 180 Flynn Avenue (E-LM, Ward 5S) LJC, Inc. / CO LCT Company / Tyler Barnard**

Site modifications including reconstruction of parking lot and stormwater improvements associated with ZP-23-199. (Project Manager, Garret King)

William Cherry, Gretchen Langfeltd, and Paul Boisvert: Sworn in.

AJ LaRosa: Can you walk us through this project?

William Cherry: We took over ownership of the site after operating for over twenty years. The proposing improvements will give us the opportunity to expand our services beyond a tap room to include a full service restaurant. The greenspace expands our organization's opportunities to host community events as well.

AJ LaRosa: What will happen to the old tap room?

William Cherry: It may become a private event space, we haven't thought that far ahead.

Evan Gould: Are the two buildings attached?

Gretchen Langfeltd: It is two separate buildings, but we're trying to tie the two buildings together. The older brick building is the gem of this property and will become the new tap room.

Paul Boisvert: The site is further improved by fencing and sidewalks with a new patio that is level with an entry vestibule. It will still be shared access coming in off Flynn Avenue. We are also proposing native plantings including trees, shrubs and perennials. We have been working with James Sherrard to ensure the alignment of stormwater improvements.

Brad Rabinowitz: I'm trying to piece together the layout. Is that an outside bar I see on the plans?

Paul Boisvert: Yes.

Evan Gould: I live in this area and park my bike close by. I appreciate the attention to detail regarding varying forms of transportation.

Gretchen Langfeltd: We are excited that people walk and bike to this location in addition to traditional vehicular traffic.

AJ LaRosa: Seeing no additional hands, we'll close the public hearing on this item and go into deliberative session.

## **VII. Adjournment**

Hearing closed at 6:15 PM.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at [www.burlingtonvt.gov/dpi/drb/agendas](http://www.burlingtonvt.gov/dpi/drb/agendas) or the office notice board, one week before the hearing for the order in which items will be heard.

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## Department of Permitting & Inspections

Zoning Division  
645 Pine Street  
Burlington, VT 05401  
Telephone: (802) 865-7188

William Ward, Director  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Garret King, Associate Planner  
Joseph Cava, Permit Technician  
Ted Miles, Code Compliance Officer  
Ted Boylan, DPI Administrator



**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** August 15, 2023  
**RE:** ZP-23-358; 55 South Prospect Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: I                      Ward: 4N

Owner/Applicant: University of Vermont / Lani Ravin

**Request:** Proposed construction of two patio/seating areas with granite pavers on the University Green.

### **Applicable Regulations:**

Article 4 (Maps & Districts), Article 6 (Development Criteria & Guidelines)

### **Background Information:**

The applicant is seeking approval to construct patio areas within the south end of the University of Vermont green. Related siting walls, benches, and landscaping are also included. While the project is fairly minor, it is a level 2 Certificate of Appropriateness and exceeds 500 sf in net new lot coverage. As a result, review by the Development Review Board is required.

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.

Prior zoning permit actions for this property.

- 3/18/2016, Approval to install illuminated monument sign
- 5/1/2012, Approval to replace additional asphalt sidewalks with concrete
- 8/1/2011, Approval to replace asphalt sidewalks with concrete

**Recommendation:** **Consent approval** as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 4: Maps & Districts**

##### **Sec. 4.4.4, Institutional District:**

**(a) Purpose**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**(b) Dimensional Standards & Density**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**(c) Permitted & Conditional Uses**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**Sec. 4.5.2, Institutional Core Campus Overlay Districts**

**(a) Purpose**

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. It provides for increased development scale and intensity than would be found in adjacent residential areas and for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed patio areas represent minimal additional development intensity within this overlay district. **(Affirmative finding)**

**(b) Areas Covered**

The project site is located within the UVM Central Campus overlay (ICC-UVM). **(Affirmative finding)**

**(d) District Specific Regulations: UVM Central Campus (ICC-UVM)**

**1. Transitional Buffer**

- A. *The Transitional Buffer shall include all property within the area as measured from the centerlines of Colchester Avenue, East Avenue, Main Street, and South Prospect Street and extending 150 feet into the ICC-UVM District as delineated on Map 4.5.2-2 UVM/UVMMC ICC Transitional Buffer above.*
- B. *Lot coverage shall not exceed 40% for the aggregate of all land owned by an institution and located within the Transitional Buffer.*
- C. *Unless replaced on site, no housing unit in a residential structure located within the Transitional Buffer shall be demolished or converted to a nonresidential use, except for housing units which are exempt from the provisions of Article 9. Housing Replacement standards of this ordinance shall apply to any such*

The southern proposed patio is located within the transitional buffer. The northerly of the patios are located outside of the transitional buffer. Lot coverage within the transitional buffer will increase slightly to 28.9%. **(Affirmative finding)**

**2. Lot Coverage**

*Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC -UVM District. Lot coverage shall not exceed 65% except as provided below.*

*The maximum lot coverage within the ICC -UVM District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 70%.*

Within this overlay district, a maximum aggregate lot coverage of 65% is allowed. Lot coverage will increase from a previously permitted 51.29% to 51.39%. **(Affirmative finding)**

### 3. Setbacks

*Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC -UVM District.*

*Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.*

The university green is bounded by streets. Each setback is a front yard setback. The closest setback as proposed is ~ 60.' **(Affirmative finding)**

### 4. Surface Parking

*No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007, and upon the approval by the DRB.*

**(Not applicable)**

### 5. Building Height

*Building height shall be measured under the provisions of Art. 5 except that the Measurement Interval method specified in Sec. 5.2.5(a)(3) shall not apply.*

*For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on Map 4.5.2-4. Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140-feet.*

**(Not applicable)**

### 6. Density

*In the ICC -UVM District, density restrictions set forth in Article 4, Sec. 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Sec. 5.2.7 (a) 2 shall not apply in the ICC -UVM District.*

**(Not applicable)**

### 7. Uses

*Within the ICC-UVM District, Schools - Post-secondary and Schools -Community Colleges shall be treated as permitted uses.*

The project site is part of the university. The post-secondary school use will not change.

**(Affirmative finding)**

## **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 does not contain any important natural features as identified in the natural resource overlay map. An existing cottonwood tree will be removed, and several new trees will be planted.

**(Affirmative finding)**

*(b) Topographical alterations*

Not applicable per 24 VSA, Sec. 4413.

*(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

*(d) Protection of important cultural resources*

Not applicable per 24 VSA, Sec. 4413.

*(e) Supporting the use of alternative energy*

Not applicable per 24 VSA, Sec. 4413.

*(f) Brownfield sites*

Not applicable per 24 VSA, Sec. 4413.

*(g) Provide for nature's events*

As required, plans for erosion prevention and sediment control have been provided to the city's stormwater program staff. Final review and approval by the city's stormwater program staff is required. **(Affirmative finding as conditioned)**

*(h) Building location and orientation*

Not applicable per 24 VSA, Sec. 4413.

*(i) Vehicular access*

Not applicable per 24 VSA, Sec. 4413.

*(j) Pedestrian access*

Not applicable per 24 VSA, Sec. 4413.

*(k) Accessibility for the handicapped*

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply.

*(l) Parking and circulation*

**(Not applicable)**

*(m) Landscaping, fences, and retaining walls*

The project plans include a landscaping plan. It depicts the proposed stonework and existing vegetation. New plantings are not especially clear except for the notations about new planting beds. The project narrative refers to several new trees but does not specify species. A revised landscaping plan is needed and must clearly depict new plantings and identify species.

**(Affirmative finding as conditioned)**

*(n) Public plazas and open space*

The university green is an existing green space. The proposed improvements are intended to enhance the pedestrian environment within this quasi-public space. **(Affirmative finding)**

*(o) Outdoor lighting*  
**(Not applicable)**

*(p) Integrate infrastructure into the design*  
**(Not applicable)**

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

**(Not applicable)**

**II. Conditions of Approval**

1. **Prior to release of the zoning permit**, a revised landscaping plan shall be submitted, subject to staff review and approval. The revised landscaping plan must clearly depict new plantings and identify species.
2. Prior to construction, the erosion prevention and sediment control plan shall be reviewed and approved by the stormwater administrator.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state.
4. Standard permit conditions 1-15.

Proposed construction of two patio/seating areas with granite pavers on the University Green.

Seat walls will be constructed around the perimeter of the two flanking “half circles” that will be created by the existing intersecting sidewalks at the larger, round plaza. Staying consistent with other landscape in this area of campus, the seating walls will be partially shielded by small shrubs and planting beds for annual and perennial flowers.

New trees will be planted at the round plaza, both to replace an existing cottonwood tree that will be displaced by the project, and to add trees to the University Green. Local arborists have recommended that UVM begin a process to plant trees in varying years on the green so that the most common species do not all reach end of life at the same time. Our base selection will include younger versions of the trees which are currently thriving on the green – for this south end of the green with high ground water tables, we will investigate more high moisture tolerant trees and plantings as specified by our campus experts.

A memorial bench and the small, crescent shaped seating plaza will be named for Robert Vaughan – Former Director of Capital Planning and Management. The area has a prominent view of his campus and was strategically selected to help re-direct a pedestrian cut-through where an old sidewalk existed. The other two benches will be granite, similar to others on campus.

The memorial bench will be custom made, with cast iron rails repurposed/refurbished to match others on the green from VT Ironworks. Larch wood slats will be made from wood harvested from a UVM forest and hand crafted to fit the rails. Larch is being selected for its outdoor hardiness and will be seal coated. There will be a memorial placard affixed to the bench.

The planting beds around the benches on the Vaughan Plaza will also have a mixed selection of typical beds for annual and perennial flowers, under the direction of the UVM Grounds Manager, in consultation with faculty and the Landscape, Mobility and Sustainability Advisory Group to the Campus Plan.

The Vaughan Plaza will be located partially within the Transitional Buffer. The new lot coverage for the Transitional Buffer will be 28.90%. The new lot coverage of the ICC North of Main Street will be 51.39%.

The project cost is estimated at \$410,000.



## DRAWING SYMBOLS



## CONSTRUCTION MATERIALS



## ABBREVIATIONS

|      |                        |       |                                         |       |                               |
|------|------------------------|-------|-----------------------------------------|-------|-------------------------------|
| ABI  | additive bid item      | FF    | finish floor                            | PNT   | paint(ed)                     |
| ACT  | acoustic ceiling tile  | FE    | fire extinguisher                       | PR    | pair                          |
| ADJ  | adjustable             | FLG   | flashing                                | PL    | plate                         |
| AFF  | above finish floor     | FD    | floor drain                             | PT    | pressure treated              |
| ALUM | aluminum               | FRT   | fire retardant                          | PWD   | plywood                       |
| ANC  | anchor, anchorage      | FTG   | footing                                 | REF   | refrigerator                  |
| ARCH | architect(ural)        | FND   | foundation                              | R     | riser                         |
| BSMT | basement               | GA    | gage, gauge                             | RM    | room                          |
| BIT  | bituminous             | GALV  | galvanized                              | RO    | rough opening                 |
| BLKG | blocking               | GC    | general contract(or)                    | SAC   | suspended acoustic ceiling    |
| BD   | board                  | GWB   | gypsum wall board                       | SHTH  | sheathing                     |
| BOT  | bottom                 | HPDL  | high pressure decorative laminate       | SIM   | similar                       |
| BRK  | brick                  | HWD   | hardwood                                | SPEC  | specification(s)              |
| BLDG | building               | HVAC  | heating, ventilating & air conditioning | SQ    | square                        |
| BTWN | between                | HT    | height                                  | SS    | stainless steel               |
| CB   | catch basin            | HOR   | horizontal                              | STD   | standard                      |
| CJ   | control joint          | ID    | inside diameter                         | SD    | storm drain                   |
| CLG  | ceiling                | INSUL | insulation                              | STRUC | structural                    |
| CLT  | ceramic tile           | JAN   | janitor                                 | SYS   | system                        |
| CO   | clean out              | JT    | joint                                   | TBP   | tile backing panel            |
| CL   | closet                 | LAV   | lavatory                                | TDO   | thermostat decorative overlay |
| CLR  | clear(ance)            | MAX   | maximum                                 | TEL   | telephone                     |
| COL  | column                 | MECH  | mechanical                              | TG    | tempered glass                |
| CONC | concrete               | MFR   | manufacturer                            | THK   | thick(ness)                   |
| CMU  | concrete masonry unit  | MH    | manhole                                 | TH    | threshold                     |
| CONT | continuous or continue | MO    | masonry opening                         | T&G   | tongue & groove               |
| CP   | curbproofing           | MTL   | metal                                   | TOC   | top of concrete               |
| DEM  | demolish, demolition   | MIN   | minimum                                 | TOM   | top of masonry                |
| DET  | detail                 | NIC   | not in contract                         | TOS   | top of steel                  |
| DIA  | diameter               | NTS   | not to scale                            | TOW   | top of wall                   |
| DWG  | drawing                | OC    | on center                               | T     | tread                         |
| DF   | drinking fountain      | OD    | outside diameter                        | TYP   | typical                       |
| ELEC | electric(al)           | OPNG  | opening                                 | UNO   | unless noted otherwise        |
| EL   | elevation              | OP-CI | owner provided-contractor installed     | VERT  | vertical                      |
| ELEV | elevator               | OP-OI | owner provided-owner installed          | VCT   | vinyl composition tile        |
| EQ   | equal                  |       |                                         | VR    | vapor retarder                |
| EXG  | existing               |       |                                         | VT    | vinyl tile                    |
| EXT  | exterior               |       |                                         | WG    | wire glass                    |
| FG   | fiberglass             |       |                                         | W/O   | with out                      |
| FIN  | finish                 |       |                                         | WD    | wood                          |

# UNIVERSITY GREEN

## HARDSCAPE & LANDSCAPE



An architectural rendering of a proposed hardscape and landscape design for University Green. The scene features a large, curved, paved plaza area with a low, curved stone wall. Several people are shown walking and sitting on the wall, indicating a pedestrian-friendly space. The plaza is surrounded by lush green trees and shrubs. A tall, slender lamppost stands on the right side of the plaza. The background shows a grassy hillside with more trees and a clear sky.

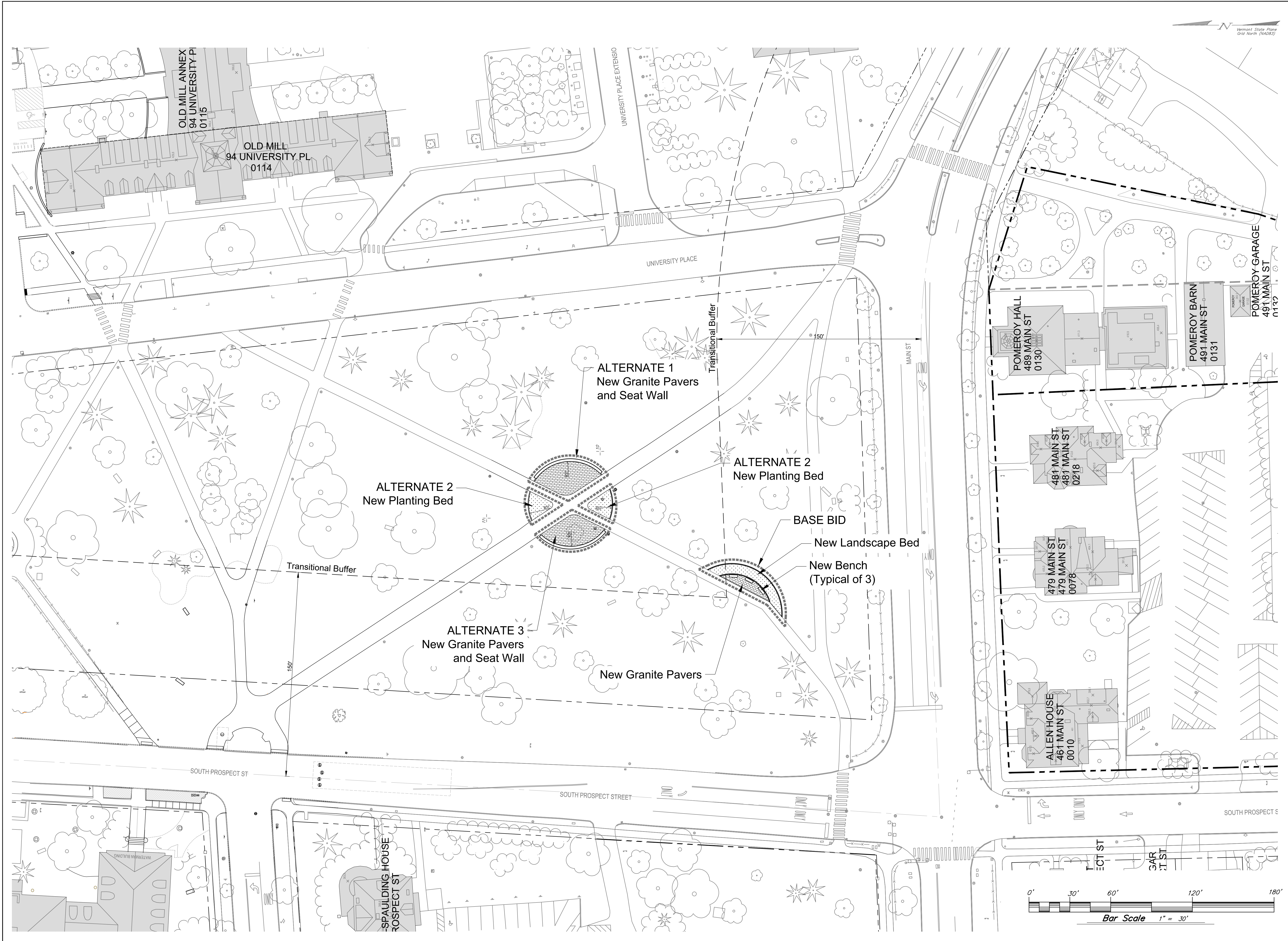
### UNIVERSITY OF VERMONT BURLINGTON, VERMONT

MAY 9, 2023

| LIST OF DRAWINGS   |                                                      |                                |
|--------------------|------------------------------------------------------|--------------------------------|
| CIVIL DRAWINGS     |                                                      | ARCHITECTURAL DRAWINGS         |
| C-1.0              | OVERALL SITE PLAN                                    | L-1.0 LANDSCAPE PLAN & DETAILS |
| C-1.1              | SITE PLAN                                            |                                |
| C-2.0              | EXISTING CONDITIONS PLAN                             |                                |
| C-3.0              | EROSION PREVENTION & SEDIMENT CONTROL PLAN           |                                |
| C-4.0              | CIVIL DETAILS                                        |                                |
| C-4.1              | CIVIL DETAILS                                        |                                |
| LIST OF ALTERNATES |                                                      |                                |
| ALTERNATE NO. 1:   | EAST PAVERS, STONE WALL AND ASSOCIATED CURBING       |                                |
| ALTERNATE NO. 2:   | NORTH AND SOUTH PLANTING BEDS AND ASSOCIATED CURBING |                                |
| ALTERNATE NO. 3:   | WEST PAVERS, STONE WALL AND ASSOCIATED CURBING       |                                |

SAS PROJECT NO. 1301





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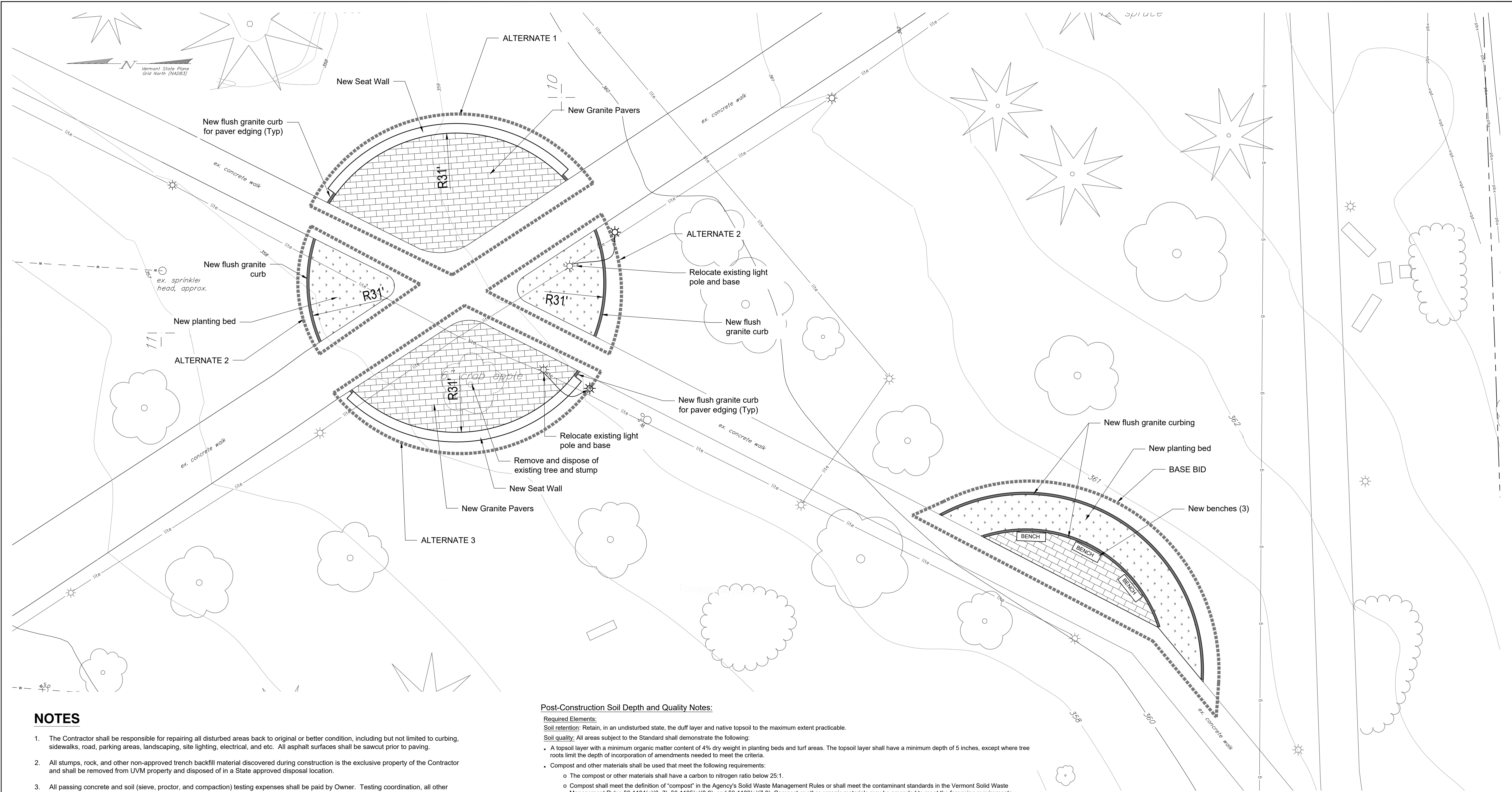
PROJECT  
UVM  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE  
BURLINGTON, VT  
DATE: May 3, 2023  
SCALE: 1" = 30'  
DRAWN: TJB, DMR  
CHECKED:  
REVISIONS  
1 06/09/2023 Transitional Buffer

OVERALL  
SITE PLAN

C-1.0

22139/UVM Green\_patio.dwg  
Page 14 of 50





## NOTES

- The Contractor shall be responsible for repairing all disturbed areas back to original or better condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt surfaces shall be sawcut prior to paving.
- All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location.
- All passing concrete and soil (sieve, proctor, and compaction) testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
- The Contractor shall immediately contact the Owner if any unmapped utilities are discovered during excavation. All utilities that are encountered and/or exposed during construction shall be survey located and the information shall be conveyed to UVM.
- Contractor shall be responsible for all temporary roads, signage, traffic control, flaggers, barricades, and fencing necessary to safely redirect vehicles and pedestrians through or around the site during construction. Signs shall meet MUTCD construction sign requirements.
- Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. On-site topsoil may be reused but shall be modified and screened as necessary to meet UVM soil specifications (See Details and notes on sht. EC2.2).
- Contractor shall be responsible for all effort related to obtaining and closing out an Electrical Permit from the City of Burlington for the new light pole.
- Temporary groundwater or stormwater by-pass pumping, dewatering and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Effluent must be pumped to a sediment filter bag (Dirbag, or approved equal), placed in a location away from disturbed soil, with pre-approval from the Engineer. Pumped effluent must not be visibly turbid before reaching any stormwater inlet. Overnight pumping is not allowed.
- The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities. At a minimum, Marsh Mat, coir inlet filters shall be installed on the grates of all catch basins that collect construction related runoff.
- At the end of the project, when stabilization has been reached, all erosion prevention and sediment control practices shall be removed.

## Post-Construction Soil Depth and Quality Notes:

### Required Elements:

**Soil retention:** Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable.

**Soil quality:** All areas subject to the Standard shall demonstrate the following:

- A topsoil layer with a minimum organic matter content of 4% dry weight in planting beds and turf areas. The topsoil layer shall have a minimum depth of 5 inches, except where tree roots limit the depth of incorporation of amendments needed to meet the criteria.
- Compost and other materials shall be used that meet the following requirements:
  - The compost or other materials shall have a carbon to nitrogen ratio below 25:1.
  - Compost shall meet the definition of "compost" in the Agency's Solid Waste Management Rules or shall meet the contaminant standards in the Vermont Solid Waste Management Rules §6-1104(g)(6-7), §6-1105(e)(8-9), and §6-1106(e)(7-9). Compost or other organic materials may be amended to meet the foregoing requirements.
  - Exceptional Quality biosolids (EQ biosolids) may be used as a soil amendment, at a maximum proportion of 35% of the total soil volume, and shall be well mixed with existing soil before or during application.
- The resulting soil shall be conducive to the type of vegetation to be established.
- The soil quality requirements shall be met by using one or a combination of the following methods:
  - Option 1: Leave undisturbed native vegetation and soil, and protect from compaction during construction. Failure to establish and maintain exclusionary controls around these areas during the construction phase may trigger the requirement to restore soils per one of the following options.
  - Option 2: Amend existing site topsoil or subsoil in place.
    - Scarify or till subsoils to 4 inches of depth or to depth needed to achieve a total depth of 8 inches of uncompacted soil after calculated amount of amendment is added. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
    - Amend soil to meet organic content requirements:
      - PRE-APPROVED RATE: Place 1 inch of composted material with an organic matter content between 40 and 65% and rototill into 3 inches of soil, or
      - CALCULATED RATE: Place calculated amount of composted material or approved organic material and rototill into depth of soil needed to achieve 4 inches of settled soil at 4% organic content. \*Contractor to provide calculation and site sketch indicating areas used for calculations.
    - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
    - Water or roll to compact soil in turf areas to 85% of maximum dry density.
  - Option 3: Remove and stockpile existing topsoil during grading.
    - Stockpile soil on site in a designated controlled area, at least 50 feet from surface waters, wetlands, floodplains, or other critical resource areas;
    - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
    - Stockpiled topsoil shall also be amended, if needed, to meet the organic content requirements:
      - PRE-APPROVED RATE: Compost shall be incorporated with an organic matter content between 40 and 65% into the topsoil at a ratio 1:3, or
      - CALCULATED RATE: Incorporate composted material or approved organic material at a calculated rate to achieve 4 inches of settled soil at 4% organic content.\*
    - Replace stockpiled topsoil prior to planting, screen topsoil, and;
    - Rake to level, and remove surface rocks larger than 2 inches in diameter.
  - Option 4: Import topsoil mix, or other materials for mixing, including compost, of sufficient organic content and depth.
    - Scarify or till subgrade to a depth of 4 inches. Except for within the drip line of existing trees, the entire surface shall be disturbed by scarification;
    - Place 4 inches of imported topsoil mix on surface. The imported topsoil mix shall contain 4% organic matter. Soils used in the mix shall be sand or sandy loam as defined by the USDA; Shop drawing submittal is required. Find USDA sieve for sand and sandy loam.
    - Rake beds to smooth and remove surface rocks larger than 2 inches in diameter; and
    - Water or roll to compact soil in turf areas to 85% of maximum dry density.

## LEGEND

- Survey Control Point
- Existing Sign
- Existing Deciduous Tree
- Blue Light Emergency Phone
- Approximate Property Line
- Existing Chain Link Fence
- Existing Contour
- New Finish Grade Contour
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing PBX Line
- Existing Site Lite Line
- Existing Water Line/Hydrant/Valve/Shutoff
- Existing Tree Line
- New Stone Pavers
- New Flush Granite Curb

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K&L PROJECT NO. 22139

PROJECT

UVM  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE

BURLINGTON, VT

DATE: May 03, 2023

SCALE: 1" = 10'

DRAWN: TJB, DMR

CHECKED:

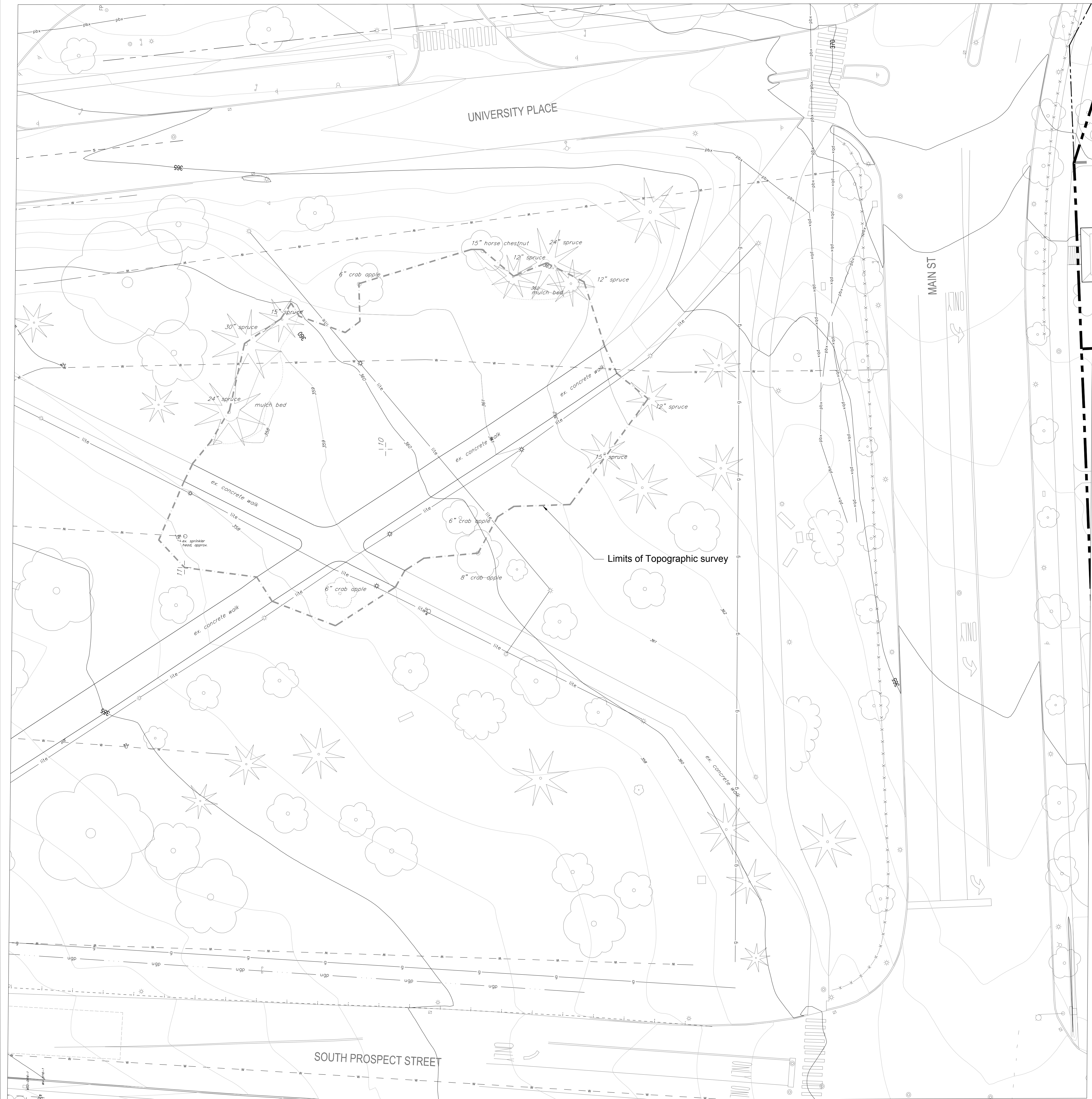
REVISIONS

1 06/09/2023 Transitional Buffer

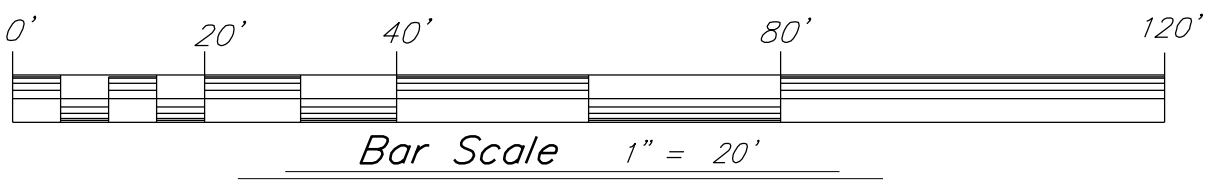
SITE PLAN

C-1.1

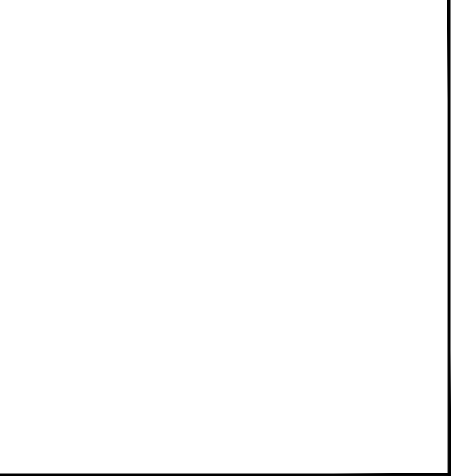




| LEGEND |                                                |
|--------|------------------------------------------------|
|        | Survey Control Point                           |
|        | Existing Sign                                  |
|        | Existing Light Pole                            |
|        | Existing Deciduous Tree                        |
|        | Existing Evergreen Tree                        |
|        | Existing Spot Grade Elevation                  |
|        | Existing Contour                               |
|        | Existing Gas Line/Valve                        |
|        | Existing Sewer Line/Manhole                    |
|        | Existing Storm Line/Manhole/Basin              |
|        | Existing Overhead Electric Line/Power Pole     |
|        | Existing Overhead Utility                      |
|        | Existing Communications Line                   |
|        | Existing PBX Line                              |
|        | Existing Underground Electric & Telephone Line |
|        | Existing Site Lite Line                        |
|        | Existing Tree Line                             |
|        | Existing Stockade Fence                        |
|        | Existing Underground Power                     |
|        | Existing Water Line/Hydrant/Valve/Shutoff      |
|        | Approximate Property Line                      |
|        | Limit of Krebs & Lansing Survey                |



- NOTES**
- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
  - The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
  - Existing conditions are based on a topographic survey completed by Krebs & Lansing in May 2022.
  - Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.



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K&L PROJECT NO. 22139

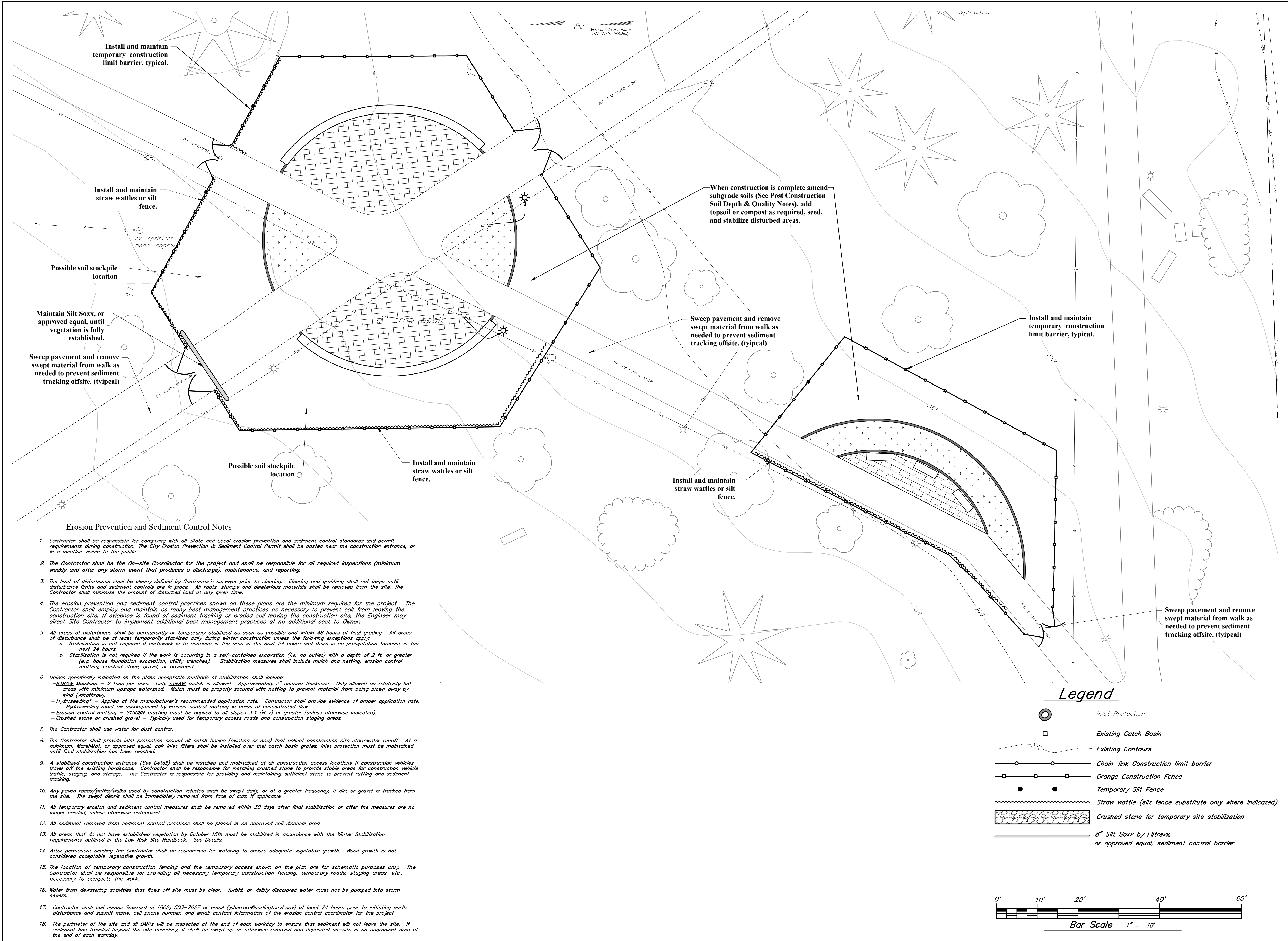
PROJECT  
UVM  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE  
BURLINGTON, VT  
DATE: May 03, 2023  
SCALE: 1" = 20'  
DRAWN: TJB, DMR  
CHECKED:

| REVISIONS |
|-----------|
|           |
|           |
|           |

EXISTING  
CONDITIONS  
PLAN

C-2.0  
22139/UVM Green.potio.dwg  
Page 16 of 50





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PROJECT  
UVM  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE  
BURLINGTON, VT  
DATE: May 03, 2023  
SCALE: 1" = 10'  
DRAWN: TJB, DMR  
CHECKED:

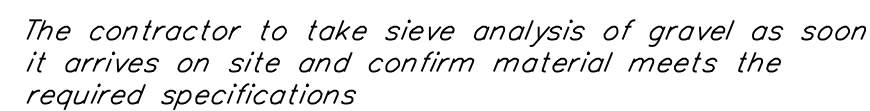
REVISIONS

Erosion  
Prevention &  
Sediment  
Control Plan

C-3.0  
22139/UVM Green patio.dwg  
Page 17 of 50



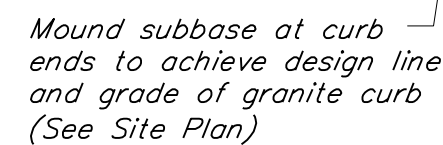
*Joints between stones to be mortared prior to backfilling. See VAOT Standard Specifications.*



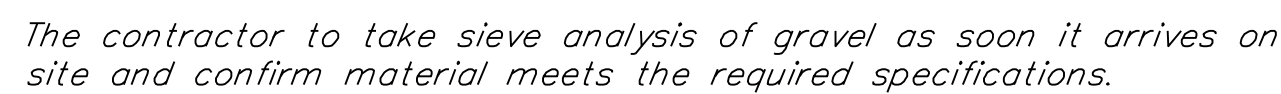
*Travel over gravel with any vehicle tracking soil prior to placement of pavement is prohibited.*

*If gravel is contaminated after placement, the Site Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer.*

*N. T. S.*



N.T.S.



*If gravel is contaminated after placement, the Site Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer.*

*n. t. s.*

1. *New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.*
2. *All road and parking construction shall be completed in accordance with the Vermont Agency of Transportation "Standard Specifications for Construction" 2011, hereafter called Vermont Highway Specifications, specifications found on these plans, and project specifications. In case of conflict, the more stringent specification shall apply as determined by the Engineer.*
3. *The Contractor shall follow Vermont Highway Specifications (2018) Section 203.11 for placing and spreading embankments.*
4. *Fill material for road embankment shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with satisfactory compaction equipment to 95% of maximum density (Standard Proctor).*
5. *Road in fill sections shall be placed and compacted a minimum of 3 feet above top of any utility to be installed before trench is excavated for pipe placement. In trenches and cut sections, the Contractor shall provide all necessary sheeting, shoring and bracing to maintain compliance with all OSHA/VIOSHA regulations.*
6. *Methods for construction of subgrade shall conform to Vermont Highway Specifications (2018) 203.12 or as determined by the Engineer.*
7. *Any subgrade or subbase disturbed by Contractor, or rendered unsuitable by construction machinery, shall be removed and replaced with approved granular backfill at the Contractor's expense. The subgrade shall be compacted to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials.*
8. *The Owner will pay for on site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests. The Contractor is fully responsible for coordinating all testing/inspections. Contractor shall provide minimum 24 hour notice to testing agency prior to placement of any item to be tested.*
9. *Sand borrow and cushion shall conform to Vermont Highway Specifications (2018) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.*
10. *Gravel subbase for pavement shall conform to Vermont Highway Specifications (2018) 704.05, coarse. Substitute materials identified in VAOT Specifications Section 301 - Subbase (PGA and RCA) are not allowed.*
11. *Leveling course shall conform to Vermont Highway Specifications (2018) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders.*
12. *Bituminous concrete pavement shall conform to Vermont Highway Specifications (2018) Section 404 and 406. Binder course shall be Type I + II, and finish wearing course shall be Type III, IV, or as detailed.*
13. *Embankment fill for all impervious areas, EXCLUDING BUILDINGS, shall be a sieve specification as follows:*

| <u>Sieve</u> | <u>% Finer</u> |
|--------------|----------------|
| <u>4"</u>    | 100            |
| <u>2"</u>    | 85-100         |
| <u>#4</u>    | 60-100         |
| <u>#200</u>  | 30 maximum     |
14. *Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by work. Construction traffic shall not travel over exposed areas of this material.*

| <u>Sieve</u> | <u>% Finer</u> |
|--------------|----------------|
| 4"           | 100            |
| 2"           | 85-100         |
| #4           | 60-100         |
| #200         | 30 maximum     |

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K&amp;L PROJECT NO. 22139

## PROJECT

UVM

UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE

BURLINGTON, VT

DATE: May 03, 2023

DATE: May 03, 2023

SCALE: NOT TO SCALE

DRAWN: TJB, DMR

CHECKED:

## REVISIONS

## CIVIL DETAILS

C-4.0



## Soil and Seeding Notes

Refer to Post Construction Soil Restoration Plan for additional requirements

1. Topsoil shall have a minimum 4" depth unless additional depth is specified on the Civil or Landscape plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter larger than 1/2 inch diameter, not frozen or muddy. Acidity pH shall range from 5.5 to 7 and shall contain 4% organic material as a minimum. Samples of topsoil are to be given to UVM Physical Plant's Ground Manager for inspection before approval. All testing costs will be paid by Contractor.
2. The Contractor shall have a soil analysis performed on the topsoil (UVM soil testing lab 656-3030). The results of soil analysis shall be provided to the UVM Physical Plant Grounds Manager for approval. The soil analysis must state:
  - a. Percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious materials, and pH levels.
  - b. Sieve analysis and mineral and plant nutrient content of topsoil.
  - c. Test for herbicide contamination and provide report certifying that no herbicides are present.
  - d. State quantities of nitrogen, phosphorous, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.
  - e. Topsoil shall meet the following gradation:

| Sieve Sizes: | Percentage Passing: |
|--------------|---------------------|
| 1 inch       | 100%                |
| 1/2 inch     | 95-100%             |
| No. 4        | 75-100%             |
| No. 10       | 60-100%             |
| No. 200      | 10-60%              |

3. Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required. Only phosphorus free fertilizers shall be used unless a soil test identifies that phosphorus is warranted for optimum vegetative growth.

4. Hydro seeding and tacerifier is the required practice for turf establishment. Specifications are:

|                                                        |                                               |
|--------------------------------------------------------|-----------------------------------------------|
| Seed: Green Mountain Special Mix (6 lbs/1,000 s.f.) or | UVM #1 mix using 6 lbs per 1,000 square feet. |
| 40% Creeping Red Fescue                                | 71.46% Min. Futura 3000 PER RYE GRASS         |
| 30% Perennial Rye Grass                                | 14.81% Min. Dynasty TALL FESCUE               |
| 30% Kentucky Blue Grass                                | 9.74% Min. CREEPING RED FESCUE                |
|                                                        | 2.32% Max. CROP                               |
|                                                        | 1.61% Max. INERT                              |
|                                                        | 0.06% Max. WEED                               |

Hydroseed Additives:

Starter Fertilizer: Use a starter fertilizer with a 1-2-1\* ratio 75 lbs per 1,000 gallons of water.

(\*Refer to phosphorus note above)

Lime: 100 lbs. per 1,000 gallons of water

Mulch: 300 lbs. per 1,000 gallons of water.

Tacifer: 5 lbs. per 1,000 gallons of water.

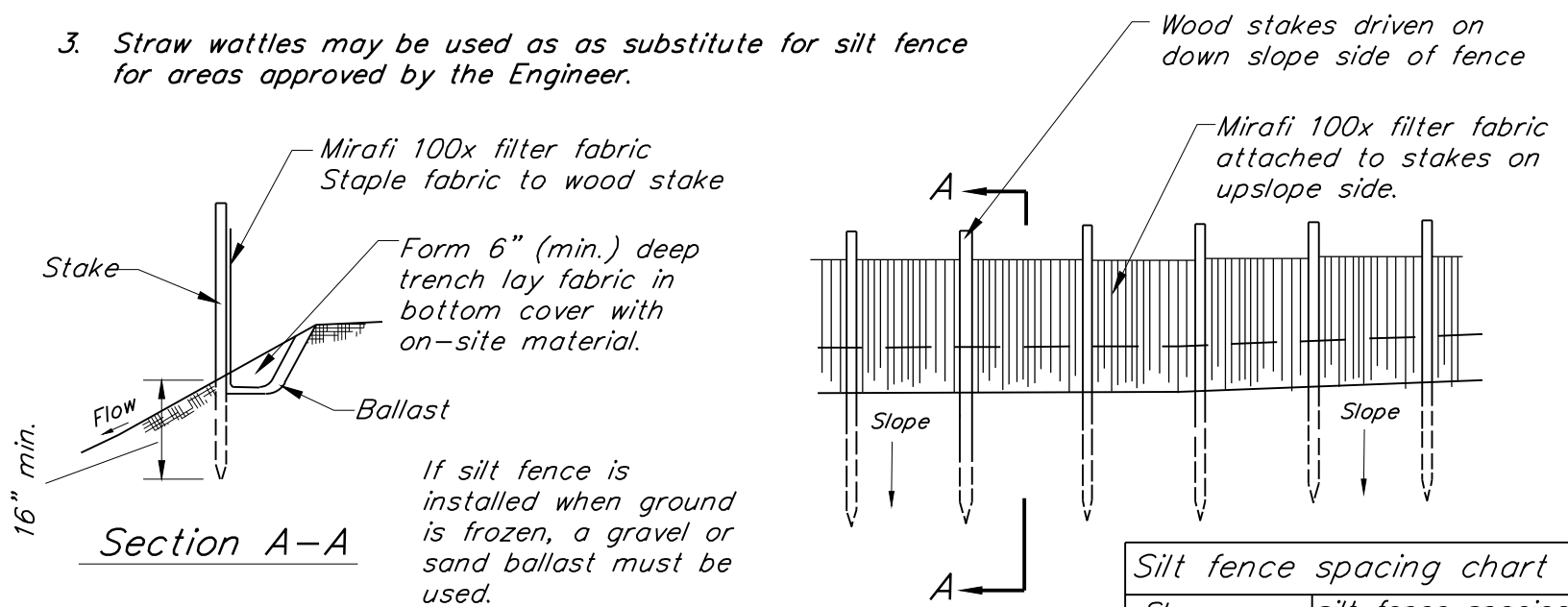
- Manufacturer's tag shall be given to Physical Plant's Ground Manager prior to seeding for approval.
- Areas having soil compaction as a result of construction shall be core-tilled prior to seeding.
- If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
- Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Only phosphorus free fertilizers shall be used unless a soil test identifies that phosphorus is warranted for optimum vegetative growth. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
- Watering is to be done by the Contractor and is to last for the duration of the warranty period to maintain proper growth. UVM will supply the water, but all apparatus necessary to apply the water must be furnished by the Contractor (i.e. hoses, sprinklers, etc.).
- Staking of all topsoiled areas to control foot traffic will be required. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
- A guarantee through the first mowing is required with any sparse or bare areas larger than 1 sq. ft. to be redone.
- The Contractor is responsible for the first mowing. After the first mowing and prior to the University taking responsibility for the lawn areas the Contractor and the Grounds Manager shall meet to inspect the vegetation establishment
- Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor, at no cost to the Owner, shall purchase offsite approved topsoil as necessary.

## Construction Limit Barriers

- Temporary chain-linked construction fence shall be used to delineate construction limits where directed in the Contract Documents.
- Orange construction fence or snow fence shall be used to demarcate short-term construction activities and as tree protection for any tree to remain.
- 3" thick orange polyester mesh webbing may also be used to demarcate construction limits except within 50 feet of any stream, lake, pond or wetland. For this project, polyester mesh webbing shall also be used as a means of protecting hydroseeded areas from foot traffic.

NOTE:

- Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.
- Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.
- Straw wattles may be used as substitute for silt fence for areas approved by the Engineer.

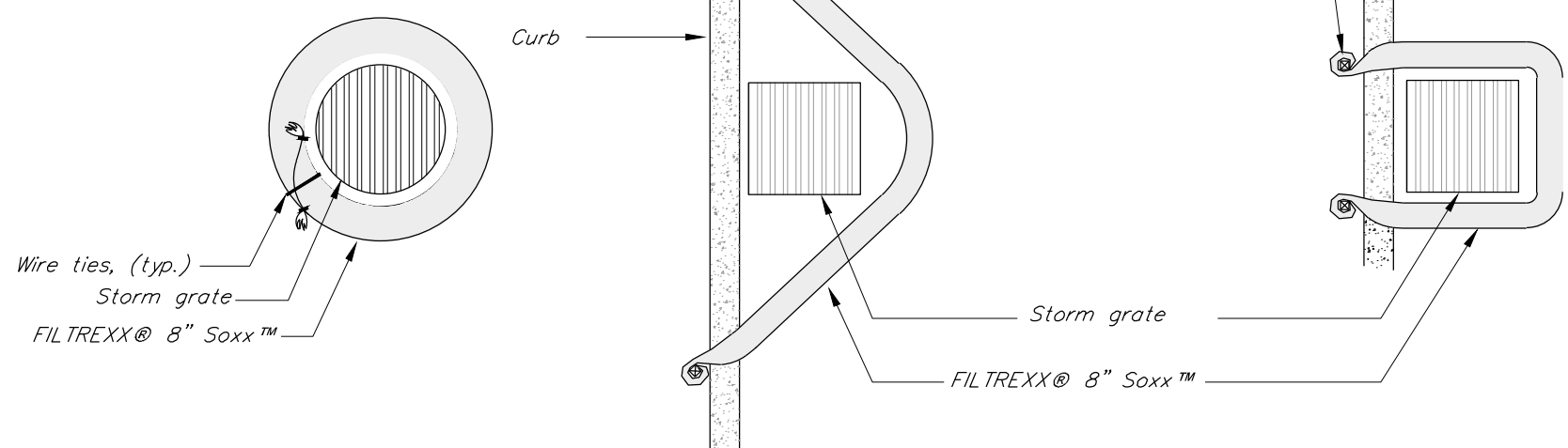


N.T.S.

## Typical Temporary Silt Fence

Secure "Marsh Mat", or approved equal, coir inlet filter over catch basin.

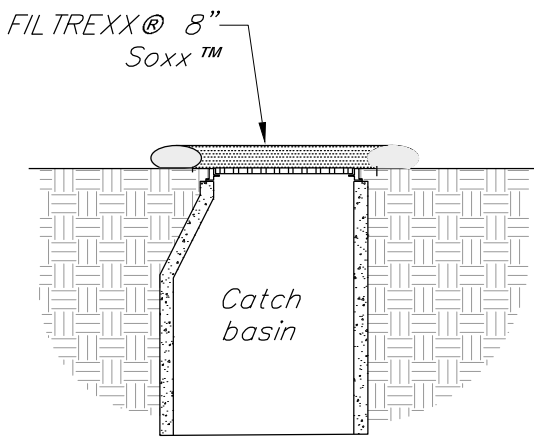
## Inlet Protection (Pavement Areas)



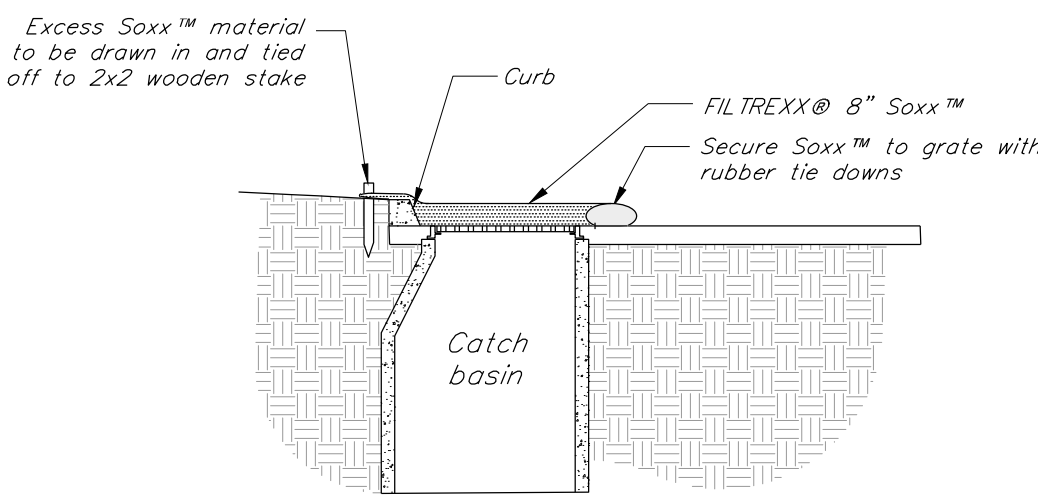
## Drain Inlet Plan

## Curbside Option "A" Plan

## Curbside Option "B" Plan



## Drain Inlet Section

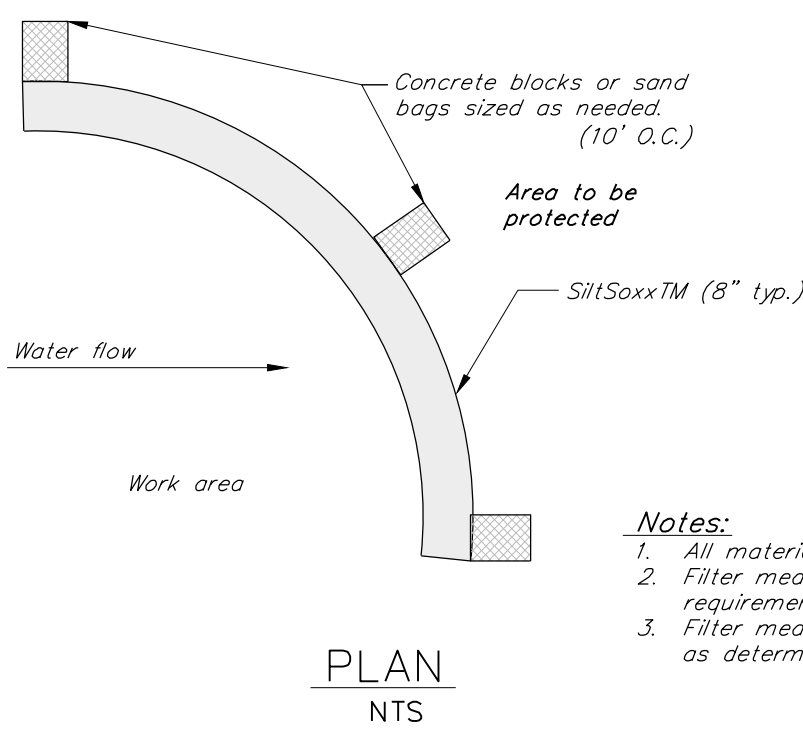
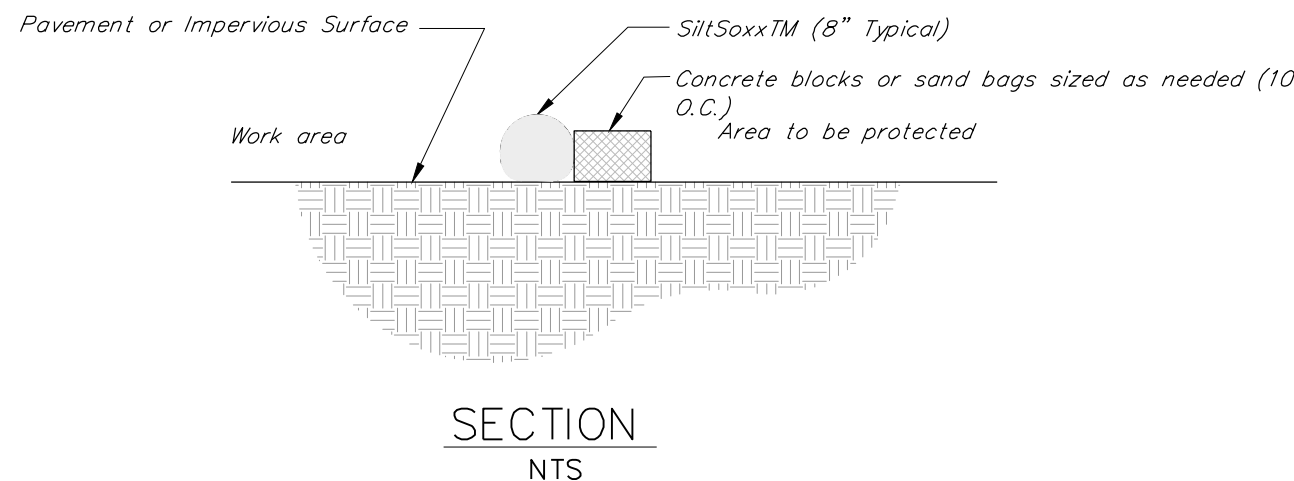


## Curbside Section

NOTES:

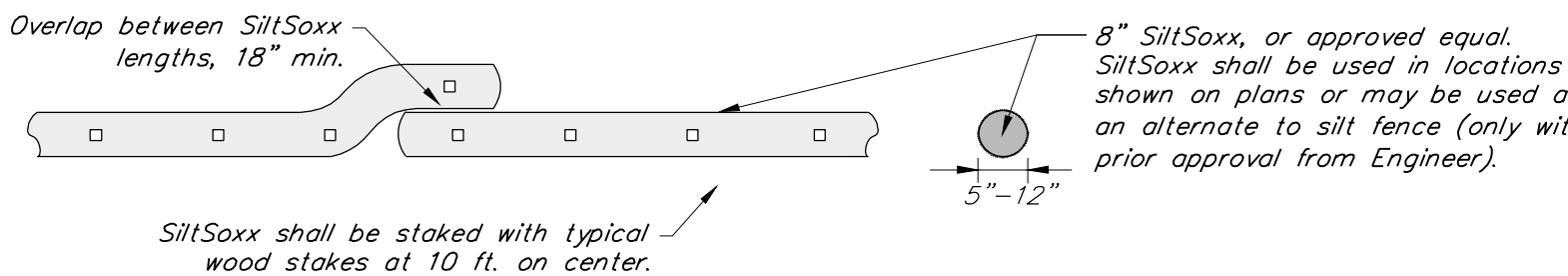
- All material to meet FILTREXX specifications.
- Filter Media™ fill to meet application requirements.
- Compost material to be dispersed on site, as determined by engineer.

## FILTREXX SiltSoxx Inlet Protection



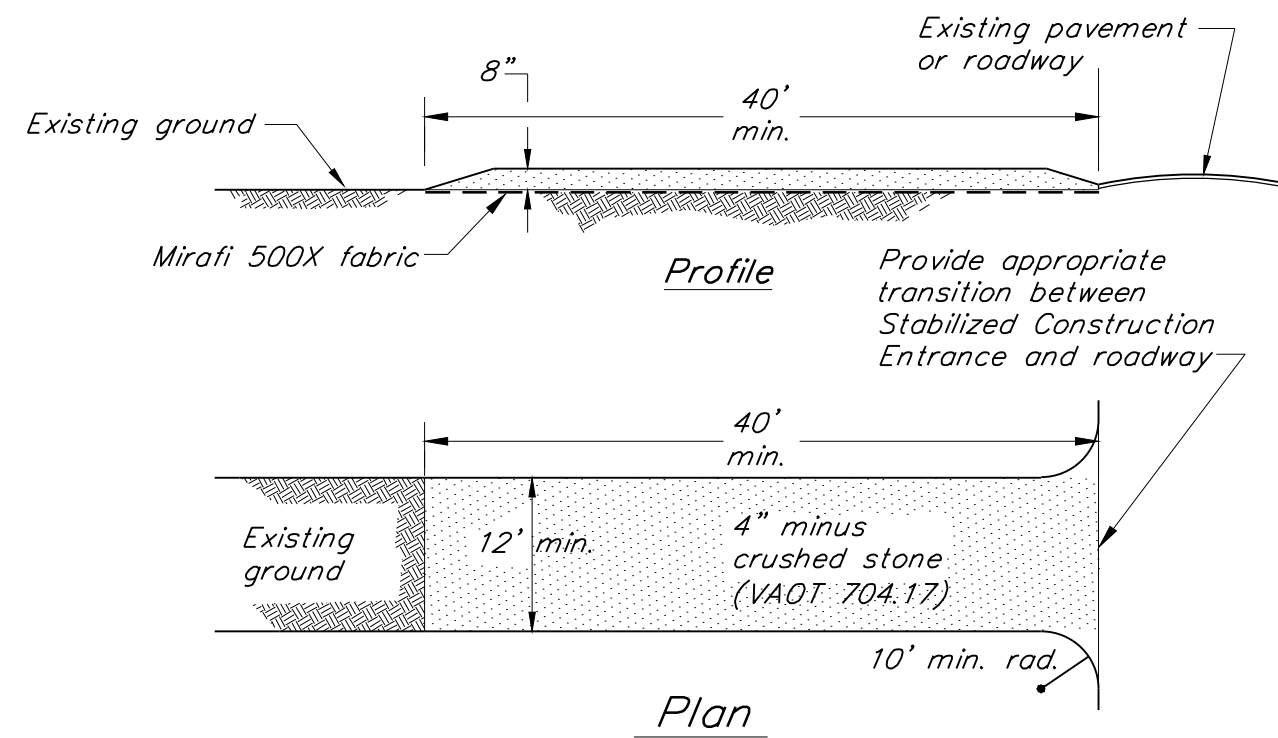
## Installation on Pavement

- Contractor shall be responsible for the installation, maintenance, and removal of SiltSoxx in all locations shown on the plans. SiltSoxx may be left in place if the contractor seeds and mulches over SiltSoxx for growth post construction.
- Maintenance shall be performed as needed and additional SiltSoxx will be added when sediment reaches half of product height.
- When installing lengths of SiltSoxx, lengths will overlap by minimum 18" when transitioning to a new length of SiltSoxx.
- Contractor shall refer to all manufacturers specifications and details.
- SiltSoxx is a product from a specific manufacturer (Filtrex), other manufacturers with equal products may be used if approved by Engineer.



## Typical FILTREXX SiltSoxx Sediment Control

N.T.S.



Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafix 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

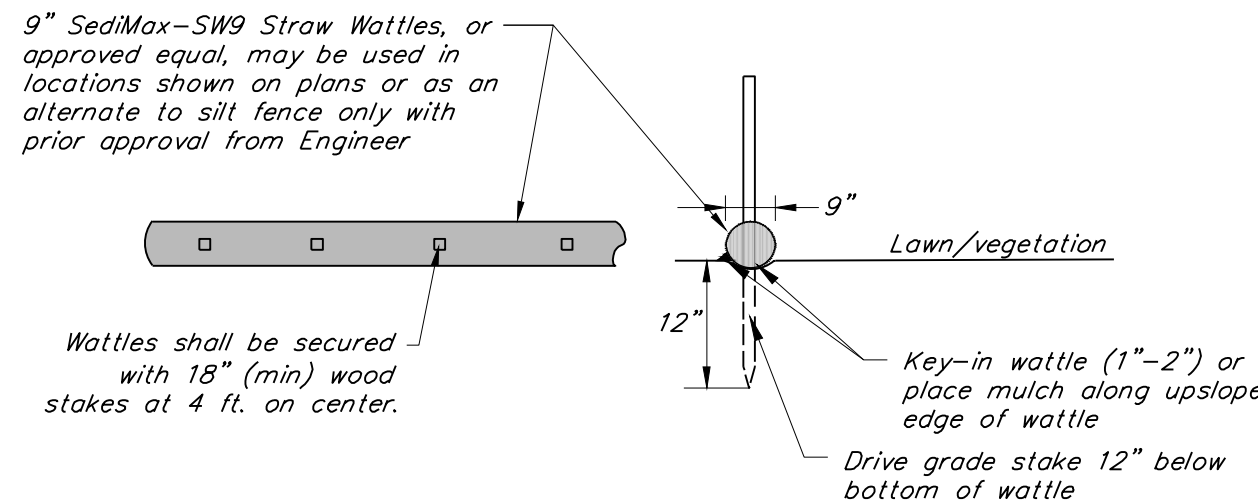
## THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

## Temporary Stabilized Construction Entrance & Staging Areas

N.T.S.

NOTES:

- Contractor shall be responsible for the installation, maintenance, and removal of straw wattles in all locations shown on the plans.
- Maintenance shall be performed as needed and material removed when sediment reaches half of product height. Remove wattle after successful establishment of vegetation.



## Typical Straw Wattle Sediment Control

N.T.S.

## Construction Notes

- The methods and materials of construction shall conform to the latest standards of the City of Burlington and the State of Vermont. All work shall be in conformance with all permits and approvals issued for the project. In case of conflict, the more stringent specification shall apply as directed by Engineer. All work shall be done in a workmanlike manner and completed in the time specified by Owner.
- The Contractor shall be responsible for all work and materials shown and required to make the job complete. These drawings do not show every fitting or appurtenance. Materials shall be as specified on the drawings. Manufacturer's product specifications shall be submitted for all materials to the Engineer for approval prior to installation.
- The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility company, the Engineer and the City of Burlington prior to making any hook ups. The Contractor shall be solely responsible for all existing utilities and their uninterrupted services. All off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading, and all incidentals shall be included as part of the required work.
- Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving, and other incidentals are included as part of the required work. All disturbed areas shall be loamed and mulched until permanent ground cover is established.
- The workmen and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flag men. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flag men shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or day or night within the working area. All work shall be in conformance to OSHA regulations, Title 19, Parts 1926.651 and 1926.652, and applicable to VOSHA regulations.
- Contractor shall contact Dig Safe prior to any excavation.
- The Contractor shall be responsible for all construction layout.
- Existing plantings are located in general areas as shown on the plans. Contractor shall protect plantings scheduled to remain so as not to damage these or their root systems.
- Contractor shall comply with all permits and approvals issued for this project.
- Contractor shall sign on as the Co-Permittee for the State of Vermont Erosion Prevention and Sediment Control permit for the project.

SMITH  
ALVAR E Z  
SIENKIEWYCZ  
ARCHITECTS

117 St. Paul Street  
3rd Floor  
Burlington, VT  
05401

P: 802 • 863 • 2227  
F: 802 • 863 • 0093

## CONSULTANTS

CIVIL  
KREBS & LANSING  
164 MAIN ST.  
COLCHESTER, VT 05446  
P: 802-878-0375

K&L PROJECT NO. 22139

## PROJECT

UVM  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE

BURLINGTON, VT

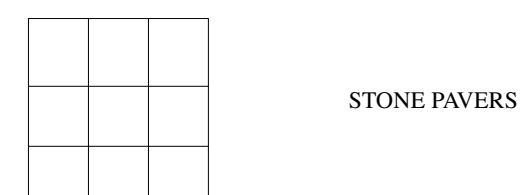
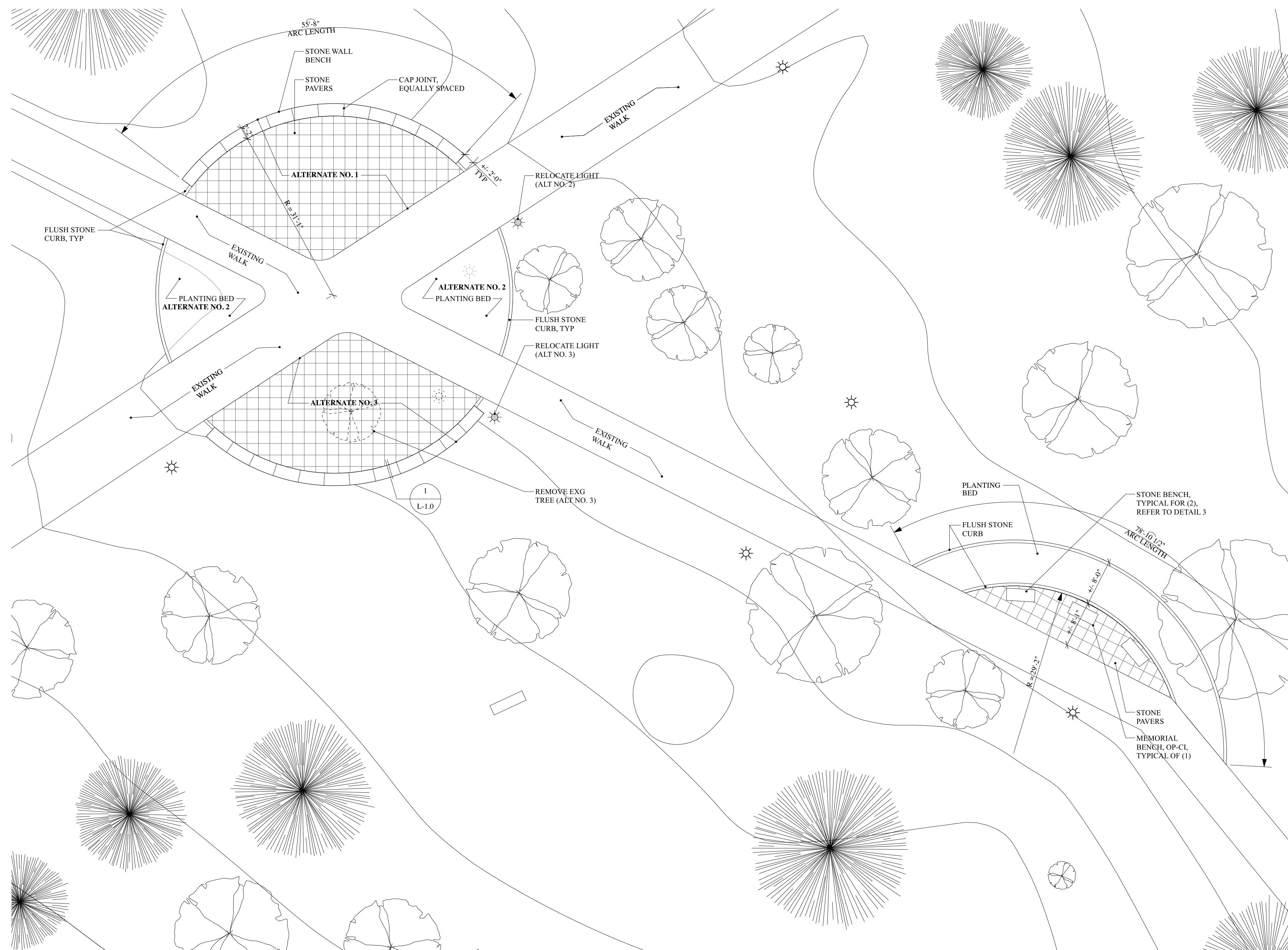
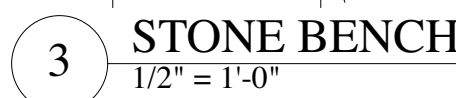
DATE: May 03, 2023  
SCALE: NOT TO SCALE  
DRAWN: TJB, DMR  
CHECKED:

## REVISIONS

## CIVIL DETAILS

## C-4.1





1. EXCAVATE AND PLACE MIN. 12" OF 1/3 EACH TOPSOIL/COMPOST AND PEAT MOSS IN GROUND COVER BED AREAS AS SHOWN ON THE PLANS.
2. WHEN EXCAVATION OCCURS IN AREAS OF HEAVILY COMPACTED EARTH, STONES, CONCRETE CHUNKS OR OTHER FOREIGN MATTER, PITS SHALL BE DUG 1/2 TIMES WIDER AND 1/2 TIMES DEEPER THAN NORMALLY REQUIRED.
3. PLANTING MIXTURE SHALL BE BACKFILLED IN LAYERS OF NOT MORE THAN 6" IN, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED AND FREE OF VOIDS BEFORE NEXT LAYER IS PUT IN PLACE.

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH THE FOLLOWING REQUIREMENTS.

|                                   |       |
|-----------------------------------|-------|
| 28 Day Compressive Strength (psi) | 4,000 |
| Max. Water-Cement Ratio (lb./lb.) | 0.44  |
| Min. Cement Factor (Sacks/C.Y.)   | 5.7   |
| Entrained Air Content (%)         | 7-7   |
| Slump (Inches, before adding HWR) | 2-4   |

ADMITTIVES - USE AIR ENTRAINING AGENT CONFORMING TO ASTM C260 WITH 5-7% TOTAL AIR. USE HIGH RANGE WATER REDUCING AGENT CONFORMING TO ASTM C494 IN 5-7% TOTAL AIR.

2. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60.
3. REINFORCEMENT SHALL BE SECURELY TIED IN ITS PROPER PLACE BEFORE AND DURING POURING OPERATIONS USING APPROVED CHAIRS AND SPACERS AS REQUIRED.
4. PROPER VIBRATION OF THE CONCRETE IS IMPORTANT IN THE PLACEMENT OF ALL CONCRETE; THE CONTRACTOR SHALL MAKE PROVISIONS FOR BACK-UP VIBRATION EQUIPMENT.
5. CURING  
  
CONCRETE SHALL BE SPRAYED WITH A CURING COMPOUND EQUAL TO "SUPER KURSEAL 309" BY A.H. HARRIS.
6. THE CONTRACTOR WILL EMPLOY A QUALIFIED ENGINEERING TESTING FIRM TO PERFORM STANDARD FIELD TESTING OF THE CONCRETE WORK. ONE SET OF 4 CYLINDERS SHALL BE CAST AND TESTED FOR EACH DAY'S POUR. IN ADDITION, CONCRETE DENSITY, TEMPERATURE, SLUMP AND AIR CONTENT SHALL BE RECORDED. SEND COPIES OF THE TEST RESULTS TO THE OWNER AND THE ENGINEER

- GRANITE (PAVERS, CAP, CURB AND BENCHES): WOODBURY GREY GRANITE
- RUBBLE STONE (WALL): GREEN MOUNTAIN GRANITE

SIZE: 3"-12" THICK, 1'-2+ SQUARE FEET FACING AREA  
 BY: ALLSTONE CORPORATION AND AVAILABLE @ TROWEL TRADES SUPPLY, INC.

117 St. Paul Street  
3rd Floor  
Burlington, VT  
05401

P: 8 0 2 • ~~8 6 3~~ • ~~2 2 2 7~~

F: ~~8~~02 • ~~8~~63 • 0093

## CONSULTANTS

## CIVIL

KREBS & LANSING CONSULTING  
ENGINEERS, INC  
164 MAIN STREET  
COLCHESTER, VT 05446  
P: 802-878-0375

SAS PROJECT NUMBER: 1301  
UVM PN: PR010015

## PROJECT

UVM  
•  
UNIVERSITY  
GREEN  
HARDSCAPE  
& LANDSCAPE  
•  
BURLINGTON, VT

DATE: MAY 9, 2023

SCALE: AS NOTED

CHECKED: MS

## REVISIONS

LANDSCAPE PLAN  
&  
DETAILS

L-1.0



UVM Green Patio & Bench Space - Project Location Map





## Department of Permitting & Inspections

Zoning Division  
645 Pine Street  
Burlington, VT 05401  
Telephone: (802) 865-7188

William Ward, Director  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Garret King, Associate Planner  
Joseph Cava, Permit Technician  
Ted Miles, Code Compliance Officer  
Ted Boylan, DPI Administrator



**TO:** Development Review Board  
**FROM:** Garret King  
**DATE:** August 15, 2023  
**RE:** ZP-23-273; 41 Adams Street

=====

**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RM Ward: 6S

Owner/Applicant: QCDG Adams TH LLC / Daniel Goltzman

**Request:** Create a new three-story, three-unit building.

### **Applicable Regulations:**

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

### **Background Information:**

Applicant wants to build a new three-story three-unit building on the currently vacant lot. Each unit will have its own garage, rear porch and rooftop deck.

Prior zoning permit actions for this property.

- No prior zoning permits have been filed for this project.

This application went to DAB on July 25, 2023. The board made comments to the applicant to include additional windows on the east and west elevations to provide additional natural lighting into the apartments. The applicant has added additional windows and created a new layout for the driveway.

**Recommendation:** Certificate of appropriateness approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 3: Applications, Permits, and Project Reviews**

##### **Part 3: Impact Fees**

Applicant will be required to pay associated impact fees set forth and calculated by the Impact Fee Administrative Regulations as established by the city council based on the total gross square footage of the principle use of the building.



**Sec. 3.3.2, Applicability**

**Article 4: Maps & Districts**

**Sec. 4.4.5, Residential Districts:**

**(a) Purpose**

**(2) Residential Medium Density (RM)**

The property is in the RM zone and is subject to the development standards of this zone. This district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments. The proposed construction of a new home fits within the district's purpose.

**(b) Dimensional Standards & Density**

Residential density will change changed to three residential units for the 8,175sf lot.

Prior/Current lot coverage is 0% the proposed lot coverage will be 3,750 sf. at 47.8% as calculated from the provided site plan from the applicant.

Setback from the front property line will be 20 feet and gives a greater setback than the neighboring properties.

Side setbacks will be 6ft which meets the district requirements of 10% of lot width for required side yard setback.

Rear setback for the building is greater than the required minimum 34ft rear yard setback.

The tallest point of the proposed building is noted at 31' 0 3/4" and under the 35 maximum permitted height. **(Affirmative Finding)**

**(c) Permitted & Conditional Uses**

The new three-unit building is a permitted use in the RM zone. **(Affirmative Finding)**

**(d) District Specific Regulations**

**1. Setbacks**

See Sec. 4.4.5 above.

**2. Lot Coverage**

See Sec 4.4.5 above.

**3. Accessory Residential Structures and Uses**

Connected rear patios an accessory uses are permitted in the RM zone. **(Affirmative Finding)**

**4. Residential Density**

The new building and density is still limited to occupancy by a family as defined in Article 13 of the Comprehensive Development Ordinance. **(Affirmative Finding)**

**5. Uses**

Not applicable

**6. Residential Development Bonuses**

Not applicable

## **Article 5: Citywide General Regulations**

### ***Sec. 5.2.3, Lot Coverage Requirements***

The applicant is not seeking additional lot coverage. **(Affirmative Finding)**

### ***Sec. 5.2.4, Buildable Area Calculation***

Not applicable

### ***Sec. 5.2.5, Setbacks***

See Sec. 4.4.5 above.

### ***Sec. 5.2.6, Building Height Limits***

See Sec. 4.4.5 above.

### ***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec 4.4.5 above.

### ***Sec. 5.5.1, Nuisance Regulations***

The proposed project should not create any nuisance. **(Affirmative Finding)**

### ***Sec. 5.5.2, Outdoor Lighting***

See attachment (Ext Light Spec) Lighting positions are shown in the elevations drawings. The recessed fixture will be installed at the entry canopy for each unit entrance. The wall pack lights will be mounted at the rear exterior door for each unit. All proposed outdoor lighting conforms to the low output and full cut off standards for residential areas. **(Affirmative Finding)**

### ***Sec. 5.5.3, Stormwater and Erosion Control***

Over 400sf of land disturbance is proposed so the applicant will be required to demonstrate compliance with Erosion Prevention and Sediment Control plan and have submitted their plan to water resource review. **(Affirmative Finding)**

## **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 property is not an identified significant natural area, the addition of the new building will not block or obscure any important views. **(Affirmative Finding)**

##### ***(b) Topographical alterations***

Significant grading is not indicated in the plans **(Affirmative Finding)**

##### ***(c) Protection of important public views***

Not applicable

*(d) Protection of important cultural resources*

Not applicable

*(e) Supporting the use of alternative energy*

There is no indication that the proposed building will utilize alternative energy. Solar energy utilization is encouraged. In any event, the building will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative Finding)**

*(f) Brownfield sites*

The subject property is not an identified brownfield. **(Affirmative Finding)**

*(g) Provide for nature's events*

The proposed plan shows that a sheltered entry will be constructed for the main entryway as well as over the front of the garage. **(Affirmative Finding)**

*(i) Vehicular access*

The new driveway will be paved with one shared entrance for all three units. The driveway is then split up into two branches to provide access to the units.

*(j) Pedestrian access*

The new building is along a road with a sidewalk where public access is granted by the main driveway. Access to the main entry of each unit is also provided by the main driveway. **(Affirmative Finding)**

*(k) Accessibility for the handicapped*

No handicapped accessibility is shown and is not required. **(Affirmative Finding)**

*(l) Parking and circulation*

Parking and circulation will be provided by the main driveway and individual garages for each unit. **(Affirmative Finding)**

*(m) Landscaping, fences, and retaining walls*

Landscaping details show two new trees by the front corners of driveway. Other landscaping includes two small retaining walls and enclosure for the garbage. A rear paver patio will be attached to the rear of the structure and screened with wood shadow box fencing. **(Affirmative Finding)**

*(n) Public plazas and open space*

Not applicable

*(o) Outdoor lighting*

See Sec. 5.5.2 above.

*(p) Integrate infrastructure into the design*

Utility connections are shown on the plans as all underground connections to the building that will not need screening. **(Affirmative Finding)**



### **Part 3, Architectural Design Standards**

#### **Sec. 6.3.2, Review Standards**

##### *(a) Relate development to its environment*

###### *1. Massing, Height, and Scale*

The proposed building along with its accessory patio is similar in size and mass to the adjacent buildings with a basic design. The mass of the building will be defined by straight lines and square edges that clearly define the spaces of each unit. It appears to have an asymmetrical appearance when viewed from the street with the ground floor containing mostly garage space and entrance to the units. The top two floors are where the bulk of the residential units exist with some deviation in depth that distinguishes the units from each other. The scale of the building is slightly larger than the nearby properties on the street due to the buildings full three stories. On the rear of the building exterior stairs are proposed that go all the way up to the rooftop patios that gives the impression of additional mass on the rear of the building.

###### *2. Roofs and Rooflines*

The roof will be a white colored flat membrane roof that will also include space for a rooftop patio for each unit. The majority of the roof is squared off by the metal parapet on the street edge. Towards the rear of the building rooftop decks for each unit and mechanical equipment is screened by wood shadow box fencing. No rooftop lighting is proposed for the rooftop decks.

###### *3. Building Openings*

The windows are six over one triples and single six over one double hung windows on the street facing façade that have identical layouts for each unit. The layout is the same for each unit and distinguishes the units for each other. The entry doors and garage doors have a panel design but only the entry doors have triple pane windows at the top. The rear façade shares the same six over one double hung windows as the front of the building. On the rear there are also ground level and third story entry doors that lead out to the exterior staircase. The sides of the building are mostly blank with only two four pane square windows on each side.

**(Affirmative Finding)**

##### *(b) Protection of important architectural resources*

*Not applicable*

##### *(c) Provide an active and inviting street edge*

From the road, the new building will appear as one solid mass with some change and variations of depth. For the new structure the simple driveway and retaining walls provides a wide opening to the street that helps define the building. The ground floor garages and unity entryways having a sheltering ledge also adds a defining feature that separates the pedestrian and access space from the living area. **(Affirmative Finding)**

##### *Quality of materials*

The color and material for the new construction will mainly consist of fiber cement clapboard siding that is a dark color. The roof will be a rubber membrane, with the rear stairs made of wood with cable railings, and rear patios made of pavers with wood panel fence screening. The plans include all materials that are commonly seen on other modern structures. **(Affirmative Finding)**

##### *(d) Reduce energy utilization*

Proposed building must comply with current energy efficiency standards. **(Affirmative Finding as Conditioned)**

*(e) Make advertising features complimentary to the site*

Not applicable

*(f) Integrate infrastructure into the building design*

All mechanical equipment for the structure will be attached to the roof of the building and screened to match the other materials that are used for screening for the project. **(Affirmative Finding)**

*(g) Make spaces safe and secure*

Proposed building must comply with the city's current egress requirements, building entries will be illuminated. **(Affirmative Finding)**

## **Article 8: Parking**

### **Sec. 8.1.9, Maximum On-Site Parking Spaces**

The construction of the new building will provide garage parking for the units and will be under the maximum parking allowed. **(Affirmative Finding)**

## **II. Conditions of Approval**

1. The EPSC plans shall be approved by the city stormwater engineer before the start of construction.
2. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development. If no net increase in square footage, no impact fees are due.
3. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see [http://publicservice.vermont.gov/energy\\_efficiency](http://publicservice.vermont.gov/energy_efficiency).
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state.
5. Standard permit conditions 1-15.

# G-5000

STEEL POLYURETHANE SANDWICH DOOR  
THICKNESS: 1 3/4" R-16 INSULATION

## INSULATION OPTIONS

**G-5138** THICKNESS: 1 3/4" R-12 INSULATION  
**G-5200** THICKNESS: 2" R-18 INSULATION



G-5000 doors, 14' x 16', Black

## FEATURES AND BENEFITS

### A HIGH-PRESSURE INJECTED POLYURETHANE

- Stronger and more energy-efficient insulation.
- Solidly bonded to the steel sheets providing a section that is **resistant to flexion**.

### ~~B SEALED THERMO-PANE WINDOWS~~

- Optimize insulation and reduce seal failures with **galvanized steel spacer technology**.
- Ensure **a long lasting and refined appearance** with one-piece molded polypropylene window frame.

PROPOSED GARAGE DOORS WILL HAVE NO WINDOWS

### C INTERLOK™ TRIPLE-CONTACT JOINTS

- Sections are **strengthened** by 2 steel walls joined together with **mechanical interlocking** joints which are more solid than just two bonded walls.
- Mechanical **thermal breaks** which are more efficient compared to thermal breaks made with glue.
- Triple-contact joints **provide 2 times more weathertightness** than those of the competition.

### D METAL REINFORCEMENT PLATES

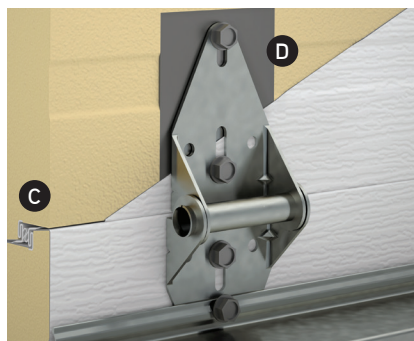
- Provide **stronger fastening** for hinges and struts. These 14-gauge plates are 2 times thicker than 20-gauge plates used by other manufacturers.

### E WOOD END BLOCKS

- Provide a **thermal break** that is more effective than steel end caps which form a thermal bridge.
- **Structural elements** of the sections, the kiln-dried pine wood end blocks are installed at the outer ends of the section. They are stronger than insulation covered with a steel cap.

### F LAG SCREW SYSTEM

- Provides much **better fastening** of the end hinges. The lag screws engage 8 threads into the wood, compared to a self-tapping screw going through a steel end cap engaging only about 2 or 3 threads.





## PANEL CONSTRUCTION

- 1 **Steel walls**
  - 26/26-gauge, G60 **hot-dipped galvanized steel** with five coats of protective finish.
  - Baked-on **polyester paint**. Can be repainted.
  - Woodgrain finish on both sides of the door.
  - Same quality of corrosion-resistant steel for interior and exterior faces.
- 2 Insulated door with high-pressure injected **polyurethane foam** ensuring a high thermal-resistance rating and the solidity of a composite material.
  - **G-5000**: 1 3/4" (44.5 mm), R-16 (RSI 2.8 or k= 0.357 W/m²K)
  - **G-5138**: 1 3/8" (35 mm), R-12 (RSI 2.1 or k=0.476 W/m²K)
  - **G-5200**: 2" (50 mm), R-18 (RSI 3.2 or k= 0.313 W/m²K)
- 3 InterLok™ joints between each section:
  - **Mechanical joints** ensure stronger sections with walls of each panel mechanically interlocked (not only bonded by the polyurethane).
  - **Mechanical thermal break** avoids heat transfer between the interior and exterior walls of each section.
  - **Triple-contact joint** prevents air infiltration.
- 4 **U-shaped tubular bottom weatherstripping** made of thermoplastic elastomer (TPE) ensures the weathertightness of the threshold. Remains flexible and watertight during cold weather, until -62°F (-52°C).
- 5 **Wood end blocks** made of kiln-dried pine (grade 4). With our lag screw system, ensure better fastening of the end hinges. They also provide a thermal break which prevents thermal bridging.
- 6 14-gauge steel **reinforcement plates** placed inside the door for solidly attaching hinges and struts.

**Door weight:** **G-5000**: 1.90 lb/ft² (9.3 kg/m²)  
**G-5138**: 1.75 lb/ft² (8.5 kg/m²)  
**G-5200**: 1.95 lb/ft² (9.5 kg/m²)

## COLORS

|                         | Ice White | Desert Sand | Claystone | Dark Sand | Moka Brown | Evergreen | Silver | Charcoal | Black |
|-------------------------|-----------|-------------|-----------|-----------|------------|-----------|--------|----------|-------|
| G-5000                  | •         | •           | •         | •         | •          | •         | •      | •        | •     |
| G-5138                  | •         | •           | •         | •         | •          | •         | •      | •        | •     |
| G-5200                  | •         | •           | •         | •         | •          | •         | •      | •        | •     |
| Standard Window Frames¹ | •         | •           | •         | •         | •          | •         | •      | •        | •     |

• = PREMIUM colors: small additional fees apply. Colors may slightly vary from image.  
 ¹ G-5200 White only

## WINDOWS

**Standard Windows**  
 21" x 13" (533 mm x 330 mm)  
**Thermopane:**  
 • G-5000: Clear, Sandblasted, Wired, Tempered, Laminated or Tinted  
 • G-5138: Clear or Sandblasted  
 • G-5200: Clear, Tempered 2 sides, Low-E sides or Sandblasted

Available for G-5000, G-5138 and G-5200

**PROPOSED GARAGE DOORS WILL HAVE NO WINDOWS**

**26" x 13" (660 mm x 330 mm)**  
 Color: Black  
**G-4400 Sections (Full Vision)**  
 Colors: White, Black and Anodized

Available for G-5000



8500 25<sup>th</sup> Avenue,  
 St-Georges, QC  
 G6A 1K5 Canada

1 866 960-2828  
 info@garaga.com  
 garaga.com

## PANEL DESIGN



## SIZES

|                                            | G-5000                             | G-5138                             | G-5200                             |
|--------------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| <b>Widths</b><br>In 1" (25 mm) increments  | From 4' to 29'6"<br>(1.2 m to 9 m) | From 4' to 18'<br>(1.2 m to 5.5 m) | From 4' to 24'<br>(1.2 m to 9 m)   |
| <b>Heights</b><br>In 3" (76 mm) increments | From 6' to 24'<br>(1.8 m to 7.3 m) | From 6' to 18'<br>(1.8 m to 5.5 m) | From 6' to 24'<br>(1.8 m to 7.3 m) |

## HARDWARE

Steel tracks: • 2" (50 mm), 13-gauge or 14-gauge  
 • 3" (76 mm), 12-gauge

## WARRANTIES (LIMITED)

10 years against any perforation of steel due to rust  
 10 years on the wood end blocks against cracking and rot  
 10 years against delamination of the steel skin from the polyurethane foam  
 1 year on other door components  
 10 years against seal defects on Standard windows

**YOUR  
 GARAGA  
 DISTRIBUTOR**

41 Adams St - Rear Patio Spec



Fencing  
ShadowBox Fence Panels



Patio Flooring  
Permeable Concrete Pavers

## 41 Adams Street - Roofing Spec



Roofing Membrane  
TPO (thermoplastic polyolefin)  
single-ply white



Roof Decks Decking  
Trex - Vintage Lantern color

### 1" Square Edge Board

Our square edge boards install traditionally like wood—with deck screws.

#### ACTUAL DIMENSIONS

.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)



Panels Between Roof Decks and Around Rooftop Heat Pump Condensers  
Shadowbox fence panels



Railings at Roof Decks and Exterior Stairs  
Blackened steel panels with pressure treated wood posts and 2x4s



# RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

## Recessed Fixture at Entry Canopy



NAME:

TYPE:

DATE:

NOTES:

### SPECIFICATIONS

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIGHT UNIT:                 | Aluminum Die cast with powder paint coat preventing discoloring and rusting.                                                                                                                                                                                                                                                                                                                                                                |
| JUNCTION BOX:               | Aluminum extrusion, with knockouts located at each end. Wiring compartment allows for (6) 14 gauge (AWG) insulated conductors. Connection to one (1) downstream unit is permitted within the junction box compartment. The compartment satisfies junction box volume requirements of CSA C22.2 No. 250.0/UL 1598.                                                                                                                           |
| INSTALLATION:               | Ideal for shallow ceiling installations with no housing required. Steel spring clip for easy installation and suitable in t-grid and drop ceiling applications.                                                                                                                                                                                                                                                                             |
| WIRING:                     | Plenum rated cable used to connect light unit and junction box.                                                                                                                                                                                                                                                                                                                                                                             |
| OPTICS:                     | EDGE-lit LED technology uses light guided plate to distribute light. A polycarbonate lens is used to provide even illumination throughout the installation. The recessed design offers an anti-glare feature.                                                                                                                                                                                                                               |
| ELECTRICAL & PHASE CONTROL: | Easily connected to a 120V power supply via provided UL recognized driver. Dimming down to 10% with most standard LED dimmers (see list of approved dimmers).<br>Ambient operating temperature: -40°C (-40°F) to +40°C (+104°F).<br>IC, WET Location and AIR-TIGHT rated.<br>Phase Control: Forward Phase.<br>Certifications: This product is ETL listed in USA & Canada, certified to UL standard 1598 and CSA standard C22.2 No. 250.0-08 |

|                         |                             |
|-------------------------|-----------------------------|
| CUTTING HOLE:           | 5.67" (144mm)               |
| MOUNTING PLATE:         | MP500 /AMP500 / MPHB425-600 |
| BEAM ANGLE:             | 107°                        |
| CRI:                    | 80                          |
| LUMEN OUTPUT:           | 780 lumens                  |
| DIMMABLE:               | Yes                         |
| WATTS:                  | 11 watts                    |
| LED LIFE:               | 50,000 hours                |
| WARRANTY:               | 5 years                     |
| WIRE CABLE:             | FT4 rated                   |
| DRIVER (SPECIAL ORDER): | 120-277V, 0-10V Dimming     |

### APPLICATIONS

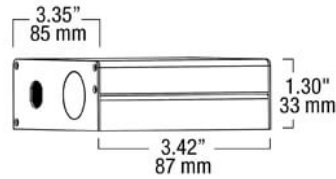
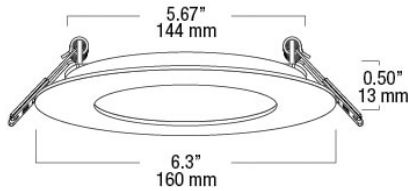
This latest CCT (Correlated Color Temperature) technology is offered in a low-profile design. It features (3) color temperatures 3K, 4K & 5K to select from. The color temperature selector is located on the light unit, which allows for color selection to be made at final install stage. It allows installation in almost any location, even directly under a ceiling joist. Whether it is a Remodel or New Constuction installation, this unit is well suited for indoor / outdoor residential, hospitality, commercial and multifamily applications.



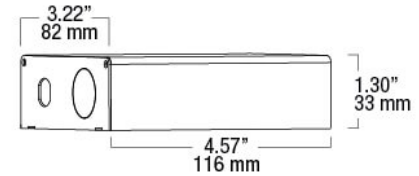
# RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

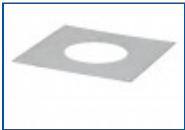
## DIMENSIONS



Optional / En option  
277V - 9 - 13W



## ACCESSORIES



### MOUNTING PLATE

Versatile square mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



### RAZOR CABLES

These connecting cables are for use with the ndr lighting razor series. these cables allow for greater flexibility in designing custom layout needs.



### REMODEL VAPOUR BARRIER

The remodel vapour barrier unit may be used with all ndr lighting remodel housings. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



### ADJUSTABLE MOUNTING PLATE

Versatile adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



### VAPOUR BARRIER

This vapour barrier unit may be used with all ndr lighting recessed lighting products. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



### GOOF RINGS

This goof ring is used when the ceiling hole is wider than the retrofit light unit being installed. refer to our goof ring compatibility chart to ensure the proper goof ring is selected.



### UNIVERSAL MOUNTING PLATE WITH ADJUSTABLE HANGER BARS

This multi-size adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

**Project:**

**Type:**

**Prepared By:**

**Date:**

### Driver Info

|             |                  |
|-------------|------------------|
| Type        | Constant Current |
| 120V        | 0.13A            |
| 208V        | N/A              |
| 240V        | N/A              |
| 277V        | N/A              |
| Input Watts | 15.2W            |

### LED Info

|                |               |
|----------------|---------------|
| Watts          | 13W           |
| Color Temp     | 5000K (Cool)  |
| Color Accuracy | 73 CRI        |
| L70 Lifespan   | 100,000 Hours |
| Lumens         | 1,530         |
| Efficacy       | 100.7 lm/W    |

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 55°C (131°F)

### Finish:

Formulated for high durability and long-lasting color

### Green Technology:

Mercury and UV free. RoHS-compliant components.

### Electrical

#### Driver:

Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz

#### THD:

10.4% at 120V, 16.7% at 277V

#### Power Factor:

98.8% at 120V, 92.6% at 277V

### Surge Protection:

4kV

### Photocell:

120V Swivel Photocell Included. Photocell is only compatible with 120V.

### LED Characteristics

#### Color Temperature:

5000K

#### Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

## Technical Specifications (continued)

### LED Characteristics

#### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

#### Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Other

#### Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Equivalency:

Equivalent to 70W Metal Halide

### HID Replacement Range:

Replaces 70-150W Metal Halide

### Buy American Act Compliance:

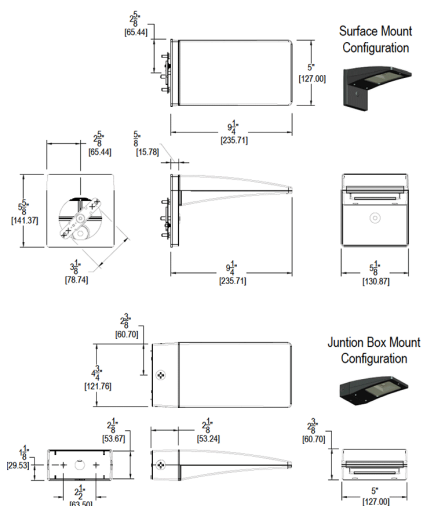
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

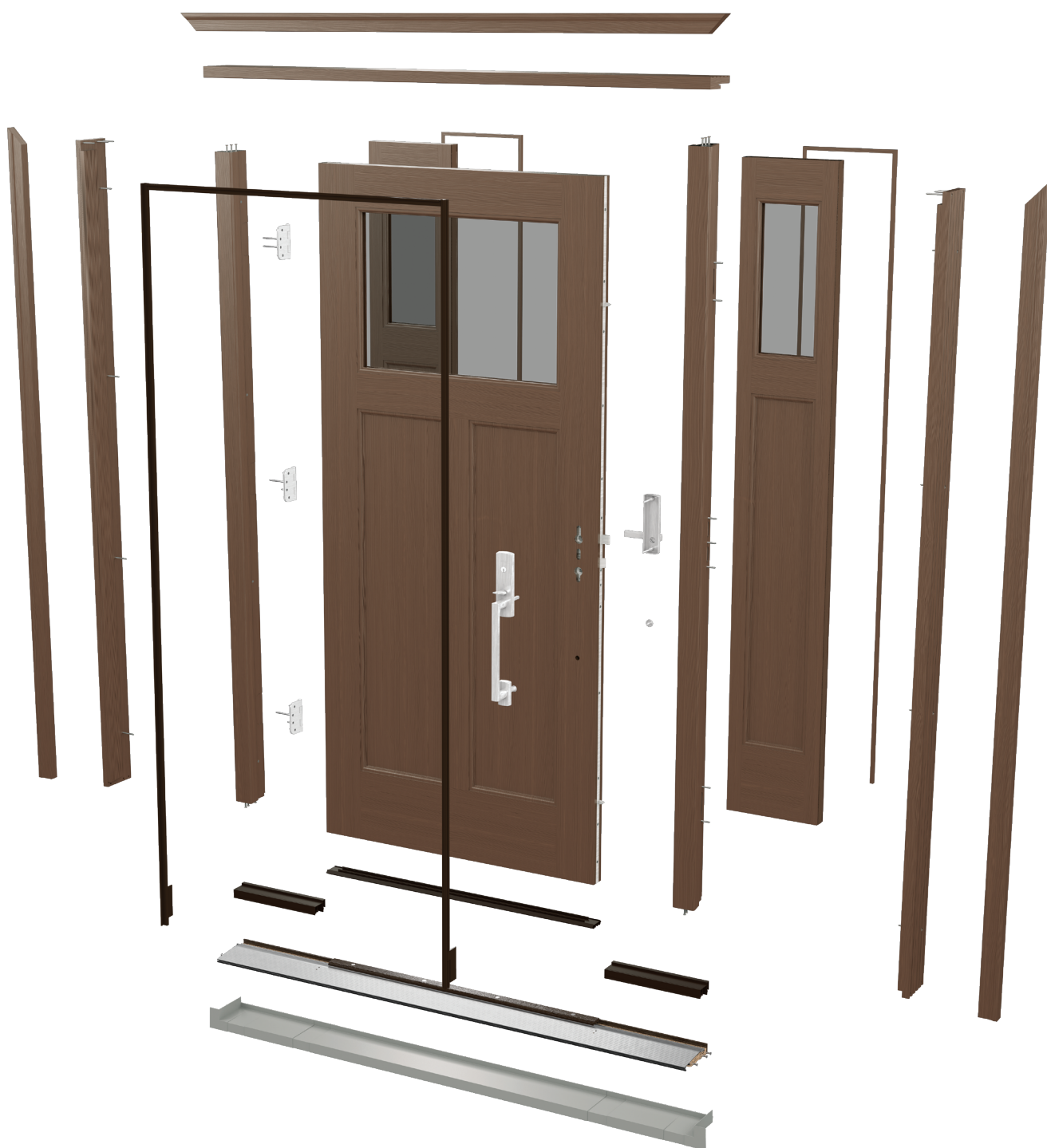
B1 U0 G0

## Dimensions



## Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty



## Next-level engineering.

Classic Craft complete entryway systems are designed with a full suite of premium-grade components, including ball-bearing hinges, medium-reach weatherstrip, 7-shape corner seal pads and more. Each piece is engineered with craftsman precision to create an unrivaled entry experience built to perform for a lifetime.



# Premium construction, inside and out.

Highlighting the best of craftsmanship and innovation, Classic Craft premium entryways boast impressive, well-designed features and remarkable construction. The inner workings of each Classic Craft door lay the foundation for exceptional strength, security, energy efficiency and long-term performance you can depend on for years to come.



## Engineered for Moisture Protection

Features composite top and bottom rails and solid hardwood edges for increased moisture and rot protection all the way around the door.



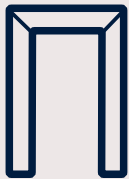
## Designed with Authenticity

Features construction identical to wood doors with narrow stiles and rails, and flush-glazed glass options that are more than 10% wider\* to welcome more natural light into the home.



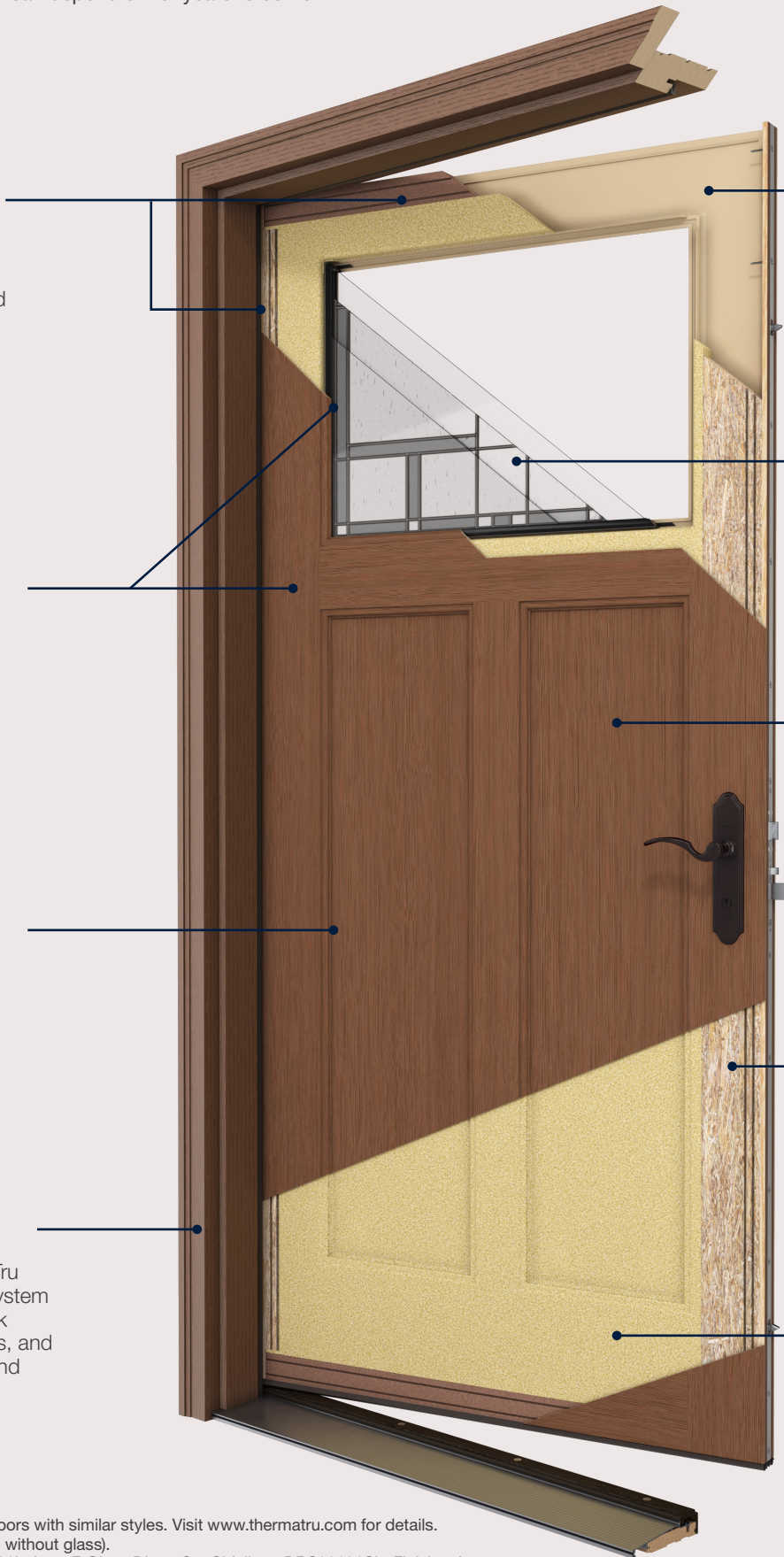
## Tested to Withstand Mother Nature

Designed and rigorously tested to withstand and protect from the damaging effects of harsh weather conditions.



## Therma-Tru. Door Frame

Created specifically for Therma-Tru doors to deliver an entire entry system designed and engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.



\*Comparison of Classic Craft to other standard fiberglass doors with similar styles. Visit [www.thermatru.com](http://www.thermatru.com) for details.

\*\*Comparison of R-Values of fiberglass to wood doors (both without glass).

Right Page Top: Classic Craft Walnut Grain Door – CCW8901L; Low-E Glass Direct Set Sidelite – DRS82131SL, Finish – Acorn

Right Page Middle: Classic Craft Mahogany Grain, Low-E Glass with SDLs, Doors – CCM8303L, CCM8303R, Finish – Raven

Right Page Bottom: Classic Craft Canvas Door – CCV220, Sidelites – CCV100SL, Finish – Indigo

## Popular looks inspired by design.

Explore more options at [www.thermatru.com/ClassicCraft](http://www.thermatru.com/ClassicCraft).



CCR9925 / Mahogany Grain  
with Homeward Glass  
Finished in Autumn Harvest



CCA2350XE / Fir Grain  
with Satin Etch Glass  
Finished in Rustic Clay



CCA4920L / Fir Grain  
with Low-E Glass  
Finished in Driftwood



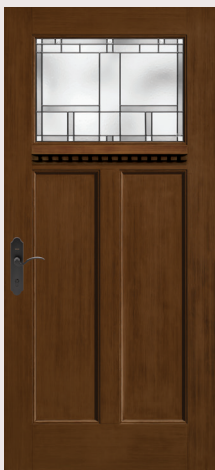
CCA4920R / Fir Grain  
with Low-E Glass  
Finished in Driftwood



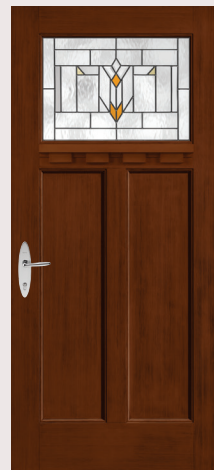
CCA4940XJ / Fir Grain  
with Chinchilla Glass  
Finished in Acorn



CCR20520 / Mahogany Grain  
with Low-E Glass  
Finished in Driftwood



CCA211 / Fir Grain  
with Homeward Glass  
Finished in Sweet Date



CCA9100 / Fir Grain  
with Arborwatch Glass  
Finished in Autumn Harvest



CCA260XR / Fir Grain  
with Rainglass and SDLs  
Finished in Rustic Clay



CCV930 / Canvas  
with Low-E Glass and SDLs  
Finished in Granite



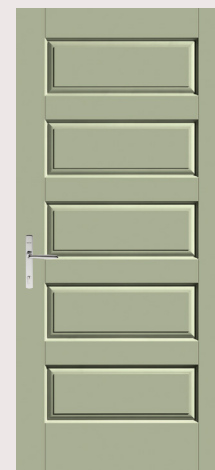
CCA1125 / Fir Grain  
Finished in Acorn



CCA4935 / Fir Grain  
Finished in Timber



CCA1149 / Fir Grain  
Finished in Shale



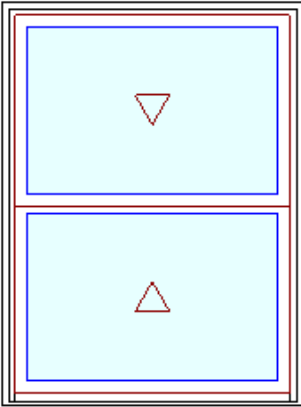
CCV050 / Canvas  
Finished in Cypress

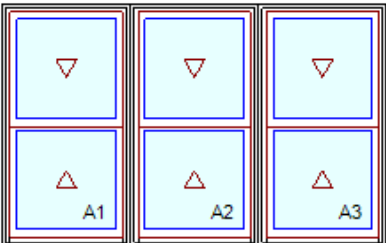


CCA1166 / Fir Grain  
Finished in Rustic Clay

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| Line #1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Mark Unit: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Qty: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
|  <p><b>As Viewed From The Exterior</b></p> <p><b>CN 3648</b><br/><b>FS 35 1/2" X 47 3/4"</b><br/><b>RO 36 1/2" X 48 1/4"</b></p> <p><b>Egress Information</b><br/>Width: 32 3/8" Height: 18 31/32"<br/>Net Clear Opening: 4.26 SqFt</p> <p><b>Performance Information</b><br/>U-Factor: 0.28<br/>Solar Heat Gain Coefficient: 0.32<br/>Visible Light Transmittance: 0.54<br/>Condensation Resistance: 56<br/>CPD Number: MAR-N-272-01474-00001<br/>ENERGY STAR: N, NC</p> <p><b>Performance Grade</b><br/>Licensee #783<br/>AAMA/WDMA/CSA/101/ I.S.2/A440-08<br/>LC-PG40 1054X1924 mm (42X76.8 in)<br/>LC-PG40 DP +40/-40<br/>FL6525</p> |            | <p>Stone White Exterior<br/>Bare Pine Interior<br/>Elevate Double Hung<br/>CN 3648<br/>Rough Opening 36 1/2" X 48 1/4"<br/>Top Sash<br/>Stone White Exterior<br/>Bare Pine Interior<br/>IG - 1 Lite<br/>Low E2 w/Argon<br/>Stainless Perimeter Bar<br/>Bottom Sash<br/>Stone White Exterior<br/>Bare Pine Interior<br/>IG - 1 Lite<br/>Low E2 w/Argon<br/>Stainless Perimeter Bar<br/>Beige Weather Strip Package<br/>Almond Frost Sash Lock<br/>Exterior Aluminum Screen<br/>Stone White Surround<br/>Bright View Mesh<br/>4 9/16" Jambs<br/>Nailing Fin</p> |  |  |

| Line #2                                                                                                                                                                                                                                                                                 | Mark Unit: |                                                                                                                                                                                                                                                                                                                           |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Qty: 1                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                           |  |  |
| <br> <p><b>As Viewed From The Exterior</b></p> <p><b>FS 76 1/2" X 47 3/4"</b><br/><b>RO 77 1/2" X 48 1/4"</b></p> |            | <p>Stone White Exterior<br/>Bare Pine Interior<br/>3W1H - Rectangle Assembly<br/>Assembly Rough Opening<br/>77 1/2" X 48 1/4"</p> <p>Unit: A1<br/>Elevate Double Hung<br/>CN 2648<br/>Rough Opening 26 1/2" X 48 1/4"<br/>Top Sash<br/>Stone White Exterior<br/>Bare Pine Interior<br/>IG - 1 Lite<br/>Low E2 w/Argon</p> |  |  |

Egress Information A1, A2, A3

Width: 22 3/8" Height: 18 31/32"  
Net Clear Opening: 2.95 SqFt

Performance Information A1, A2, A3

U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.32  
Visible Light Transmittance: 0.54  
Condensation Resistance: 56  
CPD Number: MAR-N-272-01474-00001  
ENERGY STAR: N, NC

Performance Grade A1, A2, A3

Licensee #783  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG40 1054X1924 mm (42X76.8 in)  
LC-PG40 DP +40/-40  
FL6525

Performance Grade Mull

Licensee #793  
AAMA 450-10  
LC-PG50 1430X1721 mm (56.3X67.75 in)  
LC-PG50 DP 50  
FL14133

Performance Grade Overall Assembly

LC-PG40 DP +40/-40

Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
Almond Frost Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

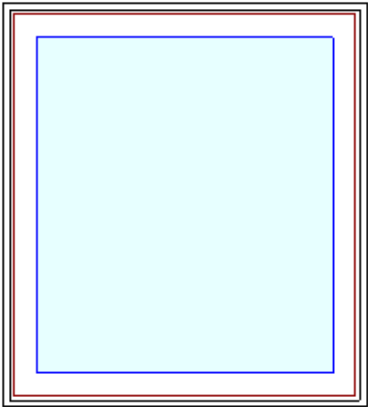
Unit: A2  
Elevate Double Hung  
CN 2648  
Rough Opening 26 1/2" X 48 1/4"  
Top Sash  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
Almond Frost Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh

Unit: A3  
Elevate Double Hung  
CN 2648  
Rough Opening 26 1/2" X 48 1/4"  
Top Sash  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
Almond Frost Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jambs  
Nailing Fin w/ Certification Brackets

\*\*\*Note: This configuration is certified to AAMA 450.



|         |            |  |  |  |
|---------|------------|--|--|--|
| Line #3 | Mark Unit: |  |  |  |
| Qty: 1  |            |  |  |  |



As Viewed From The Exterior

CN 2931

FS 28" X 31 1/8"

RO 29" X 31 5/8"

Performance Information

U-Factor: 0.26  
Solar Heat Gain Coefficient: 0.34  
Visible Light Transmittance: 0.58  
Condensation Resistance: 58  
CPD Number: MAR-N-252-01578-00001  
ENERGY STAR: N, NC

Performance Grade

Licensee #900  
AAMA/WDMA/CSA 101/I.S.2/A440-17  
LC-PG50 1422X1807 mm (56X71.13 in)  
LC-PG50 DP +50/-50  
FL9690

Stone White Exterior  
Bare Pine Interior  
Elevate Casement Picture  
CN 2931  
Rough Opening 29" X 31 5/8"  
Stone White Exterior  
Bare Pine Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
4 9/16" Jambs  
Nailing Fin



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VIEW TO SOUTHEAST

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Adams St  
Townhouse LLC

Adams St

3D View

|                  |               |
|------------------|---------------|
| Project number : | 23006         |
| Date :           | 29 June 2023  |
| Drawn by :       | Author        |
| Checked by :     | Checker       |
| Project Phase :  | Zoning Permit |

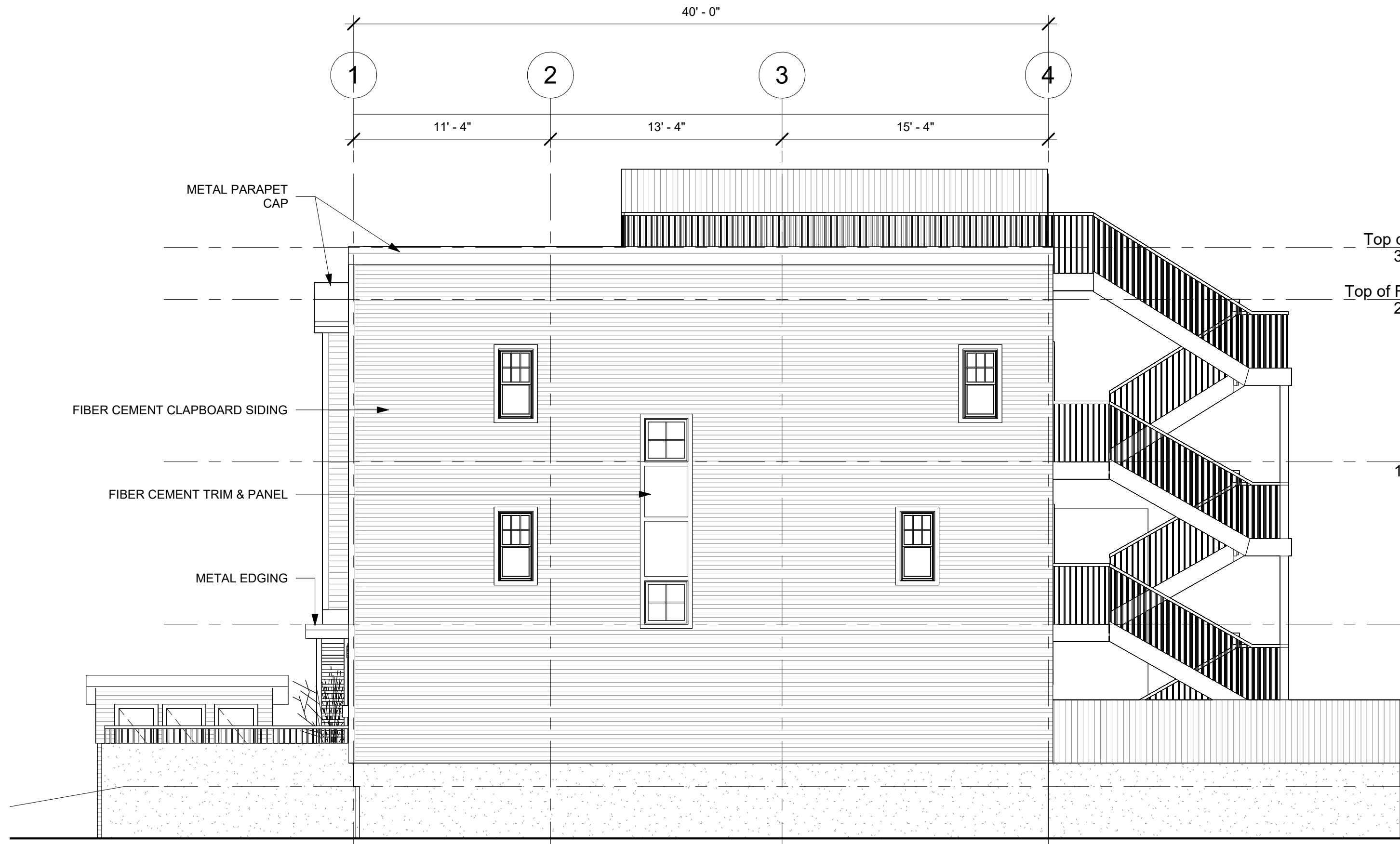
A500

Scale :

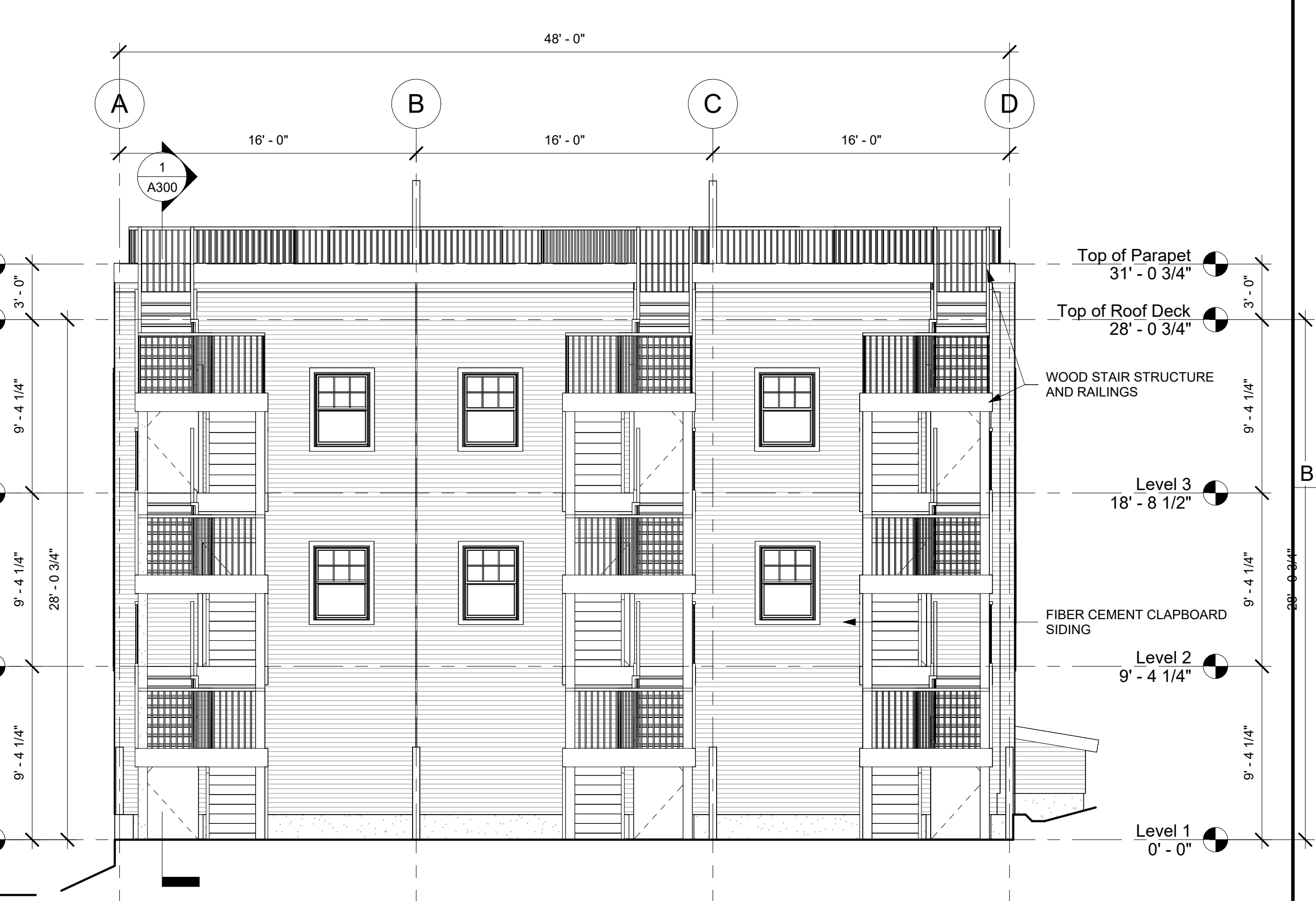




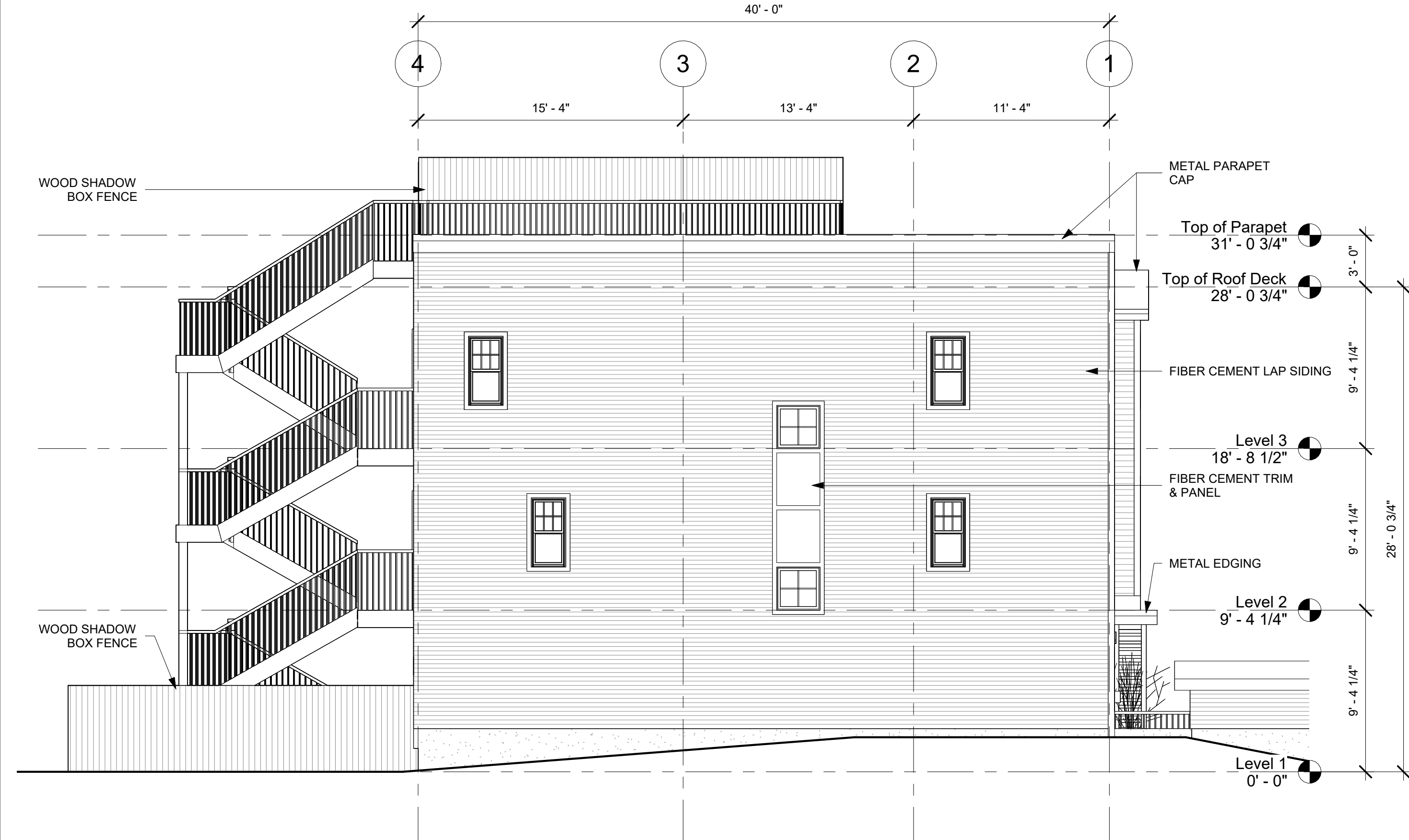




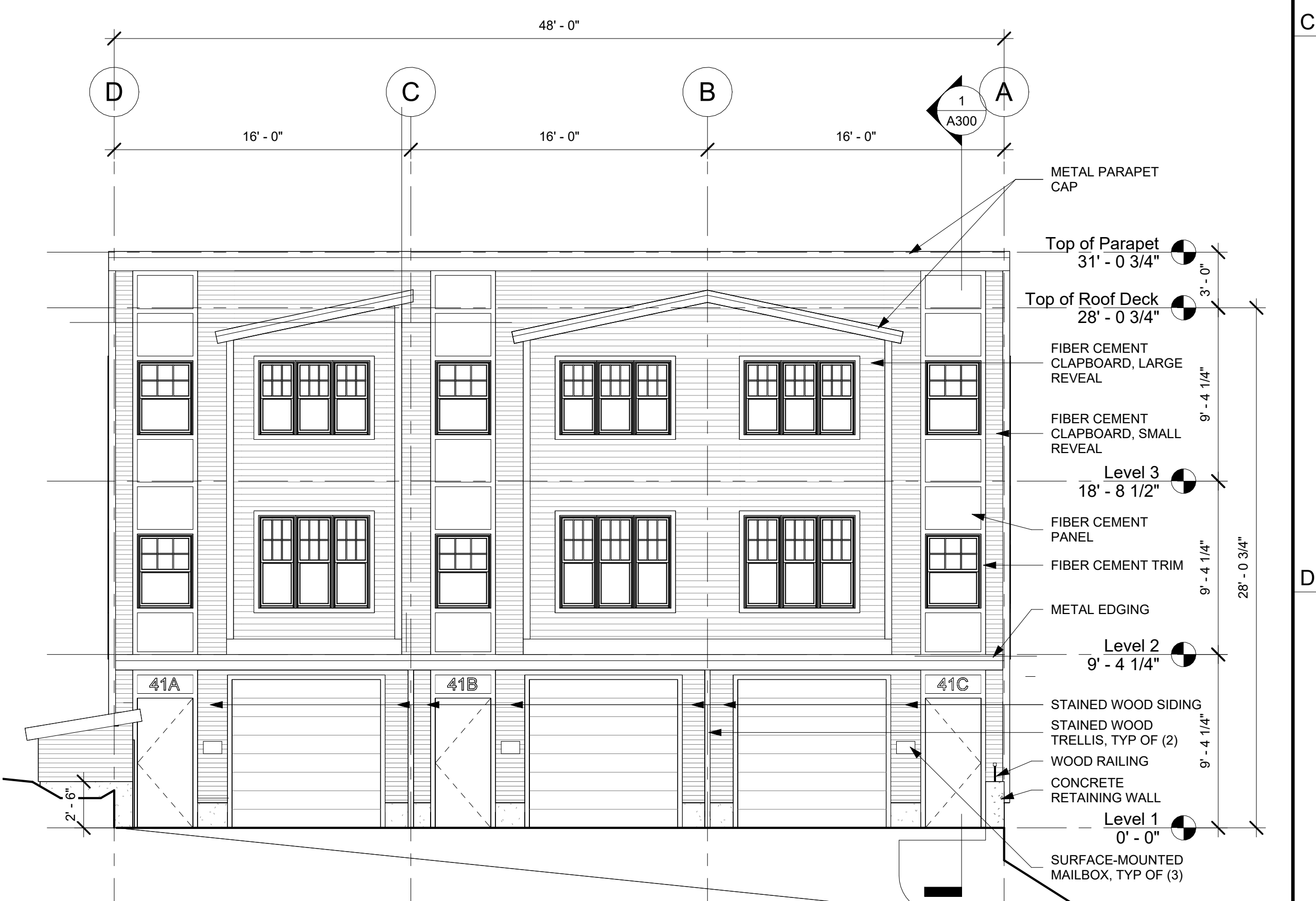
④ West  
3/16" = 1'-0"



③ South  
3/16" = 1'-0"



② East  
3/16" = 1'-0"



① North  
3/16" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Adams St  
Townhouse LLC

Adams St

Elevations

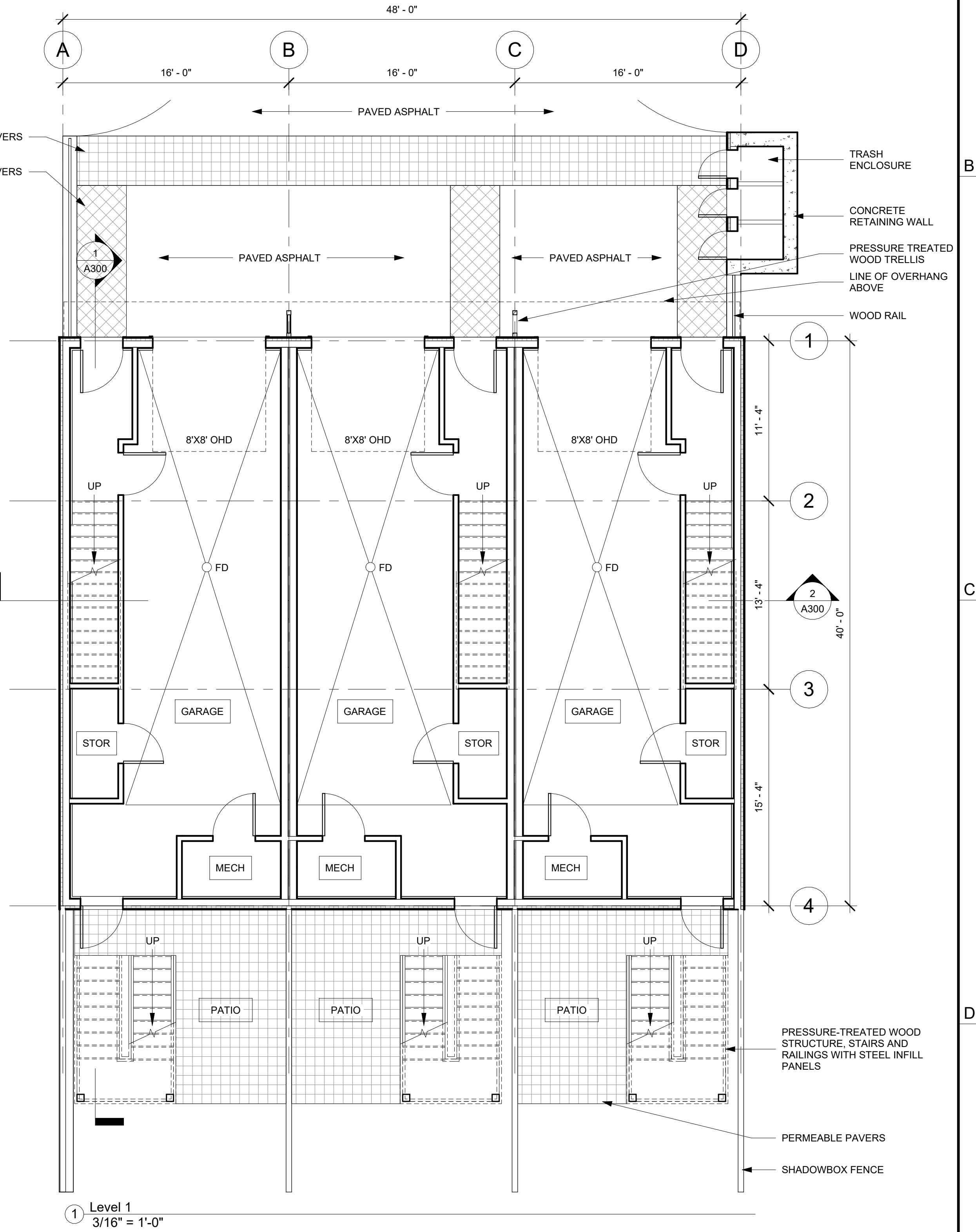
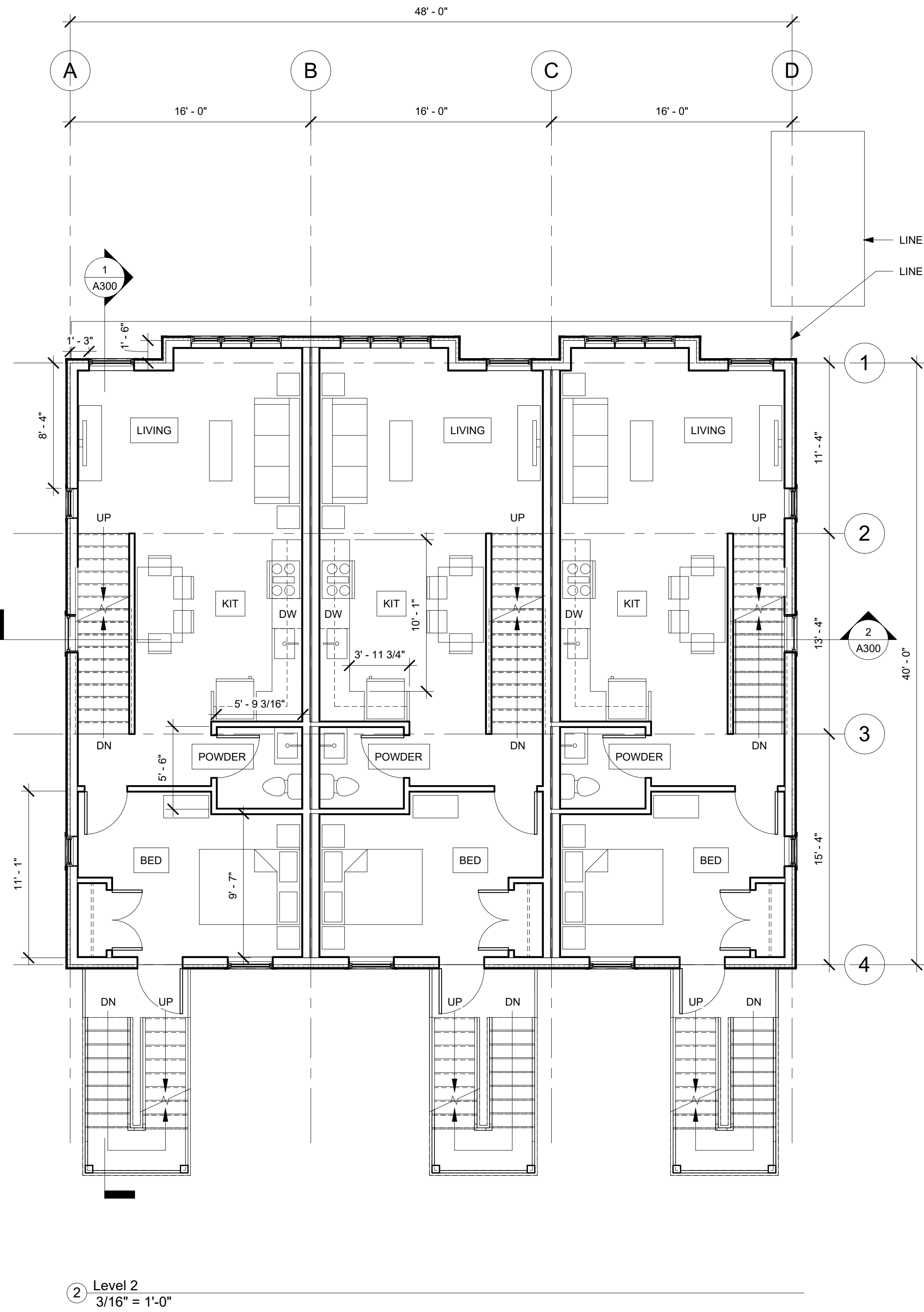
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|------------------|---------------|
| Project number : | 23006         |
| Date :           | 2 August 2023 |
| Drawn by :       | DLG           |
| Checked by :     | DLG           |
| Project Phase :  | Zoning Permit |

A200

Scale : 3/16" = 1'-0"



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ZONING DISTRICT - RM  
40% LOT COVERAGE  
SIDE & FRONT YARD SETBACKS - AVERAGE OF ADJACENT  
BUILDINGS +/- 5', OR 10% LOT WIDTH  
REAR YARD SETBACK - 25% LOT DEPTH, 20' MIN  
MAX HT - 35'  
  
LOT SIZE - 8,175 SF - 0.19 ACRE  
LOT COVERAGE - 3,300 SF = 40%  
  
UNITS = 1,920 SF TOTAL  
640 SF UNCONDITIONED, 1,280 SF CONDITIONED  
200 SF REAR PATIO, 300 SF ROOF DECK

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Adams St  
Townhouse LLC

Adams St

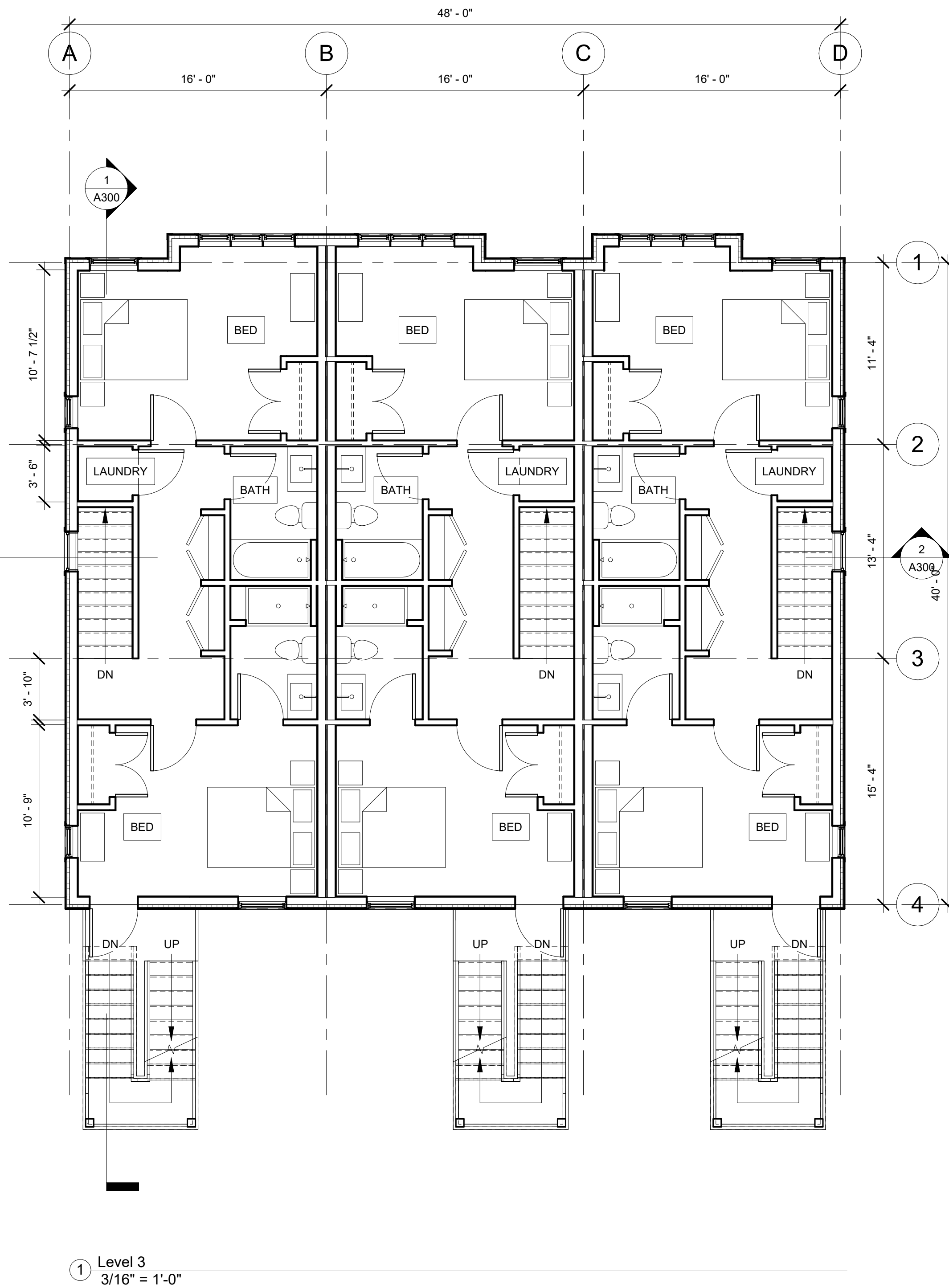
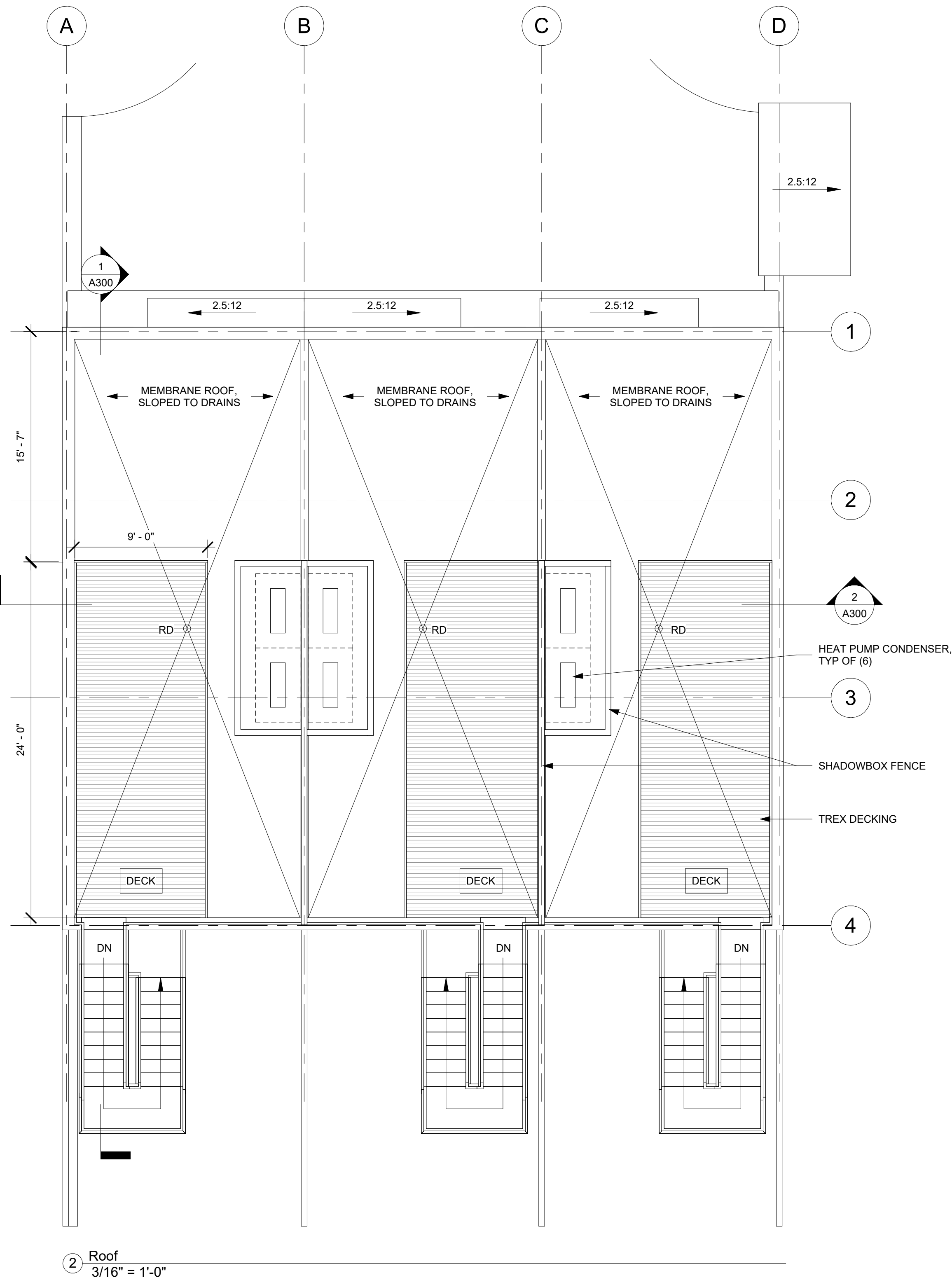
Level 1 & 2 Plans

|                  |               |
|------------------|---------------|
| Project number : | 23006         |
| Date :           | 2 August 2023 |
| Drawn by :       | DLG           |
| Checked by :     | DLG           |
| Project Phase :  | Zoning Permit |

**A100**

Scale : 3/16" = 1'-0"





Adams St  
Townhouse LLC

Adams St

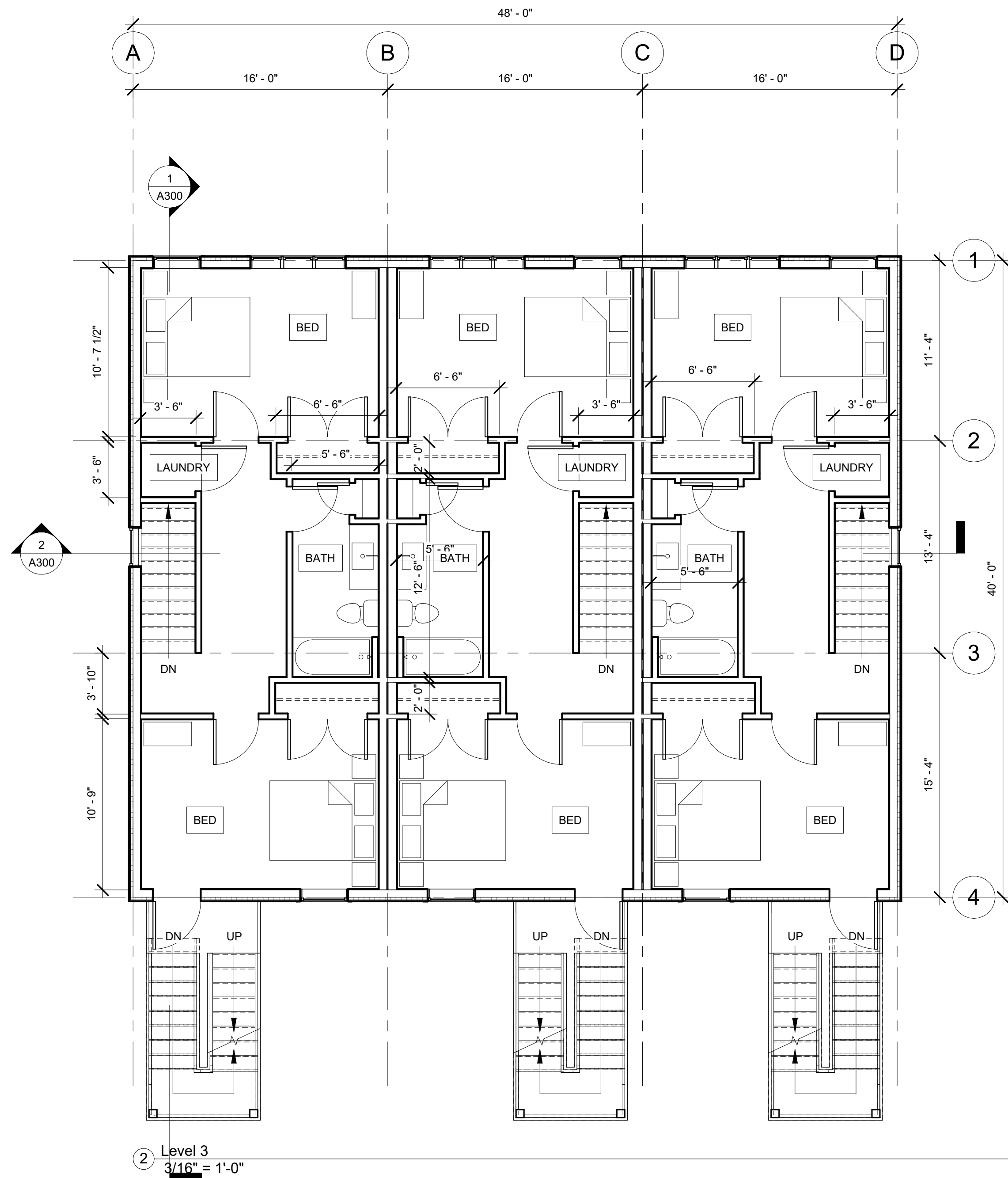
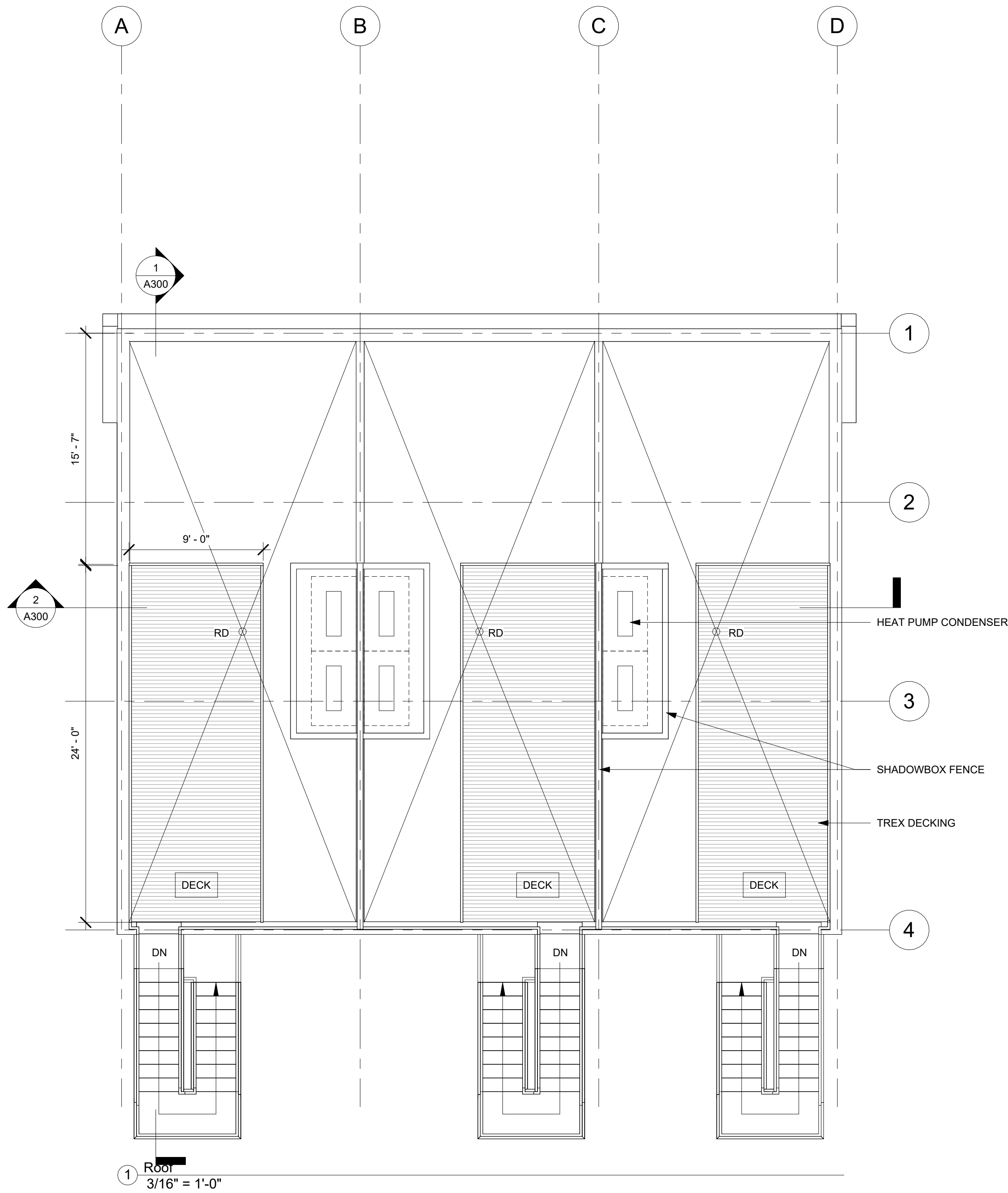
Level 3 & Roof Plans

|                  |               |
|------------------|---------------|
| Project number : | 23006         |
| Date :           | 2 August 2023 |
| Drawn by :       | DLG           |
| Checked by :     | DLG           |
| Project Phase :  | Zoning Permit |

A101

Scale : 3/16" = 1'-0"





| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Adams St  
Townhouse LLC

Adams St

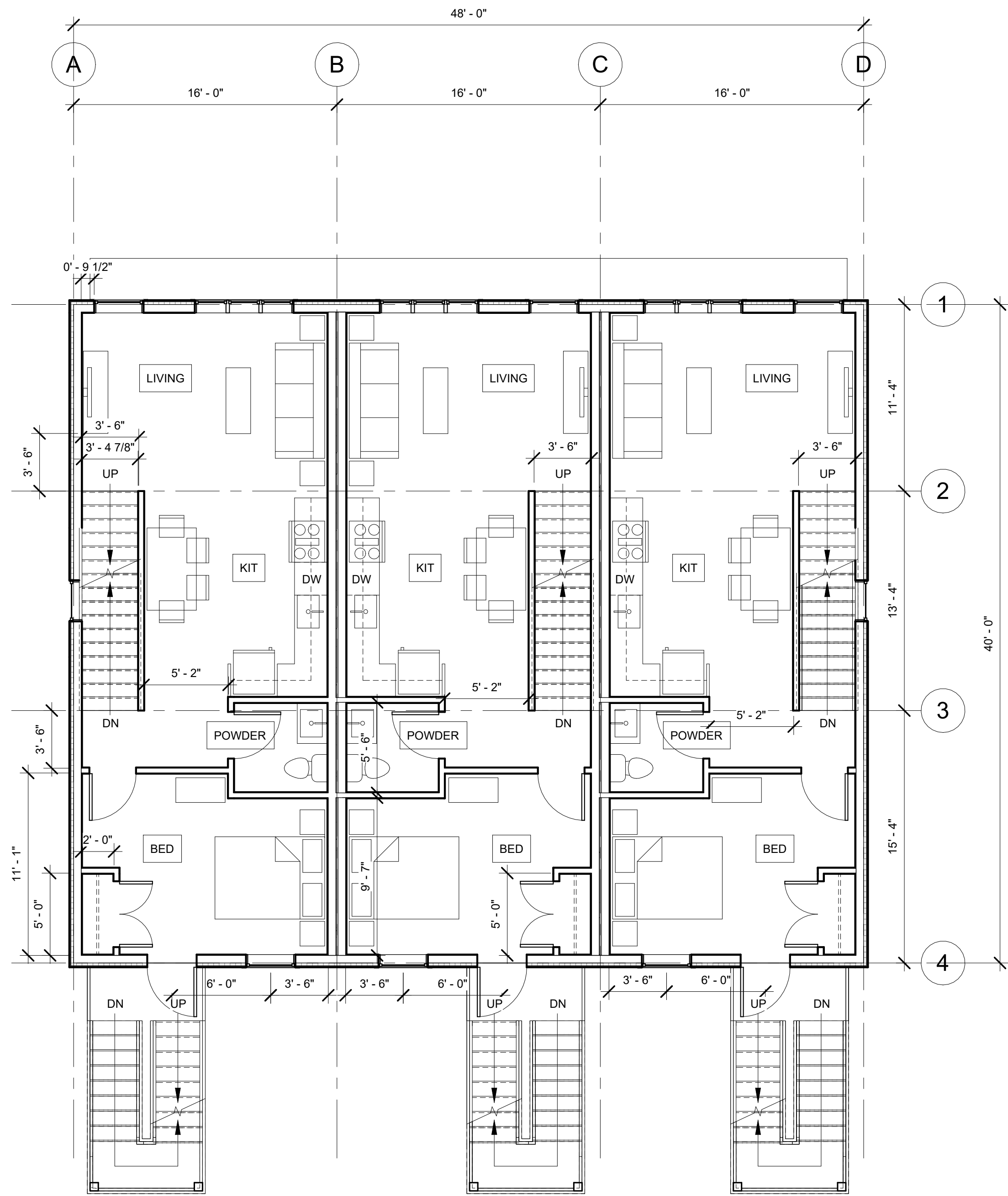
Level 3 & Roof Plans

|                  |               |
|------------------|---------------|
| Project number : | 23006         |
| Date :           | 2 June 2023   |
| Drawn by :       | DLG           |
| Checked by :     | DLG           |
| Project Phase :  | Zoning Permit |

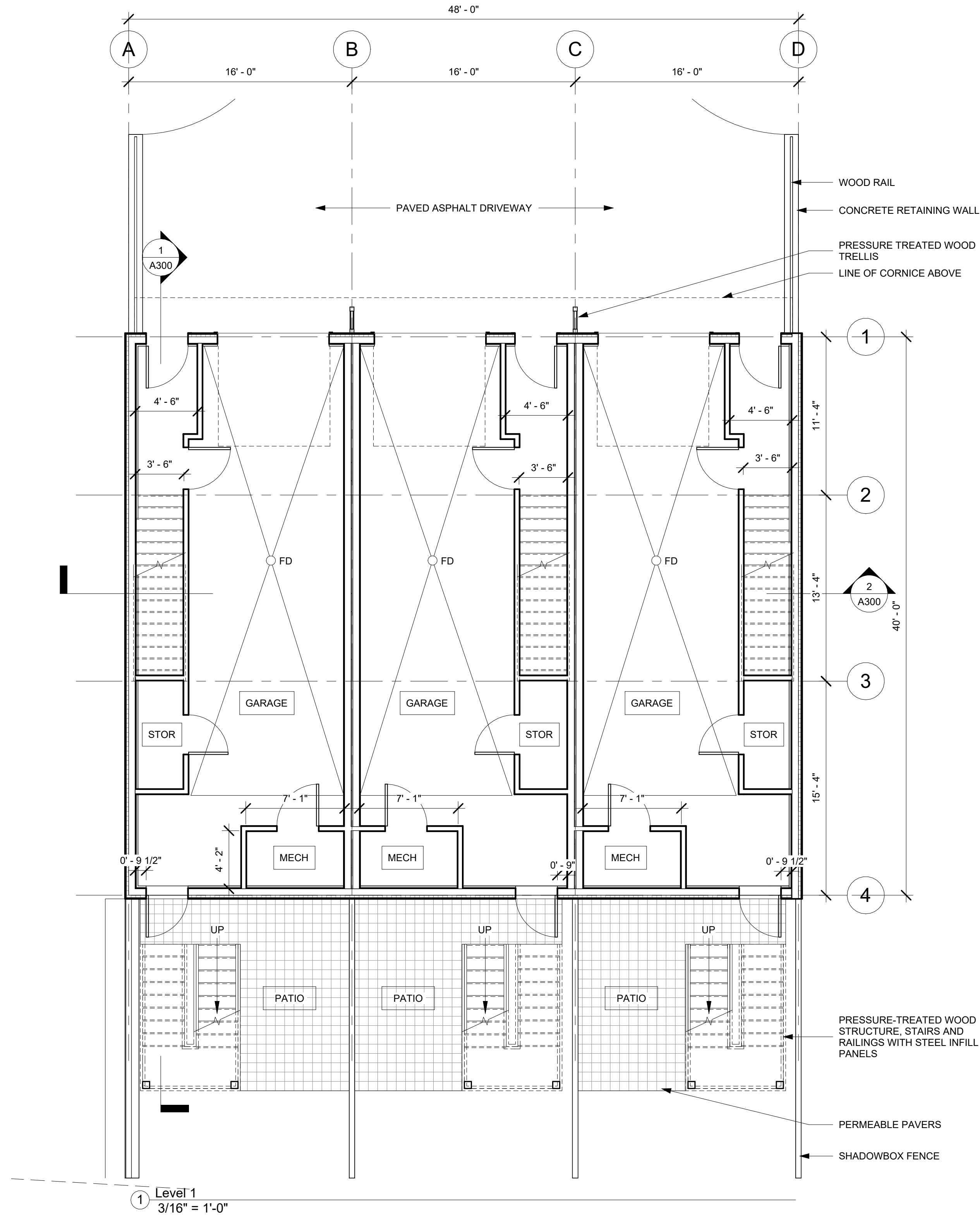
A101

Scale : 3/16" = 1'-0"





2 Level 2  
3/16" = 1'-0"



1 Level 1  
3/16" = 1'-0"

Adams St  
Townhouse LLC

Adams St

Level 1 & 2 Plans

|                  |               |
|------------------|---------------|
| Project number : | 23006         |
| Date :           | 2 June 2023   |
| Drawn by :       | DLG           |
| Checked by :     | DLG           |
| Project Phase :  | Zoning Permit |

A100

Scale : 3/16" = 1'-0"

41 ADAMS ST - DRIVEWAY SKETCH

