

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner *M. O'Neil*
RE: ZP 14-0061CA; 87 King Street
Date: August 13, 2013

File: ZP 14-0061CA

Location: 87 King Street

Zone: RH **Ward:** 5

Date application accepted: July 15, 2013

Applicant/ Owner: King Street Center, Inc.

Request: Rebuilding and renovation of the King Street Center on the existing footprint.



Background:

- Zoning Permit 04-532, replace existing fence with new 8' fence. Approved April 2004.
- Zoning Permit 99-331 / COA 092-117 B; Installation of a roof top mounted heating and cooling system for the existing King Street Youth Center. Approved February 1999.
- Zoning Permit 97-157; Installation of nonilluminated lettering, to be placed no higher than 14' above grade, stating "The Bob and Holly Miller Building", aka King Street Youth Center. Approved October 1996.

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 96-524 / COA 092-117A; Construction of an attached shed in the rear of the King Street Youth Center in materials to match existing. Approved May 1996.
- Zoning Permit ZP 93-343; installation of nonilluminated parallel sign for the existing King Street Youth Center. Approved February 1993.
- Zoning Permit 92-433 / COA 092-117; Renovation of existing building, including recreation space addition and associated site work. Change of use from retail to educational use. Waiver of 10 parking spaces; 10 remaining required parking spaces located (2 spaces on-site; 8 off site leased spaces with a 5 year lease provided.) Approved June 1992.
- Request to the Burlington Zoning Board of Adjustment VR 92-063; variance of height limitations for east side of site (for construction of gymnasium.) Denied June 1992. (Information received that this is in fact 2 lots; therefore need for a variance is moot.)
- Conditional Use request to the Zoning Board of Adjustment (81-214) to open a sales service and storage office (repairing cash registers and other office machines) at 87 King Street; Approved November 1980.

Overview: The applicants propose to demolish the westerly portion of the youth center, retaining the easterly (gymnasium) structure, building on the existing footprint of the easterly structure. Improvements include stormwater retention and attenuation, landscaping, site improvements, a relocated play structure, a roof terrace, rooftop pergola and an internal elevator.

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:

Between the existing building and the rear basketball court, the lot is predominantly covered (with the exception of a small rear play area.) No significant or important natural features exist.

(b) Topographical Alterations:

None proposed.

(c) Protection of Important Public Views:

There are no protected views from this site.

(d) Protection of Important Cultural Resources:

87 King Street is included within the original Battery-King Street Historic District; identified within that document as Chiott Marine. The identified “boomtown” parapet remains, but the building has seen significant alteration since the National Register listing: Window alteration (bay windows replaced with alternating fixed/slider windows along the front); sheathing changes

(wood clapboard to stucco on the front, metal on the sides), site alteration including removal of accessory buildings, and a gymnasium addition on the east. This application essentially proposes the demolition of the Chiott Marine structure, with new construction to functionally improve the King Street Youth Center. While the integrity of the historic structure may be debated, the applicants may pursue the option of securing an opinion from the Vermont Division of Historic Preservation that the building no longer retains its historic integrity, or to address the required standards for review of demolition of a historic building (Section 5.4.8 (d), below.) Exploration of the community wide benefits between retaining the existing historic building and redevelopment of the existing youth center are expected. Materials should be submitted to meet ordinance standards for either option.

(e) Supporting the Use of Renewable Energy Resources:

The proposal includes integration of rooftop skylights and installation of shade trees (rear patio, play area.) The pergola and rooftop deck areas have the potential to provide opportunities for solar-relocated activities (gardening, art activities.)

(f) Brownfield Sites:

None presently identified. If development advancement indicates site contamination, appropriate remediation will need to be pursued in consultation and partnership with the Vermont Department of Environmental Conservation.

(g) Provide for nature's events:

The existing 5,000 gallon stormwater storage tank will be removed, with the proposed installation of 2 new 5,000 gallon tanks. At present, engineers are finalizing the Stormwater management plan, which will need to meet the approval of the City Stormwater administrator.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The main entrance will include an entry court, partially covered by a small canopy, and leading to a protected vestibule and lobby. All will provide safe, comfortable refuge from inclement weather. The applicant should define the method of snow removal and/or storage during winter storm events.

(h) Building Location and Orientation:

The proposed development, on the footprint of the existing building, will maintain the existing development pattern and rhythm of structures along the existing streetscape. The new building will aligned with the front façade of neighboring buildings to reinforce the existing “street-edge.” Despite the mass of the building, surface articulation, fenestration, façade void to fill ratios and building features provide streetfront interest.

The main entrance is facing and clearly identifiable from the public street.

There are no accessory buildings. The existing on-site 2 space van parking approved under COA 092-117 is proposed to be removed. The vehicular access “curve” will be removed. There is no access drive proposed for the site.

Energy Standards, Zoning Permits and Certificates of Occupancy

Act 89 (H.520) - <http://www.leg.state.vt.us/docs/2014/bills/Passed/H-520C.pdf> - Section 9 of the bill.

Provisions of this bill require administrative officers to provide applicants with building energy standards when issuing applicable zoning permits and also require the permittee to provide the administrator with the required Residential Building Efficiency Standards Certificate prior to the issuance of a Certificate of Occupancy. Free copies of the Vermont Residential Building Energy Code Handbook are available from the Department of Public Service (contact kelly.laundry@state.vt.us.)

Sec. 9. 24 V.S.A. § 4449 is amended to read: § 4449. ZONING PERMIT, CERTIFICATE OF OCCUPANCY, AND MUNICIPAL LAND USE PERMIT

(a) Within any municipality in which any bylaws have been adopted:

(1) No land development may be commenced within the area affected by the bylaws without a permit issued by the administrative officer. No permit may be issued by the administrative officer except in conformance with the bylaws. When an application for a municipal land use permit seeks approval of a structure, the administrative officer shall provide the applicant with a copy of the applicable building energy standards under 21 V.S.A. §§ 266 (residential building energy standards) and 268 (commercial building energy standards). However, the administrative officer need not provide a copy of the standards if the structure is a sign or a fence or the application certifies that the structure will not be heated or cooled. In addition, the administrative officer may provide a copy of the Vermont Residential Building Energy Code Book published by the Department of Public Service in lieu of the full text of the residential building energy standards.

(2) If the bylaws so adopted so provide, it shall be unlawful to use or occupy or permit the use or occupancy of any land or structure, or part thereof, created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure after the effective date of this chapter, within the area affected by those bylaws, until a certificate of occupancy is issued therefor by the administrative officer, stating that the proposed use of the structure or land conforms to the requirements of those bylaws. Provision of a certificate as required by 21 V.S.A. § 266 (residential building energy standards) or 268 (commercial building energy standards) shall be a condition precedent to the issuance of any such certificate of occupancy.

(i) Vehicular Access:



There is no driveway, nor any vehicular access to the property. There exists a small area for drop-off at the front of the property which was approved for 2 space van pull-through parking (COA 092-117) and has been used for short term parking. A site visit on July 23, 2013 revealed four cars parked in this area. This is not proposed to be retained

in the new development.

(j) Pedestrian Access:

The (porous paver) entry court, accessed directly from the public sidewalk will provide a direct pedestrian route to the building. Additionally, sidewalks are proposed along both sides of the building. The westerly walkway area is extremely constrained, and certainly does not provide enough room for the bicycle parking illustrated on the plan. An easterly sidewalk exists (see photo above) but is presently blocked by a chain link fence. This easterly sidewalk is favored to provide continued access to the rear playground area. Given the constraints on the west, and the immediate proximity of a private home, it would benefit the project to eliminate the westerly walkway, provide new landscaping in that area, and profit from the return on coverage.

Pedestrian access must be anticipated on the rear of the lot, as a gate is proposed from the play area. The applicants shall define the nature of access at that point.

(k) Accessibility for the Handicapped:

It is anticipated that the entire building will be handicap accessible. The applicant will confirm. An interior elevator is included within the plan, which provides assurance for internal movement and access to the rooftop terrace as well.



87 King Street
Existing site (from Google)
Note play area in rear of lot.

(l) Parking and Circulation:

COA 092-117 was approved with a requirement for 20 parking spaces: This requirement was met with a 10 space parking waiver, and a requirement to provide 10 parking spaces. 8 parking spaces were leased off site (with a 5 year lease at the “Howard Bank” lot), and 2 spaces provided on-site. 10 waiver + 2 on-site + 8 leased off site = 20.

Approved plans for COA 092-117 demonstrate 2 parking spaces/van drop-off at the front of the existing site. That is now used for short term parking. This is not proposed to be retained.

The permit in 1992 identified the use as education. Minimum parking requirements in Table 8.1.8-1 are based on the number of classrooms: 1.5 spaces per classroom. In the proposal, 9 full size classrooms are proposed; 3 in the basement, 3 on the first level, and 3 on the 2nd floor. $9 \times 1.5 = 14$ parking spaces required. With the potential for a 50% parking waiver (under Sec. 8.1.15: *Any waiver granted shall not exceed fifty percent of the required number of parking spaces...*) a parking management plan would be required. With a 50% waiver, 7 parking spaces would be required for the site redevelopment.

No parking on-site is provided in the plan.

Whenever there is an alteration or conversion of a structure or expansion of use which increases the parking requirements, the total additional parking requirements for the expansion shall be provided in accordance with the ordinance (Sec. 8.1.5, CDO.) If the development is occurring to *better* serve the youth of the community, rather than *expanding* to serve a greater number of youth, then the parking requirements will not change (thus not spurring the above provision.)

It should be noted that closing off the drop-off access arc will provide 3-4 on-street parking spaces that do not currently exist. Even though this is currently a “resident only” parking area, there is the potential to work with the Public Works Commission in securing and identifying those new on-street spaces toward the parking requirement to meet student drop-off and short term parking for King Street staff.

(m) Landscaping and Fences:

The project proposes significant perennial plantings along the front (north) elevation and parallel to the west walkway. Vines are proposed at the southerly building façade, with a raised bed landscaped area adjacent to the multi-use playcourt. A bioswale / raingarden are proposed for attenuate stormwater at the southeasterly corner of the lot. New shade trees are proposed in four different locations on the very constrained site.

New or replacement street trees shall be provided consistent with the city’s Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

The applicants shall consult with the city arborist as to appropriate tree species choice for the project.

A fence will be relocated to a rear property line, with a gate provided. It is not clear to which property it empties. Access or egress without authority / easement / ownership cannot be assumed. The applicant shall define use arrangements.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The proposed entry court replaces the existing drop-off vehicular circulation area. In terms of the population served, the colorful entry is better suited to the young (non-driving) residents who typically arrive by foot. In terms of service, the King Street Youth Center is intended to provide services to a population that does not drive, and habitually walks from the immediate neighborhood. The entry court represents a public plaza/open space that will allow free congregation and mingling for those served by the community center. The area, predisposed to available sunlight, is planned to be adorned with perennial plantings and a columnar shade tree.

The landscaping plan (L1.0) also highlights the fact that the proposed entry court crosses the property boundary into the public right-of-way. While functionally it completes the “public entry court” function, it is proposed on public lands. The City Engineer provides the following process for review of projects proposing the use of the right-of-way:

- the process of permanent occupying the Right of way requires the
 - Review and consent of city staff that what is being proposed does not serve as a detrimental use of the Public Right of Way for its primary purpose.
 - Meeting that consent of City Staff a draft easement, a packet of information needs to be developed for the consideration of the licensing committee and City Council (city council resolution, cover memo from City staff supporting the request, site map, draft agreement city staff and the developer.
 - Staff active in the development of the packet of information are (Ronald Gore, City Engineer, City Attorney)
 - City staff and the developer need to attend City License Committee Meeting, with their consent the request is forwarded to the full city council.
 - full City Council for their ultimate and final approval.

The Department of Public Works has confirmed that this conversation has begun.

The rear multi-use play court and patio area will provide secondary spaces for the use of the center. Situated on the south of the lot, it will benefit from maximum solar exposure. This location is similarly planned to have landscaped areas.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

A request has been made for the applicant to prepare a shading study to determine impact on immediately adjacent properties.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No lighting details have been submitted. Any proposed exterior lighting should be identified and spec sheets provided. A photometric plan may be required to determine compliance with the CDO.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

No storage areas, machinery, or mailboxes have been identified. New utilities will have to be undergrounded. Utility connection locations should be identified on site plans or elevations, as appropriate. Mechanical systems are identified on the third floor roof, however spec sheets have not been provided to determine potential auditory impact to neighboring properties, and to discern appropriate screening.

There is existing HVAC equipment on the roof which may provide a baseline for existing conditions, and anticipation of continued auditory level.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

No dumpsters or recycling areas are identified. The applicant shall submit the intended location of both. See above for requirement relative to underground utilities.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

See above note about requirement to submit details about proposed mechanical equipment.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The redeveloped King Street Youth Center, presently an enhanced single story wing attached to a former storage building, will increase in height to two full stories with a rooftop deck. Abutting properties (Peterson Place, 3 ½ stories, private residence at 85 King Street, 2 ½ stories)

are similar in scale to the proposed. One block down is the new Champlain Housing building (30-42 King Street) which is an enhanced three stories as well. Peterson Place has an elongated footprint along the streetfront, which is similar in streetfront expanse to the new plan (proposed to be built on the existing footprint.) 88 King Street is a recently constructed 4 story residential building, immediately across the street from this site. Although clearly of a more modern aesthetic, in massing and scale the proposed development relates to other structures on this portion of King Street.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided.

While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged.

The development includes varying roof treatments and planar changes with voids (at entry court); includes a modulation of height, inclusion of domed skylights, a rooftop pergola, and terrace/patios. Predominantly the roofs are flat or moderately pitched to shed rain. The pergola provides a whimsical twist and variety softening the overall flat roof assembly.

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Mechanical equipment is identified atop the 2nd floor roof, but set back substantially from the primary façade. No screening has been identified; but the equipment appears to be functionally screened by the stairwell extrusion.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

As noted, the rooftop is activated with domed skylights, a(n emergency) walkway, and a rooftop terrace on the south, accessible from the elevation/vestibule. The plan reflects the intended enhancement of program area, presenting opportunities to add design interest to the building as well as visual access for patrons to the waterfront and surrounding area.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building.

The primary access is clearly identifiable, under an entrance canopy and from a public entrance court. Suggested signage will direct visitors to the use and entrance as well.

Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

The entrance canopy and vestibule will provide safe and comfortable respite from inclement weather. It is anticipated that snow removal will be accomplished by staff; the applicant shall define.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Fenestration pattern occurs in sporadic horizontal bands, reflecting internal activity. The arrangement on the primary (north) façade directs the eye upward toward the uppermost floor. The entry canopy will be required to be mounted at a height directed by the ordinance. It does not encroach into the public ROW per submitted drawing A102.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 6.2.2 (d) above, and Sec. 5.4.8, below.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

The proposed development does not impede public views toward the west; however the inclusion of the rooftop amenities will provide access for a greater number of Burlington residents to visually access the skyline and views to the west.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

The massing is proposed to change on the westly portion of this site, with enhanced classroom and activity space for the existing community center. The building maintains the existing setbacks (as allowed under Zoning Amendment ZA13-08; Residential Side/Rear Yard Setback Encroachments.) The design incorporates features that will provide light and air (windows, rooftop skylights) to the community center.

The design incorporates a rooftop terrace, which will provide vistas for public viewing that are not currently available. In this manner, a greater number of people (young residents, in particular) will have a unique opportunity to appreciate Burlington's skyline and unparalleled opportunities to appreciate views toward the lake.

(d) Provide an active and inviting street edge:

The proposed development assiduously integrates the existing gymnasium structure to create a seamless and harmonious streetfrontage. The proposed entry court welcomes the pedestrian visitor; the glass doors provide easily identifiable and accessible entry. Encroachment into the public right-of-way by the proposed entry court needs appropriate review, approval and licensing by the City Attorney's office and City Council. See Sec. 6.2.2. (m.)

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade.

The ribbon of glass along the entry (and the corner glass at the west streetfront) directs the visitor toward public entrance and the commencement of activity area. The ample glass provides an interior amenity as well, washing the interior with natural light.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The structure is proposed to be sheathed in painted cementitious panels on the front; with retention of vertical metal siding on the east and new horizontal corrugated metal siding on the west. The elevator shaft and vestibule are similarly proposed to have vertical corrugated metal siding with a painted finish. Foundation areas are proposed to be exposed concrete. Trim is generally metal (corners). Doors are proposed to be aluminum. All are considered to be durable.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The historic portion of the building complex is proposed to be demolished as part of this plan. See Section 5.4.8 (d), below.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

Skylights are proposed. A shadow study has been requested of the applicants.

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

“King Street Center” is illustrated on primary (north) elevations as an attachment to the canopy. The parcel is within the RH residential district, and therefore restricted to a maximum of 20 sf (parallel). Section 7.2.2 (b) instructs that *no sign shall be located within three feet of any sidewalk except where such sign is attached to the face of the building at least eight feet above the sidewalk and protruding no more than six inches from the face of the building.* Plan A102 suggests that the sidewalk is approximately 7’ from the canopy, which is proposed to meet the 8’ height requirement. Attachment of the sign to the structural canopy would meet the provision: *No more than six inches from the face of the building.* If existing signage is non-conforming (size, location, mounting distance) that may be explored for continuance. Further information will be needed from the applicant, which can be assessed during review of a separate sign permit.

Another choice would be to apply for a **Master Sign Plan** (Article 7, Part 3) which would provide flexibility from existing standards (Sec. 7.3.4.)

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure’s design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered “ornamental and symbolic features” pursuant to Sec. 5.2.7 for the purposes of measuring building height.

The roof height, measured at the primary elevation from the sidewalk meets the height limitations for the zoning district. The exception is the elevator shaft, which is incorporated within the design and situated at the rear of the lot. This minor deviation from the building height limitation may be viewed within the “10%” provision as a design feature which is well incorporated within the overall scheme.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

Information relative to the proposed roof-mounted mechanical systems shall be submitted to discern any negative audible impacts to neighboring properties.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The development will be required to meet all ingress/egress standards, and comply with all applicable building and life safety code as defined by the building inspector and the fire marshal. As previously noted, lighting information needs to be submitted as part of the plan.

Sec. 5.4.8 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.

87 King Street is included as a contributing structure within the original Battery Street/King Street Historic District on the National Register of Historic Places. See attached information.

The application proposes the removal of the historic portion of the building complex (westerly structure.) The former Chiott Marine Supply building was constructed after 1919 and before 1929. As the National Register nomination does not define the approximate date of the existing structure (which was modified in the 1992 renovation), further research would be required to determine a more exact date of construction.

Unless a separate determination is received that defines the former Chiott Marine structure as having lost its historic integrity, the following standards shall apply:

(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;

As of this date, no report of an architect or engineer has been submitted that specifically evaluates the soundness of the structure. Preliminary meetings with an architectural representative indicated that the existing historic building, in exhaustive pre-application planning and development preparation, was not capable of accommodating the increased need of the current use through rehabilitation.

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

This will be submitted to the applicant's architectural consultant for response and additional submission material.

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; and,

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

No claim of economic hardship has been made.

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;

An expansive redevelopment plan has been submitted that proposes to replace the historic former Chiott Marine portion of the King Street Youth Center, with construction on the existing building footprint. The existing historic building had been significantly altered in the 1992 rehabilitation and change-of-use, so that the existing site, materials, fenestration, building arrangement and appearance have changed since the National Register nomination. In the 1992 renovation, the use changed from retail to educational use; providing the area youth with a location for activities, instruction, training, prevention services, mentoring and afterschool programs. This development proposal seeks to better serve the same population with enhanced facilities, providing 9 new classrooms.

The immediate neighborhood is predominantly multi-unit residential, and is immediately adjacent to the downtown district. Many larger structures (multi story residential and mixed use) exist within a 2 block radius. The redevelopment proposal would serve an existing educational use within a newly renovated and enhanced structure that will complement and be compatible with the existing streetscape and neighborhood.

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.

See attached plans.

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; 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; 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. It is anticipated that the “greater community benefit” provision will be exercised in the Conditional Use application for the demolition of the former Chiott Marine Supply building.*

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;*
 - 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; 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;*
 - (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; and,*
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*
- See attached development plans. Construction time periods will be a condition of approval.

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.

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.

It is difficult to imagine that site materials could safely and effectively be made available to others for salvage, due to the close proximity of neighboring buildings and concern for public safety. This condition, however, can be made as an informal recommendation if the

owner/applicant wishes to make building materials or fixtures available in a supervised and safe manner.

Items for consideration:

1. As originally permitted in 1992, this is an existing educational use.
2. The project proposal seeks to better serve an existing youth population. No expansion of educational use is interpreted within this proposal.
3. Based on the number of new classrooms, the parking calculation is 1.5 x 9 (new classrooms) = 14 parking spaces. A 50% waiver (if approved by the DRB) = 7. The applicant must provide or demonstrate **7 dedicated parking spaces, accompanied by a parking management plan** to meet the requirements of the CDO.
4. The applicants shall consult with the city arborist as to **appropriate tree species** choice for the project, if appropriate and space is available in the public right-of-way.
5. The applicant shall define ownership/authority to utilize the rear gate exit onto abutting property. If use is not supported by legal instrument / contiguous ownership/ easement, the gate may be removed from the plan.
6. New utilities will have to be undergrounded.
7. **Utility connection locations** should be identified on site plans or elevations, as appropriate.
8. A **lighting plan** will be required, including spec sheets for proposed fixtures, identification for their location, lumens level, and a photometric to assure compliance with Section 5.5.2 the ordinance.
9. Information sheets shall be provided for any **HVAC** or other mechanical equipment to determine potential auditory impact to neighboring properties.
10. The applicant shall submit the intended **location of trash and recycling**.
11. A **shading study** shall be provided to assess potential impact to adjoining property owners.
12. The applicant will define the method and location for **snow removal/storage** from the front entry court.
13. The applicants are required to satisfy review, approval, easement and / or license agreement process for any work proposed within the public right-of-way. See Sec. 6.2.2. (m.)
14. All required submission materials for Section 5.4.8 (d) shall be submitted relative to the demolition of historic structures prior to review by the Development Review Board under Conditional Use review.
15. Per Section 5.4.8 (d) 2. F. iii, the time between demolition and commencement of new construction shall not exceed six (6) months.
16. A Stormwater Management Plan and Erosion Prevention and Sediment Control Plan will be required to be approved by the City Stormwater Administrator.
17. Per Major Impact review standards, the applicant will be required as a condition of approval to execute a letter of credit (LOC) or Escrow agreement for all construction site stormwater management and erosion control measures. The amount will be sufficient to cover the complete cost of administration and construction associated with remedying failure to complete stormwater management and erosion control infrastructure.
18. Standard permit conditions 1-15.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 18

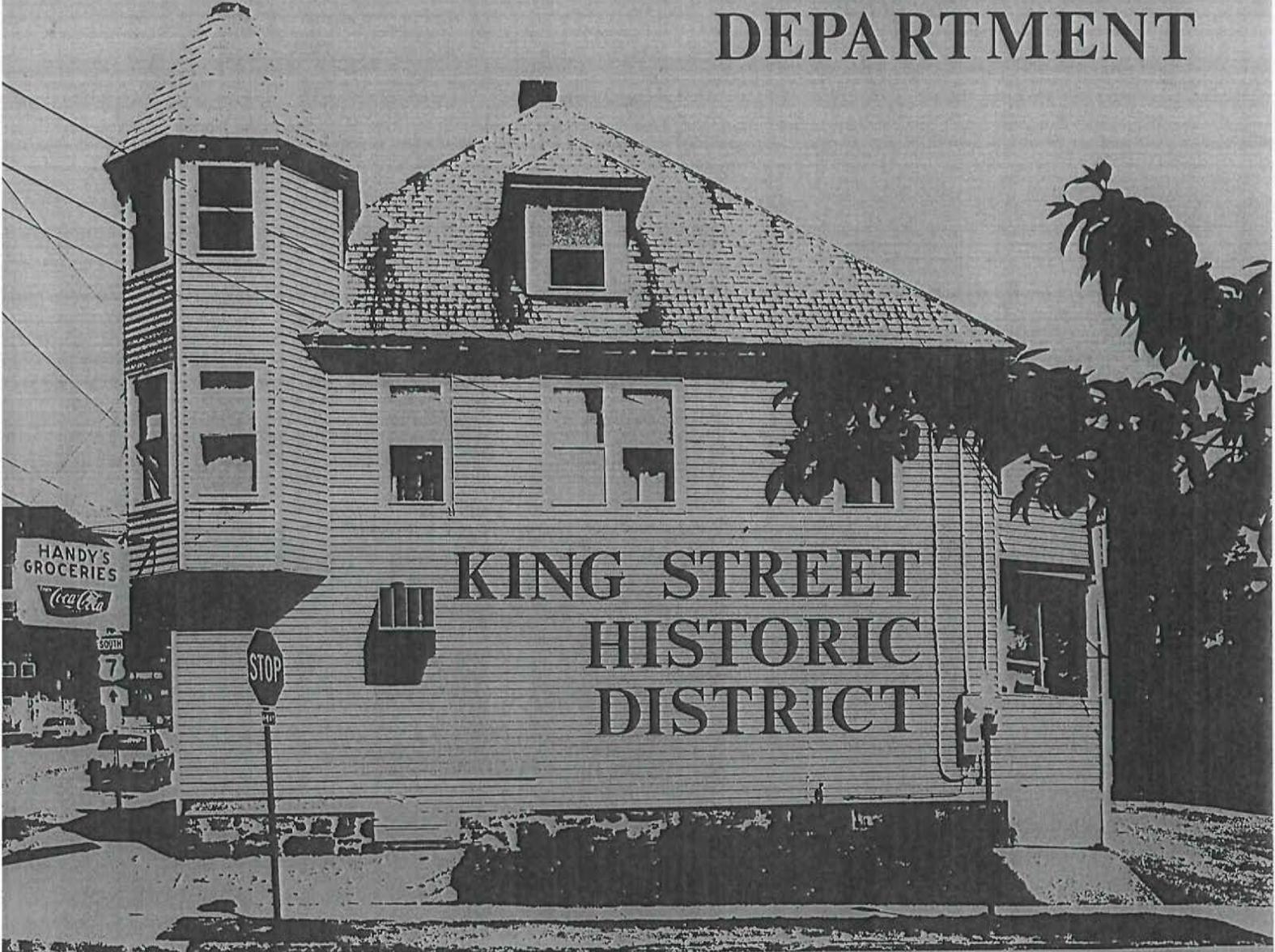
- ✓72. Chiott's Marine Supplies, 87 King Street, 1-story, wood frame, asphalt siding, gable roof with false step front (Boomtown).
- ✓73. Greek Revival Town House, 85 King Street, 2½-story, wood frame, asphalt siding, gable roof sheathed in polychrome slate. The house is three bays wide with the door on the east front with a gabled hood supported by brackets and finials. A one story porch is on the west side.
- ✓75. House, 71 King Street, 2½-story, wood frame, gable roof sheathed in polychrome slate with an imbricated band.
- ✓76. Commercial Block, 65, 67, 69 King Street, 3-story, wood frame, perma-stone first story with vertical board sign cornice, clapboarded second and third story with imbricated shingle frieze, flat roof with bracketed cornice and large modillions.
- ✓77. Town House, 63 King Street, 2½-story, wood frame, clapboarded with imbricated shingle gable infill, gable roof sheathed in polychrome slate with imbricated bands. There is a first story bay window and a two-story porch with a shed roof.
- ✓78. House, 79 King Street, see Description.
- ✓79. Apartment House, 49 & 51 King Street, 2-story, wood frame, clapboarded, flat roof. The first story porch entry has turned posts and a shed roof. The building has a frieze of tongue and groove boards with a bracketed cornice.
- ✓80. Gideon King Jr. House, 35 King Street, see Description.
- ✓81. House, 29 King Street, 2½-story, wood frame, asphalt siding, gable roof sheathed in slate, 1-story porch across the front elevation, end chimneys. Before 1853.
- ✓82. Garage, 23 King Street, 1-story, rock faced concrete block, cinder block west side, flat roof, false front with date stone "1938", two-bays wide.



60, 71, 72

National Register nomination photo, 1976
Battery-King St. Historic District

BURLINGTON PLANNING DEPARTMENT



KING STREET
HISTORIC
DISTRICT

PRESERVATION MASTER PLAN

prepared by:
The Preservation Partnership
Natick, Mass. *(no date)*

restoration of its neon sign, and removal of the much-newer-vacuum-formed plastic projecting sign.

Ice House: A well-executed rehabilitation which contributes to the character of Battery Street, and to the water-orientation of the District in general.

b. CHURCH STREET

Yellow Checker Cab Co.: A good example of 1940's architecture which underlines the small-scale industrial undercurrent of the King Street neighborhood.

200 Church Street: A good example of post-World War II commercial brick architecture, virtually unaltered, with concrete trim. Suitable for adaptive reuse as offices or housing.

Designer's Labels: Attached to the Wilson Hotel, this is a fine Georgian Revival building with an outstanding pressed metal cornice. It presently requires repainting and visual improvements to the storefront.

181 Church Street: Again, a good historic building, gable-end to the street, whose new stucco finish is somewhat at odds with its real character.

Charlie's Red Hots: A fine two-story Italianate commercial structure in need of a restored storefront. Present signage is obtrusive.

171 Church Street: This small store, Nan-Patrick, is commendable for its lovely treatment of its landscaped forecourt.

167 Church Street: Although its historic character is still discernible, this commercial building has had much unsatisfactory change to its storefront, windows and shutters, now nailed to the facade. Bright aluminum storm windows have been installed.

163 Church Street: Perhaps Spanish Colonial or altered Italianate, this small commercial building could be an attractive part of the historic district. Unfortunately, its charm is marred by the totally inappropriate ground floor treatment, confusion in signage and a new tension between the verticality of the original design and the horizontality imposed by signage and by the visual incompatibility of the lowest floor with the two floors above.

c. KING STREET

★ Chiott's Marine: Good massing and form, including a characteristic parapet, make this an asset to the neighborhood. The distinctive supergraphic, while not appropriate for other buildings in the district, relates to the maritime character of the enterprise. Good massing, form, and siting further contribute to this unusual but successful complex.

J. & M. Grocery: While still potentially a contributing structure because of its scale, roofline and relationship to the street, this building has been much altered and is threatened by poor maintenance. Color and materials are intrusive, and out of keeping with the historic character of King Street.

Gideon King House: An important historic landmark, whose exterior has been recently repaired and repainted.

Garage: Down King Street from the Gideon King House is a two-bay garage built in 1938, of rock-faced concrete block. While in very poor physical condition, this is another good representative of the small industrial buildings whose scale blends well with the neighborhood's residential function. The stepped parapet gable is attractive, and an adaptive use could be found.

d. MAPLE STREET

Eagles' Club: This 1950's modern brick structure is in scale with other industrial and commercial buildings in the district. Nevertheless, its siting and the presence of visible parking do put it somewhat at odds with its neighbors, and landscape elements might be used at some future time to relate it more closely to the urban pattern of the surrounding blocks.

(previous location!)

King Street Youth Center: This historic building could be a great deal more attractive if better maintained, and if its ground floor storefront were restored. The supergraphic can be justified by its present function.

75 Maple Street: This fine brick block, occupied by Akman Electric, is an outstanding example of turn-of-the-century commercial architecture. The rich brickwork is panelled, and cornice work is good. Some ground floor changes have been unfortunate, and the metal ell is non-contributing. This structure should be a prime candidate for conversion into good housing.

Green Mountain Storage Co.: This is one of the finest structures in the district: a large, brick structure with arched fenestration suggestive of Wrightian or Prairie School work. It is a bold design, capable of enhancing any adaptive reuse. There is good surface modulation, good cornice work, and superb brickwork.

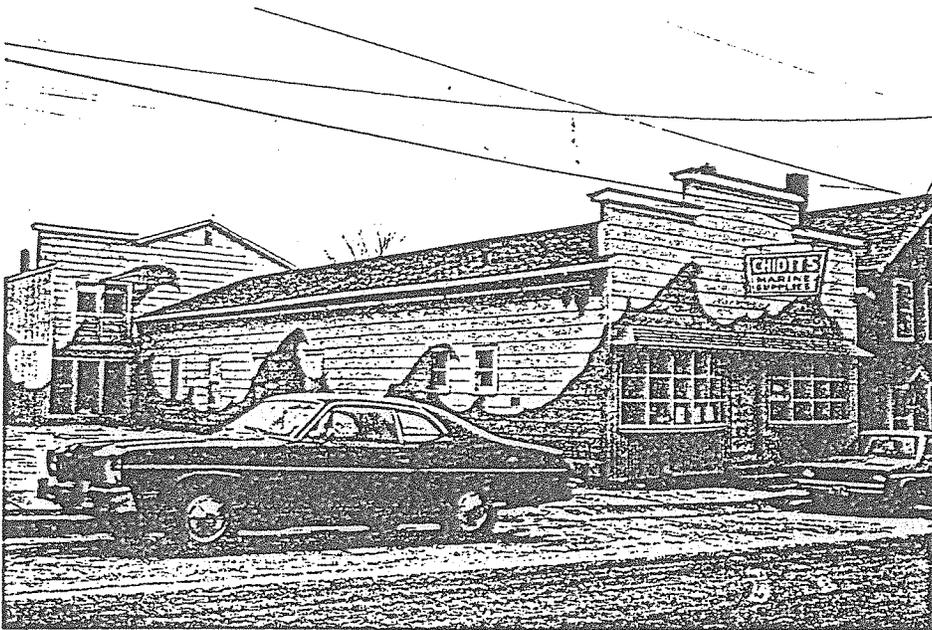
39 Maple Street: Occupied by Swift Sales, this small building of late 19th-century vintage is in urgent need of restoration or at least stabilization. There are good cornice returns at the eaves, two-over-two sash, and original narrow clapboards under asbestos imitation brick. Much work is needed, but adaptive reuse and restoration are both possible and desirable.

e. ST. PAUL STREET

Garage: Adjacent to the Treaty of Yorktown is a small two-bay garage in need of urgent rehabilitation. This is once again typical of the small-scale industrial uses which are well integrated into the residential areas of the King Street District,

PROPERTY ADDRESS

CHIOTT'S MARINE SUPPLIES



Preservation Study :

King Street

Neighborhood

Revitalization

Project

Burlington, VT

DESCRIPTION

A CONTRIBUTING, NON-RESIDENTIAL STRUCTURE

Good massing and form, including a characteristic parapet, make this an asset to the neighbourhood. The distinctive supergraphic, while not appropriate for other buildings in the district, relates to the maritime character of the enterprise. Good massing, form, and siting further contribute to this unusual but successful complex.

Potential for Residential Use:

None: perfect in present or similar use.

OWNER
King Street Center
87 King Street
Burlington, VT 05401
802.862.6736

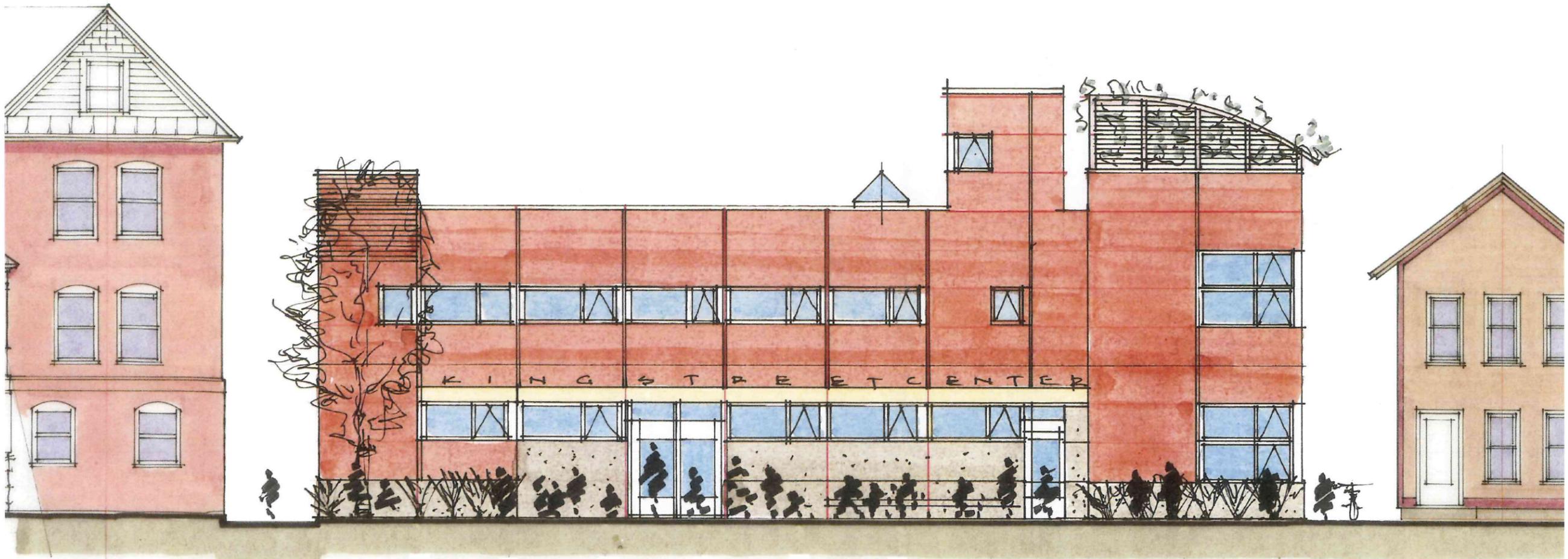
CONSTRUCTION MANAGER
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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
Wagner Hodgson Landscap
7 Marble Avenue
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802.864.0010



NORTH ELEVATION

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JUL 15 2013

DEPARTMENT OF
PLANNING & ZONING

DRAWING LIST

SHEET NUMBER	SHEET NAME
C1.0	EXISTING CONDITIONS AND DEMO PLAN
C2.0	SITE PLAN
C3.0	SITE DETAILS
C3.1	STORM AND EPSC DETAILS
L1.0	LANDSCAPE PLAN
A001	SITE PLAN AND LOT COVERAGE CALCULATIONS
A101	FLOOR PLAN - LEVEL 0 (BASEMENT)
A102	FLOOR PLAN - LEVEL 1 (GROUND)
A103	FLOOR PLAN - LEVEL 2
A104	FLOOR PLAN - LEVEL 3
A201	NORTH & EAST ELEVATIONS
A202	SOUTH & WEST ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A901	PERSPECTIVE VIEWS
A902	SITE PHOTOGRAPHS

KING STREET CENTER

BURLINGTON, VERMONT

PROPOSED ADDITIONS AND BUILDING RENOVATIONS

PERMIT APPLICATION DRAWING SET

SUBMISSION DATE: 15 JULY 2013

NOT FOR CONSTRUCTION

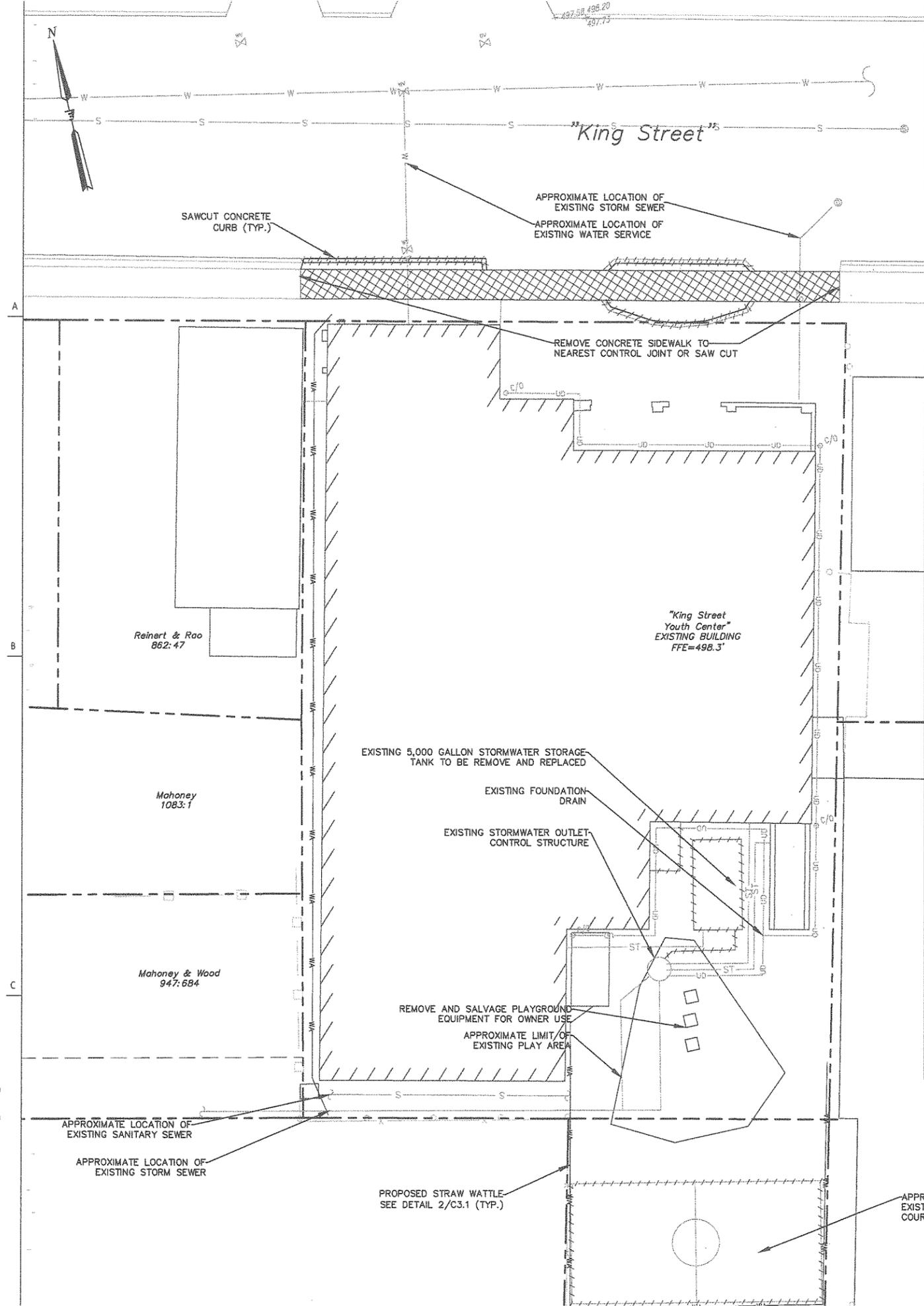
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King Street

King Street Center
Renovations & Additio

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Date :
Drawn by :
Checked by :
Project Phase :

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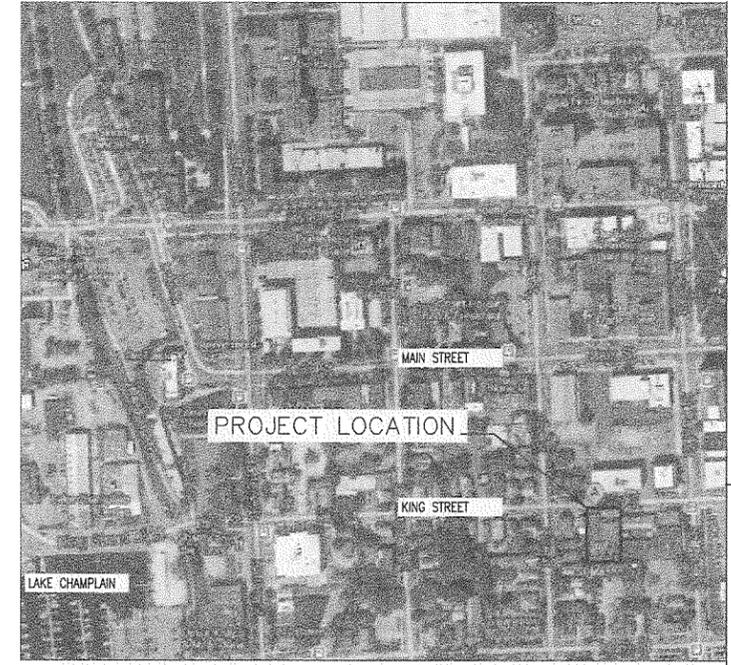
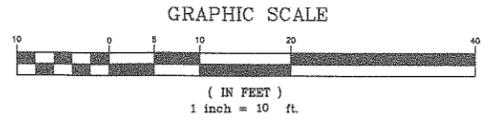


GENERAL NOTES

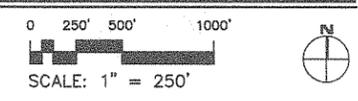
- EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION RECEIVED FROM LITTLE RIVER SURVEY AND THE TOWN OF STOWE. ENGINEERING VENTURES HAS NOT VERIFIED THIS INFORMATION FOR ACCURACY.
- EXACT OBJECT LOCATIONS MAY DIFFER FROM THOSE SHOWN, AND ADDITIONAL SUB-SURFACE UTILITIES AND STRUCTURES MAY EXIST THAT ARE NOT DEPICTED. THE CONTRACTOR IS TO PROCEED WITH CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 48 HOURS PRIOR TO DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A VERMONT STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND VIOSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES, TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

DEMOLITION NOTES

- NO DEMOLITION SHALL COMMENCE UNTIL APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL ARE INSTALLED.
- ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. EXCESS OR UNSUITABLE SOIL SHALL BE REMOVED FROM THE SITE. CONSTRUCTION MANAGER TO PROVIDE LIST FOR OWNER'S REVIEW FOR SALVAGED EQUIPMENT ETC. FOR OWNER TO RECLAIM.
- ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING OR REPLACING ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION OR BETTER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA NOT ONLY DURING DEMOLITION PROCEDURES, BUT FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
- CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES AND SITE LIGHTING NOT INDICATED FOR REMOVAL DURING CONSTRUCTION.
- PROPOSED FEATURES ARE SHOWN ON THIS DRAWING FOR REFERENCE ONLY.
- ALL EXISTING UTILITIES, FENCING AND SITE FEATURES SHOWN WITH CROSS HATCHING (/ / / /) ARE TO BE REMOVED (PAVING, GRAVEL, WALLS, WALKS, MH, CB, PIPE, ETC).
- SEED AND MULCH ALL RESULTING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN WHERE NO WORK IS ANTICIPATED WITHIN 48 HOURS.
- REFER TO DEMOLITION PLANS WITHIN ARCHITECTURAL MEP AND STRUCTURAL DESIGN DRAWINGS FOR ADDITIONAL WORK ITEMS. CONTRACTOR SHALL COORDINATE PHASING AND DEMOLITION OF THOSE ITEMS WITH OTHER TRADES.
- THE CONTRACTOR MAY NOT HAVE ACCESS TO PERFORM WORK ON THE ENTIRE SITE AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO BEGINNING WORK IN ANY AREA.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRIERS TO PREVENT ACCESS TO THE WORK AREA BY PERSONS ON-SITE TO ACCESS THE FACILITIES OCCUPIED BY THE OWNER.
- REMOVE ALL TEMPORARY AGGREGATE AT THE END OF CONSTRUCTION AND SEED AND MULCH.
- ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN.



SITE LOCATION



LEGEND

EXISTING FEATURES		PROPOSED FEATURES
	CLEAN OUT	
	MANHOLE	
	CATCH BASIN	
	STORM MANHOLE	
	TAPPING SLEEVE AND VALVE	
	CULVERT	
	GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
	LIGHT POLE	
	UTILITY POWER POLE	
	SOIL BORING	
	SIGN	
	SPOT ELEVATION	+100.5
	FENCE	
	CONTOUR	
	SWALE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	SANITARY SEWER LINE	
	STORM LINE	
	WATER LINE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	GAS LINE	
	UNDER DRAIN	
	RIGHT-OF-WAY LINE	
	STRAW WATTLE	



209 BATTERY STREET BURLINGTON
Phone 802.658.2775 800.227.11
ARCHITECTURE | INTERIOR DESIGN

OWNER
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87 King Street
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LANDSCAPE ARCHITECT
Wagner Hodgson Landscap
7 Marble Avenue
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PLANNING & Z

No. Descrip

King Street

King Street Center
Renovations & Additi

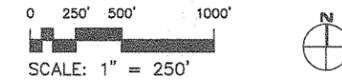
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Date :
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Checked by :
Project Phase :





SITE LOCATION



LEGEND

EXISTING FEATURES	PROPOSED FEATURES
	CLEAN OUT
	MANHOLE
	CATCH BASIN
	STORM MANHOLE
	TAPPING SLEEVE AND VALVE
	CULVERT
	GATE VALVE
	HYDRANT
	WATER SHUT OFF
	LIGHT POLE
	UTILITY POWER POLE
	SOIL BORING
	SIGN
	SPOT ELEVATION
	FENCE
	CONTOUR
	SWALE
	PROPERTY LINE
	EDGE OF PAVEMENT
	SANITARY SEWER LINE
	STORM LINE
	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEPHONE
	GAS LINE
	UNDER DRAIN
	RIGHT-OF-WAY LINE
	STRAW WATTLE
	CONCRETE SIDEWALK

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JUL 15 2013

DEPARTMENT
PLANNING & ZONING

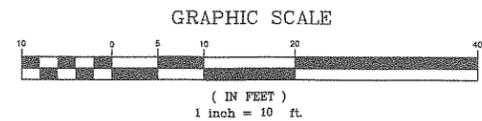
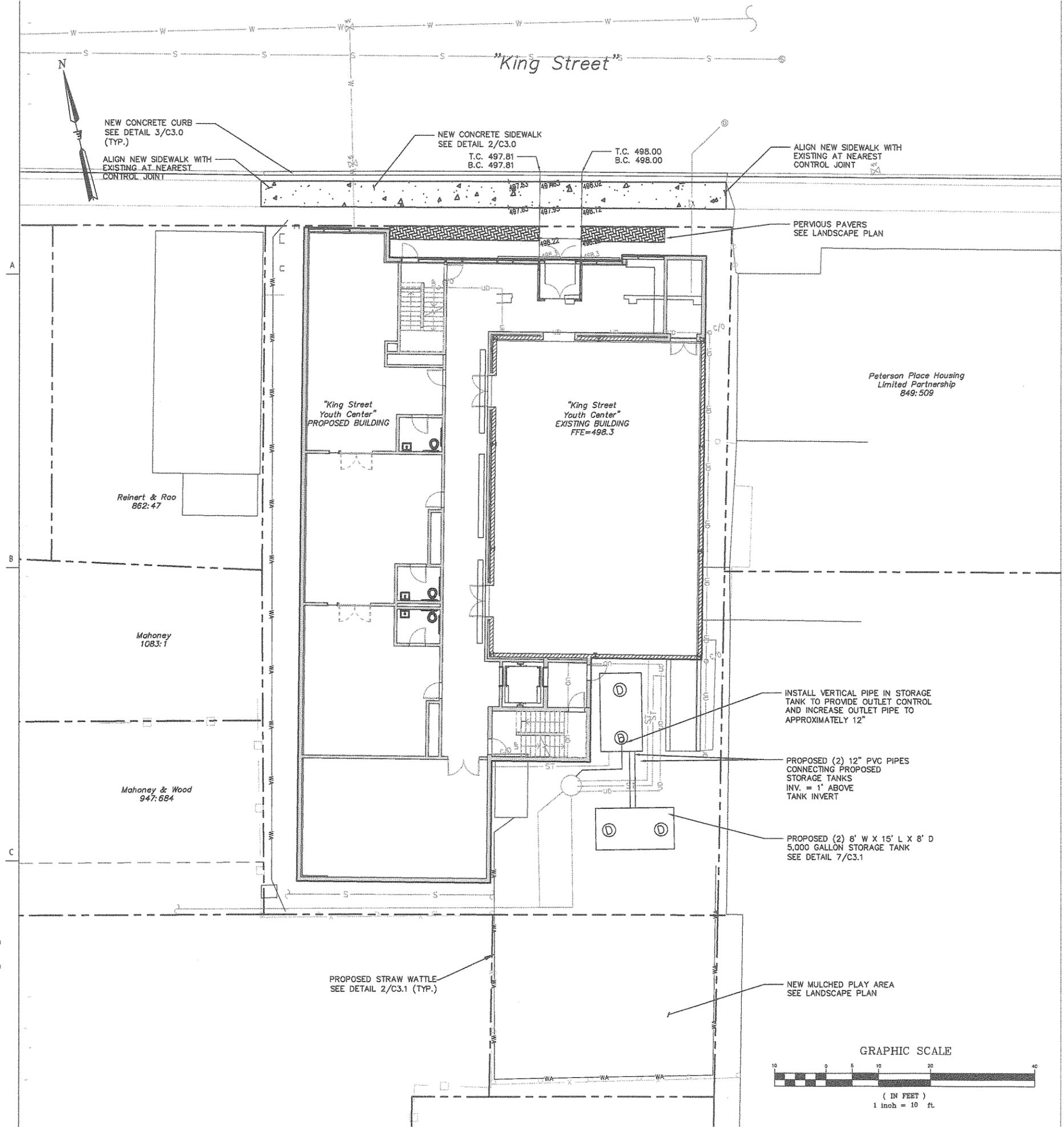
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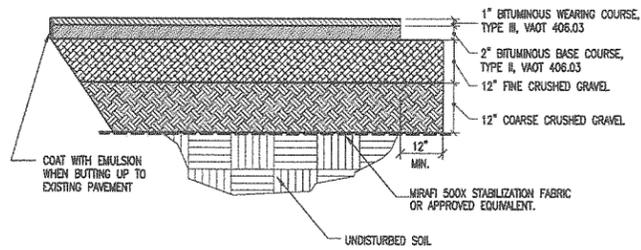
King Street

King Street Center
Renovations & Additions

SITE PLAN

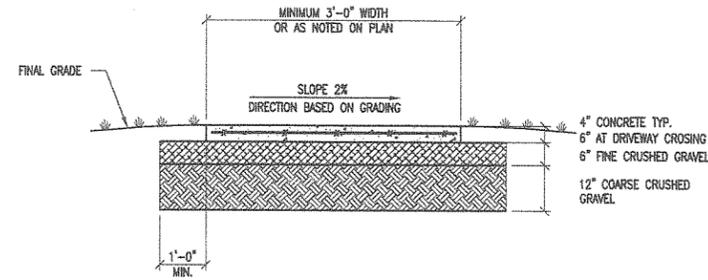
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Checked by : _____
Project Phase : _____





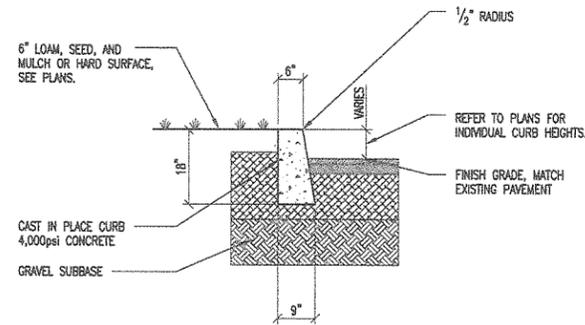
BITUMINOUS PAVEMENT DETAIL

SCALE: NONE 1



CONCRETE SIDEWALK DETAIL

SCALE: NONE 2



CONCRETE CURB DETAIL

SCALE: NONE 3

CONCRETE SIDEWALK NOTES:

1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX.
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
4. CAST-IN-PLACE CONCRETE TO BE 4000 PSI CONCRETE, 5% - 7% AIR ENTRAINMENT WITH 6x6-W4.0x14.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" OC (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

NOTES:

1. CONSTRUCT CURBING IN 10'-0" SECTIONS WITH 1/8" JOINT BETWEEN SECTIONS
2. EXPANSION JOINTS AT 20'-0" OC, MAX
3. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT 616.06.
4. INSTALL 1/2" EXPANSION MATERIAL BETWEEN CURB AND ADJACENT HARD FEATURES (SIDEWALK, LIGHT BASE, ETC.).

EARTHWORK NOTES

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CONTRACTOR, OWNER, AND PROJECT ENGINEER TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE APPLICABLE STATE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. SUB-GRADE - THE SUB-GRADE SHALL CONSIST OF TWELVE INCHES OF COARSE CRUSHED GRAVEL AND SIX INCHES OF FINE CRUSHED GRAVEL. GRADATION CURVES COMPLYING WITH AASHTO T27 AND T11 SHALL BE PROVIDED FOR THE ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
4. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY AASHTO T238 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO T99 FOR PAVED AREAS; 95 PERCENT IN GRASSES AREAS.
5. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
6. PAVEMENT SHALL MEET APPLICABLE STATE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION REQUIREMENTS, IN ADDITION TO APPLICABLE TOWN ROAD STANDARDS.
7. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 100 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
8. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS.
9. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
10. COST OF TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
11. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	1/2 INCH	70 - 100
	NO. 4	60 - 100
	NO. 100	0 - 20
	NO. 200	0 - 8
B. 3/4" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 INCH	100
	3/4 INCHES	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5
C. GRAVEL SUB-BASE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	NO. 4	20 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
D. COARSE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	4 INCHES	95 - 100
	NO. 4	25 - 50
	NO. 100	0 - 12
	NO. 200	0 - 6
E. FINE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1 1/2 INCHES	90 - 100
	NO. 4	30 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
F. GRANULAR BACKFILL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	3 INCHES	100
	NO. 4	45 - 75
	NO. 100	0 - 12
	NO. 200	0 - 6

G. TYPE I STONE FOR STONE FILL
THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.

H. TYPE II STONE FOR STONE FILL
THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:

1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.5.
2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.
3. GRADATION:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1 INCH	85 - 100
1/4 INCH	65 - 100
NO. 200	20 - 80

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

J. NATIVE MATERIAL TO BE RE-USED AS GENERAL BACKFILL SHALL BE FREE OF LIMBS LARGER THAN 3 INCHES, ROCKS LARGER THAN 2 INCHES, AND DEBRIS. THERE SHALL BE 0-5% BY WEIGHT PASSING THE #200 SIEVE.

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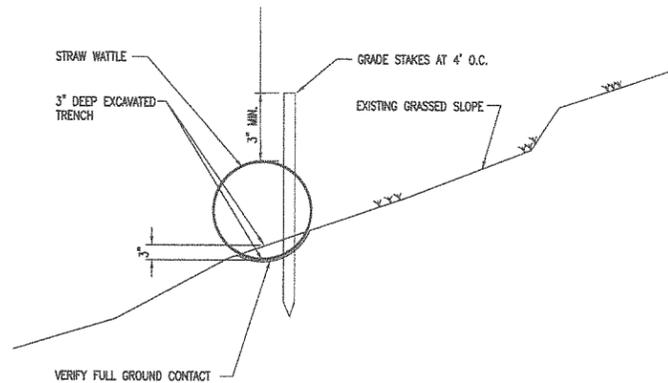
King Street Center
Renovations & Additi

SITE DETAILS

Project number : _____
Date : _____
Drawn by : _____
Checked by : _____
Project Phase : _____

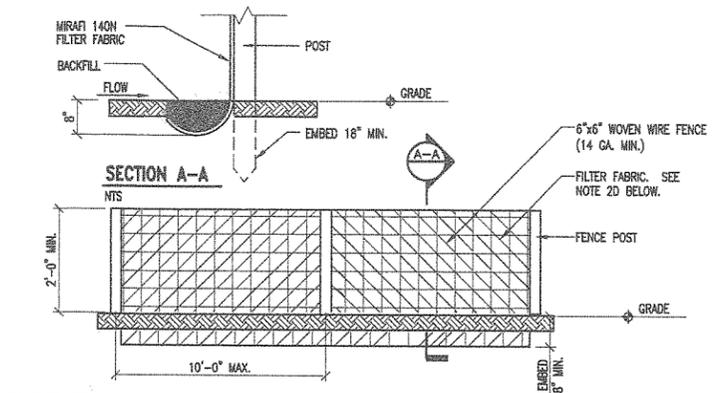
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STRAW WATTLE DETAIL

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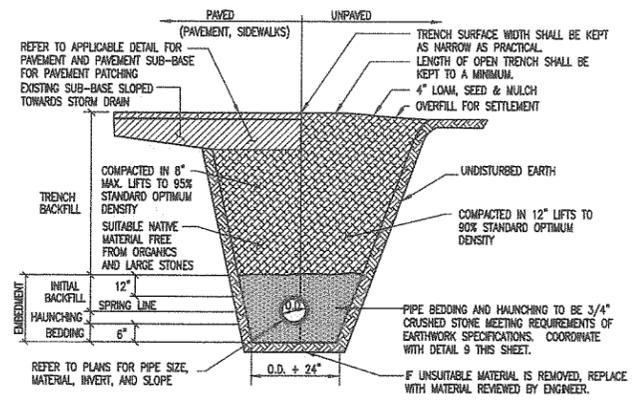
SILT FENCE DETAIL

SCALE: NONE

- SILT FENCE NOTES:
- SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR APPROVED EQUIVALENT, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 - CONSTRUCTED IN PLACE SILT FENCE:
 - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
 - PRE-FABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE OR APPROVED EQUIVALENT.
 - INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED WEEKLY (EVERY 7 DAYS) AND WITHIN 24 HOURS AFTER EACH RAIN.
 - REMOVE SEDIMENT WHEN A DEPTH OF SIX INCHES IS REACHED.

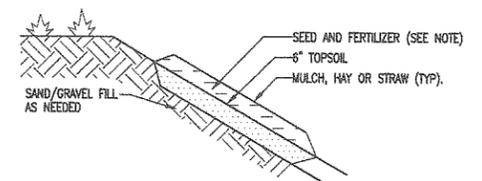
NOT USED

SCALE: NONE



TYPICAL STORM DRAIN TRENCH DETAIL

SCALE: NONE

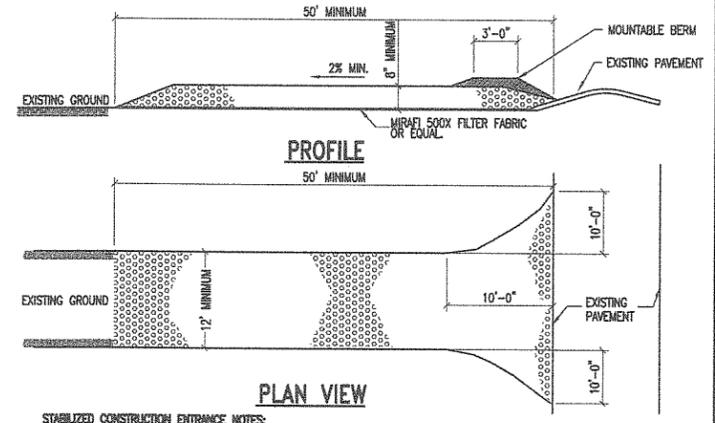


SEEDED AND MULCHED AREAS DETAIL

SCALE: NONE

SITE CONDITIONS	INTENDED USE	MIN. TOPSOIL DEPTH
DEEP SAND OR LOAMY SAND	MOWED LAWN TALL LEGUMES, UNMOWED TALL GRASS, UNMOWED	6 IN 2 IN 1 IN
DEEP SANDY LOAM	MOWED LAWN TALL LEGUMES, UNMOWED TALL GRASS, UNMOWED	5 IN 2 IN NONE
6" OR MORE OF SILT LOAM, LOAM OR SILT	MOWED LAWN TALL LEGUMES, UNMOWED MOWED LAWN	4 IN 1 IN 1 IN

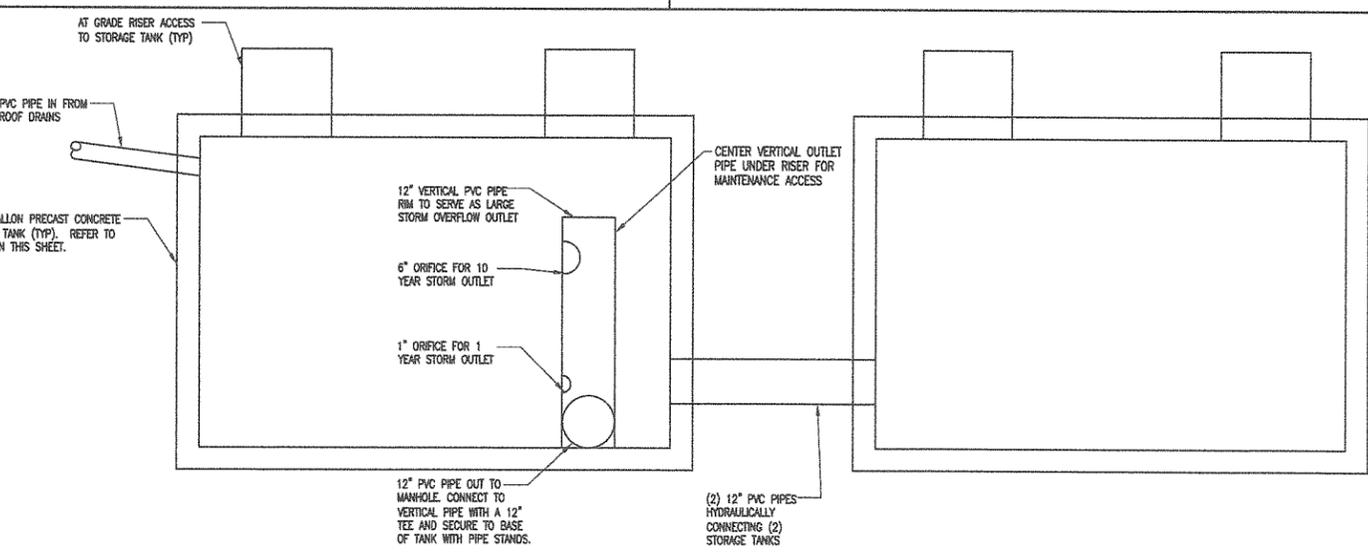
- NOTES FOR SEEDED AND MULCHED AREAS
- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 - MULCH: TYPICALLY HAY OR STRAW MAY BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 - SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
 - COVER SEED WITH 1/2 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 - MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 - TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.



CONSTRUCTION ENTRANCE DETAIL

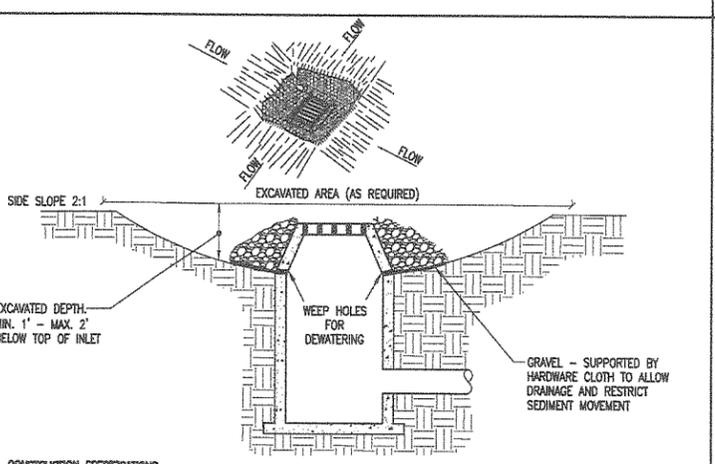
SCALE: NONE

- STABILIZED CONSTRUCTION ENTRANCE NOTES:
- STONE SIZE: USE COARSE CRUSHED STONE-SITE/EARTHWORK SPECIFICATIONS C3.0
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 - WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



STORMWATER STORAGE TANK PROFILE

SCALE: NONE



TEMPORARY INLET PROTECTION

- CONSTRUCTION SPECIFICATIONS
- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN AND PROTECT WEEP HOLES WITH GRAVEL.
 - INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED WEEKLY (EVERY 7 DAYS) AND WITHIN 24 HOURS AFTER EACH RAIN.
 - UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL AROUND INLET WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

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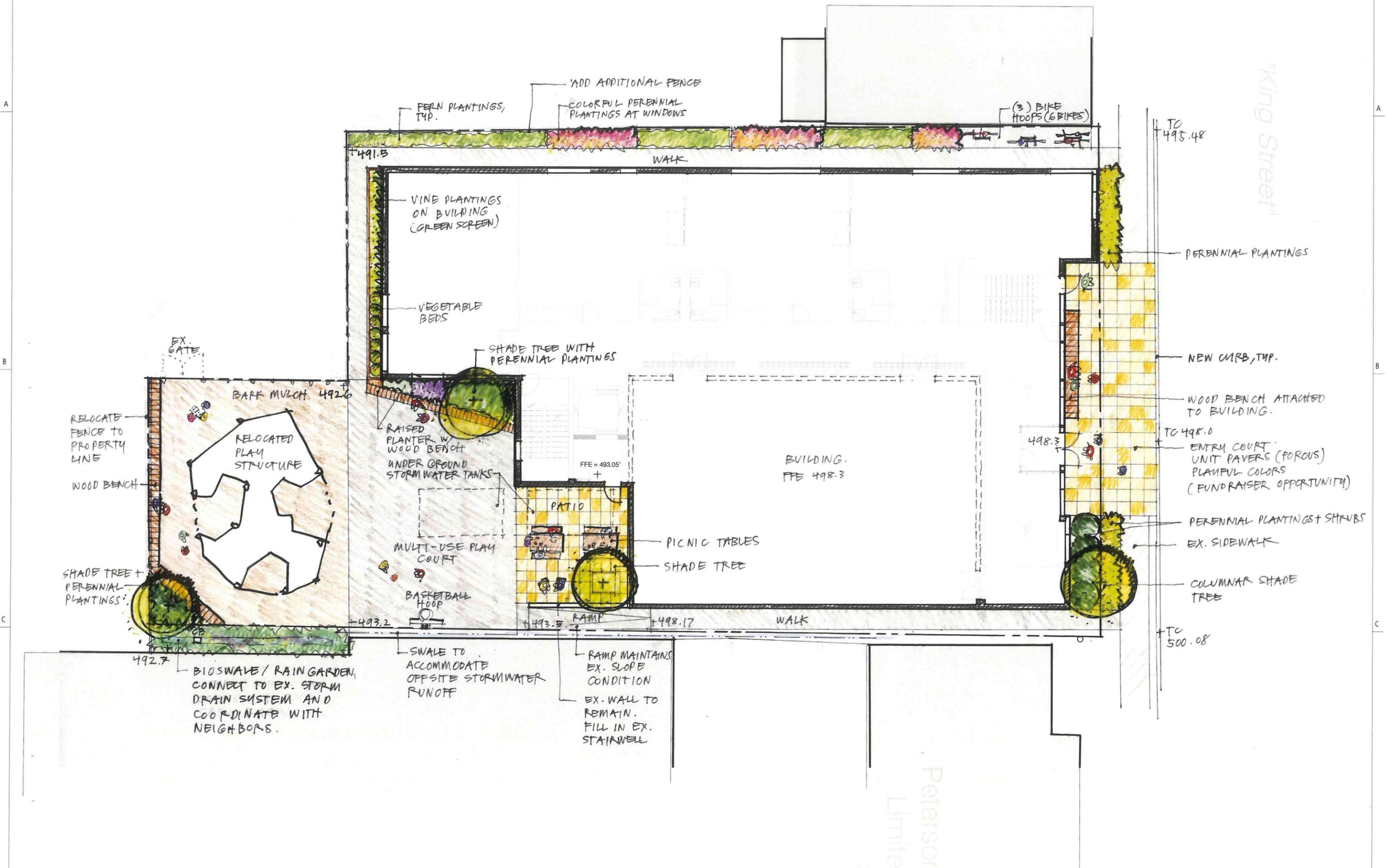
King Street Ce

Landscape Plan

Landscape Plan

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

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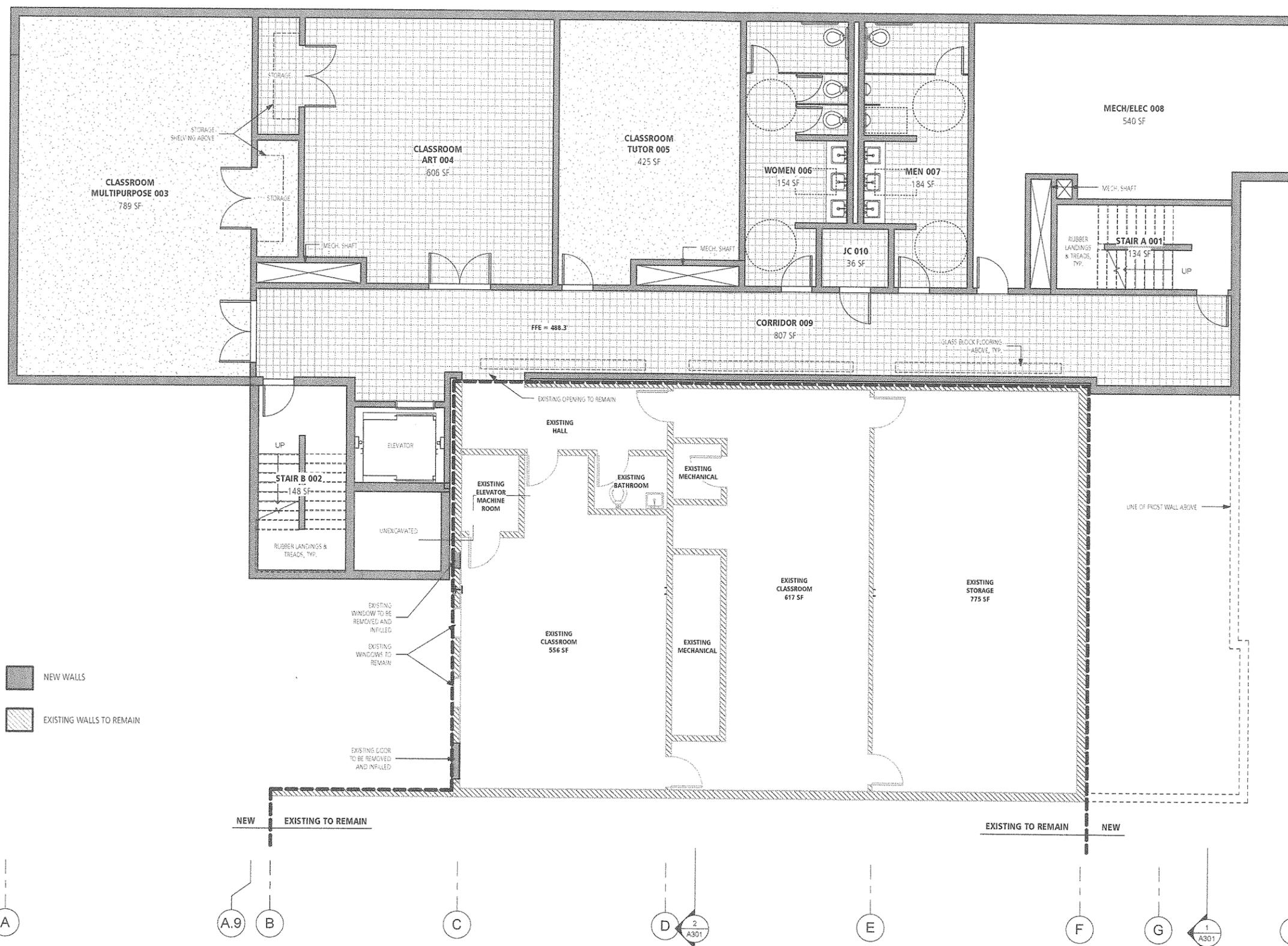
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1 Basement Floor Plan
3/16" = 1'-0"

King Street

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Renovations & Addit

Floor Plan - Level

Project number: _____
 Date: _____
 Drawn by: _____
 Checked by: _____
 Project Phase: _____



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2

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PROPERTY

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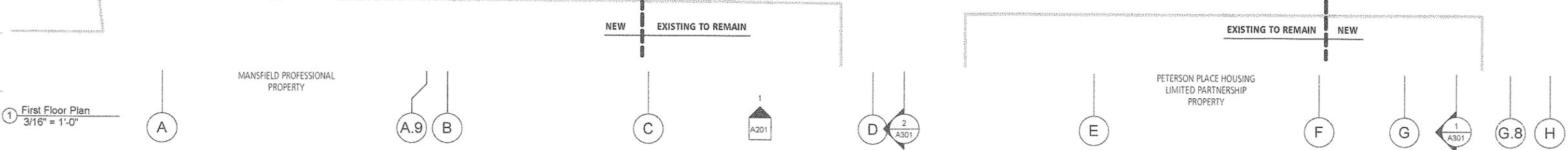
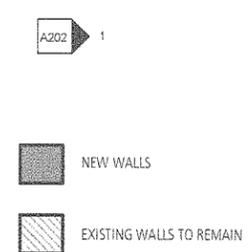
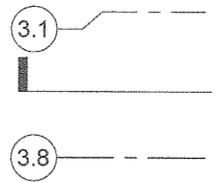
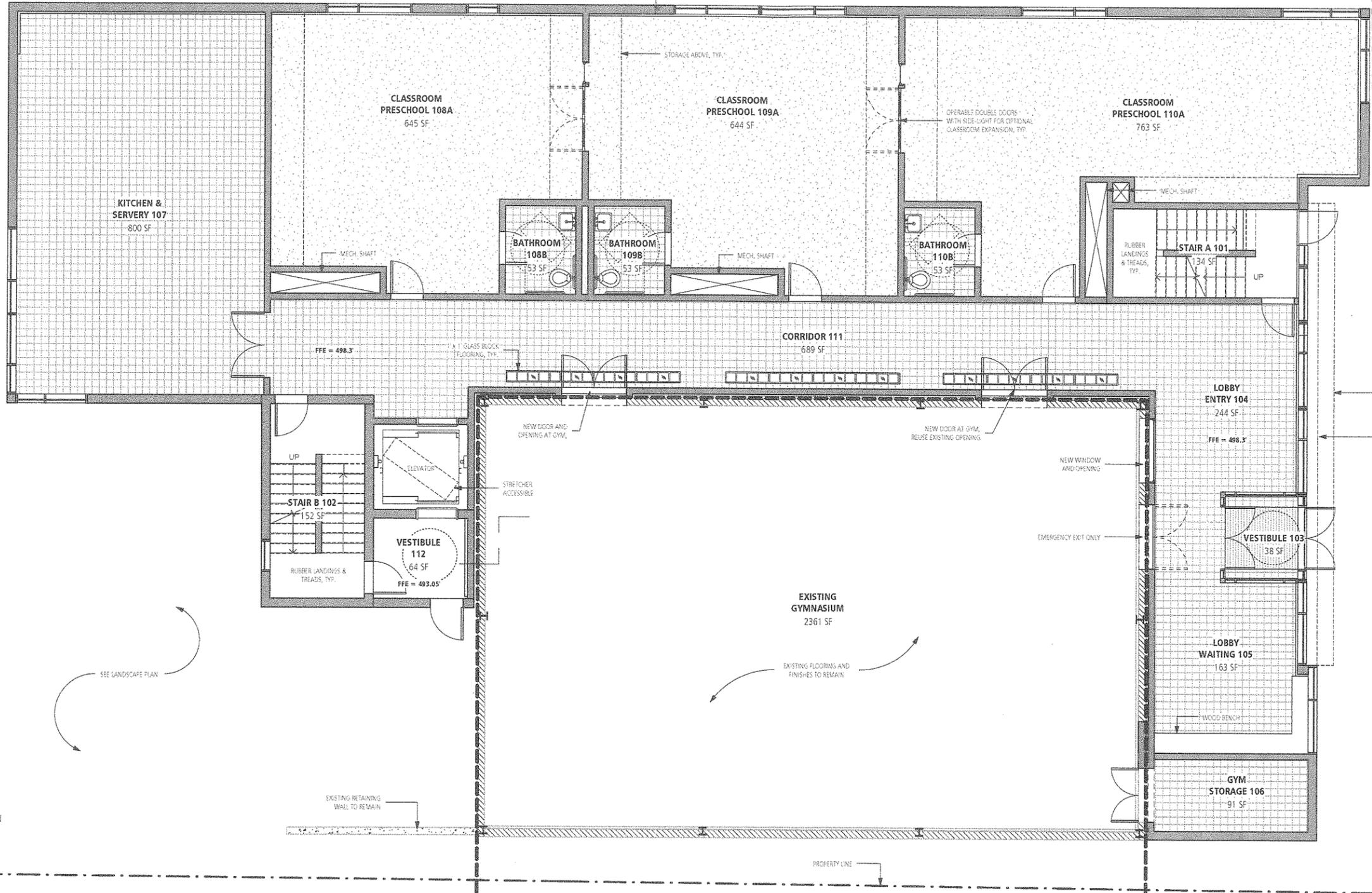
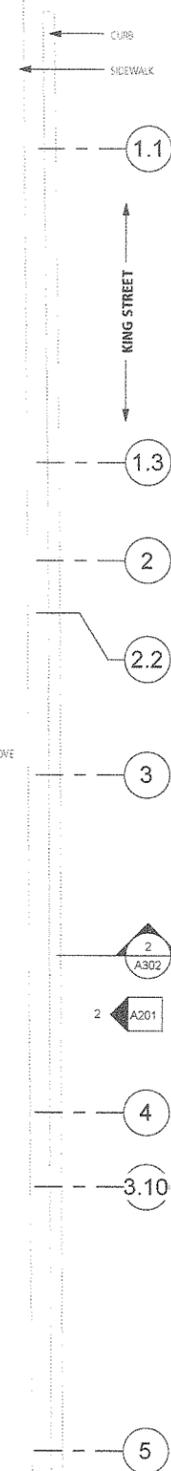
King Street

King Street Center
Renovations & Addition

Floor Plan - Level
(Ground)

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

A102



1 First Floor Plan
3/16" = 1'-0"

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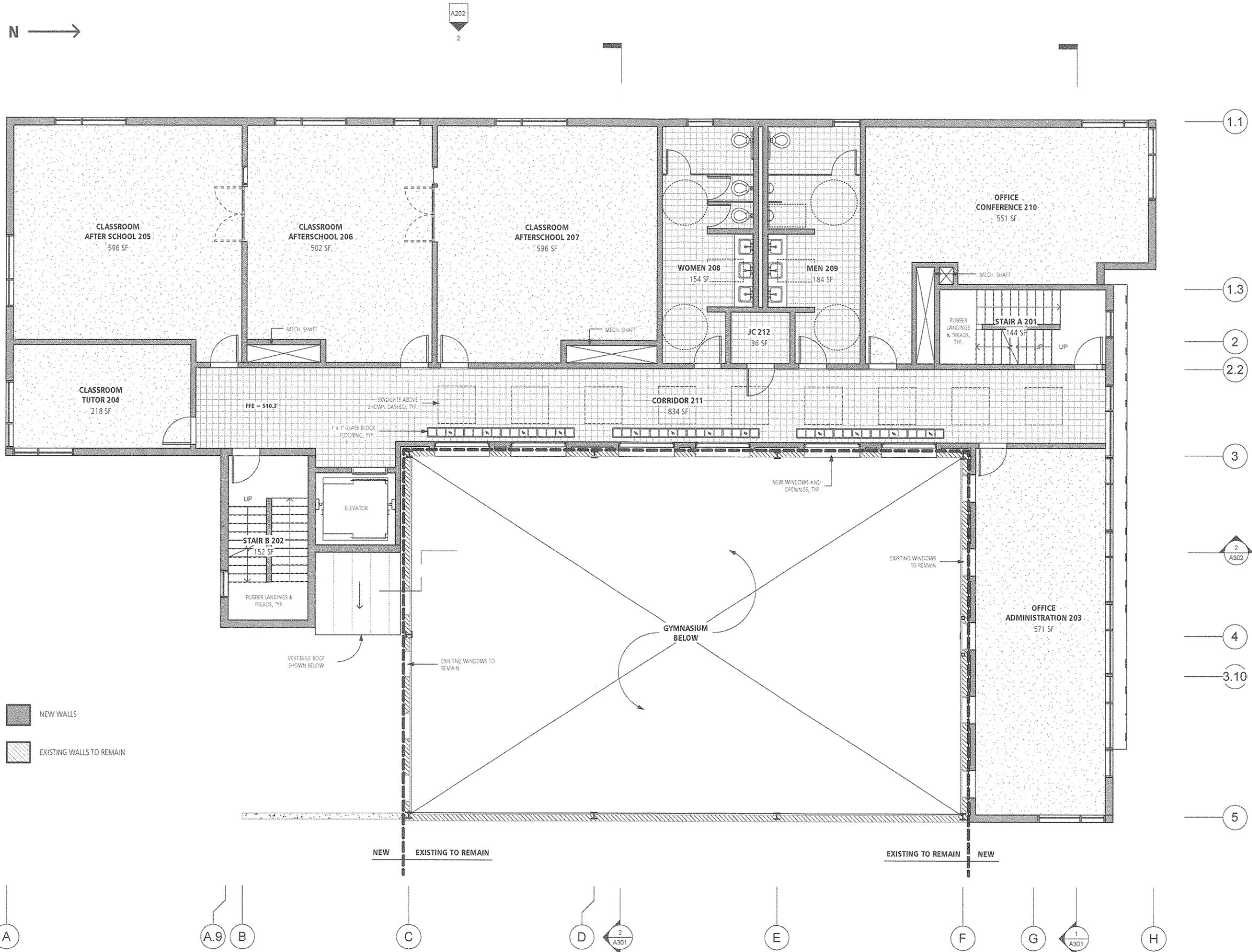
King Street

King Street Center
Renovations & Addition

Floor Plan - Level

Project number : _____
Date : _____
Drawn by : _____
Checked by : _____
Project Phase : _____

A103



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

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2

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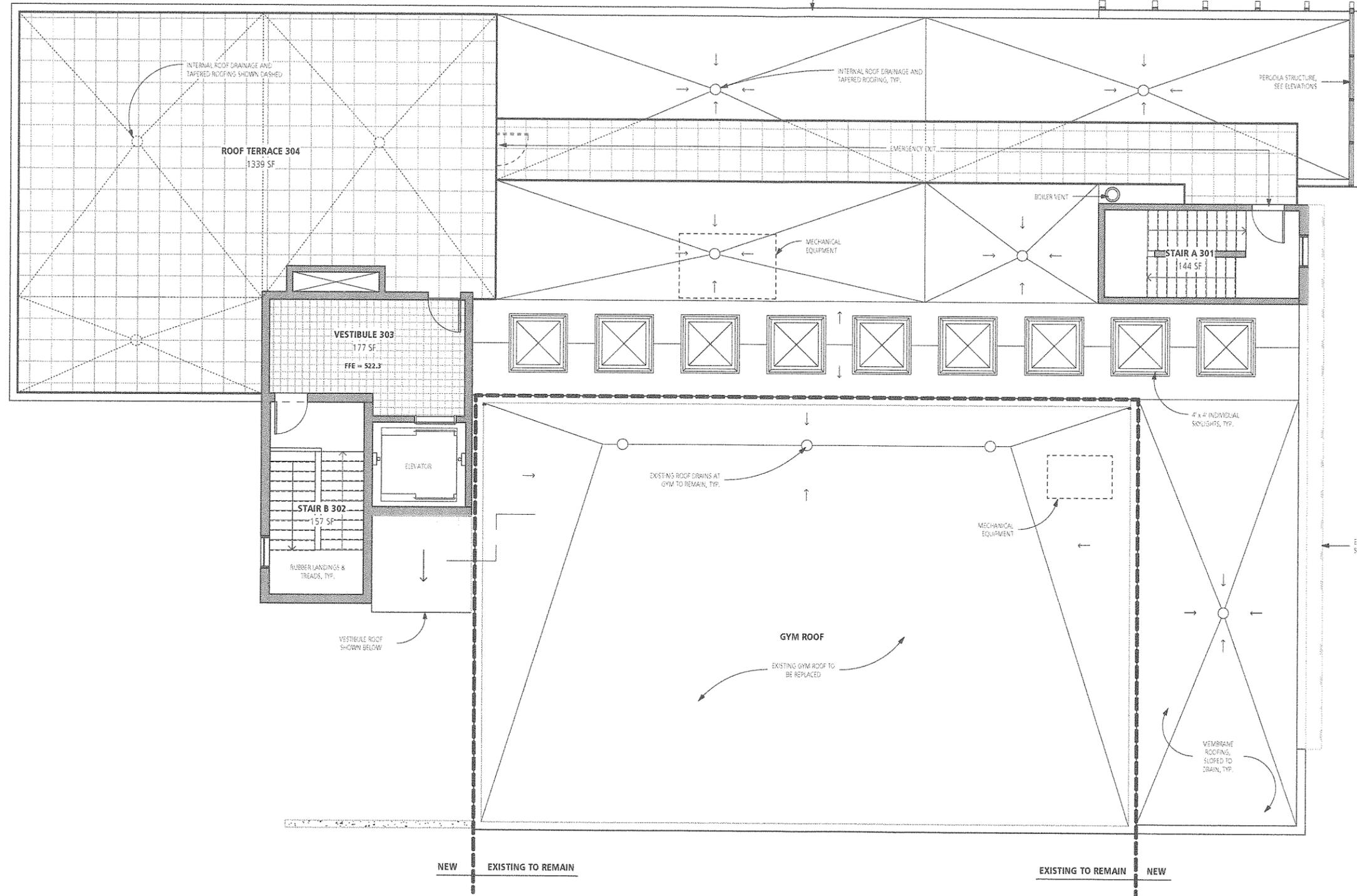
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No. Descript

King Street

King Street Center
Renovations & Additions

Floor Plan - Level

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

A101

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

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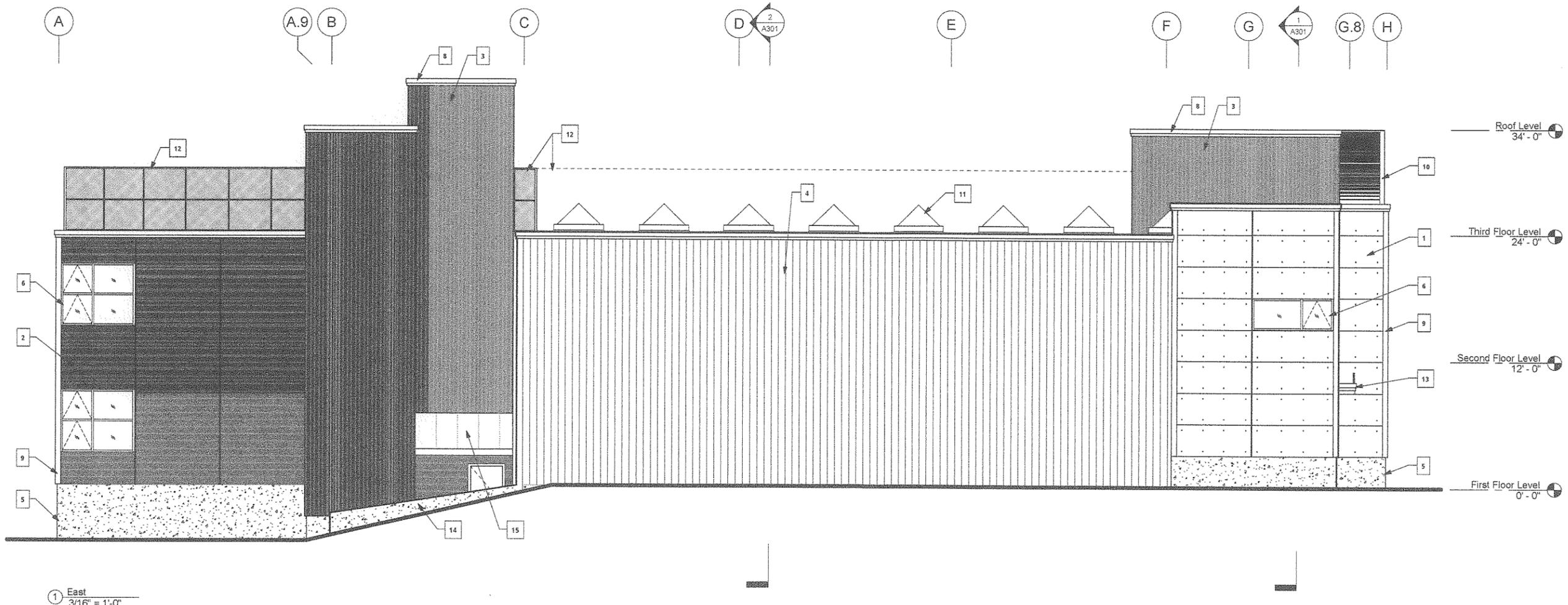
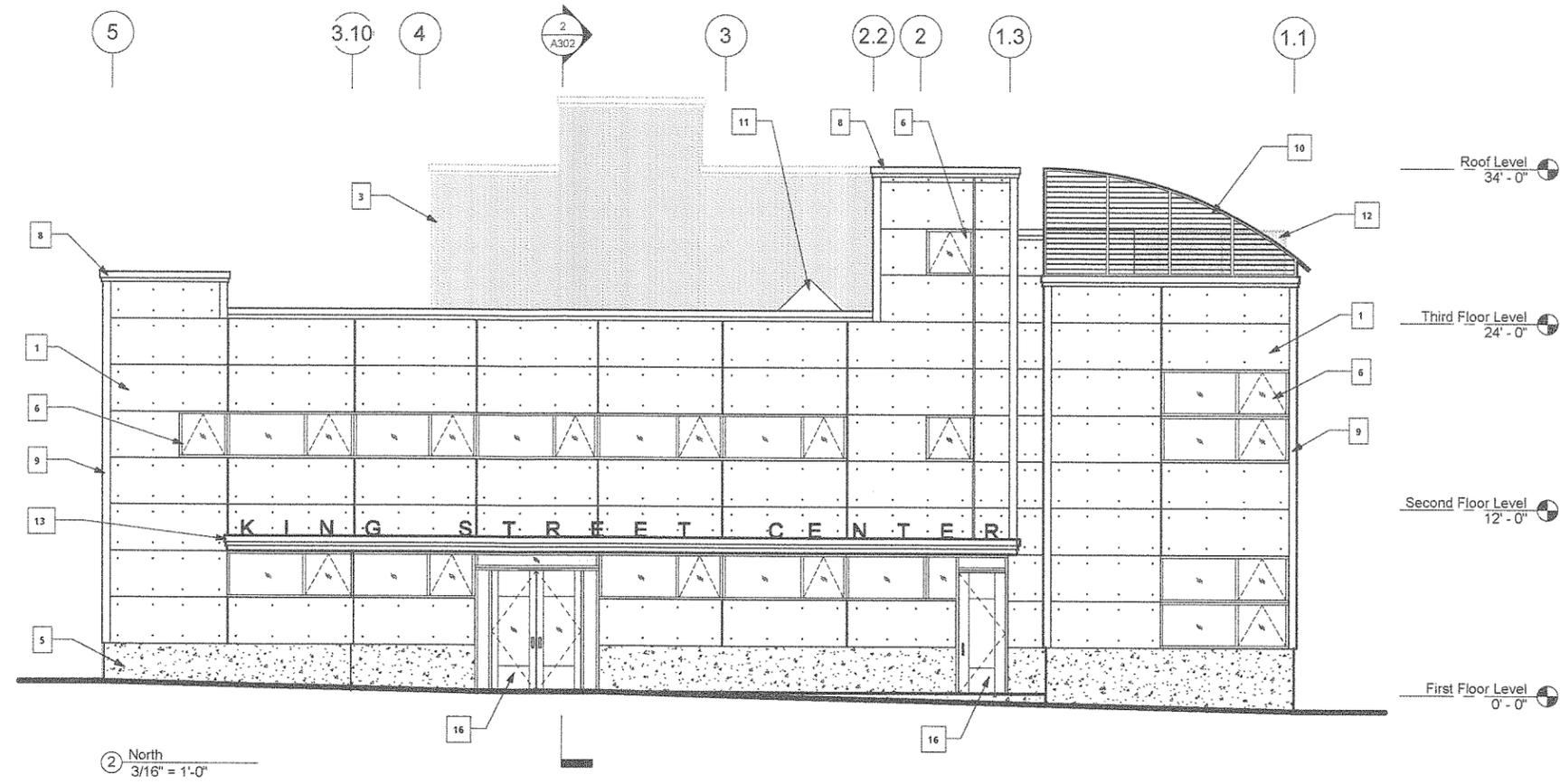
Building Elevations

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

A301

EXTERIOR ARCHITECTURAL FINISHES

- 1 EXTERIOR SIDING - TYPE A: CEMENTITIOUS PANEL, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY, STAINLESS STEEL FACE FASTENERS
- 2 EXTERIOR SIDING - TYPE B: HORIZONTAL CORRUGATED METAL SIDING, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY, 1" METAL REGLET AT VERTICAL SEAMS.
- 3 EXTERIOR SIDING - TYPE C: VERTICAL CORRUGATED METAL SIDING, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY.
- 4 EXTERIOR SIDING - EXISTING: EXISTING VERTICAL METAL SIDING TO REMAIN.
- 5 EXPOSED CONCRETE FOUNDATION, ARCHITECTURAL FINISH.
- 6 EXTERIOR WINDOW: FIXED FIBERGLASS AND OPERABLE AWNING FIBERGLASS WINDOWS.
- 7 EXTERIOR WINDOW: EXISTING EXTERIOR WINDOWS AT GYM TO REMAIN.
- 8 METAL FASCIA, PAINTED FINISH, TYPICAL AT ROOF PARAPETS.
- 9 VERTICAL METAL TRIM AT CORNERS OF EXTERIOR SIDING, PAINTED FINISH.
- 10 STEEL PERGOLA STRUCTURE, GALVANIZED FINISH
- 11 4' x 4' INDIVIDUAL GLAZED SKYLIGHTS, TYPICAL AT NINE LOCATIONS.
- 12 VINYL CLAD MESH FENCING AT ROOF TERRACE AND EMERGENCY EXIT TO STAIR A 301.
- 13 WOOD FRAMED ENTRANCE CANOPY STRUCTURE WITH METAL FASCIA, MEMBRANE ROOFING AND BUILDING SIGNAGE ABOVE.
- 14 EXISTING CONCRETE FOUNDATION AND RETAINING WALL TO REMAIN.
- 15 NEW METAL ROOFING AT VESTIBULE 112.
- 16 ALUMINUM ENTRY DOOR SYSTEMS.



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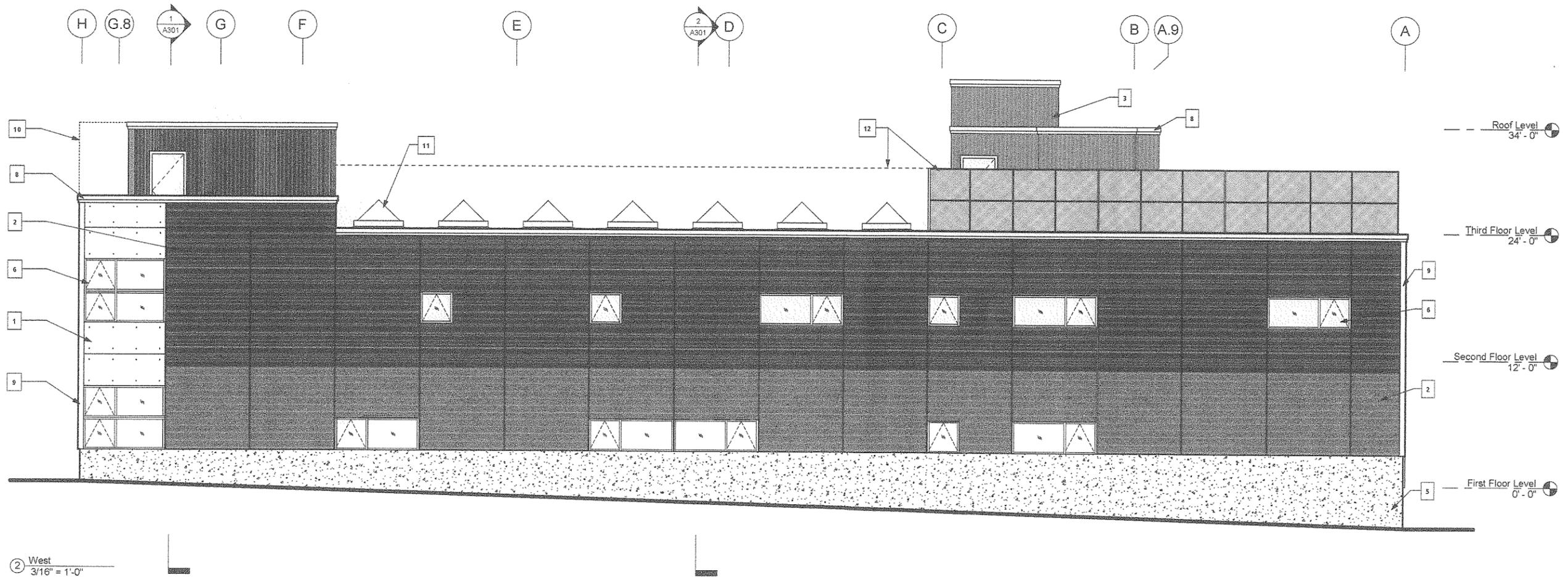
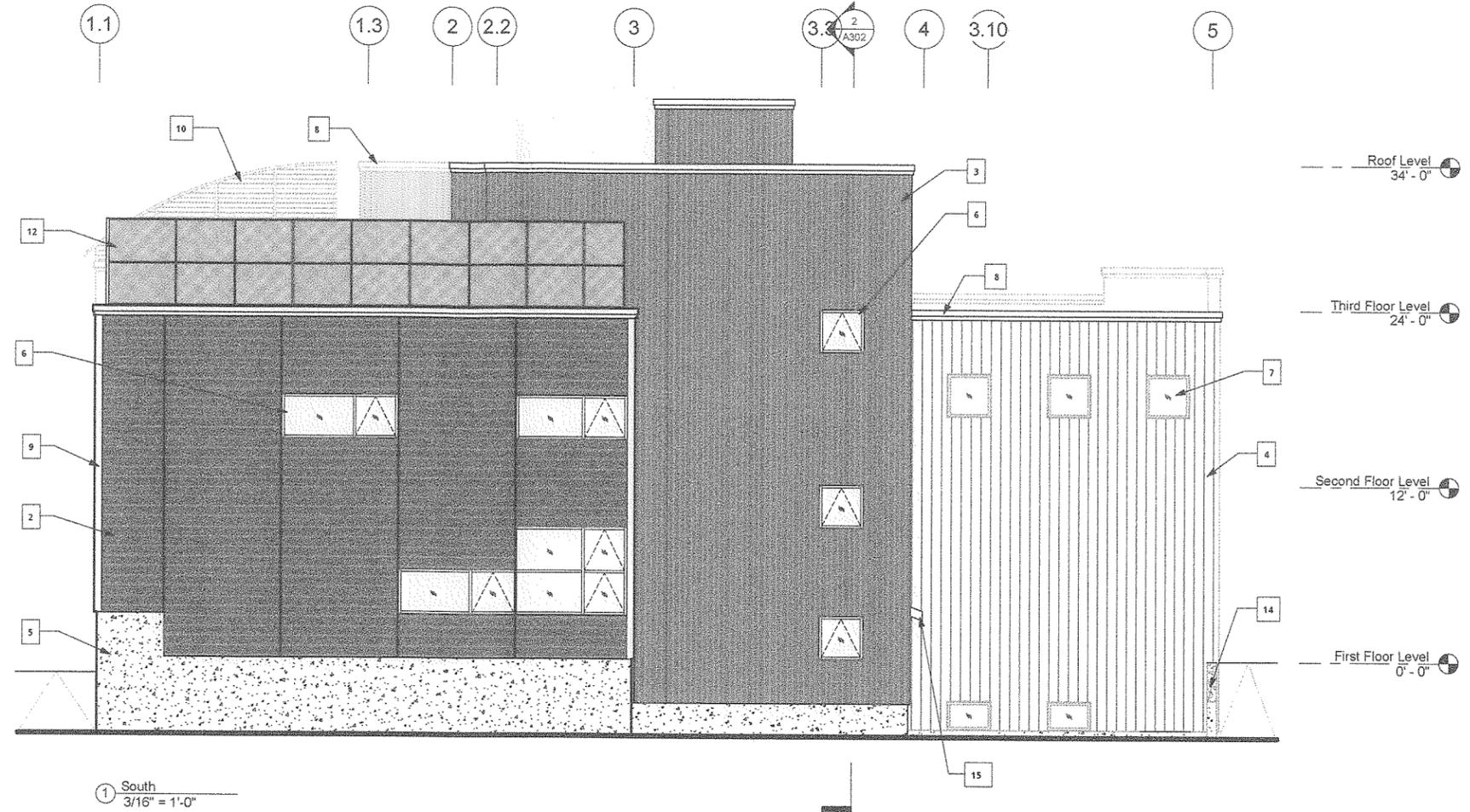
CIVIL ENGINEER
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208 Flynn Avenue, Suite 2A
Burlington, VT 05401
802.863.6225

CODE CONSULTING
Philip R. Sherman, P.E.
444 Wilmot Center Road
Elkins, NH 03233-0216
603.526.6190

LANDSCAPE ARCHITECT
Wagner Hodgson Landscap
7 Marble Avenue
Burlington, VT 05401
802.864.0010

EXTERIOR ARCHITECTURAL FINISHES

- 1 EXTERIOR SIDING - TYPE A: CEMENTITIOUS PANEL, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY, STAINLESS STEEL FACE FASTENERS
- 2 EXTERIOR SIDING - TYPE B: HORIZONTAL CORRUGATED METAL SIDING, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY. 1" METAL REGLET AT VERTICAL SEAMS.
- 3 EXTERIOR SIDING - TYPE C: VERTICAL CORRUGATED METAL SIDING, PAINTED FINISH OVER EXTERIOR WALL ASSEMBLY.
- 4 EXTERIOR SIDING - EXISTING: EXISTING VERTICAL METAL SIDING TO REMAIN.
- 5 EXPOSED CONCRETE FOUNDATION, ARCHITECTURAL FINISH.
- 6 EXTERIOR WINDOW: FIXED FIBERGLASS AND OPERABLE AWNING FIBERGLASS WINDOWS.
- 7 EXTERIOR WINDOW: EXISTING EXTERIOR WINDOWS AT GYM TO REMAIN.
- 8 METAL FASCIA, PAINTED FINISH, TYPICAL AT ROOF PARAPETS.
- 9 VERTICAL METAL TRIM AT CORNERS OF EXTERIOR SIDING, PAINTED FINISH.
- 10 STEEL PERGOLA STRUCTURE, GALVANIZED FINISH
- 11 4' x 4' INDIVIDUAL GLAZED SKYLIGHTS, TYPICAL AT NINE LOCATIONS.
- 12 VINYL CLAD MESH FENCING AT ROOF TERRACE AND EMERGENCY EXIT TO STAIR A 301.
- 13 WOOD FRAMED ENTRANCE CANOPY STRUCTURE WITH METAL FASCIA, MEMBRANE ROOFING AND BUILDING SIGNAGE ABOVE.
- 14 EXISTING CONCRETE FOUNDATION AND RETAINING WALL TO REMAIN.
- 15 NEW METAL ROOFING AT VESTIBULE 112.
- 16 ALUMINUM ENTRY DOOR SYSTEMS.



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King Street

King Street Center
Renovations & Additions

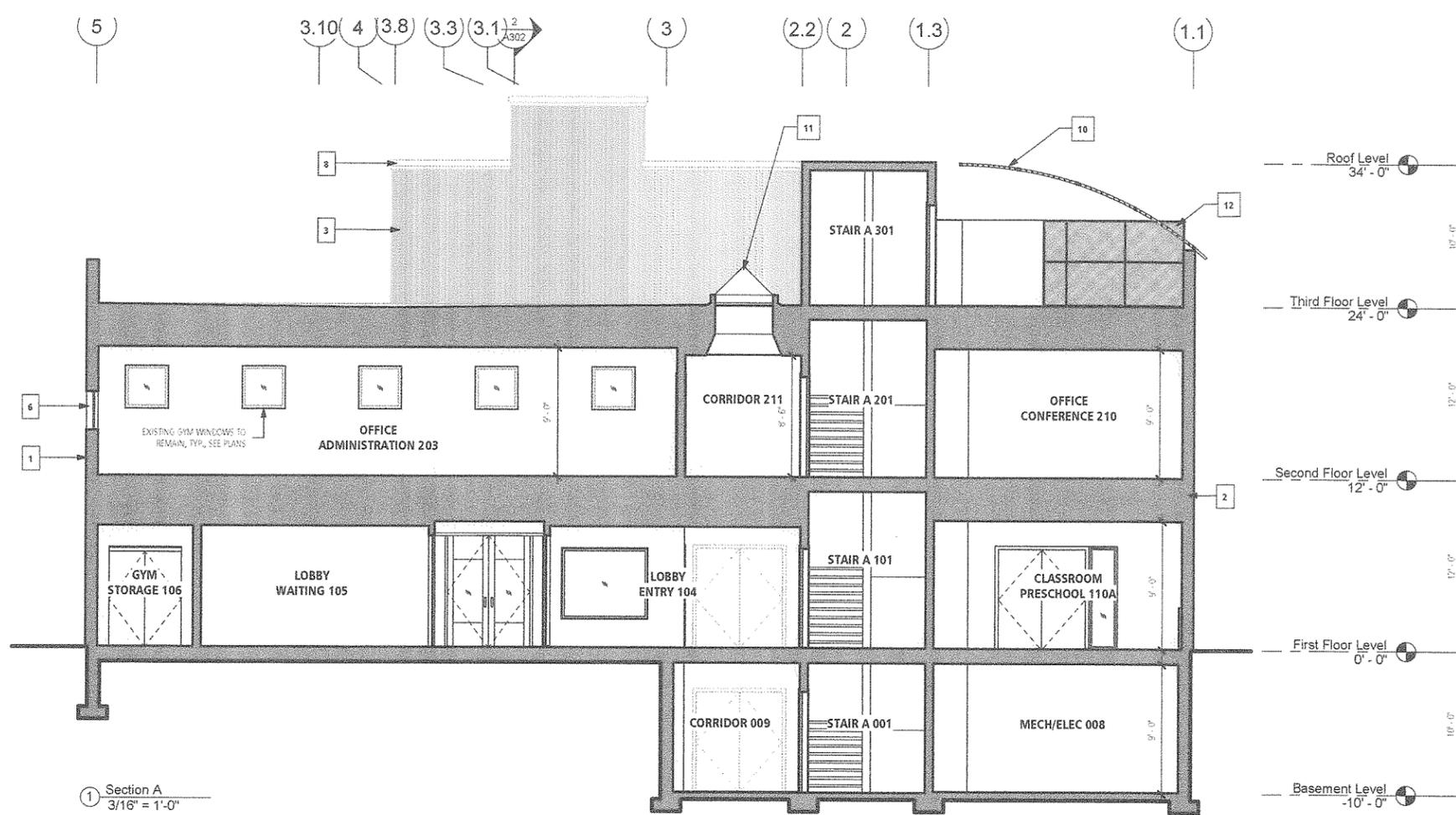
Building Elevations

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

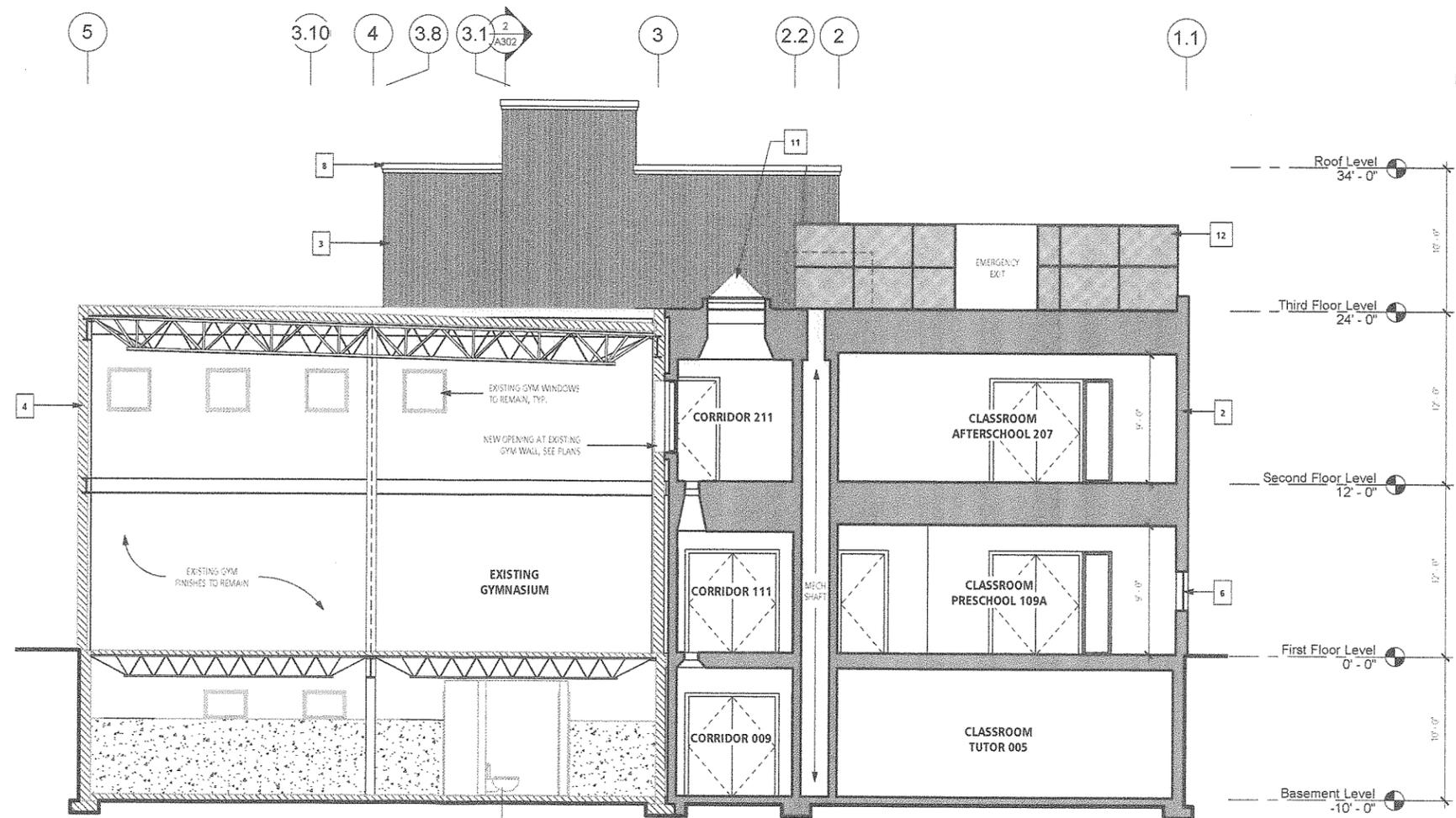
A202

EXTERIOR ARCHITECTURAL FINISHES

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- 16 ALUMINUM ENTRY DOOR SYSTEMS.



1 Section A
3/16" = 1'-0"



2 Section B
3/16" = 1'-0"

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Renovations & Additions

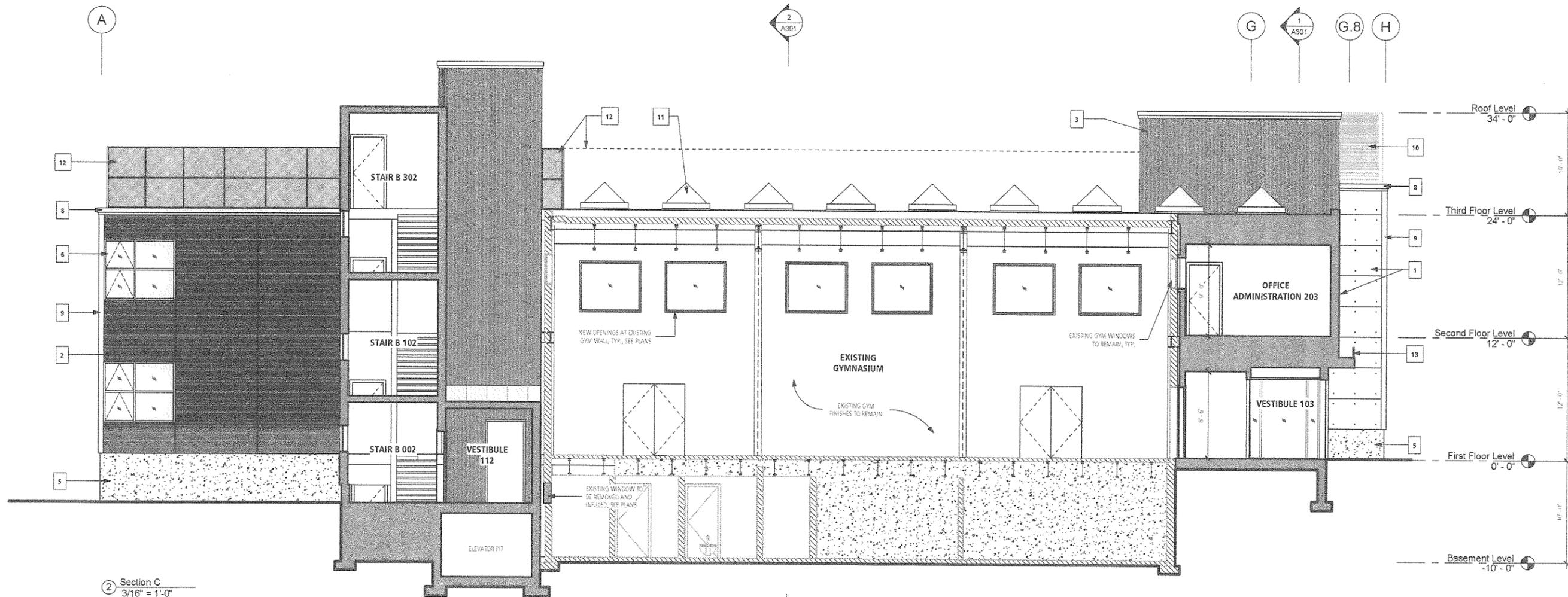
Building Section:

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____
Project Phase: _____

A301

EXTERIOR ARCHITECTURAL FINISHES

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- 16 ALUMINUM ENTRY DOOR SYSTEMS.



2 Section C
3/16" = 1'-0"

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87 King Street
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Building Section:

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Checked by:
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OWNER
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87 King Street
Burlington, VT 05401
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CONSTRUCTION MANAGER
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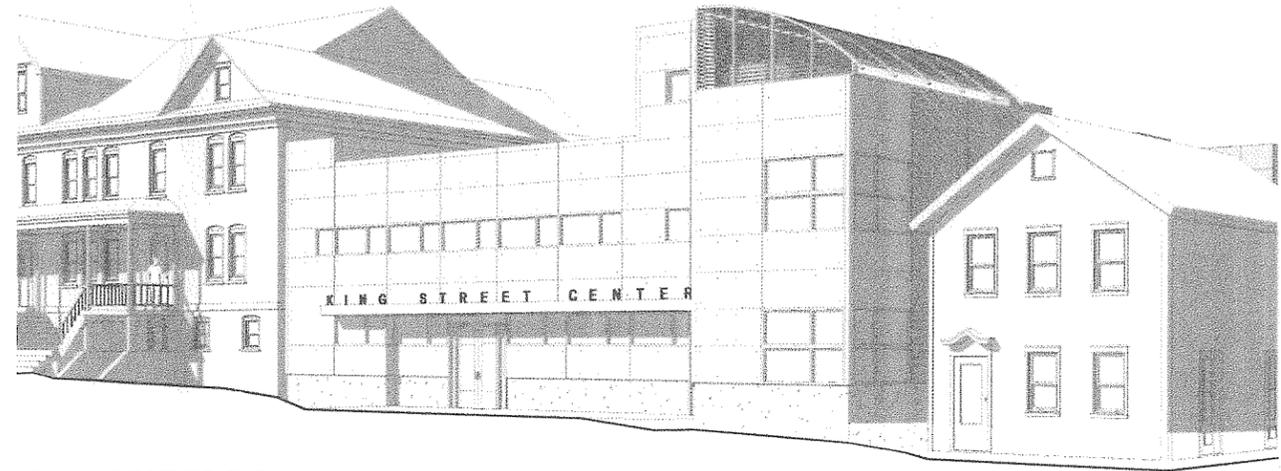
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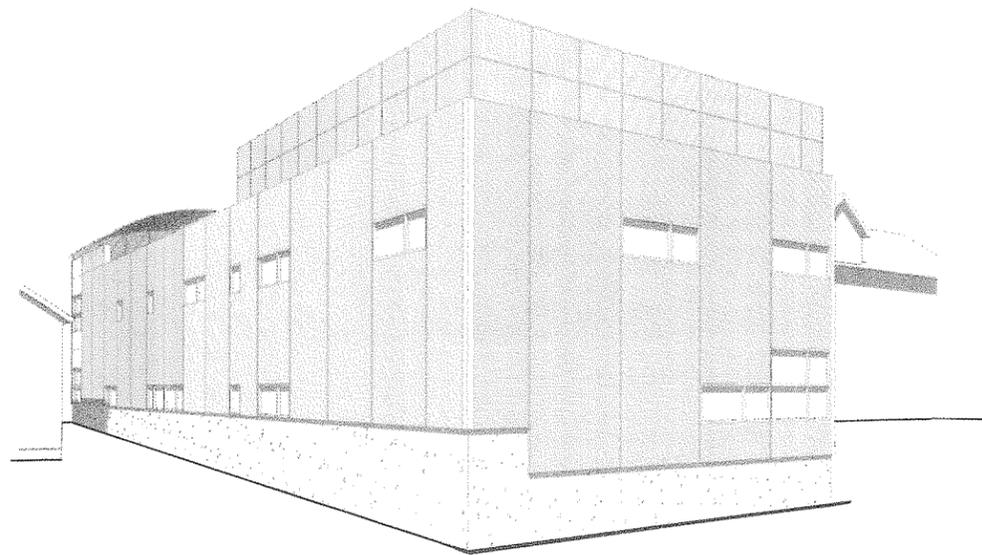
LANDSCAPE ARCHITECT
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Burlington, VT 05401
802.864.0610



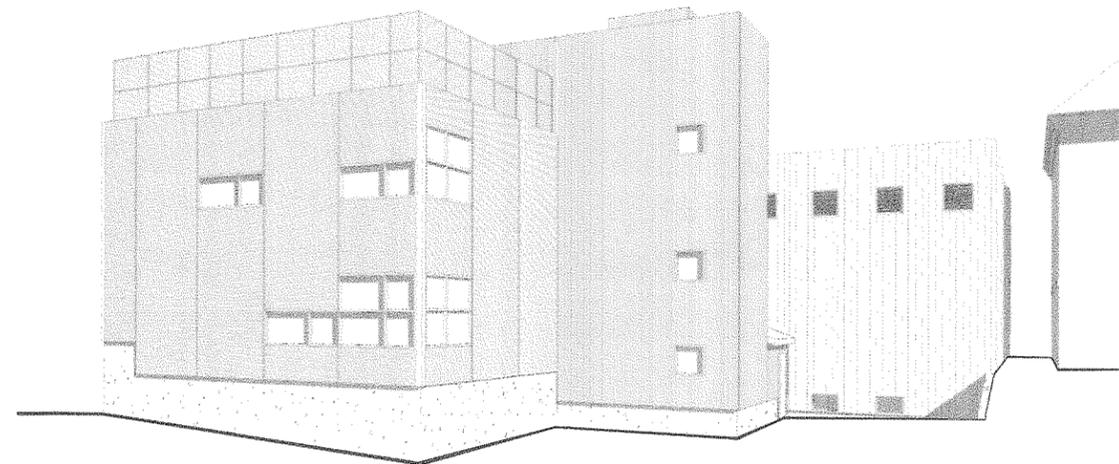
NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE

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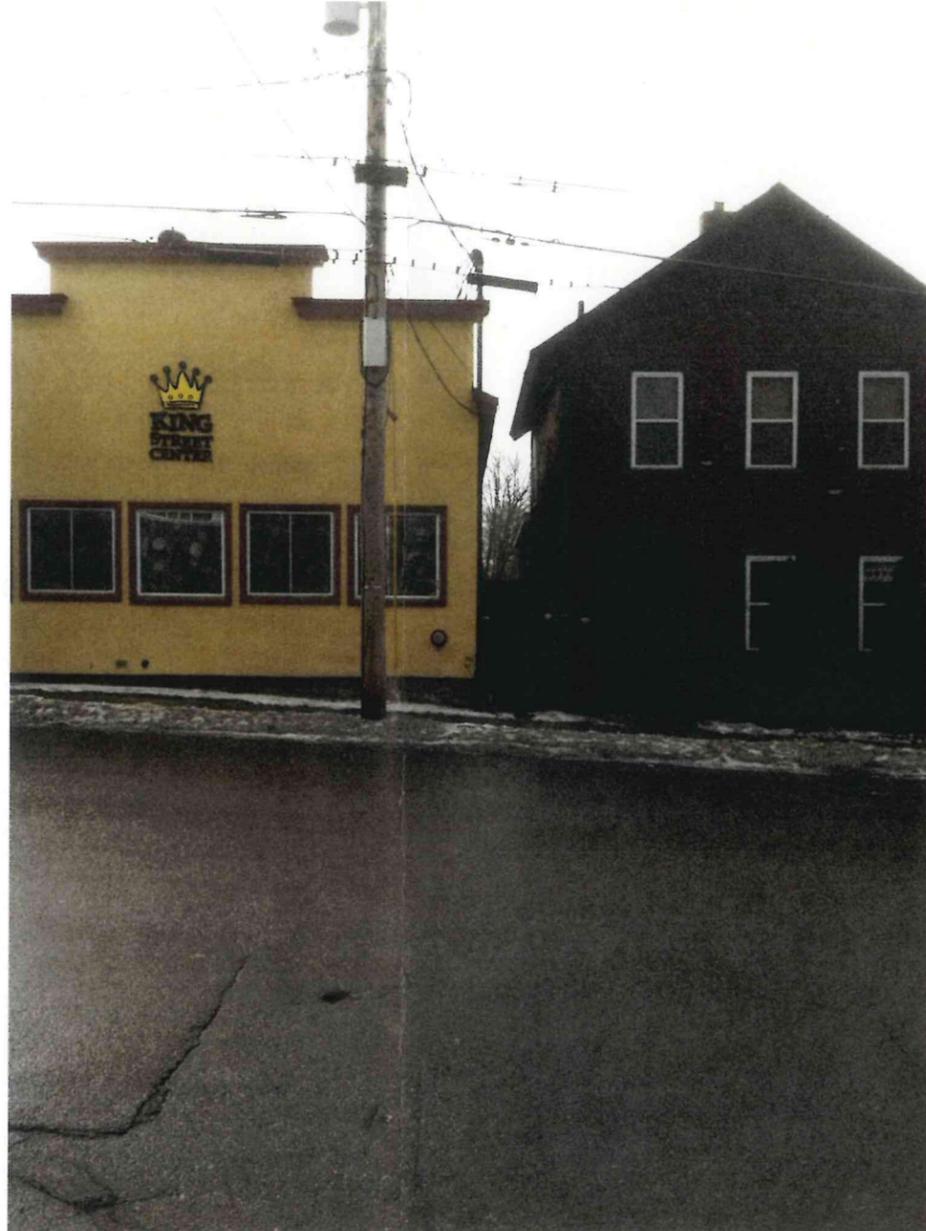
Perspective View

Project number :
Date :
Drawn by :
Checked by :
Project Phase :

A901



VIEW FROM KING STREET LOOKING AT EASTERN BOUNDARY



VIEW FROM KING STREET LOOKING AT WESTERN BOUNDARY



VIEW FROM KING STREET LOOKING AT WESTERN NEIGHBOR



VIEW FROM KING STREET LOOKING AT EASTERN NEIGHBOR



VIEW LOOKING UP KING STREET AT WESTERN ELEVATION



PANORAMIC VIEW AT THE REAR OF THE KING STREET PROPERTY

OWNER
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King Street C

King Street Center
Renovations & Additio

Site Photographs

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Checked by :
Project Phase :

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