**Burlington Design Advisory Board**
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
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*Matthew Bushey*
*Ron Wanamaker*
*Steven Offenhartz*
*Tom Cullins*
*vacant*
*Philip Hammerslough, Alt.*
*Phil Wagner, Alt.*

# DESIGN ADVISORY BOARD
## Tuesday July 23rd 2019 at 3:00 PM
## Conference Room 12, City Hall, Burlington, VT

### Session I – 3:00 PM – 3:30 PM

**1. 19-0932CA; 28 Central Ave (RL-W, Ward 5S) Karen Dawson**
Second story addition to existing residence. (Project Manager: Scott Gustin)

### Session II – 3:30 PM – 4:15 PM

**2. 20-0037CA/MA; 266 College St (FD5, Ward 8E) Hotel Y Burlington, LLC**
Building renovations and addition for hotel, below grade parking structure, and rooftop bar and restaurant. (Project Manager: Mary O'Neil)

### Session III – 4:15 PM – 4:30 PM

**3. Annual Organizational Meeting**
Nomination and election of Chair, Vice Chair, Long Range Planning Committee member, and Ordinance Committee member

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**Department of Permiting and Inspections**
Zoning Division
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*William Ward, Director*
*Scott Gustin, AICP, CFM, Principal Planner*
*Mary O'Neil, AICP, Principal Planner*
*Ryan Morrison, Associate Planner*
*Layne Darfler, Planning Technician*
*Tracey Crocker, Zoning Clerk*
*Theodore Miles, Zoning Specialist*
*Charlene Orton, DPI Administrator*

# MEMORANDUM

**To**: The Design Advisory Board
**From:** Mary O'Neil, AICP, Principal Planner
**RE**: 266 College Street; ZP20-0037CA/MA
**Date**: July 23, 2019

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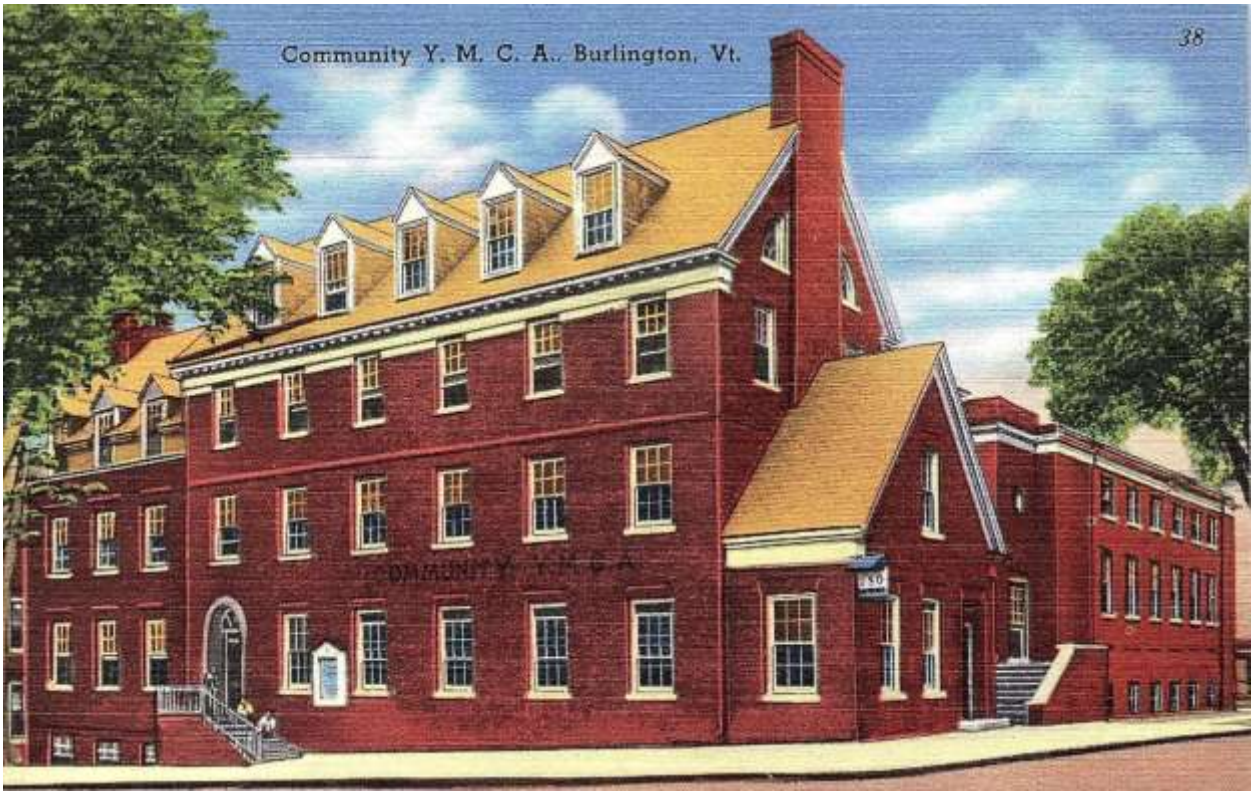
**File:** ZP20-0037CA/MA
**Location:** 266 College Street
**Zone**: FD5; Specific Height Area "E" **Ward**: 8E
**Parking District**: Downtown
**Date application accepted**: July 10, 2019
**Estimated Cost of Construction**: $14,700,000.
**Applicant/ Owner**: Smith/Buckley Architects / Hotel Y Burlington LLC
**Request**: Hotel and below grade parking structure, rooftop bar and restaurant. Window replacement in original building on southeast corner of College and South Union Sts.

**Background:**

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 19-0755SP**; Sketch Plan Review of new hotel with below grade parking structure; May 2019.
- **ZP13-0737SN;** new parallel, metal signage for the YMCA. February 2013.
- **Zoning Permit 12-0684SN**; two new parallel signs for annual Giving campaign on College Street and South Union Street elevations. January 2012.
- **Zoning Permit 12-0129AW**; changing graphics on existing awning for the Y. August 2011.
- **Zoning Permit 11-0149SN**; install two parallel signs for Catamount Physical Therapy. One on College St. elevation and one on South Union Street elevation. August 2010.
- **NA12-0239NA**; Non-Applicability of Zoning Permit Requirements; temporary artwork. August 2011.
- **Zoning Permit 08-130CA;** installation of three wood windows at 2nd level into infilled brick openings. August 2007.
- **Zoning Permit 00-071**; Amend previously approved zp99-272 to allow relocation of the cogeneration system exhaust pipe to the west side of the existing YMCA as described in the application letter. Pipe will not project above roofline of structure. August 1999.
- **Zoning Permit 99-272**; installation of natural gas fired cogeneration roof top equipment for the existing YMCA. Proposal includes an underground tank, misc. piping and the installation of a door. December 1998.
- **Zoning Permit 98-075**; reopen existing window openings on the south and west elevations of the existing YMCA. New windows to match existing. August 1997.
- **Zoning Permit 91-352 / COA091-071**; installation of shed style awning over entry on College Street with repairs to stairs included. Handicapped access ramp constructed in existing doorway on South Union Street for YMCA. May 1991.
- **Zoning Permit 91-194**; wood sign. December 1990.
- **Zoning Permit 92-154**; construction of a storage shed in brick, to match the existing YWCA building for the storage of chemicals for the swimming pool. October 1991.
- **Zoning Permit 83-60**; construct a 100' x 40'? (Numbers obscured) addition to the existing building to accommodate a new swimming pool. July 1983.

**Overview**:
The YMCA on the corner of South Union Street and College Street was designed by Frank Lyman Austin and constructed in 1934 to replace the organization's first building on Church Street, which burned in 1928. It is listed on the National Register of Historic Places within the **Main Street – College Street Historic District**. See attached narrative from the Federal Register.
The recent approval and ongoing construction of a new YMCA a block east on College Street and the sale of this building has made it available for redevelopment. The new owners propose a hotel with a rooftop restaurant/bar.
Project review is subject to the Historic Building standards of Section 5.4.8, and the Plan BTV Downtown Code regulations of Article 14.




**Sec. 5.4.8 Historic Buildings and Sites**

*The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:*

*To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;*

*To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*

*To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,*

*To promote the adaptive re-use of historic buildings and sites.*

*(a) Applicability:*

*These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

266 College Street is listed as a contributing resource on the National Register of Historic Places within the Main Street College Street Historic District.

*(b) Standards and Guidelines:*

*The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving*

*historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.*

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property was constructed as a building for the Young Men's Christian Association (YMCA.) Additions included those for an additional pool (northerly most addition, 1983) and storage (1991.) The north pool addition is non-contributing.

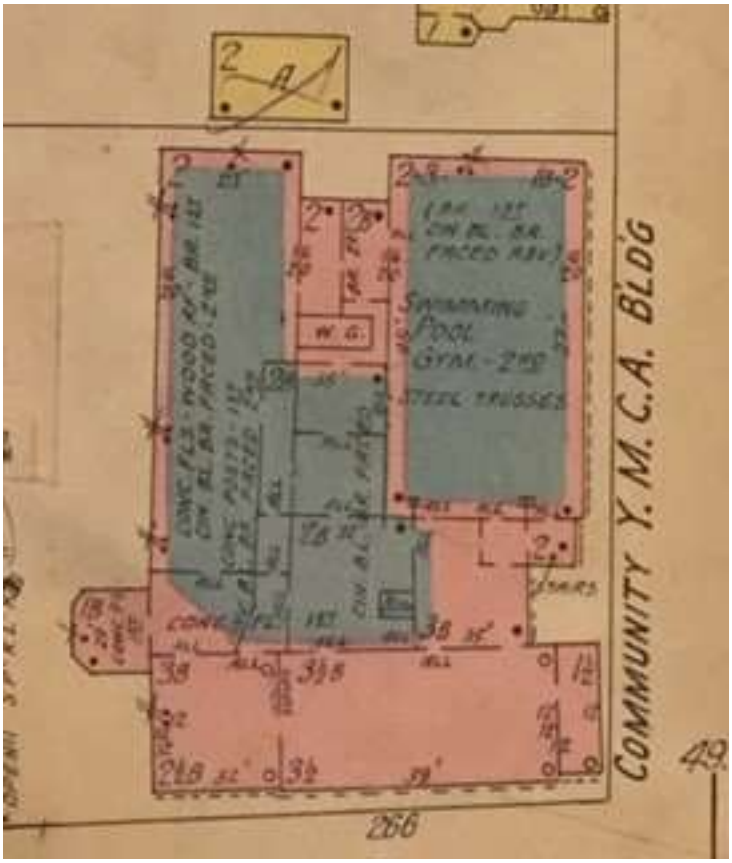
The YMCA began as a welfare movement in London, but has branches all over the world. It is typically associated with use as a *hostel* for young men, which may include recreational facilities.

Although the new use is no longer proposed to be centered on fitness/recreational activities, the short-term residential occupancy associated with the original YMCA is similar to the residency of a hotel. In that manner, the use is similar.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The most significant and distinctive mass of the building (immediate corner of College and South Union) is proposed to be retained and rehabilitated for the new use. The *northerly* most pool/gymnasium additions are proposed to be demolished to accommodate new construction. The National Register nomination identifies the central addition on the north among the spatial characteristics of the building (original to the construction of the YMCA) but does not discount its value. The 1942 Sanborn Map image confirms the central section is original to the building.

Both the central and northerly addition are proposed to be removed. This proposal, therefore, is a partial demolition of a historic structure and subject to review of the applicable standards under 5.4.8 (d).




Current Google image, above.
1942 Sanborn Map image, left.
The building was originally constructed with the large pool/gymnaium which is apparent now as the 6 x 4 bay, blind window central addition.
Both the central addition and north (1984) pool addition are proposed to be removed in this project.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The new design incorporates a metal sheathing at the southeasterly entrance; a modern adaptation of what is presently a masonry building component. While an attractive and efficient location for a new entry, original materials shall be retained to preserve the character and fabric of the original building.

It is universally known that ice slide from the southerly roof presents a safety hazard during the winter months. The applicant has proposed a heavy metal canopy extending over the entire principal façade. While effective to address the snow slide, it introduces an anachronistic element that muddies the style of the original building. In renderings, it appears timber-like with a post-medieval style. In materials, it speaks a contemporary language. A more suitable designed entry cover is recommended that will achieve the functional purpose while providing no abrupt disruption to the style of the original building. Similarly, the covered entry to the southeasterly corner should be modified (and the cladding eliminated) to better retain the visual and material characteristics of the historic building. These features as designed are more appropriate for the contemporary massing on the north and east.

The building addition is clearly a product of its own time and obvious in its new design. The 1934 F.L. Austin building that presents to College Street (without northerly pool addition) will remain.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The northerly-most pool and storage additions have garnered no merit on their own part, and are non-historic. The central addition is original to the Austin design; its proposed demolition sparks requirements of Section 5.4.8 (d).

The sheltered entrance on the east façade will be retained and utilized as a primary and focal entrance to the hotel. The existing masonry is proposed to be resheathed; a window converted to a door. As noted, the change in material (masonry to metal cladding) eliminates original fabric and is not consistent with this standard.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The corner structure garners the most attention, while the northerly pool/gym additions are less articulated and more function oriented. Similar to other collegiate, academic or public buildings of the same period, the use of masonry complemented with high windows for natural illumination signal athletic or public use. Although those windows have since been filled in, the original design (including strong cornice line and regularly spaced fenestration) are clearly evident. The loss of this central piece of the building needs evaluation under Section 5.4.8 (d).

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not for replacement of deteriorated features, but in a significant addition, partial demolition and rehabilitation to accommodate a new hotel/restaurant/bar.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Other than the partial demolition, no physical treatments have been identified within the submission materials.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archaeological deposits on this site; however, the Y was built into the Burlington Ravine. Other than a brick sewer, there may be any kind of fill debris below the building site. Discovery of any resources during construction shall be reported to the Vermont Division for Historic Preservation for assessment, evaluation, and appropriate disposition.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,*

*features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new addition is precipitated by the demolition of the central (historic) pool/gym and the more modern northerly pool.

The proposed addition is connected by a small hyphen from the north side of the existing building. The addition rises a full six stories; taller than the existing building. The project anticipates exploitation of the significant grade change (former ravine) to provide new opportunities for parking and service area. The northeasterly corner drops to four stories, creating a transition to buildings of smaller scale on South Union Street.

The sixth floor is proposed to be highly glazed; its appearance and massing above the F.L. Austin corner building is visible but somewhat negated by the ribbon of glass above as interpreted by the submitted modeling. As it is set back from both the College Street and South Union Street facades, it is less observable.

The westerly addition (attached to the College Street façade) is clearly modern in vocabulary and discernable as new construction. Visibility of the west façade is largely obscured by other buildings and the changing grade of the street.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While unlikely, it is conceivable that the new addition could be detached and removed from the existing YMCA building without negative impact to the corner historic resource. The original pool addition, however, is less likely so.

**Section 5.4.8 (d) Demolition of Historic Buildings**

*The purpose of this subsection is:*

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. *Application for Demolition.*

*For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:*

*A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The submission materials refer to an SBA memo (Attachment 4?) but generally outline the unsuitability of the rear (north) wings for rehabilitation. See VHB Memorandum, p. 5.

B. *A statement addressing compliance with each applicable review standard for demolition;*

The submission documents include materials seeking to comply with the required review standards.

C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

(i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal;*

This has not been provided. The applicant has noted "not applicable" on submission materials, as rehabilitation is not proposed.

*and,*

(ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

Rehabilitation of the central pool building is not proposed. Feasibility has not been addressed.

D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

Reference is made to VHB Memorandum, p. 5.

*and,*

E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The submission materials include elevations, drawings, plans, narratives, photographs and additional materials (Traffic Impact Study, Photometric, spec sheets, etc.) to satisfy requirements of Article 3. At Sketch Plan review, the Chair of the DRB requested some modeling study to understand the impact of the proposed larger scale building in relation to existing historic structures (particularly the College Street Congregation Church) that surround it. That information has not been included in the submission.

2. *Standards for Review of Demolition.*

*Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:*

A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The application does not assert structural instability, rather the inability to effectively rehabilitate the pool/gym additions for functional and accessible use.

*or,*

B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

See narrative provided by the project architects dated July 7, 2019 for further discussion of the challenges of repurposing the entire building. It is most unlikely that the existing athletic additions could be relocated. It is less likely that an appropriate and feasible use could be introduced even if they were.

*or,*

C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

With attentive preservation and retention of the more elaborately designed corner portion of the structure, it is possible to imagine a greater community benefit with redevelopment of the aging athletic facilities. As the Y has a new facility now under construction, the public benefit relative to fitness will be replaced in another location.

*And all of the following:*

D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

The introduction of significant new massing has the potential to spatially affect neighboring properties within the historic district. A dimensional analysis that places the new structure within the context of the Congregational Church and other district properties has been requested to better understand any impact.

E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

If approved for demolition, submitted historic photographs, ephemera, current photographs and original drawings (if accessible) will successfully record the gym/pool additions for future reference.

*and,*

*F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*

*(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

The compatibility of the plan within the context of the historic district and immediate neighborhood shall be determined by DAB and DRB review.

*(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*

There is significant alteration proposed within the public right-of-way. Advancement of this plan will require the prior written approval of the Department of Public Works, and may include licenses and/encroachment permits from City Council. Work within the ROW may also require performance bonds and guarantee of completion. The applicant is directed to secure these approvals and, if required, provide required bonds/performance letters prior to commencement of work.

*and,*

*(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

The project is anticipated to commence upon successful securement of all required permits and approvals.

*This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.*

Not applicable.

*3. Deconstruction: Salvage and Reuse of Historic Building Materials.*

*The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.*

**Article 14: Plan BTV Downtown Code**
**Section 14.6.4 Building Height**
**(f) Design and Public Space Standards Required for Additional Building Height**

*i. Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials*

*can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area.*
***After consultation with the Design Advisory Board** and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:*

a. *The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The applicants are seeking a maximum height of 69.54' above the average grade. This district allows 45' by right, with height up to 65'/6 stories with DRB review. There is also a provision (see below) allowing for up to 20% relief from standards. (20% of 65' building height is 13' additional height. 4.54' are requested or a building height of 69.54'.) Combined, these standards allow for consideration of the height requested if standards below met to the satisfaction of the DAB and DRB.

The building elevations illustrate a vertical rhythm with fenestration in regular columns, building articulation that guides the eye upward, and changing materials in vertical sections. Human scale is addressed along the pedestrian level of South Union Street with a proposed Office front, Terrace and Doorway building frontages, accentuated with easily identifiable entrances, landscaping, a pergola patio area, and generous glazing.

b. *Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*

The plane of the new building varies along the street front, with the northeasterly corner aligned directly with the property frontage, abutting the pedestrian way. Corresponded recesses appear at the north elevation where building planes change again. Alternation is evident, again, in the manipulation of fenestration: regularly spaced in vertical columns along the east and north elevations (with fenestration pattern adjusted to each bay), yet banded in the uppermost floor. The beltcourse of the Austin building is echoed in the smaller (yet similarly scaled and sheathed) northeasterly corner. Pronounced cornice lines cap each building mass.
The southwesterly component of the addition is smaller in scale; deferential to the existing Austin building and set back from the street front (also to accommodate garage access.) The larger addition is firmly set behind the historic street front building from the College Street perspective. The larger massing is most evident on the east/South Union Street secondary frontage.

*and,*

c. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

Due to the rising grade of College Street and the relatively flat plane of South Union Street, it is unlikely that views from the public thoroughfare are possible between the building masses. The

roofplanes are, however, differentiated and articulated at differing elevations, varying the skyview between these building elements.

*The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.*

*ii. Active Public Space and Restrooms*
*A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, and/or street-level public restrooms as follows….*
Not applicable. The building is not proposed to exceed 85'.

**Section 14.7.3 (b) Alternative Compliance Granted by the Development Review Board**

*i. DRB Alternative Compliance: Relief from any non-numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permit above, may be granted by the Development Review Board* ***after review and recommendation by the Design Advisory Board*** *and a Public Hearing. Decisions by the DRB regarding any Alternative compliance granted shall be made in writing and upon affirmative findings that:*

A. *The relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*
The project is requesting relief from the 65' maximum height; instead proposing 69.54' above the average grade. The difference (4.54') is less than the 20% maximum relief allowance, measuring- a 6.98% deviation. The applicant has offered that the significant changing grade of the site, situated well into Burlington's ravine, to present a unique challenge. Coupled with the topography, the existing building has 20 different vertical levels, which the plan seeks to remediate in the redevelopment.

B. *The relief if granted is the minimum necessary to achieve the desired result;*
In trying to reconcile floors that do not align, the ravine, and the opportunity of below grade parking, the applicant feels the request for relief would be well exercised in this plan.

C. *The property will otherwise be developed consistent with the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;*
The application seeks compliance in all other matters of Plan BTV Downtown Code. Confirmation of compliance will be determined by staff review of the FBC Checklists.

D. *The relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;*
There are no known adverse burden or impacts introduced to neighboring properties or future development of adjacent properties.
*and*

*E. The relief, if granted will yield a result equal to or better than strict compliance with the standard being relieved.*

This site is among the most challenging in the city. The intent of Plan BTV Downtown Code is to utilize physical form as the organizing principle in shaping new development. Burlington's unique characteristics, including significantly changing grades, sometimes tests parameters of dimensional standards, like average building height. Consideration of relief in this area, as allowed by this section, will acknowledge the challenges of context while respecting the goals of the Plan.

Memorandum

To: Hotel Y Burlington, LLC
266 College Street, Burlington

Date: June 25, 2019

Project #: 58153.00

From: Britta Tonn, Preservation Planner

Re: Historic Buildings and Sites
Burlington Citywide General Regulations, Sec. 5.4.8

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This is an application for zoning approval to develop a property containing an historic building at 266 College Street, pursuant to Article 5.4.8 of the Citywide General Regulations, as well as an application to demolish a portion of said historic building, pursuant to Article 5.4.8(d). The building at 266 College Street is the YMCA building, which was constructed in 1934 with a pool addition completed in 1984. The building is listed on the National Register of Historic Places as a contributing resource to the Main Street – College Street Historic District (listed in the National Register on October 13, 1988), although the 1984 pool addition is considered non-contributing to the historic district due to age.

**PROJECT DESCRIPTION**

The proposed project involves the construction of a new, 142-room hotel at 266 College Street ("Project"). The Project will preserve the gabled south block ("south block") of the historic YMCA building and demolish the gymnasium and pool wings to the north in order to accommodate a new, six-story addition. The interior of the south block will be remodeled and converted into public space on the ground level and hotel rooms above. The main entrance to the building is proposed to be located through the gabled, east wing of the south block. The proposed north addition will be contemporary in style and will connect to the south block with a three-story, one-bay wide, brick hyphen which will utilize one bay of the existing historic, two-bay wide hyphen. The new addition will house hotel rooms, a fitness center, and a restaurant with a west-facing patio on the sixth floor. The addition will rest on a new, two-level, underground parking garage offering 77 parking spaces. Please refer to the attached elevations, plans and renderings of the replacement structure, included as Attachments 1 and 2.

**STANDARDS AND GUIDELINES (5.4.8[b])**

The following narrative describes the Project within the context of the Secretary of the Interior's Standards for Rehabilitation, codified in 36 CFR 67, which are used by the City of Burlington in the review of all applications involving historic buildings and sites subject to the provisions of Article 5.4.8 and the requirements for Design Review. The memo in Attachment 4, prepared by Smith Buckley Architects ("SBA"), lists the various treatments for the historic building that will be rehabilitated and incorporated into the new hotel. Each of the ten (10) standards are addressed below in the order that they appear in Article 5.4.8 of the Citywide Ordinance:

1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
   The YMCA was an organization founded to provide safe boarding for young men and to foster a sense of community. Eventually, the YMCA's mission expanded to offer community services to all types of people and particularly to families, which included facilities and programming to develop healthy habits and foster a sense of community. The current Burlington YMCA facility was constructed in 1934, with the hostel originally occupying the second through fourth floors of the south block. When it was built, the hostel was supplemented by several large, community gathering spaces which included: a gymnasium with an elevated

40 IDX Drive, Building 100
Suite 200
South Burlington, Vermont 05403

track; a pool; a bowling alley; squash courts; meeting rooms; a ballroom/ event space; a community kitchen; locker rooms for men and women; parlors; and game rooms. In the mid-1970s, the childcare center was established and in 1984, a new pool was built to the north.

For many years, the YMCA retained its boarding house in the south block. After WWII, the building was utilized as a GI dormitory. By the 1960s and 1970s, however, the YMCA began to focus its attention on serving families. Today, the YMCA no longer provides rooms for rent; the former hostel rooms are occupied by offices, and the former parlors and game rooms on the first floor are used as classrooms for the childcare center.

The building's proposed new use is compatible with its historic use. The proposed hotel essentially returns the south block of the YMCA building to its original use of providing rooms for short-term residential occupancy, as well as public gathering spaces. Likewise, the plan for the new building will include community gathering spaces such as a public lobby and a restaurant, bar and meeting space on the top floor.

2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
The historic character of the south block of the building will generally be retained and preserved. The Applicant's intent is for this portion of the building to express its historic and architectural character as a Colonial Revival-style YMCA building, rooted in its historic neighborhood. Most of the building's exterior rehabilitation work will involve the repair of historic features. The Project proposes to introduce two modern features to this portion of the building; however, despite these alterations, the building will still clearly express its Colonial Revival style. The canopy and entrance ramp on the College Street side are essential to allow for access into the building that is safe and clear of snow, and it will replace a non-compatible awning which currently obscures the arched entrance. The east, gabled wing will be remodeled as a primary entrance with the expansion of the doorway, the installation of an awning, and the sheathing of the brick exterior with metal. Although the appearance of this entrance will be altered, the historic character of its gable form, as well as its slate roof and gable window, will be retained. Furthermore, the brick walls of the building will be visible in the interior of the entrance vestibule.

   The north wings that will be demolished to make way for the new addition are portions of the building that retain less historic integrity. Although the central gymnasium / pool addition is original to the building's 1934 design and function, it prohibits the redevelopment of the property due to multiple challenges which are outlined in the SBA memo included in Attachment 4. Likewise, the 1984 pool addition to the north is not historic due to its age. However, preserving and incorporating the historic south block is a solution that allows for important character-defining features of the building to remain, while also giving the site a new use that is relevant for today.

3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***
No changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will be undertaken. The new hotel addition will be contemporary in its design and clearly distinguishable as dating from a different era than the south block that will remain. The

south block will retain its Colonial Revival style, which was common when it was constructed in the 1930s and was widely embraced by the YMCA for its early-20th century facilities.

4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***
No changes have occurred to the YMCA building which have acquired historic significance. The northerly, 1984 pool addition is not yet 50 years old and lacks exceptional historic or architectural significance. Another major change to the property is the infilling of the windows in the central gymnasium/ pool addition, which likely occurred prior to 1965. While this change may be considered historic because it is over 50 years old, it is not significant because it was a utilitarian change that removed character-defining features of the building. The awning and entrance steps above the College Street entrance were installed in 1991 and therefore are not historic.

5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***
Distinctive materials, features, finishes and construction techniques and examples of craftsmanship that characterize the south block of the building will be preserved. These include the following character-defining features, all of which express the building's Colonial Revival style: the recessed, arched College Street entrance and fanlight; the existing wood trim at the eaves; the south-facing dormers and the two northeast dormers; the quarter fanlights in the east gable which flank the exterior chimney; the slate roof; the exterior masonry walls; and the wood gabled sign box next to the College Street entrance, which was likely installed in the 1940s. Although the wooden and vinyl sash windows will be removed, they will be replaced with aluminum clad windows with insulated glass. These replacement windows will match the 6/6 light division of the existing sash windows and the frame profiles will match the existing windows as closely as possible.

6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***
Where possible, the deteriorated historic features of the south block of the building will be repaired rather than replaced. The following treatments for exterior historic features are proposed:
    - Repair and repoint the masonry walls with a mortar selected for its compatibility with the historic mortar;
    - Strip and paint the existing wood trim at the eaves, repair any damaged areas, and, only if necessary, replace the trim to match the existing;
    - Maintain and repair the slate roofs as necessary;
    - Because the existing wooden windows are in fair to poor condition and, in many places severely damaged, it is the professional opinion of both SBA and VHB's Preservation Planner that it is unfeasible to effectively refurbish these windows. The wooden sash windows throughout will be replaced with aluminum clad wood windows with insulated glass. New window frame profiles will be selected to match the existing windows as closely as possible, and the lights will have the same 6/6 divisions as the existing. The existing windows on the fourth floor are vinyl windows that are inappropriate in materials and design and the replacement windows will be more historically

compatible with the original wooden windows. In addition, a bricked-in window opening on the second level of the hyphen will be opened and a new window installed.

- The quarter fanlights in the east gable will be restored rather than replaced.

Non-structural elements of the south block interior will be almost completely removed and replaced with new partitions, systems and finishes. Much of the building's interior has already been substantially altered and partitioned and, while there is some historic fabric left, it is in large part obscured. Because the existing YMCA building is a contributing element to a National Register Historic District, its character-defining features are limited to those of the exterior. While the athletic facilities which defined the building will be removed, most of the important, character-defining features of the exterior Colonial Revival portion of the building will be retained, despite the significant remodeling proposed for the interior.

7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***
For the portion of the building materials that will remain, no treatments that may cause damage to historic integrity are proposed.

8. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***
Archaeological resources have not yet been identified at the site. The Project will undergo review by the Vermont Division for Historic Preservation ("VDHP") under Act 250 prior to commencement. An archaeologist at the VDHP will have the opportunity to comment on the Project and ensure that measures are undertaken to identify, protect, preserve, and/or mitigate any potential archaeological resources.

9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***
The new hotel addition is proposed to be six stories high and will be connected to the south block of the building via the existing, historic brick hyphen. The hyphen will create a transition between the old and the new construction in a way that is compatible with the historic building and will not constrict the appearance and form of the south block. The new addition will be contemporary and therefore differentiated in style from the south block. However, the proposed design references aspects of the historic building, such as the symmetrical placement of fenestration and the selection of a brick that will complement the color of the bricks on the historic block.

The addition has been thoughtfully designed to be compatible with the historic south block. For example, step-backs on the fourth, fifth and sixth floors of the building will break up the mass of the addition and allow it to appear smaller and more in scale with the historic building and neighborhood. The use of a neutrally colored cladding on the addition near where it will interact with the historic building will allow the addition to recede to the background so that it does not interfere with the historic appearance. The glazing over most of the sixth floor will further reduce the perceived size of the addition in relation to other buildings in the area.

Finally, the placement of HVAC equipment inside the sixth floor mass will reduce the visual clutter and minimize the salience of the building.

10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***
The new hotel addition will be undertaken in such a manner that, in the unlikely event that it is removed in the future, the essential form and integrity of the historic property and its environment would remain relatively intact. The historic south block of the building will be almost fully retained due to the incorporation of the brick hyphen which will serve as a buffer between the addition and the historic building.

**5.4.8(d): DEMOLITION OF HISTORIC BUILDINGS (5.4.8[d])**

**1. APPLICATION FOR DEMOLITION**

***A. The structure proposed for demolition is structurally unsound and unsuitable for rehabilitation.***
Please refer to the SBA memo in Attachment 4, prepared by Smith Buckley Architects ("SBA"), for a discussion of how the rear wings of the YMCA building are unsuitable for rehabilitation. In addition, the "Standards for Demolition" section below elaborates on the unfeasibility of rehabilitating the existing structure for the proposed Project.

***B. Statement addressing compliance with each applicable review standard for demolition.***
Please refer to the "Standards for Demolition" section below which addresses compliance with each of the applicable review standards for demolition.

***C. Economic feasibility report***
N/A – the proposed demolition of portions of the building is not a result of economic hardship.

***D. Redevelopment plan for the site and the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites.***
The Applicant proposes to construct a new, six (6)-story, contemporary hotel wing in the location of the YMCA gymnasium and pool additions which are proposed to be demolished. The proposed redevelopment of the site will introduce a contemporary building to the historic YMCA property itself and to the surrounding Main Street – College Street National Register Historic District. Recognizing that the project will change the appearance of the historic property, the new hotel wing has been thoughtfully designed to be economically viable while having the least amount of impact on the historic importance of the site and the adjacent properties. The preservation of the iconic south block of the YMCA building will lessen the impact on the historic character of the immediately surrounding neighborhood. The south block has, and will continue to, define a prominent corner of the intersection of College Street and South Union Street, and its relationship to other important historic buildings, such as the College Street Congregational Church, will be preserved.

As addressed in Article 5.4.8[b] above, the new addition, although larger in scale, has been designed to minimize impacts and compliment the historic south block and other adjacent properties within the Main Street – College Street Historic District. Please refer to the discussion in Article 5.4.8[b] above and the discussions in the Standards for Review of Demolition section below for more details about how the new building has been designed to be compatible with the historical qualities of other structures and the character of the neighborhood around the sites.

***E. Elevations, drawings and plans for the replacement structure.***
Please refer to the attached elevations, plans and renderings of the replacement structure, included as Attachments 1 and 2.

**2. STANDARDS FOR REVIEW OF DEMOLITION**

***A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;***
Although the existing YMCA gymnasium and pool additions proposed for demolition are not structurally unsound to the degree that they are unsafe for occupation and beyond repair, the SBA memo included in Attachment 4 contains information about how these portions of the building are structurally unable to accommodate rehabilitation without substantial disturbance of the existing structure.

***B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,***
The existing YMCA gymnasium and pool additions are not suitable to incorporate into a redevelopment of the property. The interior of these additions contains approximately 20 different vertical levels that are poorly organized, difficult to navigate, and nearly impossible to provide with wheelchair access. Even if these additions were gutted – which would necessarily result in the loss of historic, character-defining features such as the pool and gymnasium – it would not be feasible to rehabilitate these north wings. The success of this project is contingent upon the ability to provide on-site parking, which is only possible by constructing a two-level, underground parking garage beneath the building. The current configuration of the subterranean pool and its structural implications would not allow for two levels of parking to be constructed underneath the existing addition. Without providing ample on-site parking, no redevelopment project could be successful on this property.

Another consideration preventing the rehabilitation of the existing wings is their inability to enhance or activate South Union Street. Currently, the gymnasium/ pool addition and the later, one-story north pool addition are lacking in fenestration (the windows on the historic addition have been infilled with brick). The new design responds to the goals of Plan BTV and the newly adopted form-based code district by creating an active and engaging streetscape with outdoor seating, vegetation, a large and inviting public entrance, and ample window openings in contrast to the opaque wall surfaces of the existing building.

It would not be feasible to move the YMCA additions to another location due to the size and masonry construction of the existing building, as well as other structural challenges such as the 20 different vertical levels and large expanses of interior space for the gymnasium and pools.

Please refer to the SBA memo in Attachment 4 for further discussion related to the feasibility of rehabilitating the existing structure.

***C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.***
There is strong demand for high-quality hotel rooms in Burlington, and this hotel will contribute substantially to the local economy through job creation and captured tourist and business travel revenue. When the new and much more functional, accessible and modern YMCA facility opens in winter 2020, the existing YMCA facilities will be rendered irrelevant and unnecessary. As such, these gymnasium and pool facilities at 266 College Street will no longer provide a substantial community-wide benefit. A new use for this property – particularly one that will provide public gathering spaces, such as the lobby and sixth floor restaurant/bar – is essential for the property to provide a community-wide benefit in downtown Burlington.

As explained in (B) above, it is almost impossible to repurpose the existing historic structure to accommodate a new use. Furthermore, the redevelopment of this property will be accomplished by preserving the most distinctive portion of the historic building – the south block – which will be a tribute to the YMCA's community-building presence at this location on College Street for 85 years.

***D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;***
This Project has been thoughtfully designed to be economically viable while having the least amount of impact on the historic importance of the site and the adjacent properties. The preservation of the iconic south block will lessen the impact on the historic character of the immediately surrounding neighborhood. This building has, and will continue to, define a prominent corner of the intersection of College Street and South Union Street, and its relationship to other important historic buildings, such as the College Street Congregational Church, will be preserved.

As addressed in Article 5.4.8[b] above, the new addition, although larger in scale, has been designed to minimize impacts and compliment the historic south block and other adjacent properties within the Main Street – College Street Historic District. For example, step-backs on the fourth, fifth and sixth floors of the building will break up the mass of the addition and allow it to appear smaller and in scale with the historic building and neighborhood. The use of a neutrally colored cladding on the addition near where it will interact with the historic building will allow it to recede to the background so that it does not interfere with the historic appearance of the historic building. Likewise, the color scheme of this cladding references the colors of other historic buildings in the area, such as the tan of the College Street Congregational Church. The glazing over most of the sixth floor will further reduce the perceived size of the addition in relation to other buildings in the area.

The retention of the historic brick hyphen connecting the south block to the north gymnasium/ pool additions will create an appropriate transition between the old and the new construction. It will allow the new addition to be set back from the historic south block, preserving the gabled form of the south block almost in its entirety.

***E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;***

An Historic Resource Documentation Package ("HRDP") [1] will be completed prior to the commencement of Project activities. This HRDP, which has been developed by the Vermont Division for Historic Preservation ("VDHP") via their updated "Photographic Documentation Requirements for Historic Resources," is comparable to the documentation standards of HABS and will include all historically and architecturally important design, features, construction techniques, craftsmanship and materials of the historic building. The VDHP will upload the completed HRDP to the Online Resource Center[2] for public access.

***F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s):***

***i. Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;***

The proposed new hotel building which will replace the historic structure has been designed to be compatible with the immediate urban area, neighborhood and surrounding Historic District. The new building will have a contemporary design that is distinguishable from historic buildings in the area but references its historic surroundings with repetitive and symmetrical fenestration, exterior brick accent walls, and neutrally-colored panels that share a color scheme with surrounding buildings (such as the tan exterior of the College Street Congregational Church to the south).

The new hotel building will utilize step-backs on the fourth through sixth floors to create a transition between its six-story height and the surrounding residential neighborhood, which generally contains two and three-story buildings. In addition, the design for the new hotel building responds to the goals of Plan BTV and the newly adopted form-based code. This is accomplished by activating and engaging the streetscapes along College Street and South Union Street, both of which are relatively uninviting and monotonous due to the opaqueness of the existing YMCA buildings. The design of the new hotel building includes limited outdoor seating along both streets, interesting architectural features such as broad canopies, and landscaping around the east elevation of the building which references the verdant character of the adjacent neighborhood to the east.

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[1] https://accd.vermont.gov/sites/accdnew/files/documents/HP/HRDP%20Guidance_April%202016.pdf
[2] https://orc.vermont.gov

Memorandum

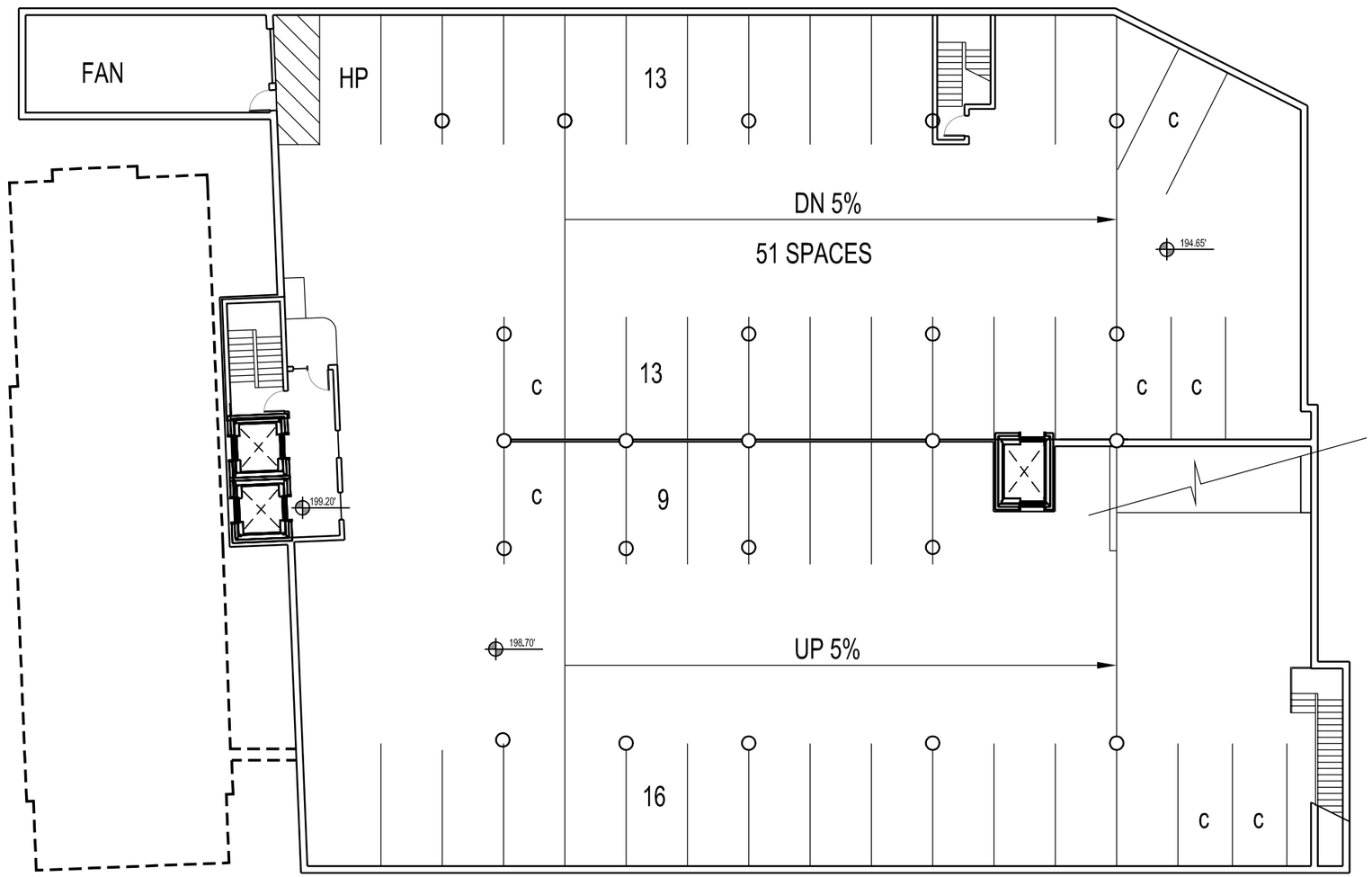
***ii. Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;***
Currently, the YMCA is operating in their existing location at 266 College Street until their new building can be occupied. The current construction schedule for the new YMCA indicates their new facility will be ready by February of 2020. At that point, the YMCA will vacate 266 College Street and move to their new building.

This project's construction activities are anticipated to begin in spring 2020, with construction of the new wing beginning as soon as the removal of the existing gymnasium and pool wings are complete. Construction of the new hotel wing will begin within the six (6) month time period between demolition and commencement of new construction. It is currently estimated that the entire redevelopment project will take 18 months.

***iii. The time between demolition and commencement of new construction generally shall not exceed six (6) months.***
Please see the discussion under item ii above.

**3. DECONSTRUCTION: SALVAGE AND REUSE OF HISTORIC BUILDING MATERIALS**
The Applicant agrees to sell or permit others to salvage or purchase any historic building materials that will be removed from the building. These may include but are not limited to windows, interior finishes such as flooring and tiles, and interior wooden beams.

**ATTACHMENTS**
Attachment 1: Architectural Plans
Attachment 2: Architectural Elevations and Renderings
Attachment 3: Project Location and Historic Properties Map
Attachment 4: Demolition and Adaptive Reuse Memorandum by SBA
Attachment 5: Photographs
Attachment 6: Figures



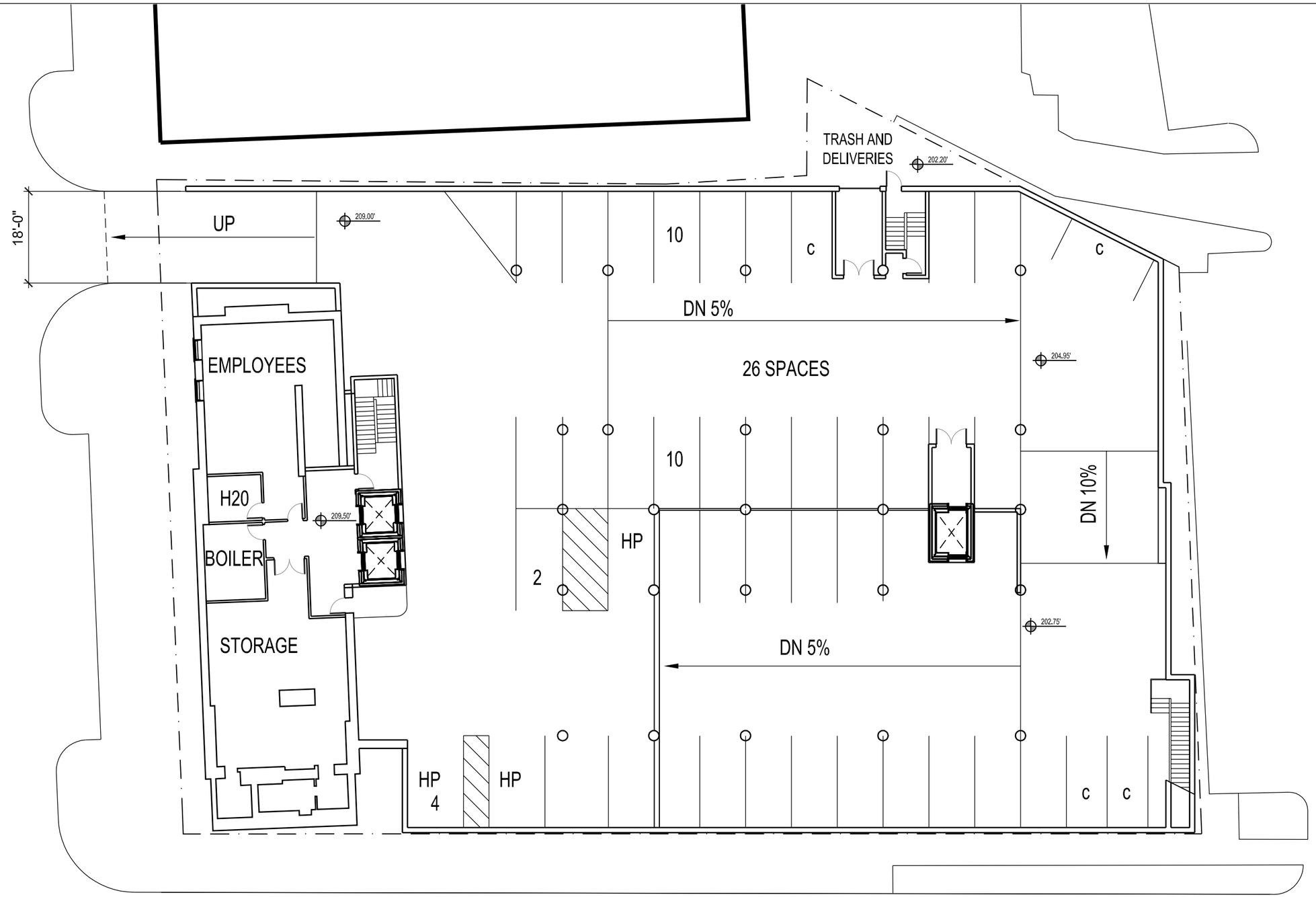

Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

PARKING LOWER -

June 5, 2

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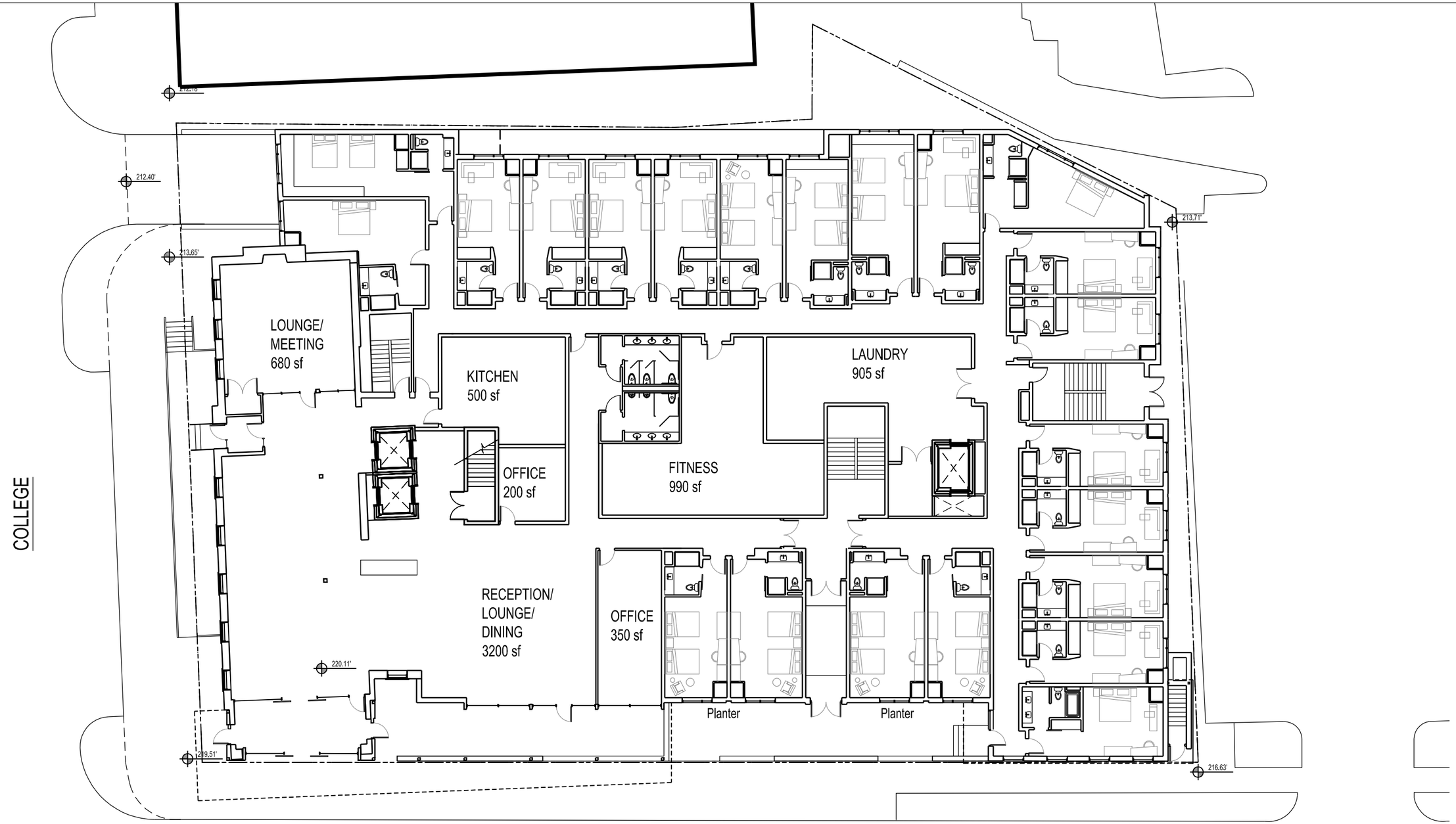
CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

PARKING UPPER -

June 5, 2

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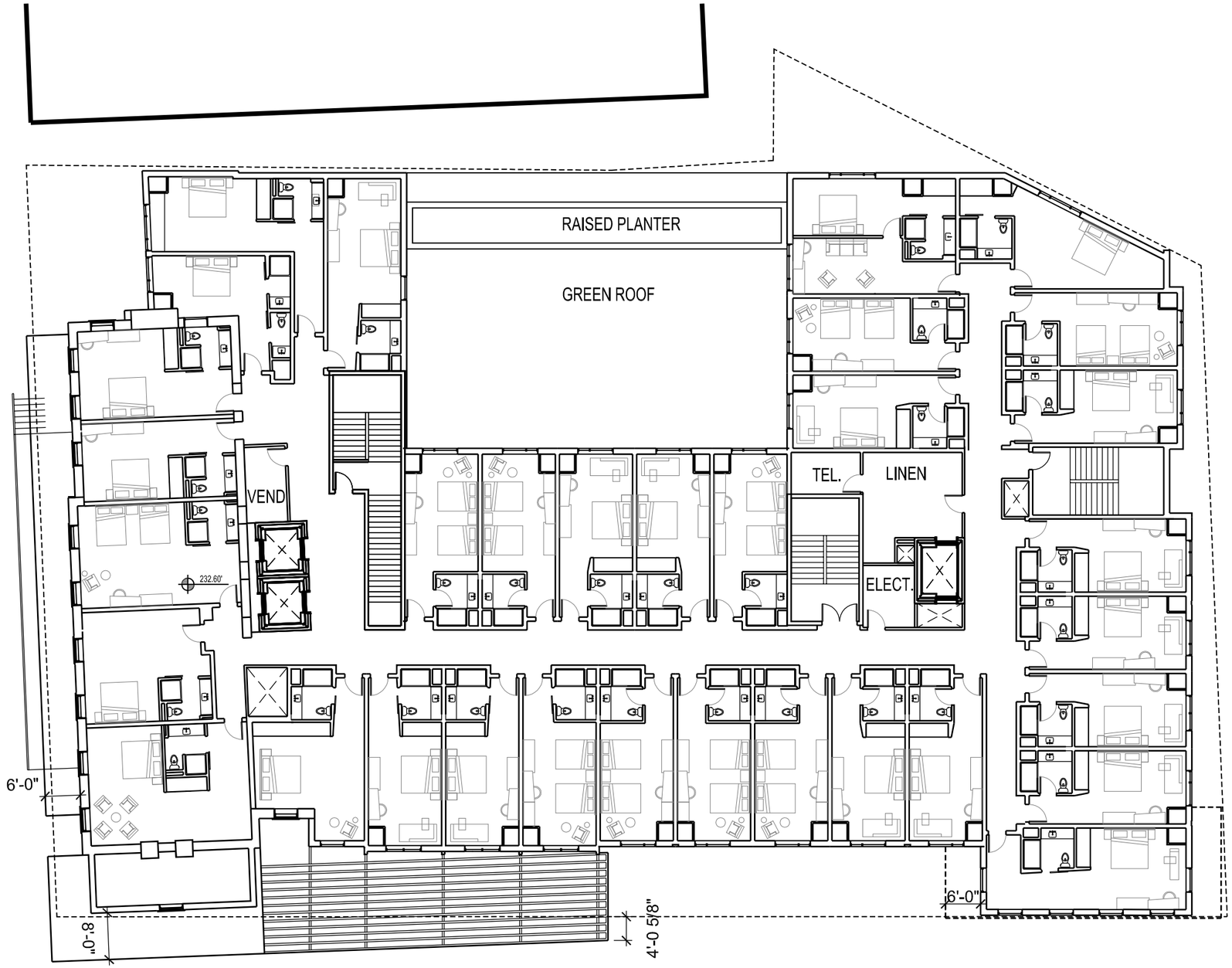
CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 1 - A

June 5, 2




33 ROOMS

Smith / Buckley Architects
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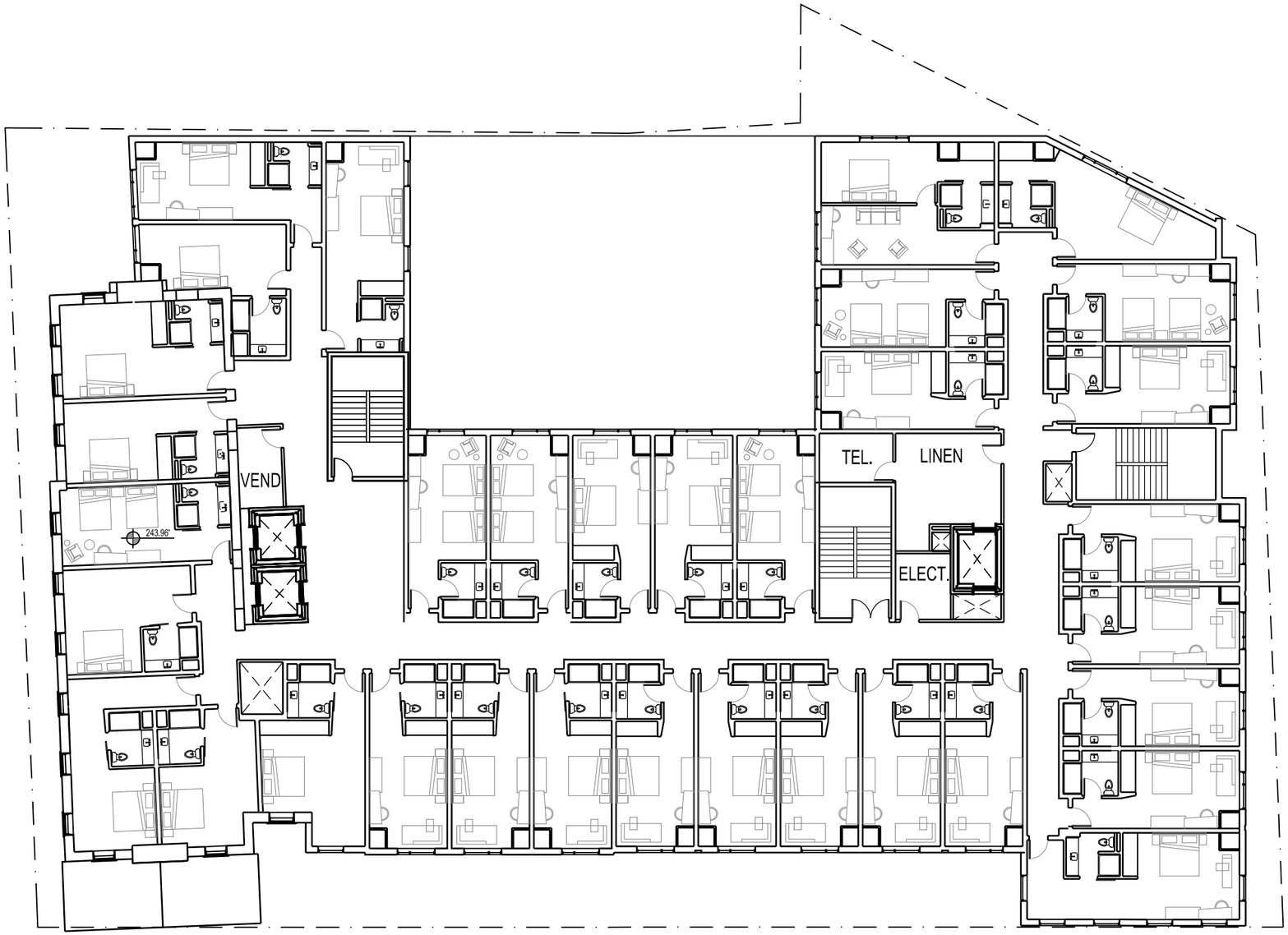
CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 2 - A

June 5, 2




34 ROOMS

Smith / Buckley Architects
431 Pine St. Ste. 210
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802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 3 - A

June 5, 2

29 ROOMS

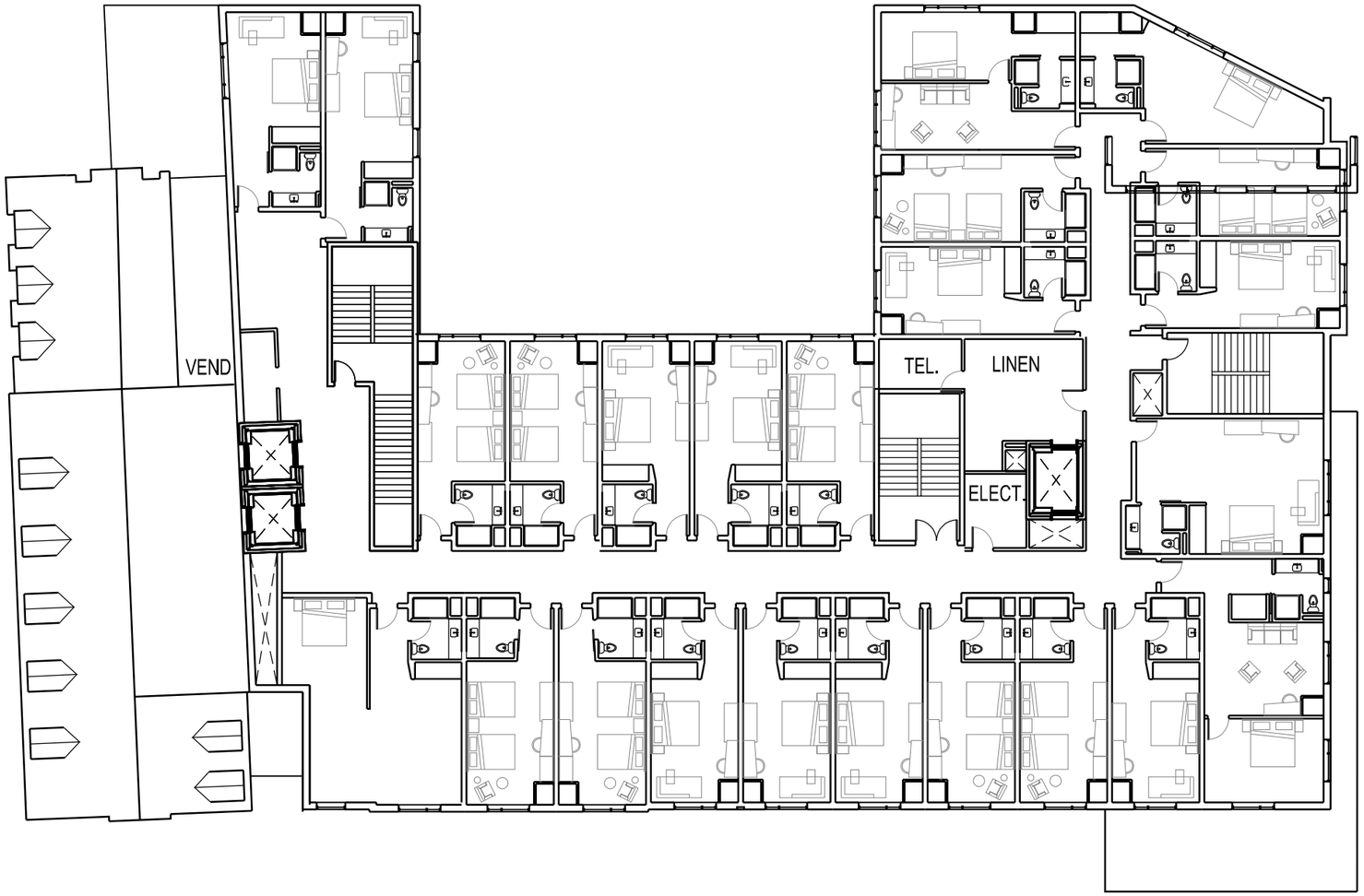
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 4 - A

June 5, 2

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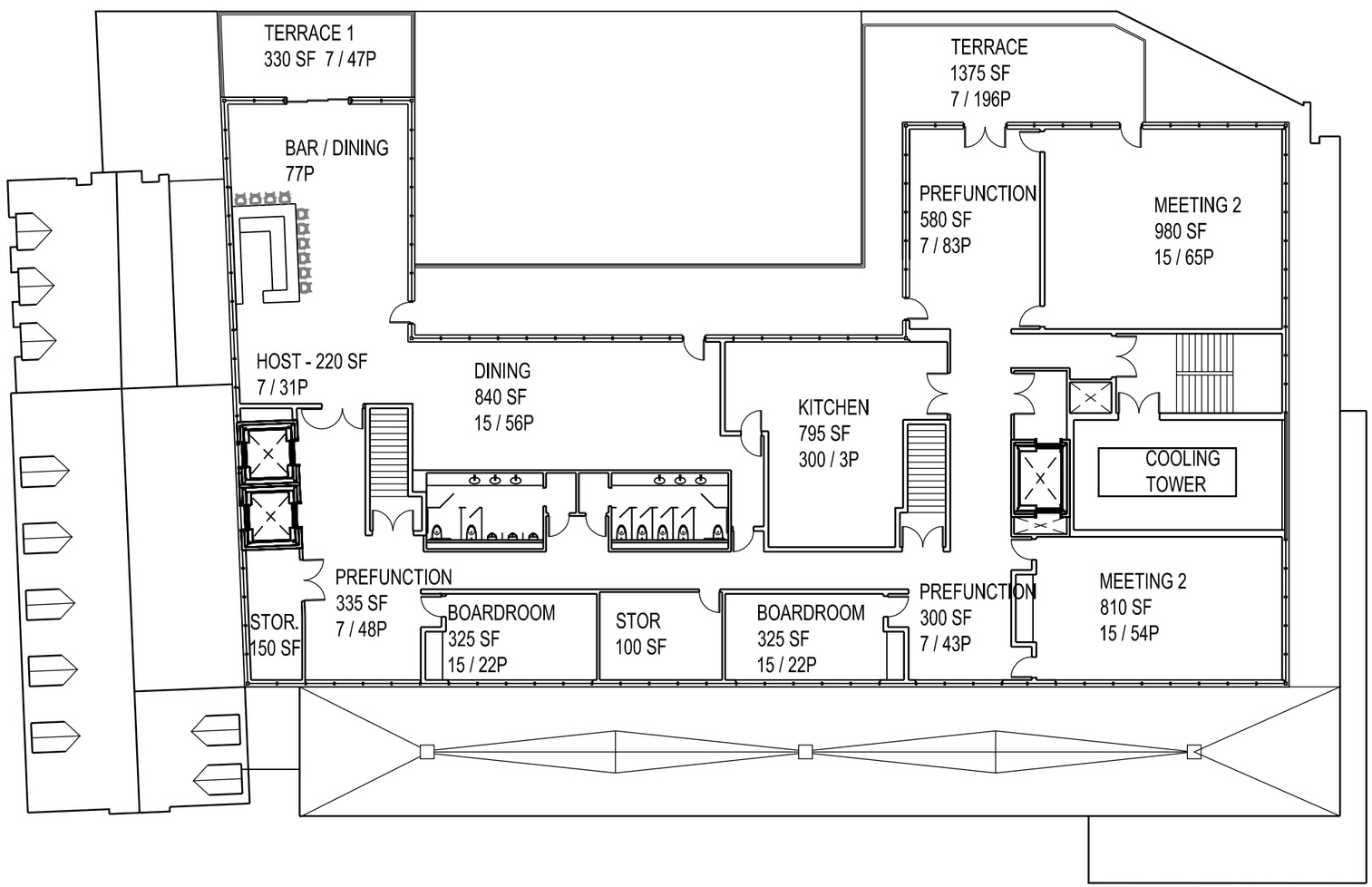
CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 5 - A

June 5, 2




748 TOTAL
OCUPANTS

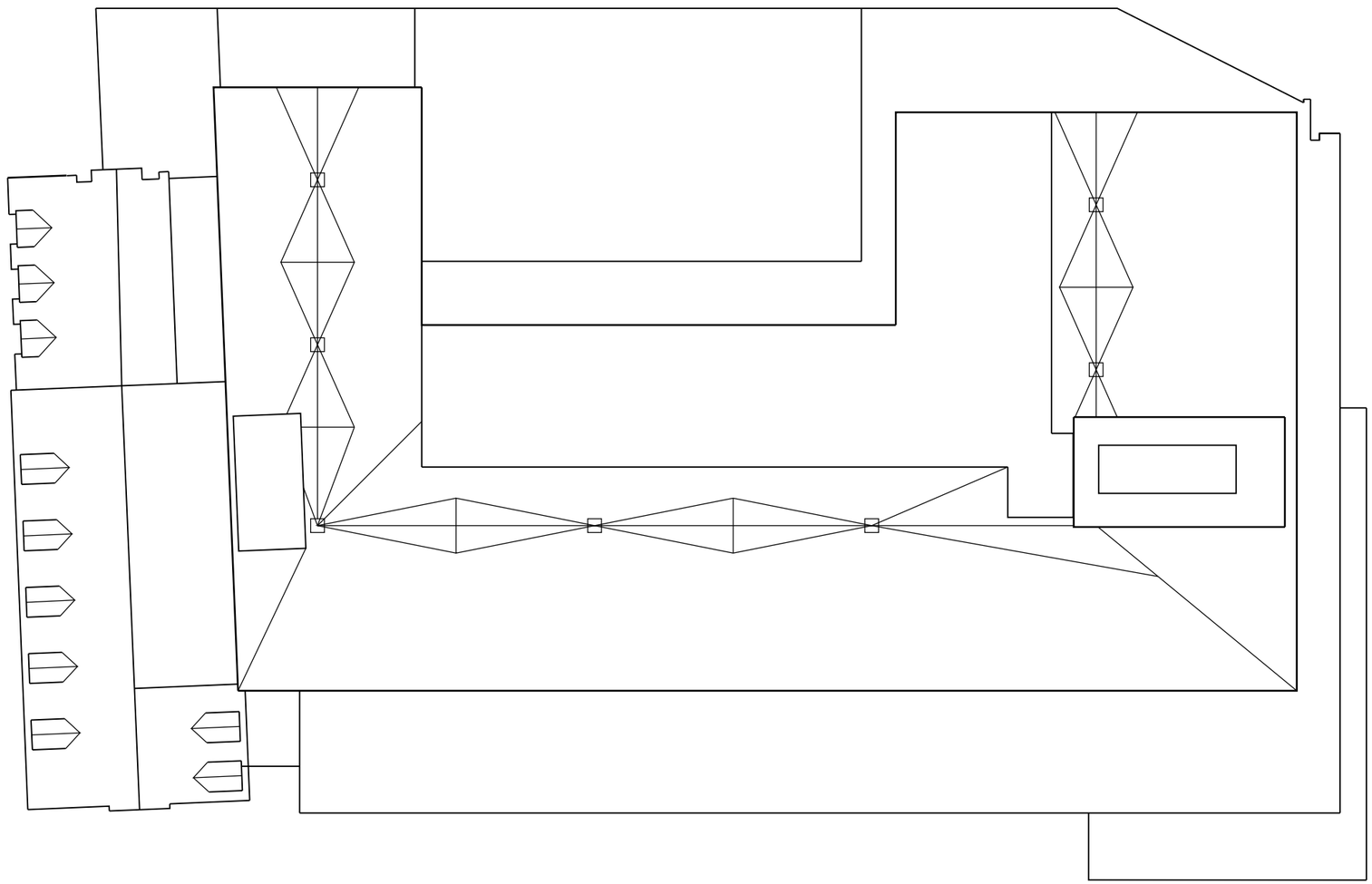
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 6 - A

June 5, 2



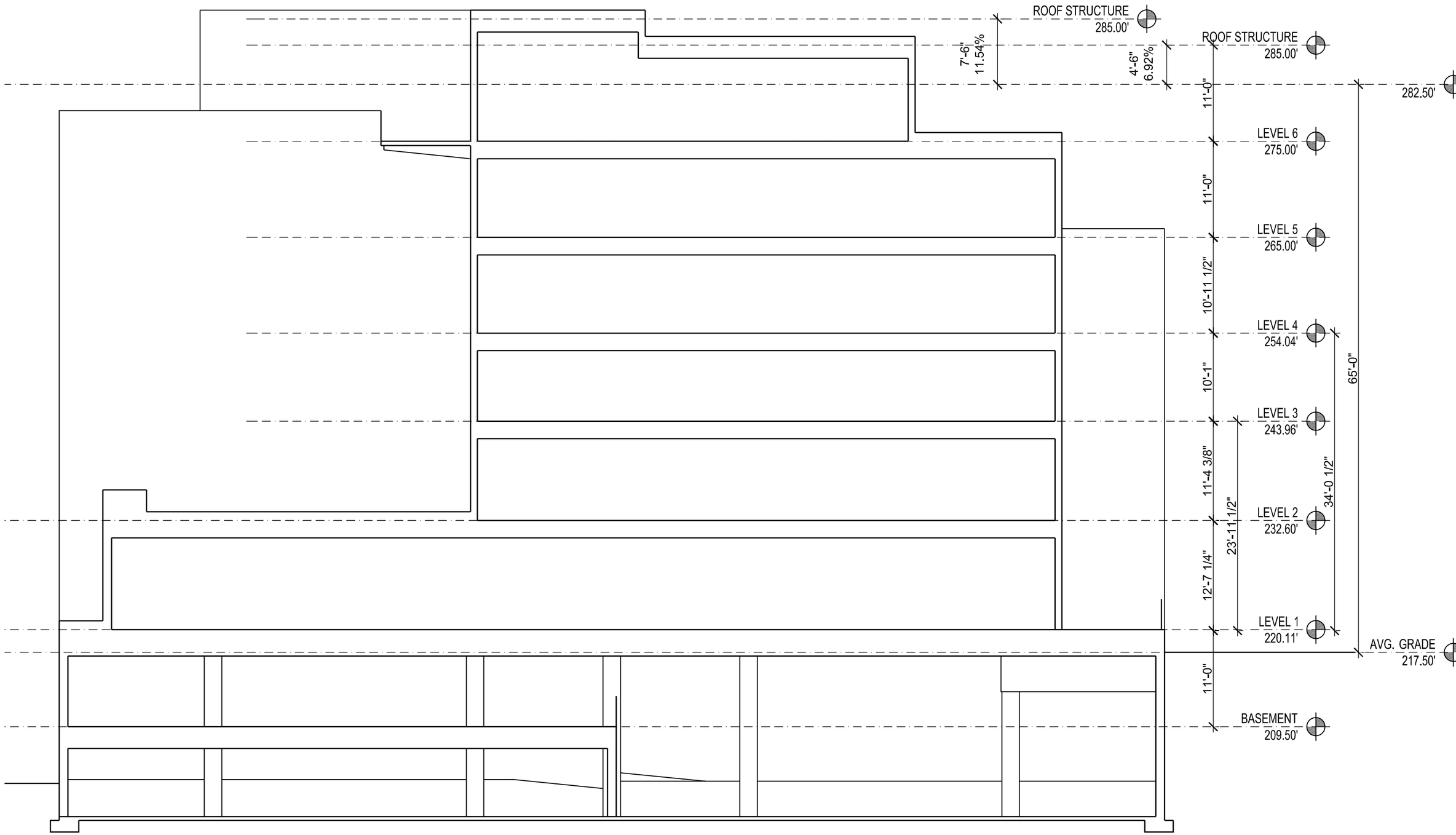
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# ROOF - A

June 5, 2




Smith / Buckley Architects
431 Pine St. Ste. 210
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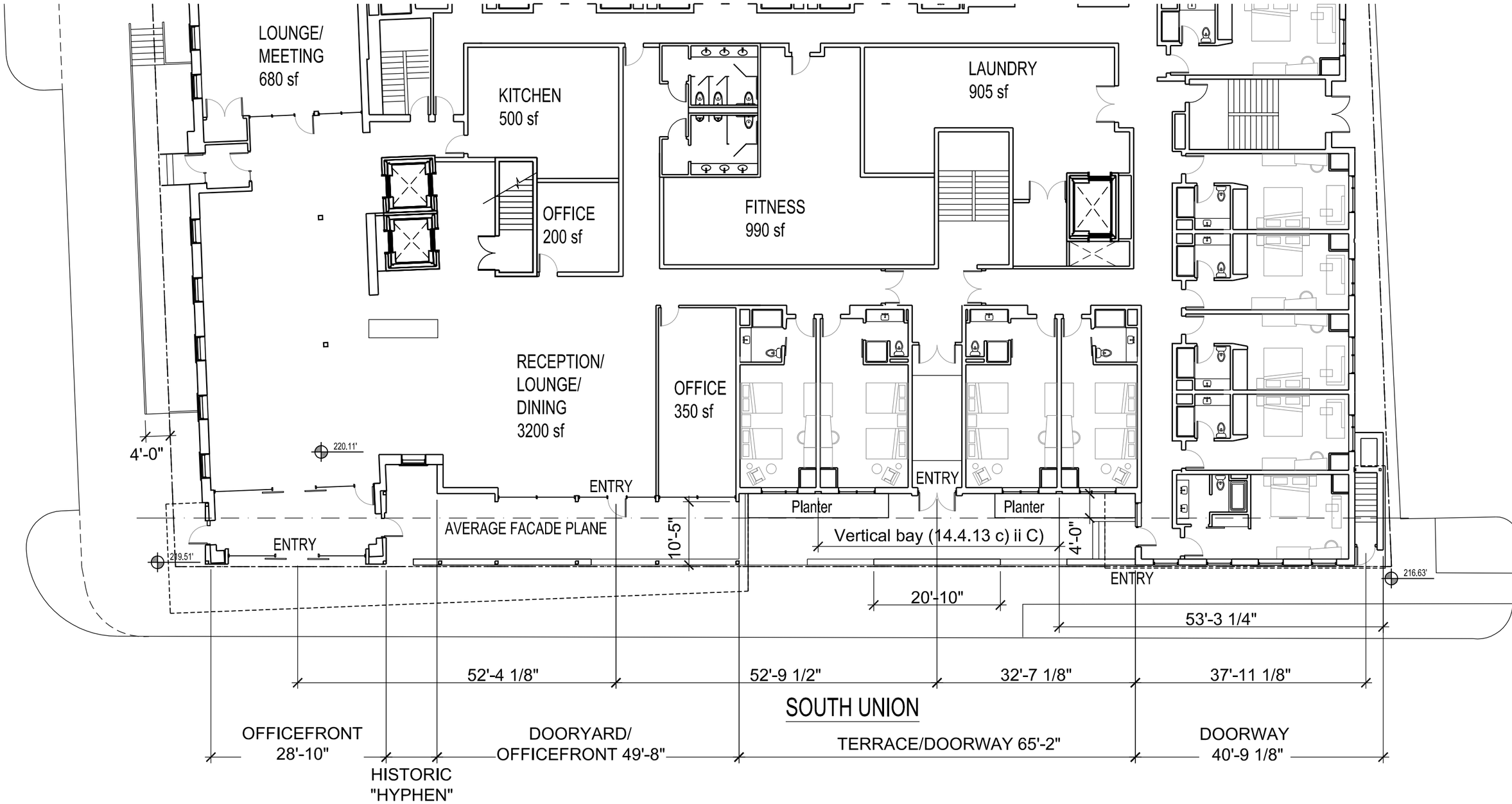
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

3/32" = 1'-0"

SECTION - A

June 5, 2




SBA
SMITH BUCKLEY ARCHITECTS
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802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1/16" = 1'-0"

# LEVEL 1 -

June 5, 2

SBA
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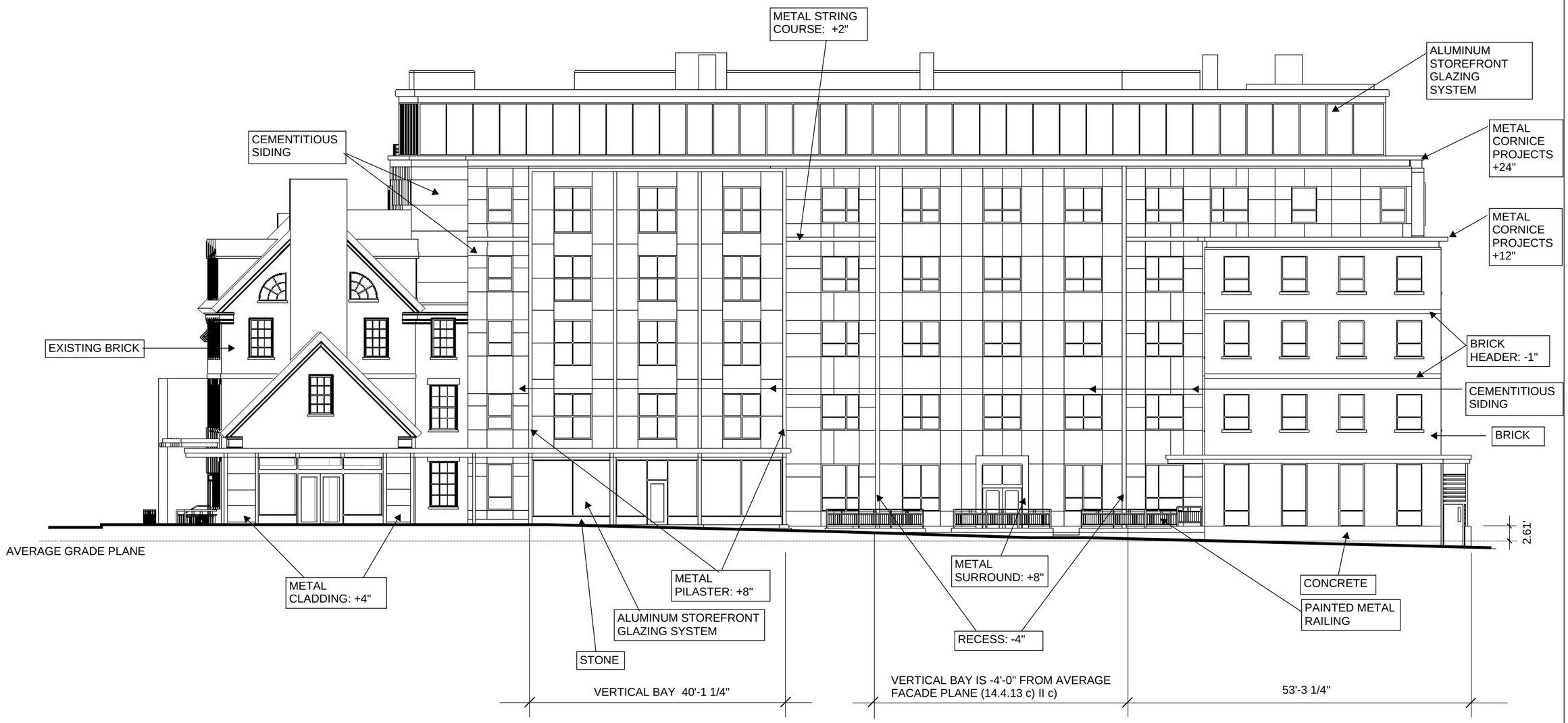
**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

SOUTH ELEVATION - A11

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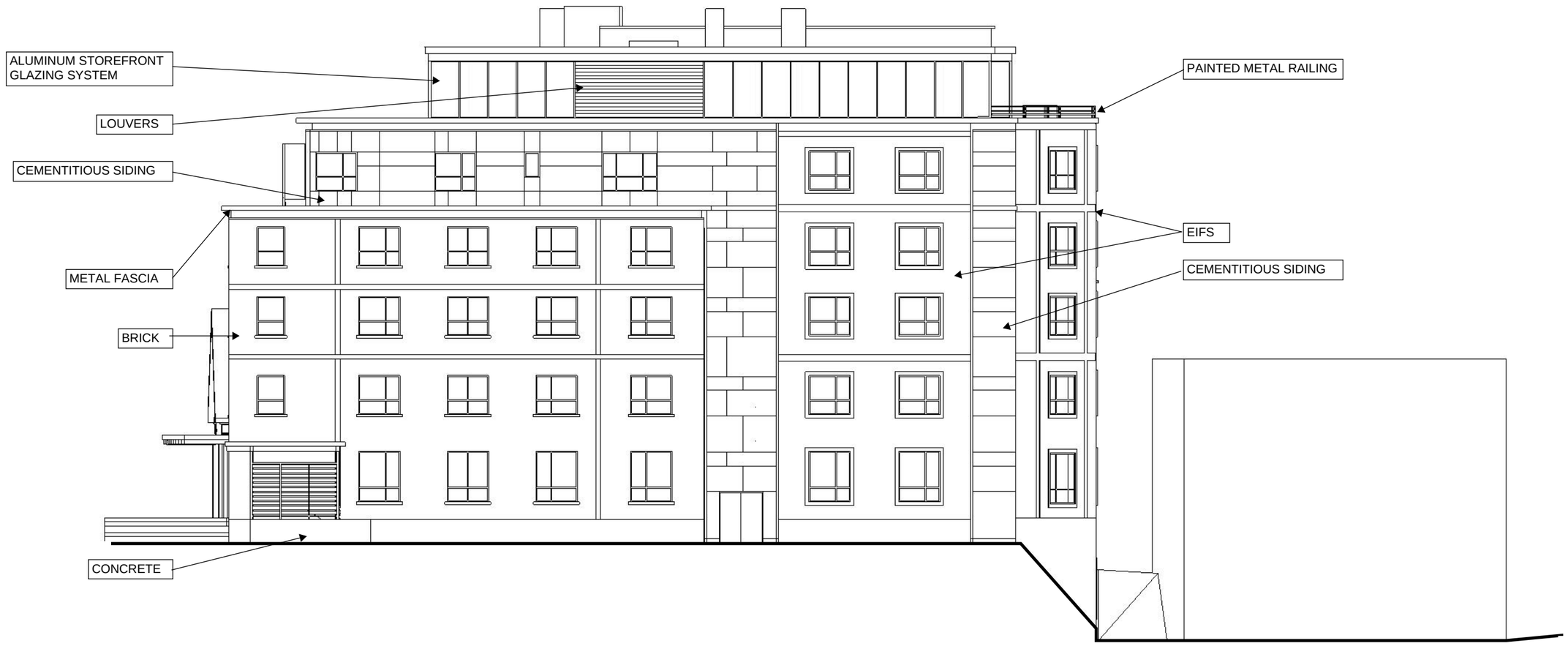
**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

EAST ELEVATION - A12

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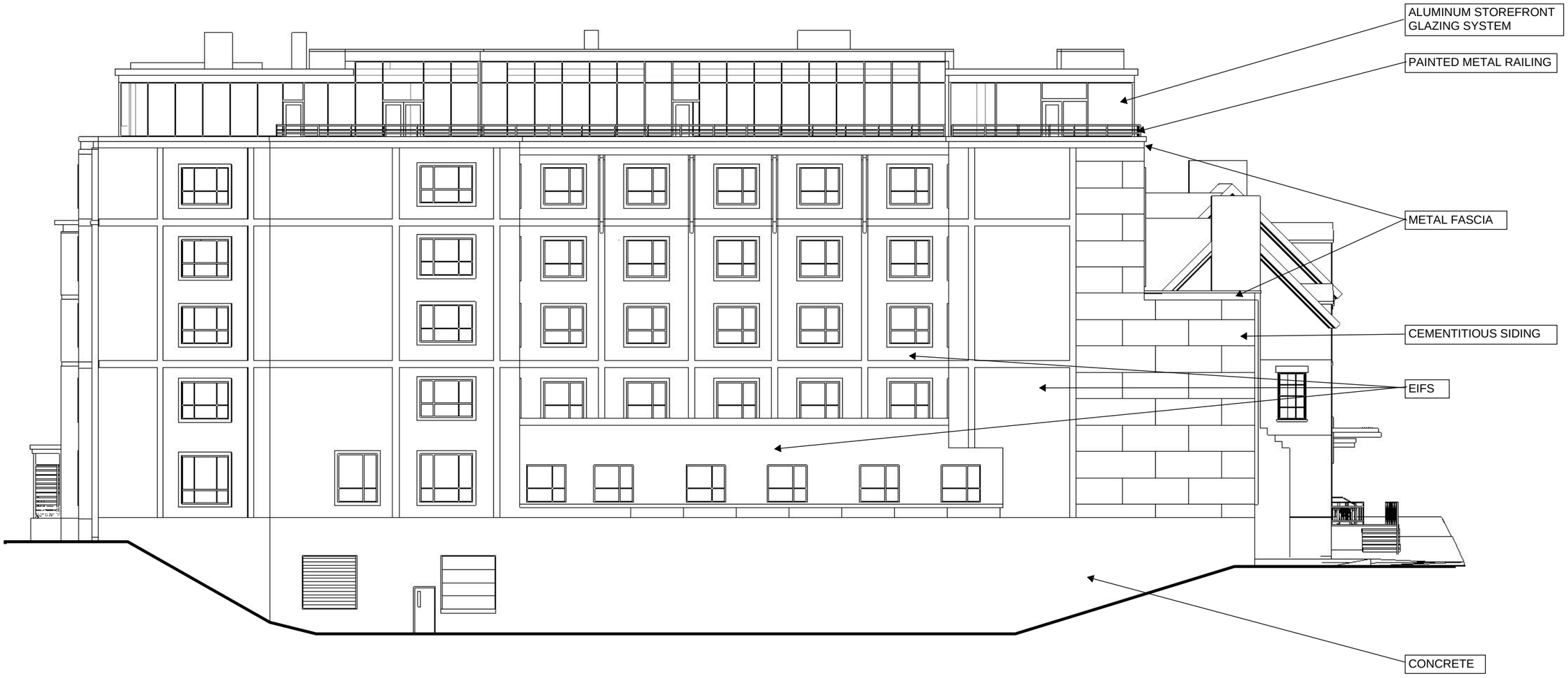
**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

NORTH ELEVATION - A13

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WEST ELEVATION - A14

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# RENDERING SOUTH - A15

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RENDERING SOUTHEAST - A16

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# RENDERING EAST - A17

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RENDERING NORTHEAST - A18

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# RENDERING NORTH - A19

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# RENDERING NORTHWEST - A20

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# RENDERING WEST - A21

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RENDERING SOUTHWEST - A22

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# RENDERING SOUTHEAST - A23

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RENDERING EAST - A24

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RENDERING AERIAL - A25

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# RENDERING AERIAL - A26

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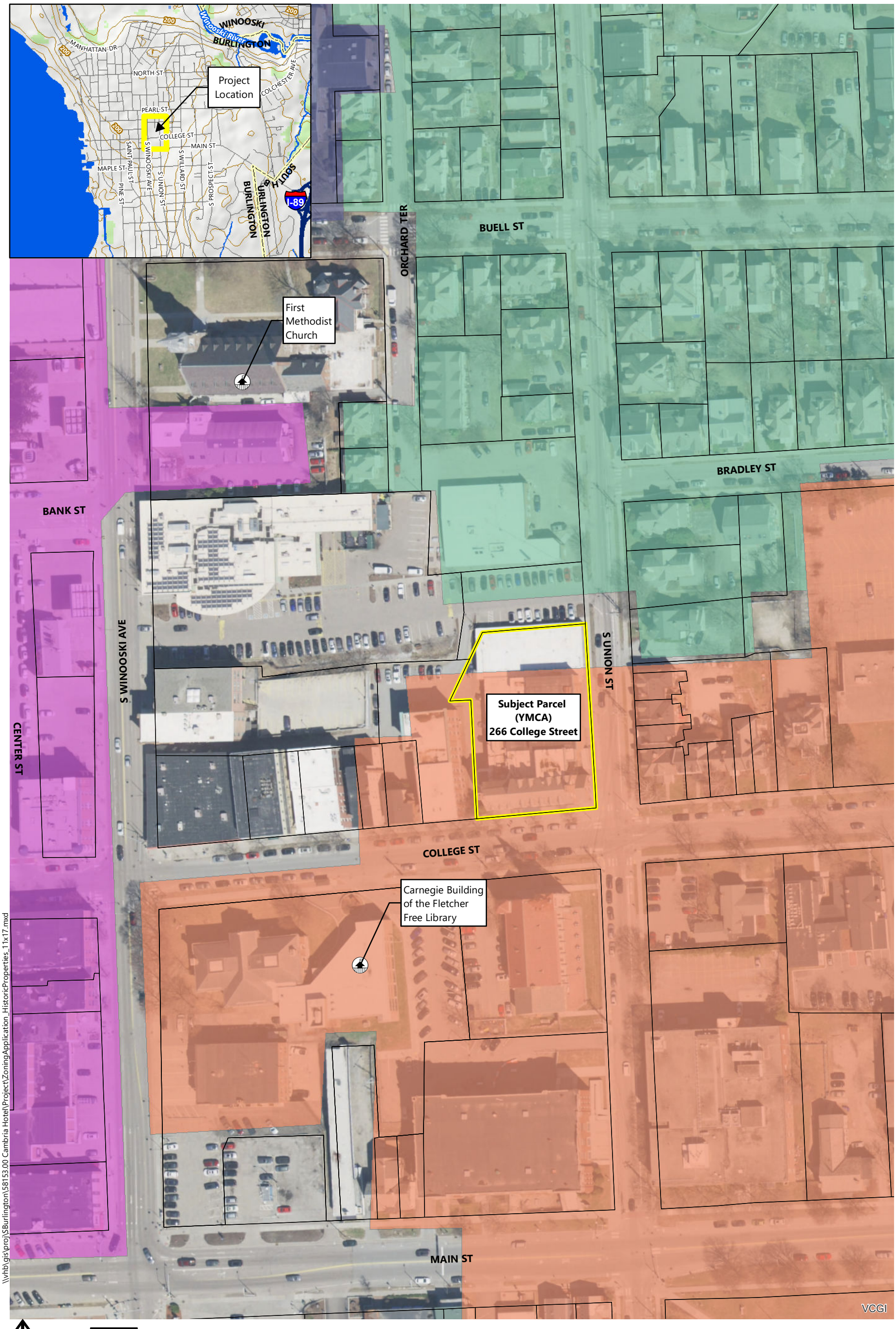
DRAFT: June 12, 2019




0 50 100 200 Feet

**Cambria Hotel - 266 College Street** | Burlington, Vermont

Individually Listed Resource (National Register Listed; BOD)

Parcel Boundary (VCGI)

**Burlington Historic Districts (National Register Listed; BOD)**

- Buell and Bradley District
- Church Street Historic District
- Main Street / College Street District
- Pearl Street District

## Historic Properties Map

Sources:
Background Imagery by VCGI (Collected in 2018)
BOD (Burlington Open Data - 2017)
VCGI (Vermont Center for Geographic Information - 2018)

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SMITH BUCKLEY ARCHITECTS

Department of Planning and Zoning
City Hall
149 Church Street
Burlington, VT 05401

June 7, 2019

Re: 266 College Street Historic Structure Demolition and Adaptive Reuse

Department of Planning and Zoning;

The following is provided in support of the zoning permit application to create a new hotel at 266 College Street on the site of the historic YMCA (Y) building. The design for this project includes saving and occupying a portion of the existing structure at the corner of College and S. Union Streets, and demolishing the remainder of the existing structure.

Demolition:
The portion of the existing structure that we propose to demolish was purpose-built to be an athletic facility. The following reasons make adaptive reuse infeasible:

- This section of the building contains numerous floor levels that do not support a hotel occupancy, and to which it will be difficult, if not impossible to provide wheelchair access.
- The building has been renovated and altered since it was first built, including removal of all street facing windows and openings filled in with brick.
- Even if windows remained, the openings are located well above or below street level, which creates an opaque street wall, which is inconsistent with the stated goals of the City's Form District zoning.
- Documentation of the existing foundations does not exist, so adding additional floors and building weight will require installing new foundations/footings which cannot be done without substantial disturbance of the existing structure.
- The site currently only provides 6-7 parking spaces that are used by YMCA staff. These spaces are below the requirements for the existing use, and are insufficient to support any economically viable development of this property. There is no space on this site to provide parking outside of the building footprint, so we propose to create a new below-grade garage for 77 cars. Constructing this garage requires excavating below current foundations and building right up to both east and west property lines, with a footprint larger than that for the existing building. There is no technologically and economically viable way to provide parking on this site without removing the portion of the existing building we propose to demolish.

Adaptive Reuse:
Most of the portion of the existing Y that will be kept is located along College Street, and can be identified by it's gabled roofs. In addition, a portion of the flat roofed building just north of the gabled structure, (approximately 9' long "hyphen,") will be retained to provide a transition between old and new construction. Historic construction will be incorporated into the current project, with an enlarged main hotel entrance created in the east face where an accessible entry now exists. The ground floor will be used as part of the hotel lobby and check in area, and upper floors will be converted into guest rooms. Using the Y for lodging is consistent with historic use, which included providing temporary lodging for young men. The lowest below-grade level will continue to be used for mechanical and back-of-house functions.

The approach proposed for renovating this structure includes:

- Repair/repoint exterior masonry walls
- Replace existing wood and vinyl (on upper level) windows with aluminum clad wood windows with insulated glass. The existing wood windows are severely damaged and our assessment is that they cannot be effectively refurbished. New window frame profiles will be selected to match existing as closely as possible, and lights will have the same divisions (6 over 6) as existing. New windows will not have storm windows.
- The bricked in window opening on level 2 in the hyphen will be opened, and a new window will be installed
- Fire escapes will be completely removed
- Existing wood trim at eaves will be stripped and painted, and any damaged areas will be replaced/repaired to match existing.
- Slate roofs will be maintained and repaired as necessary. A canopy is proposed to be installed on the College Street facade in order to address a long standing problem with snow and ice falling from the gabled roof onto the sidewalk below.
- Existing south facing dormers and 2 dormers on northeast corner will be retained and utilized to provide daylight to upper hotel rooms.
- The existing arched entrance on College Street will remain as an active secondary entrance to the hotel.
- Existing wood gabled sign box next to the college street entrance appears to be original, and will be saved and kept in place.
- Non-structural elements of the interior of this structure will be almost completely removed and replaced with new partitions, systems, and finishes
- The building will be reinforced to bring it into compliance with current structural building codes

We believe the approach to developing this site outlined above is responsible and respectful of the existing historic structure. We have designed a project that will contribute positively to the City, and we anticipate the historic portion we intend to keep and renovate will become a valuable feature that helps define the identity of the new hotel.

Sincerely,

Cleary Buckley, Architect
cb@sbavt.net

**Photographs**

**Photograph 1:** South elevation of YMCA building.

**Photograph 2:** South elevation of YMCA building

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 3:** Vinyl replacement windows visible on fourth floor of the south elevation. The slate roof will be repaired as needed following the Secretary of the Interior's Standards for the Treatment of Historic Properties

**Photograph 4:** West wing of the main block of the building. The new hotel building addition will extend to the west (left) of this wing but will be set back from the main façade.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 5:** Existing fanlight above main entrance of south elevation; this will be preserved and will be more visible once the awning is removed and replaced with a higher canopy.

**Photograph 6:** Detail of replacement windows on basement of south elevation, as well as modern entrance stairs and awning on south elevation

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 7:** Overview of south elevation, looking east. Proposed for this elevation are a canopy, ramp and raised seating area to activate the streetscape. The entrance to the parking garage will be in the foreground, where the western portion of the new hotel building addition is proposed.

**Photograph 8:** South and east elevations of the YMCA building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 9:** East elevation of YMCA building. The gabled wing at left will be remodeled to serve as the primary entrance. The quarter fan lights will be preserved. One bay of the hyphen (at center) will be preserved to connect the historic building to the new hotel addition, which will replace the existing gymnasium at right. The fire escape will be removed.

**Photograph 10:** North elevation of gabled east entrance wing. This wing will be retained, but it will be remodeled with new siding applied over the brick. The masonry will be repaired and repointed as needed following the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 11:** East elevation of the 1934 gymnasium and pool wing along S. Union Street. The windows were infilled with brick sometime before the mid-1970s. This addition is proposed to be removed and replaced with the new hotel building.

**Photograph 12:** East elevation of the gymnasium and pool wing and the one-story pool wing added in 1984. Both of these wings will be removed and replaced with the new hotel building. The College Street Congregational Church steeple is visible beyond and will still be visible from this vantage point after the new hotel building is erected.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 13:** North elevations of the 1934 and 1984 pool/ gymnasium wings. Note the infilled windows on the north façade of the gymnasium. Beyond is the College Street Congregational Church steeple.

**Photograph 14:** North elevations of the building, beyond which is the College Street Congregational Church steeple.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 15:** North and west elevations of the building. The north additions in the foreground will be removed and replaced with the new hotel building, which will extend further west than the existing building.

**Photograph 16:** North and west elevations of the building. Note the replacement windows on the west façade of the gymnasium wing, which are not compatible with the Colonial Revival style of the historic building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 17:** Existing driveway and parking area along the west façade of the YMCA building. The new building will extend further west than the existing building.

**Photograph 18:** Detail of altered west elevation of the gymnasium addition. Note the infilled windows and replacement windows. The new building will extend further west in the location of the existing parking spaces.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 19:** Detail of existing boiler room entrance on the west elevation. Note the one remaining, historic, multi-light casement window; most of these were removed at some point and the openings infilled with brick.

**Photograph 20:** Additional view of the west elevation of the gymnasium addition. The parking spaces mark the approximate edge of the proposed new building. The small wing at far right will also be removed and replaced with the new building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 21:** Looking south from the west edge of the property towards College Street. The entrance to the new underground parking garage will be in this approximate location.

**Photograph 22:** View of the west elevation of the south block of the building. The exterior chimney, visible at center right, will be retained, and the new hotel building addition will extend to the north from the chimney. The entrance to the new underground parking garage will be in this approximate location.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 23:** View of the upper west elevation of the south block of the building. The new addition will extend north from about the middle of the existing exterior chimney.

**Photograph 24:** Interior of the lobby of the east gabled wing. The wing will be retained as the primary entrance, but the interior will be remodeled.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 25:** Interior of the main hallway on the ground floor of the existing YMCA building's south block. The interior will be completely remodeled for the hotel.

**Photograph 26:** Interior of main lobby accessed via College Street entrance at center. The interior will be completely remodeled, although this entrance will remain.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 27:** Interior view of representative wooden sash windows on the first floor of the south elevation. The historic wooden, sash windows are in fair condition throughout and are proposed to be replaced.

**Photograph 28:** Example of broken sash cord on an historic wooden window on south elevation. Many of the historic windows have deteriorated or broken sash cords.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 29:** Example of deteriorated historic window at the south elevation interior.

**Photograph 30:** Example of deteriorated historic wooden window on the south elevation.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 31:** Example of deteriorated historic wooden window on the south elevation.

**Photograph 32:** Interior of existing, 1934 gymnasium wing proposed to be replaced by the new hotel building. Note the contrasting tiles and painted concrete located in the former window openings.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 33:** Interior of the existing, basement-level pool in the 1934 gymnasium/ pool wing. Note the contrasting tile in the former window openings. This wing is proposed to be replaced by the new hotel building and two levels of underground parking.

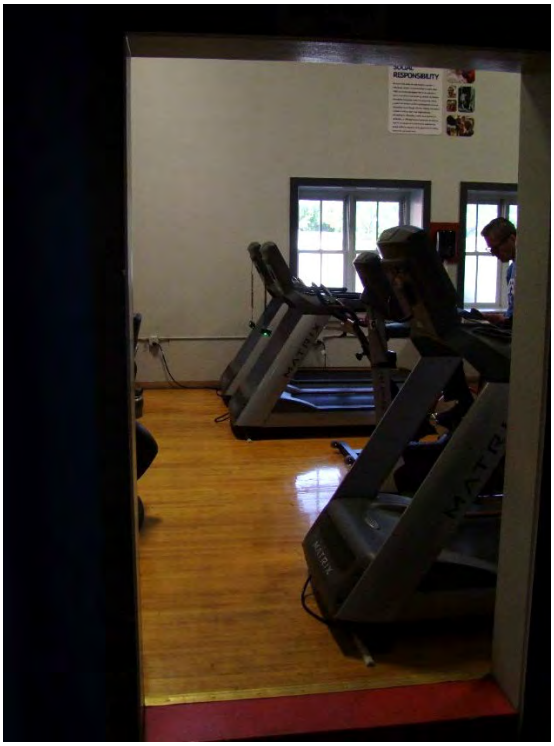
**Photograph 34:** Interior of the one-story, 1984 north pool wing which is proposed to be replaced by the new hotel building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

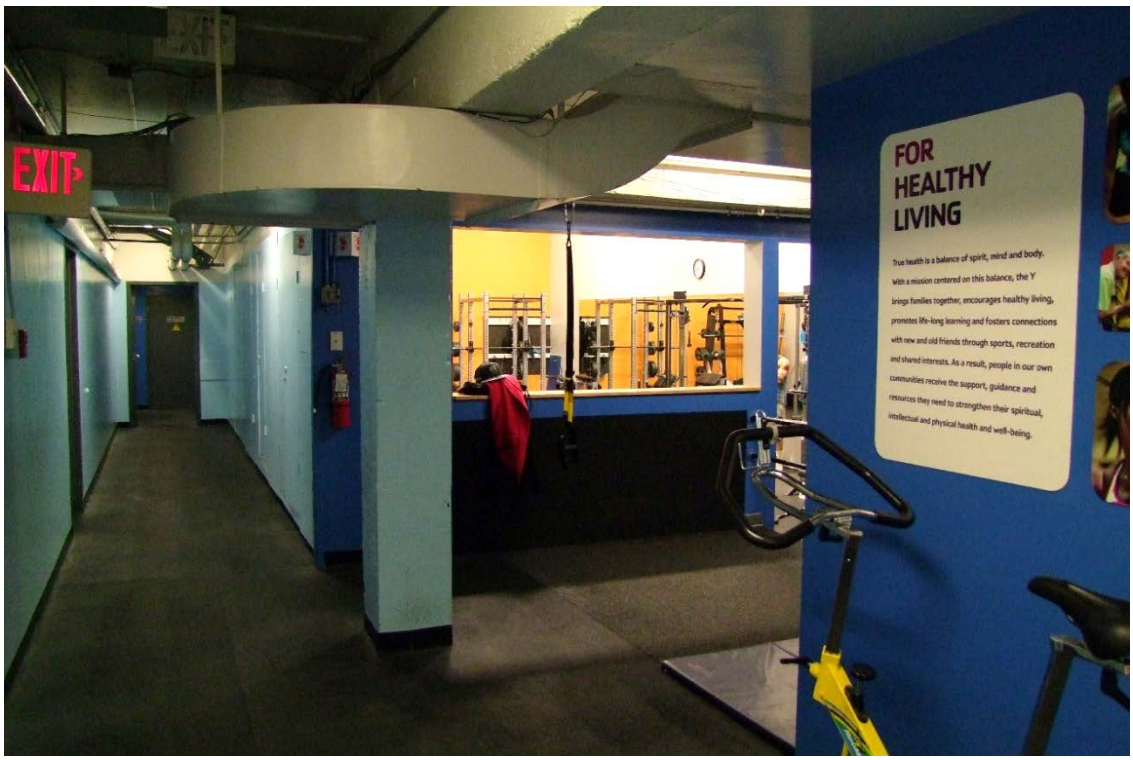
**Photograph 35:** Interior of the women's locker room of the 1934 pool/ gymnasium wing to be removed. The locker room appears to be in its historic location and features some historic finishes.

**Photograph 36:** Former bowling alley converted into a fitness center in the basement of the 1934 pool/ gymnasium wing proposed to be replaced by the new hotel building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

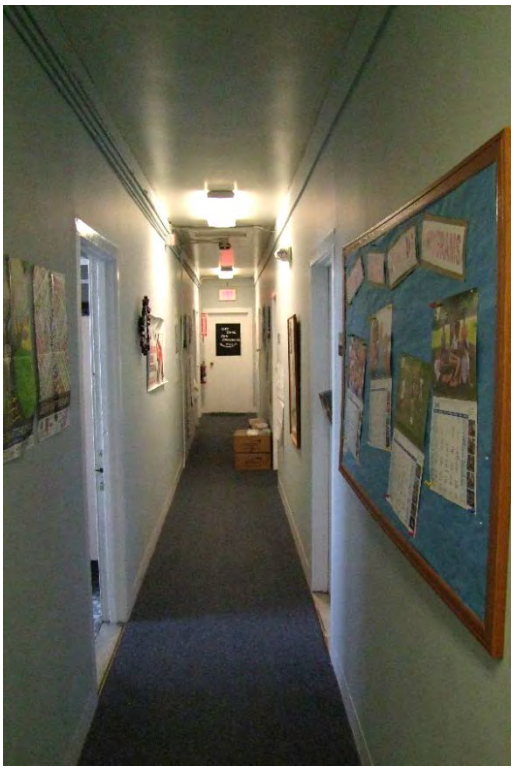


**Photograph 37:** Former squash court converted into a fitness center with replacement windows in the 1934 pool/ gymnasium wing to be replaced by the proposed hotel building.




**Photograph 38:** Interior of the remodeled fitness center within the 1934 pool/ gymnasium wing to be replaced by the new hotel building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



**Photograph 39:** Representative interior hallway within the main south block of the YMCA building. This portion of the building, which historically contained boarding rooms, will be preserved and converted into hotel rooms. The interior will be remodeled for the new hotel.

**Photograph 40:** Interior of an existing office on the fourth floor in the east portion of the main south block of the YMCA. The existing quarter fanlight will be preserved.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

The following four photographs were captured by a drone operated by VHB on March 25, 2019:

**Photograph 41:** Birds-eye view of the existing YMCA building, looking southwest. The two wings – the 1934 central wing and the 1984 north wing – are clearly visible. This photo displays the existing building within its neighborhood context.

**Photograph 42:** Bird's-eye view of the existing YMCA building, looking northwest. This photo displays the existing building within its neighborhood context.

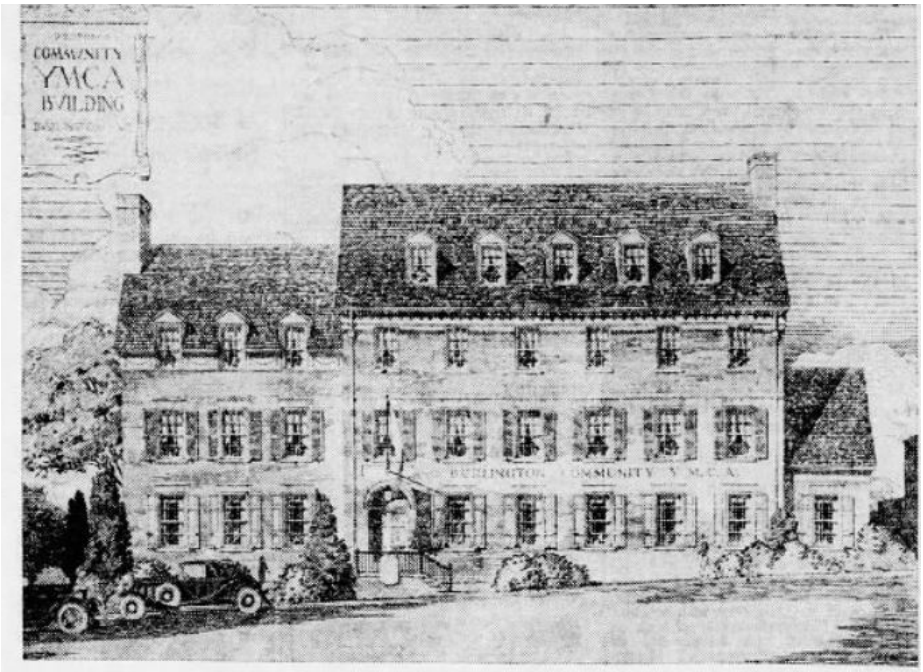
Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Photograph 43:** Bird's eye view of the YMCA building, looking east-northeast. The multiple stories and additions on the north gymnasium and pool additions of the building are clearly visible from this location, as is the neighborhood context.

**Photograph 44:** Birds-eye view of the YMCA building, looking south. Clearly visible are the multiple additions and rooflines of the 1934 pool/ gymnasium addition proposed to be replaced by the new hotel building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

**Figures**




View of College street side of proposed Community Y. M. C. A. building according to architect's drawing prepared by Frank L. Austin.

**Figure 1:** Drawing of the proposed new YMCA building by Architect Frank L. Austin, published in the *Burlington Free Press* on June 5, 1933. Figure courtesy of newspapers.com (www.newspapers.com/image/197389544, accessed June 21, 2019)

New Community Y. M. C. A. Building Is Officially Opened

**Figure 2:** 1934 photograph of the new YMCA building, published in the Burlington Free Press on December 10, 1934 following the building's dedication on December 9. Figure courtesy of newspapers.com (https://www.newspapers.com/image/197359734, accessed June 21, 2019)

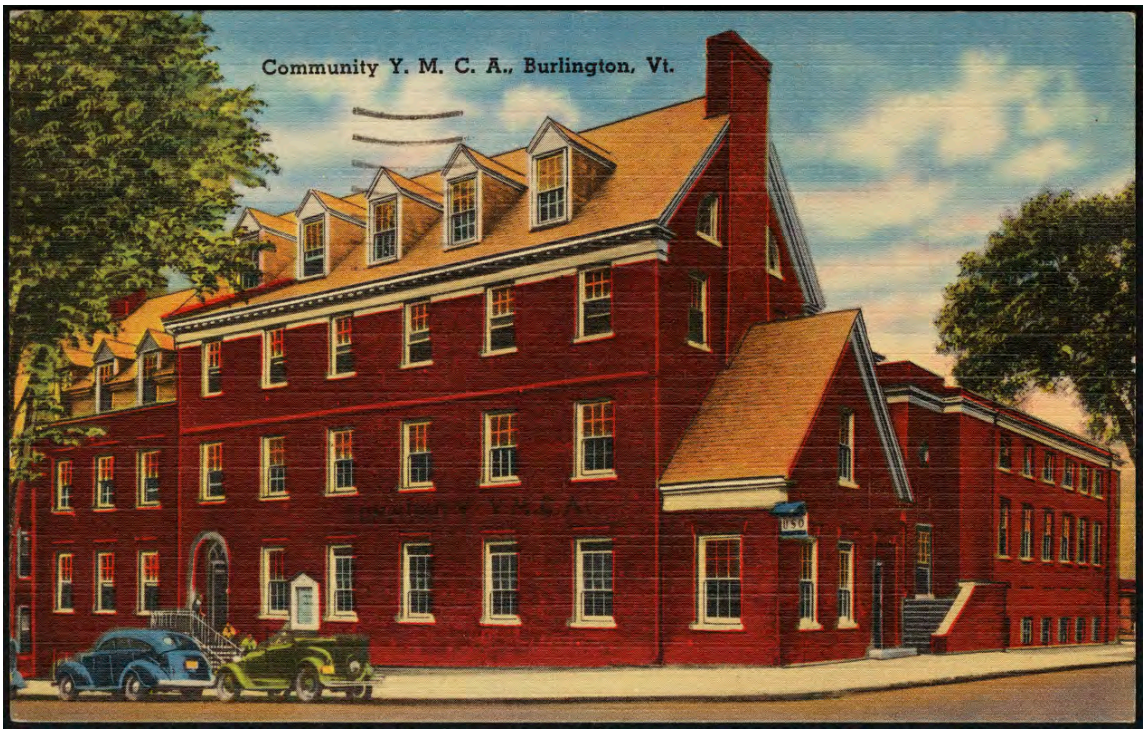



**Figure 3:** Circa 1940 postcard of the YMCA building. Figure courtesy of Greater Burlington YMCA.

**Figure 4:** October 7, 1939 photograph of the rear gymnasium wing of the YMCA (indicated by arrow) when the gymnasium windows were still extant. Photo courtesy of Henry Sheldon Museum via UVM Landscape Change Program (#LS16522).

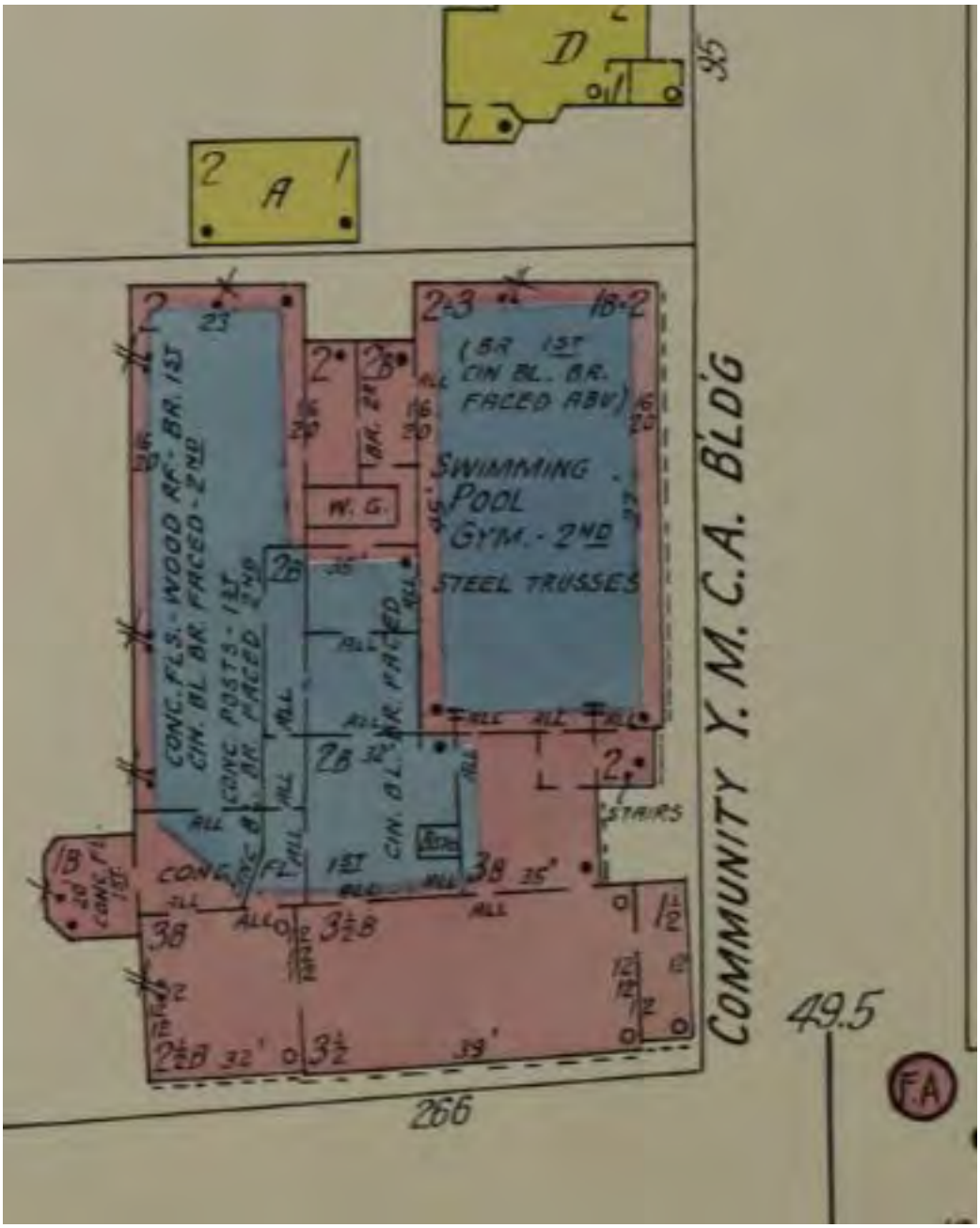



**Figure 5:** 1942 Sanborn Fire Insurance Company map of the Community YMCA Building. Map courtesy of Vermont Historical Society.

**Figure 6:** Circa 1930s photograph of the YMCA gymnasium interior by Louis McAllister. Photo courtesy of UVM Special Collections Louis McAllister Photograph Collection, Box A1, Folder 4, Item 8.

**Figure 7:** March 24, 1965 aerial photograph depicting the YMCA building with the gymnasium windows infilled with brick (see arrow). Image courtesy of UVM Special Collections via UVM Landscape Change Program (#LS37426).

**Figure 8:** 1988 photograph of the YMCA from the Main Street – College Street Historic District National Register nomination. Photo courtesy of Vermont Division for Historic Preservation.

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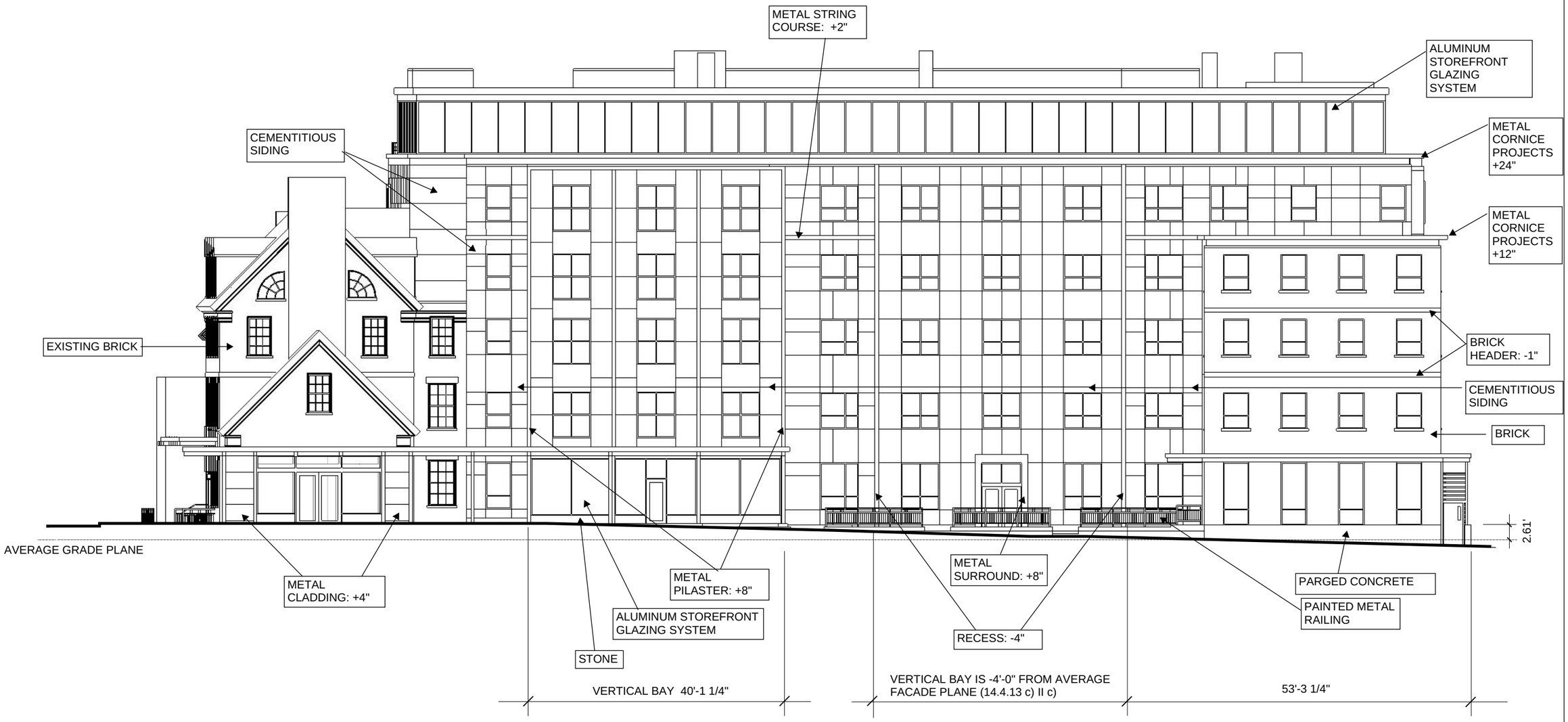
SOUTH ELEVATION - A11

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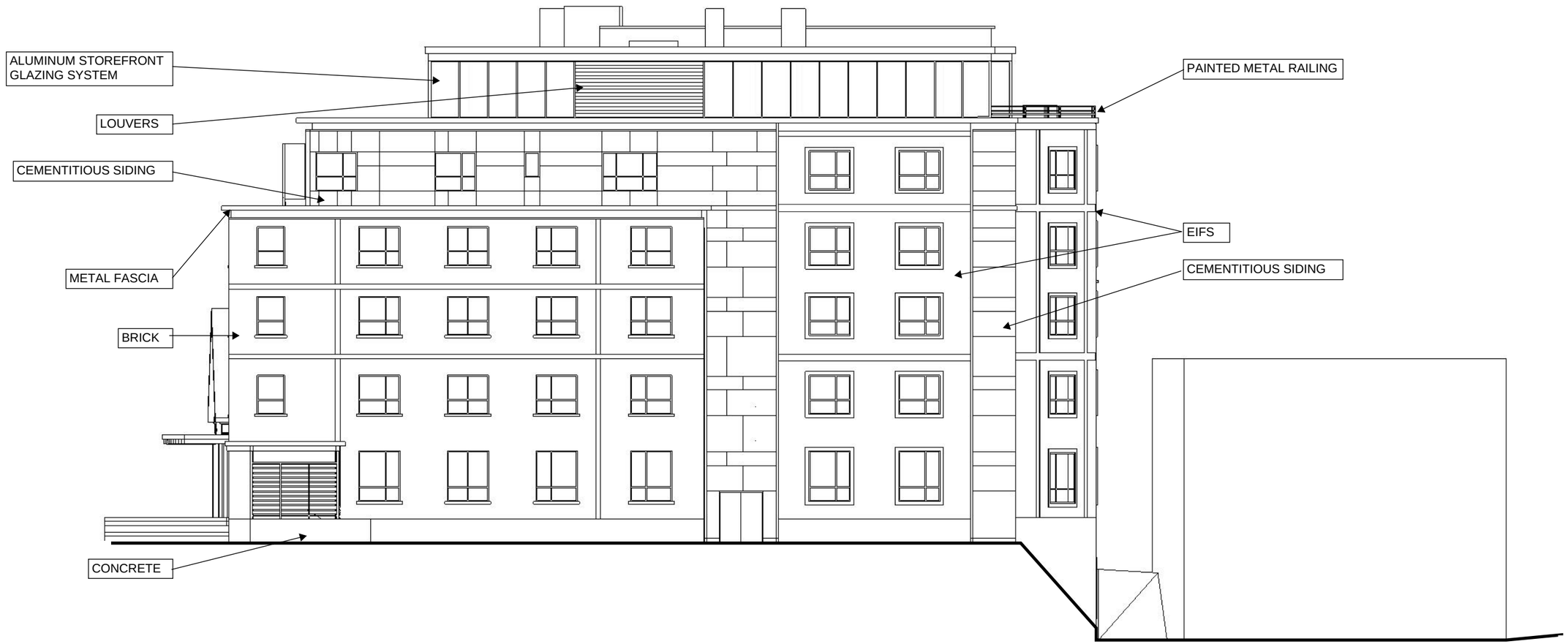
# EAST ELEVATION - A12

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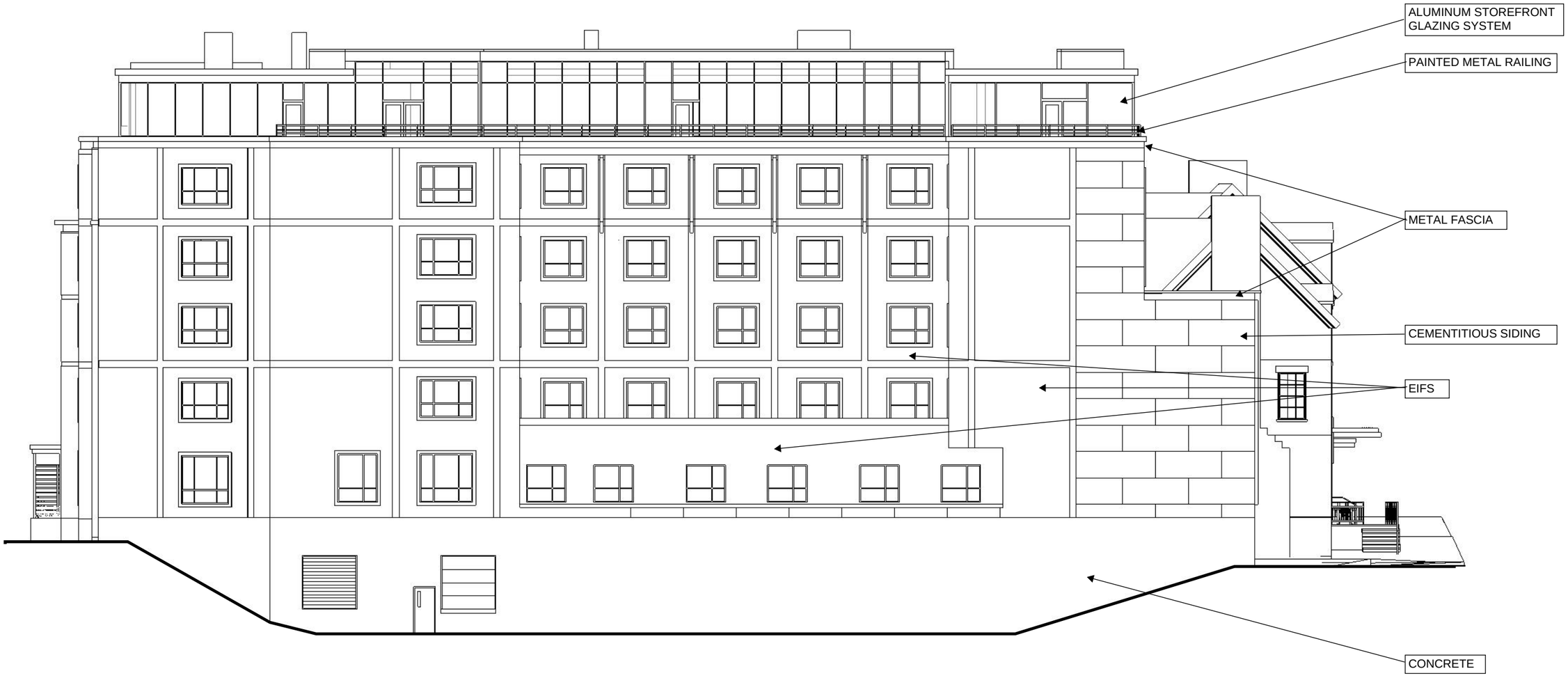
NORTH ELEVATION - A13

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WEST ELEVATION - A14

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# RENDERING SOUTHEAST - A16

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431 PINE ST. STE 210 BURLINGTON VT 05401
P 802.540.0323 www.SBAVT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING EAST - A17

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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**Project**
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**Date**
06/05/2019

# RENDERING NORTHEAST - A18

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**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING NORTH - A19

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING NORTHWEST - A20

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING WEST - A21

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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**Project**
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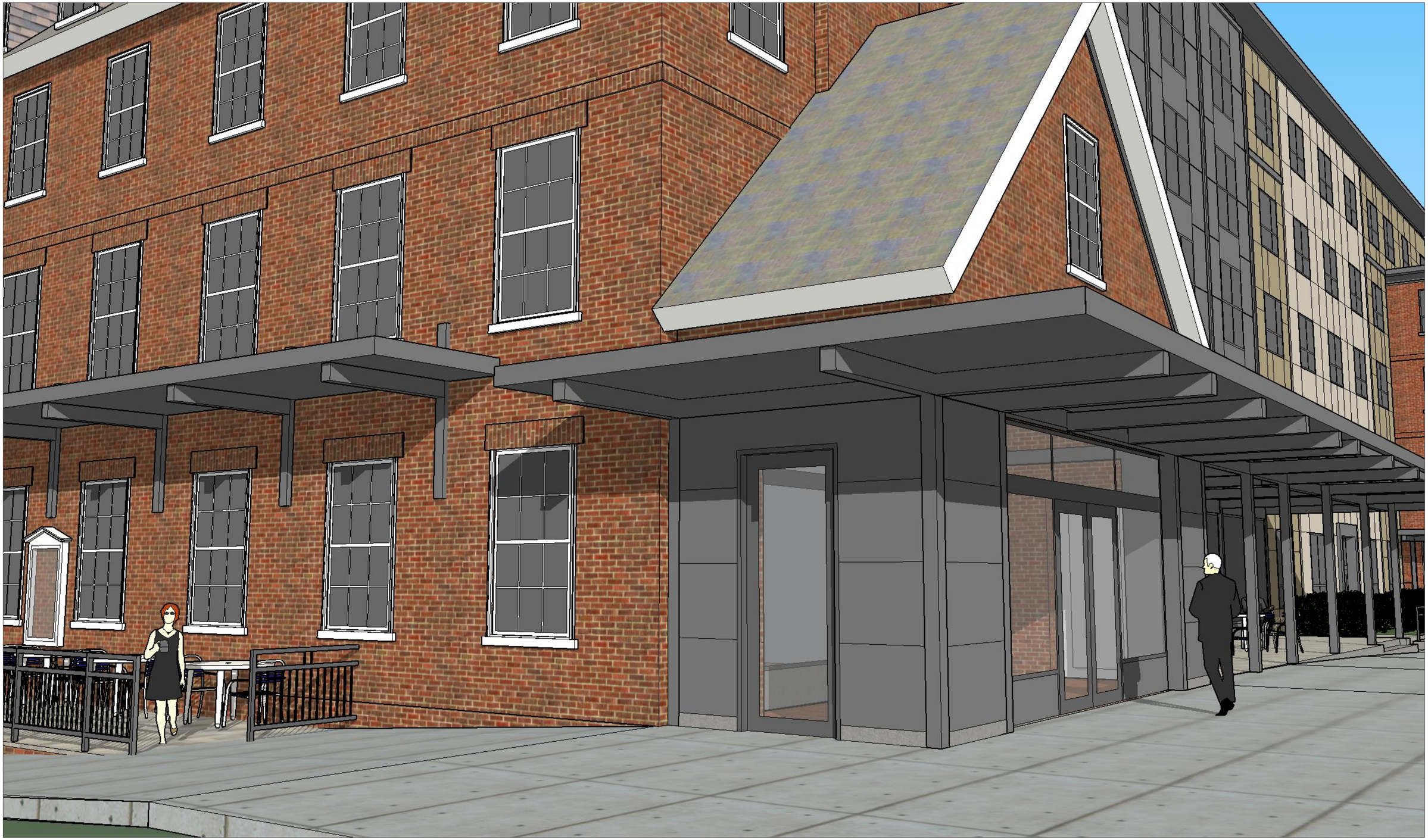
**Date**
06/05/2019

RENDERING SOUTHWEST - A22

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD



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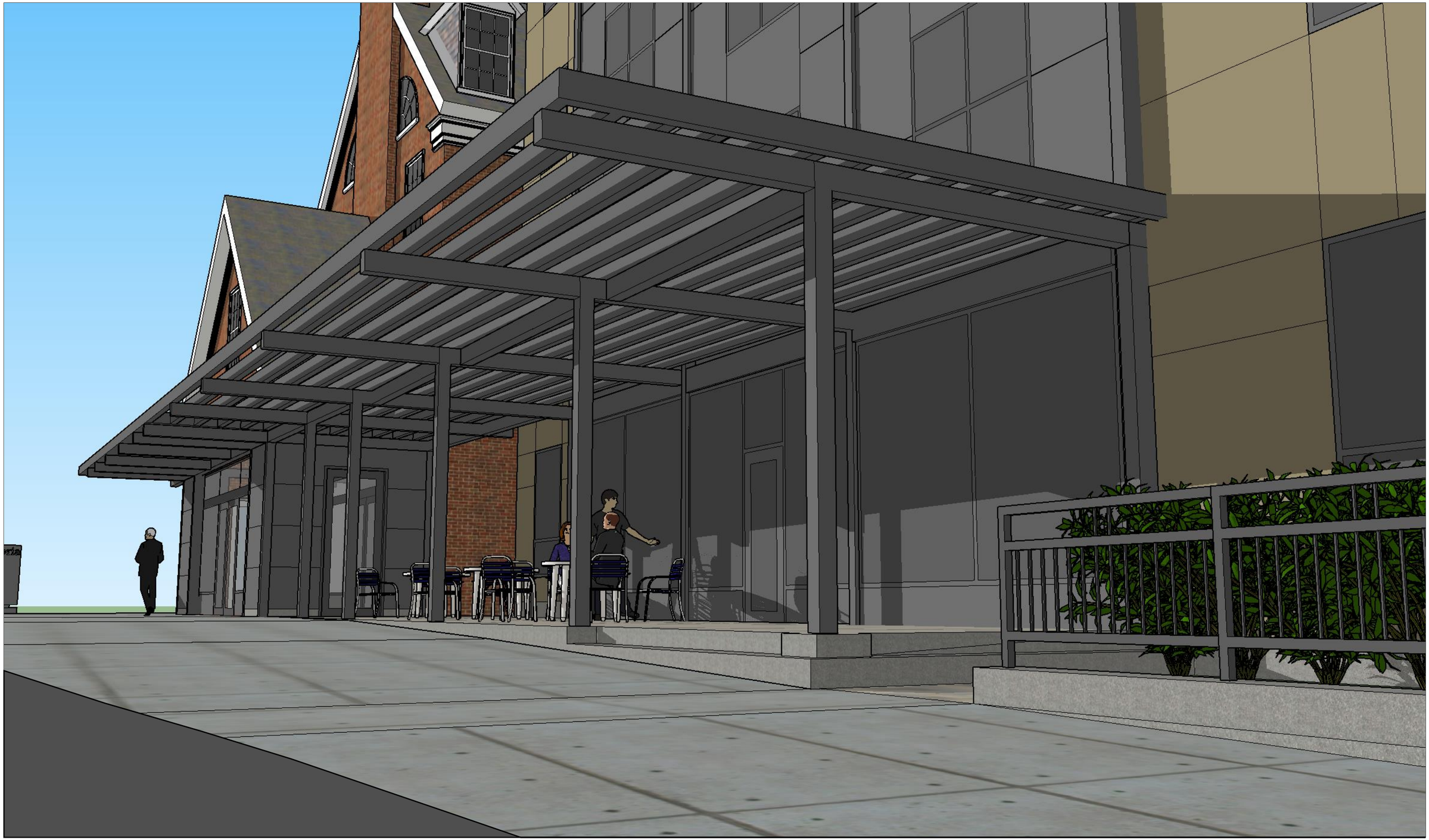
**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING SOUTHEAST - A23

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD



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**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING EAST - A24

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING AERIAL - A25

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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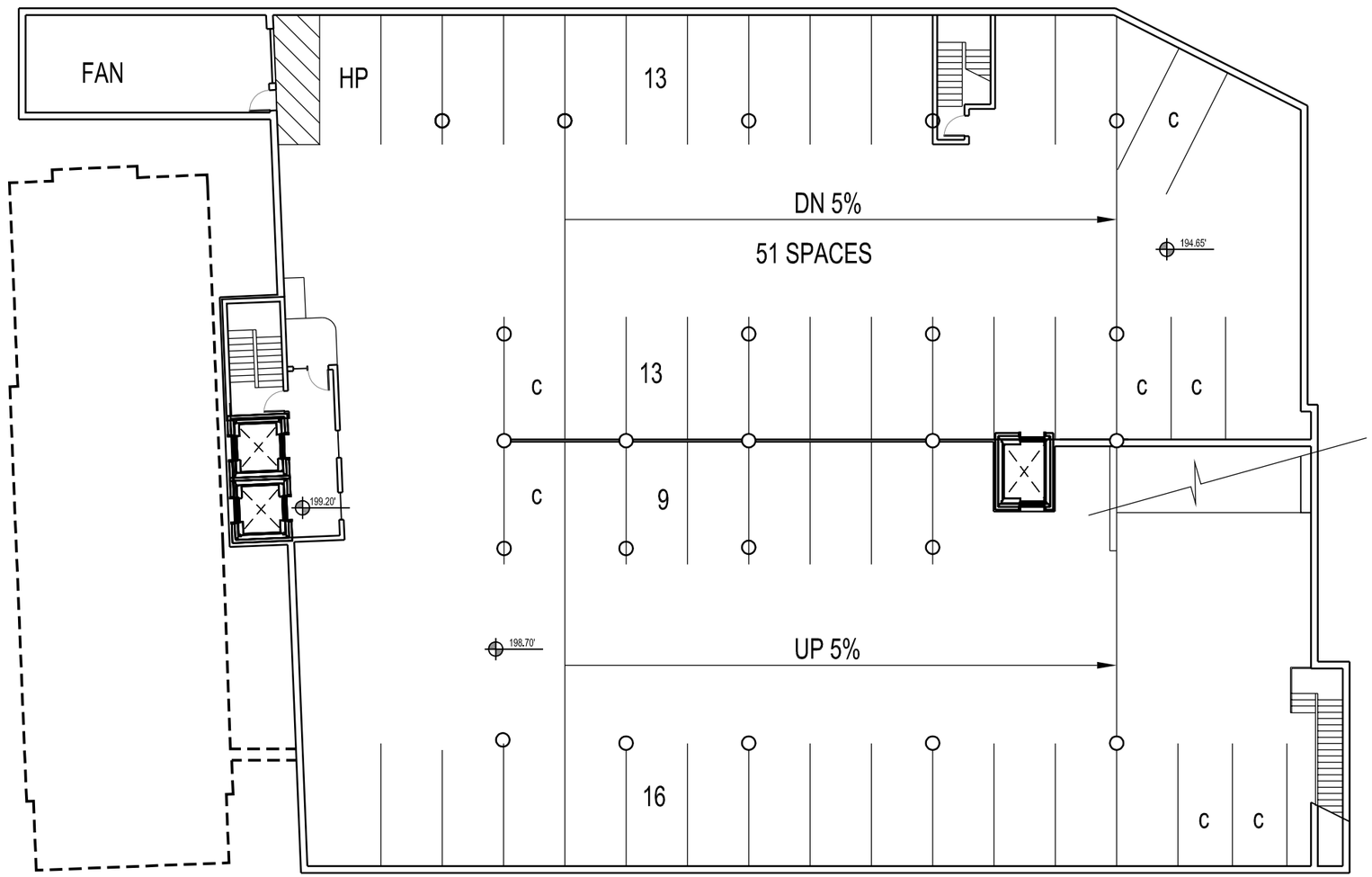
**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING AERIAL - A26

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

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Smith / Buckley Architects
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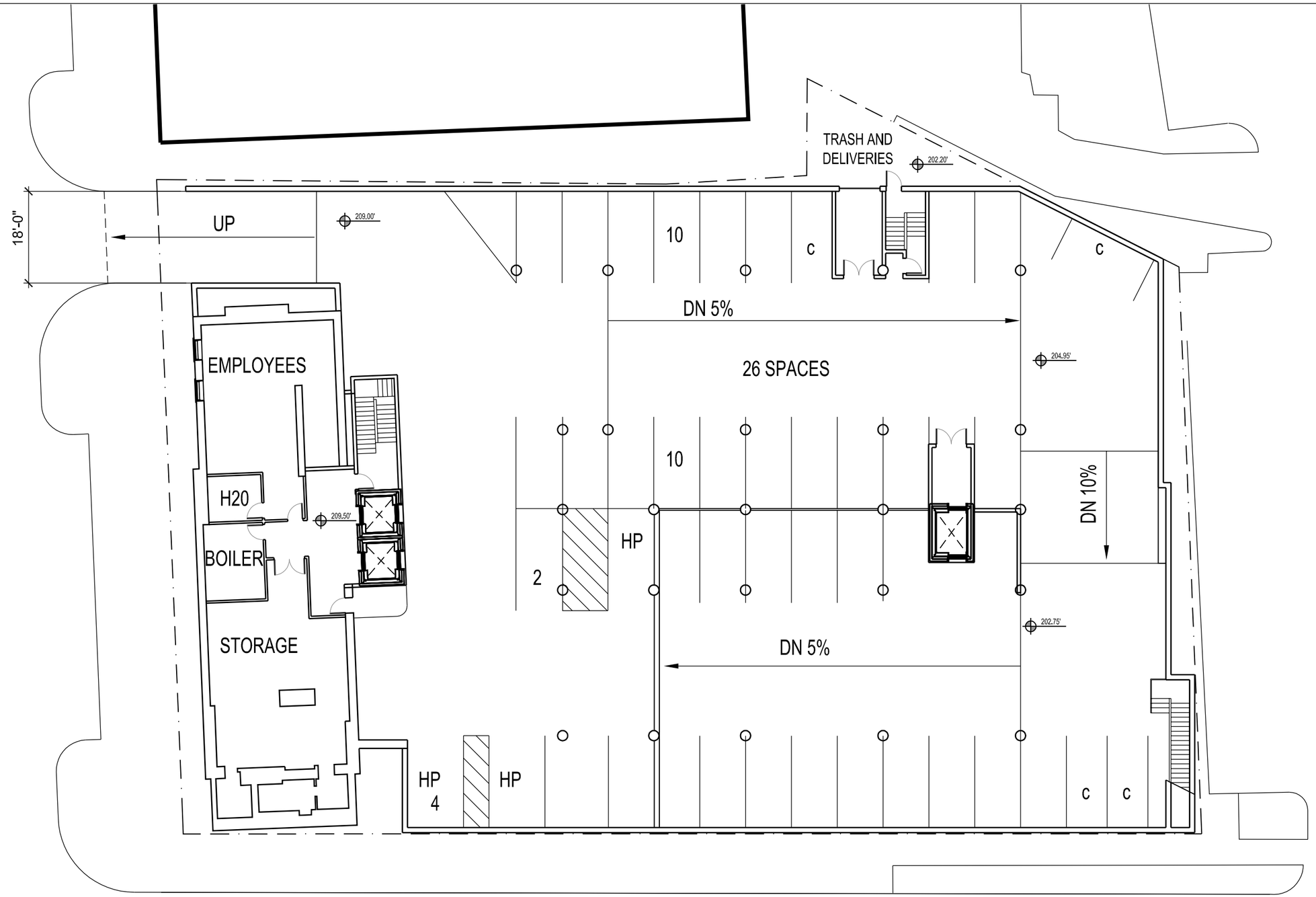
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

PARKING LOWER -

June 5, 2

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SMITH BUCKLEY ARCHITECTS

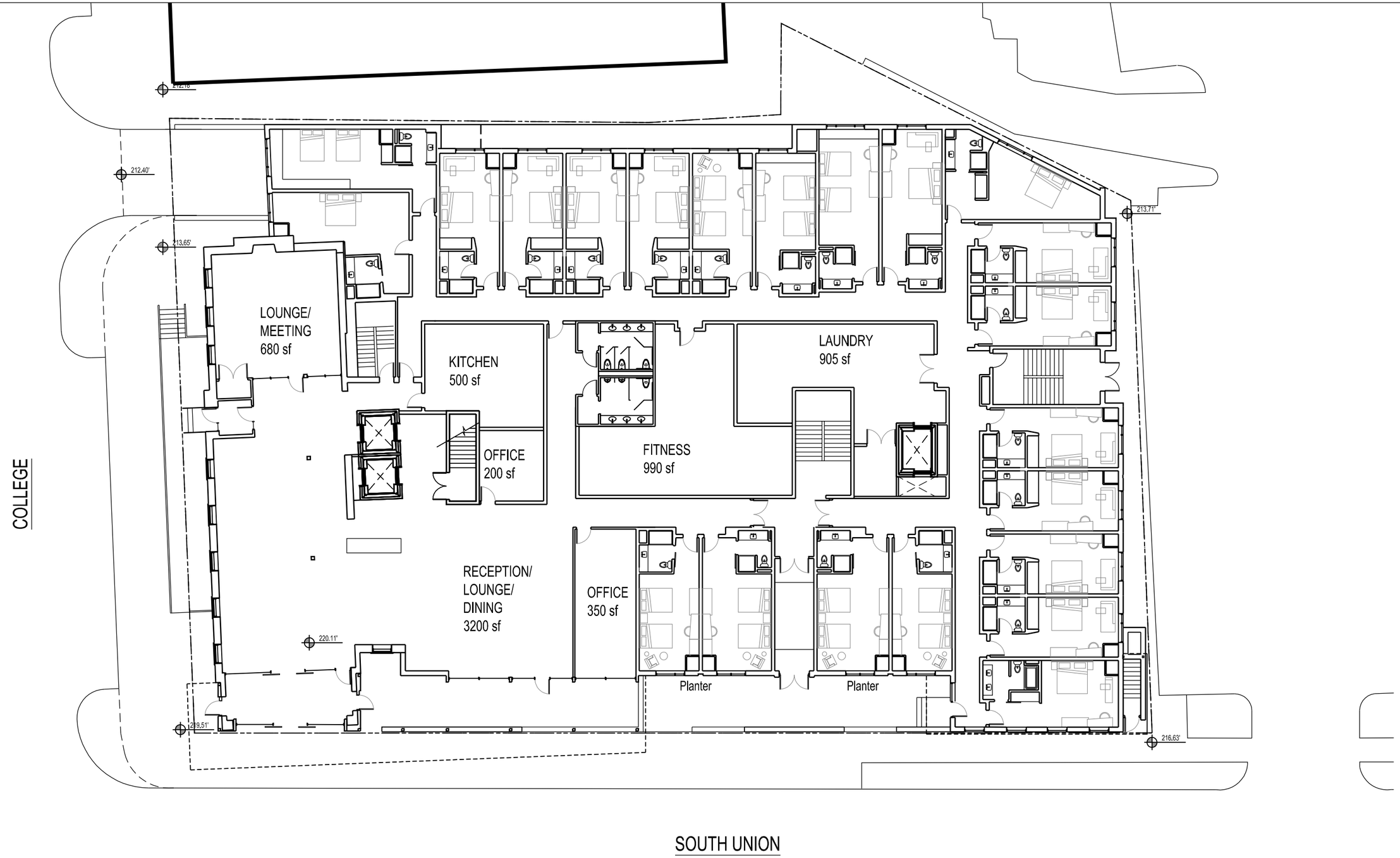
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

PARKING UPPER -

June 5, 2

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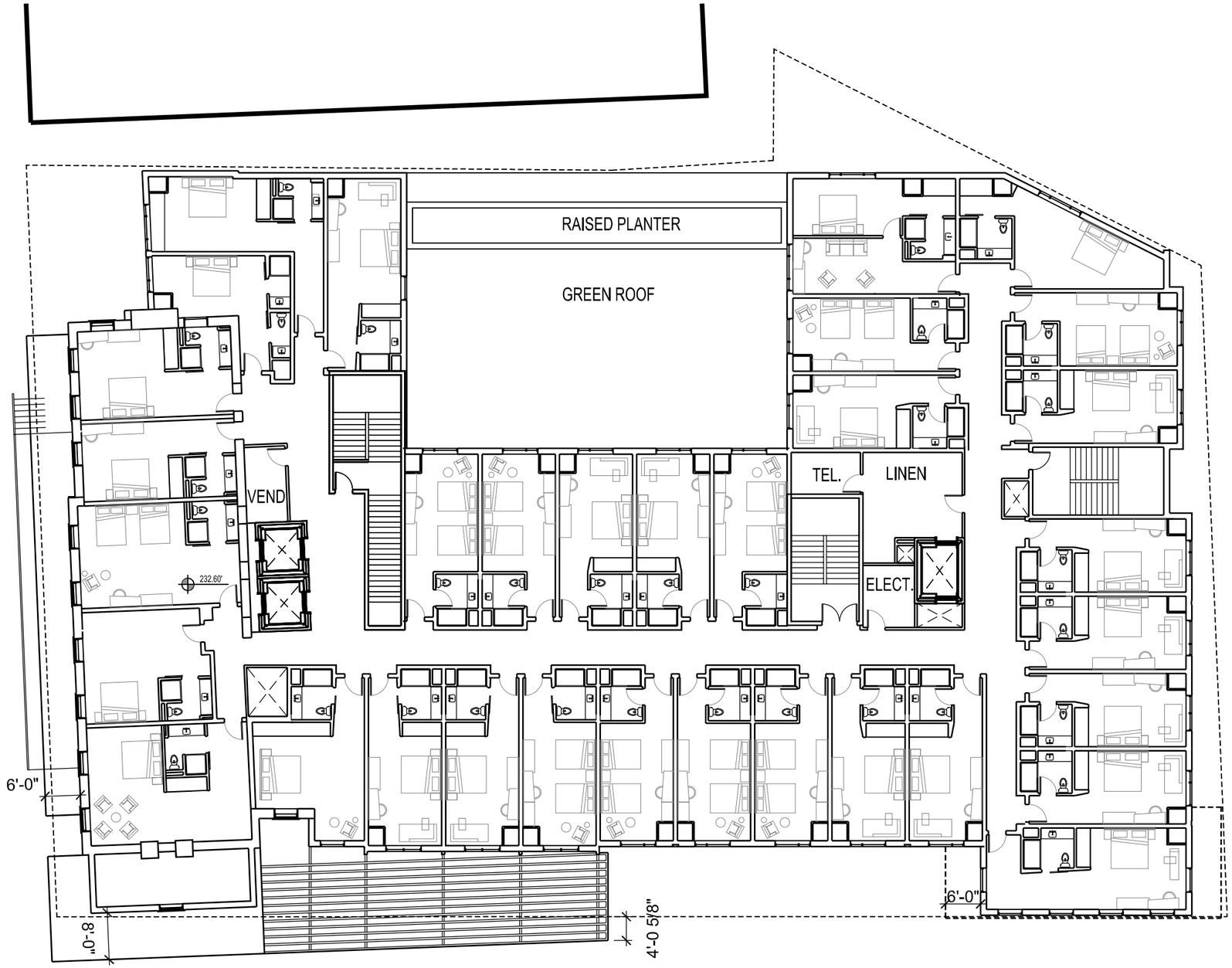
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 1 - A

June 5, 2




33 ROOMS

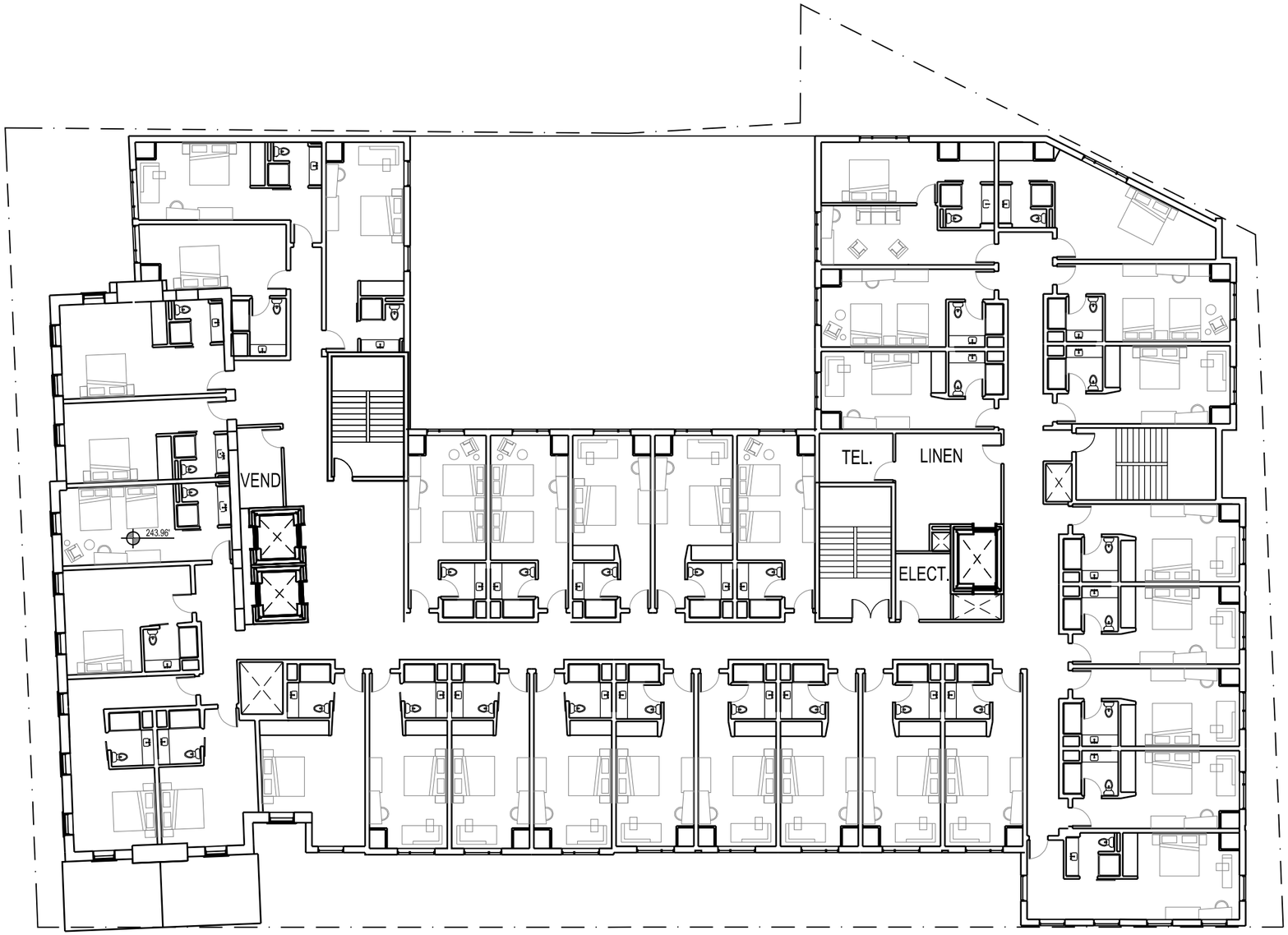
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 2 - A

June 5, 2




34 ROOMS

SBA
SMITH BUCKLEY ARCHITECTS

Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 3 - A

June 5, 2

29 ROOMS

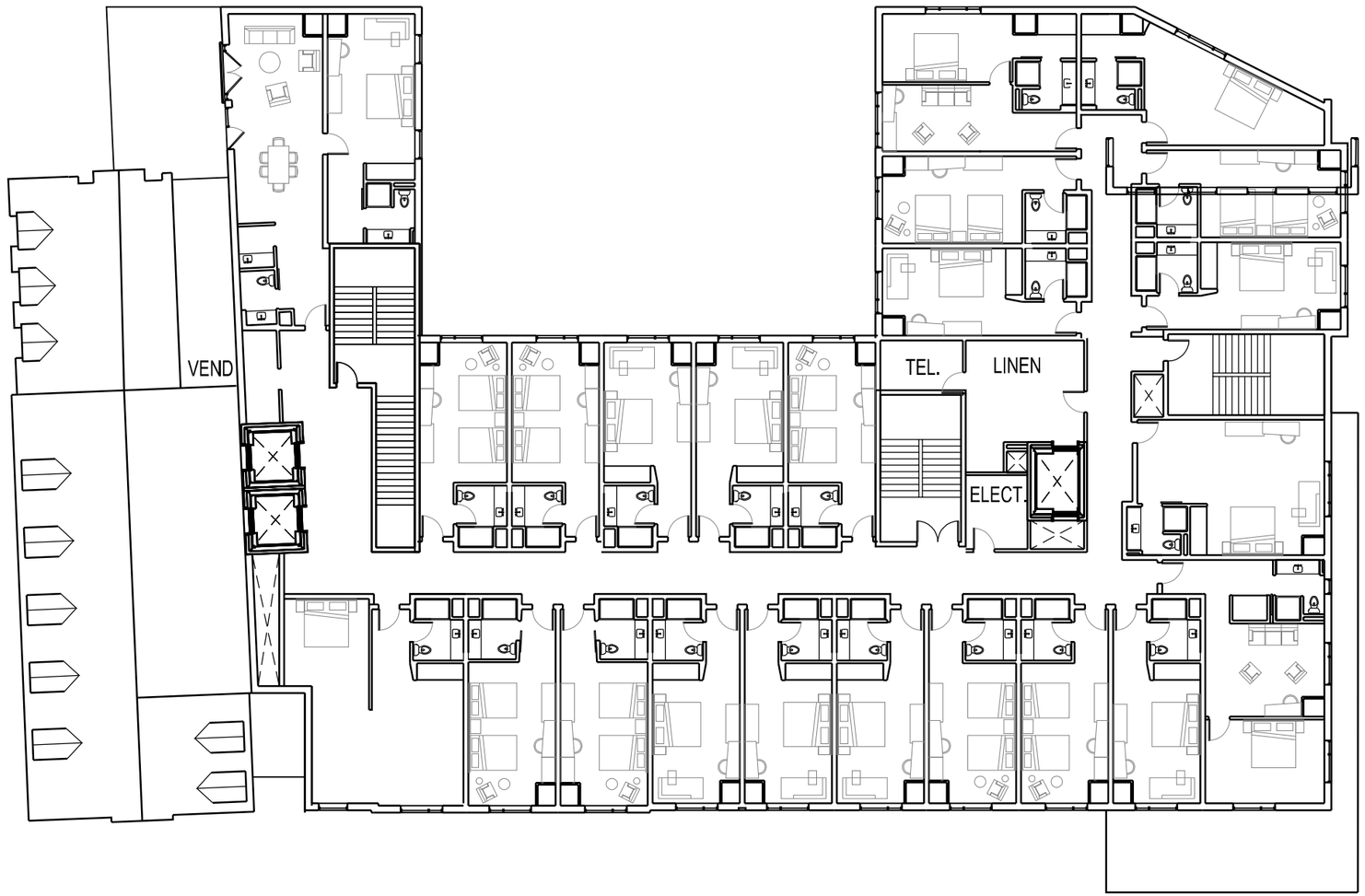
SBA
SMITH BUCKLEY ARCHITECTS
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 4 - A

June 5, 2




24 ROOMS

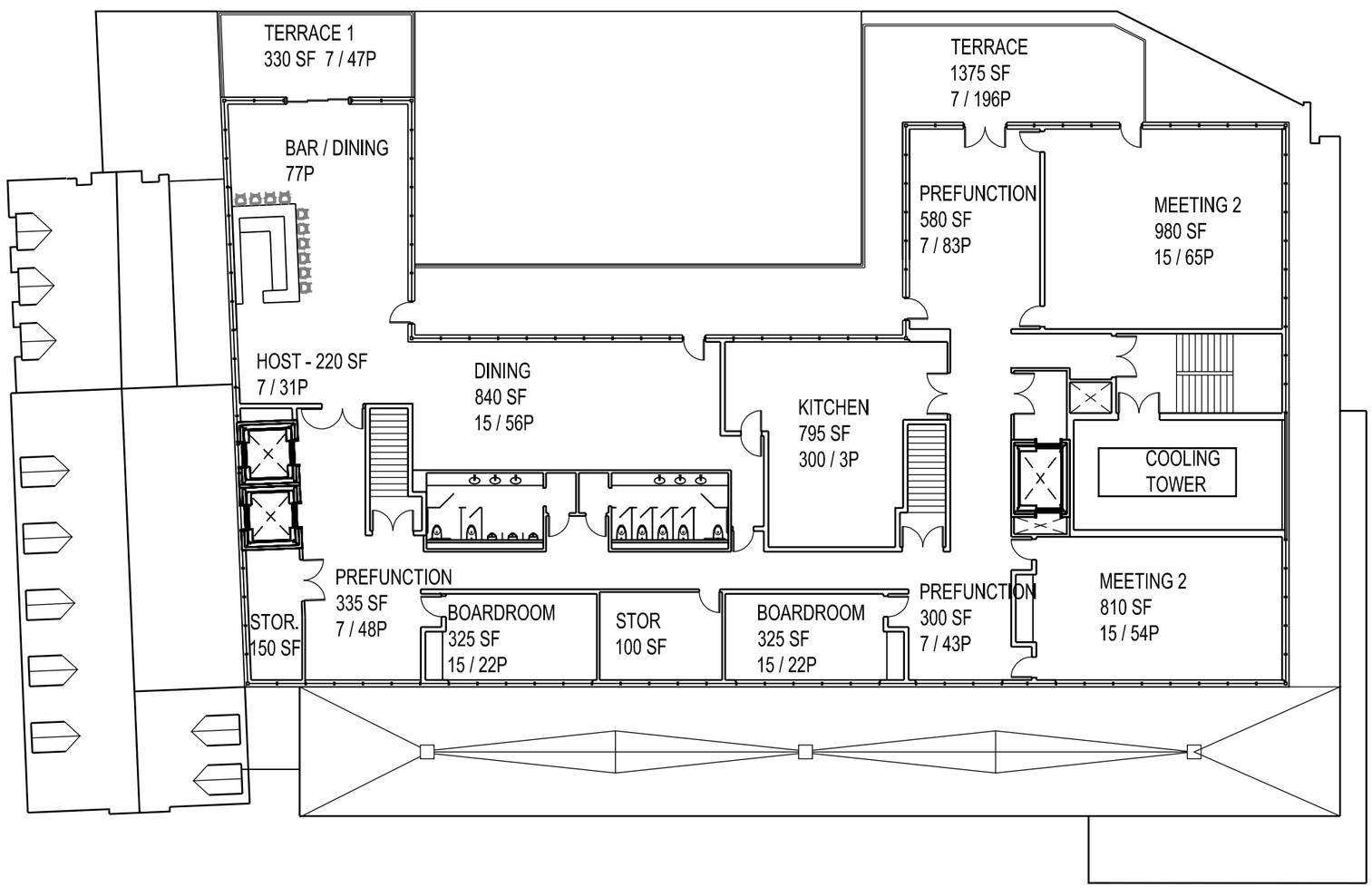
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 5 - A7

June 5, 2019




748 TOTAL
OCUPANTS

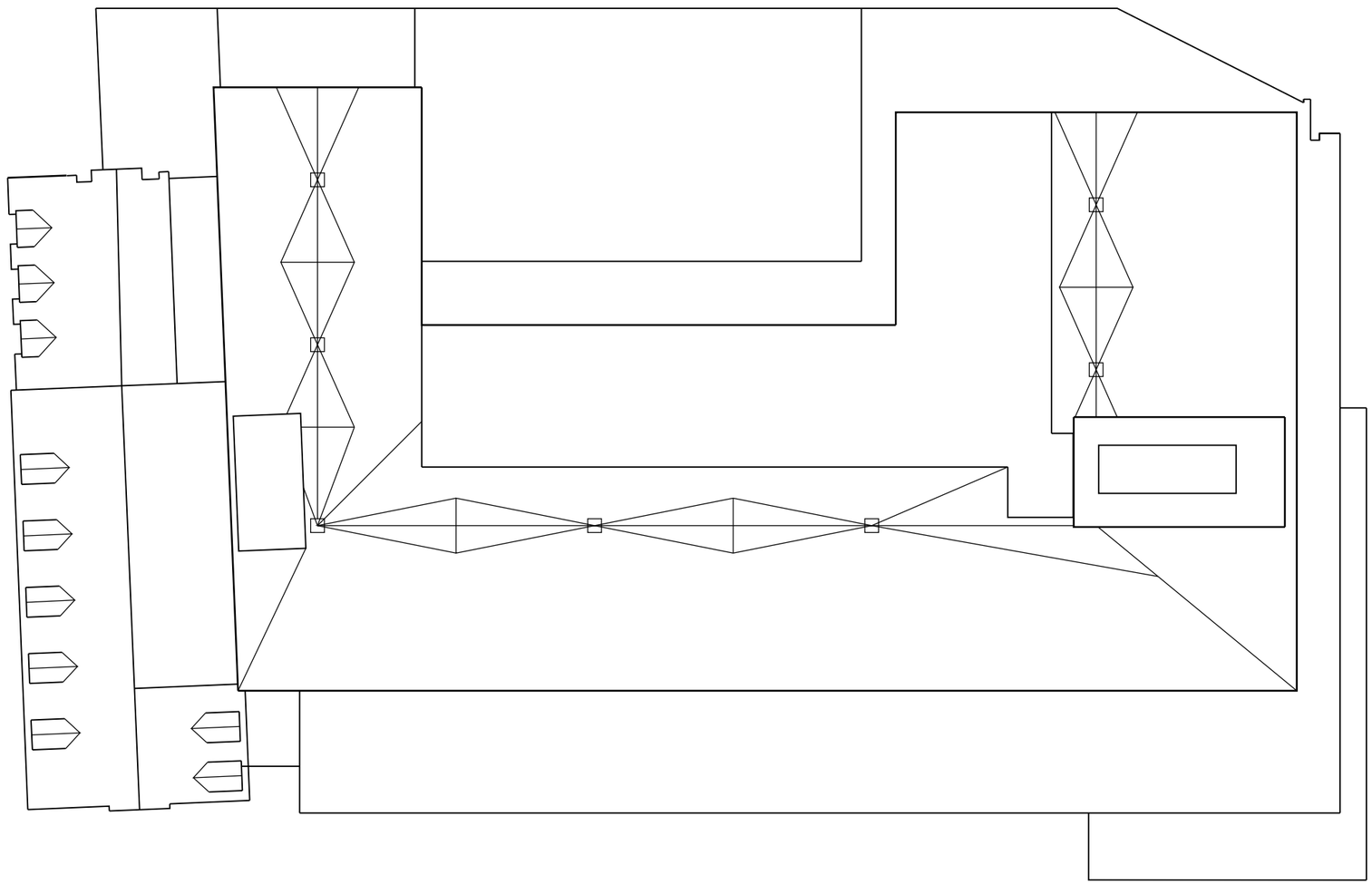
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# LEVEL 6 - A

June 5, 2



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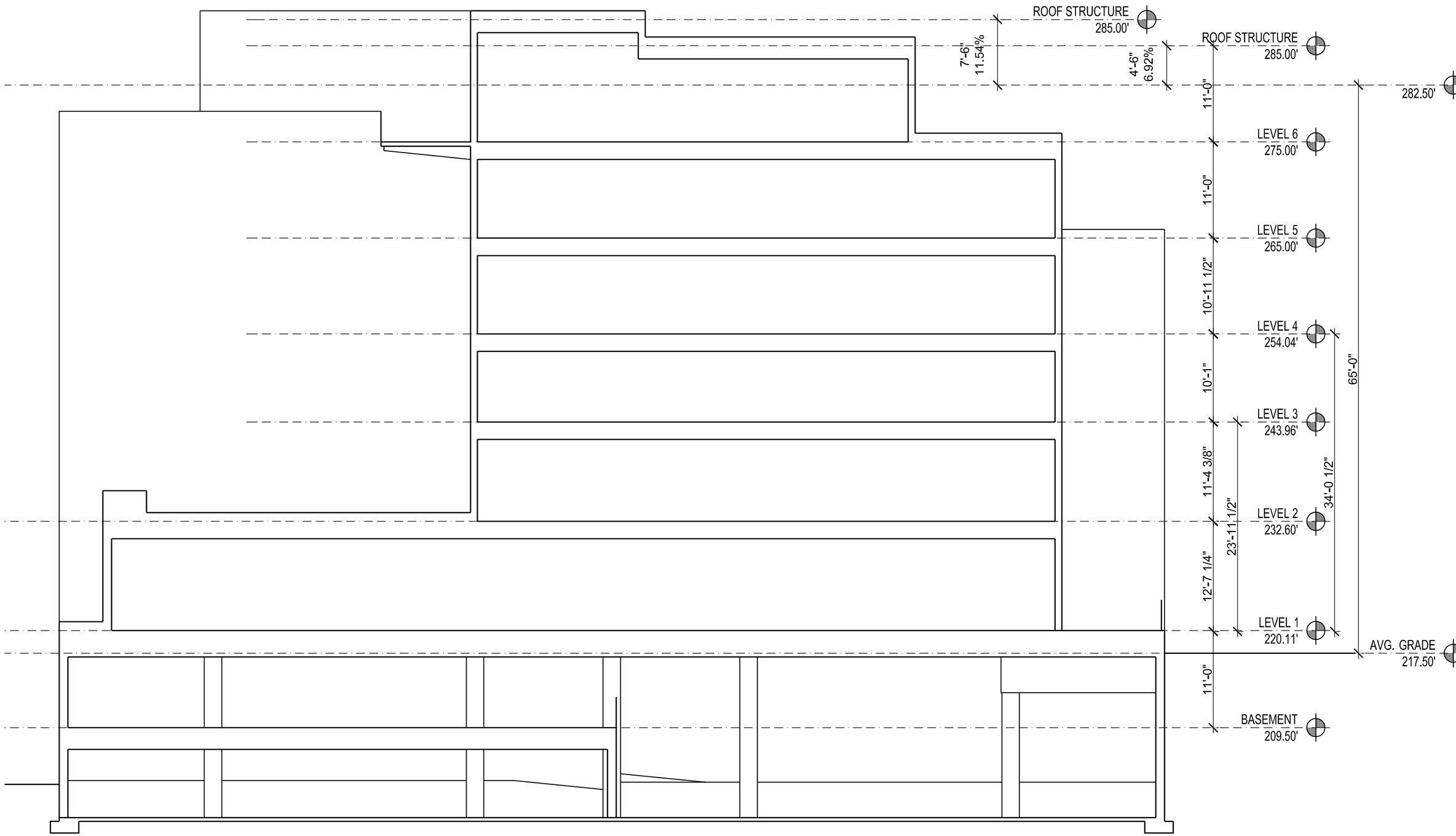
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1" = 20'-0"

# ROOF - A

June 5, 2

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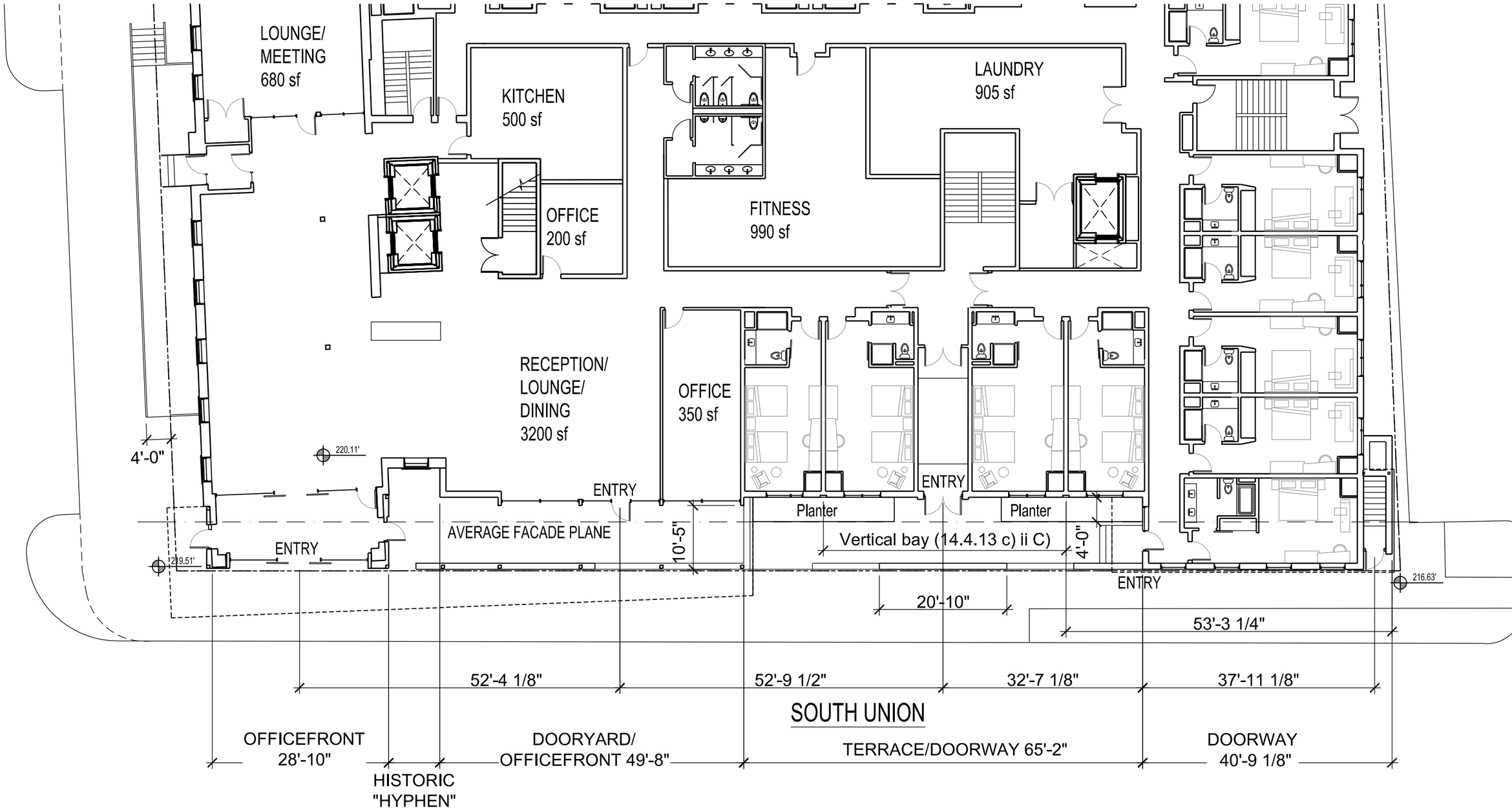
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

3/32" = 1'-0"

SECTION - A

June 5, 2

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SMITH BUCKLEY ARCHITECTS
Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

N
1/16" = 1'-0"

# LEVEL 1 -

June 5, 2

# Site Plans

| | |
|---|---|
| Issued for | Zoning Permit Application |
| Date Issued | June 26, 2019 |
| Latest Issue | - |

# Cambria Hotel

## 266 College Street
## Burlington, Vermont

vhb.com

40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

## Sheet Index

| No. | Drawing Title | Latest Issue |
|---|---|---|
| C-1.0 | Legend and General Notes | June 26, 2019 |
| C-1.1 | Existing Conditions Plan | June 26, 2019 |
| C-2.1 | Site Plan | June 26, 2019 |
| C-3.1 | Grading and Drainage Plan | June 26, 2019 |
| C-4.1 | Utility Plan | June 26, 2019 |
| C-5.1 | Erosion Prevention & Sediment Control Plan | June 26, 2019 |
| C-6.1 | Storm Profile | June 26, 2019 |
| C-7.1 | Site Details 1 | June 26, 2019 |
| C-7.2 | Site Details 2 | June 26, 2019 |
| C-7.3 | Site Details 3 | June 26, 2019 |
| C-7.4 | Erosion Prevention and Sediment Control Details | June 26, 2019 |
| L-1.0 | Landscape Plan | June 26, 2019 |
| L-1.1 | Landscape Details | June 26, 2019 |
| L-1.2 | Landscape Details | June 26, 2019 |
| L-2.0 | Lighting Plan | June 26, 2019 |
| SW-1 | Proposed Stormwater Management Plan | June 26, 2019 |
| SW-2 | Proposed Stormwater System Maintenance Plan | June 26, 2019 |

## Reference Index

| No. | Drawing Title | Latest Issue |
|---|---|---|
| D-1 | City of Burlington Water System Details | March 20, 2017 |

\\VHB\GBL\PROJ\SBURLINGTON\58153.00 CAMBRIA HOTEL\CAD\LD\PLANSET\LOCAL PERMITTING\58153.00-CV 25 June 2019

VHB Project : 58153.00
Issued for : -

# Legend

| Exist. | Prop. | |
|---|---|---|
| | | PROPERTY LINE |
| | | PROJECT LIMIT LINE |
| | | RIGHT-OF-WAY/PROPERTY LINE |
| | | EASEMENT |
| | | BUILDING SETBACK |
| | | PARKING SETBACK |
| 10+00 | 10+00 | BASELINE |
| | | CONSTRUCTION LAYOUT |
| | | ZONING LINE |
| | | TOWN LINE |
| | | LIMIT OF DISTURBANCE |
| | | WETLAND LINE WITH FLAG |
| | | FLOODPLAIN |
| BLSF | | BORDERING LAND SUBJECT TO FLOODING |
| BZ | | WETLAND BUFFER ZONE |
| NDZ | | NO DISTURB ZONE |
| 200'RA | | 200' RIVERFRONT AREA |
| | | GRAVEL ROAD |
| EOP | EOP | EDGE OF PAVEMENT |
| BB | BB | BITUMINOUS BERM |
| BC | BC | BITUMINOUS CURB |
| CC | CC | CONCRETE CURB |
| | CG | CURB AND GUTTER |
| CC | ECC | EXTRUDED CONCRETE CURB |
| CC | MCC | MONOLITHIC CONCRETE CURB |
| CC | PCC | PRECAST CONC. CURB |
| SGE | SGE | SLOPED GRAN. EDGING |
| VGC | VGC | VERT. GRAN. CURB |
| | | LIMIT OF CURB TYPE |
| | | SAWCUT |
| | | BUILDING |
| | EN | BUILDING ENTRANCE |
| | LD | LOADING DOCK |
| | | BOLLARD |
| D | D | DUMPSTER PAD |
| | | SIGN |
| | | DOUBLE SIGN |
| | | STEEL GUARDRAIL |
| | | WOOD GUARDRAIL |
| | | PATH |
| | | TREE LINE |
| | | WIRE FENCE |
| | | FENCE |
| | | STOCKADE FENCE |
| | | STONE WALL |
| | | RETAINING WALL |
| | | STREAM / POND / WATER COURSE |
| | | DETENTION BASIN |
| | | HAY BALES |
| | | SILT FENCE |
| | | SILT SOCK / STRAW WATTLE |
| 4 | 4 | MINOR CONTOUR |
| 20 | 20 | MAJOR CONTOUR |
| 10 | 10 | PARKING COUNT |
| | C10 | COMPACT PARKING STALLS |
| DYL | DYL | DOUBLE YELLOW LINE |
| SL | SL | STOP LINE |
| | | CROSSWALK |
| | | ACCESSIBLE CURB RAMP |
| | | ACCESSIBLE PARKING |
| VAN | VAN | VAN-ACCESSIBLE PARKING |

| Exist. | Prop. | |
|---|---|---|
| | | CONCRETE |
| | | HEAVY DUTY PAVEMENT |
| | | BUILDINGS |
| | | RIPRAP |
| | | CONSTRUCTION EXIT |
| 27.35 TC × | 27.35 TC × | TOP OF CURB ELEVATION |
| 26.85 BC × | 26.85 BC × | BOTTOM OF CURB ELEVATION |
| 132.75 × | 132.75 × | SPOT ELEVATION |
| 45.0 TW 38.5 BW | 45.0 TW 38.5 BW | TOP & BOTTOM OF WALL ELEVATION |
| | | BORING LOCATION |
| | | TEST PIT LOCATION |
| MW | MW | MONITORING WELL |
| UD | UD | UNDERDRAIN |
| 12"D | 12"D | DRAIN |
| 6"RD | 6"RD | ROOF DRAIN |
| 12"S | 12"S | SEWER |
| FM | FM | FORCE MAIN |
| OHW | OHW | OVERHEAD WIRE |
| 6"W | 6"W | WATER |
| 4"FP | 4"FP | FIRE PROTECTION |
| | 2"DW | DOMESTIC WATER |
| 3"G | G | GAS |
| E | E | ELECTRIC |
| STM | STM | STEAM |
| T | T | TELEPHONE |
| FA | FA | FIRE ALARM |
| CATV | CATV | CABLE TV |
| | | CATCH BASIN |
| | | DOUBLE CATCH BASIN |
| | | GUTTER INLET |
| | | DRAIN MANHOLE |
| TD | | TRENCH DRAIN |
| | | PLUG OR CAP |
| CO | CO | CLEANOUT |
| | | FLARED END SECTION |
| | | HEADWALL |
| S | | SEWER MANHOLE |
| CS | CS | CURB STOP & BOX |
| WV | WV | WATER VALVE & BOX |
| TSV | TSV | TAPPING SLEEVE, VALVE & BOX |
| | | SIAMESE CONNECTION |
| HYD | HYD | FIRE HYDRANT |
| WM | WM | WATER METER |
| PIV | PIV | POST INDICATOR VALVE |
| W | W | WATER WELL |
| GG | GG | GAS GATE |
| GM | GM | GAS METER |
| E | EMH | ELECTRIC MANHOLE |
| EM | EM | ELECTRIC METER |
| | | LIGHT POLE |
| T | TMH | TELEPHONE MANHOLE |
| T | T | TRANSFORMER PAD |
| | | UTILITY POLE |
| | | GUY POLE |
| | | GUY WIRE & ANCHOR |
| HH | HH | HAND HOLE |
| PB | PB | PULL BOX |
| Matchline | | MATCHLINE |

# Abbreviations

## General

| | |
|---|---|
| ABAN | ABANDON |
| ACR | ACCESSIBLE CURB RAMP |
| ADJ | ADJUST |
| APPROX | APPROXIMATE |
| BIT | BITUMINOUS |
| BS | BOTTOM OF SLOPE |
| BWLL | BROKEN WHITE LANE LINE |
| CONC | CONCRETE |
| DYCL | DOUBLE YELLOW CENTER LINE |
| EL | ELEVATION |
| ELEV | ELEVATION |
| EX | EXISTING |
| FDN | FOUNDATION |
| FFE | FIRST FLOOR ELEVATION |
| GRAN | GRANITE |
| GTD | GRADE TO DRAIN |
| LA | LANDSCAPE AREA |
| LOD | LIMIT OF DISTURBANCE |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| PERF | PERFORATED |
| PROP | PROPOSED |
| REM | REMOVE |
| RET | RETAIN |
| R&D | REMOVE AND DISPOSE |
| R&R | REMOVE AND RESET |
| SWEL | SOLID WHITE EDGE LINE |
| SWLL | SOLID WHITE LANE LINE |
| TS | TOP OF SLOPE |
| TYP | TYPICAL |

## Utility

| | |
|---|---|
| CB | CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| DCB | DOUBLE CATCH BASIN |
| DMH | DRAIN MANHOLE |
| CIP | CAST IRON PIPE |
| COND | CONDUIT |
| DIP | DUCTILE IRON PIPE |
| FES | FLARED END SECTION |
| FM | FORCE MAIN |
| F&G | FRAME AND GRATE |
| F&C | FRAME AND COVER |
| GI | GUTTER INLET |
| GT | GREASE TRAP |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HH | HANDHOLE |
| HW | HEADWALL |
| HYD | HYDRANT |
| INV | INVERT ELEVATION |
| I= | INVERT ELEVATION |
| LP | LIGHT POLE |
| MES | METAL END SECTION |
| PIV | POST INDICATOR VALVE |
| PWW | PAVED WATER WAY |
| PVC | POLYVINYLCHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| R= | RIM ELEVATION |
| SMH | SEWER MANHOLE |
| TSV | TAPPING SLEEVE, VALVE AND BOX |
| UG | UNDERGROUND |
| UP | UTILITY POLE |

# Notes

## General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MUNICIPAL STANDARDS.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

## Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. WATER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) C900-07 DR18
   - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   - C. STORM DRAINAGE PIPES SHALL BE HDPE
   - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

## Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE AS NOTED ON THE PLANS.
3. CURBING SHALL BE AS NOTED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

## Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

## Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

## Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY A FIELD SURVEY CONDUCTED BY VHB. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON A FIELD SURVEY PERFORMED ON THE GROUND DECEMBER, 2018
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NVGD '83 FEET

## Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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**June 26, 2019**

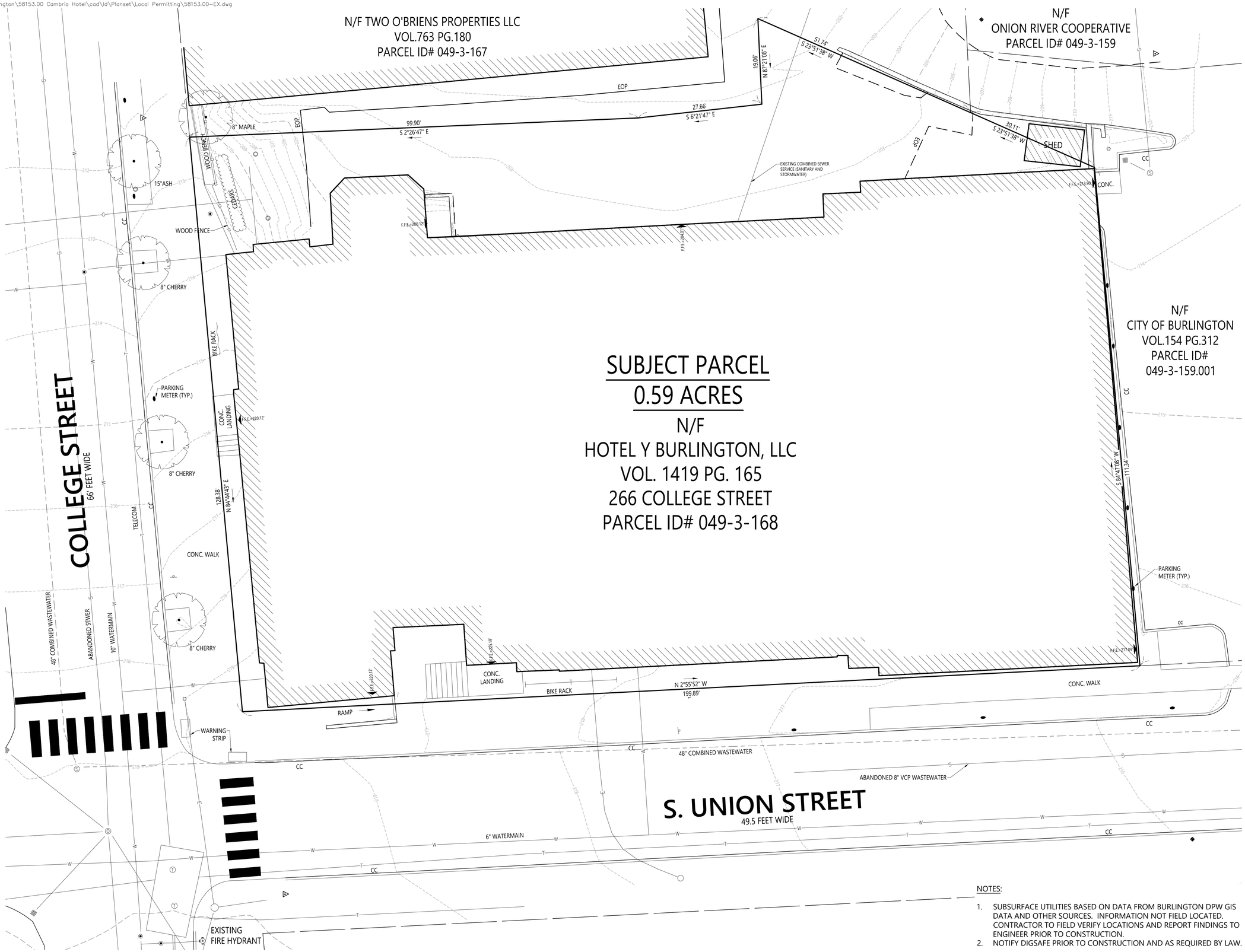
Drawing Title
**Legend and General Notes**

Drawing Number
**C-1.0**

Sheet 1 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 4:28:36 PM JZWEBER Plotted Tuesday, June 25, 2019 8:06:46 PM Zweber, Jeff




NOTES:

1. SUBSURFACE UTILITIES BASED ON DATA FROM BURLINGTON DPW GIS DATA AND OTHER SOURCES. INFORMATION NOT FIELD LOCATED. CONTRACTOR TO FIELD VERIFY LOCATIONS AND REPORT FINDINGS TO ENGINEER PRIOR TO CONSTRUCTION.
2. NOTIFY DIGSAFE PRIOR TO CONSTRUCTION AND AS REQUIRED BY LAW.

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**Existing Conditions Plan**

Drawing Number
**C-1.1**

Sheet 2 of -

Project Number
**58153.00**

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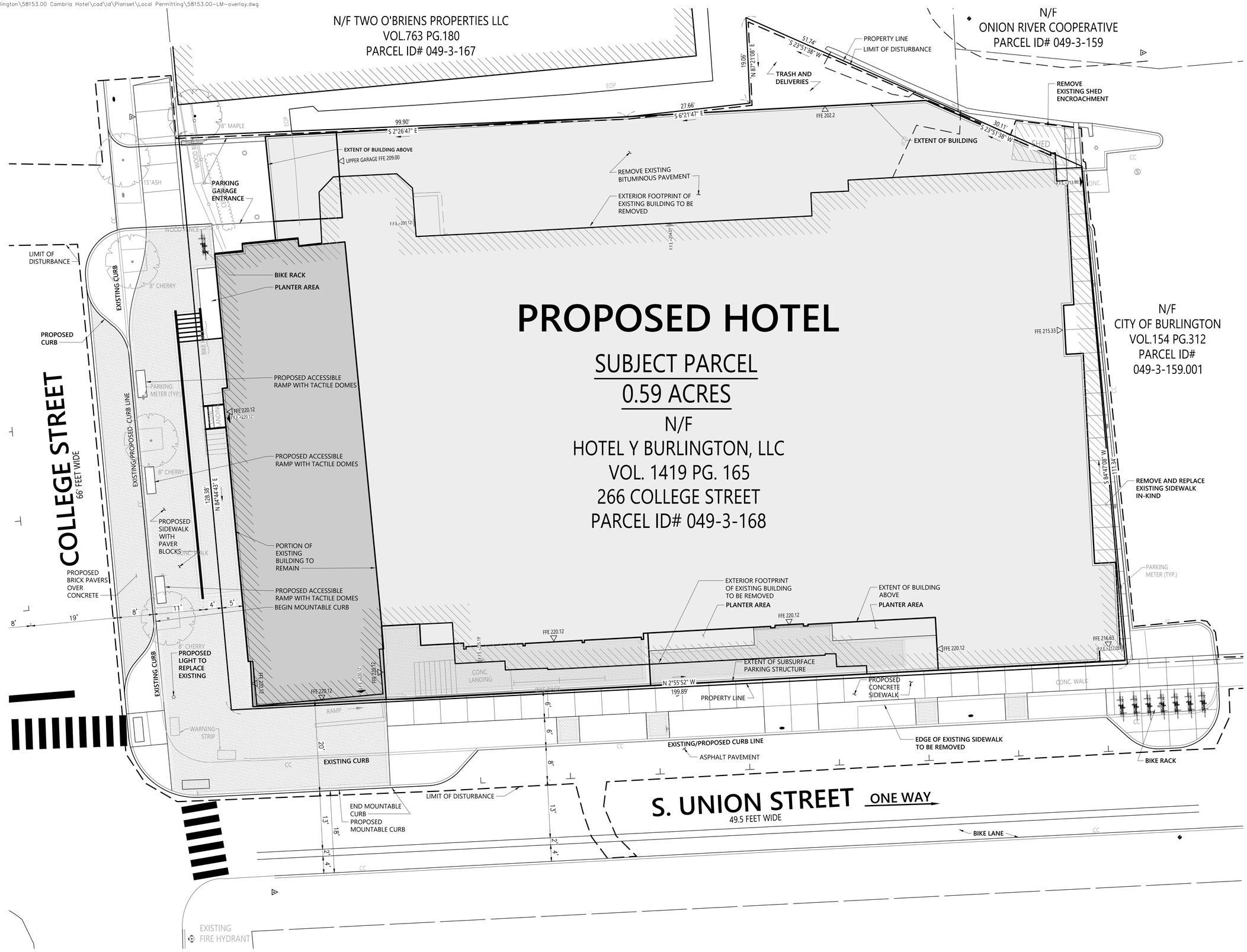


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SITE PLAN

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C-2.1

Sheet 3 of -

Project Number
58153.00

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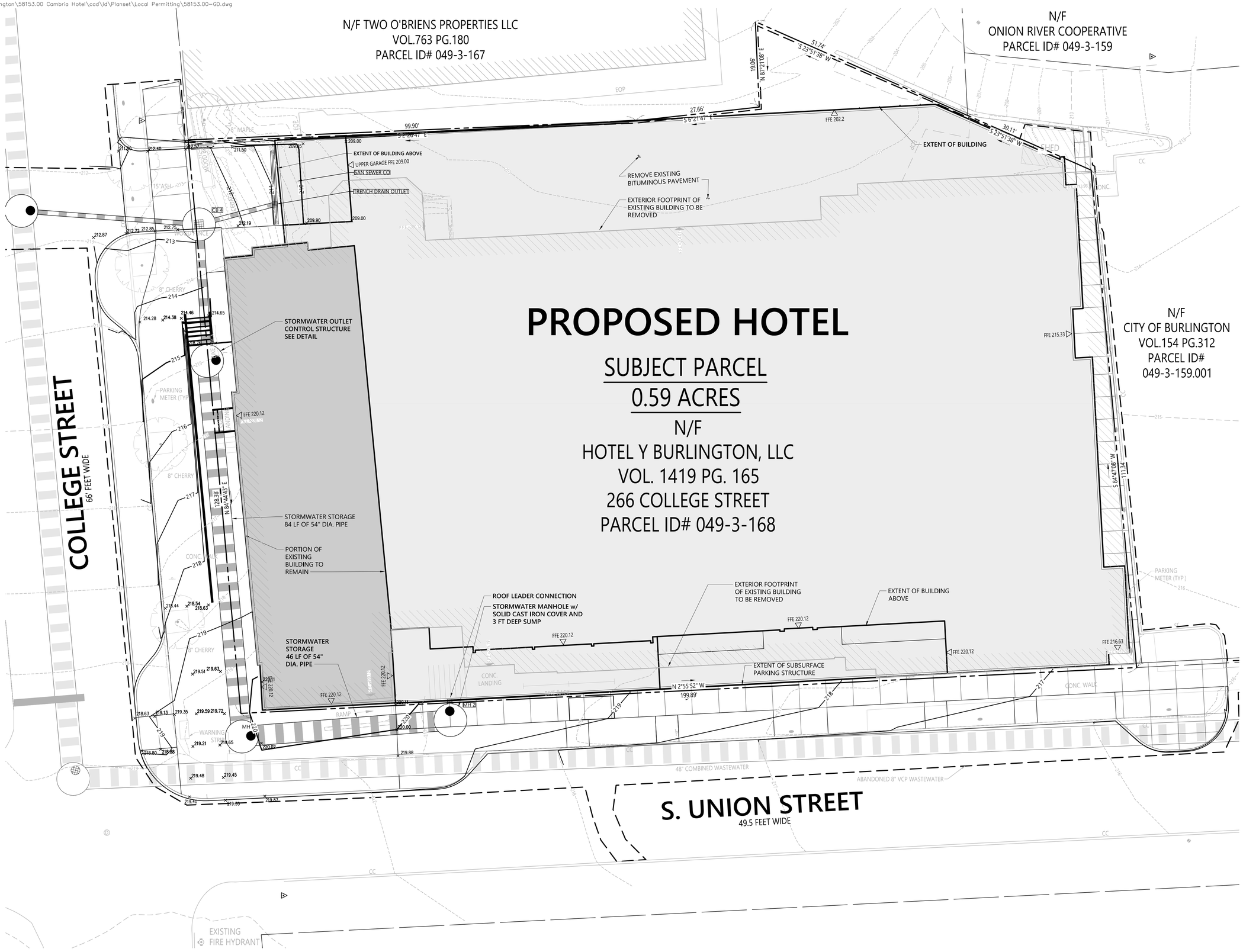



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Drawing Title
**Grading and Drainage Plan**

Drawing Number
**C-3.1**

Sheet 4 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 5:24:24 PM JZWEBER Plotted Tuesday, June 25, 2019 8:09:32 PM Zweber, Jeff

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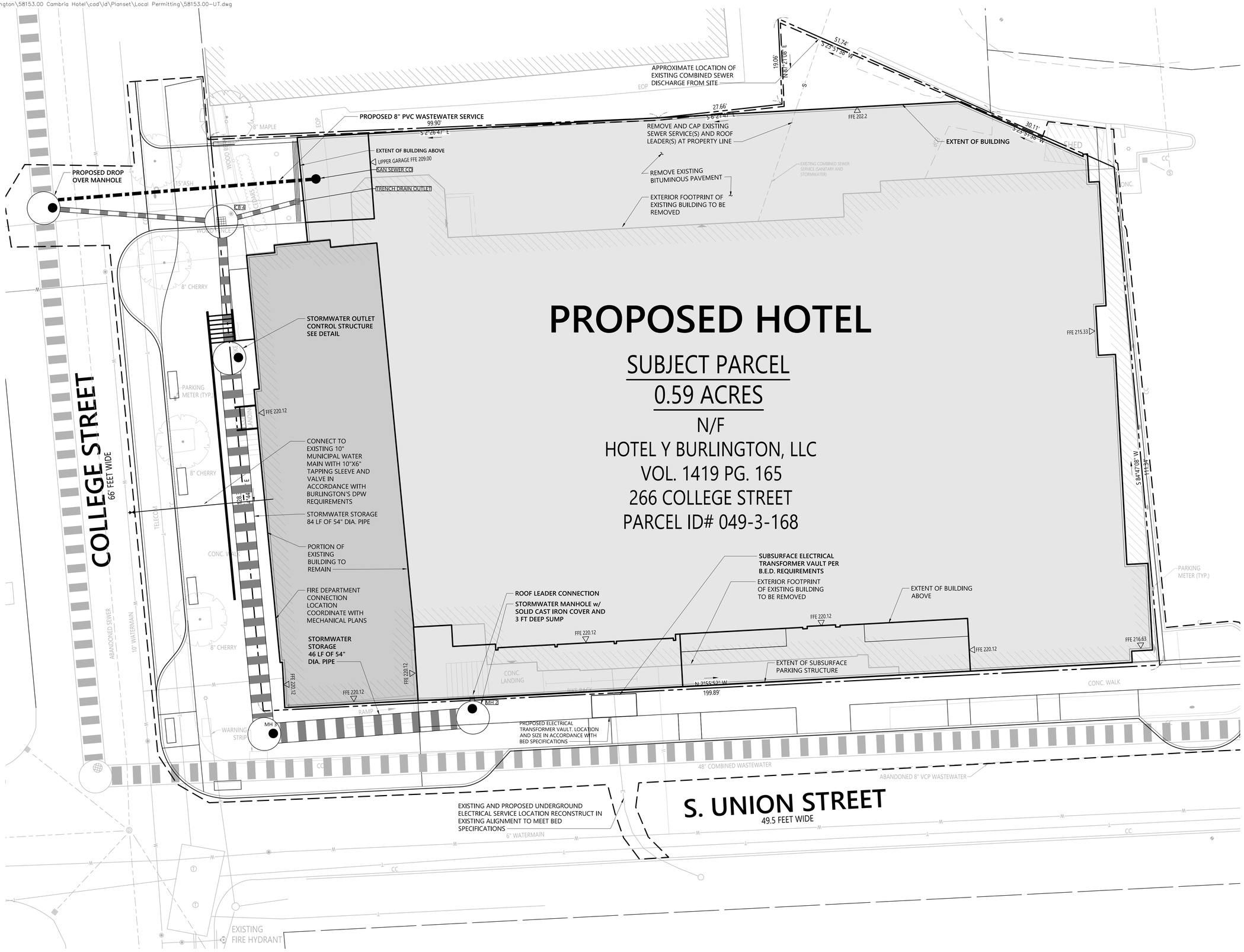



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Drawing Title
Utility Plan

Drawing Number
C-4.1

Sheet 5 of -

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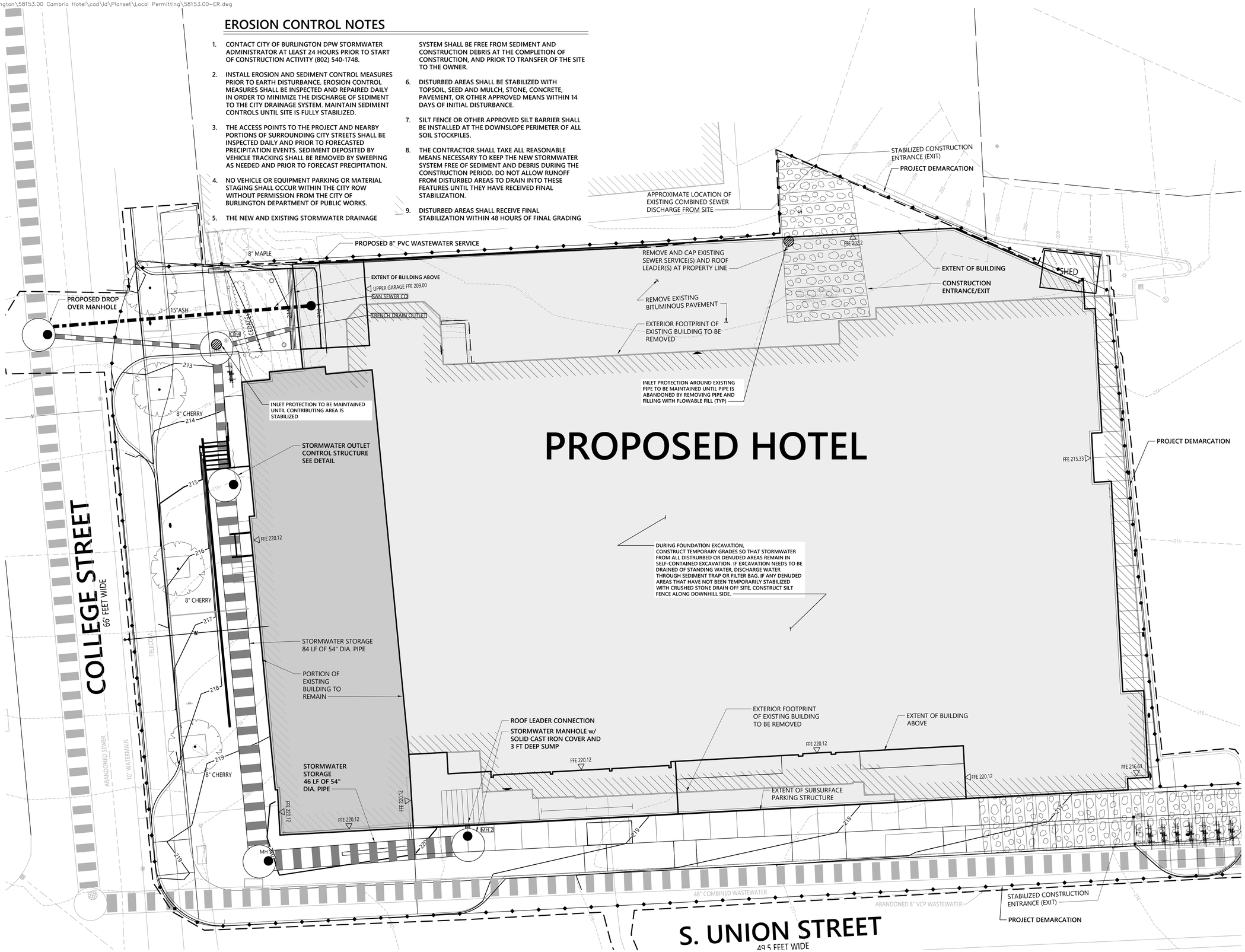
58153.00

Saved Tuesday, June 25, 2019 4:46:41 PM JZWEBER Plotted Tuesday, June 25, 2019 8:10:32 PM Zweber, Jeff

## EROSION CONTROL NOTES

1. CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 540-1748.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.
3. THE ACCESS POINTS TO THE PROJECT AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECASTED PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
4. NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
5. THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.
6. DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
7. SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOIL STOCKPILES.
8. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN INTO THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.
9. DISTURBED AREAS SHALL RECEIVE FINAL STABILIZATION WITHIN 48 HOURS OF FINAL GRADING

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Drawing Title
**Erosion Prevention and Sediment Control Plan**

Drawing Number
**C-5.1**

Sheet 6 of -

Project Number 58153.00

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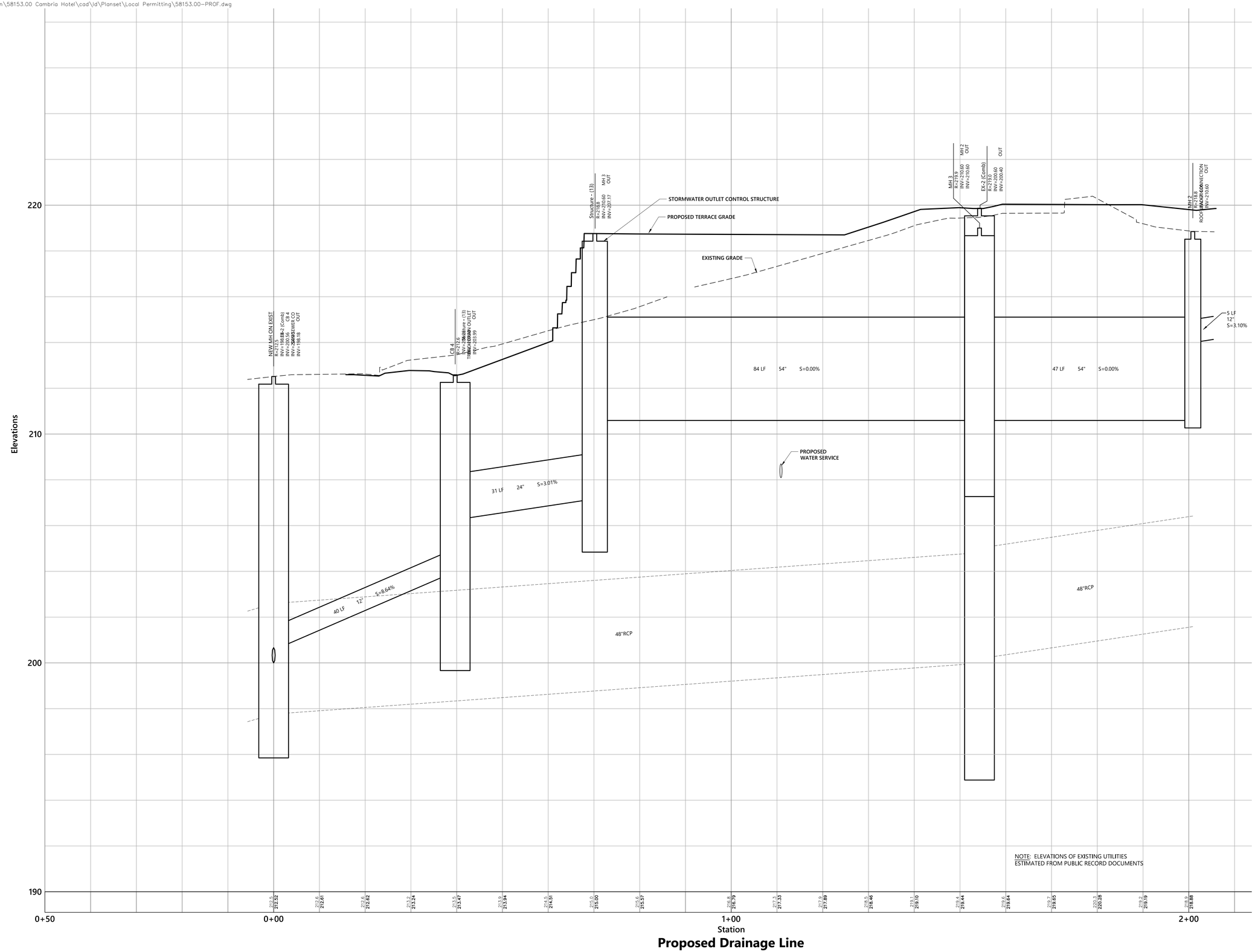


NOTE: ELEVATIONS OF EXISTING UTILITIES
ESTIMATED FROM PUBLIC RECORD DOCUMENTS


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Drawing Title
Storm Profile

Drawing Number
C-6.1

Sheet 7 of -

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58153.00

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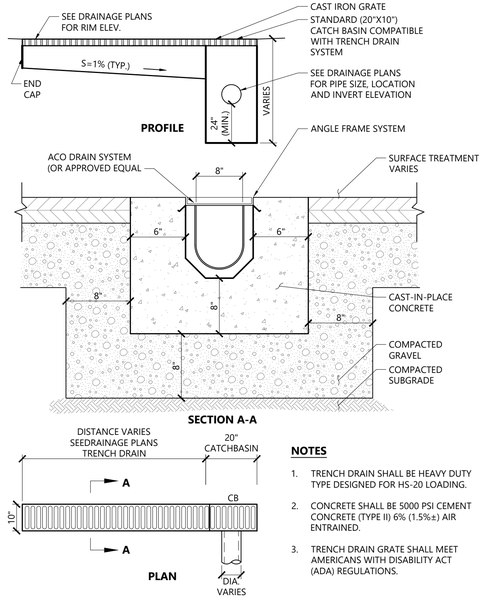


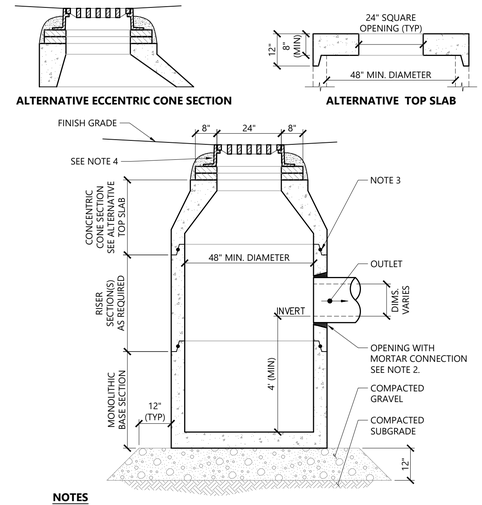

**NOTES**

1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
2. CONCRETE SHALL BE 5000 PSI CEMENT CONCRETE (TYPE II) 6% (1.5%±) AIR ENTRAINED.
3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS.

## Trench Drain (Type A)

1/16

N.T.S. Source: VHB LD_190-A



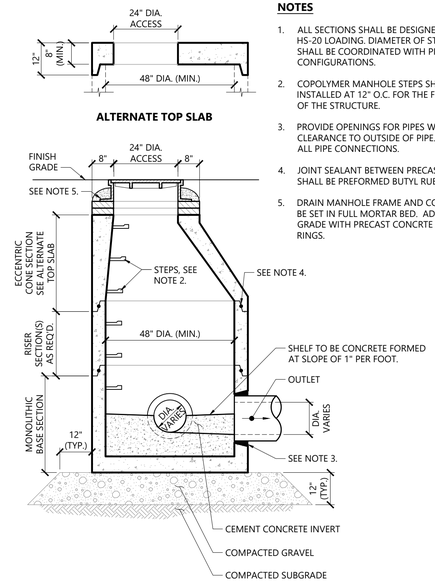

**NOTES**

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRETE RISER RINGS

## Catch Basin (CB)

1/16

N.T.S. Source: VHB LD_100



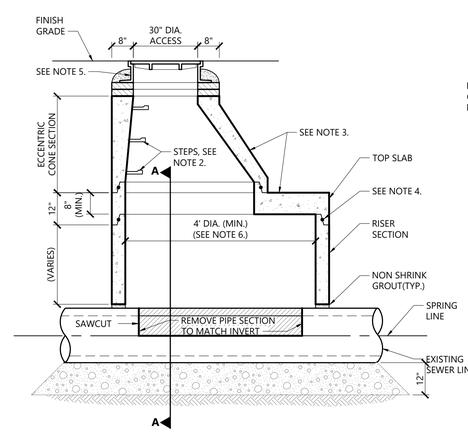

**NOTES**

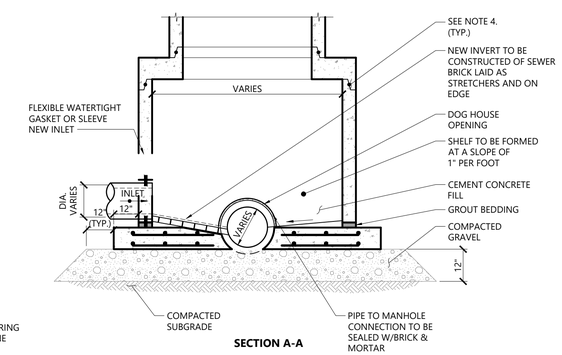
1. ALL SEE NOTES SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRTE RISER RINGS.

## Drain Manhole (DMH)

1/16

N.T.S. Source: VHB LD_115




**NOTES**

1. THIS MANHOLE SHOULD ONLY BE USED UNDER EXTREME CONDITIONS.
2. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
5. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
6. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
7. CONTRACTOR SHALL VERIFY INSIDE DIMENSIONS TO INSURE CONSISTENCY WITH PIPE GEOMETRY AND SIZE. USE LARGER DIAMETER MANHOLE AS REQUIRED.

## Drop Over Sewer Manhole (SMH)

1/16

N.T.S. Source: VHB REV LD_201

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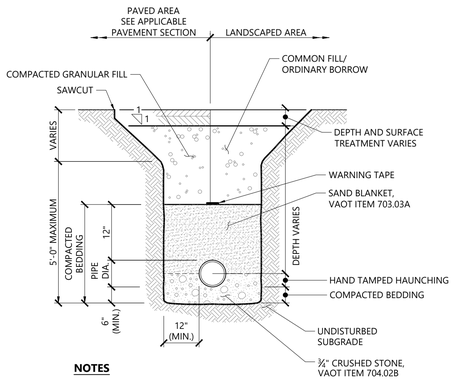
Drawing Title
**Site Details 1**

Drawing Number
**C-7.1**

Sheet 8 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 5:39:02 PM JZWEBER Plotted Tuesday, June 25, 2019 8:12:59 PM Zweber, Jeff



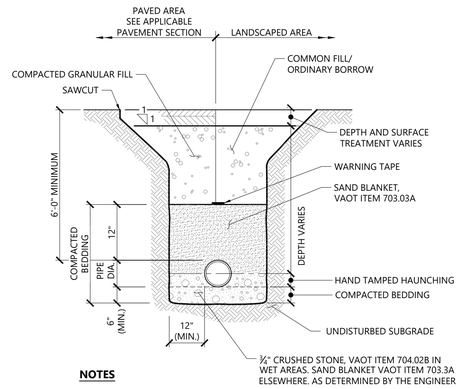

**NOTES**

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS, AND UNIFORM SUPPORT FOR THE FULL LENGTH OF THE PIPE.
4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER THE PIPE TO ENSURE PIPE IS NOT DAMAGED
5. MATCH EXISTING PAVEMENT AND SUBBASE DEPTH IN CITY ROW

## Sewerline Trench

1/16

N.T.S. Source: VHB LD_



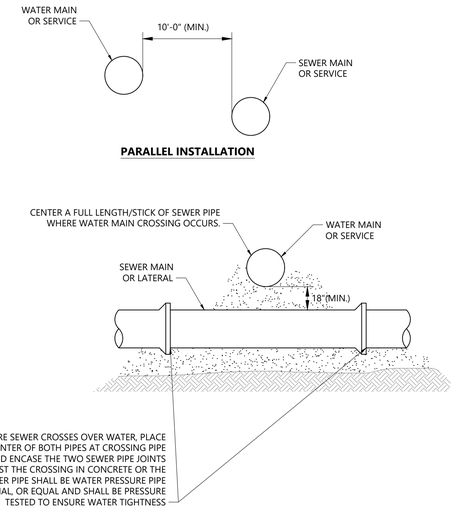

**NOTES**

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS, AND UNIFORM SUPPORT FOR THE FULL LENGTH OF THE PIPE.
4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER THE PIPE TO ENSURE PIPE IS NOT DAMAGED
5. MATCH EXISTING PAVEMENT AND SUBBASE DEPTH IN CITY ROW

## Waterline Trench

1/16

N.T.S. Source: VHB LD_

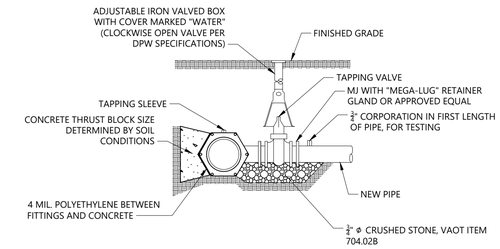



WATER & SANITARY UTILITY CROSSINGS

## Water/Sewer Separation

1/16

N.T.S. Source: VHB LD



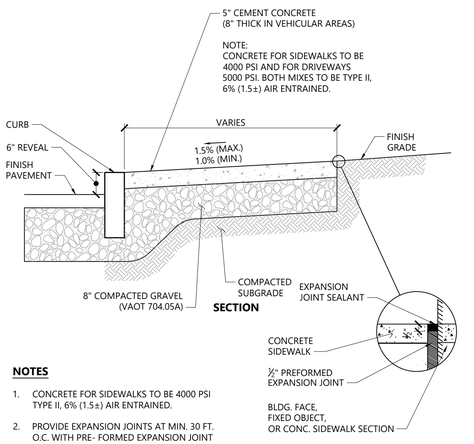

**NOTES**

1. WET TAPS SHALL BE PERFORMED BY PRE-APPROVED FIRMS ONLY.
2. ALL FITTINGS THAT ARE TO HAVE CONCRETE POURED AROUND THEM ARE TO BE WRAPPED WITH 4 MIL. POLYETHYLENE PRIOR TO CONCRETE PLACEMENT
3. REFER TO REFERENCE DRAWING D1 "BURLINGTON DEPARTMENT OF PUBLIC WORKS WATER SYSTEM DETAILS"

## Typical Tapping Sleeve and Valve Detail

2/18

N.T.S. Source: VHB REV LD_



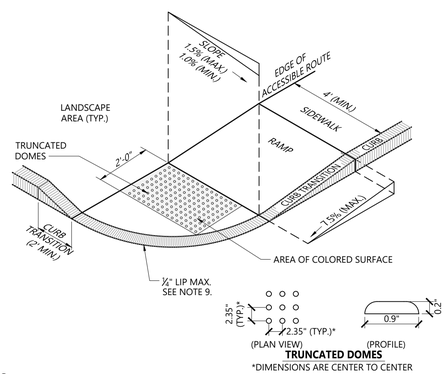

**NOTES**

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

## Cast-In-Place Concrete Curb (CC) & Sidewalk

1/16

N.T.S. Source: VHB REV LD_420



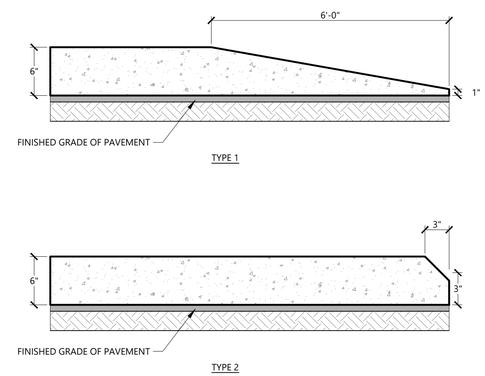

**NOTES**

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

## Accessible Curb Ramp (ACR) - Type 'B-D'

1/16

N.T.S. Source: VHB LD_501




## Transition and End Curbs

2/17

N.T.S. Source: VHB LD

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# Cambria Hotel

266 College Street
Burlington, Vermont

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Designed by JRZ
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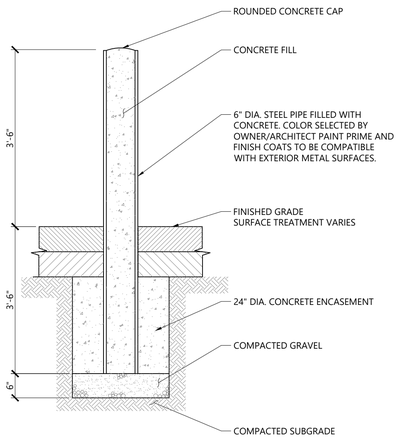
Drawing Title
Site Details 2

Drawing Number
C-7.2

Sheet 8 of -

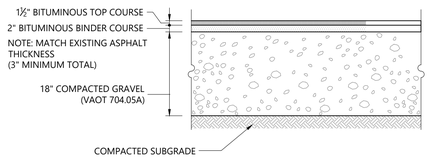
Project Number
58153.00

Saved Tuesday, June 25, 2019 5:39:02 PM JZWEBER Plotted Tuesday, June 25, 2019 8:13:00 PM Zweber, Jeff




**Bollard** 1/16

N.T.S. Source: VHB LD_700




**Standard Duty Flexible Pavement** 4/18

N.T.S. Source: VHB LD

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## Cambria Hotel

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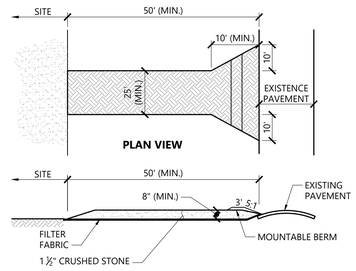
Drawing Title
Site Details 3

Drawing Number
C-7.3

Sheet 10 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 5:39:02 PM JZWEBER Plotted Tuesday, June 25, 2019 8:13:02 PM Zweber, Jeff



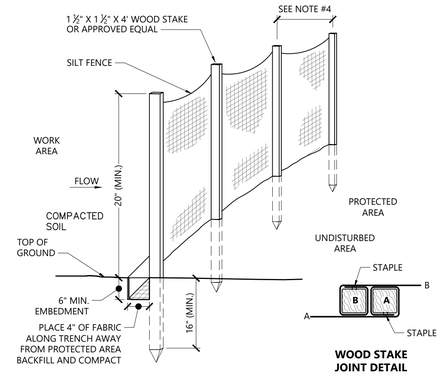

NOTES

1. AGGREGATE SIZE: USE A MATRIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT MINIMUM IF THERE IS ONLY ONE ACCESS TO THE SITE.
5. GEOTEXTILE MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

## Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682-VT



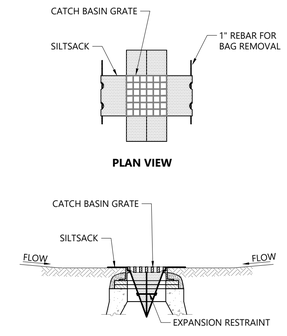

NOTES

1. WHERE REQUIRED FENCE SHALL BE WOVEN WIRE, MIN. 14 GAUGE WITH A 6" MESH OPENING SHALL BE USED.
2. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
3. POST SPACING FOR WIRE BACKED FENCE SHALL BE 10 FT. MAX. FOR FILTER CLOTH FENCE WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4 FT. FOR FILTER CLOTH FENCE WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6 FT.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6 INCHES AND FOLDED.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.
7. SILT FENCE SHALL NOT BE USED TO DEMARCATE LIMITS OF DISTURBANCE.

## Silt Fence/ Reinforced Silt Fence Barrier

08/16

N.T.S. Source: VHB LD_650-VT




NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

## Siltsack Sediment Trap

1/16

N.T.S. Source: VHB LD_674

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## MULCH MATERIAL AND APPLICATION

| MULCH MATERIAL | QUALITY STANDARDS | PER 1,000 SQ-FT | PER ACRE | DEPTH OF APPLICATION |
|---|---|---|---|---|
| WOOD CHIPS (HEMLOCK/CEDAR MIX) | AIR DRIED, FREE OF OBJECTIONABLE MATERIAL | 500 – 900 LBS | 10 – 20 TONS | 2" – 7" |
| STRAW | AIR-DRIED; FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS | 90 – 100 LBS, 2–3 BALES | 2 TONS (100–120 BALES) | COVER ABOUT 90% SURFACE |
| COMPOST | UP TO 3" PIECES, MODERATELY TO HIGHLY STABLE | 3 – 9 CY | 3 – 9 CY | 1–3" |
| Erosion Control Mix | WELL-GRADED MIXTURE OF PARTICLE SIZES. ORGANIC CONTENT BETWEEN 80–100% DRY WEIGHT. PARTICLE SIZE SHALL PASS 6" SCREEN (100%) | *SLOPES 3(HZ.):1(VERT.) = 2 INCH DEPTH PLUS ADDITIONAL 1/2 INCH DEPTH PER 20 FT. OF SLOPE UP TO 100 FT. **SLOPES BETWEEN 3(HZ.):1(VERT.) AND 2(HZ.):1(VERT.) = 4 INCH DEPTH PLUS ADDITIONAL 1/2 INCH PER 20 FT. OF SLOPE UP TO 100 FT. ***SLOPES STEEPER THAN 2(HZ.):1(VERT.) APPLICABILITY TO SPECIFIC SITE AND MULCH DEPTH TO BE REVIEWED AND APPROVED PRIOR TO USE BY OPSC OR EPSC SPECIALIST | | |

1. APPLY TACKIFIER AS NEEDED TO MINIMIZE POTENTIAL FOR MULCH TO BLOW AWAY.
2. MULCH MUST NOT CONTAIN INVASIVE PLANT SPECIES. (SEEDS OR SEEDLINGS)
3. TACKIFIER MAY BE WATER, NETTING, OR SIMILAR.

## Mulching Notes and Specifications

08/16

N.T.S. Source: VHB LD_VT

TEMPORARY SEEDING

1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
4. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
5. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

PERMANENT SEEDING

1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE; CHISELING OR DISKING MAY BE NEEDED IF SOIL IS COMPACTED.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. PERMANENT SEEDING TO OCCUR PRIOR TO SEPTEMBER 15TH UNLESS WEATHER PERMITS SEEDING BEYOND SEPTEMBER 15TH.
4. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
5. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
6. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
7. IRRIGATE AS REQUIRED BY WEATHER CONDITIONS TO FACILITATE GRASS GROWTH AND ESTABLISH ADEQUATE GRASS COVER.

## TEMPORARY SEEDING MIX

| TYPE | SEASON | RATE (LBS/ACRE) |
|---|---|---|
| RYEGRASS (ANNUAL OR PERENNIAL) | APRIL 15 – SEPTEMBER 15 | 20 |
| "AROOSTOOK" WINTER RYE | SEPTEMBER 15 – APRIL 15 | 90 |

## PERMANENT SEEDING MIX*

| TYPE | SEASON | RATE (LBS/ACRE) |
|---|---|---|
| BIRDSFOOT TREFOIL(1)** | APRIL 15 – SEPTEMBER 15 | 5 |
| COMMON WHITE CLOVER (1)** | APRIL 15 – SEPTEMBER 15 | 8 |
| TALL FESCUE (2) | APRIL 15 – SEPTEMBER 15 | 10 |
| REDTOP (3) | APRIL 15 – SEPTEMBER 15 | 2 |
| RYEGRASS (PERENNIAL) (3) | APRIL 15 – SEPTEMBER 15 | 5 |

*PERMANENT SEEDING MIX IS A COMBINATION OF BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PLUS TALL FESCUE PLUS REDTOP OR RYEGRASS (PERENNIAL), I.E. PERMANENT SEEDING MIX = (1) + (2) + (3). (SEE PAGE 4.27 OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.) ** ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

## Seeding Notes and Specifications

08/16

N.T.S. Source: VHB LD_VT

# Cambria Hotel

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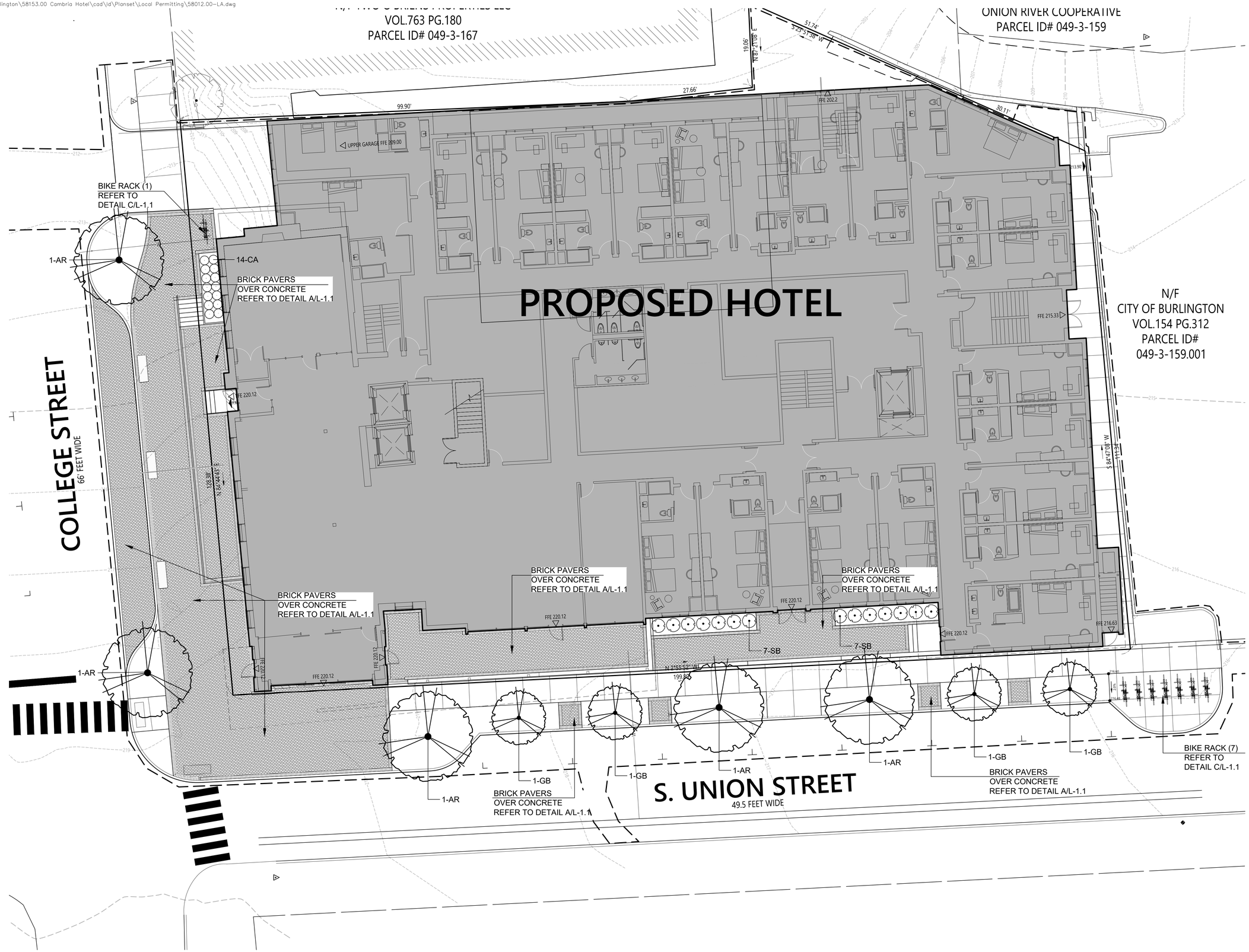
Erosion Prevention and Sediment Control Details

Drawing Number
C-7.4

Sheet 11 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 5:39:02 PM JZWEBER Plotted Tuesday, June 25, 2019 8:13:03 PM Zweber, Jeff

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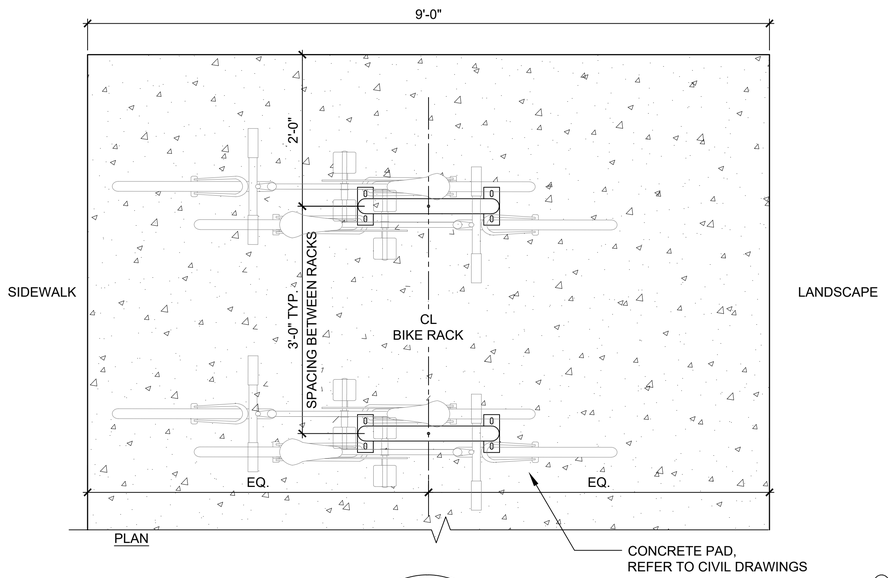
Date
**June 26, 2019**

Drawing Title
**LANDSCAPE PLAN**

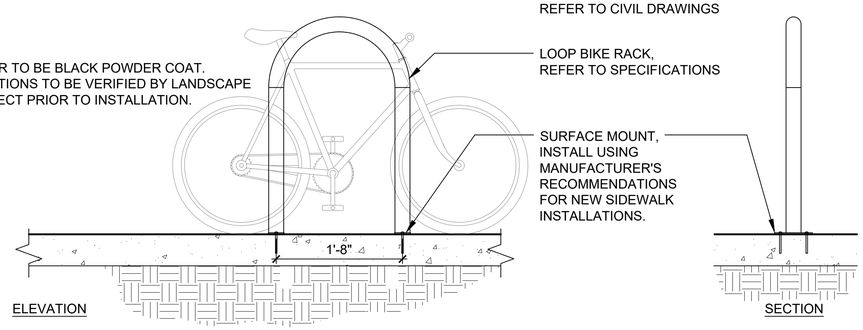
Drawing Number
**L-1.0**

Sheet of -

Project Number
**58153.00**

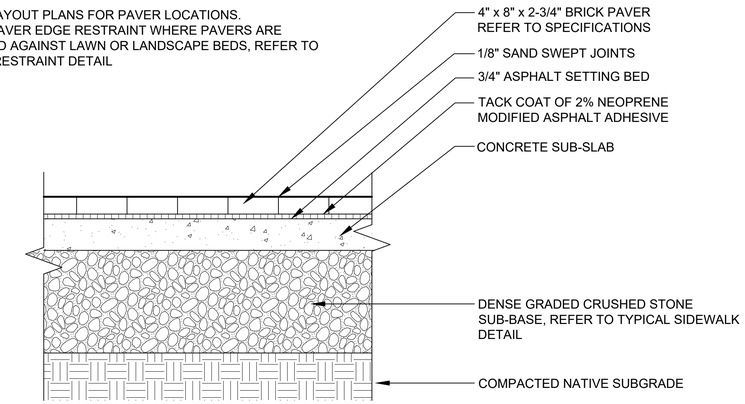



NOTES:
1. COLOR TO BE BLACK POWDER COAT.
2. LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

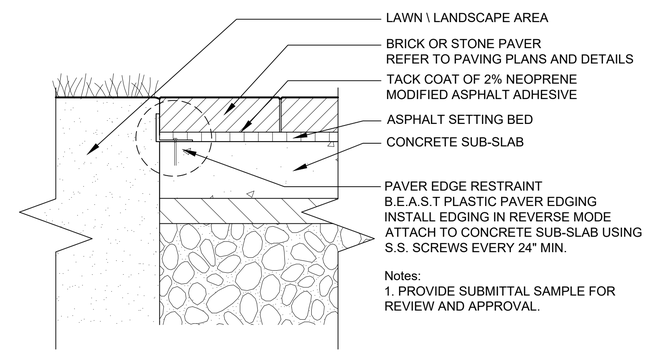



C BIKE RACK
SCALE 1" = 1'

NOTES:
1. REFER TO LAYOUT PLANS FOR PAVER LOCATIONS.
2. INSTALL A PAVER EDGE RESTRAINT WHERE PAVERS ARE UNRESTRAINED AGAINST LAWN OR LANDSCAPE BEDS, REFER TO PAVER EDGE RESTRAINT DETAIL




A BRICK PAVERS OVER CONCRETE
SCALE 1" = 1'-0"




Notes:
1. PROVIDE SUBMITTAL SAMPLE FOR REVIEW AND APPROVAL.

B PAVER EDGE RESTRAINT
SCALE 2" = 1'-0"

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Date
**June 26, 2019**

Drawing Title
**LANDSCAPE DETAILS**

Drawing Number
**L-1.1**

Sheet of -

Project Number
58153.00

## Planting Notes

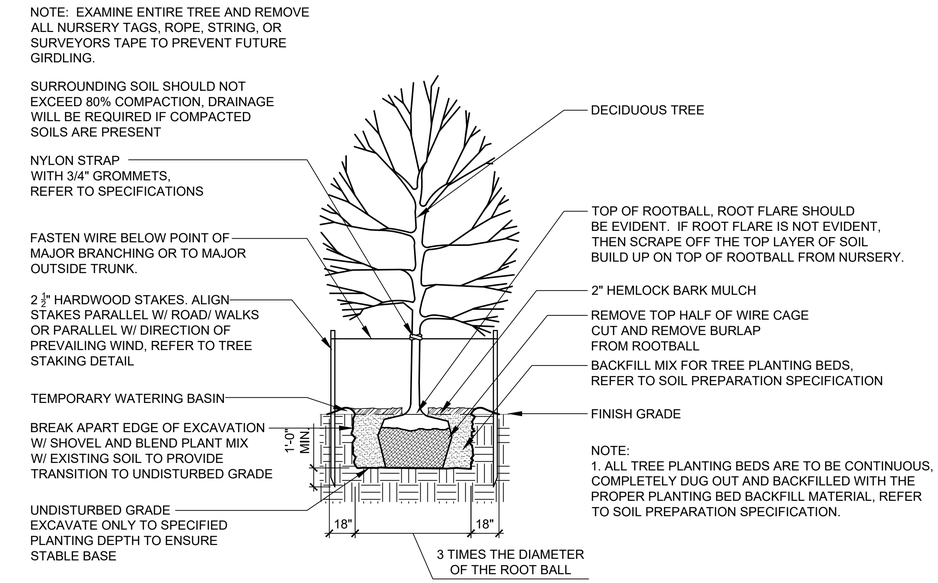
1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
14. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF SOUTH BURLINGTON IN WRITING PRIOR TO ORDERING.

## Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

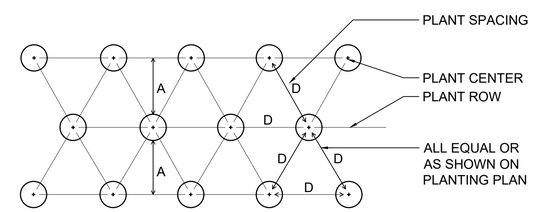
PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
|---|---|---|---|---|---|
| AR | 4 | Acer x freemanii `Sienna` | Sienna Maple | 2 1/2 - 3" CAL/ B&B | |
| GB | 4 | Gingko biloba 'Autumn Gold' | Gingko | 2 1/2 - 3" CAL/ B&B | |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **SPACING** |
| SB | 14 | Spiraea bumalda `Anthony Waterer` | Anthony Waterer Spirea | 18 - 24" SPD | 36" o.c. |
| **GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **SPACING** |
| CA | 14 | Calamagrostis x acutiflora `Karl Forester` | Feather Reed Grass | 2 Gal. | 30" o.c. |



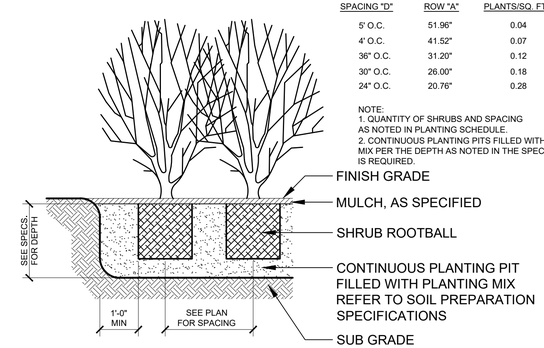

A TREE PLANTING
SCALE 1/4" = 1'-0"

p-decidtree.dwg




| SPACING "D" | ROW "A" | NUMBER OF PLANTS/SQ. FT. |
|---|---|---|
| 5' O.C. | 51.96" | 0.04 |
| 4' O.C. | 41.52" | 0.07 |
| 36" O.C. | 31.20" | 0.12 |
| 30" O.C. | 26.00" | 0.18 |
| 24" O.C. | 20.76" | 0.28 |

NOTE:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.




B SHRUB PLANTING
SCALE: 1/2" = 1'-0"

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**266 College Street**
**Burlington, Vermont**

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**For Review Only**
Date
**June 26, 2019**

Drawing Title
**LANDSCAPE DETAILS**

Drawing Number
**L-1.2**

Sheet of
-

Project Number
**58153.00**

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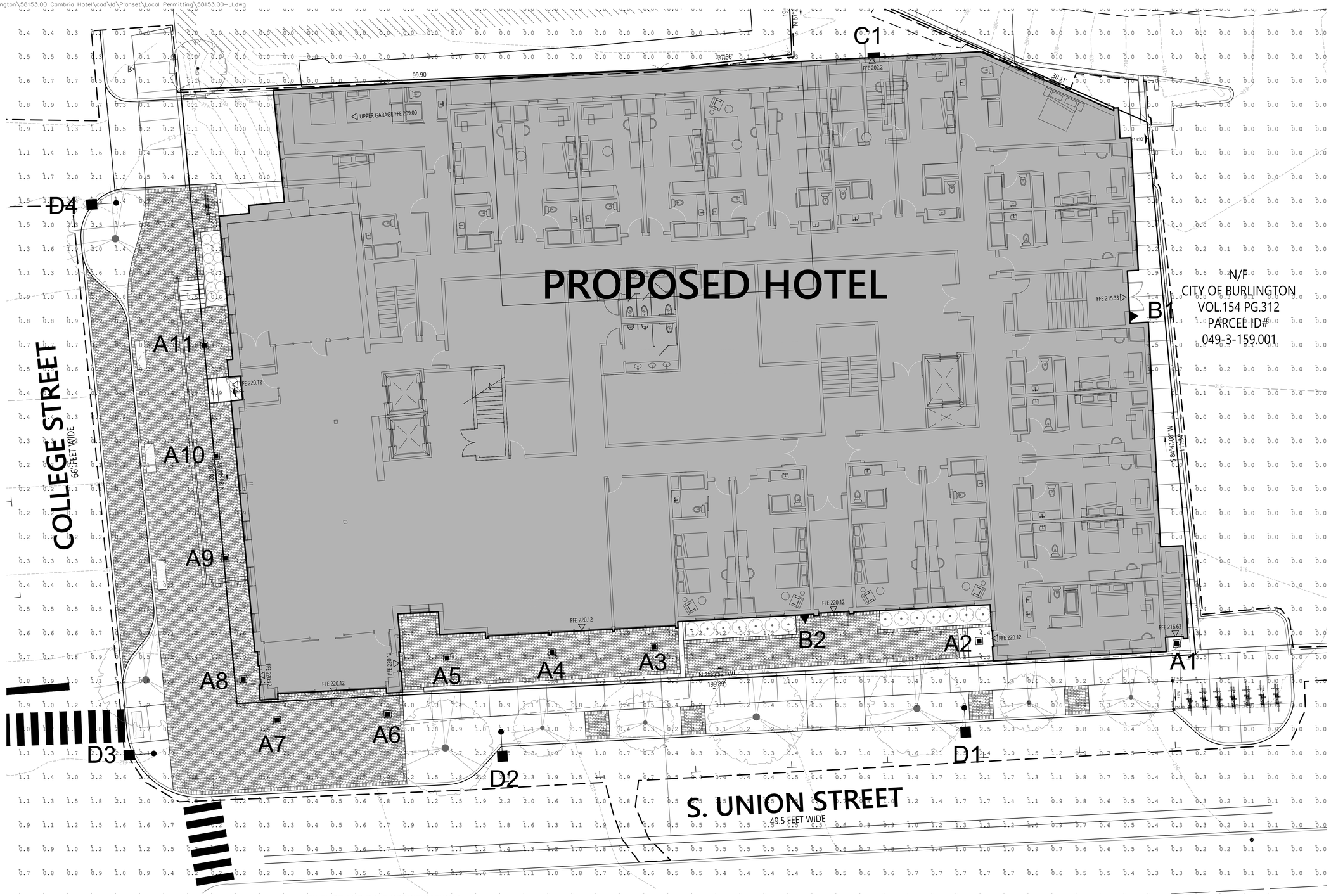


FIXTURE AND POLE SPECIFICATIONS

| Fixture A | | Fixture B | | Fixture C | | Fixture D | |
|---|---|---|---|---|---|---|---|
| Manufacturer: | Prescolite | Manufacturer: | Architectural Area Lighting | Manufacturer: | KIM Lighting | Manufacturer: | LUMEC |
| Fixture: | Lightframe 6" Square | Fixture: | Cypher - C1 Accent Light (Down light only) | Fixture: | WDS - Wall Sconce | Fixture: | Renaissance |
| Color: | Black | Color: | Black | Color: | Black | Color: | Black |
| LED Color: | 3,000k | LED Color: | 3,000k | LED Color: | 3,000k | LED Color: | 3,000k |
| Voltage: | 120v (verify with electrical engineer) | Voltage: | 120v (verify with electrical engineer) | Voltage: | 120v (verify with electrical engineer) | Voltage: | 120v (verify with electrical engineer) |
| Wattage: | 12watt LED | Wattage: | 17watt LED | Wattage: | 30watt LED - Type 4W | Wattage: | 55watt LED - Type 4 - w/ Decorative Reflector |
| (Recessed canopy light, mounting height varies) | | (Decorative accent light) | | (Wall sconce) | | (Great Streets standard light fixture, 18ft mounting height) | |

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0 5 10 20 Feet

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Drawing Title
LIGHTING PLAN

Drawing Number
L-2.0

Sheet of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 5:06:44 PM MWILLARD Plotted Tuesday, June 25, 2019 5:35:14 PM Willard, Michael

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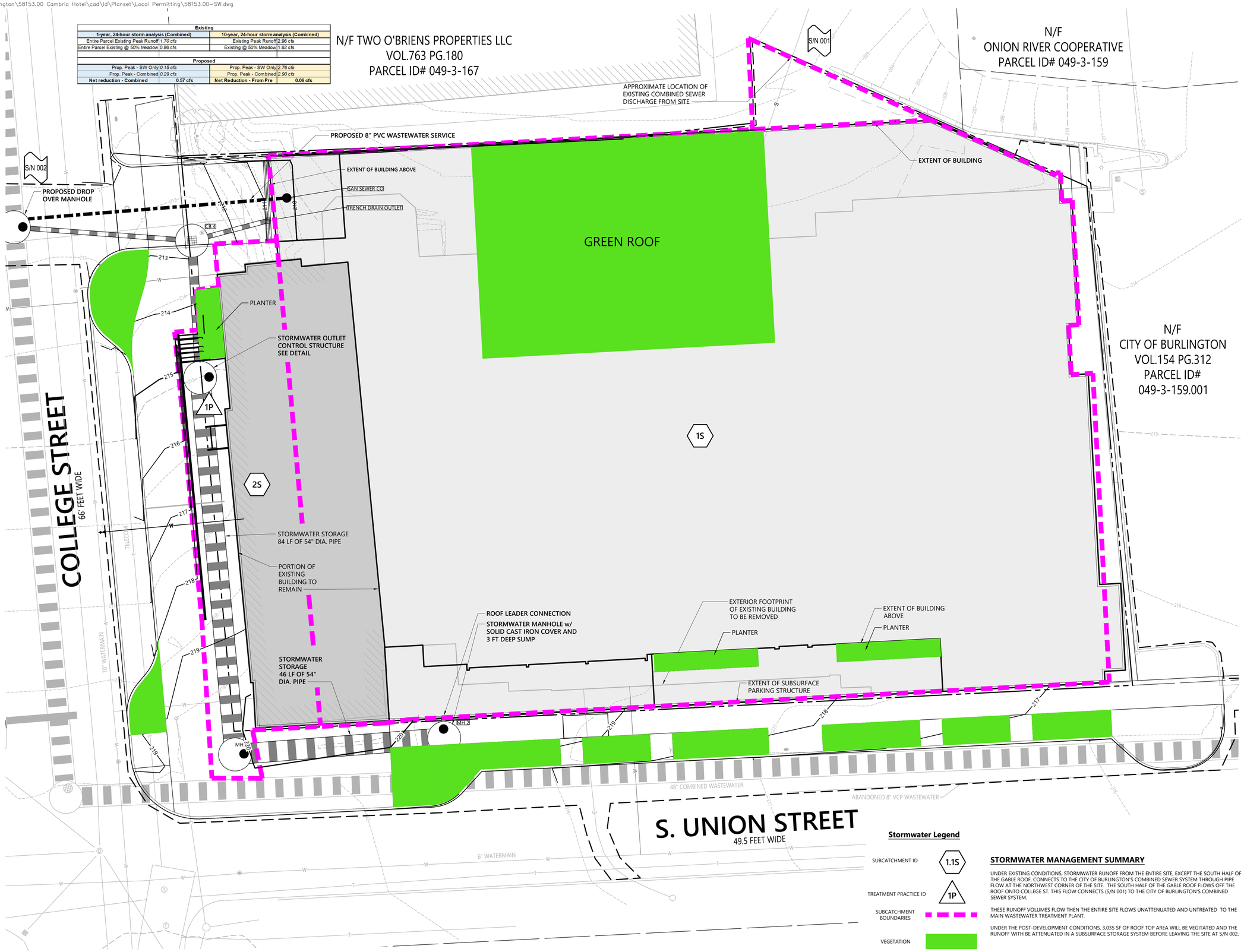
| Existing | | | |
|---|---|---|---|
| 1-year, 24-hour storm analysis (Combined) | | 10-year, 24-hour storm analysis (Combined) | |
| Entire Parcel Existing Peak Runoff | 1.70 cfs | Existing Peak Runoff | 2.96 cfs |
| Entire Parcel Existing @ 50% Meadow | 0.86 cfs | Existing @ 50% Meadow | 1.62 cfs |
| Proposed | | | |
| Prop. Peak - SW Only | 0.15 cfs | Prop. Peak - SW Only | 2.76 cfs |
| Prop. Peak - Combined | 0.29 cfs | Prop. Peak - Combined | 2.90 cfs |
| Net reduction - Combined | 0.57 cfs | Net Reduction - From Pre | 0.06 cfs |




**Stormwater Legend**

| | |
|---|---|
| SUBCATCHMENT ID | 1.1S |
| TREATMENT PRACTICE ID | 1P |
| SUBCATCHMENT BOUNDARIES | |
| VEGETATION | |

## STORMWATER MANAGEMENT SUMMARY

UNDER EXISTING CONDITIONS, STORMWATER RUNOFF FROM THE ENTIRE SITE, EXCEPT THE SOUTH HALF OF THE GABLE ROOF, CONNECTS TO THE CITY OF BURLINGTON'S COMBINED SEWER SYSTEM THROUGH PIPE FLOW AT THE NORTHWEST CORNER OF THE SITE. THE SOUTH HALF OF THE GABLE ROOF FLOWS OFF THE ROOF ONTO COLLEGE ST. THIS FLOW CONNECTS (S/N 001) TO THE CITY OF BURLINGTON'S COMBINED SEWER SYSTEM.

THESE RUNOFF VOLUMES FLOW THEN THE ENTIRE SITE FLOWS UNATTENUATED AND UNTREATED TO THE MAIN WASTEWATER TREATMENT PLANT.

UNDER THE POST-DEVELOPMENT CONDITIONS, 3,035 SF OF ROOF TOP AREA WILL BE VEGITATED AND THE RUNOFF WITH BE ATTENUATED IN A SUBSURFACE STORAGE SYSTEM BEFORE LEAVING THE SITE AT S/N 002.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0 5 10 20 Feet

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Drawing Title
**Proposed Stormwater Management Plan**

Drawing Number
**SW-1**

Sheet 16 of -

Project Number
58153.00

Saved Tuesday, June 25, 2019 7:25:26 PM JZWEBER Plotted Tuesday, June 25, 2019 8:14:16 PM Zweber, Jeff

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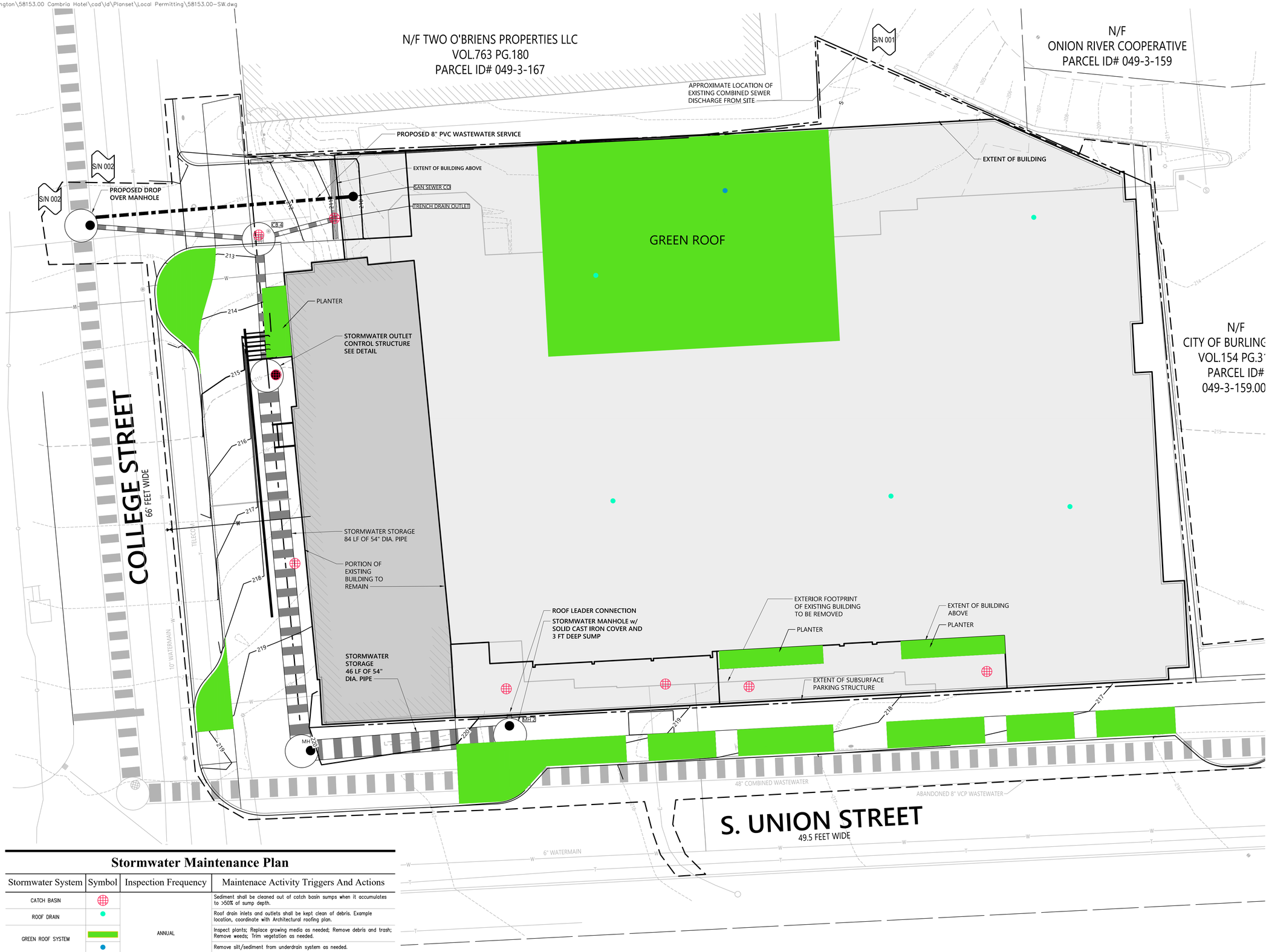


## Stormwater Maintenance Plan

| Stormwater System | Symbol | Inspection Frequency | Maintenace Activity Triggers And Actions |
|---|---|---|---|
| CATCH BASIN | | ANNUAL | Sediment shall be cleaned out of catch basin sumps when it accumulates to >50% of sump depth. |
| ROOF DRAIN | | | Roof drain inlets and outlets shall be kept clean of debris. Example location, coordinate with Architectural roofing plan. |
| GREEN ROOF SYSTEM | | | Inspect plants; Replace growing media as needed; Remove debris and trash; Remove weeds; Trim vegetation as needed. |
| | | | Remove silt/sediment from underdrain system as needed. |

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Drawing Title
Proposed Stormwater System Maintenance Plan

Drawing Number
SW-2

Sheet 17 of -

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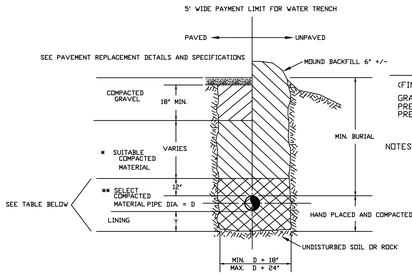



MINIMUM BURIAL DEPTH

(FINISH GRADE TO TOP OF PIPE)

GRAVITY PIPE - SEE PLAN OR PROFILE
PRESSURE PIPE BENEATH PAVING - 6'-0"
PRESSURE PIPE BENEATH UNPAVED AREAS - 5'-6"

NOTES
1. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES TO MEET THIS REQUIREMENT.
2. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND PIPE AT 100' INTERVALS.
2. INSTALL TRACER WIRE AND DETCTABLE TAPE PER NOTE 21 ON THIS SHEET.

## TYPICAL TRENCH DETAIL

N.T.S.

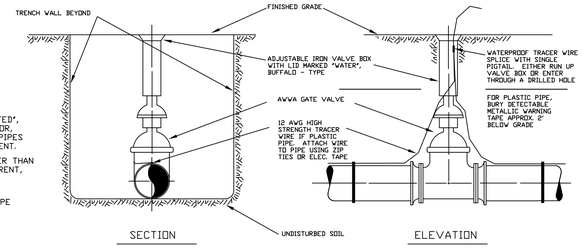
| Y - DIMENSION | CONDITION & PIPE | * * SELECT MATERIAL | LINING |
|---|---|---|---|
| 0" | DUCTILE IRON PIPE IN "ORDINARY SOIL" | TYPE I II OR III | - |
| 6" | ALL PIPE OVER BEDROCK OR LEDGE | TYPE II OR III | SAND OR TYPE III |
| 4" | DUCTILE IRON PIPE IN CLAY OR MUCK | TYPE II OR III | SAND |
| 6" | PLASTIC - ALL | SAND | SAND |

* SUITABLE MATERIAL SHALL CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

** TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1 1/2" IN DIAMETER, NO FROZEN MATERIAL, NO CLAY, AND NO ORGANIC MATERIAL.

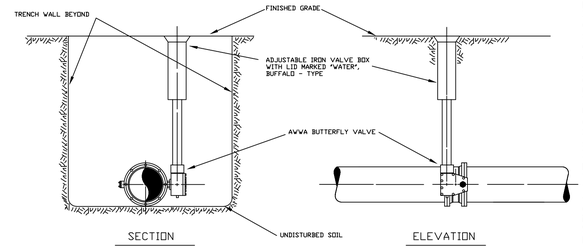
** TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1 1/2" SQUARE OPENING, NOT MORE THAN 25% PASSING A 3/4" SQUARE OPENING, AND NOT MORE THAN 5% PASSING A 1/2" SQUARE OPENING.

** TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING AND 0 TO 5% PASSING A 1/4" SQUARE OPENING.



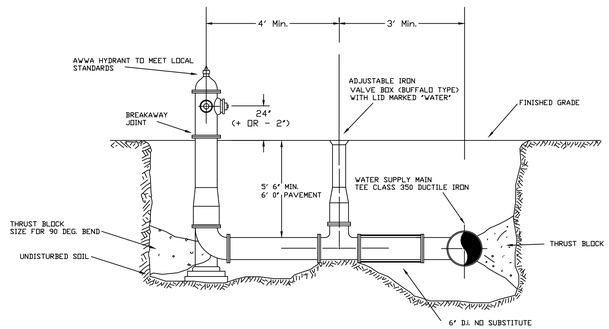

## BURIED GATE VALVE DETAIL

N.T.S.




## BURIED BUTTERFLY VALVE DETAIL

N.T.S.



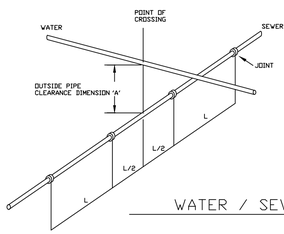

1 ALL HYDRANT DRAINS MUST BE PLUGGED SEE SPECIFICATION NO. 8

2 WHERE VALVE CANNOT BE RESTRAINED TO MAIN TEE, ANCHOR VALVE AS IN BURIED GATE VALVE DETAIL

3 USE MEGALUG RETAINER GLANDS FOR ALL CONNECTIONS

## TYPICAL HYDRANT INSTALLATION

N.T.S.

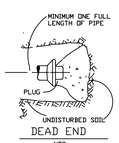



CONSTRUCTION RESTRICTIONS

1. IN ALL NEW CONSTRUCTION, DIMENSION 'A' SHALL NEVER BE LESS THAN 18 INCHES.
2. WITH ALL NEW CONSTRUCTION, THE CROSSING SHALL BE ARRANGED AS SHOWN IN THIS DIAGRAM, SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
3. IF THE WATER MAIN MUST PASS BENEATH THE SEWER IN NEW CONSTRUCTION, OR IT IS IMPOSSIBLE TO MAINTAIN THE 18 - INCH SEPERATION DUE TO EXISTING UTILITY (PREVIOUS CONSTRUCTION ONLY), THEN ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER, PLUS THE WATER MAIN OR THE SEWER SHALL BE COMPLETELY ENCASED IN A SEAMLESS SLEEVE CONSISTING OF A FULL (MINIMUM 19 FEET) LENGTH OF PIPE (e.g. SDR 35 PVC), CENTERED ON THE CROSSED UTILITY.

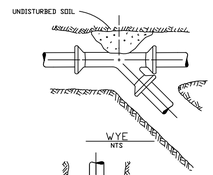
## WATER / SEWER CROSSING DETAILS

N.T.S.



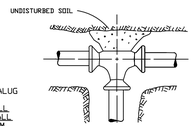

DEAD END

NTS



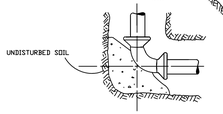

WYE

NTS




TEE

NTS




90, 45, 22.5, OR 11.25 DEG. BEND

NTS

NOTES:
1. ON ALL MECHANICAL JOINTS, USE MEGALUG RETAINER GLANDS.
2. POURED CONCRETE THRUST BLOCKS WILL NOT BE ALLOWED. THRUST BLOCK SHALL BE PRECAST CONCRETE WITH A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI. PRECAST CONCRETE THRUST BLOCKS SHALL MEET THE SURFACE AREA REQUIREMENTS PRESENTED IN THE TABLE.

## THRUST BLOCK DETAILS

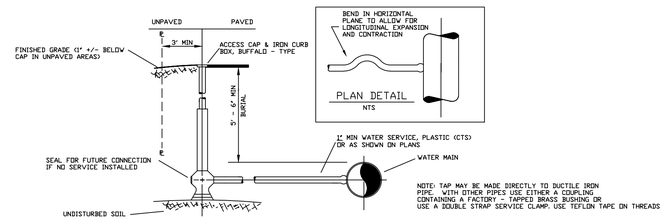
N.T.S.

MINIMUM AREA OF BEARING SURFACE OF CONC. THRUST BLOCKS

(IN SQUARE FEET)

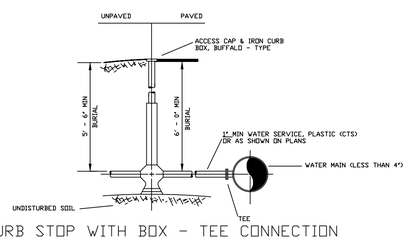
| 3" | | | | 4" | | | | 6" | | | | 8" | | | | 12" | | | | SOIL CONDITION | SAFE BEARING LOAD (PSF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENDS & TEES | 90° ELB | 45° ELB | 22.5° ELB | ENDS & TEES | 90° ELB | 45° ELB | 22.5° ELB | ENDS & TEES | 90° ELB | 45° ELB | 22.5° ELB | ENDS & TEES | 90° ELB | 45° ELB | 22.5° ELB | ENDS & TEES | 90° ELB | 45° ELB | 22.5° ELB | | |
| 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 1.0 | 0.5 | 0.5 | 1.0 | 1.5 | 1.0 | 0.5 | 2.0 | 2.5 | 1.5 | 1.0 | 4.0 | 5.5 | 3.0 | 1.5 | SOUND SHALE | 10,000 |
| 1.0 | 1.0 | 1.0 | 0.5 | 1.5 | 2.0 | 1.0 | 0.5 | 3.0 | 4.0 | 2.0 | 1.0 | 4.5 | 6.5 | 3.5 | 2.0 | 10.0 | 14.0 | 7.5 | 4.0 | CEMENTED GRAVEL & SAND | 4,000 |
| 1.0 | 1.5 | 1.0 | 0.5 | 2.0 | 2.5 | 1.5 | 1.0 | 3.5 | 5.0 | 3.0 | 1.5 | 6.0 | 8.5 | 5.0 | 2.5 | 13.0 | 18.5 | 10.0 | 5.0 | COARSE & FINE COMPACT SAND | 3,000 |
| 1.5 | 2.5 | 1.5 | 1.0 | 2.5 | 3.5 | 2.0 | 1.0 | 5.5 | 7.5 | 4.0 | 2.0 | 9.0 | 13.0 | 7.0 | 3.5 | 20.0 | 27.5 | 15.0 | 8.0 | MEDIUM CLAY (CAN BE SPADED) | 2,000 |
| 3.0 | 4.5 | 2.5 | 1.5 | 5.0 | 7.0 | 4.0 | 2.0 | 10.5 | 15.0 | 8.0 | 4.0 | 18.0 | 25.0 | 14.0 | 7.0 | 39.0 | 55.0 | 30.0 | 15.0 | SOFT CLAY | 1,000 |

MAXIMUM WATER PRESSURE = 300 PSI NOTE: REDUCER BEARING AREA = 45 DEG. BEND, LARGER PIPE



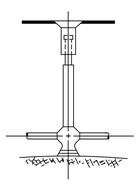

## CURB STOP WITH BOX - TAPPED CONNECTION

N.T.S.




## CURB STOP WITH BOX - TEE CONNECTION

N.T.S.



NOTES:
1. CONNECTIONS SHALL BE COMPRESSION FITTINGS FOR PLASTIC (CTS) WITH STAINLESS STEEL INSERT STIFFENERS REQUIRED.
2. EXACT NEW CURB STOP REQUIRES THE EXTENSION OF THE SERVICE CONNECTION FROM THE WATER MAIN PER NOTE 21 ON THIS SHEET. TRACER WIRE SHALL FOLLOW THE SERVICE CONNECTION PIPE FROM THE WATER MAIN TO THE CURB BOX. THE TRACER WIRE SHALL BE WOUND AROUND THE CURB BOX A MINIMUM OF 2 TIMES BELOW GRADE. AT APPROXIMATELY 1 FOOT BELOW GROUND SURFACE A 1" HOLE SHALL BE PLACED IN THE NEW CURB BOX AND THE TRACER WIRE SHALL BE EXTENDED INTO THE CURB BOX WITH APPROXIMATELY 1' OF EXCESS WIRE.

## 1" TO 2" CURB BOX

N.T.S.

## NOTES:

Before construction of any utilities or improvements, the Contractor shall notify the Department of Public Works (DPW), IN WRITING, of intent to proceed.
1. All water mains, fittings, appurtenances and other materials, and construction shall conform to all applicable AWWA, State and City codes, standards and regulations. In the case of conflict between these construction details and specifications and a code or regulation, the decision of the Vermont Department of Health or VTDEC Water Supply shall be binding.
2. All water mains, fittings, appurtenances shall be installed in a workmanlike manner. Installation shall be under the general inspection of the Public Works Department. Before any water line work is commenced by the Contractor, they shall notify the Public Works Department at least two (2) days in advance of his intention to proceed.
3. Connection to an existing water main shall be done under the supervision of, and with the approval of the Public Works Department. It is the Contractor's responsibility to secure ALL necessary permits and permission to make the connection and to coordinate all parties involved in the process. The Public Works Department shall be notified AT LEAST twenty-four (24) hours in advance of the intended connection time.
4. An inspector employed by the Public Works Department shall be notified at least two (2) days in advance of all water line installations. Said inspector shall be on the premises for all water line installations.
5. As-Builts prepared by the Contractor are required by the Public Works Department at the time of the completion of the water system.
6. All water mains shall have horizontal and vertical distances as detailed on this drawing.
7. All public and private water mains: 1) 4" or greater shall be C-900 pipe (per note 21 below); 2) less than 4" in diameter shall be ULTRA-HIGH WEIGHT, CTS POLYETHYLENE TUBING DESIGNED FOR A WORKING PRESSURE OF 200 PSI (AWWA C-901, ASTM-D-1248 AND ASTM-D-2737). All water line fittings shall be ductile iron, (AWWA C-110), cement-lined. For water lines less than 4 inches in diameter, fittings (other than valves) shall MEET MANUFACTURER'S RECOMMENDATIONS AND MEET VERMONT ACT 193 REQUIREMENTS FOR LEAD CONTENT.
8. All buried valves shall conform to AWWA C-504 or C-509, and be resilient wedge gate valves up to 12 inch in size, and either resilient wedge or butterfly valves for larger sizes. All gate valves shall open right (clockwise) and shall have adjustable iron valve boxes extending to the finished grade (see Typical Details).
9. Hydrants shall be in accord with AWWA C-502, 3-way post type breakaway Kennedy K81-A, with two (2) 2-1/2" hose nozzles and one (1) 4-1/2" steamer nozzle. Nozzle threads shall be Roxbury double-start. Hydrants shall be provided with a 6.5' bury (riser). In all cases, it is the Contractor's responsibility to check with the Public Works Department to secure approval of the selected hydrant(s) and assure compatibility. All Hydrant drains shall be permanently plugged, or a non-draining hydrant shall be installed. All Hydrants shall be set back a minimum of three (3) feet from paved surfaces. In addition, wherever a traffic hazard appears to exist (in the opinion of the Public Works Department), the hydrant shall be protected by curbing and/or post-stanchions.
10. Curb boxes shall be Buffalo type with telescoping top and bolt-on caps.
11. All water lines and appurtenances shall be pressure and leak-tested, before being placed into service, according to AWWA Standard C-600. The test pressure shall be 200 psi (+/- 5psi), measured at or near the high point in the portion of the system being tested, and the test shall be run for two (2) hours. The Public Works Department shall be given at least twenty-four (24) hours notice before the test is to be conducted, and DPW personnel shall witness the test. Allowable leakage shall be computed by the following formula, L=(S x D x sq. root(P))/133200, where L=number of gallons allowed leakage per hour, S=length of pipe tested in feet, D=inches of nominal pipe diameter, P=average test pressure (psi gauge). The person(s) conducting the test(s) shall, IN WRITING, certify the results to the Public Works Department.
15. All water lines, before being put into service, shall be disinfected In accordance with the latest edition of AWWA C-651, or as directed by the Public Works Department. Contractor shall install 1" diameter tap in water main for chlorine injection. Tap shall be located as approved by the Public Works Department. The person(s) responsible for disinfection shall certify, IN WRITING, to the Public Works Department and Vermont Department of Health that this disinfection procedure was followed and the required minimum results were obtained. Contractor shall be responsible for all sampling and analysis costs. TAP USED FOR CHLORINATION SHALL BE CLOSED AN PLUGGED PRIOR TO BACKFILL.
16. Water main valves and curb stops shall be inside city right-of-way.
17. No valves, hydrants, curb stops, etc. shall be operated without prior approval by the Public Works Department.
18. All taps larger than 1" require the use of bronze saddles. SADDLES ARE REQUIRED FOR ALL TAPS ON PVC PIPE.
19. All brass unions and adapters shall be low-lead by Cambridge.
20. All corporations and curb stops shall be Cambridge with nitrile gaskets.
21. Water mains 4" and larger shall be AWWA C900 PVC pipe with a pressure class of 305 psi (DR14). Mains 2" or less shall conform to AWWA C901 and be HDPE CTS pipe with a pressure class of 200 psi (SDR 9). All plastic pipe (INCLUDING SERVICES) will require a 12 AWG high strength copper clad steel tracer wire with blue insulation fastened directly to the top of pipe with nylon tie wraps or electrical tape. This tracer wire shall be a continuous run (no splices) between valves with ends for attaching a locating signal at every valve box, end of pipe run or every 500' of pipe, whichever is less. If no valve boxes are located within 500' of each other, a magnetized tracer box is required. Waterproof splices shall be allowed in valve boxes as per the detail on this sheet. Tracer wire, tracer boxes and wire nuts shall be manufactured by Copperhead Industries or approved equal. In addition, detectable metallic underground tape labeled "Caution Buried Water Line Below" shall be manufactured by Trumbull Industries or approved equal and buried approx. 2' below finished grade.

WATER DISTRIBUTION SYSTEM: AS-BUILT STANDARDS FOR WATERLINE WORK IN THE ROW

1. FILES SHALL SUBMITTED TO THE CITY OF BURLINGTON'S WATER RESOURCES ENGINEER IN A .DXF (DRAWING EXCHANGE FILE) FORMAT, AUTOCAD DRAWING (.DWG) FORMAT, ESRI FILE GEODATABASE FEATURE CLASSES OR ARCVIEW SHAPEFILE FORMAT (.SHP). DIGITAL FILES SHOULD BE PROJECTED IN VT STATEPLANE FT, NAD83 (HORIZONTAL) AND NVD88 (VERTICAL). DATA FILES MUST BE COMPATIBLE WITH THE CITY'S GIS SOFTWARE.

2. PLANS SHALL ALSO BE SUBMITTED AS PDF FILES.

3. ALL DIGITAL FILES SHALL BE SUBMITTED VIA EMAIL OR USB DRIVE

5. ENTITIES AND THEIR DATA LAYER PROPERTIES SHALL BE NOTED TO THE FOLLOWING:
a. WATER MAIN ENTITIES SHALL BE CREATED ON A "WMAIN" LAYER.
b. WATER SERVICE LINES SHALL BE CREATED ON A "WSERVICELINE" LAYER.
c. WATER SYSTEM VALVES SHALL BE CREATED ON A "WSYSTEMVALVE" LAYER.
c. CURB STOP VALVES SHALL BE CREATED ON A "WCURBSTOPVALVE" LAYER.
d. FIRE HYDRANTS SHALL BE CREATED ON A "WHYDRANT" LAYER.
e. FITTINGS SHALL BE CREATED ON A "WFITTINGS" LAYER
f. MISCELLANEOUS LINES, POINTS, AND TEXT ANNOTATIONS SHOULD BE PLACED ON UNIQUE LAYERS DIFFERENT FROM ONES REFERENCED ABOVE.

6. THE CITY WILL PROVIDE A COPY OF A BLANK GEODATABASE CONSISTING OF CITY STANDARD FIELDS AND DOMAINS AS A TEMPLATE.

7. ALL LINES REPRESENTING WATER MAINS, WATER SERVICE LINES, HYDRANT LATERAL LINES, FIRE SERVICES SHALL HAVE CONTINUOUS LINE WORK SNAPPED TO ENDPOINTS (I.E. FITTINGS, VALVES, OR HYDRANTS).

7. THE CONTRACTOR SHOULD CORRESPOND WITH THE CITY'S STORMWATER/GIS TECHNICIAN TO ADDRESS ANY QUESTIONS ON THE DETAILS OF SUBMISSIONS.

| REV. NO. | DATE | DESCRIPTION | DRAWN | CHECKED |
|---|---|---|---|---|

BURLINGTON, VT PUBLIC WORKS

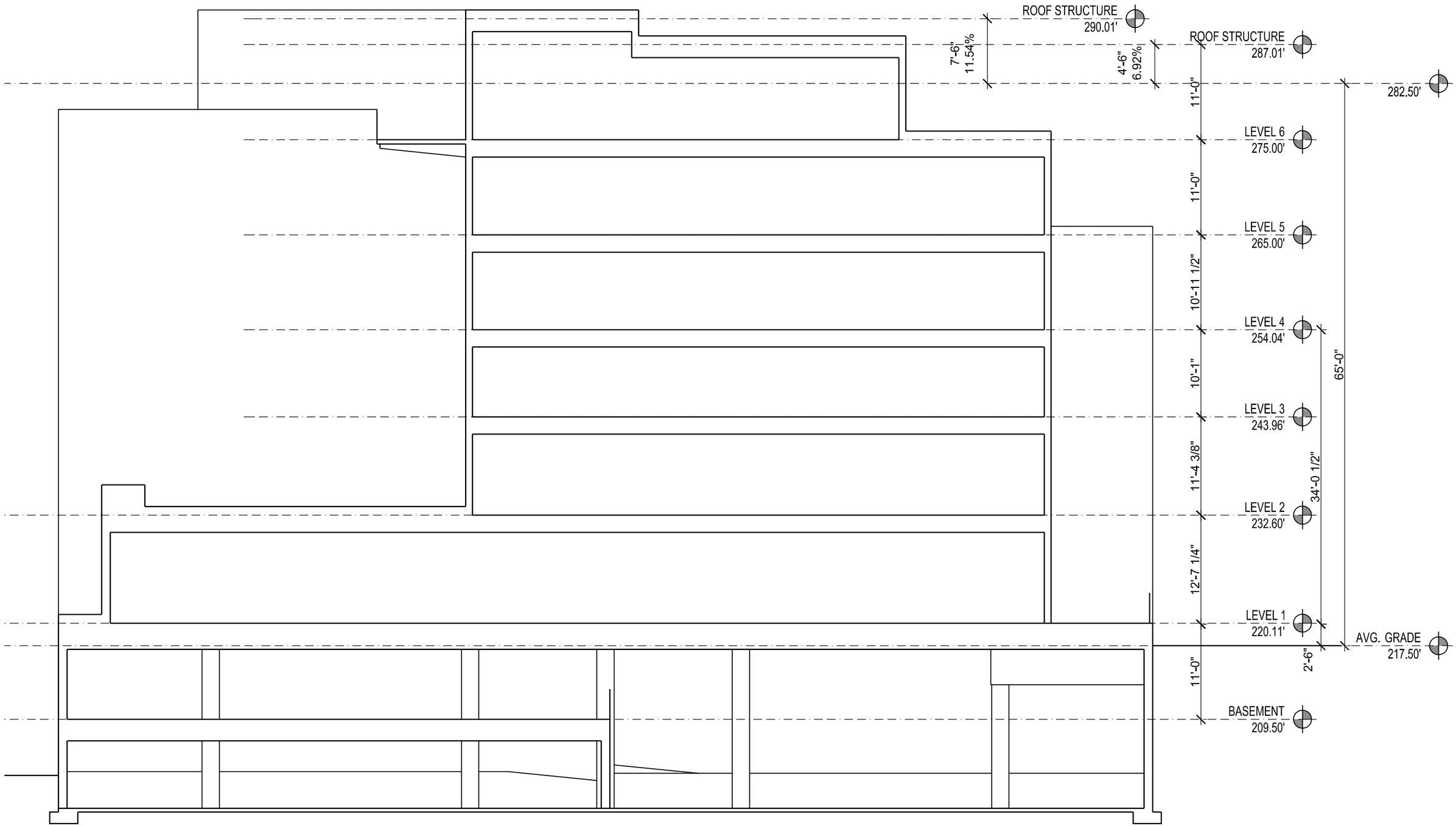
WATER SYSTEM DETAILS

CITY OF BURLINGTON, VT

DESIGNED: MSL
DRAWN: MSL
CHECKED: SR
SCALE: NONE
DATE: 3/20/17

DRAWING NO. D-1

SHEET




Smith / Buckley Architects
431 Pine St. Ste. 210
Burlington, VT 05401
802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

3/32" = 1'-0"

SECTION - A10

July 17, 2019

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

RENDERING SOUTH - A27

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBA-VT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

RENDERING SOUTHEAST - A28

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

RENDERING NORTHEAST - A29

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

EXISTING

PROPOSED

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING FROM S. WINOOSKI AVENUE - A30

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

EXISTING

PROPOSED

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com

**Project**
Cambria Hotel - Burlington

**Date**
06/05/2019

# RENDERING FROM SOUTHEAST - A31

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

**Department of Permitting & Inspections**
Zoning Division
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

*William Ward, Director*
*Scott Gustin, AICP, CFM, Principal Planner*
*Mary O'Neil, AICP, Principal Planner*
*Ryan Morrison, Associate Planner*
*Layne Darfler, Planning Technician*
*Ted Miles, Zoning Specialist*
*Charlene Orton, Permitting & Inspections Administrator*

**TO:** Design Advisory Board
**FROM:** Scott Gustin
**DATE:** July 23, 2019
**RE:** 19-0932CA; 28 Central Avenue

==========

Zone: RL-W Ward: 5S
Owner/Representative: Karen Dawson

**Request:** Construct second story addition to existing residence.

**OVERVIEW:**
The applicant is requesting approval to construct a second story addition above an existing single story wing on her triplex home. The existing single story wing appears to be an addition to the original home that was constructed circa 1899. No site changes are proposed. The proposed addition would amount to a second story above the existing single story wing. No additional dwelling units are proposed. The applicant's dwelling in the existing wing would simply expand into two stories with the new addition.

The residence is listed in the National Register of Historic Places and is located within the Lakeside Historic District. As such, the proposed work is subject to review under the city's historic preservation standards of Sec. 5.4.8 in addition to the design review criteria of Article 6. The proposed addition is 22.25' X 22.25' (~495 sf) and can be acted upon administratively following recommendation from the Design Advisory Board.

## ARTICLE 5: CITYWIDE GENERAL REGULATIONS

***Sec. 5.4.8, Historic Buildings and Sites***
*(b) Standards and Guidelines*

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
   The property's use as a residence will remain unchanged. As noted above, no additional dwelling units are proposed.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
   The form and style of the existing historic structure will remain. No features are to be removed or altered as part of this request. The addition will be constructed upon the single story wing set back from the front of the residence.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
   No conjectural features or alterations are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
   The single story wing may have been an addition to the original structure; however, there is no documentation to confirm. The wing will be retained in any event. Only minimal exterior alterations will occur to the existing wing in order to construct the 2nd story.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
   The existing building and its exterior finishes will remain intact.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*
   No distinctive features of the existing historic home will be altered.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
   Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
   There are no known archeological resources on the property. No site work is proposed.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
   The mass and scale of the proposed addition is compatible with the existing building. It is set back from the front façade of the residence, and the roofline is lower than that of the existing building. Distinction as an addition can be achieved with different cladding and/or detail work. The elevation drawings provided are basic and lack the necessary details to convey this distinction.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
    See #9 above.

**ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

***Part 1, Land Division Design Standards***
Not applicable.

***Part 2, Site Plan Design Standards***
Not applicable.

***Part 3, Architectural Design Standards***
***Sec. 6.3.2, Review Standards***
*(a) Relate development to its environment*

*1. Massing, Height, and Scale*
The existing residence is fairly large. Perceived mass is significantly lessened by the numerous building projections, recesses, porches, and elaborate detailing and variation in siding. As noted above, the mass, scale, and height of the proposed addition is compatible with the existing structure. Cladding and/or detail work should be used to distinguish the proposed addition from the existing structure.

*2. Roofs and Rooflines*
Roof forms are generally gable, although, there are several variations. The proposed addition will incorporate a gable roof and will tie into the gable roof section of the existing residence.

*3. Building Openings*
Fenestration varies within the existing residence and reflects the eclectic elegance of this Queen Anne style building. The proposed addition will include several clad wooden awning windows and a double hung window. No specification sheet for the double hung window is evident and is needed. A sliding door will provide access to a small balcony on the street-facing side of the proposed addition. Lacking uniformity in the existing fenestration, the proposed fenestration may be acceptable.

*(b) Protection of important architectural resources*
See Sec. 5.4.8 above.

*(c) Protection of important public views*
There are no important public views from or through the subject property.

*(d) Provide an active and inviting street edge*
The street edge of the building will remain unchanged. As noted above, the addition will be set back from the primary façade of the residence.

*(e) Quality of materials*
The existing home is clad in two styles of wooden shingle siding as well as with wooden clapboard siding. Most of the existing roofing appears to be standing seam metal. Proposed roofing materials are not noted and must be. Information in the application suggests that roofing material for the addition will match the existing roofing material. Clarification is needed. As for exterior cladding, the elevation drawings lack detail, but the applicant has indicated a preference for rough-sawn board siding. Perhaps this siding is acceptable to offset the addition as new; however, details are needed to demonstrate clearly how this different material will transition into the cladding of the existing structure. Additional details as to corners, eaves, and soffits are needed as are details for the proposed balcony.

*(f) Reduce energy utilization*
The proposed addition must comply with the current energy efficiency standards of Burlington and the State of Vermont.

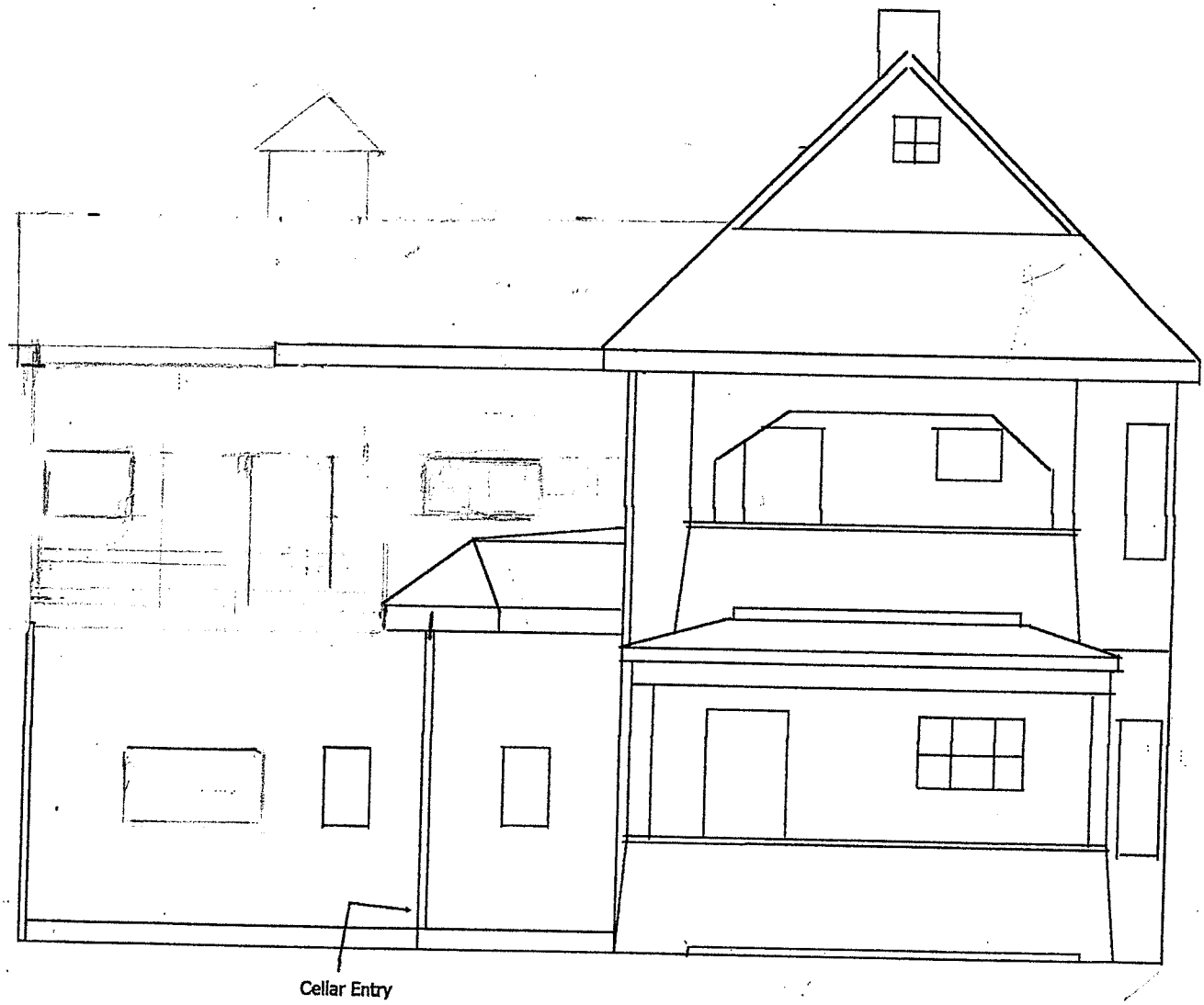
*(g) Make advertising features complimentary to the site*
No advertising is included in this proposal.

*(h) Integrate infrastructure into the building design*
No new mechanical equipment or other building infrastructure is proposed.

*(i) Make spaces safe and secure*
The proposed addition must comply with the city's current egress requirements. If the doorway onto the proposed balcony is to be illuminated, a fixture specification sheet must be provided, and the fixture location must be noted on the elevation drawings.

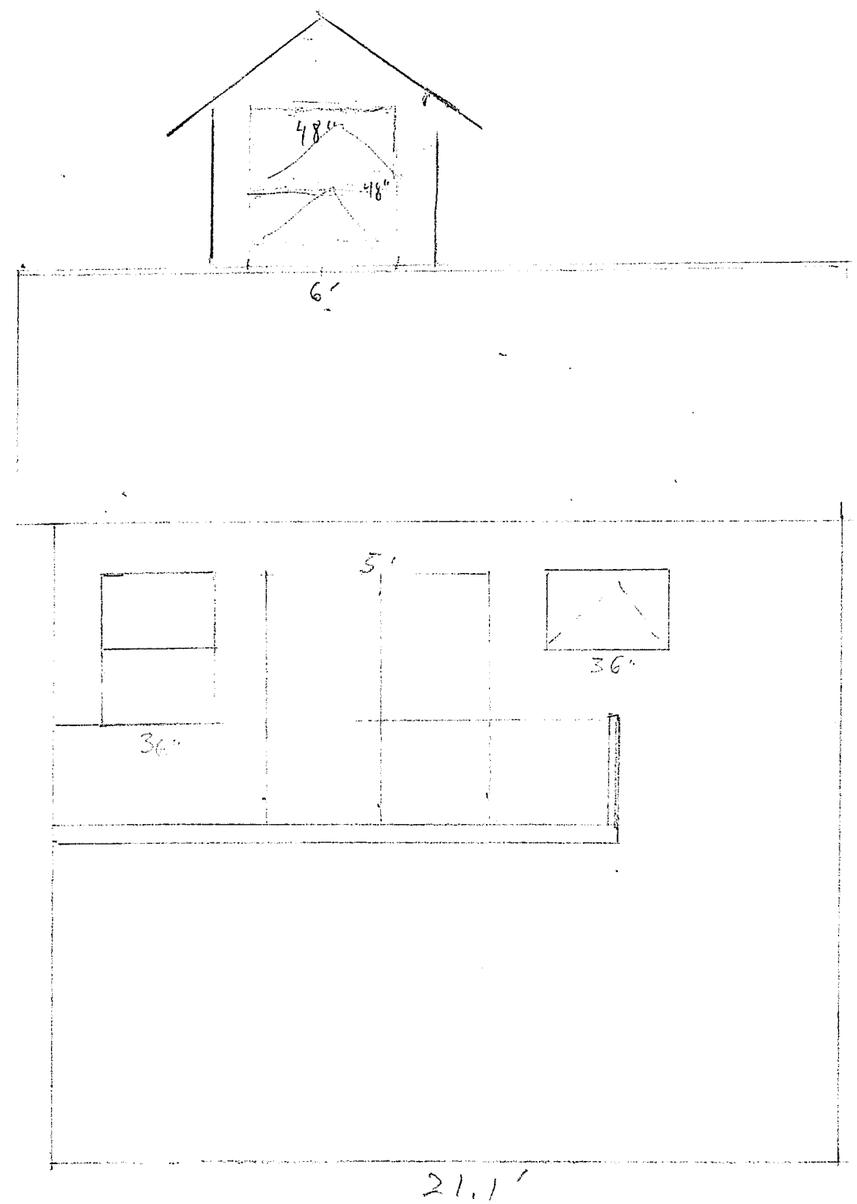
**RECOMMENDED MOTION:**
Approval of the project with the following conditions:

1. Prior to release of the zoning permit, revised project plans addressing the following items shall be submitted, subject to staff review and approval:
    a. Specification sheet for the proposed double hung window;
    b. Revised elevation drawings depicting all exterior material details, including roofing, cladding, corner boards, eaves, soffits, and balcony; and,
    c. If proposed, lighting fixture specifications and location for the balcony doorway.
2. Standard permit conditions 1-15.




WEST ELEVATION

28 CENTRAL AVE
DAWSON
WEST ELEVATION




CUPOLA
3 SIDES MXED
1 OPENABLE,
AWNING TYPE

1/4" = 12"

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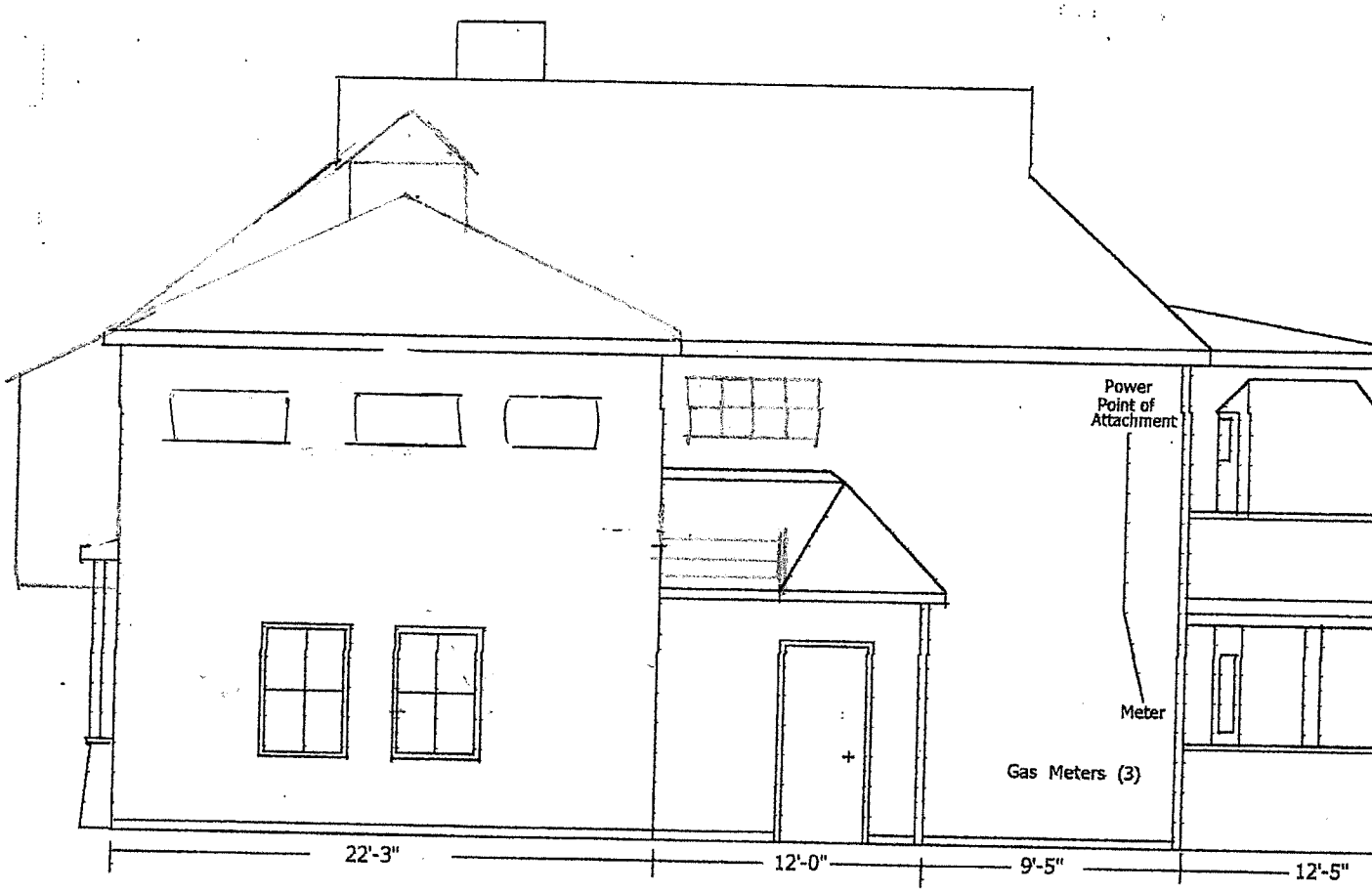
MAY 31 2019
DEPARTMENT OF
PLANNING & ZONING



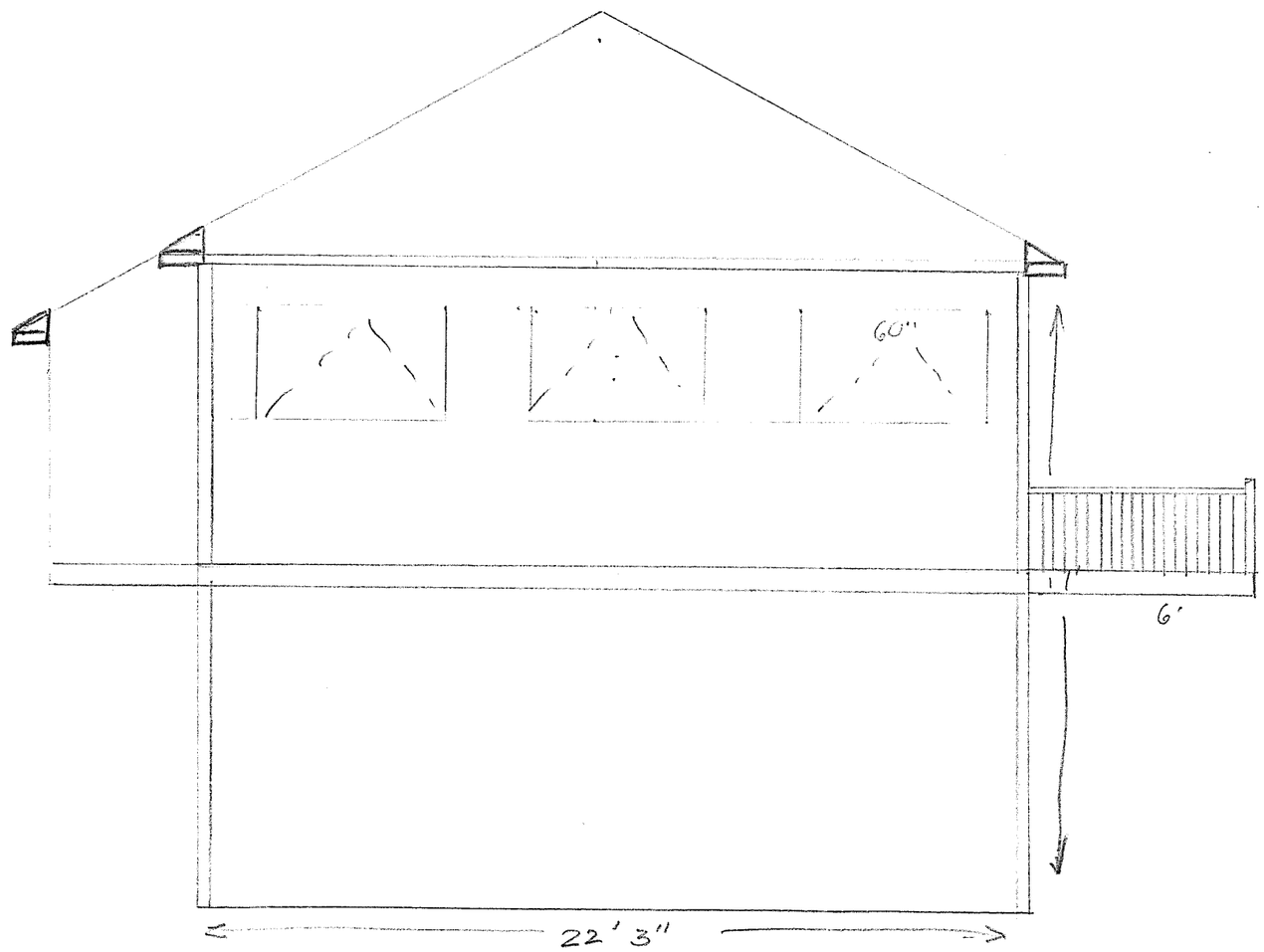

North Elevation

28 CENTRAL AVE
DAWSON

NORTH ELEVATION

ROOF PITCH 6-12

REFER TO
EMAIL JUNE 20, '19
FOR TRIM + SIDING,




1/4" = 12"

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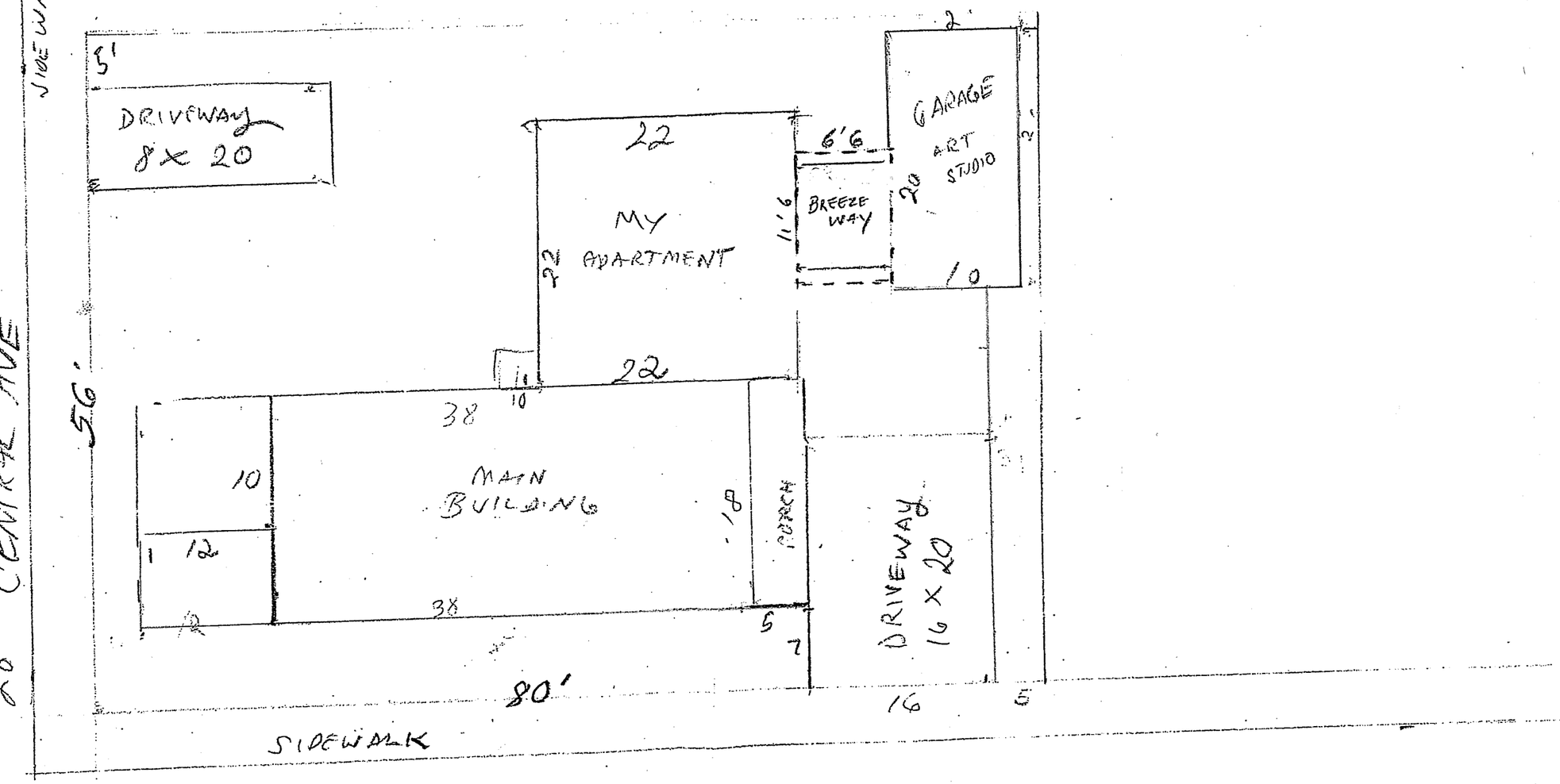


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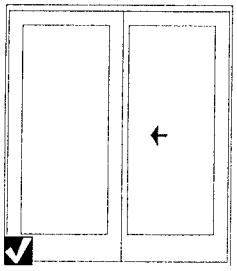
FOWRIGHT AVE

Line Item #: 0002 Line Item Qty: 1 Initial:

Location: 2D FLOOR ADDITON PATIO DOOR EGRESS

**RO Size = 6' 0" W x 6' 11" H Unit Size = 5' 11 1/4" W x 6' 10 3/8" H**

RECEIVED
MAY 31 2019
DEPARTMENT OF
PLANNING & ZONIN



Viewed from Exterior

400 Series, FWG Double-wide Units
Unit Code/Item Size: FWG60611
Operation/Handing: SR
Part Number: 2500082
Exterior Color: White
Interior Color: Pre-finished White
Glass Type: High Performance Low-E4 Tempered Glass
Assembly Required: Factory Assembled
Insect Screens: Gliding Insect Screen, White
Extension Jamb: White - Painted, 6 9/16", Job Site Applied, Complete Unit Extension Jambs
Trimset Finish: Tribeca - White

---

Zone: Northern
U-Factor: 0.30, SHGC: 0.26, ENERGY STAR® Certified: Yes

---

Comments:

| Qty | Part Num | Item Size | Description | Total Price | Extended Pr |
|---|---|---|---|---|---|
| 1 | 2500082 | FWG60611 | Unit, Assembled, SR Handing, White/PI White, High Performance Low-E4 Tempered Glass | $ 1898.11 | $ 189 |
| 1 | 2565311 | PD30611 | Gliding Insect Screen, White | $ 146.40 | $ 14 |
| 1 | 2567335 | GD60 | Extension Jamb, Head Member, Interior, White - Painted, 6 9/16" | $ 31.16 | $ 3 |
| 1 | 2567377 | GD611 | Extension Jambs, Side Members, Interior, White - Painted, 6 9/16" | $ 70.15 | $ 7 |
| 1 | 2565694 | -------- | Hardware Trim Set, GD, 2 Panel, Tribeca - White | $ 54.40 | $ 5 |
| | | | | **$ 2,200.22** | **$ 2,20** |

| | | | | |
|---|---|---|---|---|
| **SUBMITTED BY:** | | **SUBTOTAL** | **$** | **3,663.** |
| **ACCEPTED BY:** | | **TAXES( 0.000 %)** | **$** | **0.** |
| **DATE:** | | **GRAND TOTAL** | **$** | **3,663.** |

**** All graphics as viewed from the exterior.**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashing or sill panning or brackets or fasteners or other items.**

Line Item #: 0001 Line Item Qty: 3 Initial:

Location: ADDITION 2ND FLOOR

**RO Size = 3' 5 3/8" W x 2' 8" H Unit Size = 3' 4 13/16" W x 2' 7 1/2" H**

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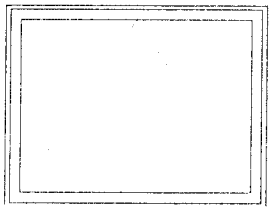


Viewed from Exterior

400 Series, PSA Single Units
Unit Code/Item Size: AX351
Operation/Handing: V
Frame Option: Nailing Flange
Exterior Color: White
Interior Color: White - Factory Painted
Glass Type: High Performance Low-E4 Glass
Insect Screens: White
Extension Jamb: White - Painted, 6 9/16", Factory Applied, Complete Unit Extension Jambs
Hardware: Contemporary Folding - White

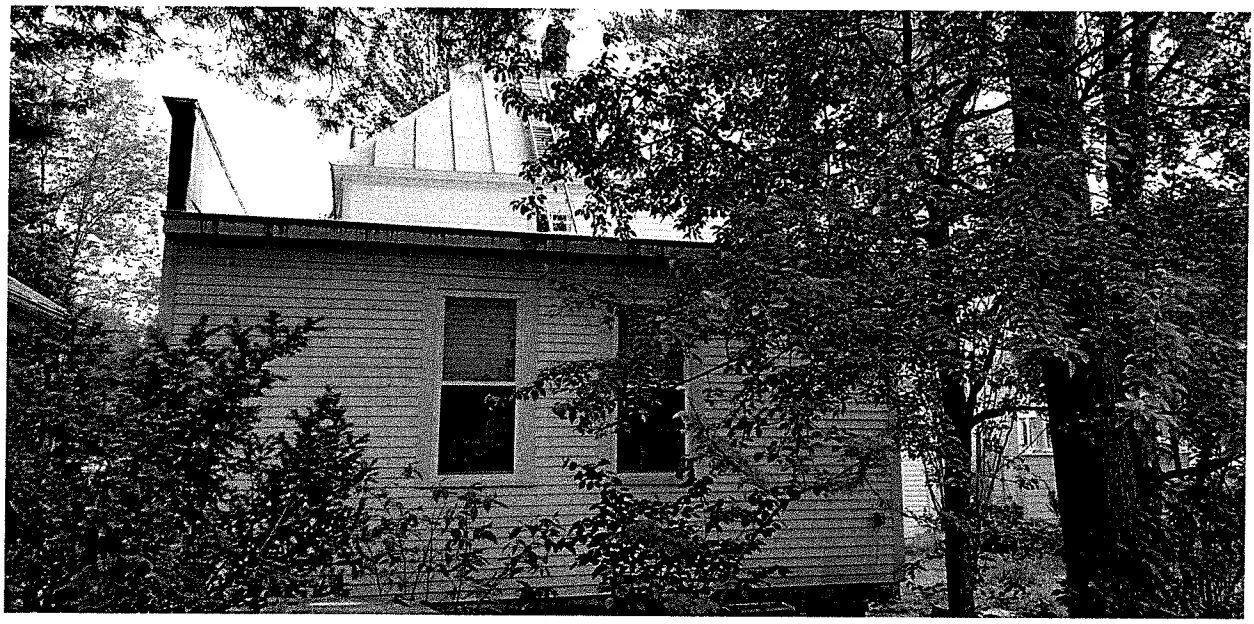
---

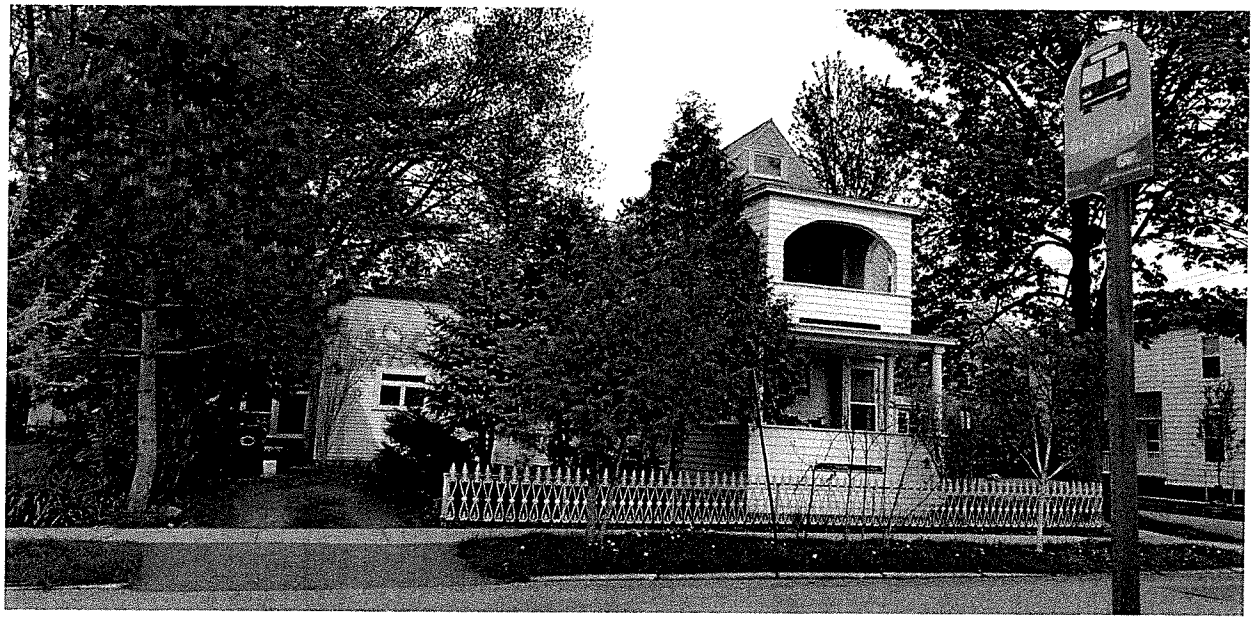
Zone: Northern
U-Factor: 0.28, SHGC: 0.31, ENERGY STAR® Certified: No

---

Comments:

| Qty | Part Num | Item Size | Description | Total Price | Extended P |
|---|---|---|---|---|---|
| 1 | 0000000 | AX351 | Unit, White/White - Factory Painted, V Handing, High Performance Low-E4 Glass (Includes 6 9/16" Factory Applied White - Painted Complete Unit Extension Jambs) | $ 449.64 | $ 134 |
| 1 | 1586363 | AX35 | Insect Screen, White | $ 25.93 | $ 7 |
| 1 | 1521040 | -------- | Hardware Pack, PSA, Contemporary Folding - White | $ 12.33 | $ 3 |
| | | | | **$ 487.90** | **$ 1,46** |





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MAY 31 2019
DEPARTMENT OF
PLANNING & ZONING

(5)

57-59 Lakeside Avenue. Circa 1900-1901. Dwelling Type D. Two and one-half story, wood frame symmetrical duplex with a fieldstone foundation, clapboard siding, and slate-shingled gable ro The building is roughly square, measuring four bays across the front, gable elevation which is "pedimented" above the second floor window lintels with the tympanum sheathed in wood shingles A gable wall dormer with a double window unit and wood shingled tympanum projects through the eaves in the center of each side elevation. The entrance doors are located in the center bays of the front elevation and are protected by a shared, shed roof porch with turned posts and balustered railings. All of the windows are six-over-six, double hung sash. The ridge of the roof is trisected by two interior, brick chimney stacks. Alterations: aluminum siding.

(6)

51-53 Lakeside Avenue. Dwelling Type D. Same as above description. Alterations: aluminum siding.

(7)

45-47 Lakeside Avenue. Colonial Revival style, circa 1919-1920. Dwelling Type E. Two and o half story, symmetrical wood frame duplex with a reinforced concrete foundation, wood shingle siding, and a slate-shingled gable roof. The building measures approximately 42 by 22 feet, four by two bays, across the front and gable-end elevations, respectively. The entrance door are located on the outside corner bays of the front elevation and are protected by 1x1 bay, gable roof porches with balustered railings. Six square Tuscan columns and two pilasters sup full entablature and pedimented gable on each porch. The windows are six-over-six, double-hu sash with double units in the center bays of the front elevation, and on the gable-end elevat first floor, front corner bay. The kitchen windows are also six-over-six, but are smaller un and are paired on the rear corner bay of the gable-ends. A semi-circular fanlight is located each gable peak. The ridge of the roof is trisected by two interior, brick chimney stacks.

(8)

10-12 Central Avenue. Dwelling Type E. Same as above description. Alterations: aluminum si entrance porches enclosed.

(9)

20 Central Avenue. Colonial Revival style, circa 1920. Two and one-half story, wood frame d ing with a rockfaced concrete block foundation, clapboard siding, and a slate-shingled gable The house is roughly square with a gable-front orientation measuring two by three bays across front and side elevations, respectively. An enclosed, one story porch spans the front elevat and the front gable peak is detailed with a projecting jerkinhead. Alterations: aluminum si

(10)

28 Central Avenue. Queen Anne style, circa 1899. Two and one-half story, wood frame dwellin with a fieldstone and brick foundation, combination clapboard and wood shingle siding, and a standing seam metal hip roof with projecting gable peaks. The house is basically rectangular shape with numerous projections. A wood shingled, two-story porch with half-length Tuscan co on the first floor and an arched gallery on the second, projects from the front, west elevat A wood-shingled, two story hexagonal bay window with imbricated pattern on the first floor, s tooth belt course, flared second floor skirt, and hexagonal roof projects from the southwest ner. The imbricated pattern continues around onto the south, side elevation on both floors, by the saw-tooth belt course and flared skirt. The south elevation is broken by a bay window first floor below a second floor balcony with protective hood and shed roof dormer. The rema elevations are clapboarded. A first floor porch with post and balustered railing is partiall recessed into the southeast corner of the east, rear elevation. The dormer and gable peak ar corated with scalloped shingles.

# Design Advisory Board
# Terms of Office FY 2020

Organizational Meeting July 9, 2019

Members and assignments (**2019**):

| Member | Appointed | Term expires | Chair | Vice Chair | PCOC | HPRC |
|---|---|---|---|---|---|---|
| Ron Wanamaker | 12.15.2003 | 6.30.2019 | | | | ✓ (alt) |
| Leo Sprinzen ** ∆ | 6.26.17 | 6.30.2020 | | ✓ | ✓ | |
| Matthew Bushey* ☼ | 4.16.2012 | 6.30.2019 | ✓ | | | ✓ |
| Steven Offenhartz ☼ | 9.13.2010 | 6.30.2020 | | | | ✓ |
| Tom Cullins | 6.23.17 | 6.30.2021 | | | | |
| Phil Wagner (alt) ☼ | 6.26.17 | 6.30.2020 | | | | ✓ |
| Phil Hammerslough (alt) | 4.16.2012 | 6.30.2020 | | | | |

*Chair FY 2018
**Vice Chair FY 2018
Clerk Mary O'Neil
∆ Representative to the Zoning Ordinance Committee 2019
☼Historic Preservation Review Committee 2019

Terms are for three years.
Re-appointed by City Council June 24, 2019 for a three year term:
Matt Bushey and Ron Wanamaker

Members and Assignments 2020:

| Member | Appointed | Term expires | Chair | Vice Chair | PCOC[1] | HPRC |
|---|---|---|---|---|---|---|
| Ron Wanamaker | 12.15.2003 | 6.30.2022 | | | | |
| vacant | | 6.30.2020 | | | | |
| Matthew Bushey | 4.16.2012 | 6.30.2022 | | | | |
| Steven Offenhartz | 9.13.2010 | 6.30.2020 | | | | |
| Tom Cullins | 6.23.17 | 6.30.2021 | | | | |
| Phil Wagner (alt) | 6.26.17 | 6.30.2020 | | | | |
| Phil Hammerslough (alt) | 4.16.2012 | 6.30.2020 | | | | |

## Historic Preservation Review Committee

From *Ordinance relating to Appendix A – Zoning #92-03, Design Control Districts*, as amended March 16, 1992:

*To the extent available, at least two (2) of the* ***three members*** *shall be professionals from the fields of history, archaeology, architectural history, architecture or historical architecture who meet the requirements outlined in Appendix A of the "Regulations for the Vermont Certified Local Government Program". These two (2) shall serve on the historic preservation review committee.*

[1] The Zoning Ordinance Committee meets the first Thursday of the month at 5:15-6:15 PM, Conference Room 17.

**Burlington Design Advisory Board**
149 Church Street, City Hall
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*Steve Offenhartz, Chair*
*Matt Bushey, Vice Chair*
*Tom Cullins*
*Ron Wanamaker*
*vacant*
*Philip A. Wagner, Alternate*
*Phil Hammerslough, Alternate*

# DESIGN ADVISORY BOARD
## Tuesday July 23, 2019 at 3:00 PM
## Conference Room 12, City Hall, Burlington, VT

**Present:** Matt Bushey, Steve Offenhartz, Ron Wanamaker, and Phil Wagner.

**Absent:** Tom Cullins, Phil Hammerslough (alt) . Leo Sprinzen has resigned effective 6.30.2019.

**Staff present**: Mary O'Neil, Scott Gustin

**Applicants present**: Karen Dawson, Cleary Buckley, Jeff Zweber, Don Stewart.

### Session I – 3:00 PM – 3:30 PM

**1. 19-0932CA; 28 Central Ave (RL-W, Ward 5S) Karen Dawson**
Second story addition to existing residence. (Project Manager: Scott Gustin)

Motion by Steve Offenhartz to table until a more robust application has been providing, including information about roof pitch and materials, windows on cupola, differentiated siding, more details, dimension and an accurate representation of windows on the north elevation. Applicant is advised to show details on drawing, and answer whether the deck will be cantilevered.
2nd – Ron Wanamaker
Vote 4-0
Motion carries.

### Session II – 3:30 PM – 4:15 PM

**2. 20-0037CA/MA; 266 College St (FD5, Ward 8E) Hotel Y Burlington, LLC**
Building renovations and addition for hotel, below grade parking structure, and rooftop bar and restaurant. (Project Manager: Mary O'Neil)
Motion by Matt Bushey: I move we recommend approval of the following:
1. Partial building demolition
2. Modification to existing southwest corner (entry) acceptable;
3. Ceiling height relief granted in part due to existing condition of historic building;
4. Building heightto 65' per DRB review, with alternative compliance for additional height, based on the step back of the 6th floor.

2nd – Steve Offenhartz
Vote 4-0. Motion carries.

*The programs and services of the City of Burlington are accessible to people with disabilities.*
*Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*

Motion by Steve Offenhartz:
I move the brick element on the northeast corner satisfies the intent for the Form Based Code in differentiating the vertical articulation of the ordinance required under 14.3.13 c) iii. The applicant's proposed distance to the planar change (<50' from the corner) is adequate and meets the 20% DRB alternative compliance option.
2nd – Ron Wanamaker
Vote 4-0.
Motion carries.

**Session III – 4:15 PM – 4:30 PM**

**3. Annual Organizational Meeting**

Members and Assignments 2020

| Member | Appointed | Term expires | Chair | Vice Chair | PCOC[1] | HPRC |
|---|---|---|---|---|---|---|
| Ron Wanamaker | 12.15.2003 | 6.30.2022 | | | | ✓ |
| vacant | | 6.30.2020 | | | | |
| Matthew Bushey | 4.16.2012 | 6.30.2022 | | ✓ | ✓ | |
| Steven Offenhartz | 9.13.2010 | 6.30.2020 | ✓ | | | |
| Tom Cullins | 6.23.17 | 6.30.2021 | | | | ✓ |
| Phil Wagner (alt) | 6.26.17 | 6.30.2020 | | | | ✓ |
| Phil Hammerslough (alt) | 4.16.2012 | 6.30.2020 | | | | |

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