

**MEMO ACCOMPANYING 351 NORTH AVENUE (FORMER ORPHANAGE)  
COA LEVEL II/MAJOR IMPACT APPLICATION**

**TO:** Scott Gustin + Mary O'Neil  
Senior Planners, Burlington Planning + Zoning  
**FROM:** Burlington College + EF Farrell, LLC  
**DATE:** July 1, 2015  
**RE:** COA Level II, Major Impact Application

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Please accept the enclosed packet of documents for review of our proposed development consisting of 63 residential studio and 1-bedroom units and 3,800 square feet of assembly space, extensive landscaping and hardscaping to create a more inviting public/college "green" along North Avenue and assembly/plaza space to the west of the building, restoration of historic features of the former Orphanage and 69 parking spaces in the adaptive reuse of the former Catholic Diocese Orphanage located at 351 North Avenue, Burlington, VT.

Enclosed you will find:

1. Two (2) City of Burlington Applications
2. A check for \$10,520 for review fees
3. An Explanation/Description of Historic Window Replacements and Skylights
4. Parking Management Plan/Request for 45% parking waiver
5. Inclusionary statement
6. Erosion Control Plan (2)

The following drawings:

7. Overall Proposed Conditions Site Plan (C1.0)
8. Existing Conditions Site Plan (C1.1)
9. Proposed Site, Grading and Drainage (C2.0)
10. Erosion Control Plan (C3.0)
11. Erosion Control Notes and Details (C3.1)
12. Site Details (C4.0-4.1)
13. L-100-104: Site (L-100), Planting (L-101), Lighting (L-102), Fire Access (L-103) Plans, Shade Calculations (L-104)
14. L-200, 201, 203: Planting Details (L-200), Lighting Details (L-201), Site Details (L-203)
15. Architectural Plans including:
  - a. A0.1 - A0.3: skylight examples and details
  - b. A1.1 - A1.6: 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>/Attic, Mezzanine Floor Plans
16. A2.0 Existing Condition Building Photos
17. A2.1 Proposed Building Elevations
18. A3.0 Attic/Mezzanine Sections
19. A3.1 Entry Details
20. 6 Rendered Model Drawings

351 North Avenue – Burlington College Orphanage



**Replacement Windows:**

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This submission includes the proposal to replace the existing counter-weighted double hung wood windows with new extruded aluminum clad single hung wood windows (Ultimate Single Hung by Marvin, E-Series Single Hung by Andersen, or approved equivalent).

The existing windows are 2 over 2 sash with square top sash fabricated to appear to be arched top sash (square top exposed on interior). Replacement units will be built the same way, with simulated divided lites with matching spacer bars in the void between panes of glass. Screens will fit the size of the lower sash only (single hung windows). Existing exterior simple rope molding will remain, and existing wood sub-sills will be repaired in place as necessary; any fully deteriorated sub-sills will be replaced to match.

Extruded aluminum substrate is significantly stronger than roll-form aluminum. Finish will be specified to AAMA 2605-11 70% PVDF standard for superior resistance to fading and chalking. All major clad components (frame, sash and divided lites system) will be fabricated from the same extruded aluminum, resulting in a more uniform look over time.

Interior finish will be painted wood. Given the average sill height of 36", and the overall height of the windows (they vary according to floor), the meeting rail of the windows is difficult to reach for many people. Step stools will be provided in each unit to facilitate the locking and unlocking of the sashes.

**Skylights:**

New skylights will be aluminum clad fixed units, as manufactured by Velux, or approved equivalent). The aluminum cladding is a soft gray color, which will blend very nicely with the newly installed slate roofing system. Skylight locations have been carefully selected to fall within the band created by the location of the larger dormers, and centered on the smaller dormers as feasible (the dormer framing does not necessarily fall on rafter framing). Skylight size has been selected to fall between existing rafter framing for most units; in some discrete locations the units have been doubled in width to span between two sets of rafters, thus reducing the overall number of roof penetrations. More skylights are being located on the west side, in deference to minimizing the number being installed on the east side. The mezzanine spaces for the fifth floor units all have skylights on the west side (refer to attic sections).

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**Inclusionary Housing Statement**

25% requirement for Inclusionary Housing in WRM districts

Out of 63 studio and one-bedroom units, 16 (25% of 63) are proposed to be rented at a price which is affordable for a household with an annual income that is sixty-five percent (65%) of median income adjusted for household size. We will determine and verify the units with the Manager of the City's Housing Trust Fund.



## Parking Management Plan for BC Orphanage

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AGRICULTURE & ZONING

The following information constitutes our Parking Management Plan in support of our proposal to adaptively reuse the former Diocese Orphanage at 351 North Avenue for 63 studio and one-bedroom residential units. The Burlington College use of the attached 1940s administrative building has not changed and no substantial changes are proposed to their building, use or parking. Under current zoning in the WRM zoning district and Neighborhood Parking designation, we are required to provide 2 parking spaces per unit for a total of 126 parking spaces, with the potential for a 50% parking waiver at the discretion of the DRB based on the following Parking Management Plan. The residential re-use will have no employees, clients, shifts or deliveries, outside of what is usual and customary for a residential development – mail, pizza delivery, etc. We request that 57 of the 126 (45%) required parking spaces be waived, supported by the following information. We propose to provide 69 new parking spaces onsite.

Overall, our project addresses the goals of many aspects of the Municipal Development Plan in terms of development and parking, especially as reflected in the Land Use and Built Environment chapters. Our Parking Management Plan proposes to reduce parking provided onsite by 45% for a total of 69 onsite spaces, based on the specific needs/projected demographics of our proposed development, which effectively satisfy the intent of Article 8 of the Comprehensive Burlington Zoning Ordinance and the goals of the Municipal Development Plan in the following ways:

### Limited Occupancy of Units/Structure:

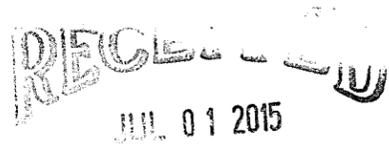
1. With small studio and 1 bedroom units (dictated by the rhythm of openings in our adaptive reuse development) which range in size from 278sf to approx. 935sf, these units could never house more than 2 adults, and more likely 1 adult, given the size. Reducing the amount of impervious surface for parking that is likely not needed, is a goal of the MDP.
2. The current policy of Farrell Real Estate outlines contractual limitations of no more than 2 adults in any one unit.

### Dual use:

3. Dual use with the 51 spaces that currently adequately serve the adjoining College suggests that their parking lot, which is vacant in the evenings and on weekends, can serve any guest parking associated with the apartments. Dual use is a policy goal of the MDP Land Use chapter.
4. Some of the residents of the Orphanage will be students at Burlington College (BC) and find that they do not need a car. BC has, in the past, scheduled trips (for students) to the grocery store in a school van during the winter months.

### Available Transportation Alternatives:

5. **Bus:** There is a CCTA bus stop immediately in front of the project site. The North Avenue "7" bus line that runs along this route can take residents downtown or to the connector hub on Cherry Street to connect with multiple other lines. There are 29 daily "7" buses that constitute this route, running with approximately .5hr lead times, from

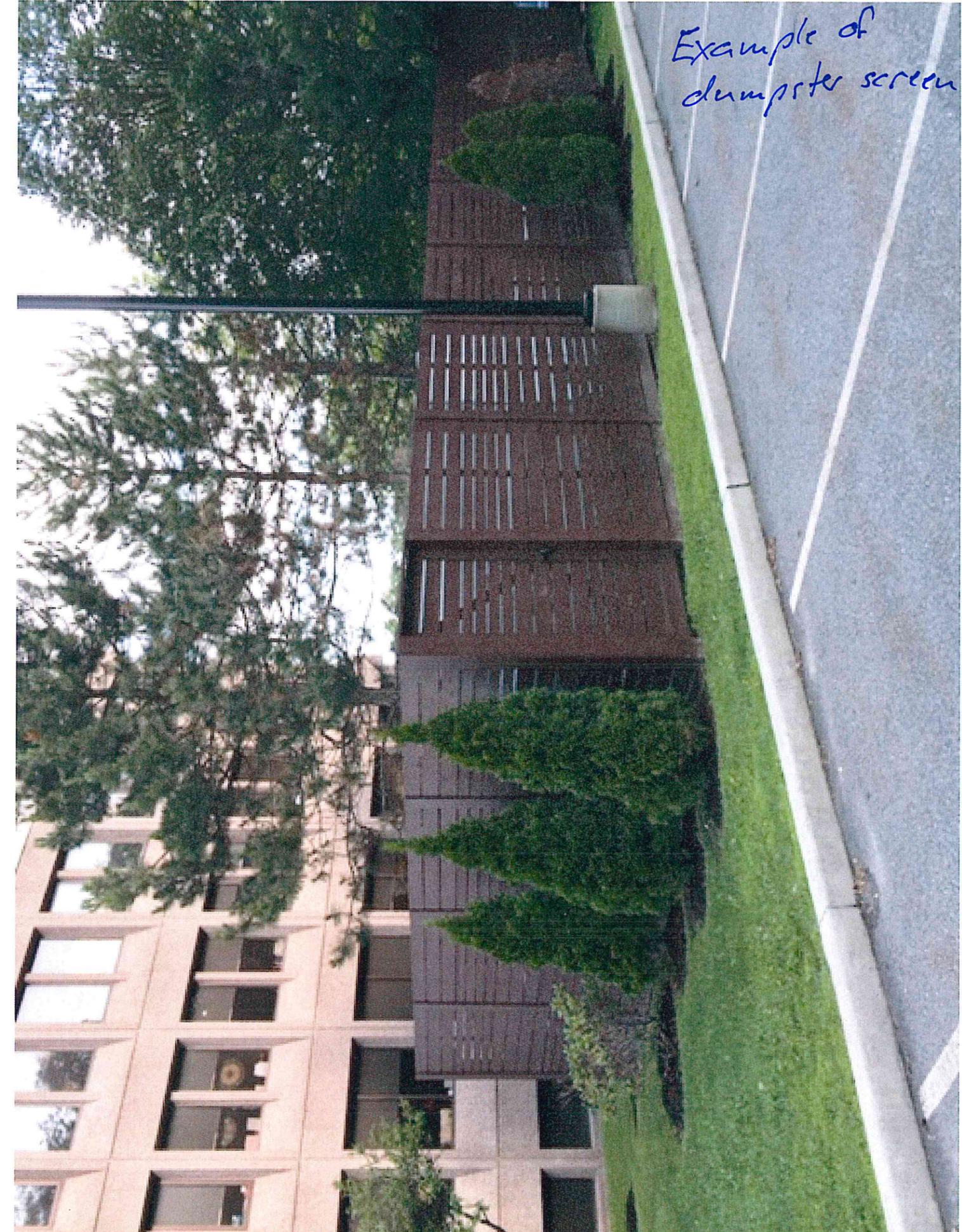


DEPARTMENT OF  
PLANNING & ZONING

approximately 6am until 10pm. From the stop in front of Burlington College/the project site, the bus takes no more than 5-10 minutes to the Ethan Allen Shopping Center where many shopping needs may be met, and no more than 5-10 minutes to the Cherry Street bus hub and downtown Burlington/connecting buses.

6. **Walking:** The project site is approximately .5mile from North Street, a local-scale commercial/shopping destination, and approx. 1 mile from Burlington's downtown district.
7. **Biking:** Because of our location proximate to the bike path and North Avenue, we expect that many users will walk and not only own, but use, bicycles. We are providing one free, indoor/covered secure space for each unit in addition to 8 outdoor bike parking spaces. There will also be free bike repair and bike cleaning facilities located within the building.
8. **Carshare:** There is a Carshare VT vehicle location at the COTS building, at the intersection of North Street and North Avenue, which is about a 10min walk from the project site. We believe that Carshare is not only viable, but that a Carshare car will be located on this or an adjacent parcel over the next few years, as development begins/proceeds on the adjacent parcels.
9. **Complete Streets:** Development at the site of the former Orphanage (351 North Avenue) complements the concept of "complete streets", as it adds more housing opportunities along an existing "complete streets" corridor and provides opportunities for walkers, bikers and public transit riders. Furthermore, the meanderings of residents in this otherwise dark stretch of North Avenue will encourage more walking and biking into the evening hours (of both residents and other users of the North Avenue corridor – similar to the presence of Waterfront Housing for users of the bikepath).

Example of  
dumper screen



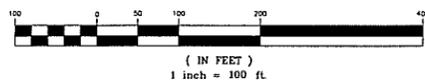
**LEGEND**

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 100- EXISTING CONTOUR
- EXISTING CURB
- ○ EXISTING CHAINLINK FENCE
- × EXISTING WIRE FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING GUARD RAIL
- EXISTING ELECTRIC
- EXISTING FORCEMAIN
- G EXISTING GAS
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- T EXISTING TELEPHONE
- W EXISTING WATER
- EXISTING SWALE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- RAILROAD RAIL FOUND
- PROJECT BENCHMARK

**NOTES**

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
3. PROPERTY LINE INFORMATION IS BASED PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN 329 & 351 NORTH AVE BURLINGTON COLLEGE" PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED DECEMBER 18, 2014. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
4. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. DECEMBER 2014. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.

**GRAPHIC SCALE**



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DRAWN BY: MAB  
CHECKED BY: JLM  
APPROVED BY: JLM

DEPARTMENT OF PLANNING & ZONING

SITE ENGINEER:  
  
 CIVIL ENGINEERING ASSOCIATES, INC.  
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
 802-864-2323 FAX: 802-864-2271 www.ceai-vt.com  
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OWNER:  
**BURLINGTON COLLEGE**  
 351 NORTH AVE  
 BURLINGTON VERMONT  
 05401

PROJECT:  
**BUILDING RENOVATION AND SITE IMPROVEMENTS**  
**329, 351 NORTH AVE.**  
 BURLINGTON, VT



**LOCATION MAP**  
1" = 2000'

DATE	CHECKED	REVISION

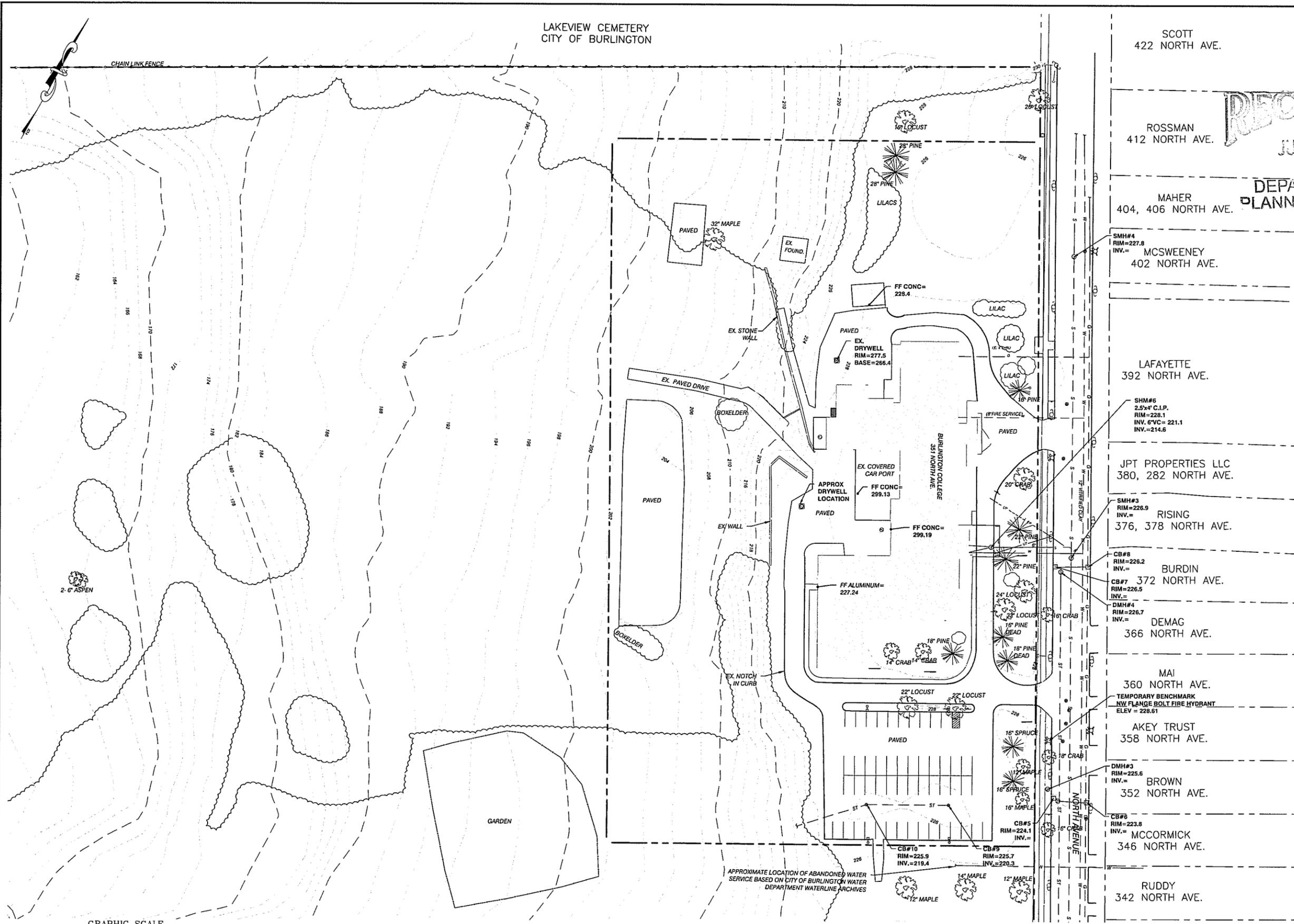
**EXISTING CONDITIONS OVERALL SITE PLAN**

DATE	DRAWING NUMBER
SCALE 1" = 100'	<b>C1.0</b>
PROJ. NO. 14215	

PROGRESS PLANS  
07/01/2015

I:\CADD\Projects\2014\14215\1-CADD Files\14215.Dwg\14215-SITE.dwg, 7/1/2015 3:05:24 PM, aboiselle

LAKEVIEW CEMETERY  
CITY OF BURLINGTON



- SCOTT  
422 NORTH AVE.
- ROSSMAN  
412 NORTH AVE.
- MAHER  
404, 406 NORTH AVE.
- MCSWEENEY  
402 NORTH AVE.
- LAFAYETTE  
392 NORTH AVE.
- JPT PROPERTIES LLC  
380, 282 NORTH AVE.
- RISING  
376, 378 NORTH AVE.
- BURDIN  
372 NORTH AVE.
- DEMAG  
366 NORTH AVE.
- MAI  
360 NORTH AVE.  
TEMPORARY BENCHMARK  
NW FLANGE BOLT FIRE HYDRANT  
ELEV = 228.61
- AKEY TRUST  
358 NORTH AVE.
- BROWN  
352 NORTH AVE.
- MCCORMICK  
346 NORTH AVE.
- RUDDY  
342 NORTH AVE.

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DEPARTMENT OF  
PLANNING & ZONING  
BURLINGTON  
COLLEGE

351 NORTH AVE  
BURLINGTON VERMONT  
05401

PROJECT:

**BUILDING  
RENOVATION AND  
SITE  
IMPROVEMENTS  
329, 351 NORTH  
AVE.**

BURLINGTON, VT



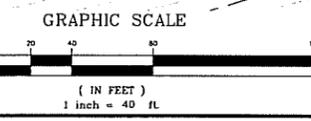
LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

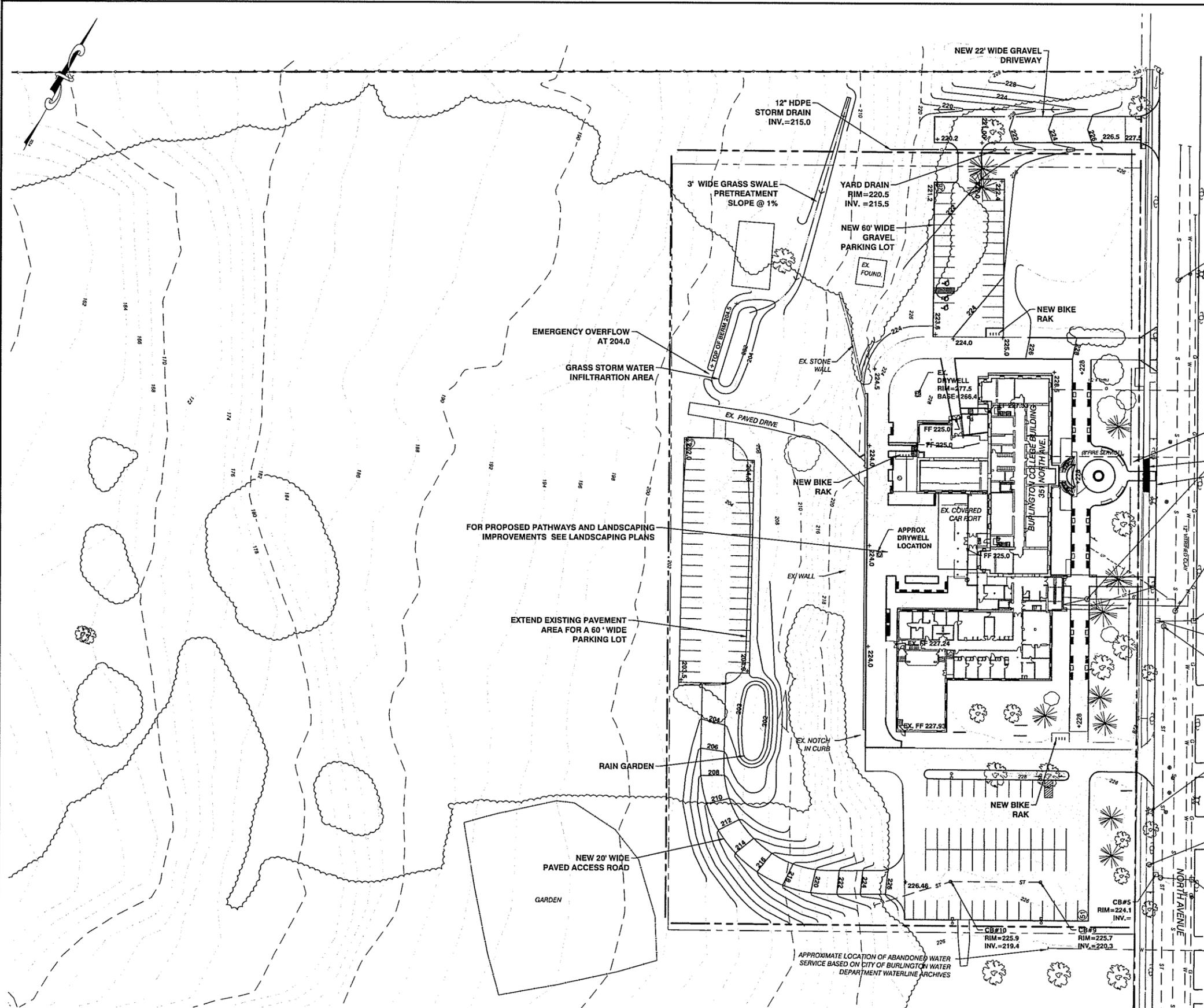
EXISTING  
CONDITIONS  
SITE PLAN

DATE	DRAWING NUMBER
SCALE 1" = 40'	<b>C1.1</b>
PROJ. NO. 14215	

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07/01/2015



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- SCOTT  
422 NORTH AVE.
- ROSSMAN  
412 NORTH AVE.
- MAHER  
404, 406 NORTH AVE.
- SMH#4  
RIM=227.8  
INV.=  
MCSWEENEY  
402 NORTH AVE.
- LAFAYETTE  
392 NORTH AVE.  
FOR PROPOSED PATHWAYS AND LANDSCAPING  
IMPROVEMENTS SEE LANDSCAPING PLANS  
2.5'x4' C.I.P.  
RIM=227.1  
INV.=221.1  
NEW CURB SECTION
- JPT PROPERTIES LLC  
380, 282 NORTH AVE.
- SMH#3  
RIM=226.9  
INV.=  
RISING  
376, 378 NORTH AVE.
- CB#8  
RIM=226.2  
INV.=  
BURDIN  
372 NORTH AVE.
- CB#7  
RIM=226.5  
INV.=  
DMH#4  
RIM=226.7  
INV.=  
DEMAG  
366 NORTH AVE.
- MAI  
360 NORTH AVE.  
TEMPORARY BENCHMARK  
NW FLANGE BOLT FIRE HYDRANT  
ELEV = 228.61
- AKEY TRUST  
358 NORTH AVE.
- DMH#3  
RIM=225.6  
INV.=  
BROWN  
352 NORTH AVE.
- CB#6  
RIM=223.8  
INV.=  
MCCORMICK  
346 NORTH AVE.
- RUDDY  
342 NORTH AVE.

SITE ENGINEER:  
  
 CIVIL ENGINEERING ASSOCIATES, INC.  
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DATE: 7/1/2015  
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 CHECKED BY: JLM  
 DEPARTMENT OF PLANNING & ZONING

OWNER:  
**BURLINGTON COLLEGE**  
 351 NORTH AVE  
 BURLINGTON VERMONT 05401

PROJECT:  
**BUILDING RENOVATION AND SITE IMPROVEMENTS**  
**329, 351 NORTH AVE.**  
 BURLINGTON, VT

BURLINGTON  
 PROJECT LOCATION  
 LAKE CHAMPLAIN  
 1" = 200'

DATE	CHECKED	REVISION

**PROPOSED SITE, GRADING & DRAINAGE PLAN**

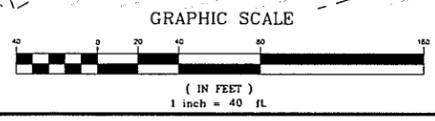
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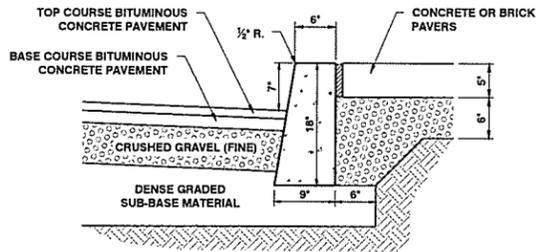
SCALE:  
 1" = 40'

PROJ. NO.  
 14215

PROGRESS PLANS  
 07/1/2015

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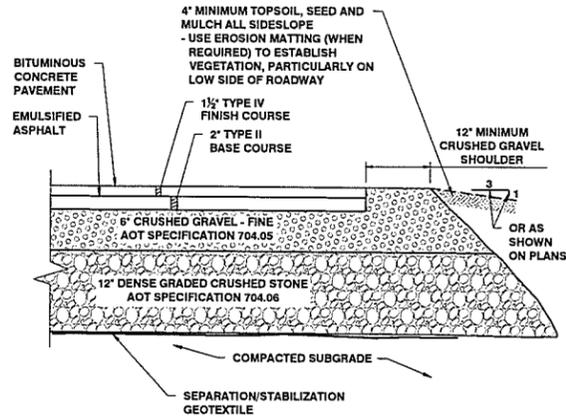


- NOTES:
- CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/2" JOINT BETWEEN SECTIONS.
  - CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK).
  - ASPHALT TREATED FELT TO BE USED BETWEEN SIDEWALK AND CONCRETE CURB TOP.

**CURB w/SIDEWALK DETAIL**

(SIMILAR WITH OUT SIDEWALK) N.T.S.

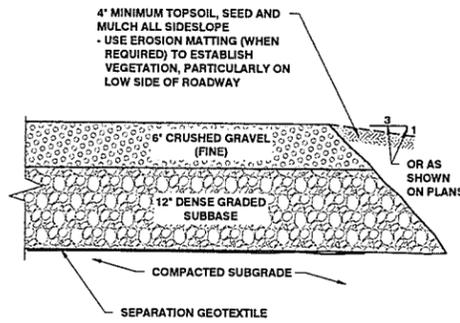
S-001 REVISED 06/01/2014



**TYPICAL PAVEMENT SECTION**

(FULL DEPTH CONSTRUCTION SECTION) N.T.S.

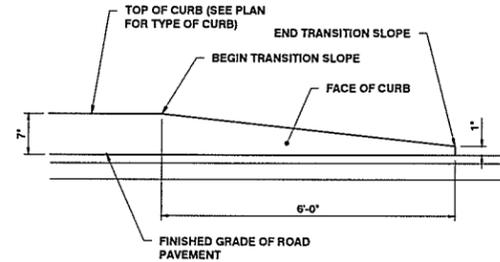
S-003 REVISED 11/10/2014



**TYPICAL GRAVEL SURFACE SECTION**

N.T.S.

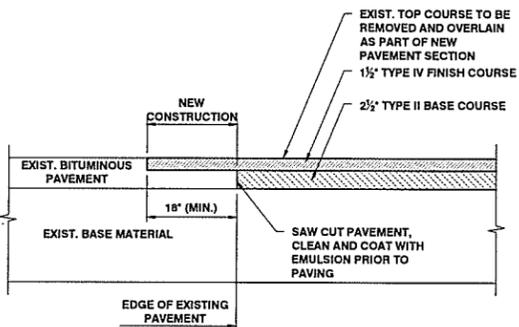
S-004 REVISED 11/10/2014



**TRANSITION CURB DETAIL**

N.T.S.

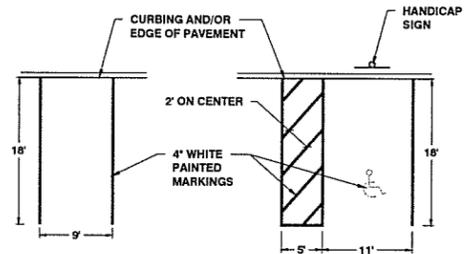
S-006 REVISED 06/01/2014



**TRANSITION FROM NEW PAVEMENT TO EXISTING PAVEMENT**

N.T.S.

S-014 REVISED 06/01/2014



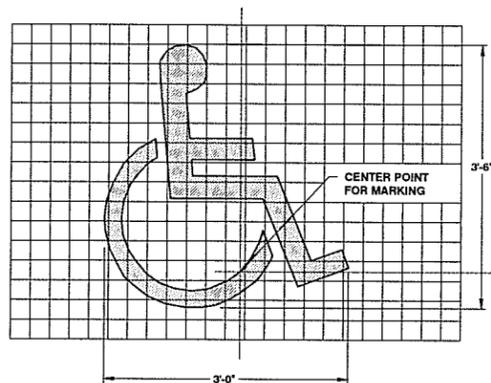
**STANDARD PARKING SPACE HANDICAP PARKING SPACE**

TRAFFIC MARKING PAINT TO BE READY-MIXED TRAFFIC PAINT SUITABLE FOR MARKING ON EITHER BITUMINOUS OR PORTLAND CEMENT CONCRETE PAVEMENT. READY-MIXED LOW VOC TRAFFIC PAINT SHALL CONSIST OF 100% ACRYLIC TYPE, FAST DRYING TRAFFIC PAINT.

**LINE STRIPING DETAIL**

N.T.S.

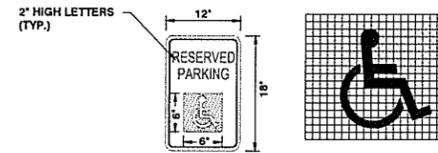
S-015 REVISED 12/09/2014



**HANDICAPPED PARKING MARKING DETAIL**

N.T.S.

S-015a REVISED 4/07/2015



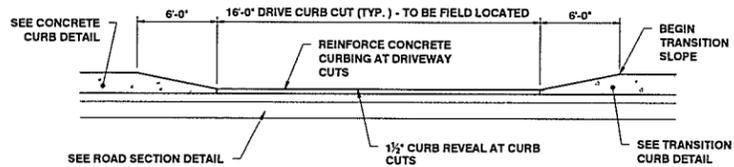
- COLOR: LEGEND AND BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE
- MATERIAL: AS PER VAOT STANDARD E-143M
- POST: 2" (14 ga.) SQUARE STEEL SIGN POST  
INSTALL IN ACCORDANCE w/VAOT STANDARD E-164

**HANDICAPPED PARKING SIGN DETAIL**

N.T.S.

SIGN SHALL BE POSTED AT THE HEAD OF EACH HANDICAPPED SPACE. MOUNTING HEIGHT IS 60" MINIMUM TO BOTTOM OF SIGN.

S-015b REVISED 4/07/2015



**DRIVE CURB CUT DETAIL**

N.T.S.

S-007 REVISED 06/01/2014

SITE ENGINEER:



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DRAWN

PJM

CHECKED

PBS

APPROVED

PBS

OWNER:

**BURLINGTON COLLEGE**

351 NORTH AVE  
BURLINGTON VERMONT  
05401

PROJECT:

**PROPERTY LOCATED AT  
311, 329, 351  
NORTH AVE**

BURLINGTON, VT

DATE	CHECKED	REVISION

**SITE DETAILS**

DATE

—

SCALE

AS SHOWN

PROJ. NO.

14215

DRAWING NUMBER

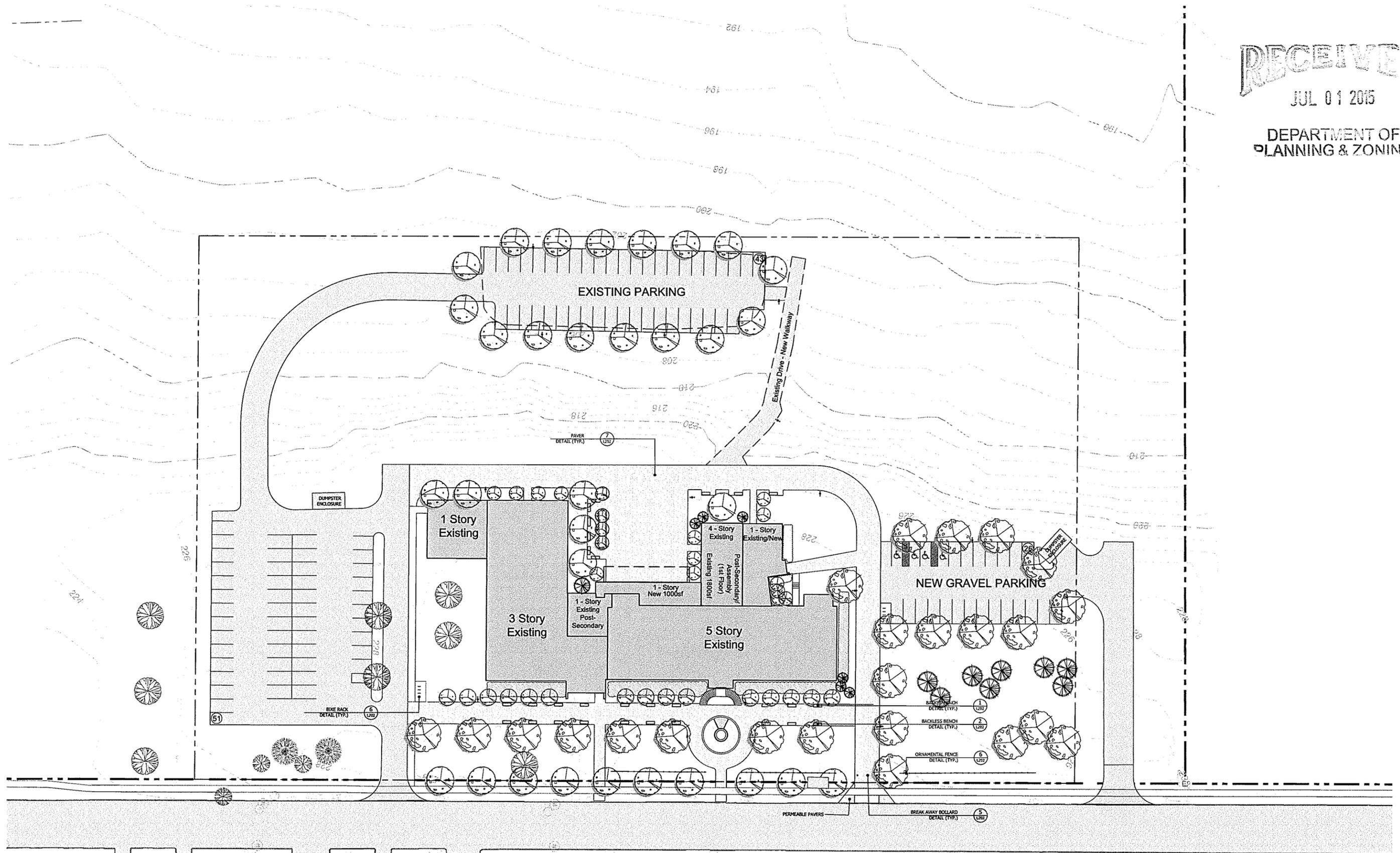
**C4.0**

PROGRESS PLANS  
7/01/2015

RECEIVED

JUL 01 2015

DEPARTMENT OF  
PLANNING & ZONING



PRELIMINARY PLAN  
NOT FOR CONSTRUCTION  
7/01/2015

revisions	date	revisions	date
Sketch Plan Submission	2/25		
Preliminary Plat Submission	7/1		

T. J. Boyle Associates, LLC

landscape architects planning consultants  
301 college street burlington vermont 05401 802 658 3555



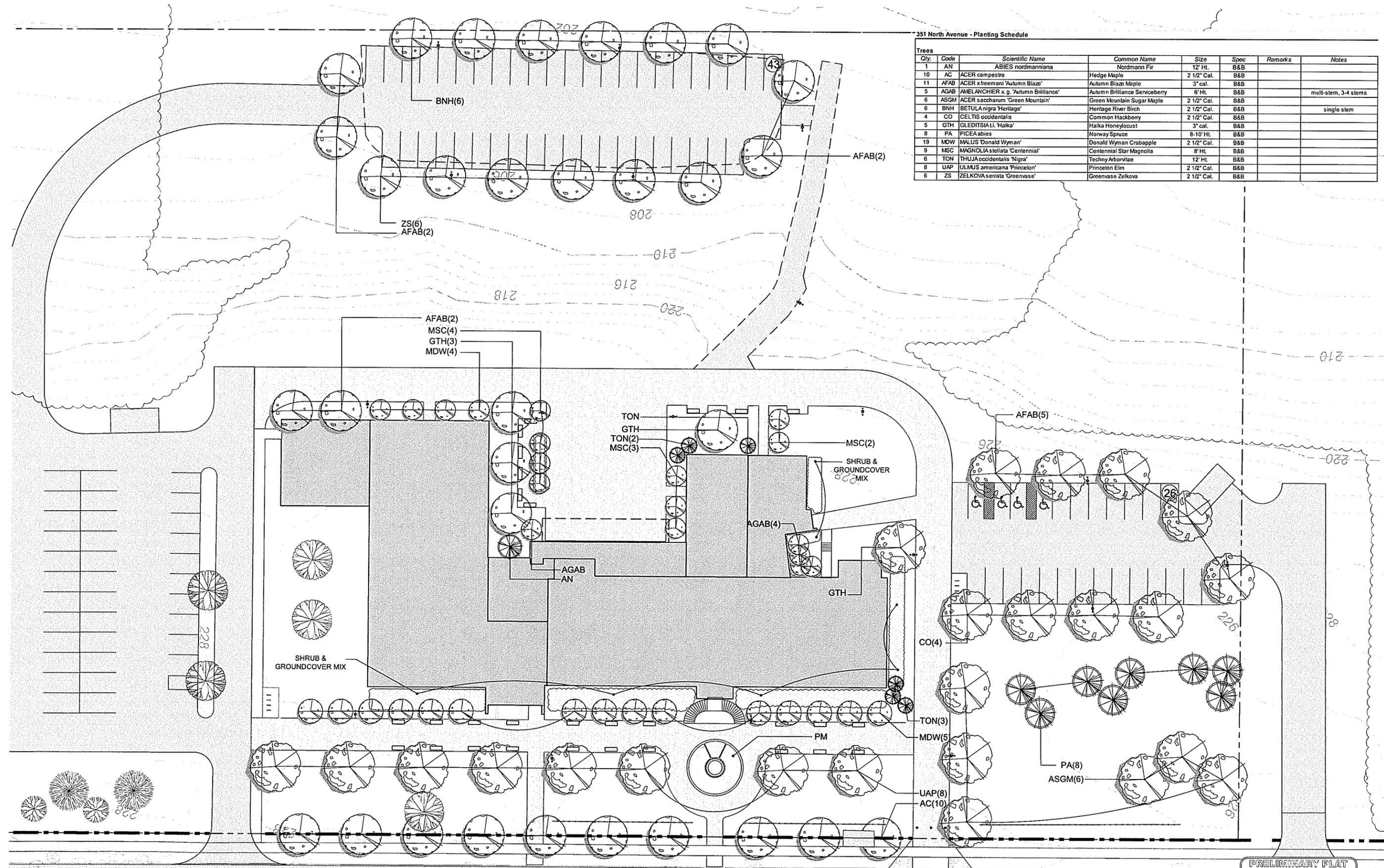
MJB design by TKD 7/1/2015  
MJB drawn by JMB 1" = 30'

351 North Ave  
Site Plan

sheet no: L-100

351 North Avenue - Planting Schedule

Qty.	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
1	AN	ABIES nordmanniana	Nordmann Fir	12' Ht.	B&B		
10	AC	ACER campestre	Hedge Maple	2 1/2' Cal.	B&B		
11	AFAB	ACER x freemani 'Autumn Blaze'	Autumn Blaze Maple	3' cal.	B&B		
5	AGAB	AMELANCHIER x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	B&B		multi-stem, 3-4 stems
6	ASGM	ACER saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2' Cal.	B&B		
6	BNH	BETULA nigra 'Heritage'	Heritage River Birch	2 1/2' Cal.	B&B		single stem
4	CO	CELTIS occidentalis	Common Hackberry	2 1/2' Cal.	B&B		
5	GTH	GLEDITSIA LI. 'Halka'	Halka Honeylocust	3' cal.	B&B		
8	PA	PICEA abies	Norway Spruce	8-10' Ht.	B&B		
19	MDW	MALUS 'Donald Wyman'	Donald Wyman Crabapple	2 1/2' Cal.	B&B		
9	MSC	MAGNOLIA stellata 'Centennial'	Centennial Star Magnolia	8' Ht.	B&B		
6	TON	THUJA occidentalis 'Nigra'	Techny Arborvitae	12' Ht.	B&B		
8	UAP	ULMUS americana 'Princeton'	Princeton Elm	2 1/2' Cal.	B&B		
6	ZS	ZELKOVA serrata 'Greenvasa'	Greenvasa Zelkova	2 1/2' Cal.	B&B		



PRELIMINARY PLAN  
NOT FOR CONSTRUCTION  
7/01/2015

revisions	date	revisions	date
Sketch Plan Submission	5/26		
Preliminary Plat Submission	7/1		

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MJB design by TKD 7/1/2015  
MJB checked by scale 1" = 20'

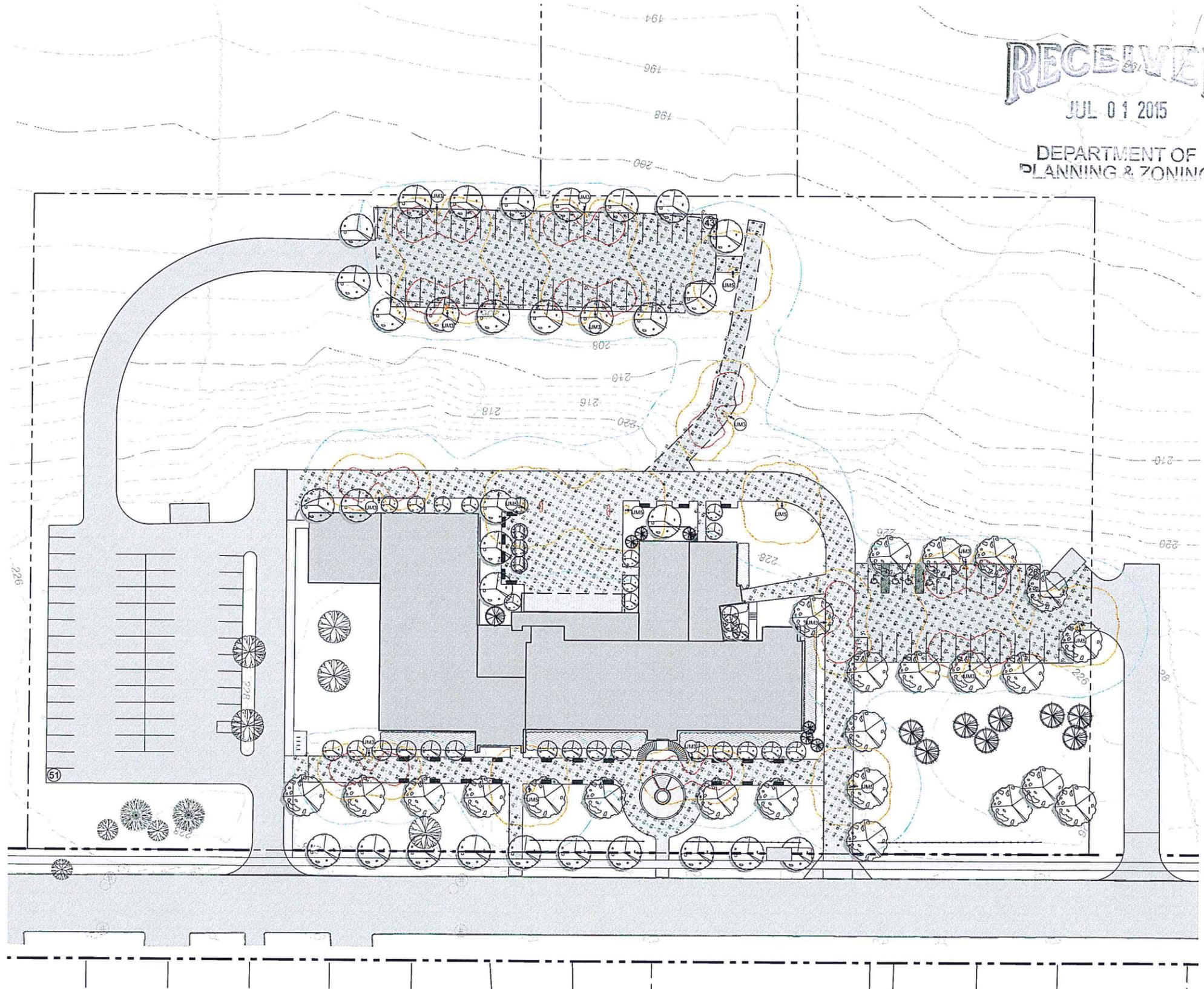
351 North Ave  
Planting Plan Layout

sheet no:  
L-101

**RECEIVED**

JUL 01 2015

DEPARTMENT OF  
PLANNING & ZONING



**LEGEND**

	1.00 LIGHT LEVEL
	0.50 LIGHT LEVEL
	0.1 LIGHT LEVEL
	PROPOSED LED UNIVERSE FIXTURE (14', 15' HEIGHT) (ARROW INDICATES LUMINAIRE INSTALLATION DIRECTION)

- GENERAL LIGHTING NOTES:**
1. ALL FIXTURES FULL CUT-OFF
  2. CRI MINIMUM OF 70
  3. ALL CALCULATIONS SHOWN IN FOOTCANDLES
  4. WALL- AND CEILING-MOUNTED FIXTURES NOT INCLUDED IN CALCULATIONS
  5. NEARBY EXISTING FIXTURES NOT INCLUDED IN CALCULATIONS

**CALCULATION STATISTICS:**

AREA	MAX	MIN	AVG	MAX / MIN
ROAD/PARKING	3.22	.20	1.39	15.9
SIDEWALKS	3.16	.05	1.14	N/A

**LUMINAIRE SCHEDULE**

LABEL	QTY	SYMBOL	MANUFACTURER/FIXTURE/ ORDERING INFO	LAMP	VOLTAGE	FINISH	OPTIONS	POLE	ARM	FINISH	OPTIONS	MOUNTING HT.
UM3	5		ARCHITECTURAL AREA LIGHTING - UNIVERSE MEDIUM LED (TYPE 5) UCM/STR/T3/32LED4K/BLK/FTG	32 LED 4K	120*	BLK	FTG	PR4 4R12-125	SLA7	BLK	PCR	14'
UM5	11		ARCHITECTURAL AREA LIGHTING - UNIVERSE MEDIUM LED (TYPE 3) UCM/STR/T5/32LED4K/BLK/FTG	32 LED 4K	120*	BLK	FTG	PR4 4R12-125	SLA 7	BLK	PCR	14'

**NOTE:**  
\* VOLTAGE TO BE VERIFIED BY ELECTRICAL ENGINEER PRIOR TO ORDERING

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION  
7/01/2015

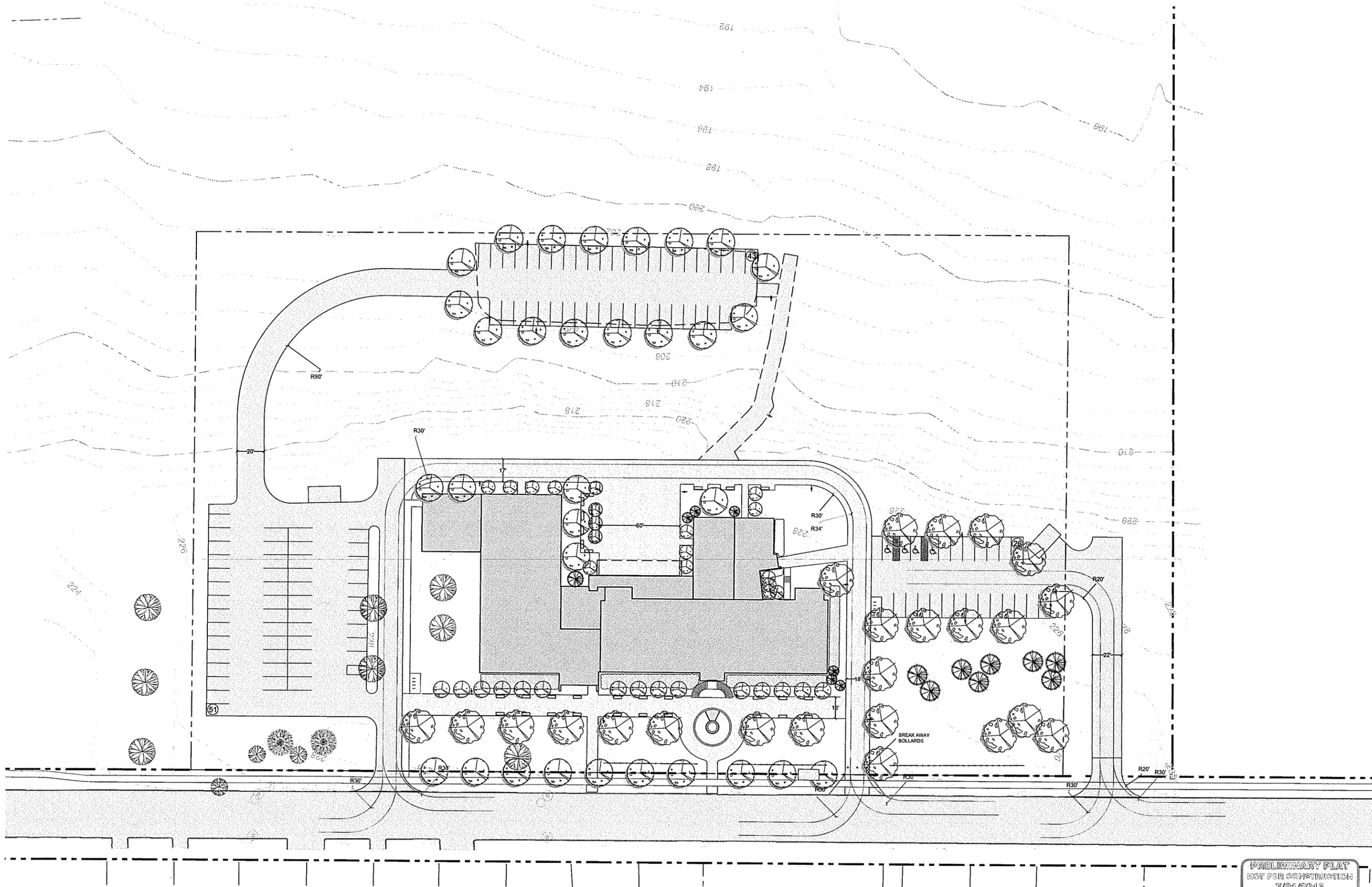
revisions	date	revisions	date
Submission for Preliminary Plat	06/29/2015		

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MJB design by TKD 6/29/2015  
MJB checked by scale 1" = 30'

351 North Ave  
Lighting Layout Plan

sheet no: **L-102**



PRELIMINARY PLAN  
NOT FOR CONSTRUCTION  
7/01/2015

revisions	date	revisions	date
Sketch Plan Submission	2/26		
Preliminary Plat Submission	7/1		

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TKD  
design by  
MJB  
checked by

TKD  
drawn by  
date  
7/1/2015

scale  
1" = 30'

351 North Ave  
Fire Access Plan

sheet no.  
L-103

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DEPARTMENT OF PLANNING & ZONING

**LANDSCAPE LEGEND**

	LARGE DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	FLOWERING/ORNAMENTAL TREE
	LARGE CONIFEROUS TREE
	SMALL CONIFEROUS TREE/SHRUB
	SMALL SHRUB
	PERENNIAL/SMALL SHRUB
	GROUND COVER/PERENNIAL MASSING

**SHADE CALCULATIONS: Plant Sizes and Shadow Offset**

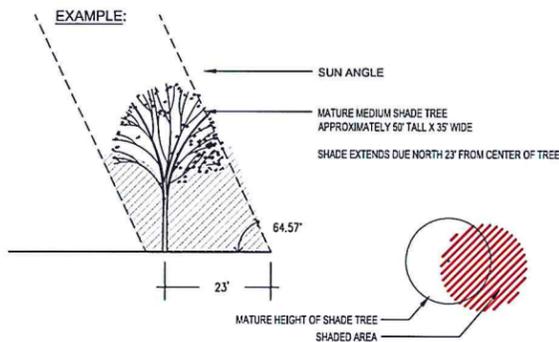
Trees	Mature Height	Mature Canopy Size	Shadow Offset
Large Deciduous	65'	33'	25.0'
Medium Deciduous	50'	40'	19.2'
Small Deciduous	30'	25'	11.5'
Ornamental Deciduous	15-20'	10'	7.5'
Large Coniferous	65'	30'	25.0'
Medium Coniferous	40'	15'	15.4'
Small Coniferous	20'	5-10'	7.5'

All non-conifer tree shadows calculated at a limbed up height of 20'

**SUN ANGLE CALCULATION DATA FOR PROJECT LOCATION**

LONGITUDE: 73 D 13' 53" WEST  
 LATITUDE: 44 D 29' 33" NORTH  
 CALCULATION DATE: JUNE 21, 2015  
 ELEVATION: 222'  
 TIME: SOLAR NOON (11:54 AM EST)

RESULTING SUN ALTITUDE ANGLE: 64.57°

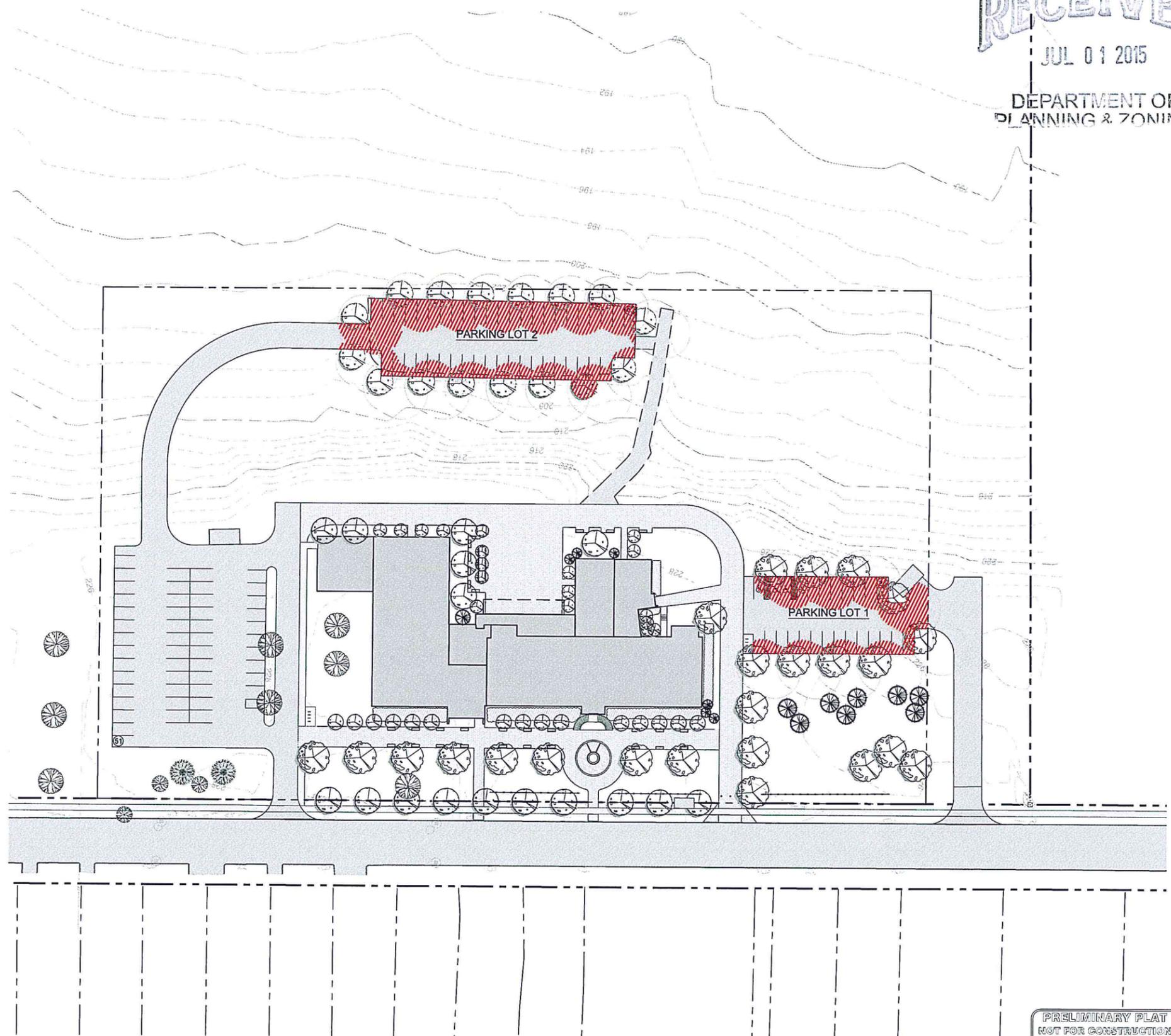


**SHADE CALCULATION TOTALS**

TOTAL IMPERVIOUS SURFACE IN PARKING LOT 1 = 7,680 SF  
 TOTAL SHADE FROM MATURE TREE HEIGHTS LOT 1 = 11,890 SF  
 TOTAL SHADE = 64.5%

TOTAL IMPERVIOUS SURFACE IN PARKING LOT 2 = 4,370 SF  
 TOTAL SHADE FROM MATURE TREE HEIGHTS LOT 2 = 7,970 SF  
 TOTAL SHADE = 54.8%

TOTAL SHADE REQUIRED = 30%



PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION  
 7/01/2015

**TREE PROTECTION NOTES:**

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREE PRESERVATION MEASURES MUST BE IMPLEMENTED.
2. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS.
3. TREE PROTECTION FENCING SHALL REMAIN INTACT THROUGHOUT ALL CONSTRUCTION ACTIVITY.
4. PRIOR TO THE SITE VISIT ALL TREE PRESERVATION AREAS SHALL BE STAKED OUT ON SITE BY SURVEY.
5. NO MATERIALS OR EQUIPMENT SHALL BE STORED, STOCKPILED OR OPERATED WITHIN TREE PROTECTION AREAS.
6. TREE PROTECTED AREAS WILL BE LEFT AS NATURAL AS POSSIBLE.
7. THE CONTRACTOR CHOSEN FOR THIS WORK WILL BE AN EXPERIENCED TREE SERVICE FIRM THAT HAS SUCCESSFULLY COMPLETED TREE PROTECTION, ROOT PRUNING, AND TRIMMING WORK, SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
8. IN AREAS OF EXCAVATION NEAR TREE, IDENTIFY AND CUT ROOTS IN CONSULTATION WITH OWNER.
9. REMOVE POORLY ATTACHED AND RUBBING LIMBS, CLEAN THE CROWN OF DEAD, DISEASED AND WEAK LIMBS, THINNING OF HEALTHY LIMBS IS NOT RECOMMENDED AT THIS TIME.
10. ANY NECESSARY TRENCHING SHALL BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL OR OTHER HIGHLY ORGANIC SOIL.
11. AN AIR SPADE IS TO BE USED TO EXCAVATE DOWN TO MINIMUM OF 2". SEE DETAIL 88/L200.
12. THERE WILL BE NO EXCAVATION FOR PROPOSED SITE WORK WITHIN FENCED AREA.

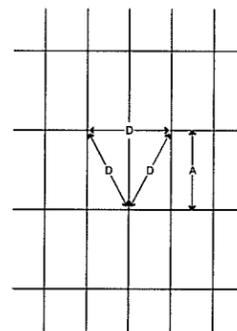
**GENERAL PLANTING NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANS) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
5. PLANTS SHALL BE INSTALLED SUCH THAT THE ROOT FLARE IS AT OR SLIGHTLY ABOVE FINAL GRADE (DUE TO NURSERY PRACTICES THIS MAY REQUIRE REMOVING SOIL FROM THE TOP OF THE ROOT BALL TO LOCATE THE ROOT FLARE).
6. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
9. LANDSCAPE ARCHITECT MAY REQUIRE ALL PLANTS BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
10. ALL PLANT BEDS MUST HAVE A MINIMUM PLANT BED DEPTH OF 18" WITH A 2/3 TOPSOIL TO 1/3 COMPOST MIX, REMOVE SUBGRADE AND OTHER FILL IN PLANTING AREAS ON SITE.
11. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
12. STAKING PLANTS IS AT THE DISCRETION OF THE CONTRACTOR, ONLY STAKE PLANTS AS SPECIFIED BY LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AMENDED BACKFILL AS PER THE CONTRACT SPECIFICATIONS.
14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
15. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
16. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.

**PLANT SPACING CHART**

Spacing 'D'	Row 'A'	Number of Plants	Area Unit
6" O.C.	5.2'	4.61	1 SQ. FT.
8" O.C.	6.93'	2.6	
10" O.C.	8.66'	1.66	
12" O.C.	10.4'	1.15	
15" O.C.	13.0'	7.38	10 SQ. FT.
18" O.C.	15.6'	5.12	
24" O.C.	20.8'	2.91	
30" O.C.	26.0'	1.55	
36" O.C.	30.0'	1.25	
4' O.C.	3.46'	7.25	100 SQ. FT.
5' O.C.	4.38'	4.61	
6' O.C.	5.2'	3.2	
8' O.C.	6.93'	1.8	
10' O.C.	8.66'	1.16	
12' O.C.	10.4'	8	1000 SQ. FT.
15' O.C.	13.0'	5	
20' O.C.	17.3'	2.88	
25' O.C.	21.65'	1.85	
30' O.C.	26.0'	1.29	
40' O.C.	34.6'	7.22	10,000 SQ. FT.

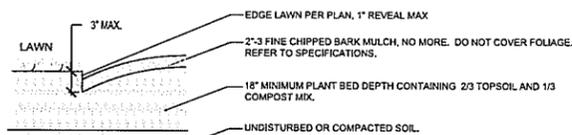
O.C. = ON CENTER  
FOR USE WHEN PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER (AS SHOWN)



PLANT SPACING CHART

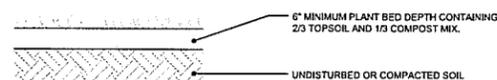
**7 PLANT SPACING CHART DETAIL**

L200 NTS



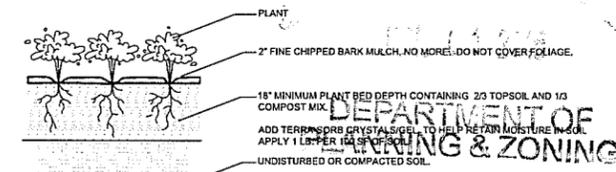
**6 TYPICAL PLANT BED/PLANTING AREA DETAIL**

L200 NTS



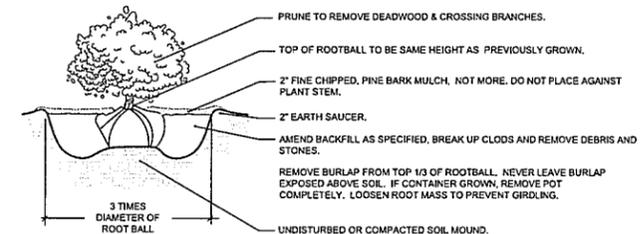
**5 LAWN AREA/TOPSOIL & SEEDING DETAIL**

L200 NTS



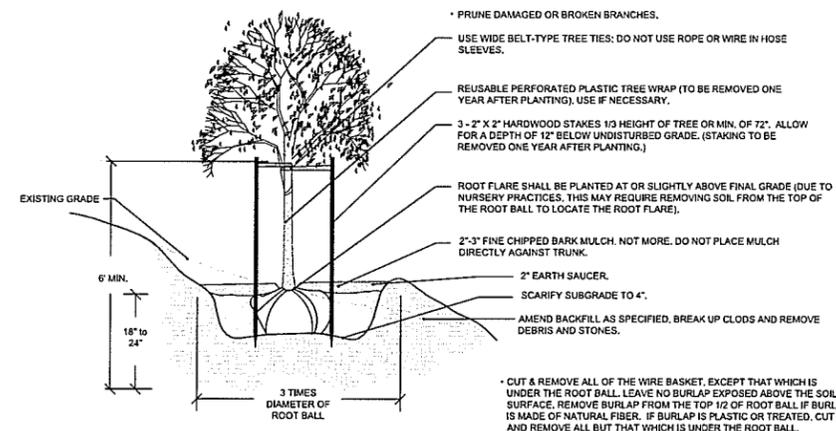
**4 TYPICAL GROUNDCOVER PLANTING**

L200 NTS



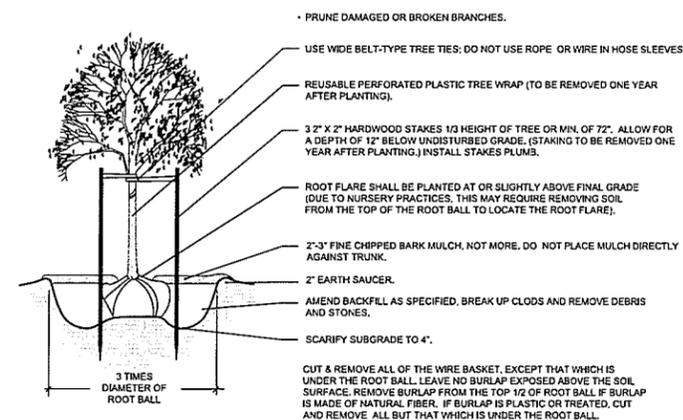
**3 SHRUB PLANTING**

L200 NTS



**2 TREE PLANTING ON SLOPE DETAIL**

L200 NTS



**1 TREE PLANTING DETAIL**

L200 NTS

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION  
7/01/2015

revisions	date	revisions	date
Submission for Preliminary Plat	07/1/2015		

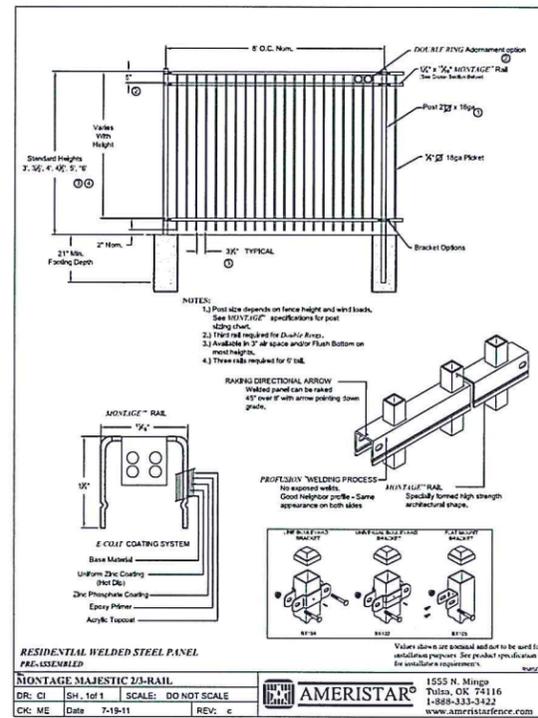
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TKD design by TKD 7/1/2015  
MJB checked by scale As Shown

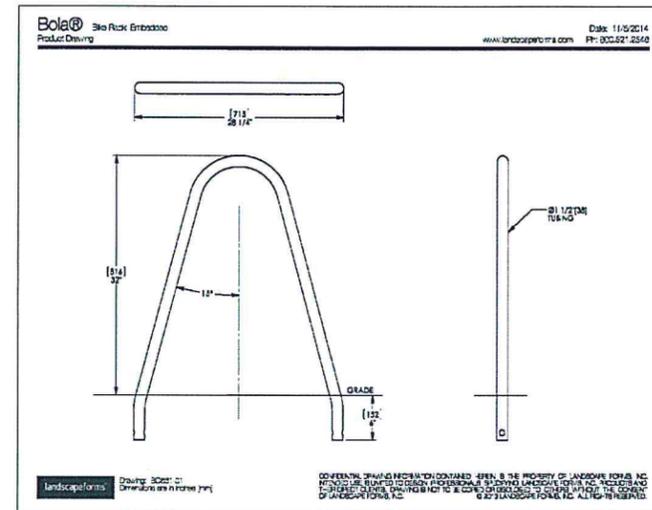
351 North Ave  
Planting and Tree Preservation Details

sheet no: L-200

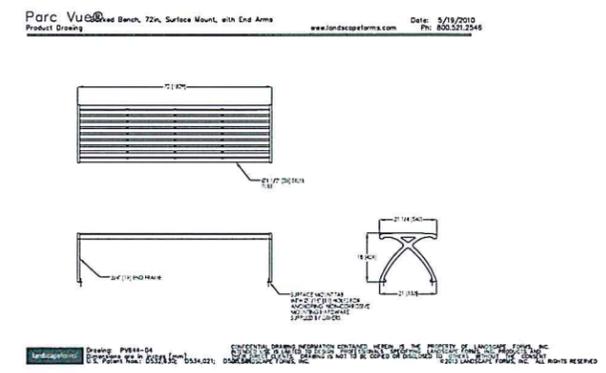




6 ORNAMENTAL FENCE DETAIL QTY: 240 LF  
 L202 NTS



4 BIKE RACK DETAIL COLOR: TITANIUM  
 L202 NTS



2 BACKLESS BENCH DETAIL COLOR: TITANIUM  
 L202 NTS

**techo-bloc**

**Blu**  
 80 mm, Smooth

**DESCRIPTION:** Paver  
**TEXTURE:** Smooth

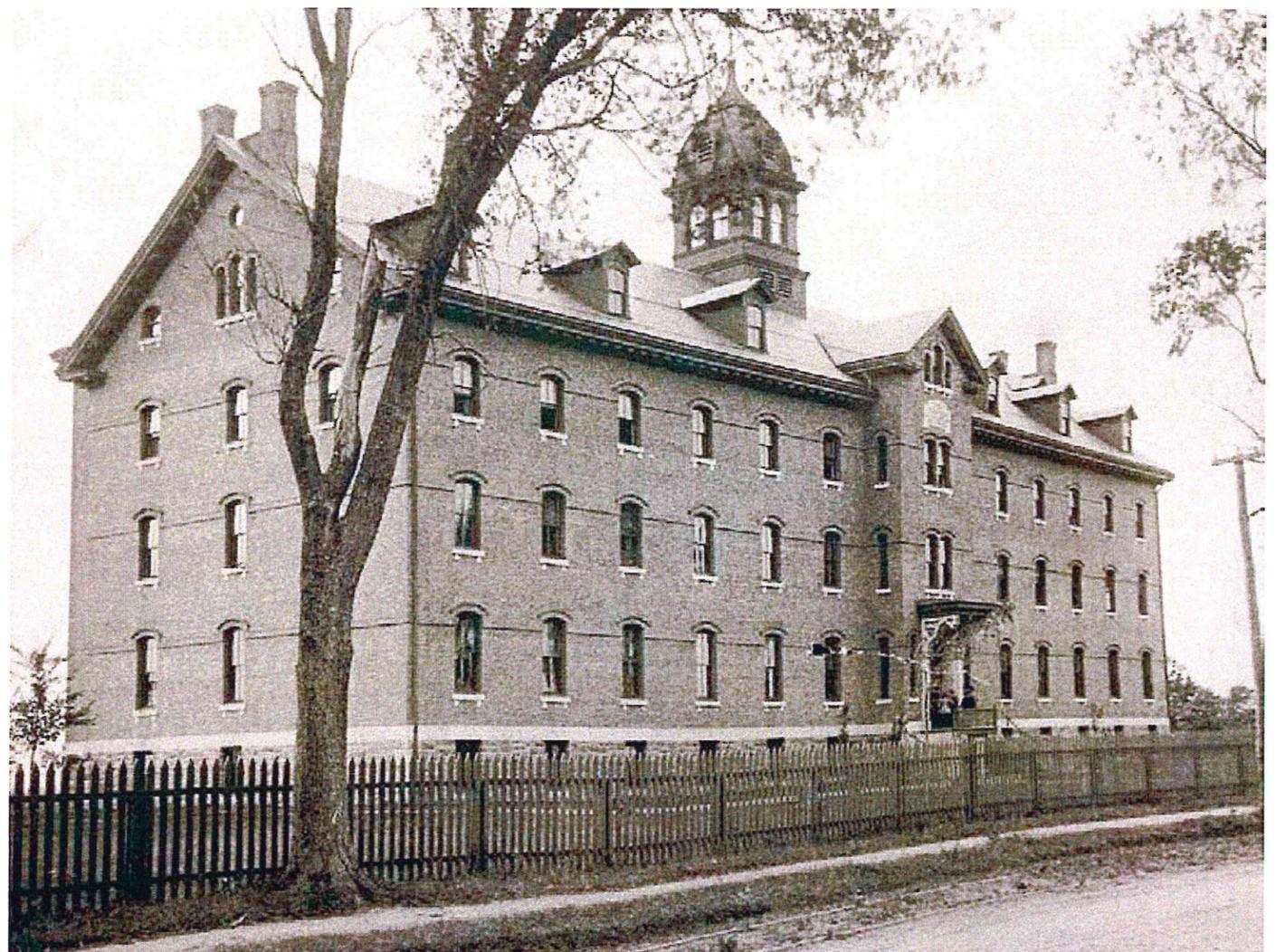
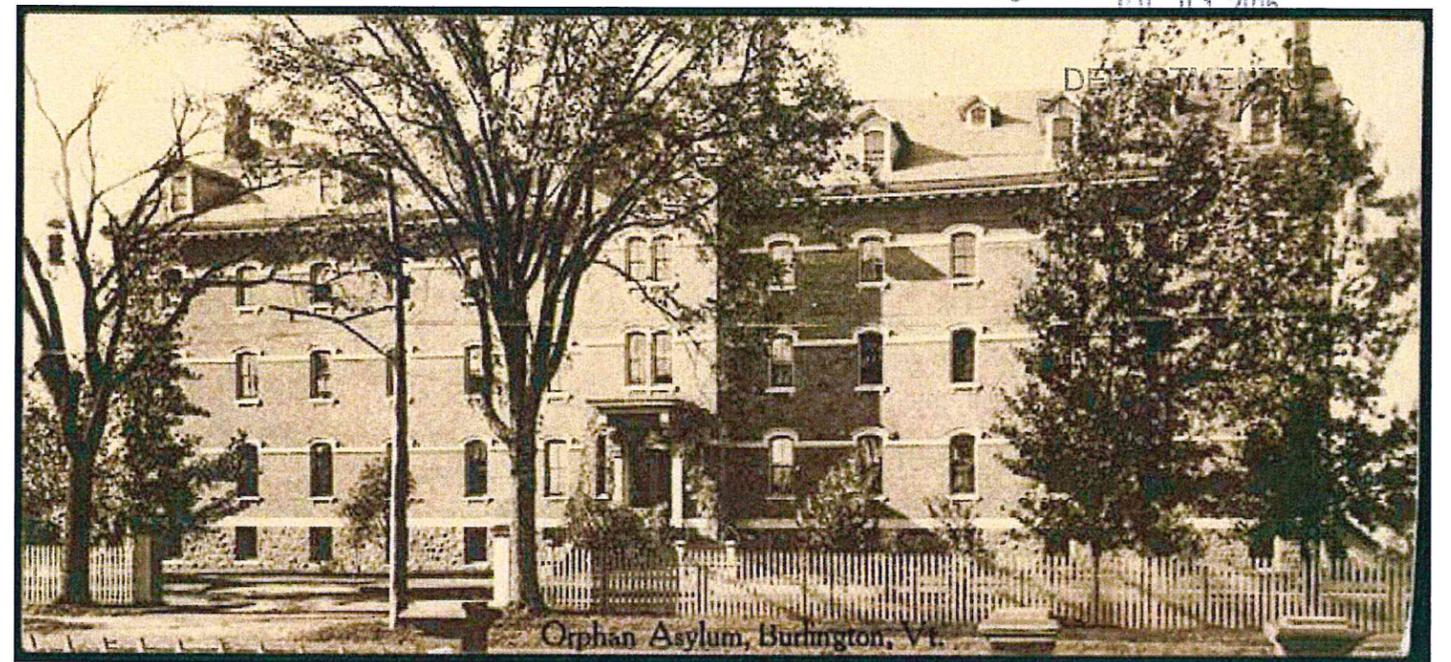
Specifications per pallet	Area	Weight
Output	84.98 m <sup>2</sup>	790 kg
Output	3152 sq ft	1430 kg
Number of rows	8	
Compaction rate	12.63 sq ft/min	0.38 m <sup>3</sup> /min
Linear coverage per row	0.75 in. ft/row	2.27 ft. m/row

Unit dimensions	mm	Units per sq ft
Height	80	33 units
Depth	133	33 units
Length	185	33 units

**APPLICATIONS:**  
 Pedestrian or light vehicular traffic, no overlap of ramps, paths and swimming pool decks.

**NOTES:**  
 See page 140 for more technical information.

**Color Selections:** 01. Mosier pattern, 02. Mosier pattern, 03. Linear pattern, 04. Blue, 05. Grey, 06. Green, 07. Red, 08. Yellow, 09. White, 10. Black, 11. Brown, 12. Tan, 13. Silver, 14. Gold, 15. Copper, 16. Bronze, 17. Nickel, 18. Chrome, 19. Stainless Steel, 20. Aluminum, 21. Titanium, 22. Black, 23. White, 24. Grey, 25. Blue, 26. Green, 27. Red, 28. Yellow, 29. Orange, 30. Purple, 31. Pink, 32. Light Blue, 33. Light Green, 34. Light Red, 35. Light Yellow, 36. Light Orange, 37. Light Purple, 38. Light Pink, 39. Light Blue-Grey, 40. Light Green-Grey, 41. Light Red-Grey, 42. Light Yellow-Grey, 43. Light Orange-Grey, 44. Light Purple-Grey, 45. Light Pink-Grey, 46. Light Blue-White, 47. Light Green-White, 48. Light Red-White, 49. Light Yellow-White, 50. Light Orange-White, 51. Light Purple-White, 52. Light Pink-White, 53. Light Blue-Black, 54. Light Green-Black, 55. Light Red-Black, 56. Light Yellow-Black, 57. Light Orange-Black, 58. Light Purple-Black, 59. Light Pink-Black, 60. 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BURLINGTON COLLEGE ENTRY



VIEW FROM EAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

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PLANNING

OF ZONING

351 NORTH AVE

BURLINGTON, VERMONT

Duncan Wisniewski ARCHITECTURE

255 SOUTH CHAMPLAIN STREET  
BURLINGTON, VERMONT 05401  
T: 802.864.6693

DATE: 06.30.2015

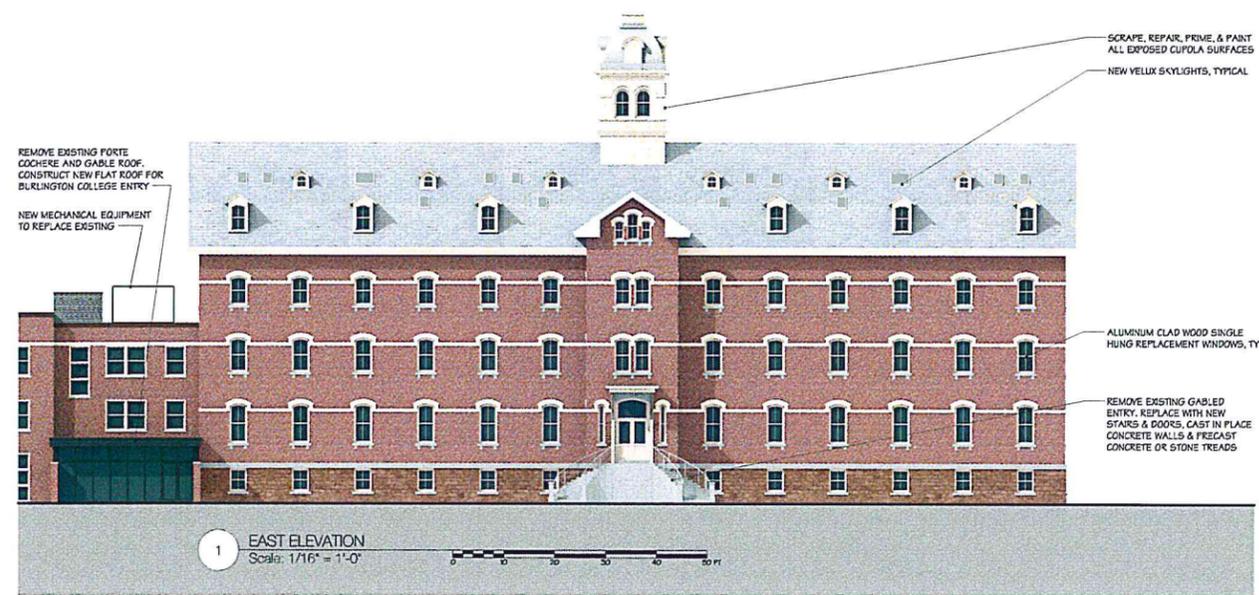
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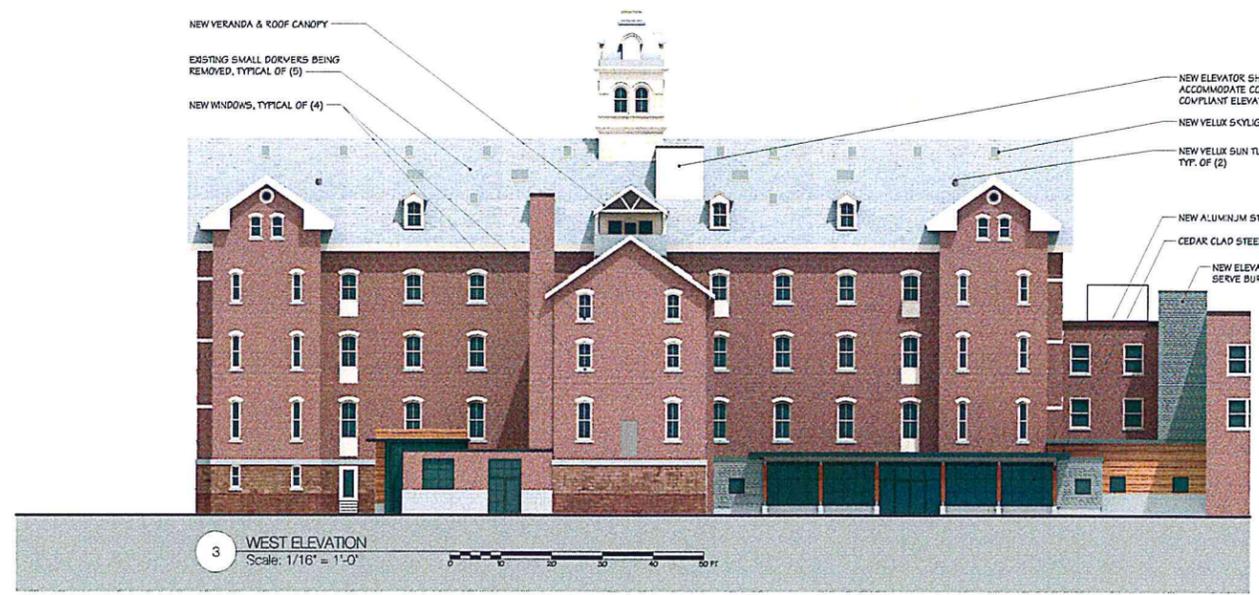
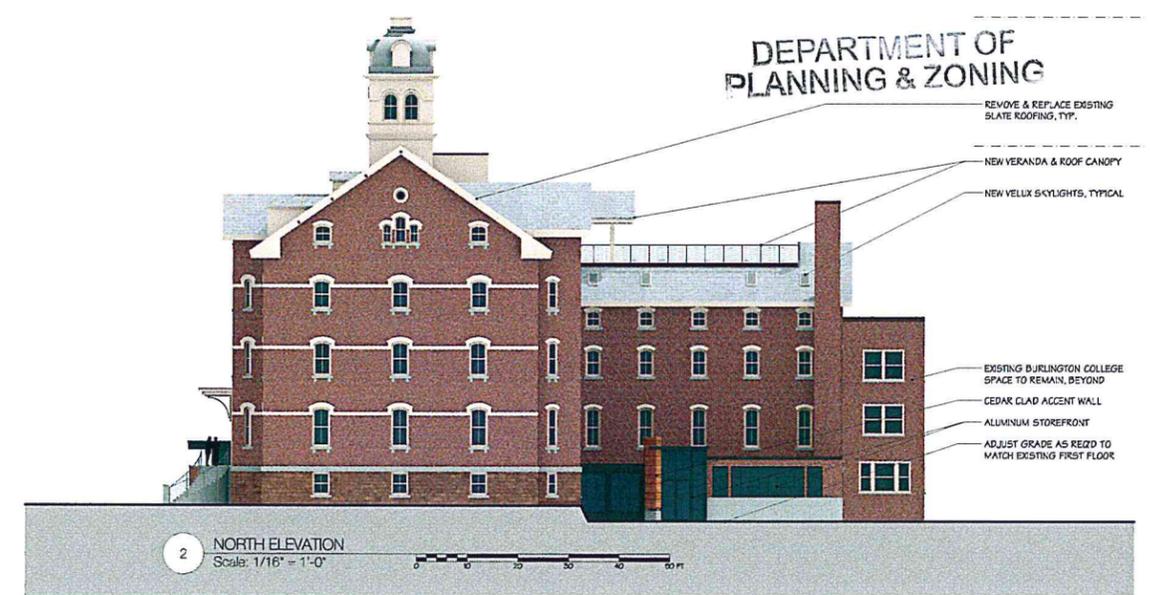
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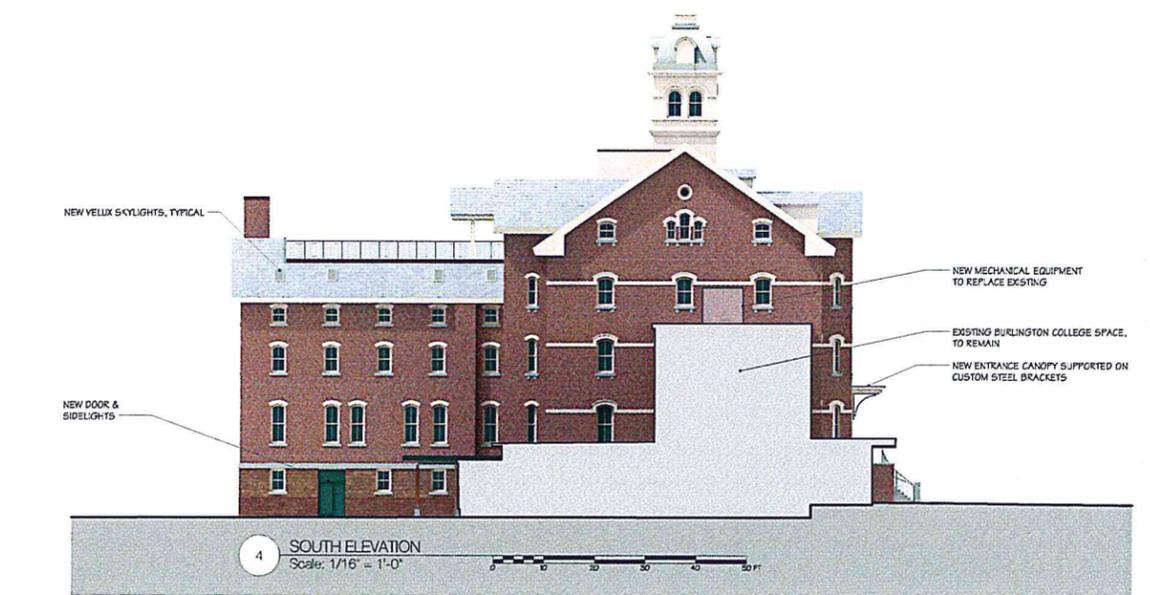
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PLANNING & ZONING



- EST. TOP OF CUPOLA  
58'-7 1/2"
- MAIN ROOF PEAK  
73'-5"
- F.F. ATTIC LOFT  
61'-5 3/4"
- F.F. ATTIC FLOOR  
50'-6"
- F.F. FOURTH FLOOR  
38'-7 1/4"
- F.F. THIRD FLOOR  
25'-6 1/4"
- F.F. SECOND FLOOR  
11'-2 1/2"
- F.F. FIRST FLOOR  
0"



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BURLINGTON, VERMONT

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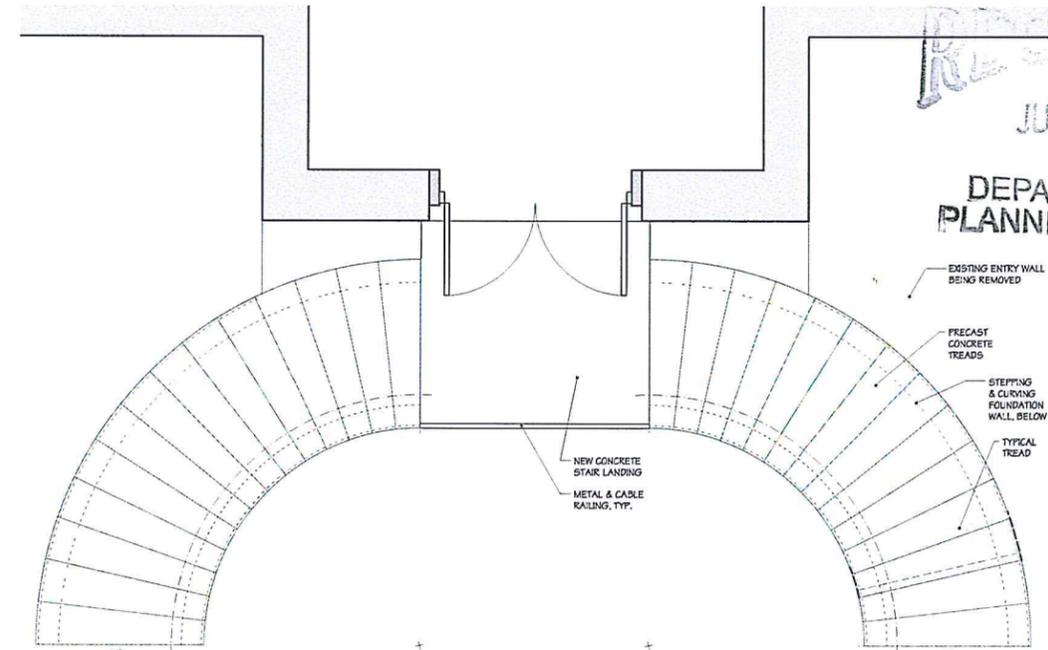
Duncan  
Wisniewski ARCHITECTURE  
255 SOUTH CHAMPLAIN STREET  
BURLINGTON, VERMONT 05401  
T: 802.864.6693

DATE: 06.30.15	A2.1
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REMOVE EXISTING PORTE COCHERE AND GABLE ROOF. CONSTRUCT NEW FLAT ROOF FOR BURLINGTON COLLEGE ENTRY  
NEW ALUMINUM STOREFRONT ENTRANCE

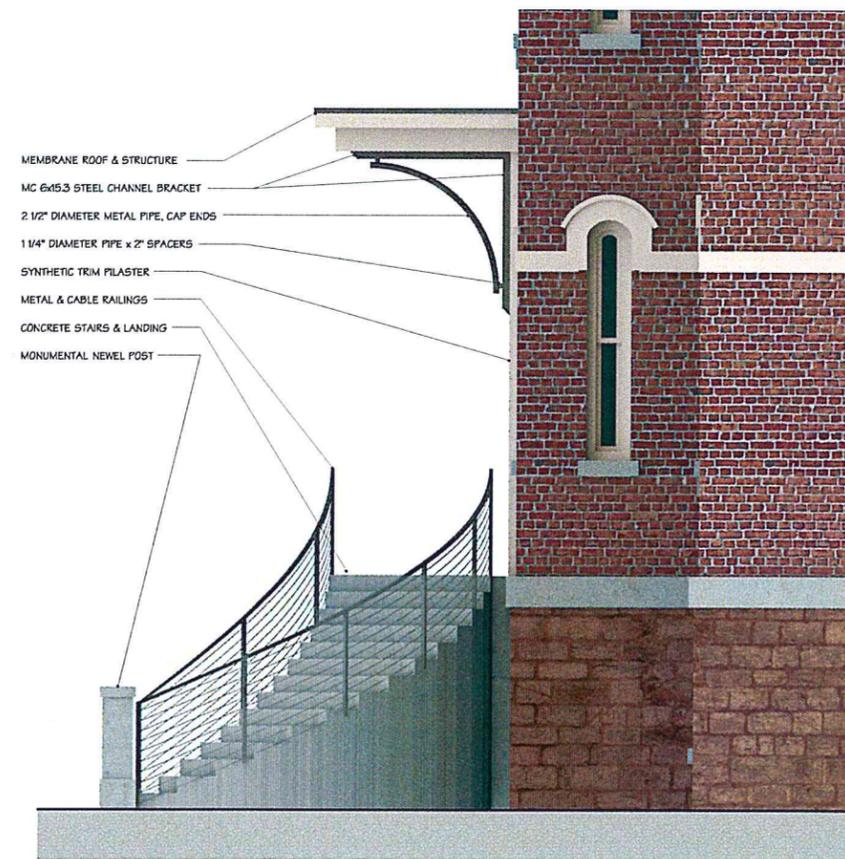


BURLINGTON COLLEGE ENTRY - EAST ELEVATION  
Scale: 3/8" = 1'-0"

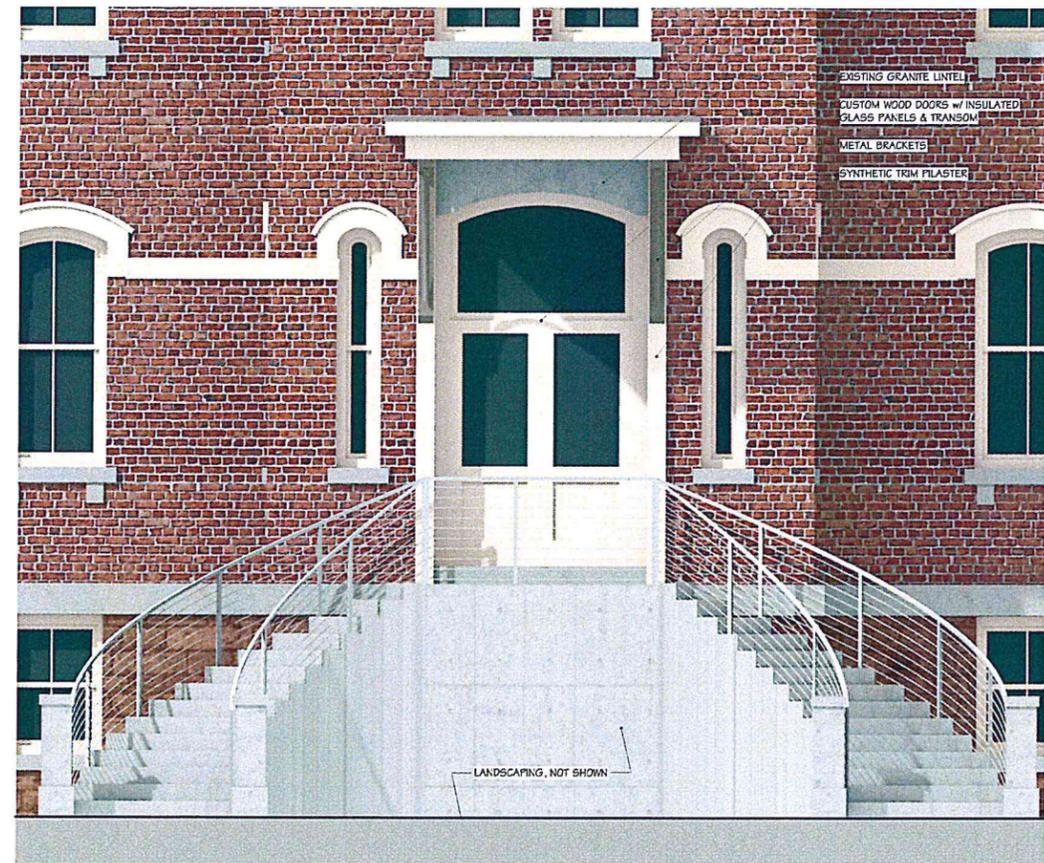


NORTH AVE. ENTRY STAIRS - PLAN  
Scale: 3/8" = 1'-0"

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NEW ENTRY STAIRS & CANOPY - NORTH ELEVATION  
Scale: 3/8" = 1'-0"



NEW ENTRY STAIRS & CANOPY - EAST ELEVATION  
Scale: 3/8" = 1'-0"

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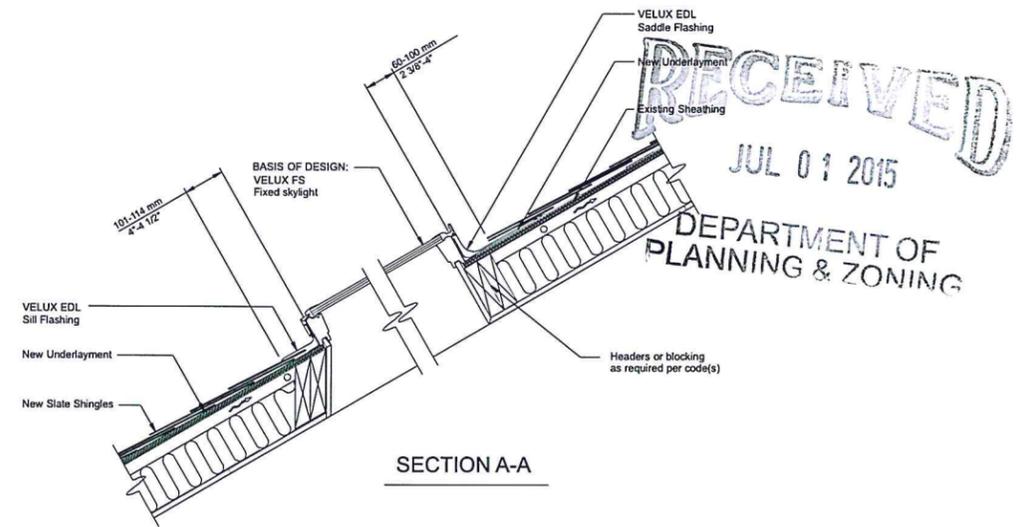
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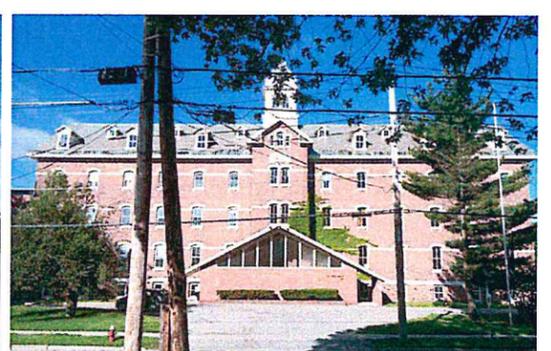
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EXAMPLE: VELUX DECK MOUNTED SKYLIGHT



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BURLINGTON, VERMONT

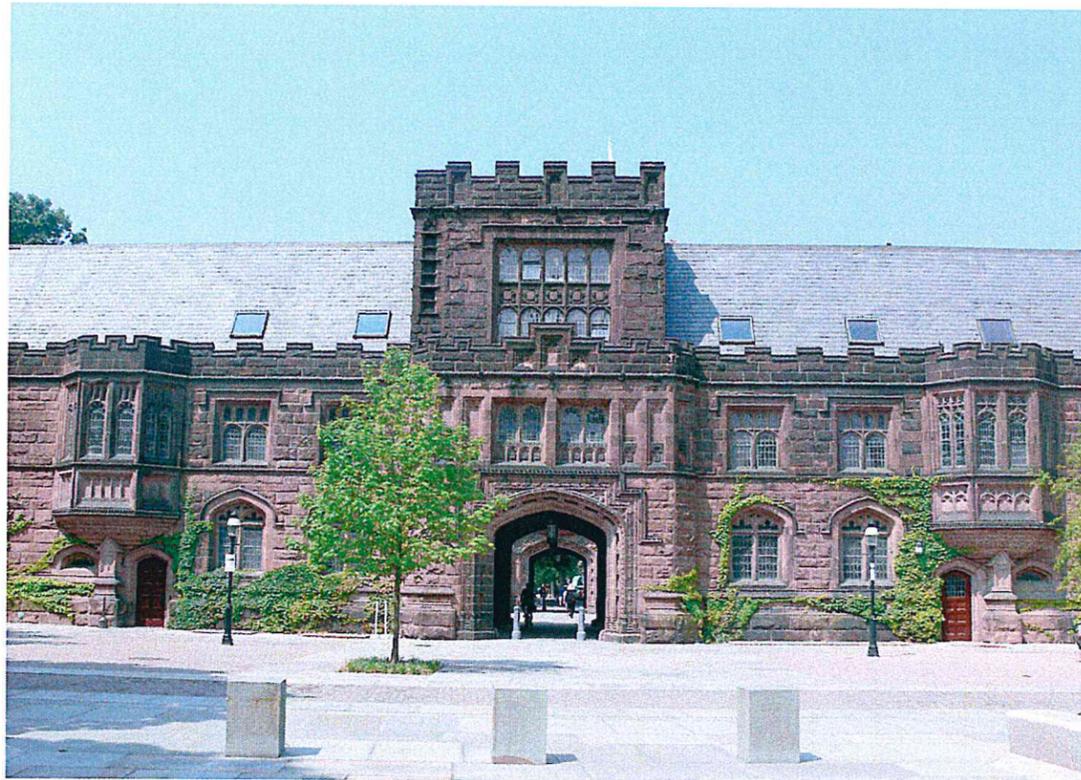
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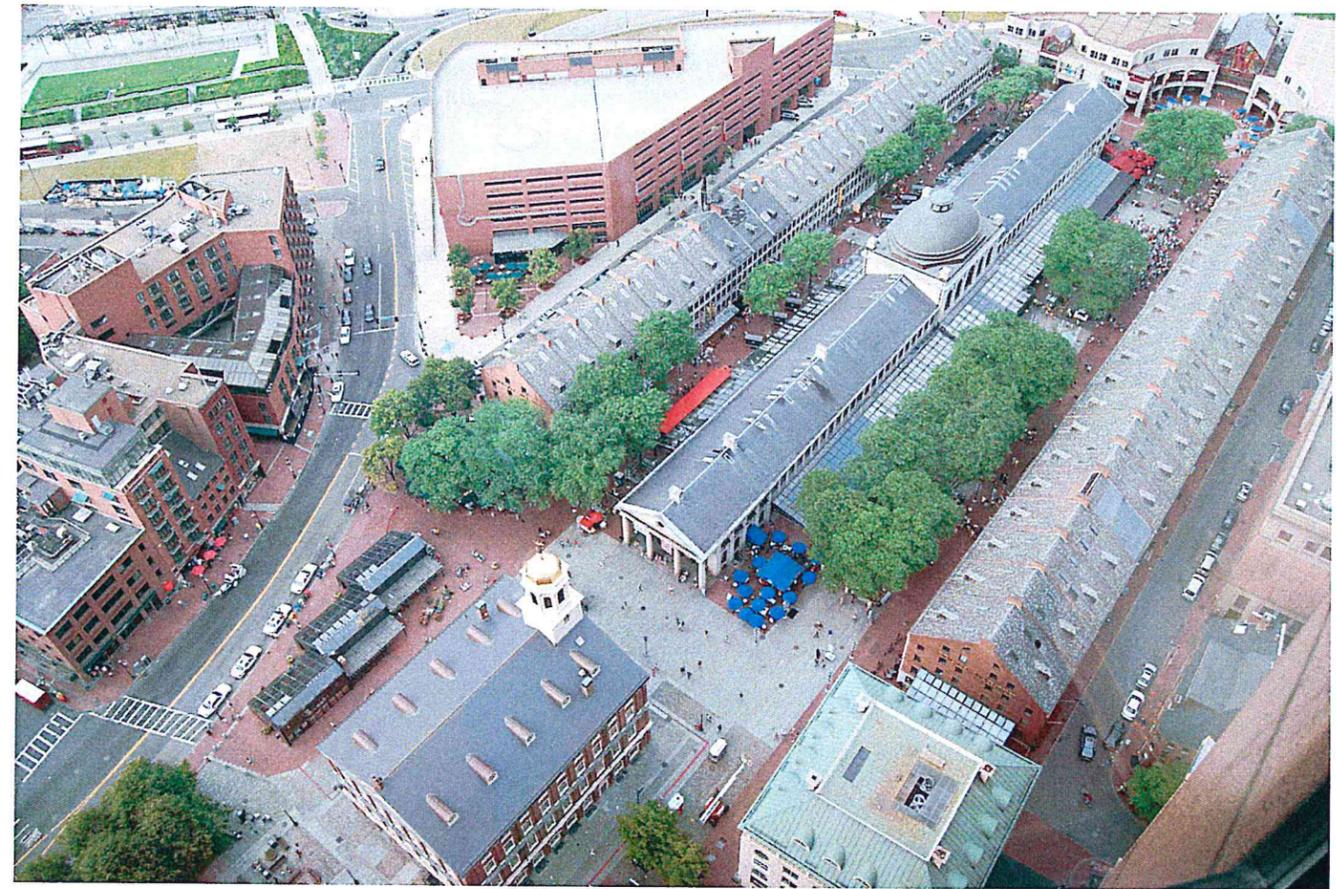
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Wisniewski**   
ARCHITECTURE  
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T. 802.864.6693

DATE: 06.30.2015

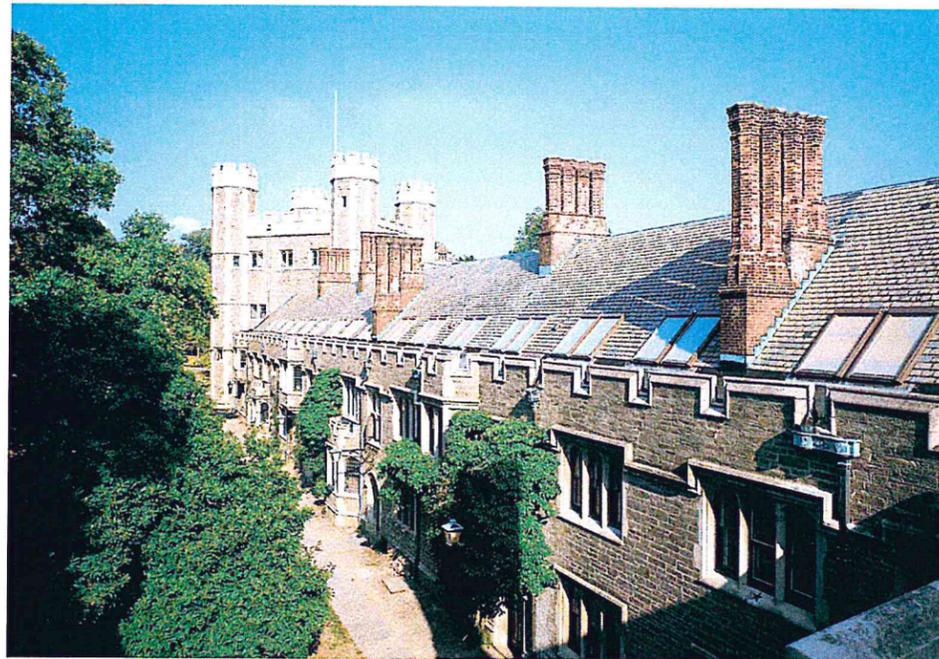
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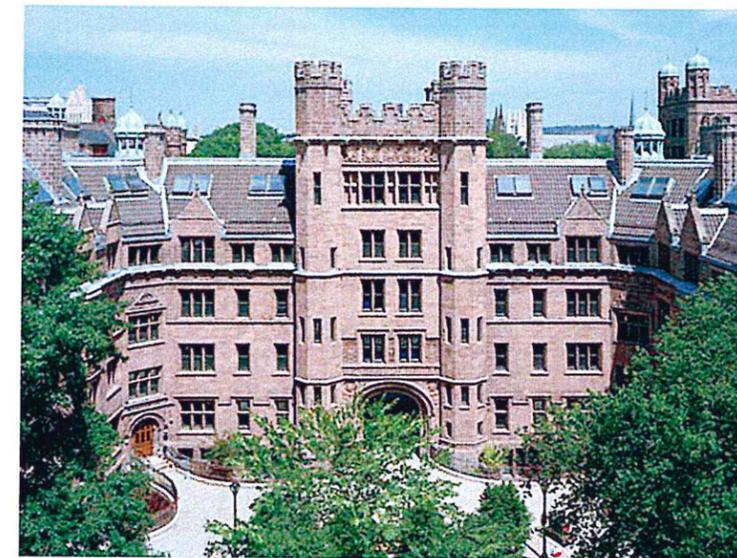
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FANUEIL HALL MARKETPLACE - BOSTON, MA



BLAIR HALL - PRINCETON UNIVERSITY - PRINCETON, NJ



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STARR HALL - MIDDLEBURY COLLEGE - MIDDLEBURY, VT



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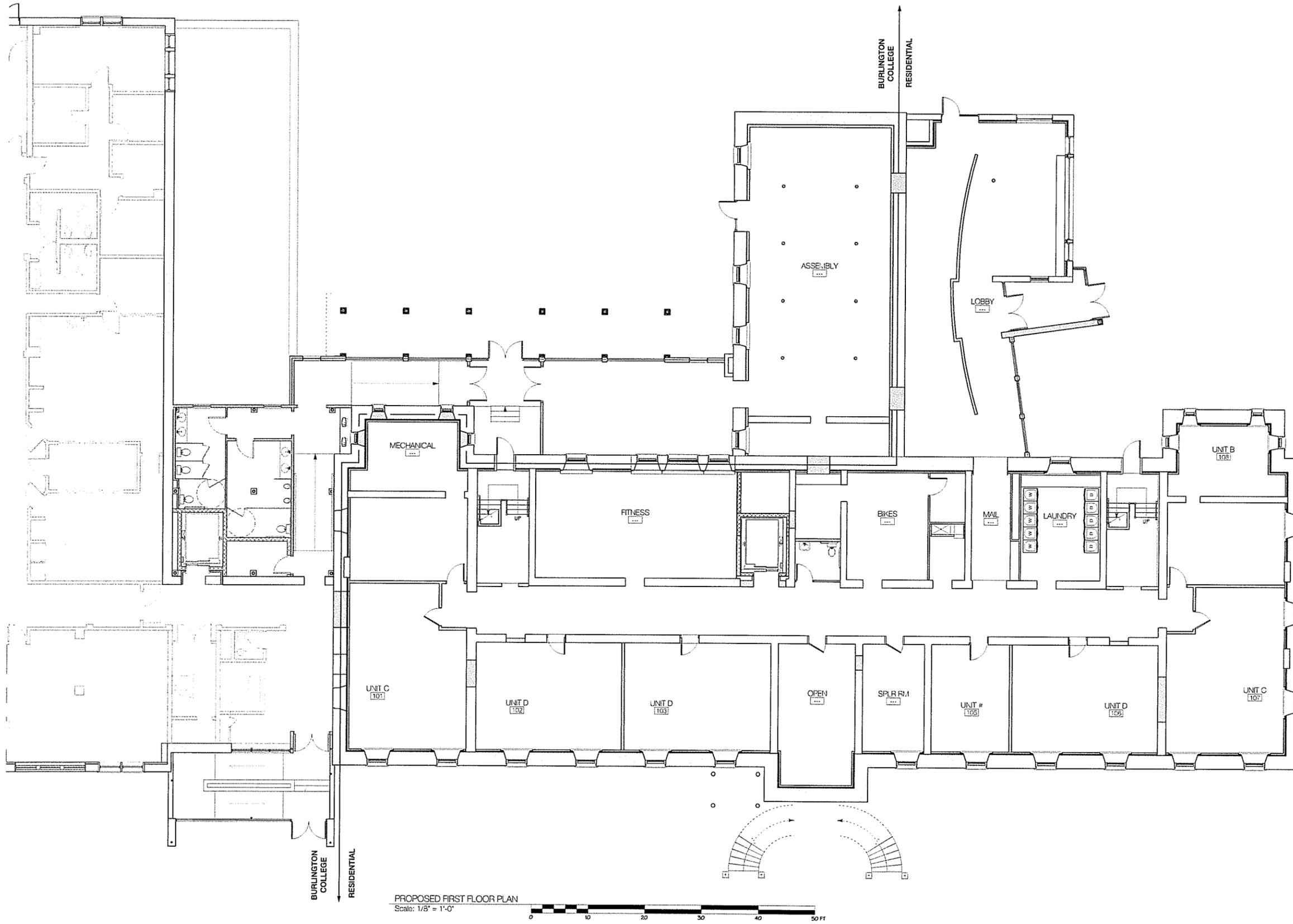
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PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



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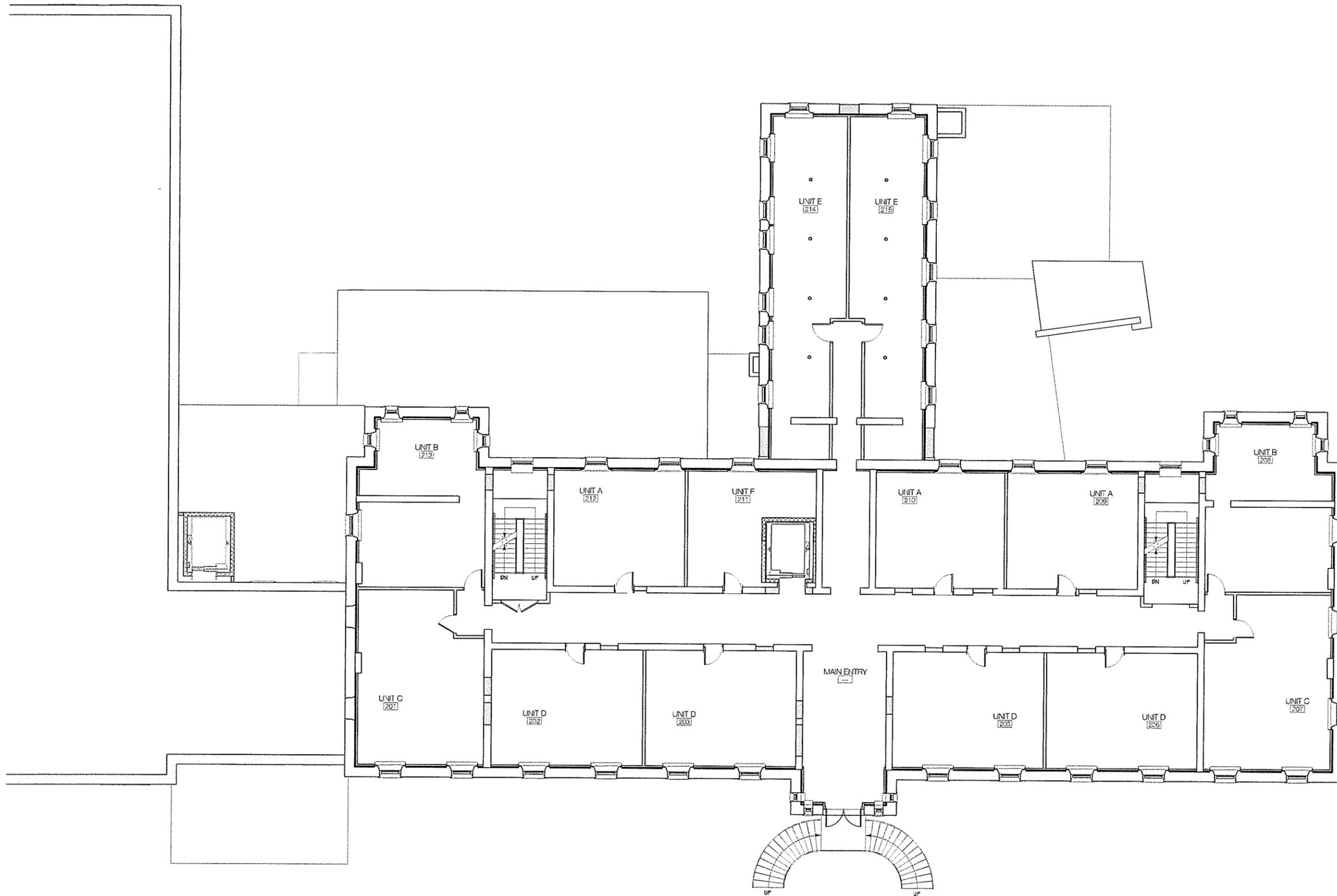
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PROPOSED SECOND FLOOR PLAN  
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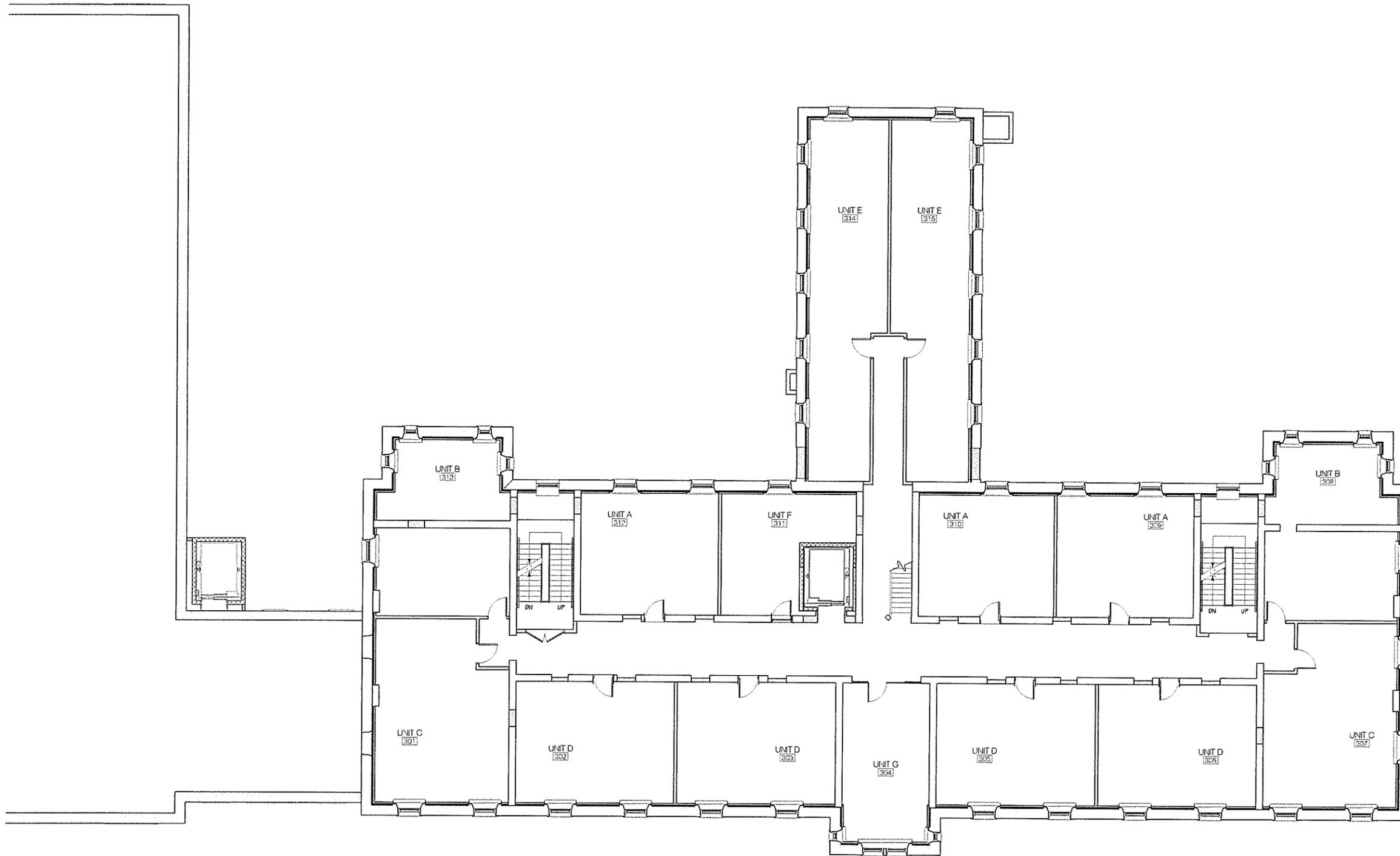
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PROPOSED THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



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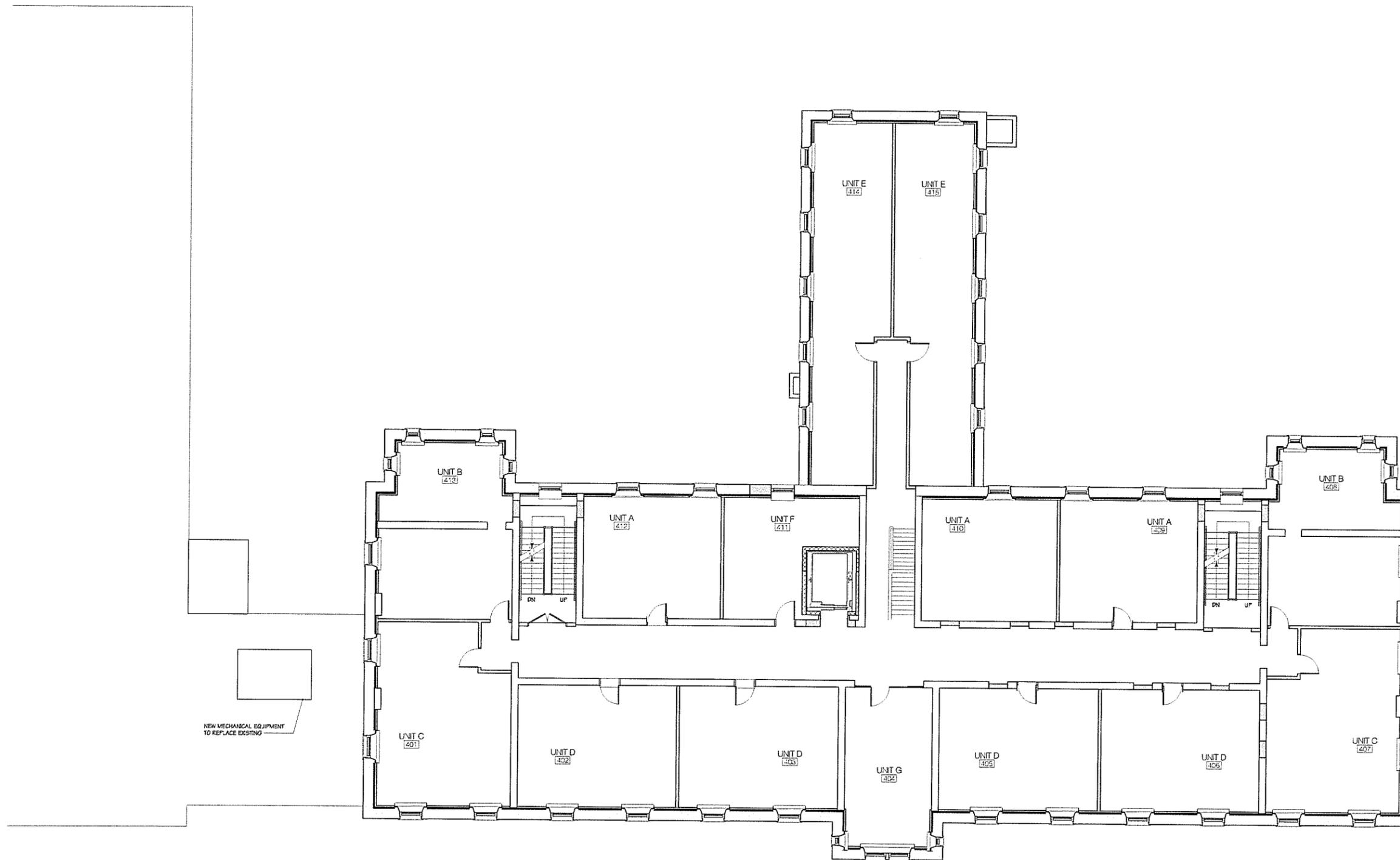
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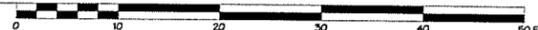
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PROPOSED FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"



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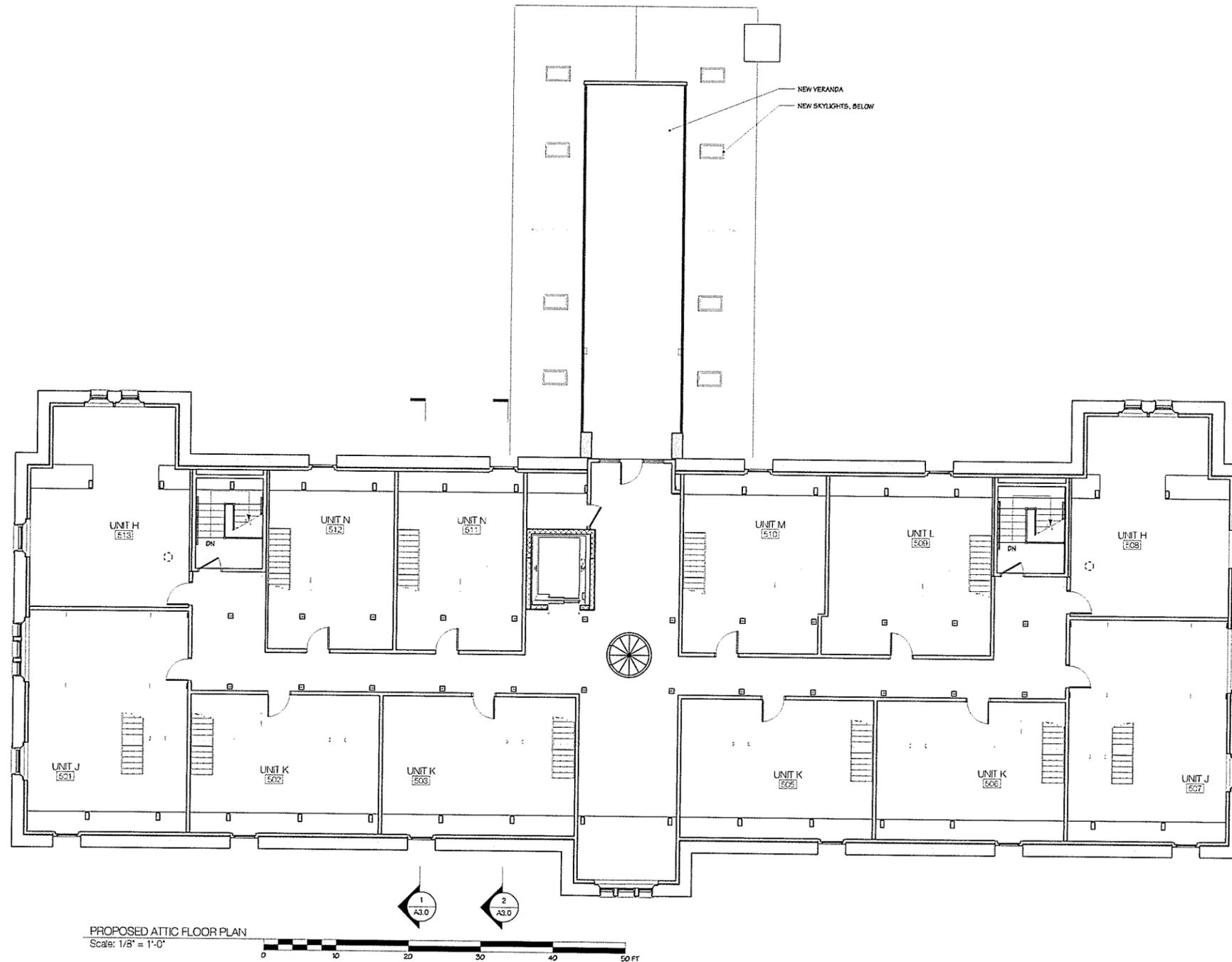
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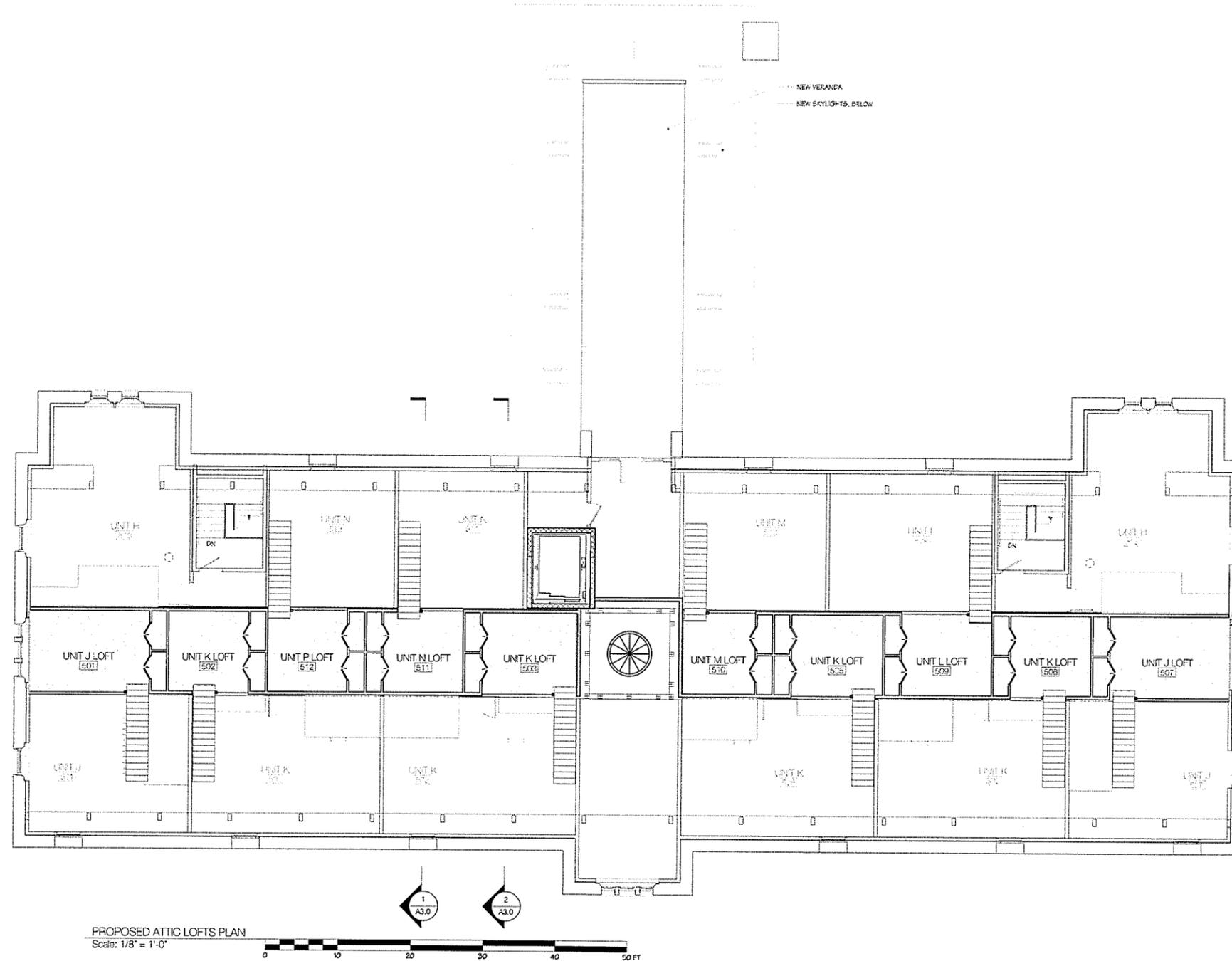
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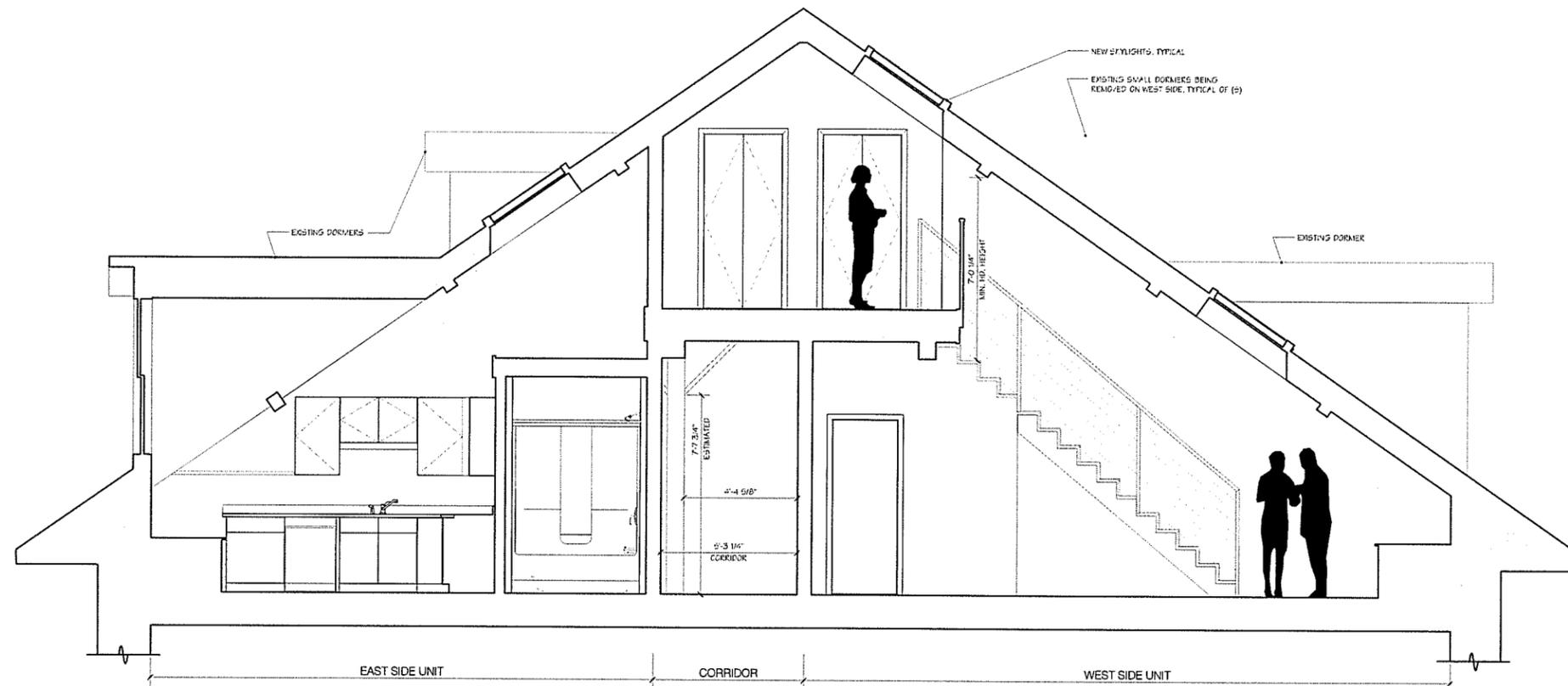
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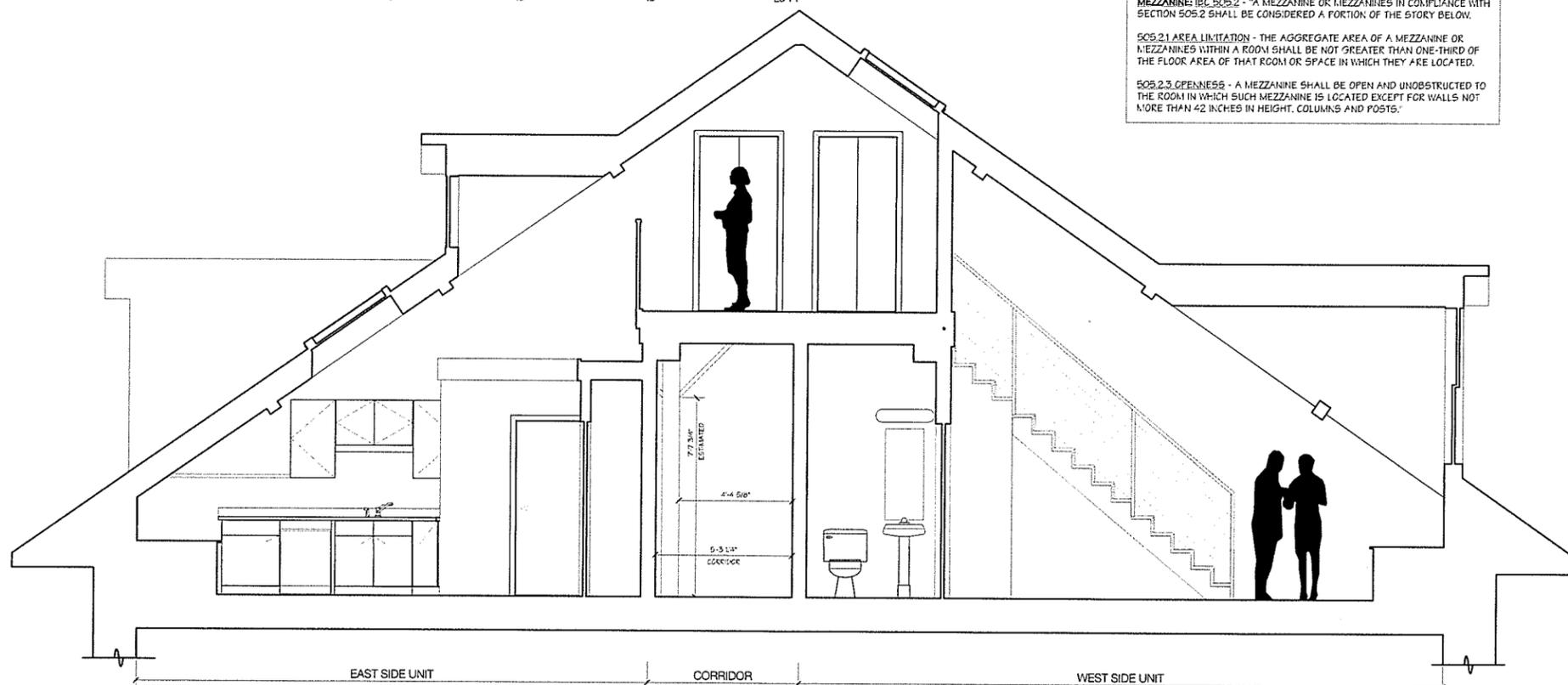
1 ATTIC SECTION - 1  
Scale: 3/8" = 1'-0"

**NOTES:**

MEZZANINE: IBC 505.2 - "A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW."

505.2.1 AREA LIMITATION - THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED.

505.2.3 OPENNESS - A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS AND POSTS."



2 ATTIC SECTION - 2  
Scale: 3/8" = 1'-0"

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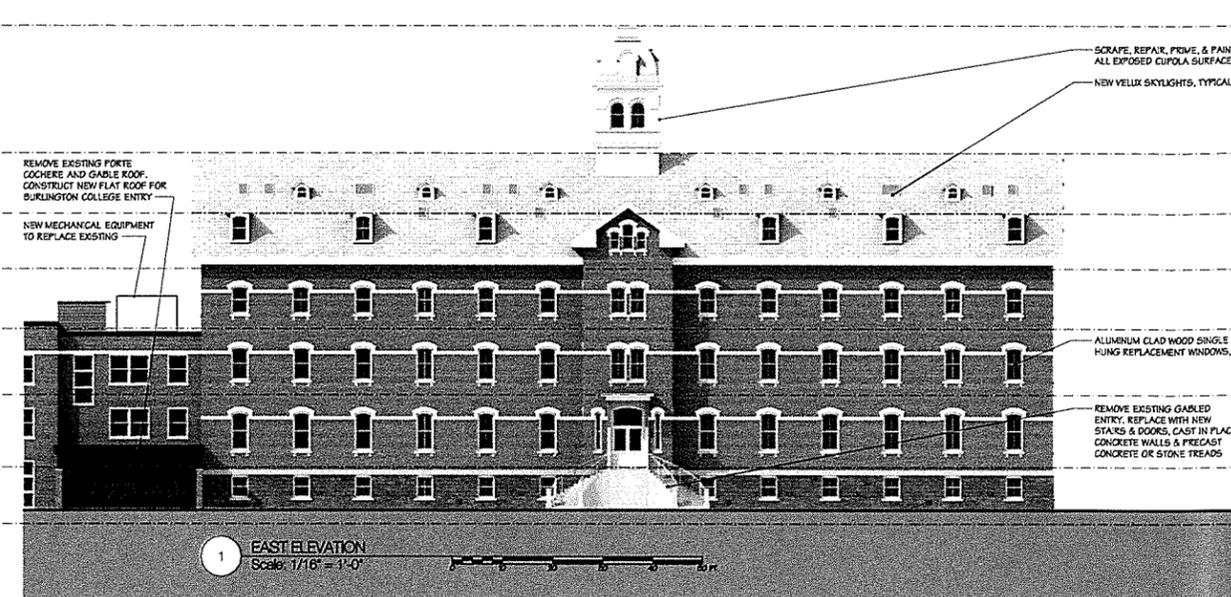
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A3.0



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EST. TOP OF CUPOLA  
95'-7 1/2"

MAIN ROOF PEAK  
72'-0"

F.F. ATTIC LOFT  
61'-6 3/4"

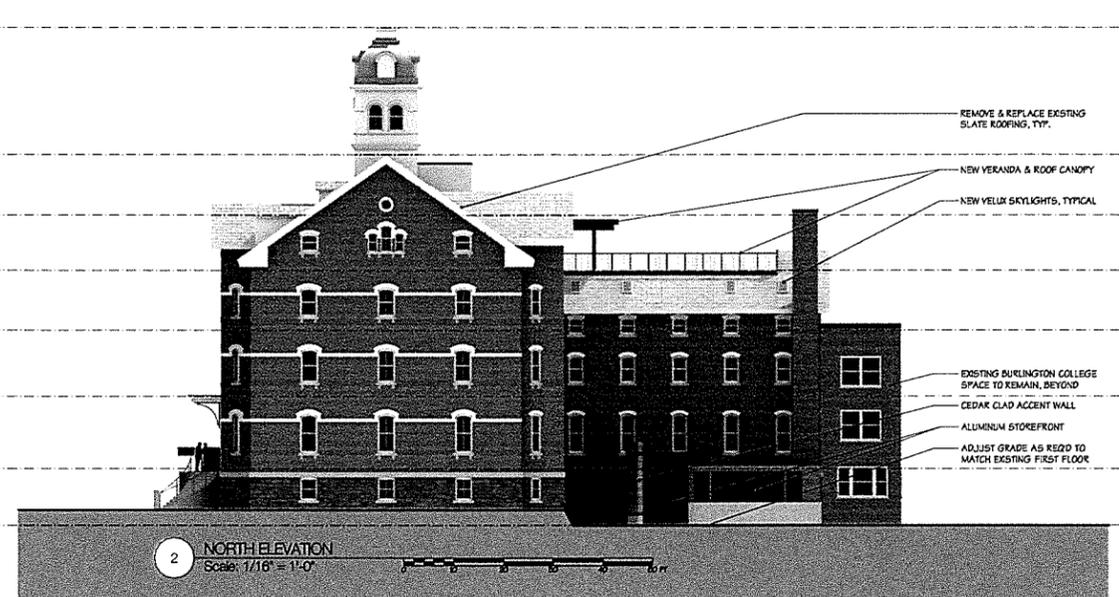
F.F. ATTIC FLOOR  
57'-0"

F.F. FOURTH FLOOR  
38'-7 1/4"

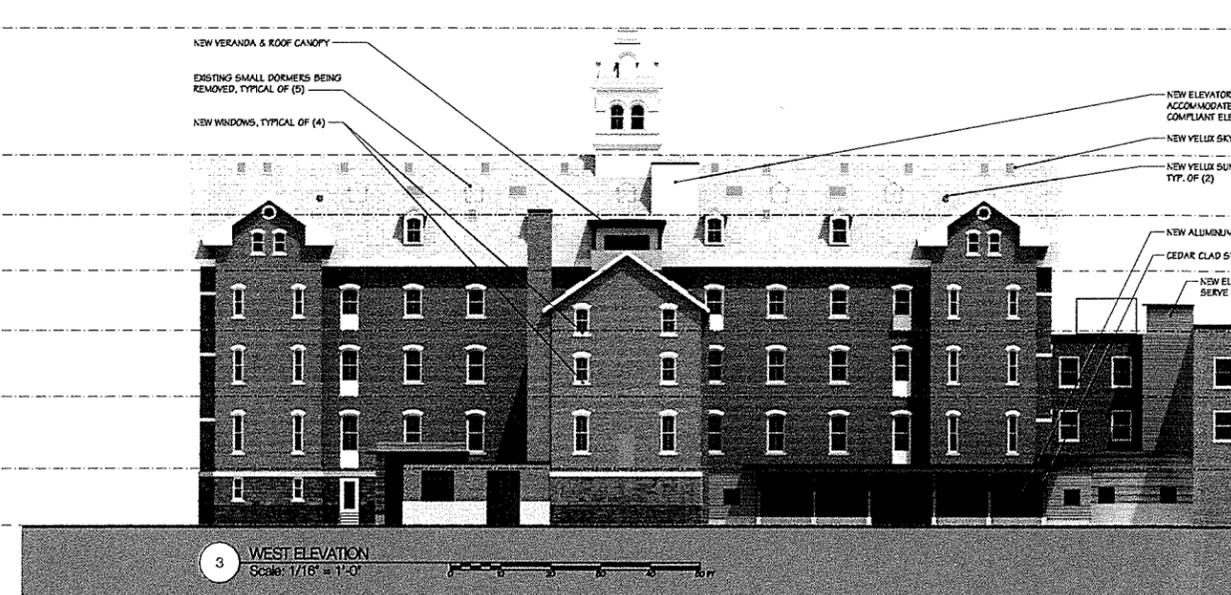
F.F. THIRD FLOOR  
25'-6 1/4"

F.F. SECOND FLOOR  
11'-2 1/2"

F.F. FIRST FLOOR  
0"



2 NORTH ELEVATION  
Scale: 1/16" = 1'-0"



EST. TOP OF CUPOLA  
95'-7 1/2"

MAIN ROOF PEAK  
72'-0"

F.F. ATTIC LOFT  
61'-6 3/4"

F.F. ATTIC FLOOR  
57'-0"

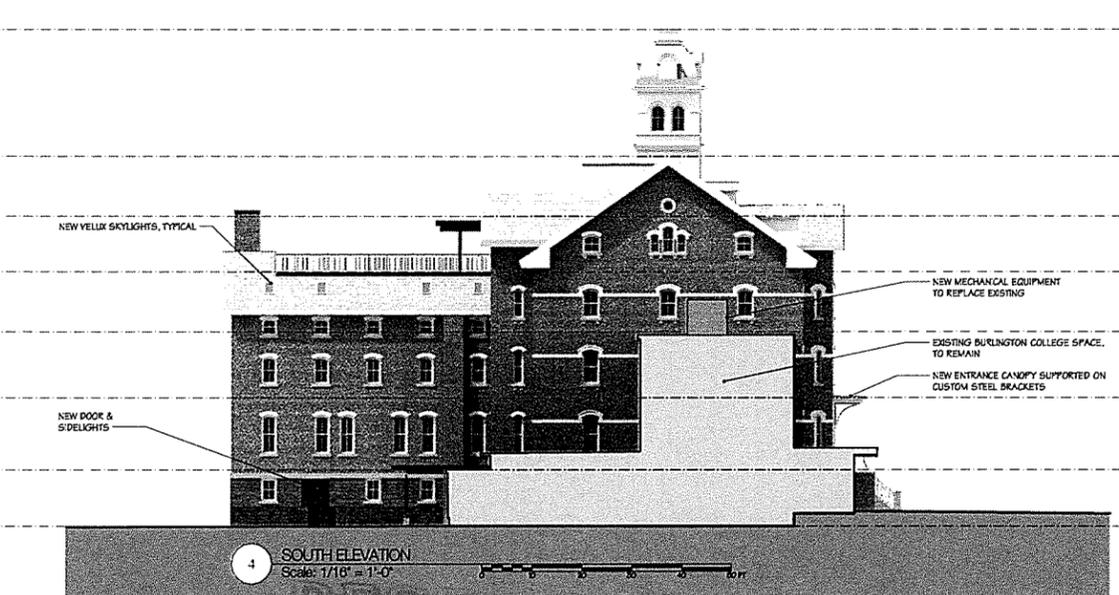
F.F. FOURTH FLOOR  
38'-7 1/4"

F.F. THIRD FLOOR  
25'-6 1/4"

F.F. SECOND FLOOR  
11'-2 1/2"

F.F. FIRST FLOOR  
0"

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



4 SOUTH ELEVATION  
Scale: 1/16" = 1'-0"

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SCHEMATIC DESIGN

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A2.1