

Department of Planning and Zoning

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Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: November 5, 2013
RE: 14-0383CA/CU; 203 South Willard Street

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

Zone: I Ward: 6

Owner/Applicant: Champlain College, Inc.

Request: Construct addition at rear of Whiting Hall for stair tower and elevator. Reconstruct existing common area at rear of building. Total number of residential rooms to decrease from 44 to 41 beds.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to remove a small rear section of Whiting Hall and to replace it with new construction and an addition. No increase in residential capacity is proposed. The new construction will contain mostly common area, and the proposed addition will house a new stair tower and elevator.

Previous zoning actions for this property are noted below.

- 1/13/77, Approval for addition to existing building
- 1/5/77, Approval to erect a rear addition and remove rear porches
- 5/21/76, Approval to repair porch

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

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed construction is minor in scope and will have no impact on existing or planned community facilities. **(Affirmative finding)**

2. The character of the area affected;

The proposed development site is located within the Institutional/Champlain College Core Campus zone (ICC-CC) and is largely defined by existing college buildings and facilities. It is also the site of the “Residential Tri” project consisting of three new dormitories. The construction associated with this proposal is relatively minor and is consistent with the surrounding use and architectural character. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided. As the proposed construction will decrease residential student capacity, no changes in traffic are anticipated. **(Affirmative finding)**

4. Bylaws then in effect;

As conditioned herein, the project complies with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;

This particular project does not include the utilization of new renewable energy resources, it does, however, include upgrades to the building’s thermal envelope as required by city code. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

No cumulative impacts are expected to result from this small construction project. **(Affirmative finding)**

7. Functional family;

Not applicable.

8. Vehicular access points;

See Sec. 6.2.2 (i).

9. Signs;

No signage is included in this proposal. Any new signs will require separate zoning permits. **(Affirmative finding as conditioned)**

10. Mitigation measures;

The proposed construction will not generate offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

11. Time limits for construction;

No phasing or extended construction limits are included in this proposal. As a result, construction must be completed within 2 years of project approval. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;

Hours of operation need not be specified for the use of Whiting Hall. Consistency with the most recent dormitory project approval on this site requires that normal construction workdays be Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development

Review Board through correspondence rather than a scheduled hearing. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations.

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 construction is associated with the college, and the use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

See Sec. 4.5.2 for density, lot coverage, and building setbacks. Building height will remain unchanged, as the addition is shorter than the existing building. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Dormitories are a conditional use in the Institutional zone. Conditional use criteria are reviewed and incorporated into these findings.

Sec. 4.5.2, Institutional Core Campus Overlay Districts

(g) District Specific Regulations: Champlain College (ICC-CC)

1. Lot Coverage

Within this overlay district, a maximum aggregate lot coverage of 60% is allowed. The application materials state that lot coverage will not increase from the previously approved 56.9%; however, the most recent approval for this site (the Residential Tri project) notes approved lot coverage at 49.7%. In either case, lot coverage remains acceptable; however, clarification as to actual proposed lot coverage is required. **(Affirmative finding as conditioned)**

2. Setbacks

Within this overlay, a 20' peripheral setback applies to all contiguous Champlain College properties, except where a 30' setback applies along the western boundary with the Edmund's School property. As proposed, the Whiting Hall construction complies with these setbacks. **(Affirmative finding)**

3. Surface Parking

No new surface parking is proposed. **(Affirmative finding)**

4. Density

Within the residential core campus overlay, a FAR of 1.0 applies concurrently with a limit of 530 beds. The Residential Tri project resulted in an FAR of 0.78 and 469 beds. This project results in a slight increase in FAR, but the net new square footage figure is needed to determine the exact result. Total bed numbers decrease by 3 to 466. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.5.2 (g) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the 'I' zone.

Sec. 5.2.5, Setbacks

See Sec. 4.5.2 (g) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.5.2 (g) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.2 (g) above.

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.*

No change in the use to Whiting Hall is included in this proposal. **(Affirmative finding)**

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 historic character of Whiting Hall will be retained and preserved. Existing building materials will remain. Removal of the existing rear addition does not have an undue adverse impact its historic integrity. **(Affirmative finding)**

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 alterations are proposed. There is no attempt to fabricate faux historic elements. **(Affirmative finding)**

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

The portion of Whiting Hall to be removed is a rear addition. The zoning permit records indicate that its date of construction is 1977. It is clearly separate from the original structure. Its removal and replacement with a new addition will have no undue adverse impact on the integrity of this historic building. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
All of the building's significant materials, features, and finishes will be retained. **(Affirmative finding)**

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 original building will remain largely unaltered. **(Affirmative finding)**

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. **(Affirmative finding)**

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 proposed alterations respect the historic integrity of Whiting Hall. The new construction improves common area spaces and provides new stair tower and elevator service while leaving the essential form and integrity of the original structure intact. **(Affirmative finding)**

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.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

No new outdoor lighting is depicted in the project plans. The proposed addition includes a new exterior door. If any lighting of this doorway is proposed, it must be depicted on the elevation plans, and a fixture cutsheet must be provided. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is associated with this proposal, a "small project" erosion control plan is required. Such plan has been submitted to the Stormwater Administrator and is pending review and approval.

The Residential Tri project under construction includes a number of stormwater management measures, including underground detention chambers, bioswales, and pervious walkways. New impervious surface associated with the Whiting Hall project is relatively minor, and no changes to the existing or approved stormwater management measures are proposed. Whether any changes should be made specifically to accommodate this project is subject to the determination of the Stormwater Administrator. Such determination is pending. **(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

(a) Protection of important natural features

No important natural features will be impacted by the proposed construction. **(Affirmative finding)**

(b) Topographical alterations

Some grading will be required immediately around the proposed construction; however, the overall east-to-west slope of the land will remain unchanged. **(Affirmative finding)**

(c) Protection of important public views

The proposed construction is located almost entirely behind the existing Whiting Hall. Public views of Lake Champlain and the Adirondack Mountains as seen from the Maple Street view corridor will remain unchanged. **(Affirmative finding)**

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources. See criterion (b) under Sec. 6.3.2 below for the historic significance of nearby structures and the compatibility of the proposed development. **(Affirmative finding)**

(e) Supporting the use of alternative energy

See Sec. 3.5.6 (a) 5.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management. There is sufficient room onsite for seasonal snow storage. **(Affirmative finding)**

(h) Building location and orientation

The location and orientation of Whiting Hall along South Willard Street will remain unchanged. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the property will remain unchanged. **(Affirmative finding)**

(j) Pedestrian access

Walkways will continue to provide ample access to Whiting Hall. **(Affirmative finding)**

(k) Accessibility for the handicapped

No changes to existing handicap accessibility measures are evident in the project plans. It is the applicant's responsibility to insure that the project complies with all applicable ADA requirements. **(Affirmative finding as conditioned)**

(l) Parking and circulation

No changes to parking or circulation are proposed. **(Affirmative finding)**

(m) Landscaping and fences

No changes to the comprehensive landscaping plan associated with the Residential Tri project are proposed. **(Affirmative finding)**

(n) Public plazas and open space

No new public plazas or open spaces are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment or other site infrastructure are included in this proposal. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed construction is small in scope and limited to the rear of the existing Whiting Hall. The project reads as a distinct building component behind the existing structure. The overall massing, height, and scale of the building remain largely unchanged. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed hip roof differs from the gable roof on the existing building; however, the pitch is similar. The proposed roof form helps to differentiate the addition from the existing building and is acceptable. **(Affirmative finding)**

3. Building Openings

Relatively simple one-over-one double hung windows are proposed. The fenestration pattern is consistent and symmetrical throughout the proposed construction and relates appropriately to that in the existing building. **(Affirmative finding)**

(b) Protection of important architectural resources

Whiting Hall is an historically significant structure. The proposed construction is subordinate to, and distinct from, the original building. The essential form and integrity of the original structure remains intact. **(Affirmative finding)**

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
Whiting Hall's street edge remains unchanged. **(Affirmative finding)**

(e) Quality of materials
The proposed construction will be sided in wooden shingles and set on a stone façade foundation. Slate roofing is proposed. A section of curtain window wall will link the common areas to the new stair and elevator tower. Wooden and clad wooden windows will be installed. These materials are of acceptable quality and durability. **(Affirmative finding)**

(f) Reduce energy utilization
This project includes upgrades to the building's thermal envelope as required by city code. **(Affirmative finding)**

(g) Make advertising features complimentary to the site
No new outdoor signage is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design
No new exterior equipment or infrastructure are included in this proposal. **(Affirmative finding)**

(i) Make spaces safe and secure
The proposed construction must comply with the city's current egress requirements. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, revised plans and/or additional materials shall be submitted subject to staff review and approval. These items shall include:
 - a) Correct and verifiable proposed lot coverage and FAR; and,
 - b) Outdoor lighting fixture locations and cutsheets (if proposed).
2. **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. The applicant shall also obtain written approval of the Stormwater Management Plan. This Plan may consist of existing or proposed stormwater improvements as determined by the Stormwater Administrator.
3. Construction workdays shall be limited to Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing
4. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Treasurer's Office the impact fee as calculated by staff based on the net new square footage of the proposed development.
5. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.

6. All new utility lines shall be buried. All utility meters shall be screened.
7. All outdoor signs are subject to a separate zoning permit.
8. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
9. It is the applicant's responsibility to comply with all applicable ADA requirements.
10. Standard permit conditions 1 -15.



CHAMPLAIN
COLLEGE

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SEP 25 2013

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PLANNING & ZONING

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www.champlain.edu

25 September 2013

Mr. Scott Gustin, Senior Planner
City of Burlington
Department of Planning and Zoning
City Hall – 14 Church Street
Burlington, Vermont 05401

RE: Revision to Res-Tri Permit / Addition and Alterations to to Whiting Hall
DRB Permit Number 09-396CA/MA

Dear Scott:

As per our recent discussion, Champlain College requests a modification to the *Res-Tri* project previously approved by the DRB under Permit 09-396CA/MA. enclose the following information associated with this request:

1. Completed application form
2. \$4,970 Application Fee: (\$110 + \$3000) + (\$210 + 1,650)
3. Supporting Information including:
 - a. Site plan prepared by Ruggiano Engineering
 - b. Building elevations prepared by Colin Lindberg Architect

In general, the proposed revision contemplates addition and alterations to Whiting Hall. Salient features of the proposal include:

- Removal of existing wood-frame addition to the original brick structure and construction of a replacement structure containing common areas and residential bedroom.
- Construction of new tower element containing elevator and stair tower
- A stone façade base is proposed for the exterior of the ground floor level of the addition matching the foundation stone on the original structure. The upper levels of the proposed addition will be cedar shingles.
- Interior upgrades to life safety and thermal envelope as required.
- Renovation of existing Campus Health Services suite located on the lower level

The proposed changes will result in a slight decrease in the use of the building as the number of residential rooms will decrease from 44 to 41 beds. Further, the changes do not result in any substantive modifications to the approved site plan or building mass / function. In addition, the proposed changes will not result in any change in the previously approved lot coverage of 56.9%. Specifically, the proposed changes include:

We consider these to be minor visual modifications that improve our campus, and they are provided for your consideration and approval. Thank you for your ongoing assistance in processing this application. If additional information is required, please advise.

Sincerely,

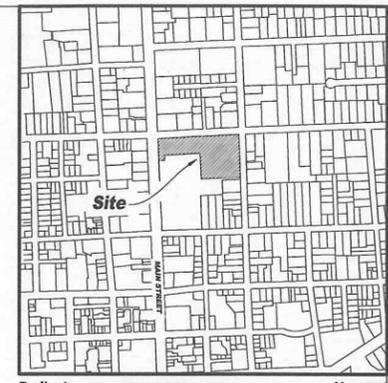
John Caulo
Associate Vice President – Campus Planning and Auxiliary Services

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OCT 30 2013

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SEP 25 2013

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Building Setback

Existing Structures	Designation	Setbacks Front	Side
The Gallery	B1	1.0' (S)	15.6'(E)
Skiff Hall	B2	6.8' (W)	
The Shed	B3	0' (W)	
Whiting Hall	B5	34.7' (W)	
McDonald Hall	B6	45.3' (W)	19.5' (N)
Goodhue Coolidge	B7	28.6' (N)	
308 Maple Street	B9	25.6' (N)	17.5' (E)
Lakeview House	B10		21.2' (E)
Adirondack House	B8		19.6' (S)
Advising Center	B4		9.5' (S)
Proposed Structures			
Building A	B12	23' (W)	
Building B	B13		21' (E)
Building C	B14	24' (N)	
Chiller	B11		10.6'* (S)

*Waiver Required

Building Heights

Existing Structures	Height
McDonald Hall	38.6'
Proposed Structures	
Building A	37.56'
Building B	33.52'
Building C	37.85'

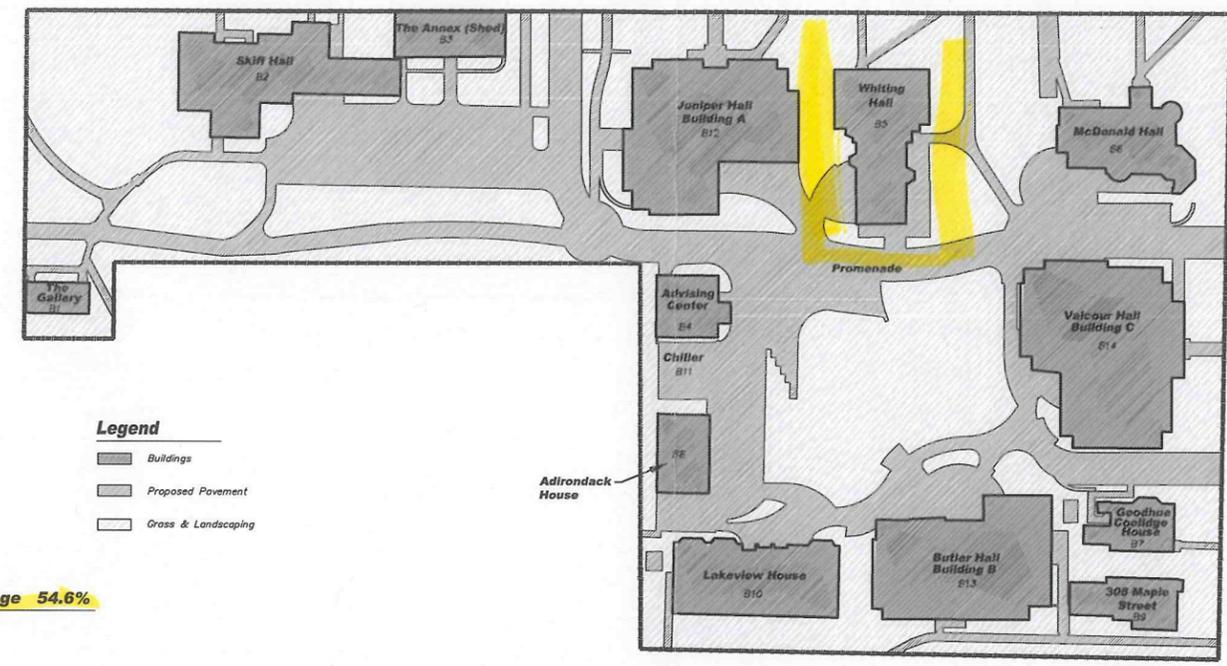
- NOTES**
- Boundary data and physical features shown are from ground surveys by Button Professional Land Surveyors, P.C., South Burlington, Vermont and Llewellyn-Howley Incorporated. See survey plat "Retracement Boundary Survey Showing a Portion of the Lands of Champlain College, Inc.", dated 9/29/05 last revised 10/06/05. Total Lot Area: 202,989 sf
 - Area calculations by Ruggiano Engineering, Inc., d/b/a Llewellyn-Howley Incorporated, South Burlington, VT. Areas were calculated from existing features surveys and aerial orthophotography using AutoDesk Civil 3D software.
 - Zoning District - Institutional District Core Campus Overlay Champlain College. Lot coverage shall not exceed 60%.

Permit Application Drawing - Not For Construction

Approved Lot Coverage

Site Total	202,882 sf	100.0%
Proposed and Existing Buildings		
B1	760 sf	0.4%
B2	5,600 sf	2.8%
B3	1,900 sf	0.9%
B4	1,560 sf	0.8%
B5	4,100 sf	2.0%
B6	3,530 sf	1.7%
B7	1,443 sf	0.7%
B8	1,600 sf	0.8%
B9	1,520 sf	0.7%
B10	4,550 sf	2.2%
B11	0 sf	0.0% (Included in prvnt)
B12	8,028 sf	4.0%
B13	7,150 sf	3.5%
B14	9,400 sf	4.6%
Total	51,141 sf	25.2%
Proposed Pavement (Drives, Parking and Sidewalks)		
Total	59,549 sf	29.4%
Proposed Grass and Landscaping		
Total	92,192 sf	45.4%

Approved Lot Coverage 54.6%

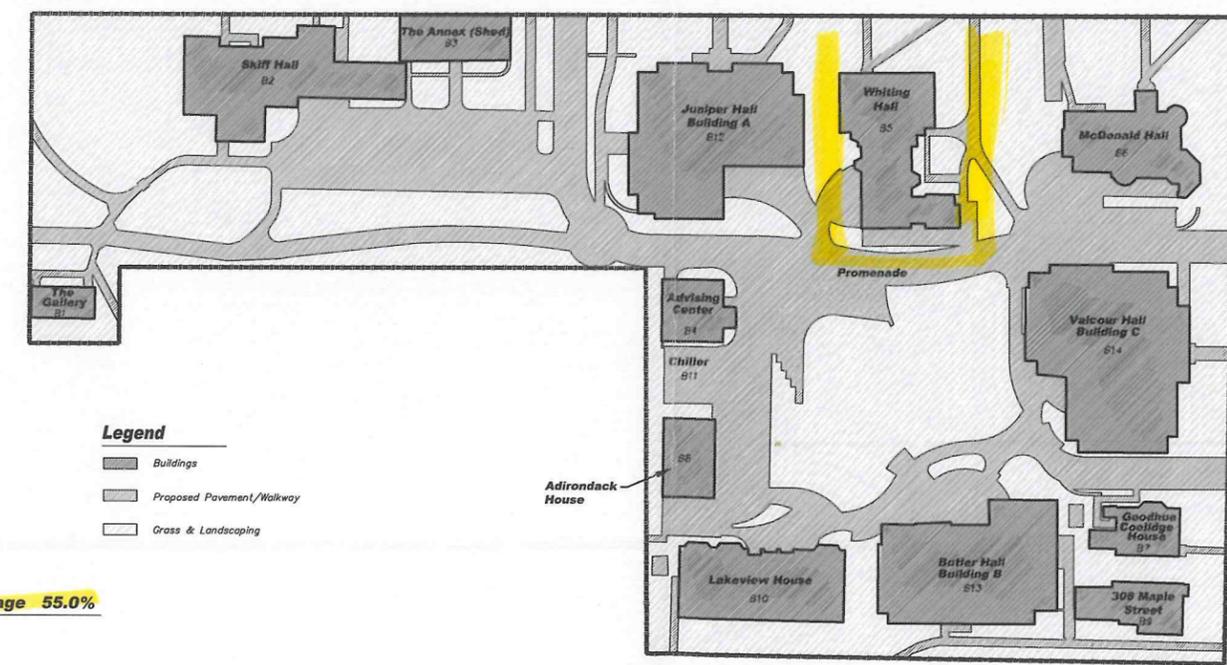


APPROVED SITE PLAN

Proposed Lot Coverage

Site Total	202,882 sf	100.0%
Proposed and Existing Buildings		
B1	760 sf	0.4%
B2	5,600 sf	2.8%
B3	1,900 sf	0.9%
B4	1,560 sf	0.8%
B5	4,100 sf	2.0%
B6	3,530 sf	1.7%
B7	1,443 sf	0.7%
B8	1,600 sf	0.8%
B9	1,520 sf	0.7%
B10	4,550 sf	2.2%
B11	0 sf	0.0% (Included in prvnt)
B12	8,028 sf	4.0%
B13	7,150 sf	3.5%
B14	9,400 sf	4.6%
Total	51,697 sf	25.5%
Proposed Pavement (Drives, Parking and Sidewalks)		
Total	59,939 sf	29.5%
Proposed Grass and Landscaping		
Total	91,246 sf	45.0%

Proposed Lot Coverage 55.0%



PROPOSED SITE PLAN

REVISIONS

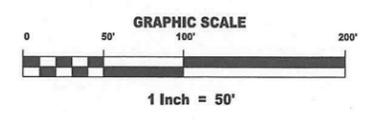
#	DATE	DESCRIPTION
1	1-1-11	Revised Plan Set
2	1-10-11	Revised Plan Set
3	3-19-13	Updated to match current plan.
4	9-25-13	Revised for Whiting Hall Add'n.



cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



RUGGIANO ENGINEERING, INC.
D/B/A
LLEWELLYN-HOWLEY
CONSULTANTS
Consulting Services • Engineering • Permitting
28 Kimball Ave Ste. 202N F (802) 658-2882
South Burlington T (802) 658-2100
Vermont 05403 www.ruggianoengineering.com



LOT COVERAGE PLAN

03-18-2013 Revision

SCALE	PROJECT #	DATE ISSUED
1" = 50'	2010015	11.08.2010

C102

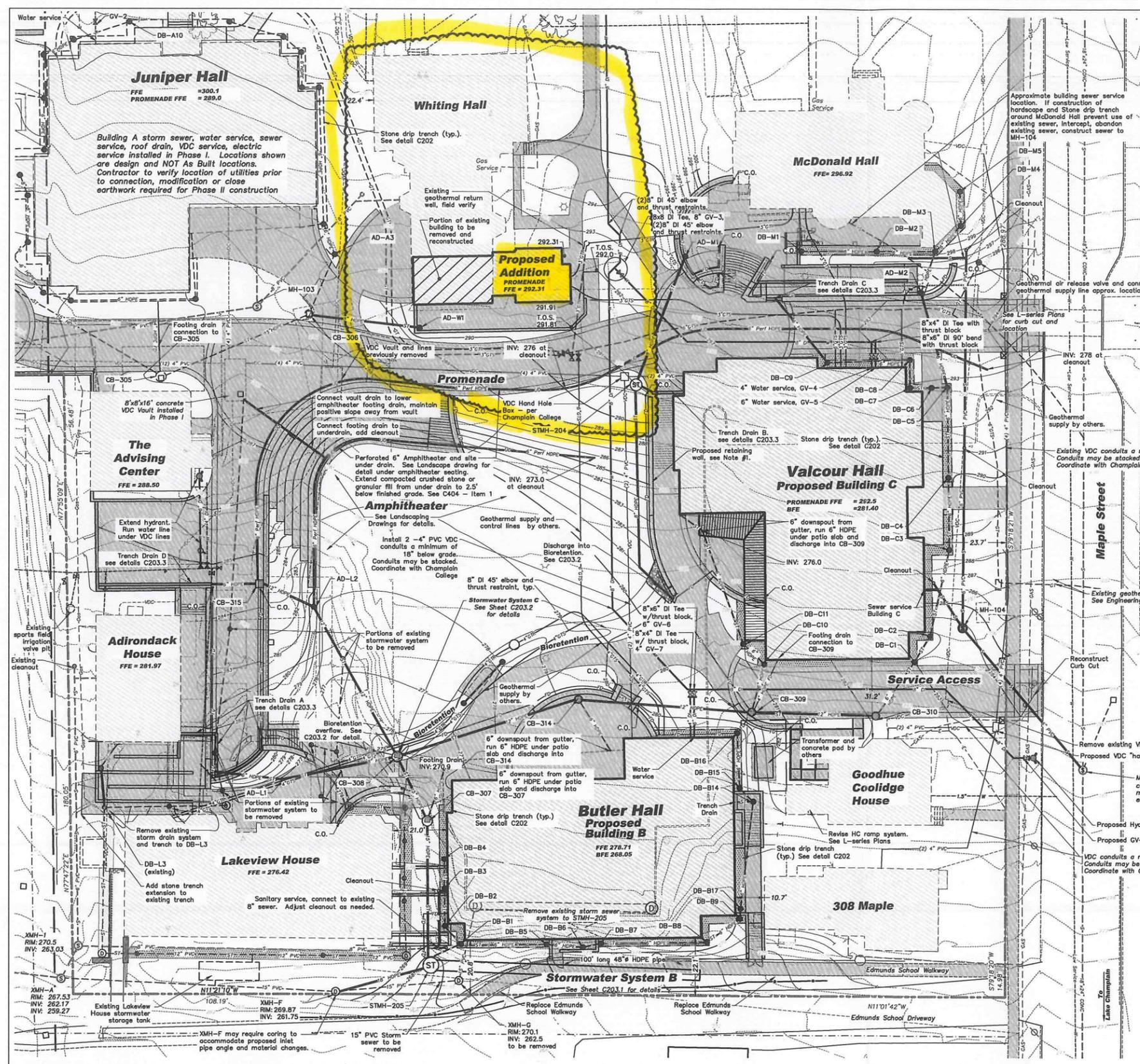
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- Notes**
- Proposed grading, walkways, hardscaping, retaining walls and landscaping by Carol R. Johnson Associates, Boston, MA. See "L" sheets, this plan set.
 - Adjusted location of McDonald Hall sanitary sewer unknown. Contractor shall verify before Phase II construction begins.
 - Res-Tri will be constructed in two phases:

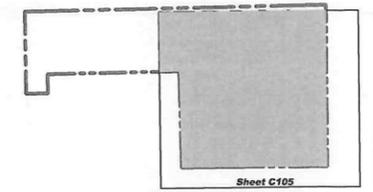
Phase I includes Building A, supporting infrastructure and landscaping, modify sewer connection for Whiting Hall and Advising Center, modify water service for Advising Center, relocate/add VDC lines and provide temporary walkways.

Phase II includes Buildings B and C, supporting infrastructure and landscaping, removal of Whiting/McDonald and Skiff parking lots, adding 6 space parking lot, construction of the Promenade, Amphitheater, and service access from Maple Street.



Promenade

Maple Street



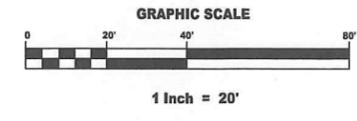
Sheet Key

REVISIONS

#	DATE	DESCRIPTION
1	1-4-11	Revised Plan Set 2 2-14-11 95% CD Progress
2	3-4-11	95% CD Progress 4 4-4-11 Permit Set
3	4-4-11	95% CD Progress 4 4-4-11 Permit Set
4	4-4-11	95% CD Progress 4 4-4-11 Permit Set
5	4-4-11	Draft Set 6 09-01-2012 100% Const. Doc.
6	4-4-11	Draft Set 6 09-01-2012 100% Const. Doc.
7	3-11-13	Updated Title Block and Table of Structures
8	4-15-13	Revised Storm System B
9	8-01-13	Added footing drain connections to retaining walls
10	9-25-13	Revised Whiting Hall addition, patio and walkways

CHAMPLAIN COLLEGE
RESIDENCE HALLS, BURLINGTON, VT

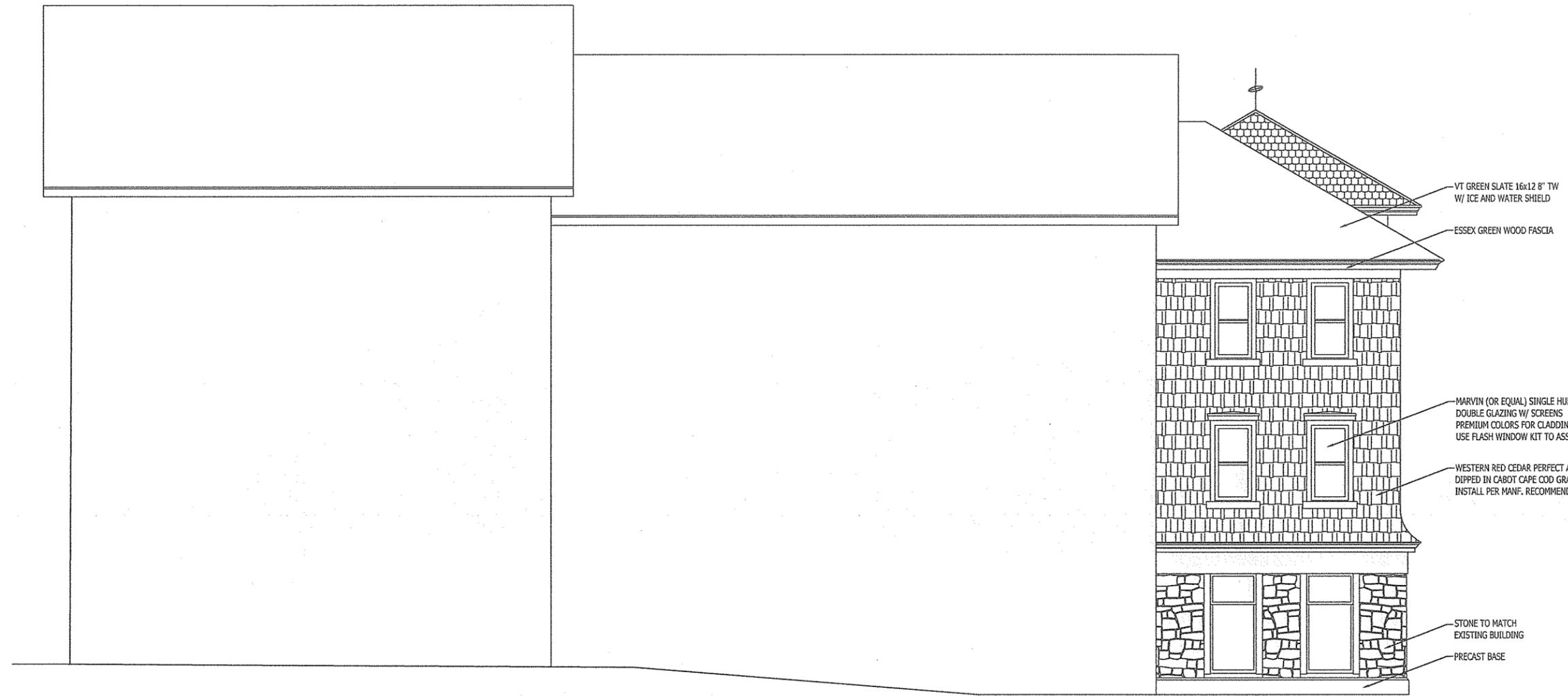
cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



SITE PLAN A
03-11-13

SCALE 1" = 20' PROJECT # 2010015 DATE ISSUED 10-26-12

C105



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

VT GREEN SLATE 16x12 8" TW
W/ ICE AND WATER SHIELD
ESSEX GREEN WOOD FASCIA

MARVIN (OR EQUAL) SINGLE HUNG W/ SASH LIMITERS
DOUBLE GLAZING W/ SCREENS
PREMIUM COLORS FOR CLADDING
USE FLASH WINDOW KIT TO ASSURE NO LEAKS

WESTERN RED CEDAR PERFECT AS 5" T/W,
DIPPED IN CABOT CAPE COD GRAY
INSTALL PER MANF. RECOMMENDATIONS

STONE TO MATCH
EXISTING BUILDING
PRECAST BASE

COLIN P. LINDBERG, A.I.A.
228 FLYNN AVENUE, SUITE 2B
WINDHAM, VT 05401
802-364-4828

NORTH ELEVATION

CHAMPLAIN COLLEGE
WHITING HALL
200 FLYNN AVENUE, SUITE 2B
WINDHAM, VT 05401

STAIR & ELEVATOR TOWER ADDITION & RENOVATIONS

scale	AS NOTED
date	OCT. 1st 2013
Date	Revision

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10.25.13
PROGRESS PRINT
NOT FOR CONSTRUCTION

A4.3