Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: October 1, 2013
RE: 14-0291CA; 135 University Road

==========

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

Zone: I Ward: 1

Owner/Applicant: University of Vermont

Request: Convert existing soccer bleachers to partially enclosed structure, install roof over entire remaining structure, enclose easterly portion for storage, and pave asphalt entry area

Applicable Regulations:
Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:
The applicant is seeking approval to convert unused bleachers into a partially enclosed storage building. The overall framework of the structure will remain largely unchanged, and some limited additional paving is proposed.

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

I. Findings
Article 4: Maps & Districts
Sec. 4.4.4, Institutional District:
(a) Purpose
The Institutional District is intended to provide for increased development scale and intensity than would be found in adjacent residential areas and to provide for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed storage building would serve athletic uses within the University's Centennial Field Sports District. **(Affirmative finding)**

(b) Dimensional Standards & Density
The proposed work will increase lot coverage slightly from 34.66% to 35.53%. Coverage will remain below the maximum permissible 40%.

Setbacks will remain effectively unchanged, except that the new pavement on the northeastern side of the storage building will project closer to the side property boundary than the exiting bleachers do. The new pavement will be well beyond the minimum 5' side yard setback.

Building height will remain unchanged.

Density remains unchanged. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The proposed storage building will be accessory to the existing institutional post-secondary school use which will remain unchanged. **(Affirmative finding)**

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.4.

Sec. 5.2.4, Buildable Area Calculation
This criterion does not apply to properties in the I zone. **(Not applicable)**

Sec. 5.2.5, Setbacks
See Sec. 4.4.4.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.4.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.4.

Sec. 5.5.1, Nuisance Regulations
Nothing in this proposal appears to have any bearing on the city's nuisance regulations.
(Affirmative finding)

Sec. 5.5.2, Outdoor Lighting
New lighting fixtures will be installed over the doorways. The fixture locations are indicated on the elevation plans. They are acceptable cutoff LED fixtures generating 1,401 lumens.
(Affirmative finding)

Sec. 5.5.3, Stormwater and Erosion Control
The proposed development entails a modest increase in impervious surface. Additional stormwater runoff will be minor and will be handled by some additional stormwater improvements including a series of new infiltration chambers. The project is large enough (more than 400 sf) to require a small project erosion control plan. Such a plan has been submitted and forwarded to the Stormwater Administrator. The stormwater management measures and the erosion control plan are subject to review and approval by the Stormwater Administrator per Chapter 26: Wastewater, Stormwater, & Pollution Control. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards
Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
The site remains effectively unchanged except for the creation of a new paved area at the northeast end of the storage building. **(Affirmative finding)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
The building included in this proposal is utilitarian and is accessory to the institutional athletic uses. The overall massing of the existing bleacher structure will remain largely unchanged. The end result will be a partially enclosed shed roof structure clad in metal siding and roofing. Skylights will allow natural illumination into the building interior, and new enclosed space will afford secured storage area in addition to the partially enclosed storage space. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
2. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
3. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
5. The proposed construction shall comply with Burlington's current energy efficiency standards and with Burlington's current egress/life safety requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
6. Standard permit conditions 1-15.

Existing Soccer Bleachers at Centennial Field

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Orthophoto: Spring 2011

Prepared by Campus Planning Services

Date: 9/3/2013

0 65 130 260 Feet

Path: S:\cps\PLANNING\PROJECTS\PLANNING WORK\Lani master.mxd

SEP 10 2013

DEPARTMENT OF
PLANNING & ZONING

The UNIVERSITY of VERMONT

CAMPUS PLANNING SERVICES

To: Ken Lerner, Zoning Administrator
City of Burlington Department of Planning & Zoning
149 Church Street
Burlington, VT 05401

September 9, 2013

Dear Ken,

Re: Zoning Permit Application for Centennial Storage Facility under Existing Soccer Bleachers, 0 University Road

The University is applying for a zoning permit for re-use of a currently unused existing bleacher structure at the Centennial Field soccer field. The University is interested in "recycling" this bleacher structure to convert it to an enclosed storage facility. The height will not change and the footprint will be reduced. Seats will be removed and walls and a roof will be added.

The facility will be used for UVM storage of salt and other materials and items that are currently stored at Centennial Baseball Field and other areas on campus. Today the Centennial Sports District includes both sports and Physical Plant facilities which will not change. This project is not expected to generate new traffic to the Centennial Field area. No new parking will be needed or installed.

The reason for this move is the Lake Monsters need more storage close to the baseball field. The University has agreed to remove items and material currently in storage under the grandstands, and relocate these elsewhere within Centennial Field Sports District. The soccer field to the north of the baseball field is now being used as a recreational field only, so there is no need for spectator seating. The existing soccer bleacher seating, constructed in 1965, is not in good shape. The lowest pier of the structure will be removed, which will give us an opportunity to expand the field for recreational sports.

Existing: The ground under the bleachers is currently dirt. There is an existing, approximately 1,100 square foot locker/bathroom building underneath the bleachers, which will remain as the Lake Monsters visiting team locker room. The press box above the bleachers will remain with the new Lake Monsters digital scoreboard that was recently attached to the south side of the press box.

Proposed: The project will consist of removing all the seating, removing the lowest pier of the steel structure and installing a metal roof over the entire remaining structure. The easterly portion of the storage area will be enclosed with an asphalt and concrete floor. There will be motion activated downlights over each door. See attached plans for more details.

A future phase will consist of enclosing the remaining portion of the storage area.

109 South Prospect Street, Burlington, VT 05405-0016
Telephone (802) 656-3208, Fax (802) 656-8895
Equal Opportunity / Affirmative Action Employer

The bleachers are currently considered pervious surface. This project will create 21,379 net new s.f. impervious surface, and the new lot coverage for Centennial Sports District will be 34.66%. The current lot coverage is 32.53%. The current height of the bleachers, 28 feet, will not change. Entries to the structure will be paved.

We presented this project to the neighbors at the Neighborhood Planning Assembly (NPA) meeting on July 10 and neighbors did not object to this project, although they wanted to make sure that the use of the recreational field will continue.

This project will benefit the Lake Monsters by freeing up storage space for them. The existing soccer bleacher structure will be reduced from its current footprint and the (storage) use already exists in this District. This will improve the recreational use of the soccer fields by adding more playing area. The re-use of this structure is both cost efficient and environmentally responsible.

The cost of this project is estimated to be $800,000, and a check for $1,710 is attached.

We look forward to your review of this project.

Sincerely,

Lani Ravin

Lani Ravin

Attachments:
Zoning permit application;
Check # 1287790 for $1,710;
Orthophoto: existing soccer bleachers
Plans:
Civil SP-1, SP-2, SP-3
Architectural C1.1, C2.1, A1.1, A1.2, A2.1, A3.1;
EPSC application (including plans)
Roof and siding specs in color

Cc:

Linda Seavey, Director, Campus Planning Services, UVM

Todd Merchant, Project Manager, Facilities Design & Construction, UVM

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PLASTIC GLAZED SKYLIGHTS

SKYLIGHT

Thermalized® Solar-Energy Skydomes®

Wasco curb-mount or deck-mount Thermalized® Solar-Energy Skydomes® offer outstanding lighting and thermal performance in a versatile range of dome or pyramid styles. These energy saving sky windows offer the highest performance in a fixed unit plastic glazed skylight.

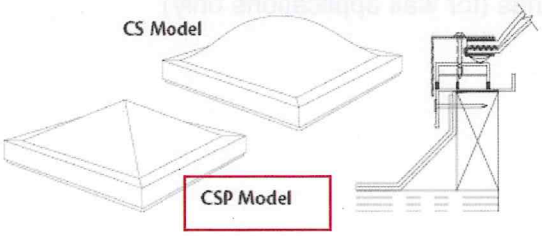
(/commercial/binder/plastic/unit)

Thermalized Fixed
View Thermalized Fixed (/commercial/binder/plastic/unit)
Specifications and Technical Drawings

Curb-Mount

Models CS and CSP Curb-Mount Thermalized Skydomes:

- For use on 1-1/2" thick site-built or prefabricated curbs
- Skydome Unit is fully assembled with corrosion proof screws and high performance weather seals
- Heat welded one-piece curb construction: heavy vinyl extruded curb with co-extruded weather seals, integral condensation gutter and counterflashing downward leg
- Aluminum extruded heliarc welded retainer frame
- Optional copper cladding available
- Glazing is available in thermoformed acrylic as single or double domes



CS model options:
P = Pyramid Dome
HR = Hurricane Resistant
BR = Blast Resistant
LA = Lumira (http://www.wascoskylights.com/commercial/lumira_aerogel) ™ Aerogel

Standard Sizes:

Model [Available Options]	O.D. of Curb
CS[P]–[HR/BR]–2828	25 ¼" x 25 ¼"
CS[P]–[HR/BR]–2836	25 ¼" x 33 ¼"
CS[P]–[HR/BR]–[LA]–2852	25 ¼" x 49 ¼"
CS[P]–[HR/BR]–[LA]–3636	33 ¼" x 33 ¼"
CS[P]–[HR/BR]–3652	33 ¼" x 49 ¼"
CS[P]–[HR/BR]–3676	33 ¼" x 72 ½"
CS[P]–[HR/BR]–[LA]–4242	40" x 40"
CS[P]–[HR/BR]–4280	40" x 78"

Unit Skylight Options

Thermalized Sentinel Fall Protection (FP/S)

• Engineered to resist a 775 ft. lb. impact without the use of metal grids or screens.
• Available in both curb-mount (CSFP) and deck-mount (CAFP) configurations.
• Provided with co-polyester or impact modified acrylic double domes or pyramids depending on size required.

See Fall Protection Units (http://www.wascoskylights.com/commercial/configurations/plastic/unit/fall-protection) page for standard sizes.

Hurricane Resistant (HR)

Hurricane Resistant Glazing
• Provided with co-polyester to meet test requirements: ASTM–1886, ASTM–1996, TAS 201, 202 and 203.
• Hurricane units model 5296 or smaller can achieve a 75DP rating. Units larger than model 5276 can achieave a 50DP rating.
• Available in sizes up to a model 5296
• Available in curb-mount models, in clear or white glazing.

See standard sizes at left.

Blast Resistant (BR)

Blast Resistant Glazing
• Provided with co-polyester to meet test requirements: ASTM–F1642–04, GSA–TS01–2003.
• Available in sizes up to a model 5284
• Available in curb-mount models, in clear

IPS®
INSULATED PANEL SYSTEMS

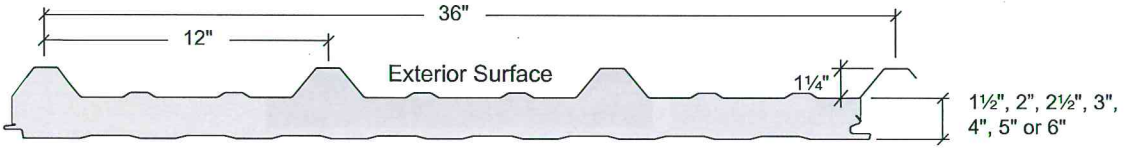
Houston, TX
14031 West Hardy
Houston, TX 77060
800-729-9324

Jackson, MS
201 Apache Dr.
Jackson, MS 39272
800-622-4136

GENERAL INFORMATION

RWP II Insulated Roof and Wall Panel System

GENERAL DESCRIPTION
RWP II INSULATED PANEL
ROOF AND WALL SYSTEM



PREFINISHED METAL SIDING AND ROOFING

Coverage Width – 36"

Panel Attachment – Through Fastened

Panel Substrate – Galvalume®

Exterior Panel Finishes – Smooth; Embossed

Interior Panel Finishes – Stucco-embossed

Exterior Gauge – 26, 24, 22

Interior Gauge – 26, 24, 22

Exterior Coatings – Signature® 200, Signature® 300 Applied Finishes (for wall applications only)

Interior Coatings – USDA White (standard)

Panel Thicknesses – 1 ½", 2", 2 ½", 3", 4", 5", 6"

Lengths – Recommended maximum is 40' Panel

Minimum Slope – ½":12

R-Value – Up to 7.69 per inch

*See IPS's color chart for available colors. Minimum quantities may be required.

NOTICE
Contact IPS for Positive and Negative Wind Load information.

OVERHEAD DOOR

(/Pages/LandingPage.aspx)

SECTIONAL STEEL DOORS - INSULATED

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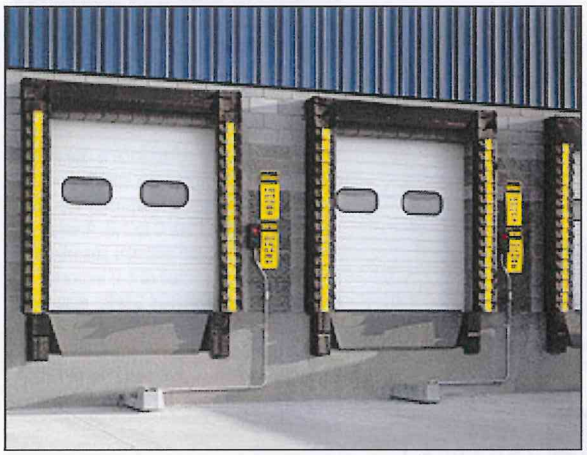
Thermacore® Model 591



The Model 591 is one of the best-selling doors in the Thermacore® line, and offers superior thermal efficiency to fit a broad range of applications. The Model 591 door's exterior skin is constructed of galvanized steel with a ribbed, textured finish. It is available with a white interior finish and choice of white, industrial brown, tan or gray exterior.

Features (javascript:void(0);)
Options (javascript:void(0);)
Downloads (javascript:void(0);)

Standard max width

35'2" (10,719 mm)

Standard max height

24'1" (7,341 mm)

Panel thickness

1 5/8" (41 mm)

R-value (/Pages/R-value.aspx)

14.86 (2.63 W/Msq)

10 2013
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Insulated Panels COLOR CHART

★ ENERGY STAR® Qualified Color | Available through our ENERGY STAR® Partner, MBCI.

IPS® INSULATED PANEL SYSTEMS insulated-panels

SIGNATURE® 300 Standard Stocked Colors | KYNAR 500®, HYLAR 5000® | Low Gloss

KYNAR POLAR WHITE	REGAL GRAY	SANDSTONE	BROWNSTONE ★	ALMOND
SR .70 SRI 85	SR .55 SRI 64	SR .60 SRI 71	SR .47 SRI 54	SR .63 SRI 75

SIGNATURE® 300 Standard Non-Stocked Colors | KYNAR 500®, HYLAR 5000® | Low Gloss

PRE-FINISHED METAL SIDING and ROOFING

HARBOR BLUE ★	PACIFIC BLUE ★	COLONIAL RED ★	BRITE RED ★	SLATE GRAY ★
SR .28 SRI 27	SR .29 SRI 30	SR .34 SRI 36	SR .49 SRI 56	SR .37 SRI 41

TUNDRA ★	SNOW WHITE ★	NATURAL PATINA ★	SPRUCE ★	HUNTER GREEN ★
SR .46 SRI 52	SR .65 SRI 78	SR .41 SRI 46	SR .36 SRI 39	SR .35 SRI 37

SIDING

ROOF

CLASSIC GREEN ★	MEDIUM BRONZE ★	TERRA COTTA	SMOKE GRAY	AEGEAN BLUE
SR .27 SRI 27	SR .33 SRI 35	SR .38 SRI 41	SR .50 SRI 57	SR .29 SRI 29

SIGNATURE® 300 Standard Non-Stocked Metallic Colors | KYNAR 500®, HYLAR 5000® | Low Gloss

WEATHERED ZINC	CHAMPAGNE	ZACTIQUE	COPPER METALLIC ★	SILVER METALLIC ★
SR .38 SRI 41	SR .40 SRI 43	SR .35 SRI 36	SR .46 SRI 51	SR .52 SRI 58

Note: Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent percieved shade variances.

SIGNATURE® 200 Standard Stocked Colors | SILICONIZED POLYESTER | Standard Gloss

Polar White is a Straight Polyester.

*Also the interior trim color to be used with Igloo White Interior

IGLOO WHITE*	WINTER WHITE ★	LIGHT STONE ★	ASH GRAY ★
SR .64 SRI 77	SR .59 SRI 69	SR .50 SRI 58	SR .47 SRI 55

All IPS Colors meet Cool Roof color standards for steep slope applications. See SR and SRI details for low slope specifications.

Solar Reflectivity (SR)/ ENERGY STAR® Requirements

Solar reflectivity or reflectance is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates total reflectance. ENERGY STAR® requires SR values of 0.25 or higher for steep slope roofing (greater than 2:12) and 0.65 or higher for low slope roofing (2:12 or less). For more information, please go to www.energystar.gov.

Solar Reflectance Index (SRI)/ LEED Requirements

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a meterial's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (greater than 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please go to www.usgbc.org.

- Color shown may vary slightly from the actual color. Final color selection should be made from actual color chips. Please verify color selection.
- For the most current information available, visit our website at www.insulated-panels.com.
- Heavier gauges, narrower widths, striations and embossing minimize "oil canning."
- A 40-year limited paint warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- Signature® is a registered trademark of NCI Group, Inc. KYNAR 500® is a registered trademark of Arkema, Inc. HYLAR 5000® is a registered trademark of Solvay Solexis.

** Minimum quantities and/or extended lead times may be required. Please inquire

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Trio-E™

Strong • Beautiful • Green

Ceco Door
Trio-E Insulated Steel Stiffened Door

Ceco Door
Thermal Break Frame

Pemko 273x3AFG
Thermal Barrier Saddle

Approximately 40% of all energy leakage comes from the building envelope* this includes exterior doorways. Trio-E doors installed with Ceco Door Thermal Break frames and Pemko Thermal Barrier Saddles help increase thermal retention and reduce energy leakage.

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*Tony Woods, Air tight buildings, 2005

Features and Options

Standard Features:
- 18 gage face sheets, 16 gage optional
- 16 gage inverted end channels welded to both face sheets for added strength.
- 14 gage closer reinforcement

Available Sizes:
- 4'0" x 8'0" maximum single, 8'0" x 8'0" maximum pair

Material:
- Cold rolled or galvanneal steel

Core:
- 22 gage steel stiffeners spaced every 6" apart with injected polyurethane foam

Edge Construction:
- Mechanically interlocked, hemmed vertical edge seams
- Seamless edges available

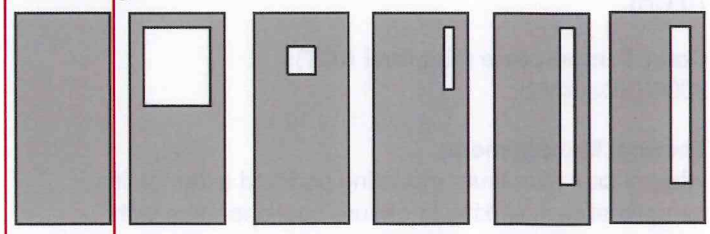
Hardware Reinforcements:
- Reinforcing for most lock preps, including concealed hardware
- 7 gage steel hinge reinforcements

Paint:
- Electrostatically applied prime base coat
- Optional Colorstyle factory pre-finish

Performance

- Thermal Insulation: U-Factor 0.29, R-Value 3.4 (ASTM C1363), For test data regarding ASTM C518 and ASTM E 283, please refer to our website under Energy Efficiency.
- Physical endurance testing: Meets ANSI A250.4 performance test, level A (4,000,000 cycles) class 1 stiffness.
- Hurricane rating: Up to and including +/- 100 psf 3'0" x 7'0" single or +/- 70 psf 4'0" x 8'0" single with weather kerf frame and cylindrical lock, mortise lock or rim exit device. U-Factor 0.36, R-Value 2.7 (ASTM C1363).
- Fire rating: Up to and including 3 hours 4'0"x 8'0" singles and 8'0"x 8'0" pairs (UL10C) UL & (4'0" x 8'0" singles WH 1-1/2hr max).

Door Designs



Steel SlimTrim kits

MAN DOOR

Ceco Door
9159 Telecom Drive • Milan, TN 38358
Tel (888) 232-6366 • Fax (888) 232-6462
archhelp@cecodoor.com
www.cecodoor.com

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ASSA ABLOY, the global leader in door opening solutions

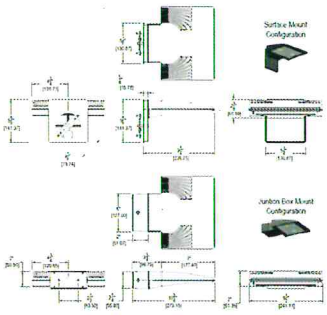
50310-05/29

WPLED20

20 Watt LED Wallpack with 5 conduit entry points. Equivalent to 150W MH. Includes both junction box and surface mount for recessed box. IESNA Full Cutoff, Fully Shielded optics. Mount at 11-20'. 5 year warranty. UL Listed for up and down lighting.

Color: Bronze

Weight: 6.1 lbs



LED Info

Watts:	20W
Color Temp:	5000K (Cool)
Color Accuracy:	70
L70 Lifespan:	100000
LM79 Lumens:	1,401
Efficacy:	64 LPW

Driver Info

Type:	Constant Current
120V:	0.19 A
208V:	0.12 A
240V:	0.10 A
277V:	0.08 A
Input Watts:	22W
Efficiency:	91%

WALL MOUNTED LIGHT FIXTURE

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Total Harmonic Distortion:
THD = 8.4%.

Driver:
Two Multi-chip 10W high output long life LED Driver Constant Current, Class 2.

Ambient Temperature:
Suitable for use in 50°C (122°F) ambient temperatures.

Fixture Efficacy:
65 Lumens per Watt

Color Accuracy:
70 CRI

Color Temperature (Nominal CCT):
5000K (Daylight).

Thermal Management:
Integral cast aluminum mounting pad and external fins for optimal heat sinking to ensure cool operation with maximum LED life and light output.

Housing:
Precision die cast aluminum housing, lens frame and mounting plate.

Two Mounting Options:
Junction Box with 5 Conduit Entry Points and Threaded Plugs for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Green Technology:
RAB LEDs are Mercury, Arsenic and UV free.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Copyright ©2013 RAB Lighting, Inc. All Rights Reserved
Note: Specifications are subject to change without notice

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Notes:

1. The underground utilities shown on this plan are based on limited dig safe markings and utility mapping provided by UVM. Utility locations are approximate and not warranted to be exact or complete. The Contractor shall contact Dig Safe prior to any site excavation.
2. There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduit. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.
3. Elevations are based on the NAVD 88 vertical datum.
4. The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
5. All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location.
6. All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
7. The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
8. The Contractor shall comply with the City of Burlington Small Project Erosion & Sediment Control Plan and the erosion prevention and sediment control permit requirements and the procedures outlined in the Low Risk Site Handbook for Erosion Prevention and Sediment Control. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
9. Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
10. Contractor shall coordinate location of staging areas with Owner prior to bid.
11. Contractor shall expose all utility intersections by excavation at least 50 ft. in advance of all pipe laying activities and identify any conflicts. The Engineer and Owner must be contacted with conflicts immediately. Failure to comply with this specification shall result in the Contractor waiving any claim to compensation resulting from conflicts with the existing utilities.
12. The Contractor shall be responsible for all construction barrier/safety fencing required for the project.
13. Definition of "Preconstruction Excavation" for these contract documents shall be:
    The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit (pipe and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation.

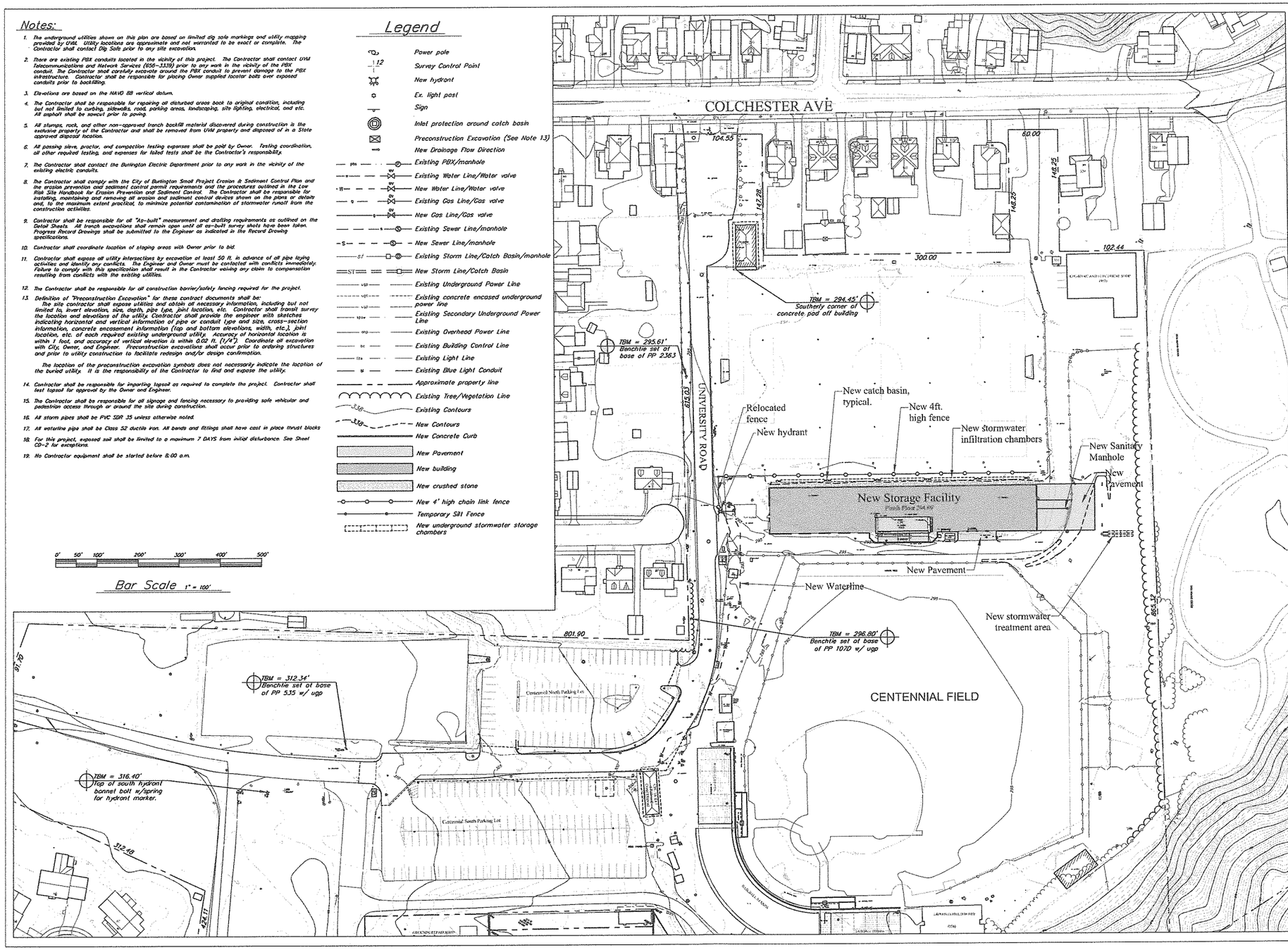
    The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
14. Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer.
15. The Contractor shall be responsible for all signage and fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
16. All storm pipes shall be PVC SDR 35 unless otherwise noted.
17. All waterline pipe shall be Class 52 ductile iron. All bends and fittings shall have cast in place thrust blocks
18. For this project, exposed soil shall be limited to a maximum 7 DAYS from initial disturbance. See Sheet CD-2 for exceptions.
19. No Contractor equipment shall be started before 8:00 a.m.

Legend

- Power pole
- Survey Control Point
- New hydrant
- Ex. light post
- Sign
- Inlet protection around catch basin
- Preconstruction Excavation (See Note 13)
- New Drainage Flow Direction
- Existing PBX/manhole
- Existing Water Line/Water valve
- New Water Line/Water valve
- Existing Gas Line/Gas valve
- New Gas Line/Gas valve
- Existing Sewer Line/manhole
- New Sewer Line/manhole
- Existing Storm Line/Catch Basin/manhole
- New Storm Line/Catch Basin
- Existing Underground Power Line
- Existing concrete encased underground power line
- Existing Secondary Underground Power Line
- Existing Overhead Power Line
- Existing Building Control Line
- Existing Light Line
- Existing Blue Light Conduit
- Approximate property line
- Existing Tree/Vegetation Line
- Existing Contours
- New Contours
- New Concrete Curb
- New Pavement
- New building
- New crushed stone
- New 4' high chain link fence
- Temporary Silt Fence
- New underground stormwater storage chambers

0' 50' 100' 200' 300' 400' 500'

Bar Scale 1" = 100'



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Phone: (802) 893-7900

DRAWING TITLE

Overall Site Plan

DATE: 08.13.13

REVISIONS

DRAWING NO.

SP-1

12162\bl-cent-current-7-26-12.dwg

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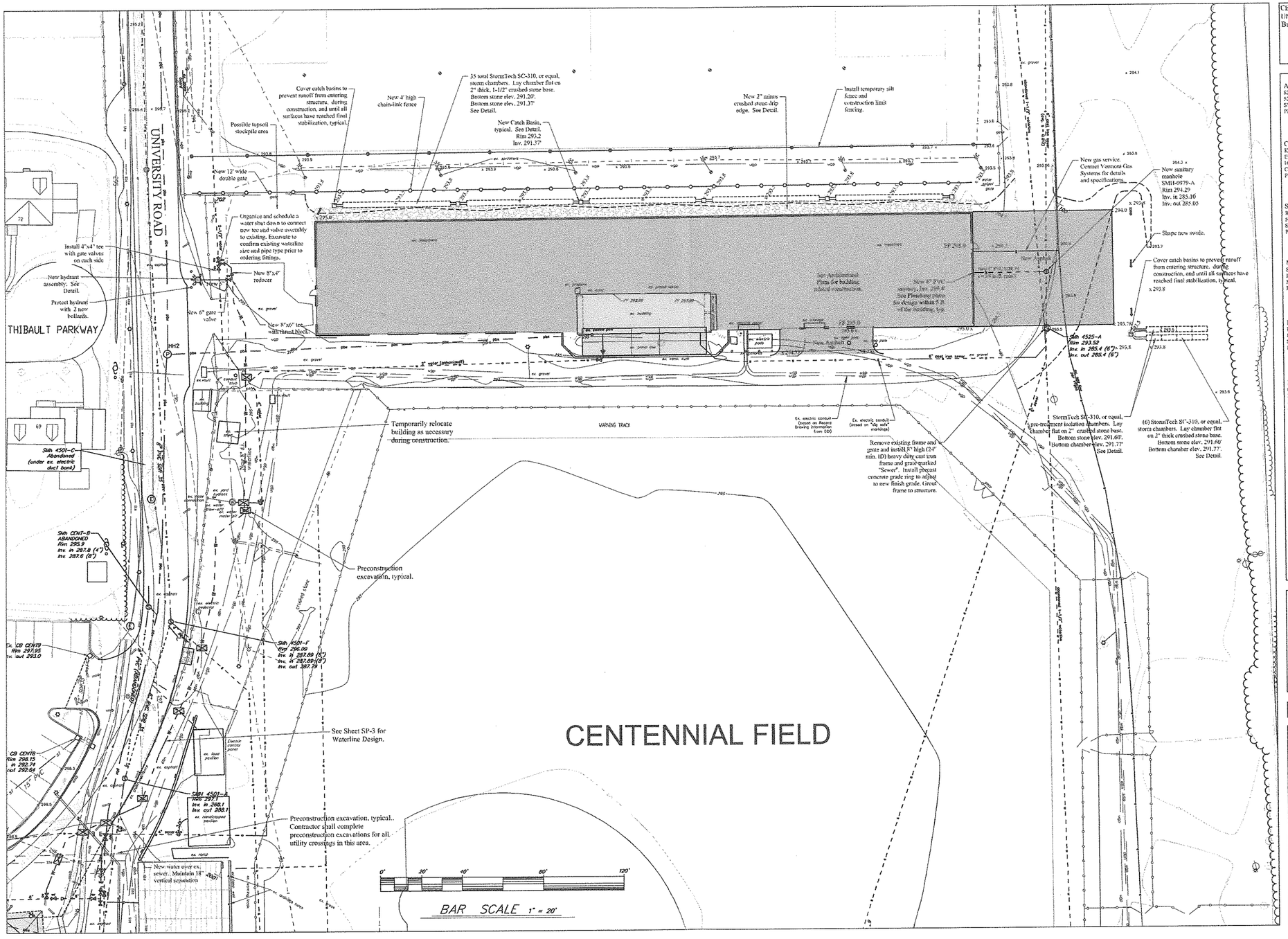

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DRAWING TITLE

Site Plan

DATE: 8.13.13

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SP-2

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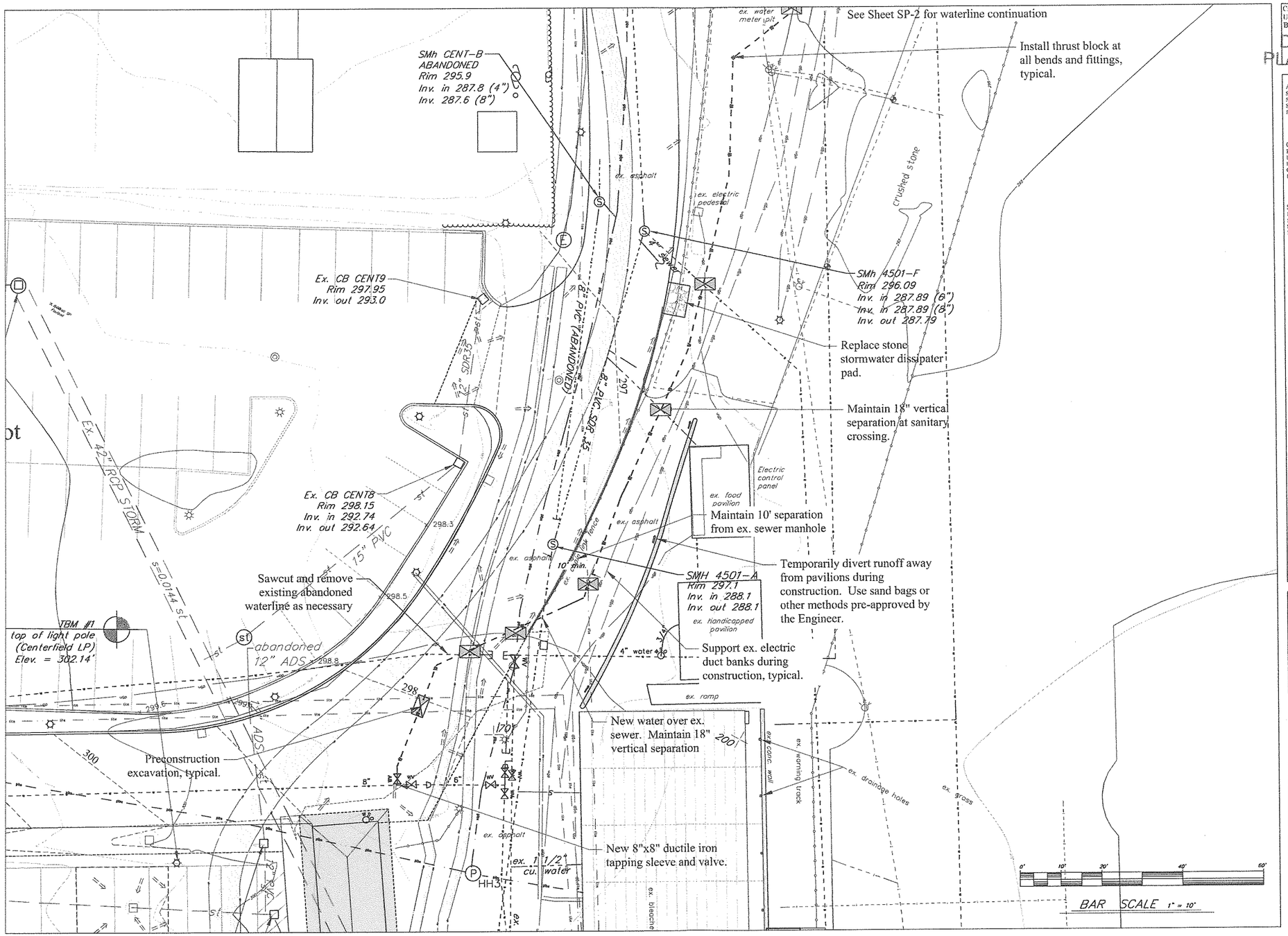

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DRAWING TITLE

Site Plan

DATE: 8.13.13

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DRAWING NO.

SP-3

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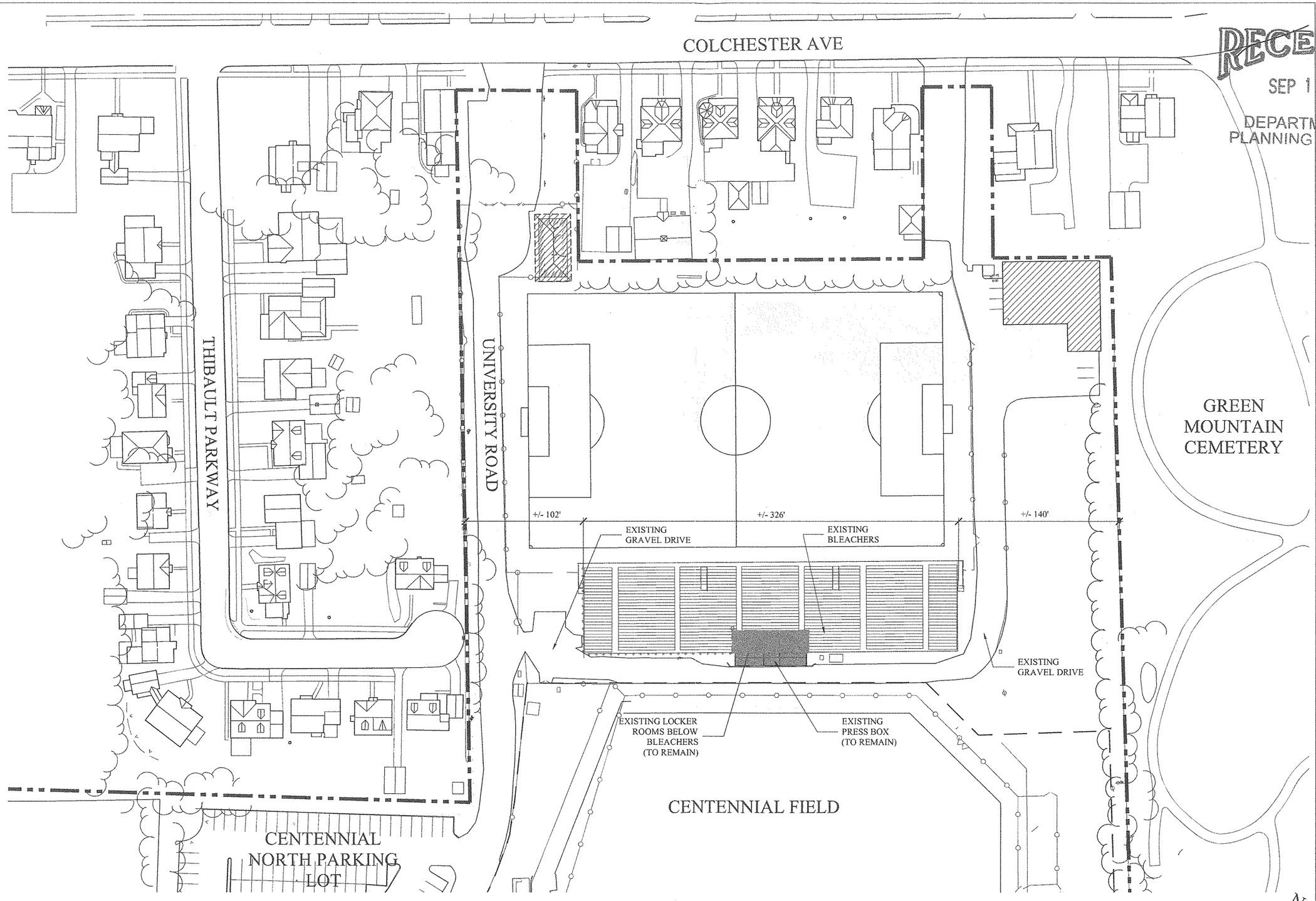

1 EXISTING SITE PLAN
SCALE: 1" = 80'

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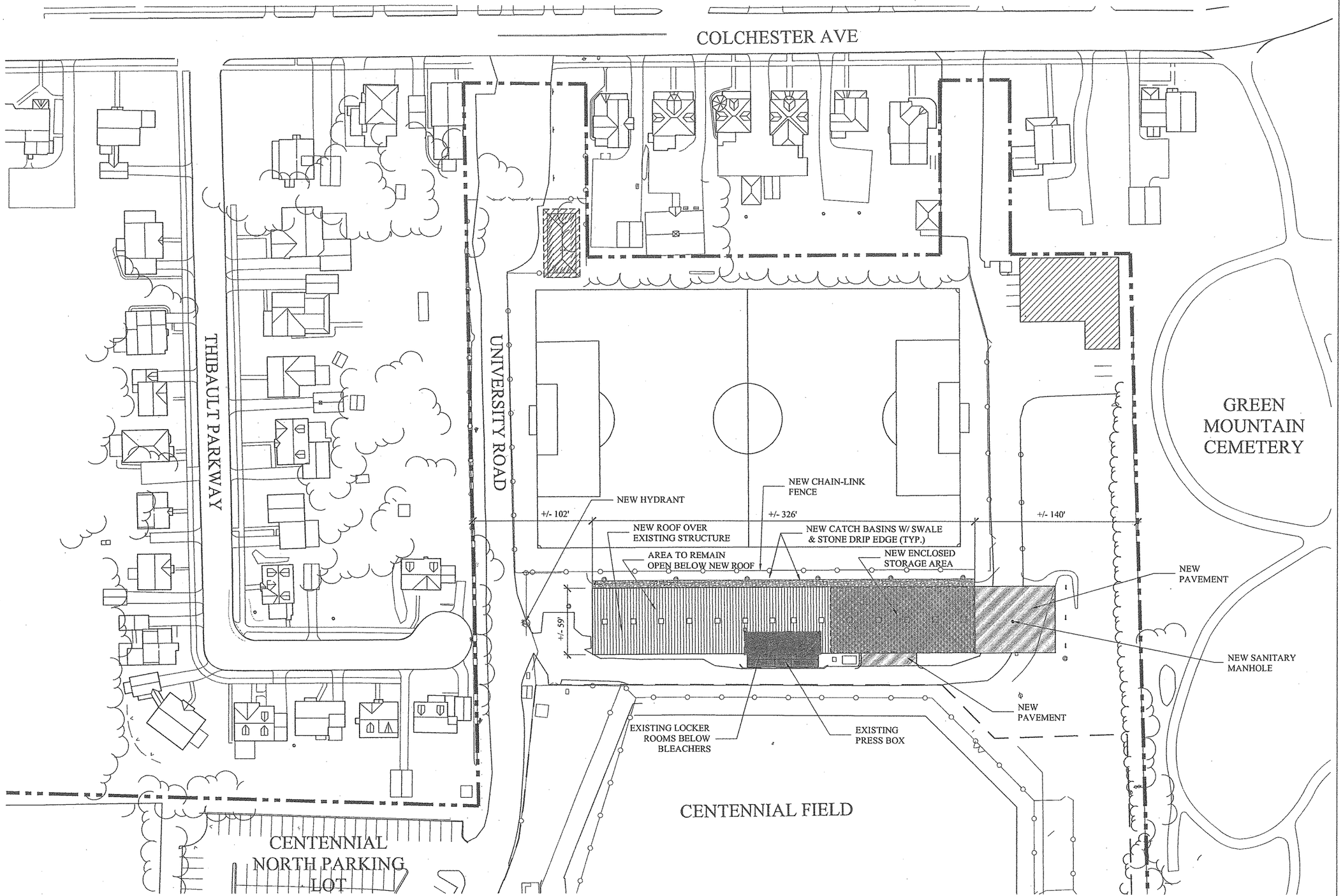
DATE: 07.26.13

REVISIONS

EXISTING SITE PLAN

C1.1



1 SITE PLAN
SCALE: 1" = 80'

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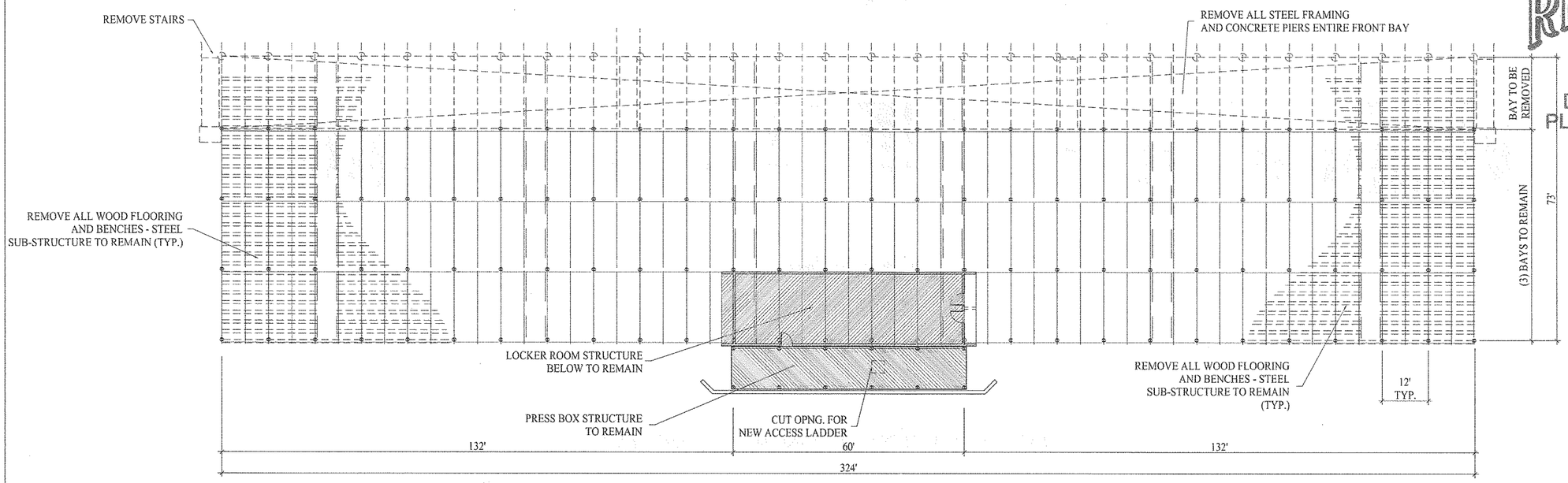
REVISIONS

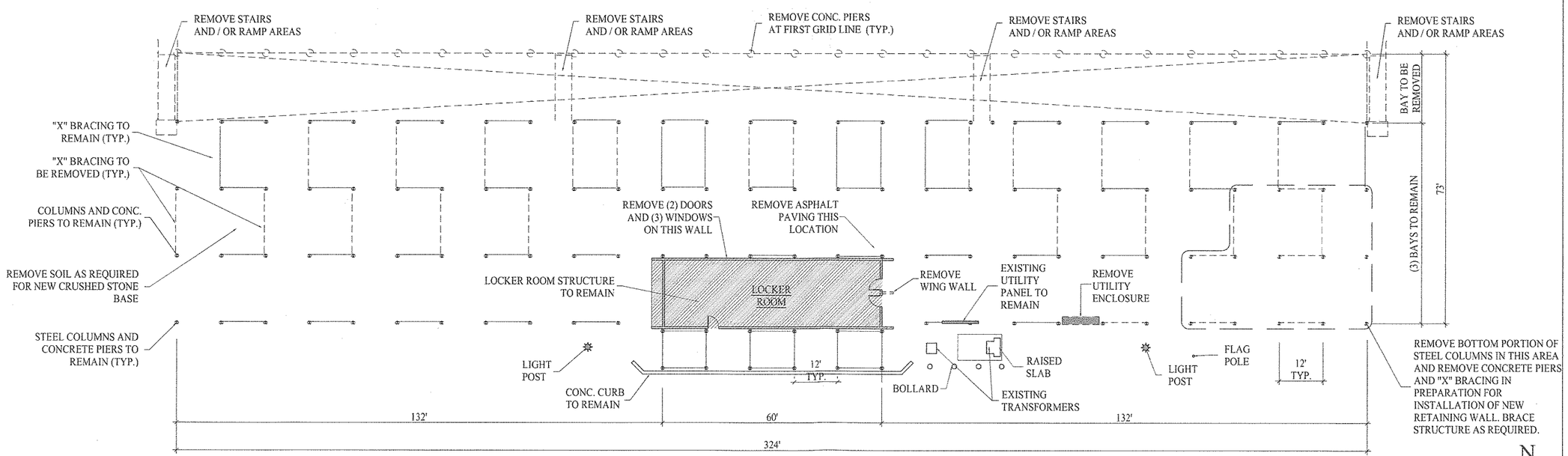
SITE PLAN

C2.1



2 EXISTING FRAMING PLAN SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'



1 EXISTING FLOOR PLAN SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'

0' 15' 30' 60' 90'

N

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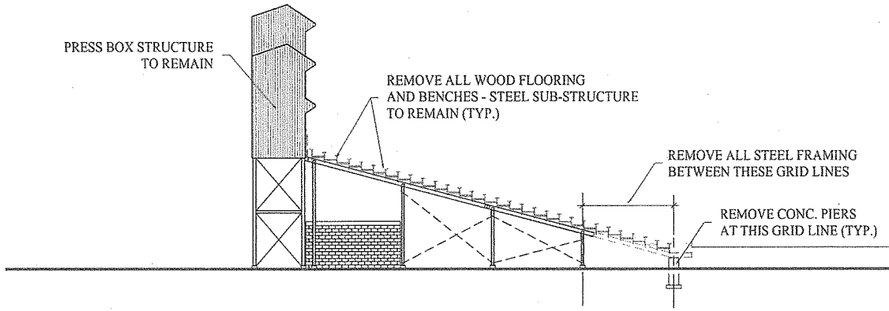
REVISIONS

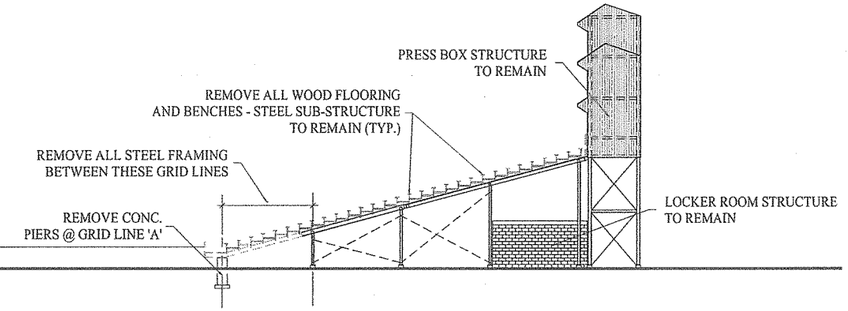
EXISTING PLANS
DEMOLITION SCOPE

A1.1



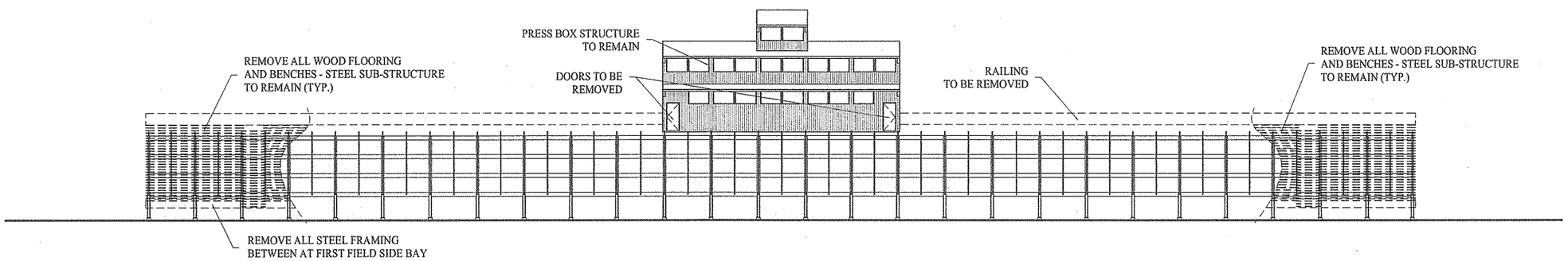
3 EXISTING EAST ELEVATION SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'



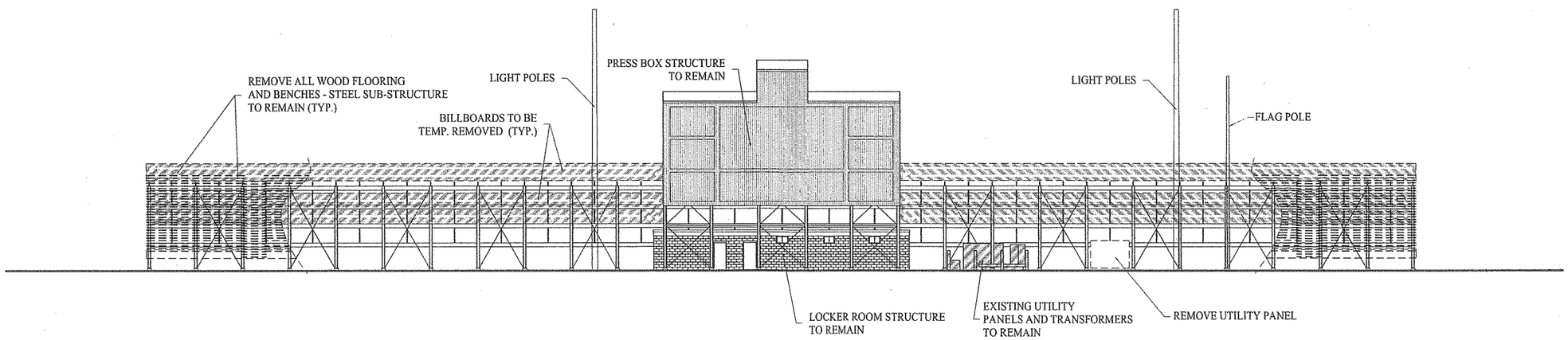
4 EXISTING WEST ELEVATION SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'



2 EXISTING NORTH ELEVATION SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'



1 EXISTING SOUTH ELEVATION SHOWING DEMOLITION SCOPE

SCALE: 1" = 30'

0' 15' 30' 60' 90'

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REVISIONS

EXISTING ELEVATIONS
DEMOLITION SCOPE

A1.2

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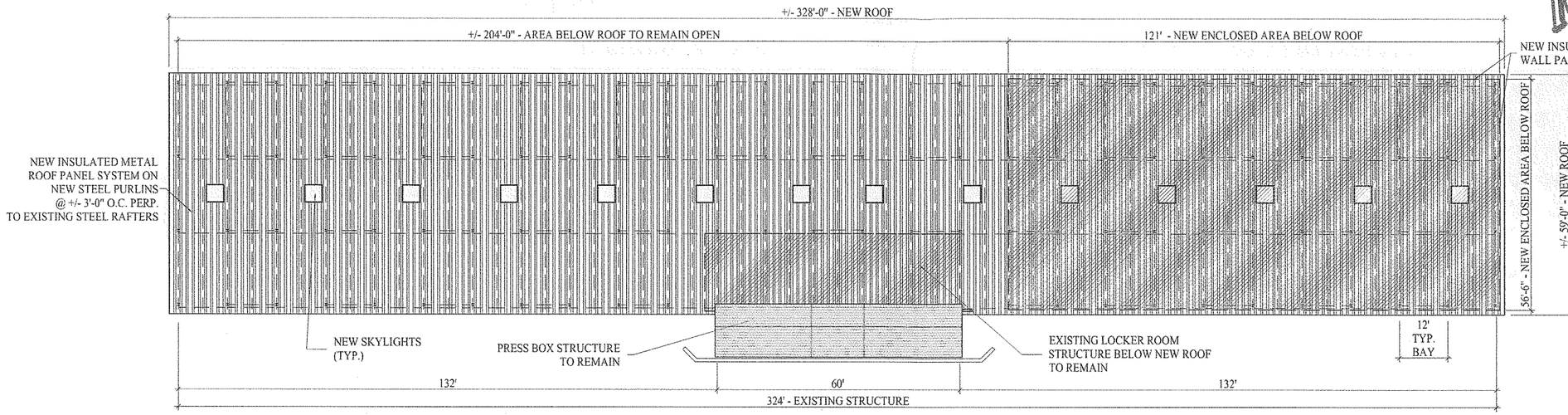
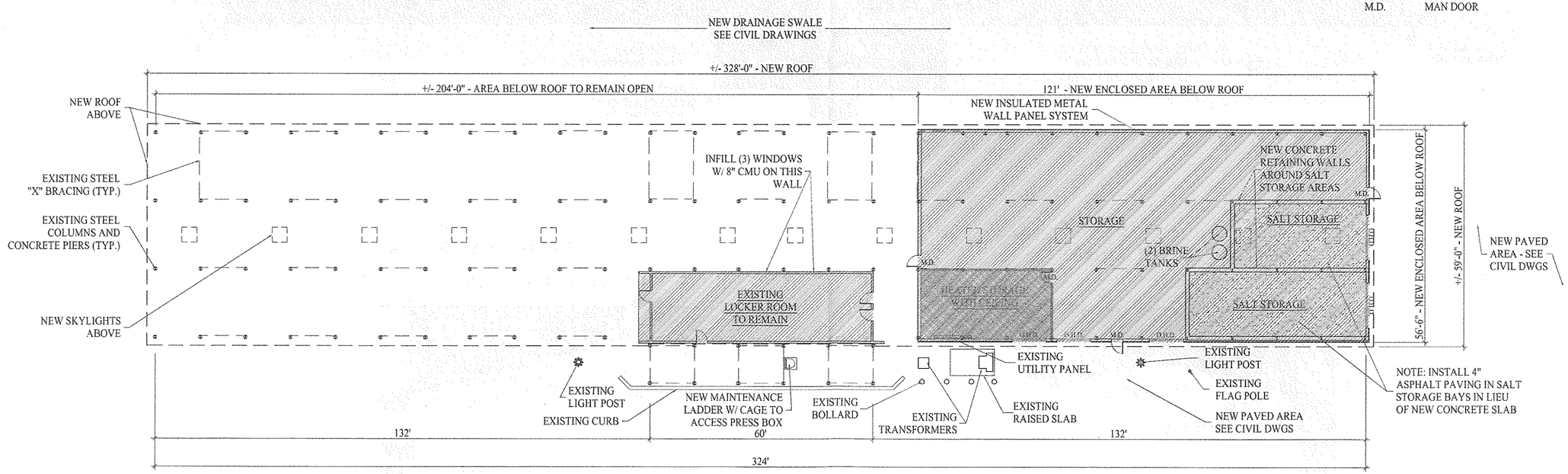


2 PROPOSED ROOF PLAN

SCALE: 1" = 30'

KEY

O.H.D.	OVERHEAD DOOR
M.D.	MAN DOOR



1 PROPOSED FLOOR PLAN

SCALE: 1" = 30'

0' 15' 30' 60' 90'

N

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PROPOSED PLANS

A2.1

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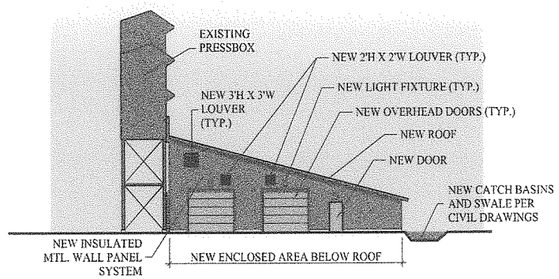
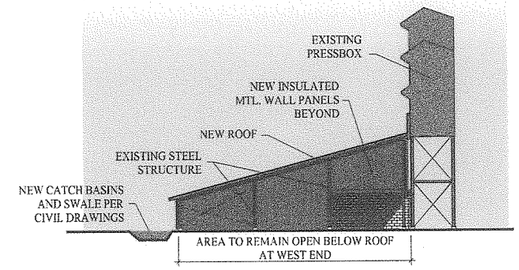
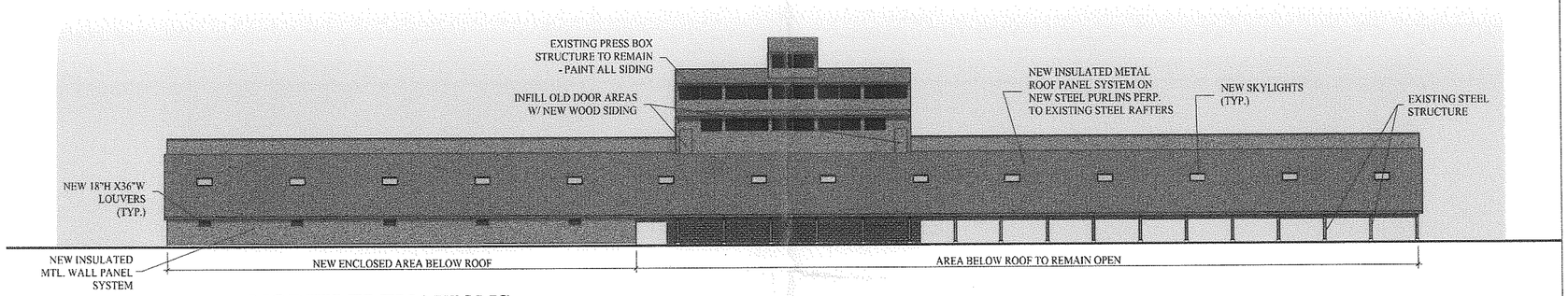


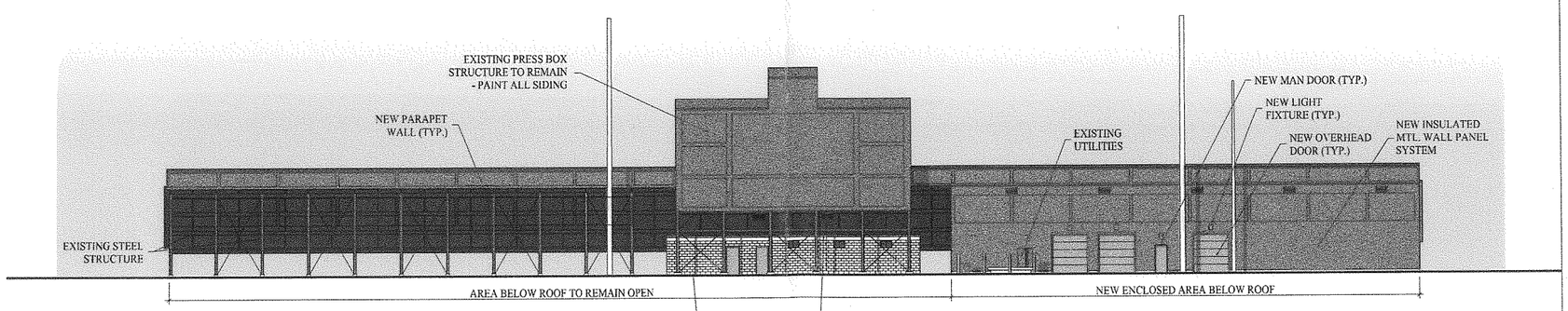
3 EAST ELEVATIONS
SCALE: 1" = 30'



4 WEST ELEVATIONS
SCALE: 1" = 30'



2 NORTH ELEVATIONS
SCALE: 1" = 30'



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REVISIONS

PROPOSED ELEVATIONS

A3.1