BURLINGTON TOWN CENTER

BURLINGTON, VERMONT

PLANNING & ZONING SUBMISSION

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330 WEST 42 STREET
NEW YORK, NY 10036
212 594 2010
www.pksb.com

PC Construction
193 Tilley Drive
South Burlington, VT 05403
Construction Manager
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www.pcconstruction.com

Freeman French Freeman, Architects
81 Maple Street
Burlington, VT 05401
Consulting Architect
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Structural Engineer
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MEP/FP Consultant
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www.geodesign.net

SE Group
131 Church Street, 3rd Floor
Burlington, VT 05401
Landscape Architect
(802)-862-0098
www.segroup.com

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III
3/04/17		P&Z Comprehensive Submission

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

COVER SHEET

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale:

Signature & Seal:

Drawing Number:

T-000

New Building Application Number:

Drawing:

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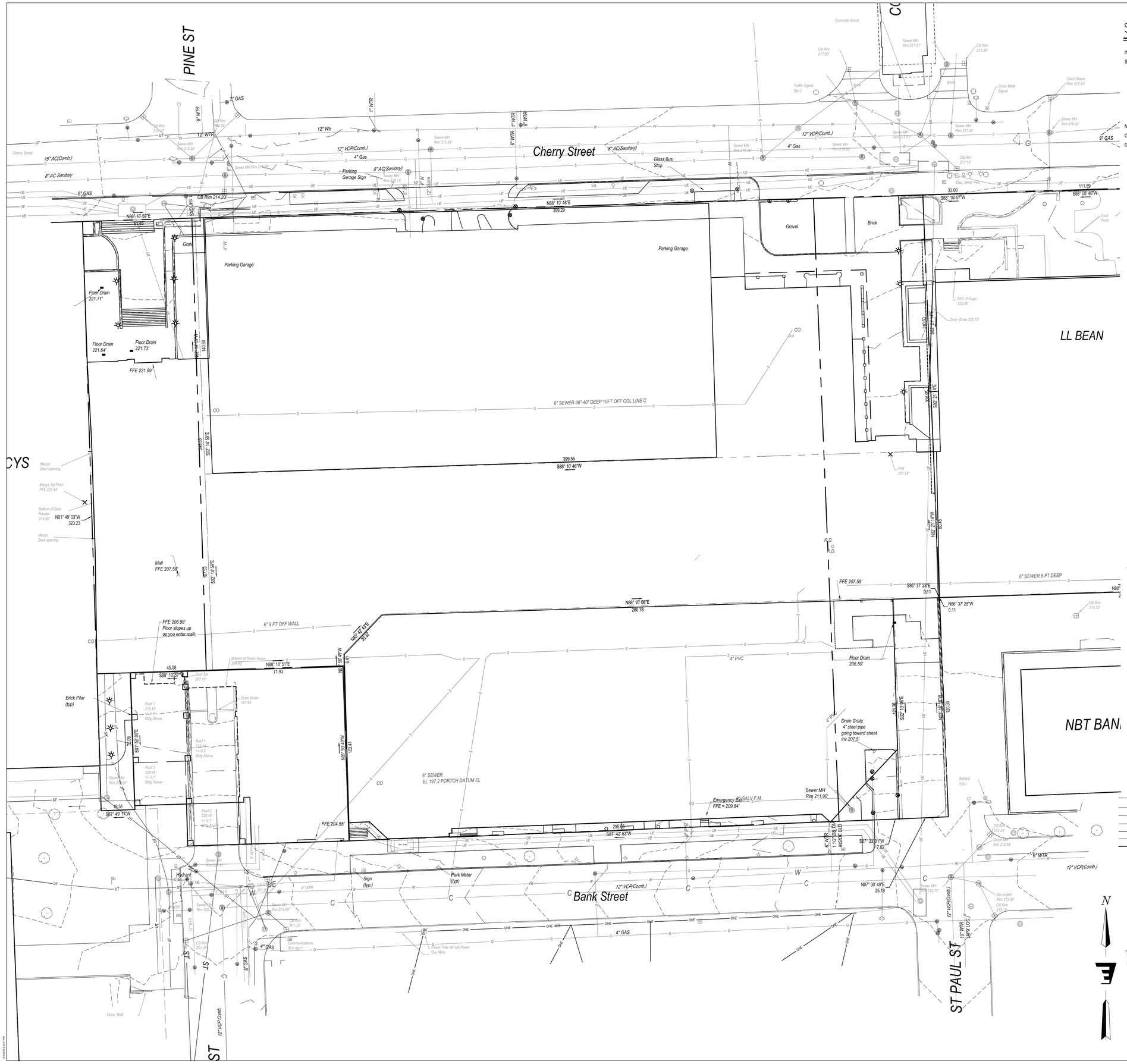

SURVEY NOTES

INFORMATION DEPICTED ON THIS PLAN HAS BEEN COLLECTED FROM A VARIETY OF SOURCES, INCLUDING THE FOLLOWING:

1. TOPOGRAPHIC SURVEYS BY LATITUDES LAND SURVEY, PC, NATE YAGER, LSS OCT. AND NOV. 2016.
2. UTILITY RECORD DRAWINGS.
3. CITY OF BURLINGTON RECORD DRAWINGS.
4. CITY OF BURLINGTON GIS.
5. CITY OF BURLINGTON TAX MAPS.

NOT ALL INFORMATION IS ACCURATE OR CURRENT. SUBSURFACE CONDITIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS MAY BE MATERIALLY DIFFERENT.

EXISTING CONDITIONS LEGEND

- CB Rim
- Elec. Meter Ped.
- Bollard
- Sign
- Tree
- Parking Meter
- Gas Valve
- Storm Manhole
- Hydrant
- Electric or T/Com Manhole
- Water Valve
- Traffic Signal
- Minor Contour
- Major Contour
- Existing Boundary Line
- LOC — Proposed Limits of Construction/Limits of Disturbance
- Demolished Pavement or Structure
- C — Combined Sewerline
- S — Sanitary Sewerline
- ST — Stormwater Line
- UE — Electric Line/Ductbank
- UT — Telecom Line/Ductbank
- G — Natural Gas Line
- OHE — Overhead Electrical/TCom Line
- Sub-surface Vaults (approx. dimensions)

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 30" x 42"

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2/14/17

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Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Existing Conditions Plan

Project Number: 1317-01

Drawn By: WC/JZ

Checked By: JZ/KW

Scale: As Noted

Signature & Seal:

Drawing Number: C-101

Drawing:

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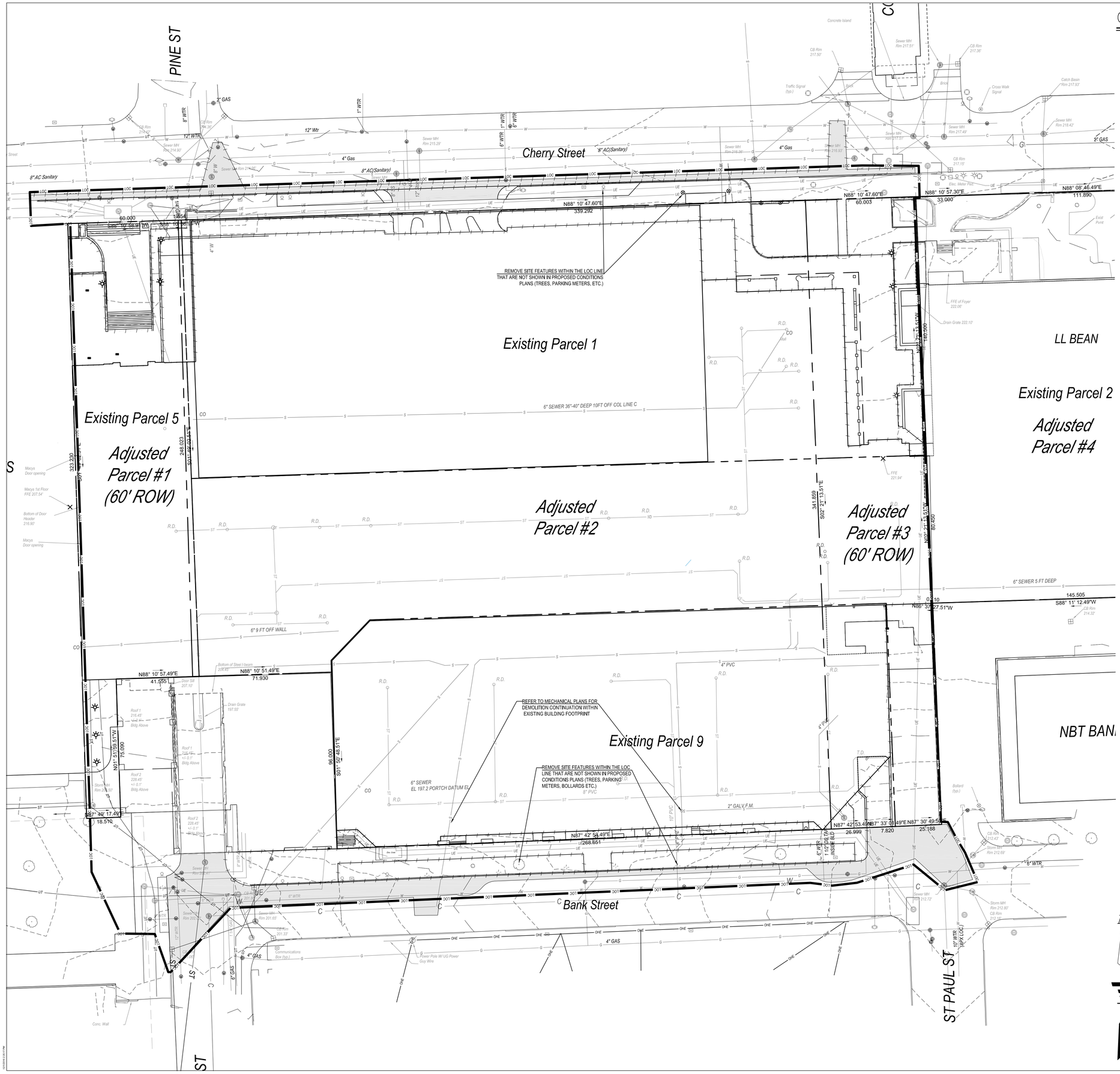

GENERAL DEMOLITION NOTES

1. NO DEMOLITION SHALL COMMENCE UNTIL THE SITE IS PROPERLY PREPARED FOR CONSTRUCTION AS SHOWN ON THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN
2. LOCATIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM A VARIETY OF SOURCES, AND MAY NOT BE FULLY REPRESENTATIVE OF UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING EXCAVATION IN THE AREA OF KNOWN UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING HAND EXCAVATION.
3. NOTIFY THE OWNER IF UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND, OR IF SIGNIFICANT VARIATION IS FOUND IN EXISTING UTILITY CONFIGURATION.
4. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY FEATURES NOT INDICATED FOR REMOVAL DURING CONSTRUCTION.
5. PROVIDE TEMPORARY OR PERMANENT STABILIZATION OF ALL RESULTING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
6. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE, AND STRUCTURAL DESIGN DRAWINGS FOR ADDITIONAL WORK ITEMS AND SPECIFIC DEMOLITION INFORMATION.
7. CONTRACTOR SHALL COORDINATE PHASING AND DEMOLITION WITH ALL TRADES.
8. SEE MECHANICAL AND ELECTRICAL PLANS FOR REQUIRED PROTECTION, DEMOLITION, AND/OR TEMPORARY RE-ROUTING OF STEAM, ELECTRICAL, AND TELECOM LINES.
9. THE CONTRACTOR MAY NOT HAVE ACCESS TO PERFORM WORK ON THE ENTIRE SITE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WORK SCHEDULE PROJECTING WORK AREAS AND TIMING AND EXTENDING AT LEAST 2 WEEKS AHEAD.
10. COORDINATE WITH THE OWNER PRIOR TO BEGINNING WORK IN ANY AREA.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND VEHICLE BARRIERS TO PREVENT ACCESS TO THE WORK AREA BY UNAUTHORIZED PERSONS NOT PROTECTED BY OTHER MEANS.
12. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN DEVELOPED BY THE CONTRACTOR AND APPROVED IN ADVANCE BY OWNER.
13. CONTRACTOR SHALL MAINTAIN GRADES AT ALL TIMES DURING DEMOLITION ACTIVITIES SUCH THAT WATER DRAINS AWAY FROM ALL BUILDINGS AND OTHER INFRASTRUCTURE WHICH IS NOT INDICATED FOR DEMOLITION. NO LOCATIONS SHALL HAVE STANDING WATER.
14. THE CONTRACTOR SHALL SEQUENCE DEMOLITION WORK TO MAINTAIN ACTIVE WATER LINES SUPPLYING FIRE SPRINKLERS TO ALL BUILDINGS PROPOSED TO BE DEMOLISHED UNTIL DEMOLITION WORK ON THAT BUILDING OR PORTION OF BUILDING HAS COMMENCED TO A POINT WHICH THE LOCAL FIRE MARSHAL NO LONGER REQUIRES FIRE PROTECTION FOR THAT BUILDING OR PORTION OF BUILDING. COSTS FOR ANY FIRE PROTECTION REQUIREMENTS RESULTING FROM UNPLANNED INTERRUPTION OF SPRINKLER SERVICE BY THE CONTRACTOR'S ACTIONS OR INACTIONS WILL BE BORNE BY THE CONTRACTOR.
15. PRIOR TO DEMOLISHING BUILDINGS OR PORTIONS OF BUILDINGS, THE CONTRACTOR MAY NEED TO PERFORM WORK TO TEMPORARILY INSTALL LINE STOPS ON ACTIVE WATER MAINS TO REMOVE A BUILDING WATER SERVICE. THE LOCATION OF THIS WORK MAY NOT BE SHOWN ON THE PLANS AND THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THIS NEEDED WORK IN ACCORDANCE WITH THE CONTRACTOR'S PROPOSED DEMOLITION SEQUENCE AND ACCOMPLISH THIS WORK
16. AT NO TIME IS WATER SERVICE OR OTHER UTILITIES TO BE DISRUPTED TO OCCUPIED BUILDINGS, UNLESS APPROVED IN ADVANCE BY THE OWNER AND CITY. THE CONTRACTOR MAY TEMPORARILY INTERRUPT WATER SERVICE TO ABANDONED BUILDINGS FOR THE MINIMUM AMOUNT OF TIME TO DISCONNECT AND CAP THE EXISTING BUILDING SCHEDULED FOR IMMEDIATE DEMOLITION. AT NO TIME SHALL THE INTERRUPTION BE GREATER THAN 6 HOURS AND A FIRE WATCH SHALL BE MAINTAINED.
17. THE CONTRACTOR SHALL NOT OPERATE ANY WATER VALVE UNLESS THEY HAVE RECEIVED PRIOR AUTHORIZATION FROM THE CITY. (EXCEPT AS REQUIRED IN THE EVENT OF A WATER LINE BREAK).
18. FOR ALL BUILDINGS WHICH ARE SHOWN TO BE DEMOLISHED: THE CONTRACTOR SHALL CAP OR APPROPRIATELY TERMINATE ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO WATER, SEWER, STORM, FUEL, ELECTRICAL AND COMMUNICATIONS LINES AT THE LIMIT OF CONSTRUCTION.
19. NOT ALL POINTS OF CONNECTION FOR EXISTING UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROTECT IN-PLACE THE UTILITY TO REMAIN IN SERVICE AND TERMINATE THE BUILDING'S CONNECTION TO THE UTILITY AT THE POINT OF CONNECTION. IF THE CONTRACTOR IS UNABLE TO PROTECT IN PLACE THE UTILITY WHICH IS TO REMAIN IN SERVICE, THE CONTRACTOR SHALL REPLACE THE DAMAGED SECTION OF THE UTILITY.
20. THE CONTRACTOR SHALL DEMOLISH, IN ACCORDANCE WITH THE SPECIFICATIONS, ALL BUILDINGS AND FOUNDATIONS THAT ARE INDICATED AS BEING DEMOLISHED.
21. THE CONTRACTOR SHALL PROTECT IN-PLACE ALL EXISTING FACILITIES INCLUDING BUT NOT LIMITED TO: OTHER BUILDINGS NOT SCHEDULED FOR DEMOLITION BY CONTRACTOR, WATERLINES, SEWERLINES, STORMLINES, TELECOM, HEATING AND COOLING LINES, UNDERGROUND STORAGE TANKS, MONITORING WELLS, UTILITY POLES, AND ASSOCIATED PIPING, ALONG WITH ALL OTHER SITE UTILITIES AND TREES INDICATED FOR PROTECTION, AND OTHER IMPROVEMENTS WHICH MAY NOT BE SHOWN ON THE PLAN. TO PROTECT EXISTING FACILITIES, THE CONTRACTOR SHALL PROVIDE SHORING, TEMPORARY SUPPORTS, AND/OR SEQUENCING AS NEEDED TO PROTECT THE EXISTING FACILITIES FROM DAMAGE.
22. THE CONTRACTOR SHALL DEMOLISH, UNLESS OTHERWISE INSTRUCTED BY THE OWNER, ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND THEIR FOUNDATIONS THAT SOLELY SERVE A BUILDING INDICATED FOR DEMOLITION.
23. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES NECESSARY TO MAINTAIN SEWER SERVICE TO OCCUPIED BUILDINGS.

EXISTING CONDITIONS LEGEND

- CB Rim
- Elec. Meter Ped.
- Bollard
- Sign
- Tree
- Parking Meter
- Gas Valve
- Storm Manhole
- Hydrant
- Electric or T/Com Manhole
- Water Valve
- Traffic Signal
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- Major Contour
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- OHE — Overhead Electrical/TCom Line
- Sub-surface Vaults (approx. dimensions)

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1233 Shelburne Rd, Suite 360, South Burlington, VT 05403 — (802)-652-5140, www.geodesign.net

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Approval:

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Demolition Plan

Project Number: 1317-01	Signature & Seal:
Drawn By: WC/JZ	
Checked By: JZ/KW	
Scale: As Noted	
Drawing Number: C-102	Drawing:

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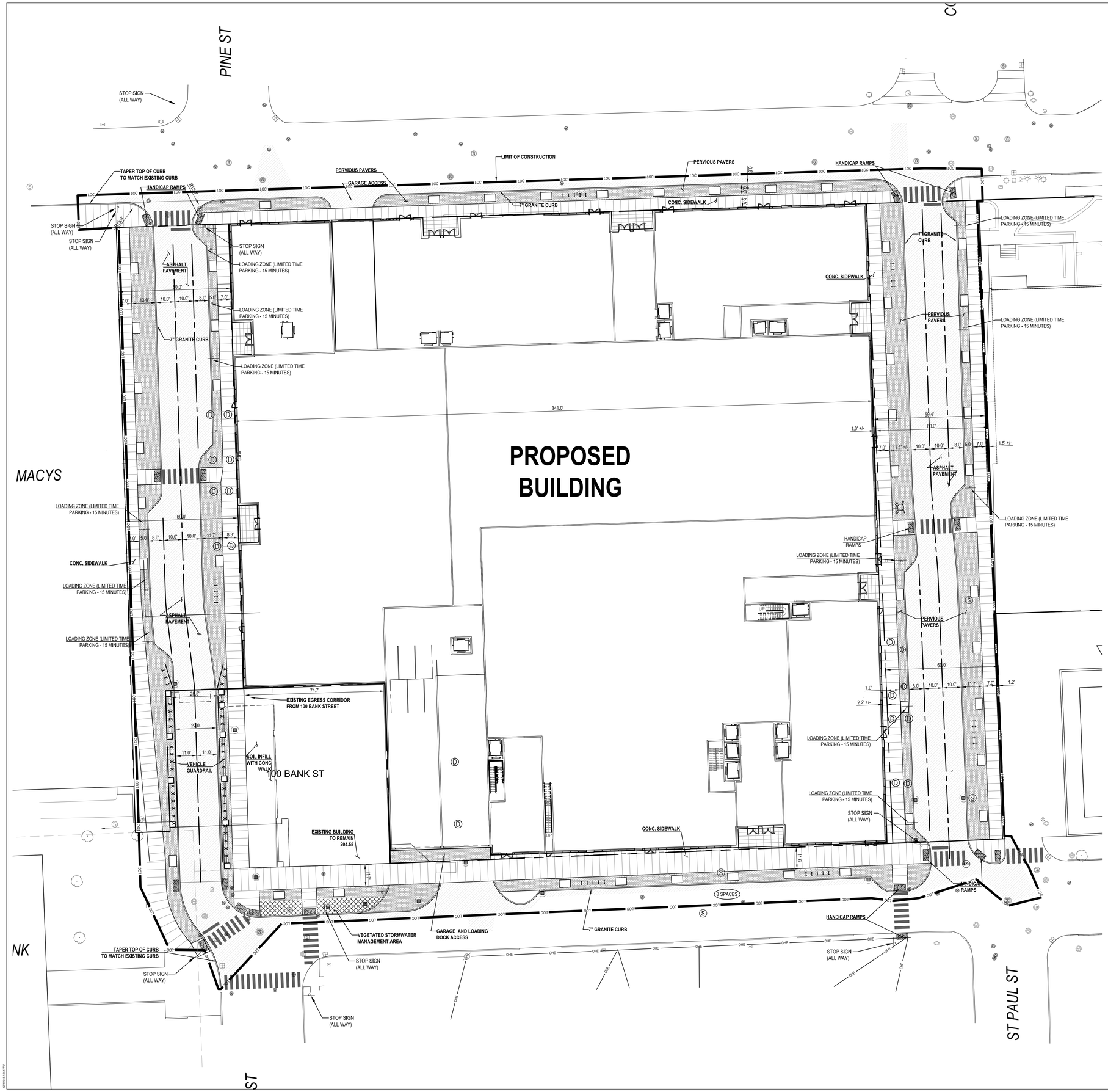

PROPOSED CONDITIONS LEGEND

- 7" GRANITE CURB
- BITUMINOUS ASPHALT PAVEMENT
- PERVIOUS PAVERS
- CONCRETE SIDEWALK
- VEGETATED STORMWATER MANAGEMENT AREA
- PROPOSED BUILDING
- STORMWATER CISTERN
- CAST-IRON DETECTABLE WARNING PLATES
- CATCH BASIN
- DRAINAGE MANHOLE
- SITE LIGHT
- WATER VALVE
- HYDRANT
- MANHOLE
- SIGN

EXISTING CONDITIONS LEGEND

- *CB Rim*
- *Elec. Meter Ped.*
- *Bollard*
- *Sign*
- *Tree*
- *Parking Meter*
- *Gas Valve*
- *Storm Manhole*
- *Hydrant*
- *Electric or T/Com Manhole*
- *Water Valve*
- *Traffic Signal*
- *Minor Contour*
- *Major Contour*
- LOC — *Proposed Limits of Construction/Limits of Disturbance*
- *Adjusted Boundary Line*
- HE — OHE — OHE — Overhead Electrical/TCom Line
- Sub-surface Vaults (approx. dimensions)

N

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 30" x 42"

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02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

Site Plan

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal
Drawing Number: **C-103**
Drawing

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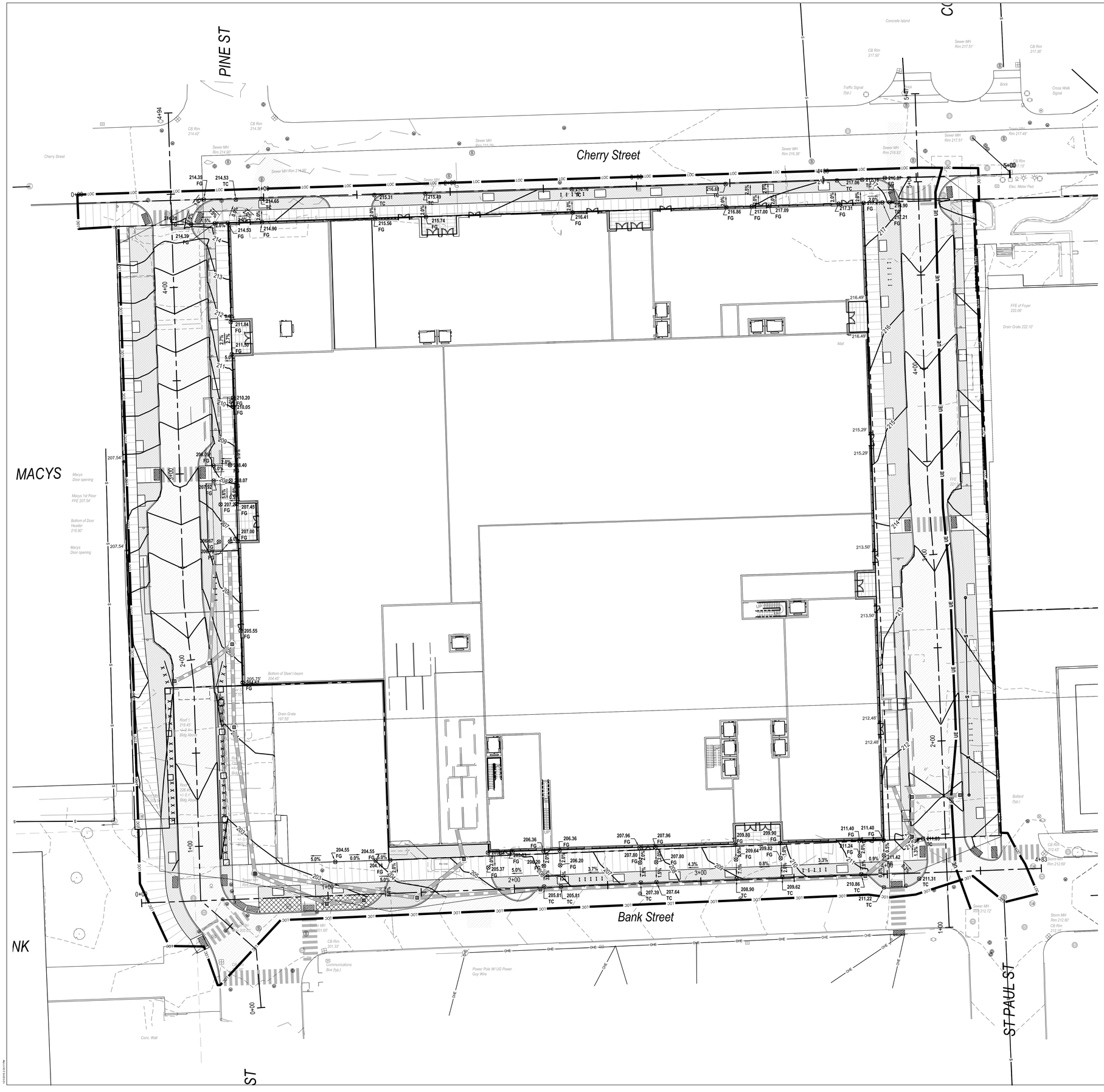

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01/31/2017	2	P & Z Submission

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Grading Plan

Project Number: 1317-01

Drawn By: WC/JZ

Checked By: JZ/KW

Scale: As Noted

Signature & Seal:

Drawing Number:

C-104

Drawing:

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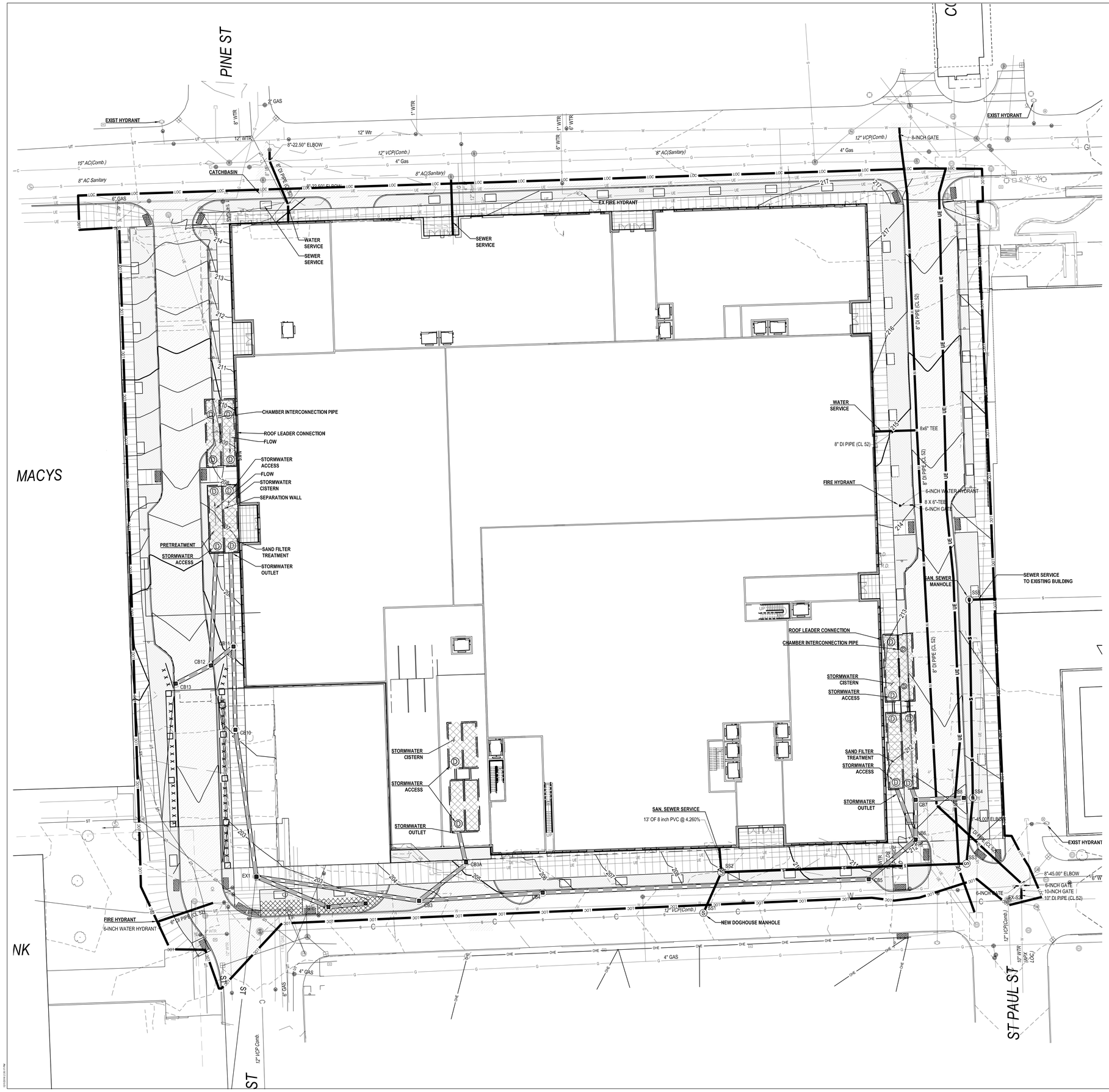

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Date	No.	Description
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01/31/2017	2	P & Z Submission

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Utility Plan

Project Number: 1317-01	Signature & Seal:
Drawn By: WC/JZ	
Checked By: JZ/KW	
Scale: As Noted	
Drawing Number: C-105	Drawing:

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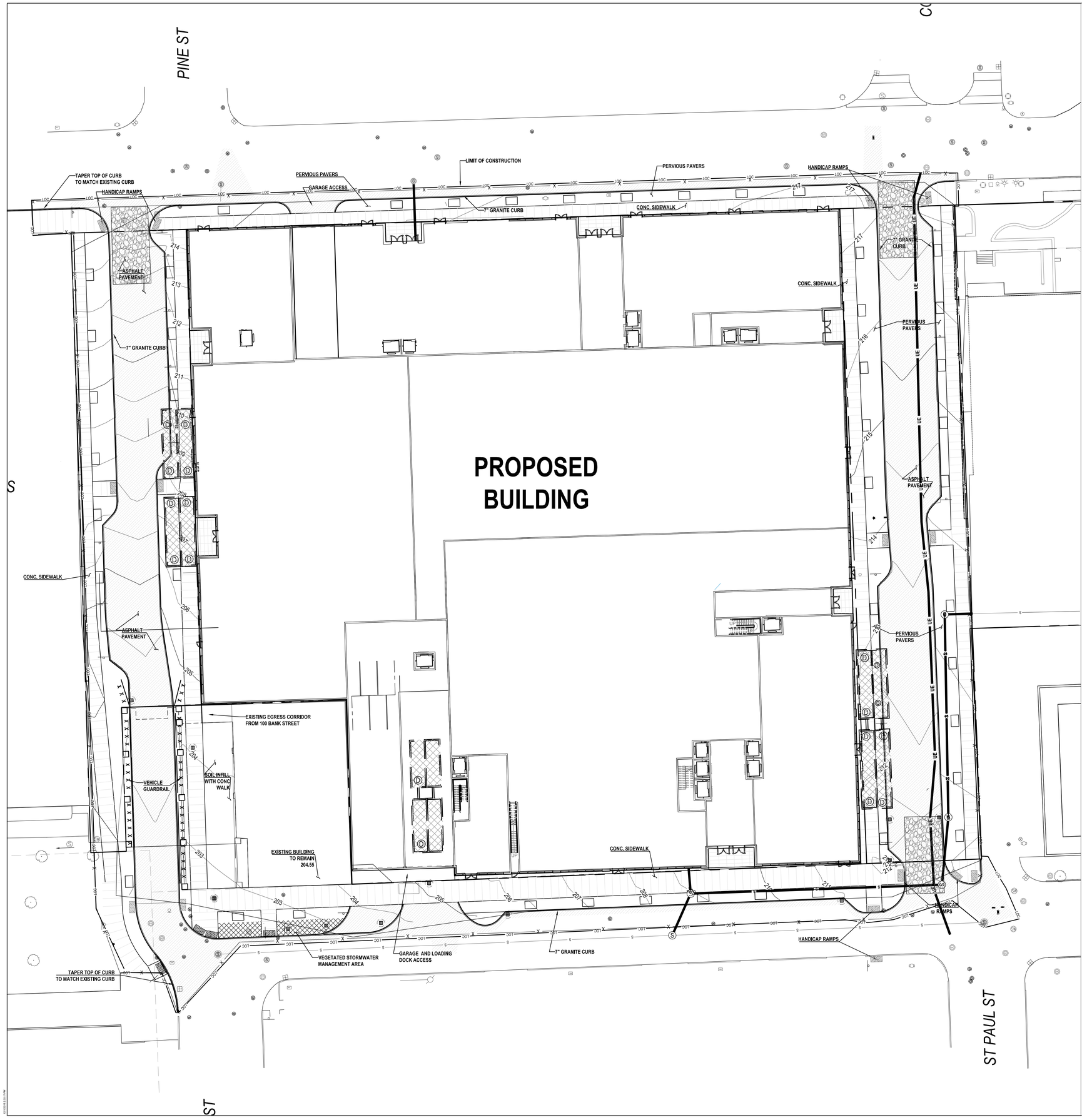

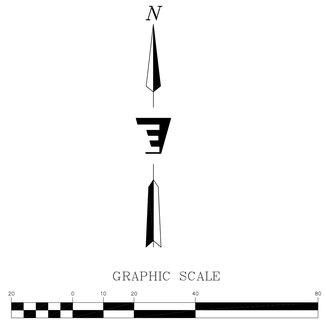

EPSC STRUCTURE LEGEND

SF — SILT FENCING. SEE 1/C540
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE. INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY INLET PROTECTION SEE 2 AND 9/C540
THIS STRUCTURAL MEASURE IS A EITHER STONE SURROUNDING A CATCH BASIN INLET OR FILTER FABRIC SURROUNDING THE GRATE OF A CATCH BASIN TO PREVENT SEDIMENT FROM ENTERING A CLOSE STORM SYSTEM. INSTALL AS INDICATED ON PLANS. GENERALLY, FILTER INLET PROTECTION SHOULD BE USED IN PAVED AREAS AND STONE INLET PROTECTION SHOULD BE USED IN GRASSED AREAS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. FABRIC TO BE CLEANED/REPLACED WHEN WATER SEEPAGE INTO CATCH BASIN IS INHIBITED BY SEDIMENT BUILDUP ON FABRIC. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE. INSTALL ON EXISTING INLETS PRIOR TO REMOVAL AND PROPOSED INLETS AFTER INSTALLATION.

SF / SOIL STOCKPILE / SF — APPROXIMATE SOIL STOCKPILE AREAS
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS. CONTRACTOR SHALL SUBMIT PROPOSED AREA FOR ENGINEER APPROVAL.

STAGING AREA — APPROXIMATE STAGING AND WASTE AREAS
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

LOD — LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN. THE LIMITS SHALL BE DEMARKED WITH CHAIN LINK FENCE THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. CONFIRM LOCATION, EXTENTS AND GATES WITH OWNER. FENCE LOCATION AND GATES TO BE RE-ADJUSTED AS NECESSARY BASED ON CM REQUIREMENTS AND COORDINATION.

EROSION CONTROL NOTES

GENERAL NOTES
1. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.

GENERAL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. EROSION CONTROL MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH THE "VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL", DATED 2006.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE ENGINEER.
2. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK-MOUNTED SPRAY BAR. CALCIUM CHLORIDE (AASHTO M 144) OR SODIUM CHLORIDE (AASHTO M 143) SHALL BE USED AS DIRECTED BY THE ENGINEER.
3. SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE PLACED ONSITE IN A LOCATION TO BE APPROVED OF BY THE OWNER AND/OR THE ENGINEER OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
5. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.
6. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. NETTING SHALL BE BIODEGRADABLE WITH A 12 MONTH LONGEVITY, S150BN AS MANUFACTURED OR APPROVED EQUIVALENT. INSTALL NETTING OVER MULCHED SLOPES SO THAT ALL PARTS ARE IN CONTACT WITH THE SOIL AND MULCH. PIN NETTING WITH WIRE STAPLES 3 FEET O.C. TO ENSURE FULL BONDING WITH SOIL SURFACE. THE SLOPE SURFACES SHOULD BE LEFT SLIGHTLY ROUGHENED AND NOT SMOOTH. IF LARGE AMOUNTS OF OFFSITE WATER WILL DRAIN OVER THESE SLOPES, TEMPORARY DIVERSION SWALES SHALL BE INSTALLED UP SLOPE UNTIL THE SLOPE VEGETATION STABILIZES.

PERMANENT EROSION CONTROL MEASURES

1. WHEN FINAL GRADES ARE REACHED IN AN AREA, IT SHALL BE SEEDED AND MULCHED WITHIN 48 HOURS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
3. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
4. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDUROUS STAND OF GRASS, AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

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Approval

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project
Burlington Town Center
Devonwood Investors
75 Cherry Street
Burlington, VT 05401

Drawing Title
Erosion Prevention and Sediment Control Plan

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal

Drawing Number: C-106

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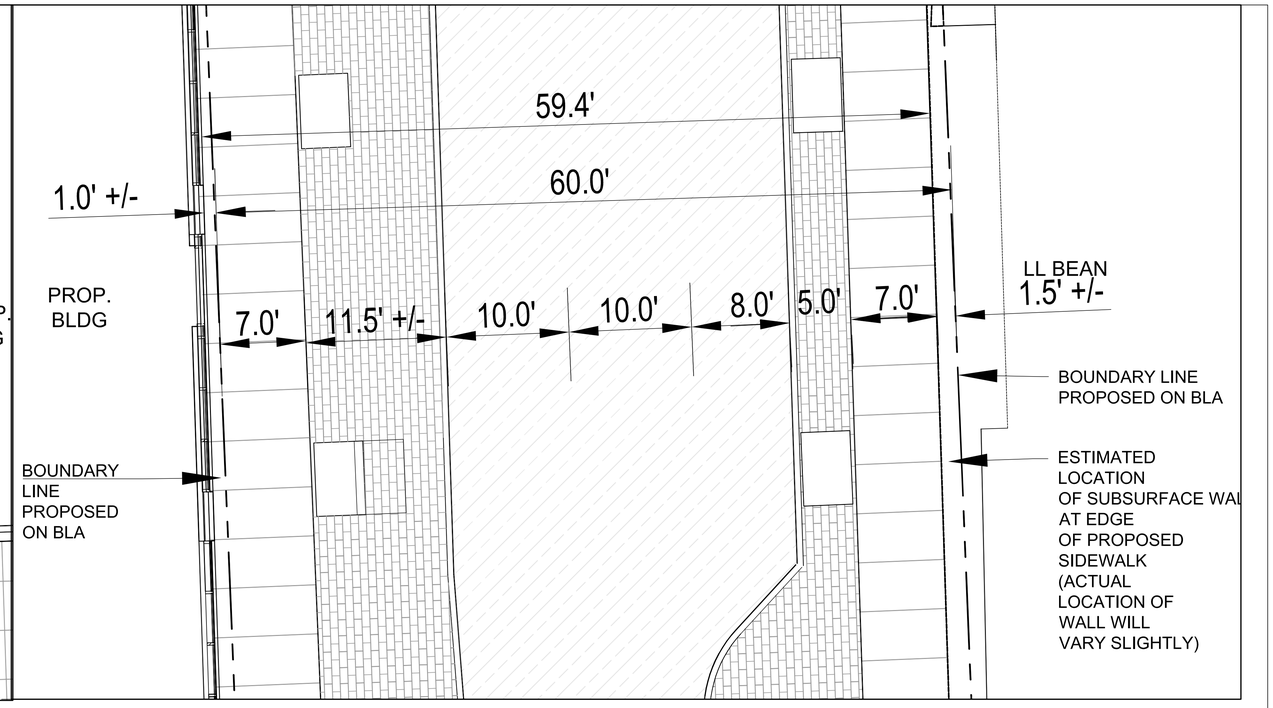
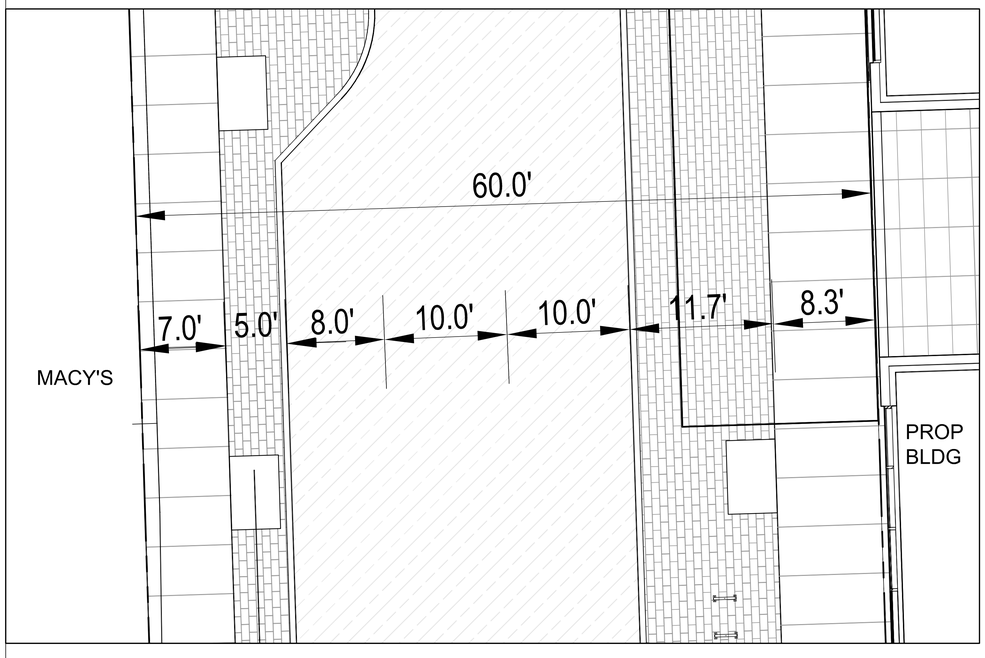
PINE STREET – DIMENSIONS AT NORTH END



ST PAUL STREET – DIMENSIONS AT NORTH END



PINE STREET – DIMENSIONS AT MID-LOWER BLOCK

ST PAUL STREET – DIMENSIONS AT SOUTH END

N

GRAPHIC SCALE

5 0 2.5 5 10 20

1 inch = 5 ft.
for sheet size 30" x 42"

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Approval

Date	No.	Description
02/14/2017	1	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

St Paul and Pine Street Dimensions

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal
Drawing Number: C-107

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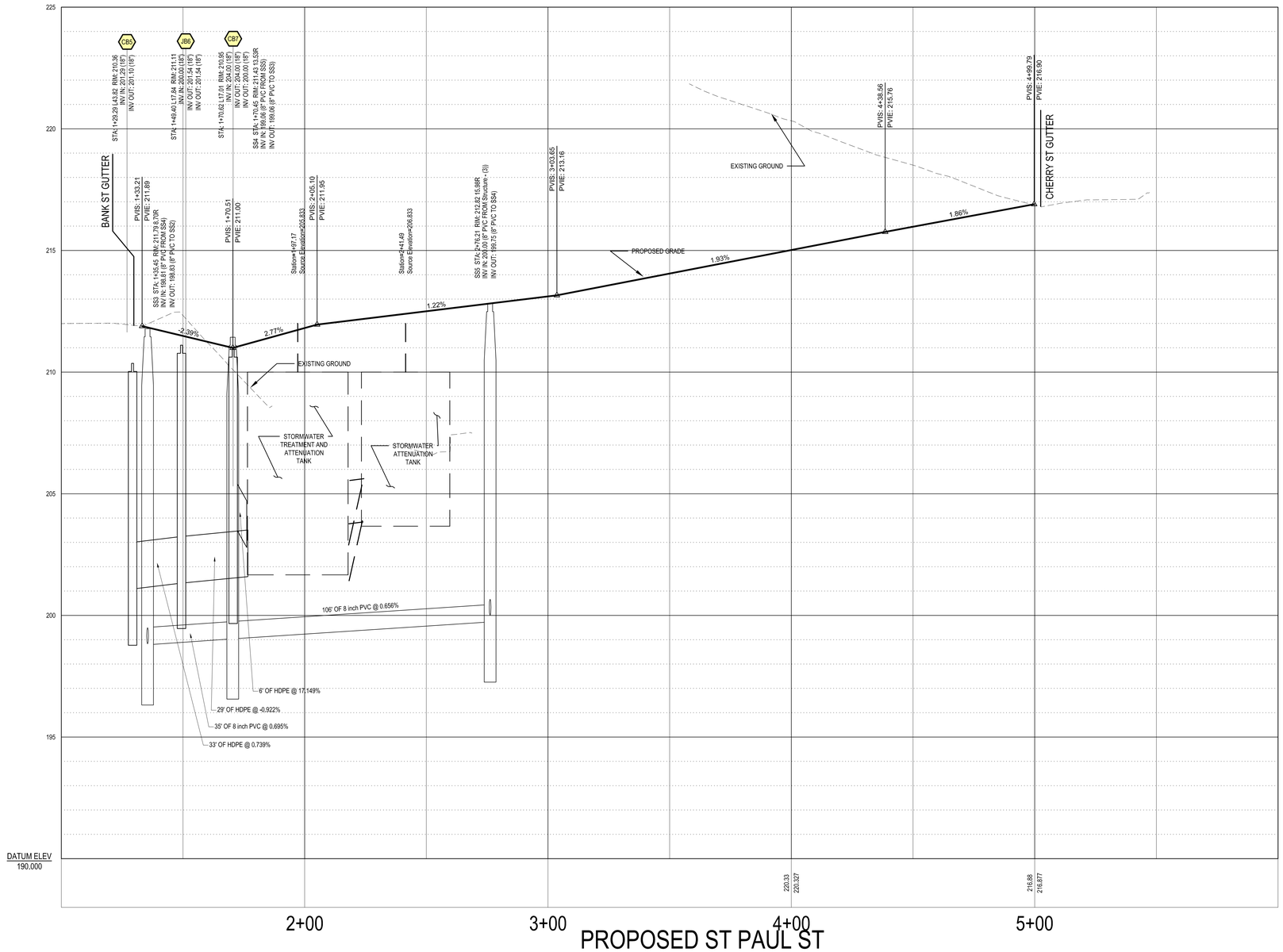

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81 Maple Street
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Consulting Architect
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Civil Engineer
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South Burlington, VT 05403

Geotechnical Engineer
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www.geodesign.net

SE Group
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Burlington, VT 05401

Landscape Architect
(802)-862-0098
www.segroup.com

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Approval:

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

ST PAUL STREET PROFILE

Project Number: 1317-01

Drawn By: WC/JZ

Checked By: JZ/KW

Scale: As Noted

Signature & Seal:

Drawing Number: C-201

Drawing:

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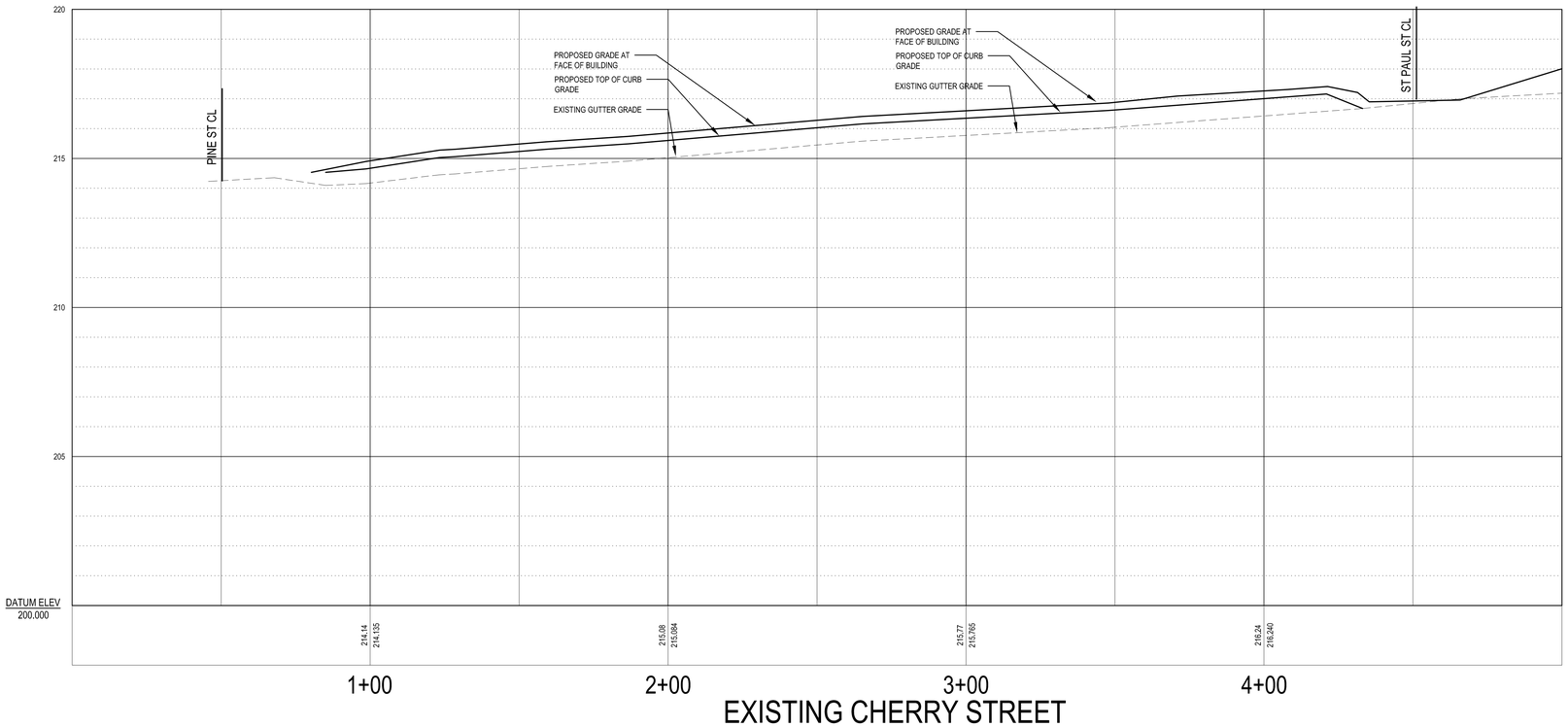

EXISTING CHERRY STREET
GUTTER PROFILE

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Burlington, VT 05401 — www.fffinc.com

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Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

CHERRY STREET PROFILE

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal

Drawing Number: C-202

Drawing

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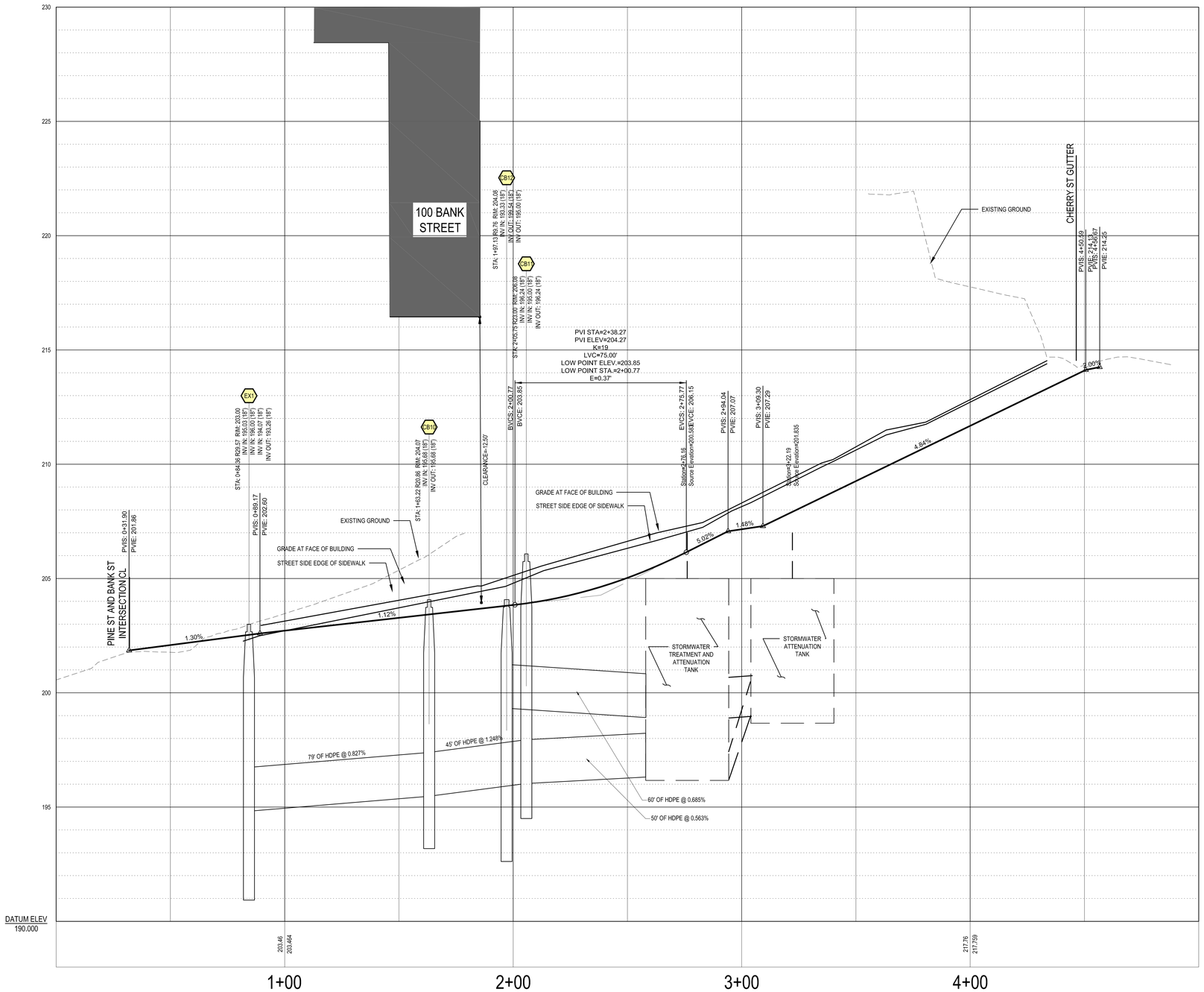

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Construction Manager
(802)-651-1283
www.pcconstruction.com

Freeman French Freeman, Archite
81 Maple Street
Burlington, VT 05401

Consulting Architect
(802)-864-6844
www.fffinc.com

Hardy Structural Engineering
875 Roosevelt Hwy, Suite 130
Colchester, VT 05446

Structural Engineer
(802)-655-0755
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Mechanical Engineer
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208 Flynn Avenue, Suite 2A
Burlington, VT 05401

Civil Engineer
(802)-863-0225
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GeoDesign
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South Burlington, VT 05403

Geotechnical Engineer
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Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

PINE STREET PROFILE

Project Number: 1317-01

Signature & Seal

Drawn By: WC/JZ

Checked By: JZ/KW

Scale: As Noted

Drawing Number

C-203

Drawing

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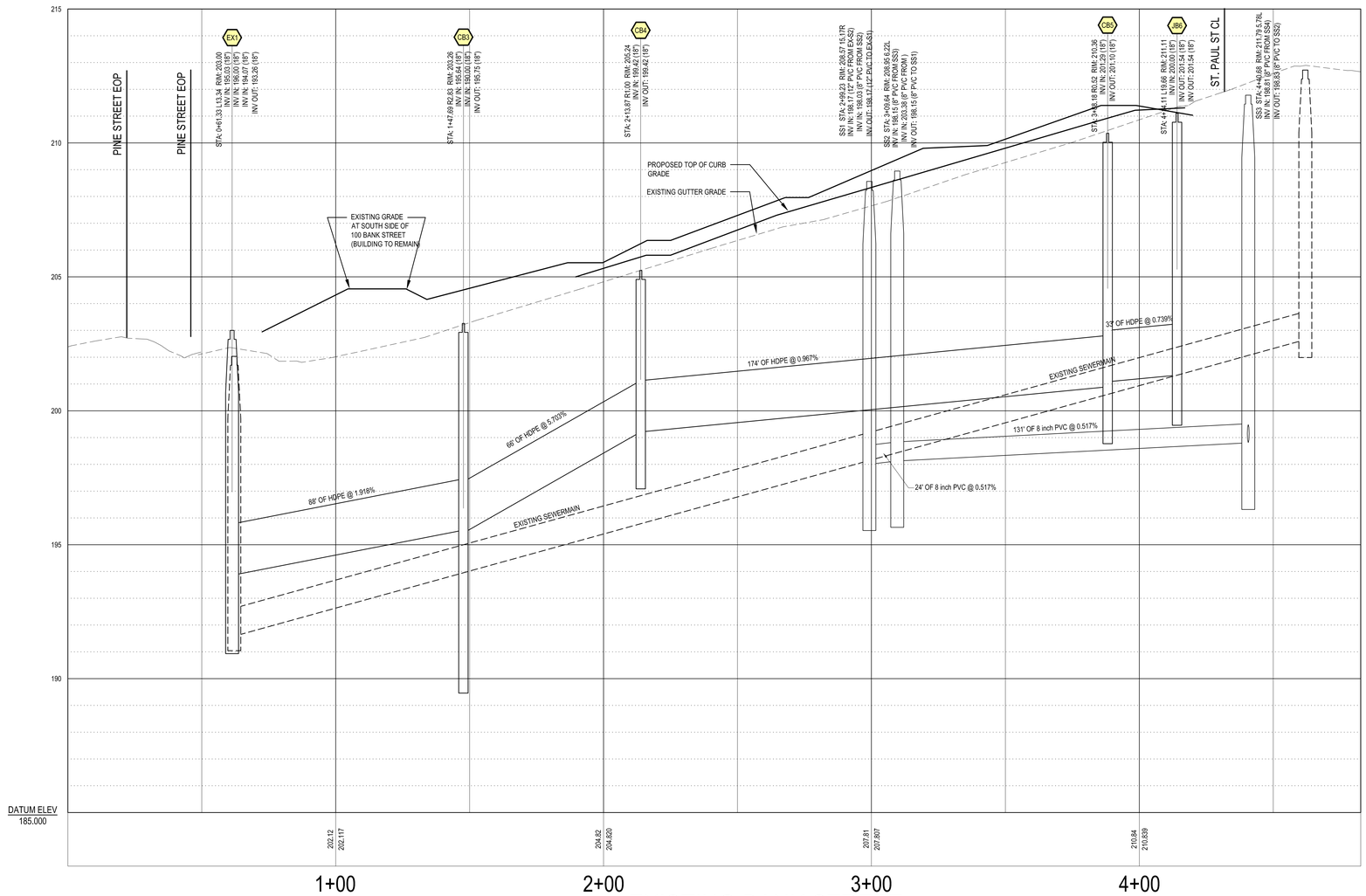

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81 Maple Street
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Structural Engineer
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Civil Engineer
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Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

BANK STREET PROFILE

Project Number: 1317-01

Signature & Seal

Drawn By: WC/JZ

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Drawing Number

C-204

Drawing

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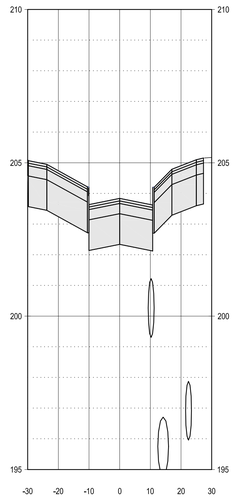

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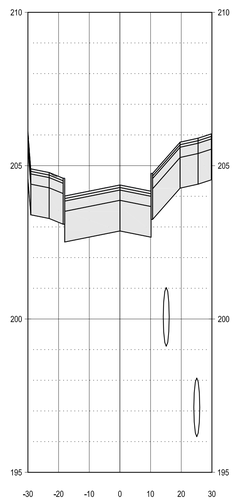

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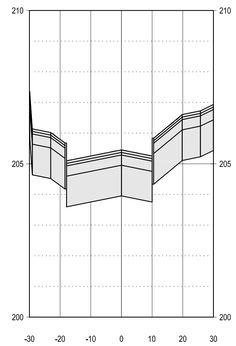

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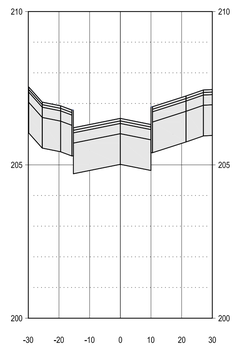

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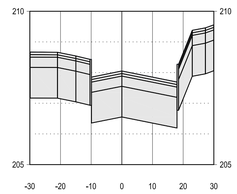

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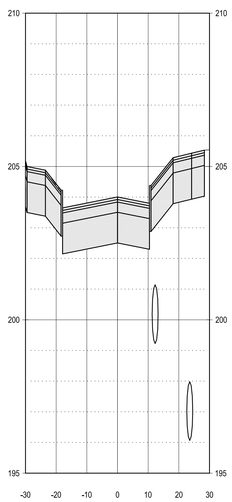

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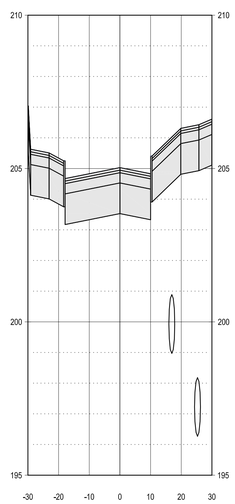

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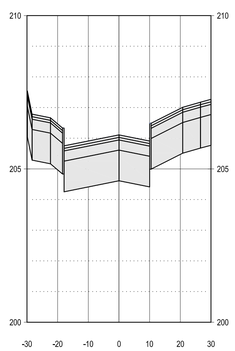

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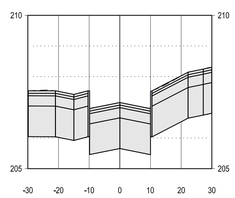

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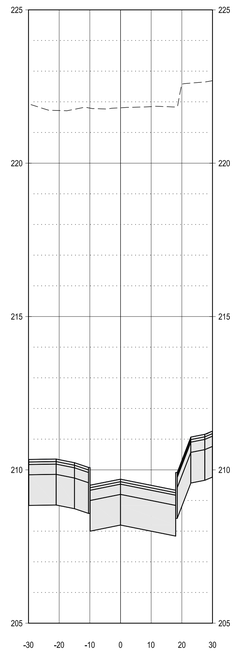

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Approval:

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

PINE STREET SECTIONS

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal:

Drawing Number: C-205

Drawing:

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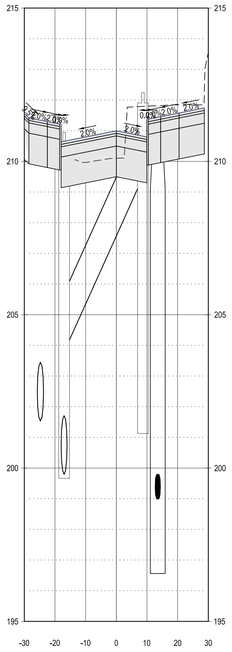

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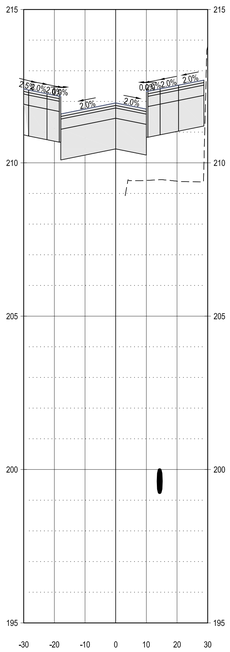

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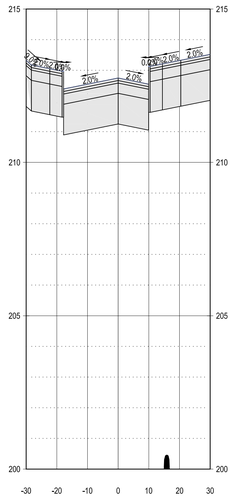

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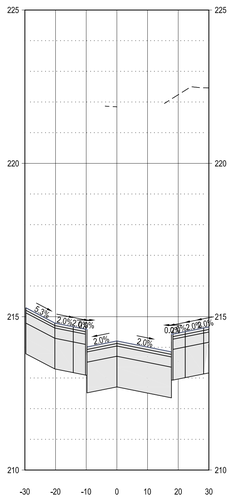

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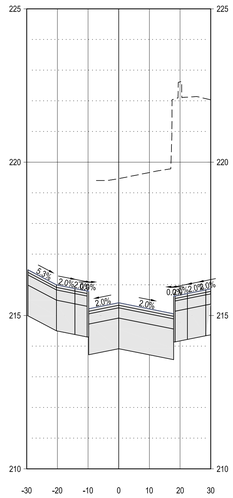

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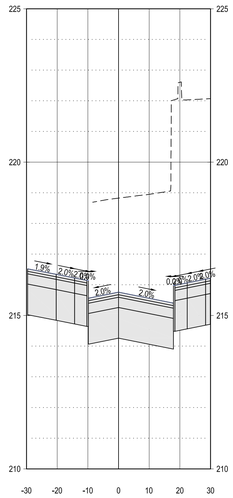

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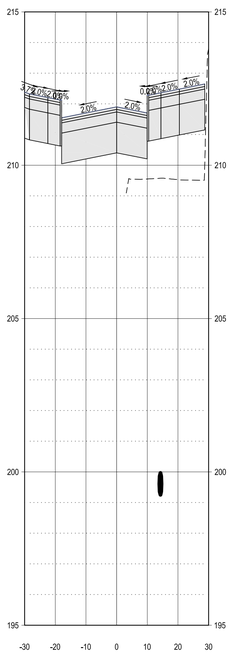

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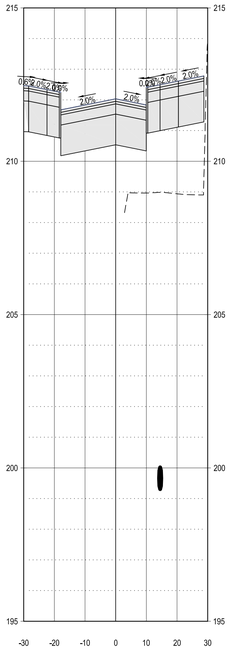

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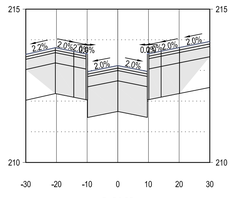

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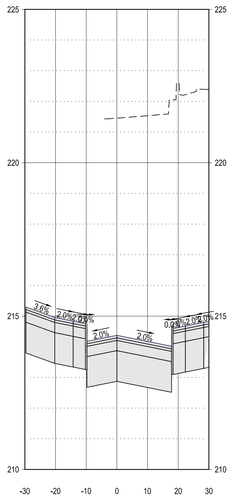

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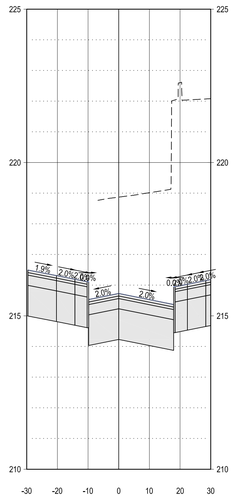

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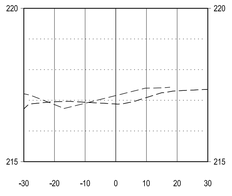

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SE Group — **Landscape Architect**
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Approval

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

ST PAUL STREET SECTIONS

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal

Drawing Number

C-206

Drawing

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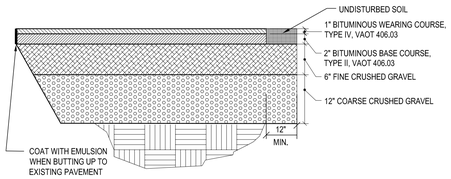
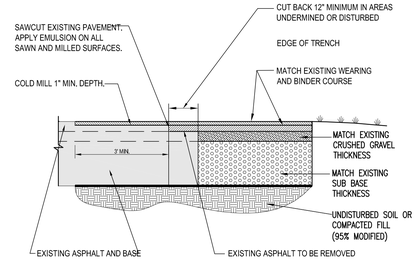


PAVEMENT PATCHING NOTES:

1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
3. COMPACT ALL FILL MATERIAL TO 95% MODIFIED PROCTOR DENSITY.

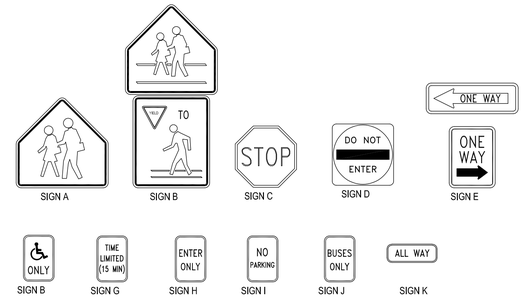
TYPICAL PAVEMENT DETAIL

SCALE: NONE (1)



ASPHALT PAVEMENT TRENCH PATCH DETAIL

SCALE: NONE (5)



SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	S1-1	PEDESTRIANS	24" x 24"
B	S2-1, VR-004A	PEDEST. CROSSING, YIELD	36" x 36", 24" x 30"
C	R1-1	STOP	24" x 24"
D	R5-1	DO NOT ENTER	24" x 24"
E	R6-2	ONE WAY	18" x 24"
F	---	HANDICAPPED PARKING	STANDARD
G	---	TIME LIMITED (15 MIN)	STANDARD
H	---	ENTER ONLY	STANDARD
I	---	NO PARKING	STANDARD
J	---	BUSSES ONLY	STANDARD
K	R1-3P	ALL WAY	18" x 6"

SIGNAGE KEY AND DETAIL

SCALE: NONE (8)

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, PROJECT ENGINEER AND A REPRESENTATIVE FOR THE CITY OF BURLINGTON TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. THE CITY SHALL BE GIVEN NOTICE AT LEAST 24 HOURS PRIOR TO THE MEETING. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE STATE OF VERMONT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. CLEARING AND GRUBBING- ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREAS.

3. COMPACTION SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN SIX 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 FOR PAVED AREAS AND 90 PERCENT OF THE MAXIMUM DENSITY FOR NON PAVED AREAS DETERMINED IN ACCORDANCE WITH AASHTO T99.

4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.

5. ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE TOPSOILED, FERTILIZED AND SEEDED IN ACCORDANCE WITH THE VERMONT STATE SPECIFICATIONS.

6. THE SEEDING OF SLOPES AND DITCHES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.

7. COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING OF MATERIALS NOT PASSING INITIAL INSPECTION, SHALL BE PAID BY THE CONTRACTOR.

8. 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:

	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
A. SAND BLANKET/BEDDING:	2 INCHES	100
	1~8 INCHES	90 - 100
	~8 INCH	70 - 100
	NO. 4	60 - 100
	NO. 100	0 - 20
	NO. 200	0 - 8
B. 3/4" CRUSHED STONE:	1 INCH	100
	3/4 INCHES	90 - 100
	1/2 INCHES	20 - 55
	No. 4	0 - 10
	No. 8	0 - 5
C. 1-1/2" CRUSHED STONE:	2 INCH	100
	1-1/2 INCH	95 - 100
	3/4 INCHES	35 - 70
	3/8 INCHES	10 - 30
	No. 4	0 - 5
D. NO. 57 STONE:	1-1/2 INCHES	100
	1 INCH	95 - 100
	1/2 INCHES	25 - 60
	NO. 4	0 - 10
	NO. 8	0 - 5
E. GRAVEL SUB-BASE:	NO. 4	20 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
F. COARSE CRUSHED GRAVEL:	4 INCHES	95 - 100
	NO. 4	25 - 50
	NO. 100	0 - 12
	NO. 200	0 - 6
G. FINE CRUSHED GRAVEL:	2 INCHES	100
	1~8 INCHES	90 - 100
	NO. 4	30 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
H. GRANULAR BACKFILL:	3 INCHES	100
	NO. 4	45 - 75
	NO. 100	0 - 12
	NO. 200	0 - 6

I. 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.

J. 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.

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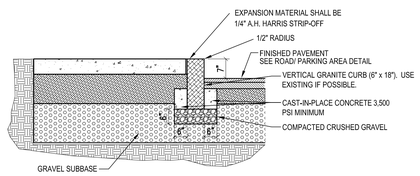
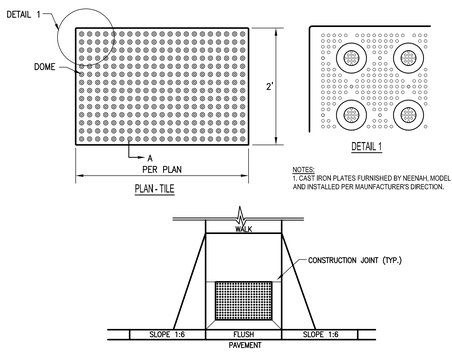


GRANITE CURB NOTES:

1. GRANITE CURBING SHALL BE USED WITHIN THE TOWN ROW. REFER TO PLAN SHEET.

GRANITE CURB DETAIL

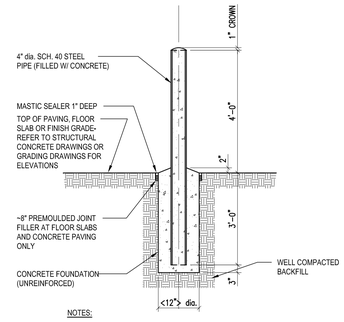
SCALE: NONE (3)



NOTES:
1. CAST IRON PLATES FURNISHED BY NEENAH, MODEL R-4984 AND INSTALLED PER MAUNFACTURER'S DIRECTION.

ACCESSIBLE RAMP DETECTABLE WARNING PLATES

SCALE: NONE (6)

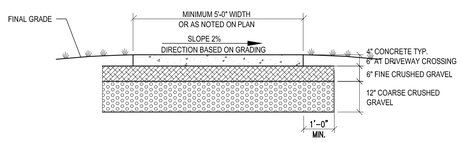


NOTES:

1. REFER TO PLAN FOR LOCATIONS.
2. CONTRACTOR TO COORDINATE PLANS WITH CONCRETE DRAWINGS TO INSURE NO CONFLICT BETWEEN BOLLARDS AND OTHER CONCRETE WORK.
3. BOLLARD SHALL BE PAINTED WITH AN EXTERIOR GRADE PAINT. (COORDINATE COLOR WITH ARCHITECT/OWNER.

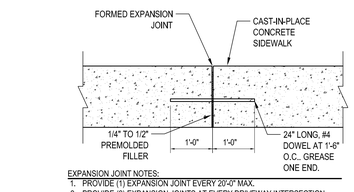
BOLLARD DETAIL

SCALE: NONE (9)



CONCRETE SIDEWALK DETAIL

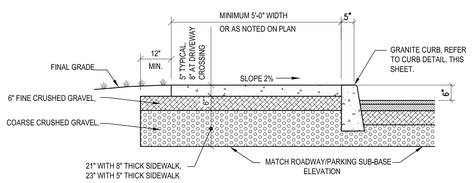
SCALE: NONE (3)



EXPANSION JOINT NOTES:

1. PROVIDE (1) EXPANSION JOINT EVERY 20'-0" MAX.
2. PROVIDE (2) EXPANSION JOINTS AT EVERY DRIVEWAY INTERSECTION
3. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
4. 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).
5. CAULK ALL EXPANSION JOINTS WITH COLOR MATCHING SILICONE CAULKING.

EXPANSION JOINT



CONCRETE 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. ALL EXPANSION JOINTS SHALL BE DOWELED WITH A $\frac{3}{4}$" DIAMETER SMOOTH DOWEL AT 12" O.C. DOWEL SHALL BE 15" IN LENGTH AND SHALL HAVE AN EXPANSION CAP INSTALLED AT THE END. SEE DETAIL ON THIS SHEET.

3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.

4. CAST-IN-PLACE CONCRETE TO BE 4500 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.

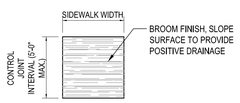
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED)

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.

7. COMPACT ALL FINE MATERIAL TO 95% MODIFIED PROCTOR DENSITY

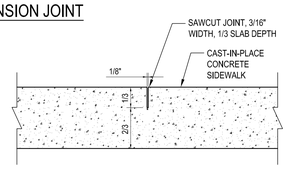
CONCRETE SIDEWALK WITH GRANITE CURB DETAIL

SCALE: NONE (4)



SIDEWALK FINISH NOTES:
1. TREAT WITH SILANE-SILOXANE OR EQUAL.

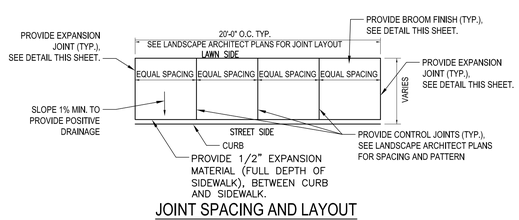
CONCRETE FINISH



CONTROL JOINT NOTES:

1. PROVIDE EQUALLY SPACED CONTROL JOINTS AT SPACING AND PATTERN INDICATED ON PLANS (NOT TO EXCEED 5'-0").

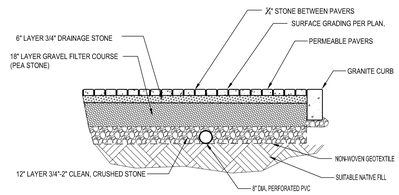
CONTROL JOINT



JOINT SPACING AND LAYOUT

CONCRETE JOINT TOOLING AND FINISHING DETAIL

SCALE: NONE (7)



NOTES:

1. COMPACT SUITABLE NATIVE SOIL TO 90% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. ALL STONE MATERIALS ARE TO BE APPLIED IN 6" LIFTS (MAX.), COMPACTED TO 90% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
3. PERMEABLE PAVERS TO BE HARD, CLAY BRICK OR DENSE, HIGH-STRENGTH CONCRETE WITH INTEGRAL SPACERS.

PERVIOUS PAVER DETAIL

SCALE: NONE (10)

N.T.S.

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Approval:

Date	No.	Description
12/15/2016	1	P & Z Submission
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02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Site Details and Notes

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal:

Drawing Number: C-300

Drawing:

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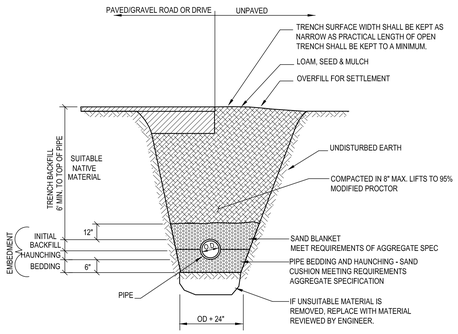
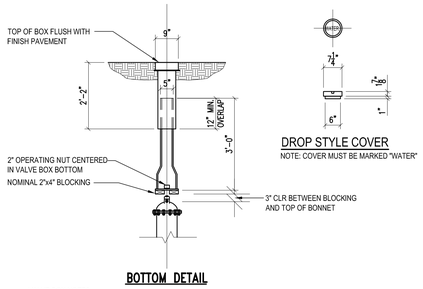


WATER TRENCH NOTES:

1. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
2. PROVIDE 6' MINIMUM COVER OVER WATER PIPE.
3. INSTALL WATER PIPE IN ACCORDANCE WITH AWWA STANDARD C600.

TYPICAL WATER TRENCH DETAIL (1)

SCALE: NONE

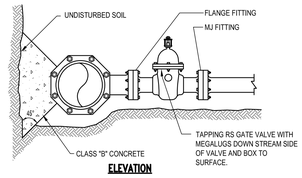


VALVE BOX NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FORM TOP OF PIPE TO FINISH GRADE.
3. VALVE ROTATION PER DPW STANDARDS.

TYPICAL VALVE BOX DETAIL (4)

SCALE: NONE

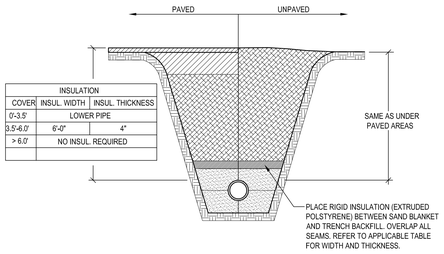


NOTE:

1. SEE GATE VALVE DETAIL FOR ADDITIONAL REQUIREMENTS
2. AREA OF BEARING AGAINST UNDISTURBED SOIL SHALL BE THE SAME AS FOR 1/4" BEND (90°) THRUST BLOCK

TAPPING SLEEVE AND VALVE (5)

SCALE: NONE



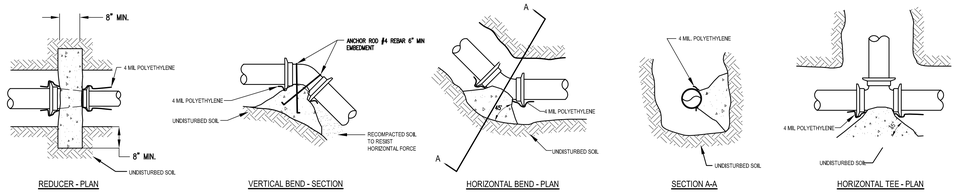
INSULATION		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3.5'	LOWER PIPE	
3.5'-6.0'	6'-0"	4"
> 6.0'	NO INSUL. REQUIRED	

TRENCH NOTES:

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.

INSULATION OVER SHALLOW WATER LINE DETAIL (2)

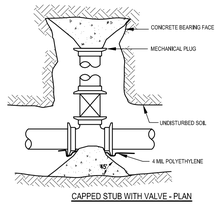
SCALE: NONE



MINIMUM BEARING SURFACE (SF) 150 PSI WORKING PRESSURE								
	PIPE DIA.	TEE	HYD.	90° BEND	45° BEND	22.5° BEND	11.25° BEND	END CAP
1,000 PSF SOIL BEARING CAPACITY	10"	16	-	16	6	3	2	16
	8"	10	-	10	4	2	1	10
	6"	7	7	7	2	1	0.5	7
	4"	3	-	3	1	0.5	0.5	3
	2"	1	-	1	0.5	0.5	0.5	1
3,000 PSF SOIL BEARING CAPACITY	10"	6	-	6	2	1	2	6
	8"	4	-	4	1.25	1	1	4
	6"	2	2	2	1	1	1	2
	4"	1	-	1	1	1	1	1
	2"	1	-	1	1	1	1	1
5,000 PSF SOIL BEARING CAPACITY	10"	4	-	4	1.25	1	1	4
	8"	2	-	2	1	1	1	2
	6"	1.25	1.25	1.25	1	1	1	1.25
	4"	1	-	1	1	1	1	1
	2"	1	-	1	1	1	1	1

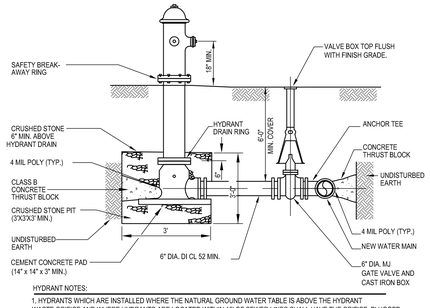
THRUST BLOCK NOTES:

1. THRUST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE TEES, HYDRANTS, BENDS, REDUCERS, AND END CAPS.
2. HYDROSTATIC AND LEAKAGE TEST PRESSURE PER SPECIFICATIONS.
3. PLACE 4 MIL POLYETHYLENE BETWEEN FITTINGS AND THRUST BLOCKS.
4. CONCRETE SHALL HAVE 4000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AND AIR ENTRAINMENT OF 4 TO 6% BY VOLUME.
5. UTILIZE MEGALUG MECHANICAL JOINT RESTRAINTS ON ALL FITTINGS IN ADDITION TO CONCRETE THRUST BLOCKS.



TYPICAL BEARING THRUST BLOCK (6)

SCALE: NONE



HYDRANT NOTES:

1. HYDRANTS WHICH ARE INSTALLED WHERE THE NATURAL GROUND WATER TABLE IS ABOVE THE HYDRANT WASTE ORIFICE AND WHERE HYDRANTS ARE LOCATED WITHIN 10' OF SEWER LINES SHALL HAVE THE ORIFICE PLUGGED. HYDRANTS WITH PLUGGED ORIFICES SHALL BE LABELED "ND" FOR NON-DRAINING IN 3" HIGH ORANGE PAINTED LETTERS ON THE BONNET FACING THE ROAD.

FIRE HYDRANT DETAIL (3)

SCALE: NONE

WATER NOTES

GENERAL

1. METERS FOR SERVICE CONNECTIONS 3/4" OR SMALLER WILL BE PROVIDED BY THE WATER UTILITY, BUT INSTALLED BY THE CONTRACTOR.
2. WATER SYSTEM COMPONENTS ARE TO BE LEAD FREE. AND APPROVED BY THE WATER DEPARTMENT.
3. A REPRESENTATIVE FOR THE WATER UTILITY MUST BE PRESENT, UNLESS OTHERWISE NOTIFIED IN WRITING. FOR ALL WATER MAIN TAPS.
4. WATER INFRASTRUCTURE IS TO INCLUDE SWING TIES. "AS BUILT" DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR WHICH REFLECT ACTUAL UTILITY LOCATIONS AND RESULTING EASEMENTS AT THE TIME OF COMPLETION OF THE SYSTEM.
5. THE WATER UTILITY SHALL INSPECT ALL ITEMS TO BE TAKEN OVER BY THE TOWN PRIOR TO ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE A 2 YEAR WARRANTY ON ALL WATER RELATED ITEMS FROM THE TIME OF COMPLETION OF THE PROJECT.

EXISTING UTILITIES

1. LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN AS APPROXIMATE ON THE CONTRACT DOCUMENTS.
2. ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
3. EXISTING UTILITIES SHALL BE PROTECTED AND SUPPORTED DURING CONSTRUCTION.
4. ALL WATER, GAS, CABLE, TELEPHONE, ELECTRIC, SEWER, AND OTHER UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED IN A MANNER ACCEPTABLE TO THE ENGINEER.

PIPE BEDDING

1. SAND BEDDING MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS
2. SAND BLANKET MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS
3. TRENCH FINAL BACKFILL MATERIAL - MATERIAL WILL EXCLUDE PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, CLAY, LARGE ROCKS (12" DIMENSION), OR ANY MATERIAL DETERMINED BY THE ENGINEER THAT WILL NOT BE SUITABLE.

WATER MAINS

1. ONCE INSTALLED PERFORM A HYDROSTATIC AND LEAKAGE TEST ACCORDING TO AWWA C600(LATEST REVISION) ON EACH PIPE LINE.
2. THE ENGINEER AND THE WATER UTILITY SHALL BE GIVEN AT LEAST 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.
3. SPECIFIED TEST PRESSURE IS 200 PSI. AND PRESSURE DURING TEST SHALL NOT VARY BY MORE THAN 5 PSI.

DUCTILE IRON PIPE: AWWA C151

1. FITTINGS: DUCTILE IRON, STANDARD THICKNESS, 350 psi PRESSURE RATING. (AWWA C110, C153, C105, ANSI A21.10).
2. FITTINGS: CAST IRON, 250 psi PRESSURE RATING (ANSI A21.10).
3. JOINTS: MECHANICAL, PUSH-ON AND FLANGED (AWWA C111, C115).
4. GASKETS:
   A. MECHANICAL AND PUSH-ON JOINTS, ANSI A21.11.
   F. FLANGED JOINTS: ~2" THICK RING OR FULL FACED RUBBER, ANSI A21.15.
5. BOLTS/NUTS:
   A. MECHANICAL JOINT: ANSI A21.11.
   F. FLANGED JOINT: ANSI A21.15.
6. MECHANICAL JOINT GLANDS SHALL BE "MEGA-LUG" RETAINER GLANDS.
7. LININGS AND LINING REPAIR TO AWWA/ANSI C104.
   A. INTERIOR - CEMENT LINED, DOUBLE THICKNESS BITUMINOUS SEAL.
   F. EXTERIOR - BITUMINOUS COATING APPROXIMATELY 2 MILS THICK, ANSI A21.15, ANSI A21.15, AND ANSI A21.10.
   C. FLANGE MACHINED FACE COATING: ANSI A21.15.

COPPER TUBING

1. TYPE-K, ANNEALED, ASTM B88
2. FITTINGS: ASME B16.18. CAST COPPER. OR ASME B16.22. WROUGHT COPPER.
3. JOINTS: COMPRESSION CONNECTION OR AWS A5.8, BCuP SILVER BRAZE.

CHLORINATION OF DOMESTIC WATER LINES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE WATER UTILITY AT LEAST 72 HOURS IN ADVANCE OF BEGINNING ANY DISINFECTION OF WATER MAINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BACTERIOLOGICAL TESTING AS REQUIRED BY THIS SPECIFICATION AND REFERENCE STANDARDS MENTIONED.
3. DISINFECT ALL NEW PIPELINE SYSTEMS IN ACCORDANCE WITH AWWA C651, INCLUDING:
   A. METHOD OF CHLORINE APPLICATION. USE CONTINUOUS FEED METHOD OR SLUG METHOD. (TABLET METHOD IS NOT ACCEPTABLE.)
   B. FORM OF CHLORINE UTILIZED.
   C. FINAL FLUSHING.
   D. BACTERIOLOGICAL TESTING
   E. REPETITION OF PROCEDURE

GATE VALVES

1. RESILIENT SEAT GATE VALVES BY KENNEDY "KEN-SEAL" OR EQUAL.
2. IRON BODY GATE VALVES TO MEET AWWA C-509-87.
3. STEM CONSTRUCTION: NON-RISING.
4. STEM SEALS: DOUBLE O-RING.
5. GATE: CAST IRON RESILIENT WEDGE WITH SYNTHETIC ELASTOMER COATING, AND SHALL BE EPOXY COATED (FUSION BONDED)INSIDE AND OUT.
6. BONNET HARDWARE SHALL MEET ASTM A307, CADMIUM PLATED.
7. OUTLET CONNECTION: STANDARD MECHANICAL JOINT
8. OPERATION: OPEN TO THE RIGHT.

TAPPING VALVES

1. TAPPING VALVES TO MEET ANSI/AWWA C509-87, STANDARD FOR RESILIENT SEATED GATE VALVES.
2. VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. VALVES SHALL OPEN RIGHT (CONFIRM WITH DPW).
4. INLET FLANGES SHALL BE CLASS 125, ANSI B16.1, OR ANSI/AWWA C110/A21.10.
5. OUTLET CONNECTION: STANDARDIZED MECHANICAL JOINT.
6. STEM SEALS: O RING.
7. STEM CONSTRUCTION: NON-RISING.
8. SEATING: PARALLEL SEAT
9. END CONNECTIONS: MECHANICAL ON RUN, FLANGED ON BRANCH.
10. BURIED TAPPING VALVES SHALL BE PROVIDED WITH A 2 INCH SQUARE WRENCH NUT AND CAST IRON VALVE BOX. IF DEPTH FROM GRADE TO TOP OF VALVE OPERATING NUT IS GREATER THAN 6'-0,A VALVE STEM RISER MADE OF HIGH STRENGTH STEEL SHALL BE PROVIDED. DEPTH FROM VALVE STEM RISER NUT TO GRADE WILL BE 4 TO 6 FEET.

TAPPING SLEEVES

1. AWWA C509, LATEST REVISION.
2. AWWA C207, CLASS D, MAX. WORKING PRESSURE OF 150 PSI.
3. SLEEVES: SPLIT SLEEVES OF CAST IRON OR DUCTILE IRON.
4. MECHANICAL JOINT ENDS WITH END AND GASKET SEALS.
5. PROVIDE A 3/4" NPT TEST PLUG OR OTHER PROVISION FOR AIR TESTING THE VALVE AND SLEEVE AT MAXIMUM WORKING PRESSURE. 6. BOLTS AND NUTS, MECHANICAL JOINTS: HIGH STRENGTH CAST IRON OR HIGH STRENGTH LOW ALLOY STEEL, ANSI/AWWA C111/A21,11-90.
7. BOLTS AND NUTS, FLANGED JOINTS: HIGH STRENGTH, LOW CARBON STEEL CONFORMING TO ANSI/AWWA C110/A21,10-87, APPENDIX A.
8. COAT ALL NUTS AND BOLTS WITH A RUST RESISTANT LUBRICANT.
9. ALL BOLTS AND NUTS USED WITH PIPE SLEEVES SHALL BE BRUSH COATED HEAVILY AFTER FINAL TIGHTENING WITH BITUMASTIC COLD-APPLIED MATERIAL TO THOROUGHLY COVER ALL EXPOSED SURFACES OF BOLTS AND NUTS.

VALVE BOXES

1. ACCEPTABLE MANUFACTURER'S: MUELLER. CLOW, OR EQUAL.
2. CLOW F-2452 SLIDING TYPE, TWO PIECE, OR EQUAL.
3. 5 1/4 INCH SHAFT.
4. SIZE 664-A (40-60 INCH OVERALL LENGTH).
5. CAST IRON.
6. CLOW F-2490 LIDS OR EQUAL.
7. THE WORD "WATER" TO BE CAST INTO TOP OF COVERS, AND ARROW SHOWING DIRECTION OF OPENING.

NOTE:
THE CITY OF BURLINGTON HOLDS THE RIGHT OF FIRST REFUSAL FOR ALL WATER SYSTEM WORK. COORDINATE WITH PUBLIC WORKS DEPARTMENT.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
2/14/17

P K S B
PKSB ARCHITECTS, PC
330 WEST 42 STREET
NEW YORK, NY 10036
212 594 2010
www.pksb.com

PC Construction — Construction Manager
193 Tilley Drive — (802)-651-1283
South Burlington, VT 05403 — www.pcconstruction.com

Freeman French Freeman, Archite — Consulting Architect
81 Maple Street — (802)-864-6844
Burlington, VT 05401 — www.ffinc.com

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875 Roosevelt Hwy, Suite 130 — (802)-655-0755
Colchester, VT 05446 — www.hardyse.com

Hallam ICS — Mechanical Engineer
38 Eastwood Drive, Suite 200 — (802)-658-4891
South Burlington, VT 05403 — www.Hallam-ICS.com

Engineering Ventures P.C — Civil Engineer
208 Flynn Avenue, Suite 2A — (802)-863-6225
Burlington, VT 05401 — www.engineeringventures.com

GeoDesign — Geotechnical Engineer
1233 Shelburne Rd, Suite 360 — (802)-652-5140
South Burlington, VT 05403 — www.geodesign.net

SE Group — Landscape Architect
131 Church Street, 3rd Floor — (802)-862-0098
Burlington, VT 05401 — www.segroup.com

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Approval

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

Water Details and Notes

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal
Drawing Number: C-301

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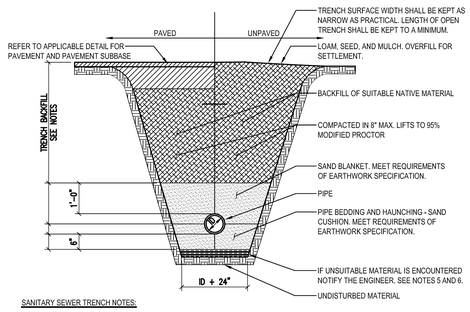
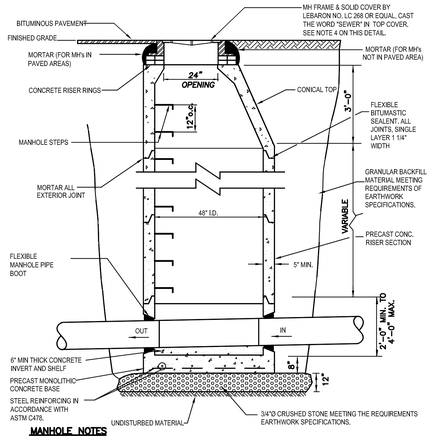


SANITARY SEWER TRENCH NOTES:

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR FULL LENGTH OF PIPE.
3. FOR BUILDING SEWERS THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 4'-0". WHERE BUILDING SEWERS ARE TO BE INSTALLED AT A DEPTH LESS THAN 3'-0" UNDER DRIVEWAYS, EXTRA HEAVY CAST IRON OR OTHER HIGH STRENGTH PIPE SHALL BE USED. OTHERWISE, REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
4. FOR SEWER COLLECTION SYSTEMS THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 5'-0". THIS DEPTH SHALL BE INCREASED TO 6'-0" IN AREAS TO BE PLOWED DURING THE WINTER MONTHS. OTHERWISE, REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
5. BACKFILL SHALL BE OF A SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS SHALL NOT BE USED FOR BACKFILL WITHIN TWO FEET OF THE TOP OF THE PIPE.
6. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF FOUR INCHES BELOW AND ON EACH SIDE OF ALL PIPES.

SANITARY SEWER TRENCH DETAIL (1)

SCALE: NONE



MANHOLE NOTES

1. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.

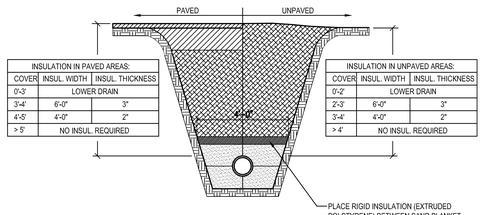
2. IF DEPTH OF MANHOLE IS 7 ft. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 7 ft., THEN A CONICAL TOP WILL BE INSTALLED.

3. MANHOLE AND COVER SHALL BE DESIGNED FOR H20 LOADING.

4. INVERT TO BE FORMED AND POURED BY MANHOLE SUPPLIER UNLESSS OTHERWISE APPROVED BY THE ENGINEER.

MANHOLE DETAIL (4)

SCALE: NONE



INSULATION IN PAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3'	LOWER DRAIN	
3'-4'	6'-0"	3"
4'-5'	4'-0"	2"
> 5'	NO INSUL. REQUIRED	

INSULATION IN UNPAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-2'	LOWER DRAIN	
2'-3'	6'-0"	3"
3'-4'	4'-0"	2"
> 4'	NO INSUL. REQUIRED	

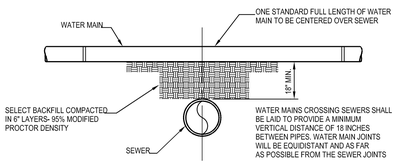
TRENCH NOTES:

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.

2. RIGID EXTRUDED POLYSTYRENE INSULATION SHALL CONFORM WITH ASTM C578 - STANDARD SPECIFICATION FOR RIGID CELLULAR POLYSTYRENE THERMAL INSULATION AND SHALL BE DOW STYROFOAM HIGH LOAD 40 OR EQUIVALENT.

INSULATION OVER SHALLOW SEWER LINE DETAIL (2)

SCALE: NONE



WATER MAIN ABOVE SEWER

SEPARATION NOTES:

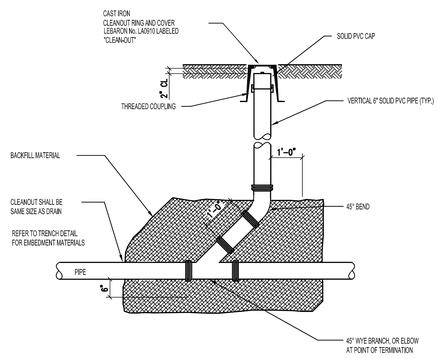
1. WATER MAIN RELATIONS TO SEWER SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS.

2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

3. WHEN IT IS IMPOSSIBLE TO MAINTAIN 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN: 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS; 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICH EVER IS GREATER; 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 psi FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.

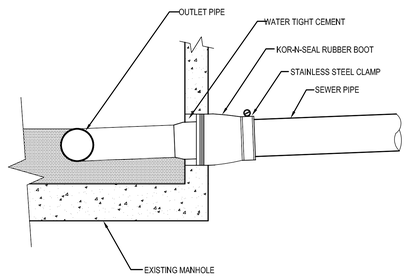
TYPICAL SEWER/WATER SEPARATION DETAIL (5)

SCALE: NONE



SEWER CLEANOUT DETAIL (3)

SCALE: NONE



KOR -N- SEAL NOTES:

1. CORE HOLE SHALL BE SMOOTH, SYMMETRICAL, AND APPROPRIATELY SIZED FOR SEWER PIPE INSTALLATION.
2. RECONSTRUCT FLOW CHANNELS FOR NEW SEWER INLET PIPING.

MANHOLE CONNECTION DETAIL (6)

SCALE: NONE

SANITARY SEWER NOTES

1. DEPENDING ON WASTEWATER FLOW, IT MAY BE NECESSARY PLUG AN UPSTREAM MANHOLE AND PUMP WASTEWATER TO THE NEXT DOWNSLOPE STRUCTURE DURING MANHOLE INSTALLATION.

2. CONTRACTOR SHALL CONFORM TO GUIDELINES DETAILED IN THE VERMONT STATE SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE FULL COMPLETE EDITION PROVIDED BY THE STATE.

3. BUILDING SEWERS SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, BREAKING OR CLOGGING.

4. SIZING AND SLOPE: MINIMUM BUILDING SEWER SIZE IS 4 INCHES (UNLESS SHOWN ON THE PLAN) AND A MINIMUM SLOPE IS 1/4" PER FOOT.

5. CLEANOUTS: CLEANOUTS SHALL BE PROVIDED AT EACH HORIZONTAL CHANGE IN DIRECTION OF THE BUILDING SEWER GREATER THAN 45 DEGREES AND WHERE INDICATED ON THE DESIGN DRAWINGS. BUILDING SEWER CHANGES IN DIRECTION WHICH EXCEED 45 DEGREES SHOULD BE MADE WITH TWO 45 DEGREE ELLS OR LONG SWEEP FITTINGS. MANHOLES ARE ACCEPTABLE IN LIEU OF CLEANOUTS. WHERE BUILDING SEWERS ARE TO BE INSTALLED AT A DEPTH OF LESS THAN 3 FEET UNDER DRIVEWAYS ARE ANTICIPATED, EXTRA HEAVY CAST IRON PIPE SHALL BE USED.

6. LEAKAGE: BUILDING SEWERS SHALL MEET THE LEAKAGE STANDARDS PRESCRIBED IN THE STATE OF VERMONT SPECIFICATIONS (EPR- CHAPTER 1). SEE BELOW FOR MORE DETAIL.

7. SLOPE, VELOCITY: ALL GRAVITY SEWER LINES SHALL BE INSTALLED WITH NOT LESS THAN THE SLOPES SHOWN BELOW:

PIPE SIZE (INCHES)	SLOPE (FEET/100 FEET)
4"	2%
6"	1%
8"	0.4%

8. CHANGES IN PIPE SIZE: WHEN A SMALLER SEWER JOINS A LARGE ONE, THE INVERT OF THE LARGER SEWER SHALL BE LOWERED SUFFICIENTLY TO MAINTAIN THE SAME ENERGY GRADIENT.

9. MATERIAL: PVC SDR 35, ASTM D3034, WITH PUSH-ON GASKETED JOINTS. GASKETS SHALL CONFORM TO ASTM D3212. SEWER JOINTS SHALL BE CONSTRUCTED TO MINIMIZE INFILTRATION AND TO PREVENT THE ENTRANCE OF ROOTS INTO THE SYSTEM.

10. TRENCHING: LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF FOUR INCHES BELOW AND ON EACH SIDE OF ALL PIPES.

11. BEDDING: SEE TRENCH DETAIL DRAWING FOR MATERIALS. TRENCH BACKFILL SHALL BE OF A SUITABLE NATIVE MATERIAL FREE FROM DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.

12. LEAKAGE TESTS: UPON COMPLETION OF SEWER LINE CONSTRUCTION, THE SEWER LINE SHALL BE TESTED IN ACCORDANCE WITH THE STATE OF VERMONT SPECIFICATIONS (EPR - CHAPTER 1, APPENDIX "A").
LEAKAGE TESTS FOR GRAVITY SEWERS

PERFORM A PRESSURIZED AIR TEST ON THE GRAVITY LINE IN ACCORDANCE WITH THE VERMONT ENVIRONMENTAL PROTECTION RULES ON EACH SECTION OF THE GRAVITY SEWER. THE ENGINEER SHALL BE GIVEN 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.

PLUG ALL OPENINGS IN THE TEST SECTION. ADD AIR UNTIL THE INTERNAL PRESSURE OF THE LINE IS RAISED TO APPROXIMATELY 4.0 POUNDS/SQUARE INCH (PSI) GREATER THAN THE AVERAGE PRESSURE OF ANY GROUND WATER. AFTER THIS PRESSURE IS REACHED, ALLOW THE PRESSURE TO STABILIZE. THE PRESSURE WILL NORMALLY DROP AS THE AIR TEMPERATURE STABILIZES. THIS USUALLY TAKES 2 TO 5 MINUTES DEPENDING ON THE PIPE SIZE. THE PRESSURE MAY BE REDUCED TO 3.5 PSI BEFORE STARTING THE TEST.

WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI ABOVE THE PIPE, START THE TEST. IF THE PRESSURE DROPS MORE THAN 1.0 PSI DURING THE TEST TIME, THE LINE IS PRESUMED TO HAVE FAILED THE TEST. IF A 1.0 PSI DROP DOES NOT OCCUR WITHIN THE TEST TIME, THE LINE HAS PASSED THE TEST. THE TEST TIME SHALL BE DERIVED FROM THE FOLLOWING TABLE. IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO ARRIVE AT THE TOTAL TEST TIME FOR THE SECTION.

PIPE SIZE (IN)	T (TIME) (MIN./100FT)
3	0.2
4	0.3
6	0.7
8	1.2

13. INSTALLATION: PIPE SHALL BE LAID WITH BELL ENDS FACING UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.

14. WATER LINE SEPARATION
    a. HORIZONTAL SEPARATION: SEWERS SHALL BE LAID FLAT AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

    WHERE IMPOSSIBLE OR IMPRACTICABLE TO MAINTAIN THE TEN FOOT SEWER/WATER PIPE HORIZONTAL SEPARATION, (DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS) THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN EARTH SHELF IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHEREVER IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED USING PRESSURE PIPE TO NORMAL WATER LINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTE PRIOR TO BACKFILLING.

    b. CROSSINGS: SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION:
        1.) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AWAY AS POSSIBLE FROM WATER JOINTS;
        2.) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;
        3.) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS;
        4.) WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

15. MANHOLES
    a. DIAMETER: THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES; LARGE DIAMETERS ARE PREFERRED FOR CONNECTION TO LARGE DIAMETER SEWERS. A MINIMUM ACCESS DIAMETER OF 24 INCHES SHALL BE PROVIDED.

    b. FLOW CHANNEL: FLOW CHANNELS SHALL BE PROVIDED IN THE BASE OF ALL MANHOLES AND THE FLOW CHANNEL THROUGH MANHOLES SHOULD BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWERS.

    c. MANHOLES SHALL BE OF THE PRE-CAST CONCRETE OR POUR-IN PLACE CONCRETE TYPE. MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR.

    d. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A RUBBER-GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.

    e. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTING OF GRAVITY SEWERS UTILIZING THE WATER TESTING PROCEDURES TAKES INTO ACCOUNT THE LEAKAGE FROM ONE MANHOLE IN THE TEST SECTION. OTHERWISE, MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
    AFTER THE MANHOLE HAS BEEN ASSEMBLED IN PLACE, ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED WITH AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED AND THE PLUGS PLACED TO PREVENT BLOWOUT.

    EACH MANHOLE SHALL BE CHECKED FOR INFILTRATION BY FILLING WITH WATER TO THE TOP OF THE CONE SECTION. A STABILIZATION PERIOD OF ONE HOUR SHALL BE PROVIDED TO ALLOW FOR ABSORPTION. AT THE END OF THIS PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE, IF NECESSARY, AND THE MEASURING TIME OF AT LEAST SIX HOURS BEGUN. AT THE END OF THE TEST PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE MEASURING THE VOLUME OF WATER ADDED. THIS AMOUNT SHALL BE CONVERTED TO A 24 HOUR RATE AND THE LEAKAGE DETERMINED ON THE BASIS OF DEPTH. THE LEAKAGE FOR EACH MANHOLE SHALL NOT EXCEED ONE GALLON PER VERTICAL FOOT FOR A 24 HOUR PERIOD FOR EXFILTRATION AND THERE SHALL BE NO VISIBLE INFILTRATION. IF AN AIR TEST IF PERFORMED ON THE MANHOLE, INSTEAD OF THE WATER TEST, THE MANHOLE SHALL REMAIN UN-BACKFILLED DOWN TO THE SEWER LINE INVERTS DURING THE AIR TEST.

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02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Sewer Details and Notes

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal:

Drawing Number:

C-302

Drawing:

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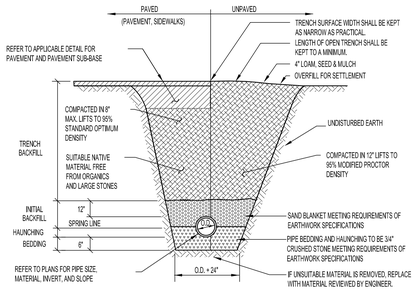
12/20/2016 2:55:17 PM

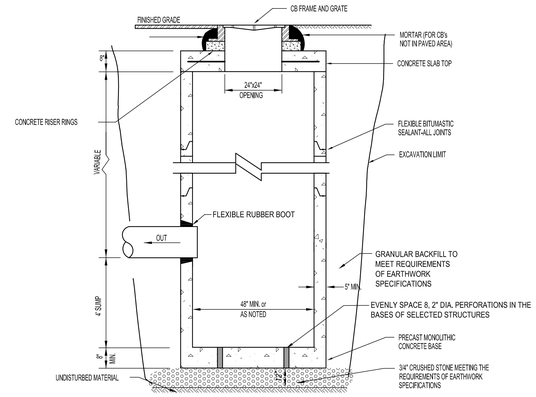


STORM DRAIN TRENCH NOTES

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. WHEN APPLICABLE, INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
5. PROVIDE 6' OF COVER OVER PIPE IN PAVED AREAS AND 5' OF COVER OVER PIPE IN UNPAVED AREAS. REFER TO INSULATION DETAIL FOR AREAS WHERE PROPER COVER CAN NOT BE ACHIEVED.

TYPICAL STORM DRAIN TRENCH DETAIL

SCALE: NONE (1)

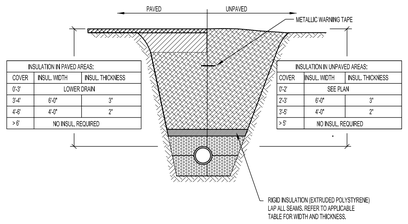


CATCH BASIN NOTES

1. PROVIDE A LEBARON 24"x24" TYPE E OR EQUAL, 3 FLANGE GRATE AND FRAME NEXT TO CURBS AND 4 FLANGE GRATE AND FRAME AT ALL OTHER LOCATIONS.
2. CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H20 LOADING.

CATCH BASIN DETAIL

SCALE: NONE (4)



INSULATION IN PAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3'	LOWER DRAIN	
3'-4'	6'-0"	3"
4'-6'	4'-0"	2"
> 6'	NO INSUL. REQUIRED	

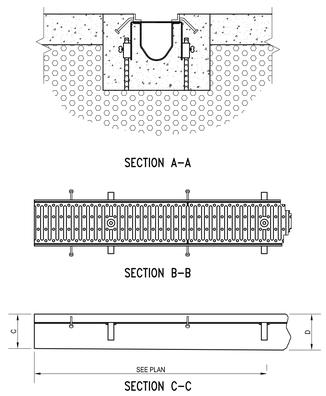
INSULATION IN UNPAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-2'	SEE PLAN	
2'-3'	6'-0"	3"
3'-5'	4'-0"	2"
> 5'	NO INSUL. REQUIRED	

TRENCH NOTES

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.

INSULATION OVER SHALLOW DRAIN DETAIL

SCALE: NONE (2)

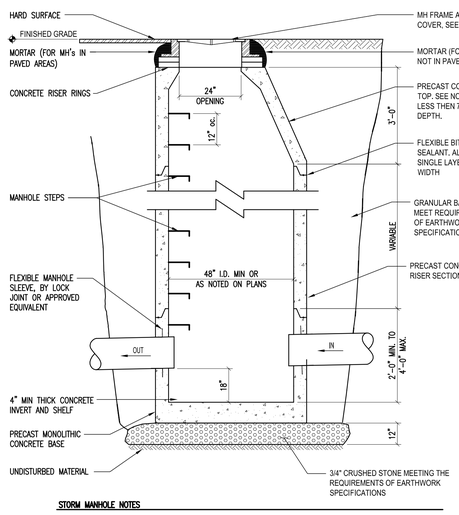


NOTES:

1. TRENCH DRAIN SHALL BE ACO MODEL #S100K, 9 SECTIONS, 6" WIDE TRENCH DRAIN SYSTEM OR APPROVED EQUIVALENT. PART NUMBERS SK22 THROUGH SK30
2. TRENCH FRAME AND GRATE SHALL BE HEAVY DUTY.
3. TRENCH DRAIN SHALL BE CAST-IN-PLACE CONCRETE, INSTALLED PER MANUFACTURERS INSTRUCTIONS.
4. CONCRETE TO BE 4000 PSI.
5. TRENCH DRAIN SHALL BE CONNECTED TROUGH THE BOTTOM OF THE DRAIN AT THE INVERT SHOWN ON THE PLANS.

TRENCH DRAIN DETAIL

SCALE: NONE (5)

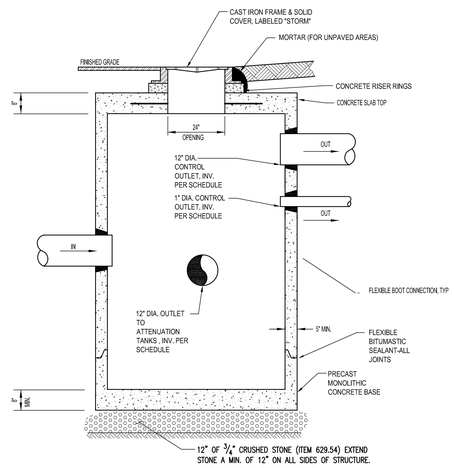


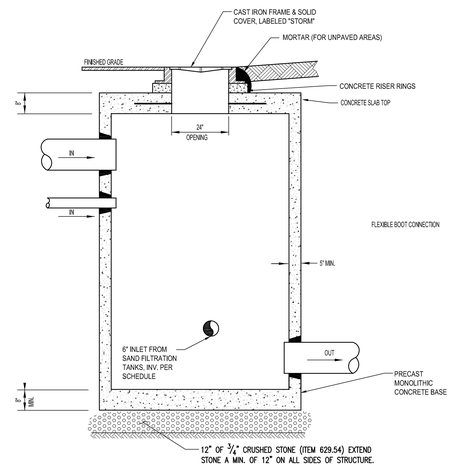
STORM MANHOLE NOTES

1. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
2. IF DEPTH OF MANHOLE IS 7 ft. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 7 ft., THEN A CONICAL TOP WILL BE INSTALLED.
3. MANHOLE AND COVER SHALL BE DESIGNED FOR H20 LOADING.
4. PROVIDE A LEBARON NO. LC 268 OR APPROVED EQUIVALENT. CAST THE WORD "STORM" IN TOP COVER
5. MANHOLE SHALL BE PRECAST CONCRETE AS MANUFACTURED BY S.T. GRISWOLD & CO., INC. OR APPROVED EQUIVALENT.

STORM MANHOLE DETAIL

SCALE: NONE (3)





OUTLET CONTROL STRUCTURE NOTES

1. STRUCTURE ELEVATIONS AND INVERTS PER STORM STRUCTURE SCHEDULE.
2. STRUCTURE, RIM, AND COVER RATED FOR H-20 LOADING.
3. OUTLET CONTROL STRUCTURES 6' DIAMETER.

INLET DIVERSION AND OUTLET CONTROL STRUCTURE DETAIL

SCALE: NONE (6)

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Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
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Drawing Title:

Storm Water Details

Project Number: 1317-01
Signature & Seal:
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Drawing Number: C-303
Drawing:

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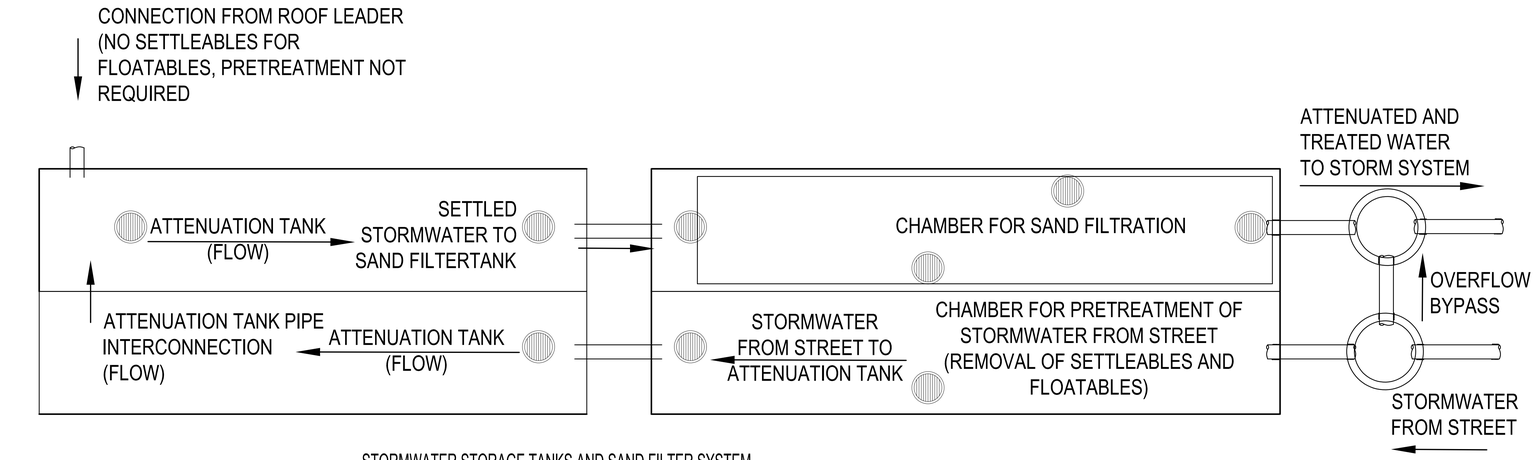
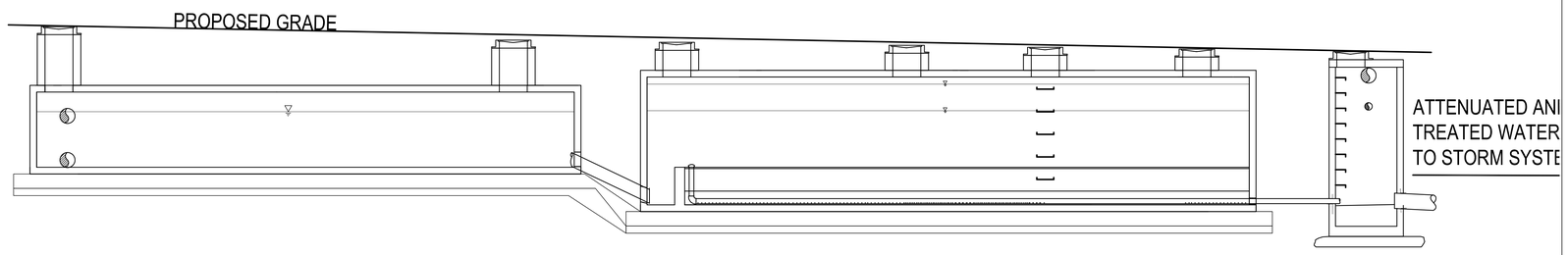
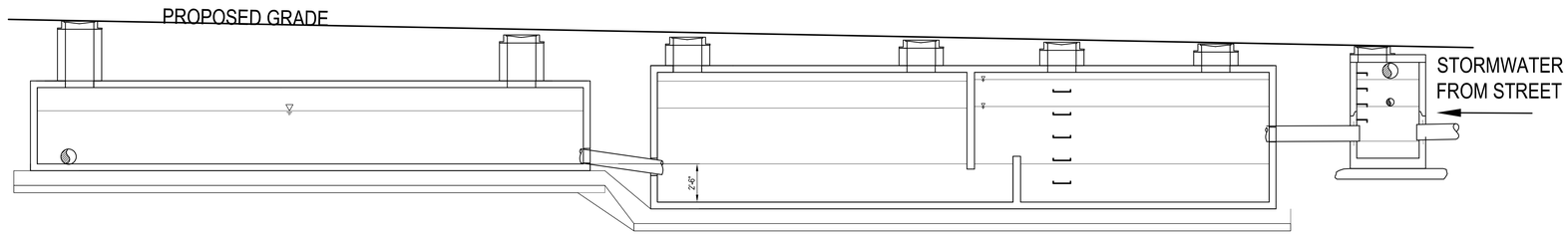


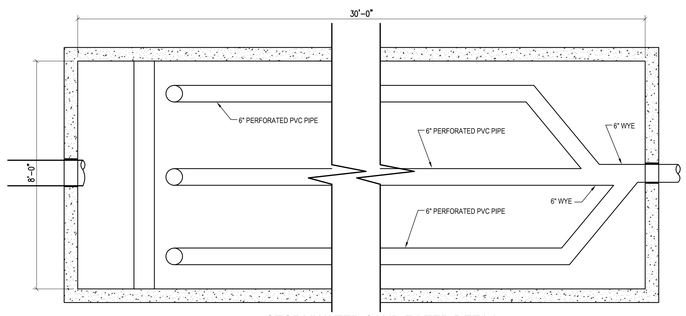
STORMWATER STORAGE TANKS AND SAND FILTER SYSTEM (1)
SCALE: NONE



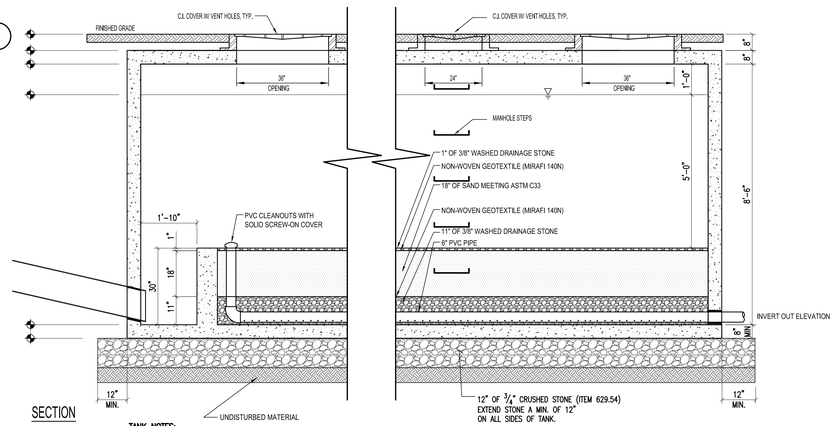
STORAGE TANK AND SAND FILTER SECTION (A)
SCALE: NONE



STORAGE TANK AND PRETREATMENT SECTION (B)
SCALE: NONE



STORMWATER SAND FILTER DETAIL (C)



TANK NOTES:
1. PRECAST TANK SHALL BE RATED FOR H-20 LOADING.
2. ALL DISTURBED AREAS SHALL HAVE PAVEMENT OR VIGOROUS AND DENSE VEGETATIVE GROWTH ESTABLISHED BEFORE THE COMPLETION OF ALL CONSTRUCTION AND PRIOR TO USE OF THE SAND FILTER.
3. RUNOFF FROM UNPAVED AREAS THAT DOES NOT HAVE VIGOROUS AND DENSE VEGETATIVE GROWTH IS NOT PERMITTED TO FLOW THROUGH THE SAND FILTER PRIOR TO THE COMPLETION OF ALL CONSTRUCTION.

STORMWATER SAND FILTER SECTION (D)
SCALE: NONE

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Scale: As Noted
Signature & Seal:

Drawing Number: C-304

Drawing:

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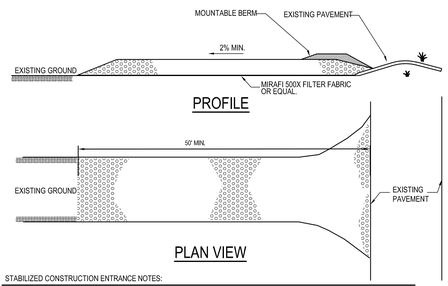


STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE: USE 1-1/2" CRUSHED STONE.

2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.

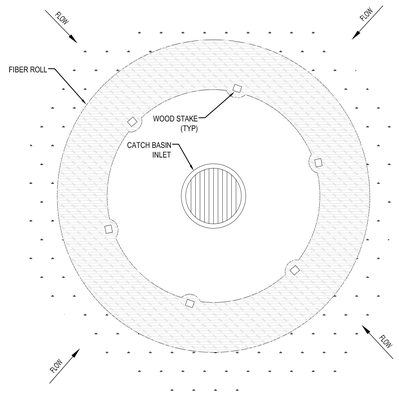
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5. 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.

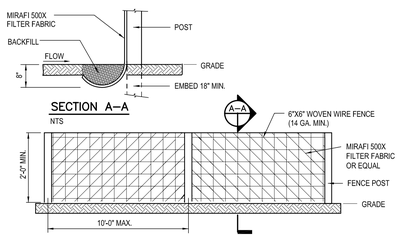
CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE (1)



FIBER ROLL INLET PROTECTION DETAIL

SCALE: NONE (4)

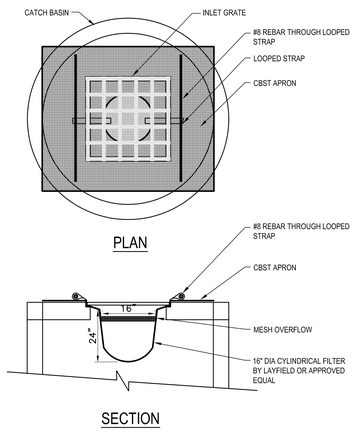


SILT FENCE NOTES:

1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
2. CONSTRUCTED IN PLACE SILT FENCE:
   A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
   B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
   C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
4. WOVEN WIRE FENCE REINFORCEMENT IS REQUIRED BY THE VT CONSTRUCTION GENERAL PERMIT WHEN SILT FENCE IS PLACED WITHIN 100 FEET UPSLOPE OF RECEIVING WATERS.

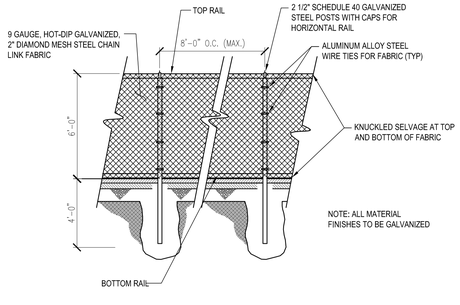
SILT FENCE DETAIL

SCALE: NONE (2)



FABRIC INLET PROTECTION

NOT TO SCALE (5)



FENCE DETAIL

SCALE: NONE (3)

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SE Group — Landscape Architect
131 Church Street, 3rd Floor, Burlington, VT 05401 — (802)-862-0098, www.segroup.com

NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
12/15/2016	1	P & Z Submission
01/31/2017	2	P & Z Submission
02/14/2017	3	DPW Comments

Project:

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

Erosion Prevention and Sediment Control Details

Project Number: 1317-01
Drawn By: WC/JZ
Checked By: JZ/KW
Scale: As Noted
Signature & Seal:
Drawing Number: C-305
Drawing:

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2/15/2016 2:55:17 PM

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330 WEST 42 STREET
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212 594 2010
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193 Tilley Drive
South Burlington, VT 05403

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Landscape Architect
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Approval

Date	No.	Description
02/21/2017	04	PROGRESS PRINTS
02/14/2017	03	DPW COMMENTS
01/31/2017	02	PROGRESS PRINT
12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

Layout Plan

Project Number: 1317-01

Signature & Seal

Drawn By: mkw

Checked By: mkw

Scale: 1"=20'

Drawing Number

LA-200

Drawing

North

0 10' 20' 40'
Graphic Scale: 1"=20'

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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MATURE CANOPY DIMS.
DECIDUOUS TREES:						
AR	Acer x freemanii 'Firefall'	Firefall Red Maple	10	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 30' Diameter
AF	Acer x freemanii 'Armstrong'	Armstrong Red Maple	11	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 15/20' Diameter
AC	Acer x freemanii 'Celebration'	Celebration Red Maple	11	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 30' Diameter
GB	Gingko biloba 'Sentry'	Sentry Ginkgo	7	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	60' Tall x 25' Diameter
QR	Quercus x warei 'Long' Regal Prince	Regal Prince Red Oak	6	2.5-3" Cal.	B&B, 6' Branching Ht. (Min.)	50' Tall x 15/20' Diameter
SHRUBS:						
CS	Cornus sericea 'Isanti'	Red-osier Dogwood	7	24-30" Wide	C.G., Plant 30" o.c.	
IJ	Ilex verticillata 'Jim Dandy'	Winterberry Holly	2	24-30" Wide	C.G., Plant 30" o.c.	
IV	Ilex verticillata 'Red Sprite'	Winterberry Holly	10	24-30" Wide	C.G., Plant 30" o.c.	

PERENNIALS:

Mixed variety of perennials and ornamental grasses used in the rain garden treatment areas.

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FOUND IN THE PLANTING PLANS. IF ANY DISCREPANCIES ARE FOUND, LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
2. FINAL LAYOUT AND PLACEMENT OF ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. REFER TO PLANTING DETAILS FOR PROPER PLANT MATERIAL INSTALLATION REQUIREMENTS.
5. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
6. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE CITY ARBORIST AND LANDSCAPE ARCHITECT IN WRITING PRIOR TO ORDERING.
7. FOR SOIL BACKFILL IN THE RAIN GARDEN BASINS, REFER TO CIVIL DRAWINGS, SPECIFICATIONS AND DETAILS.

North

0 10' 20' 40'

Graphic Scale: 1"=20'

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02/21/2017	04	PROGRESS PRINTS
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12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

PLANTING PLAN

Project Number: 1317-01

Drawn By: AMP

Checked By: AMP

Scale: 1"=20'

Signature & Seal

Drawing Number

LA400

Drawing

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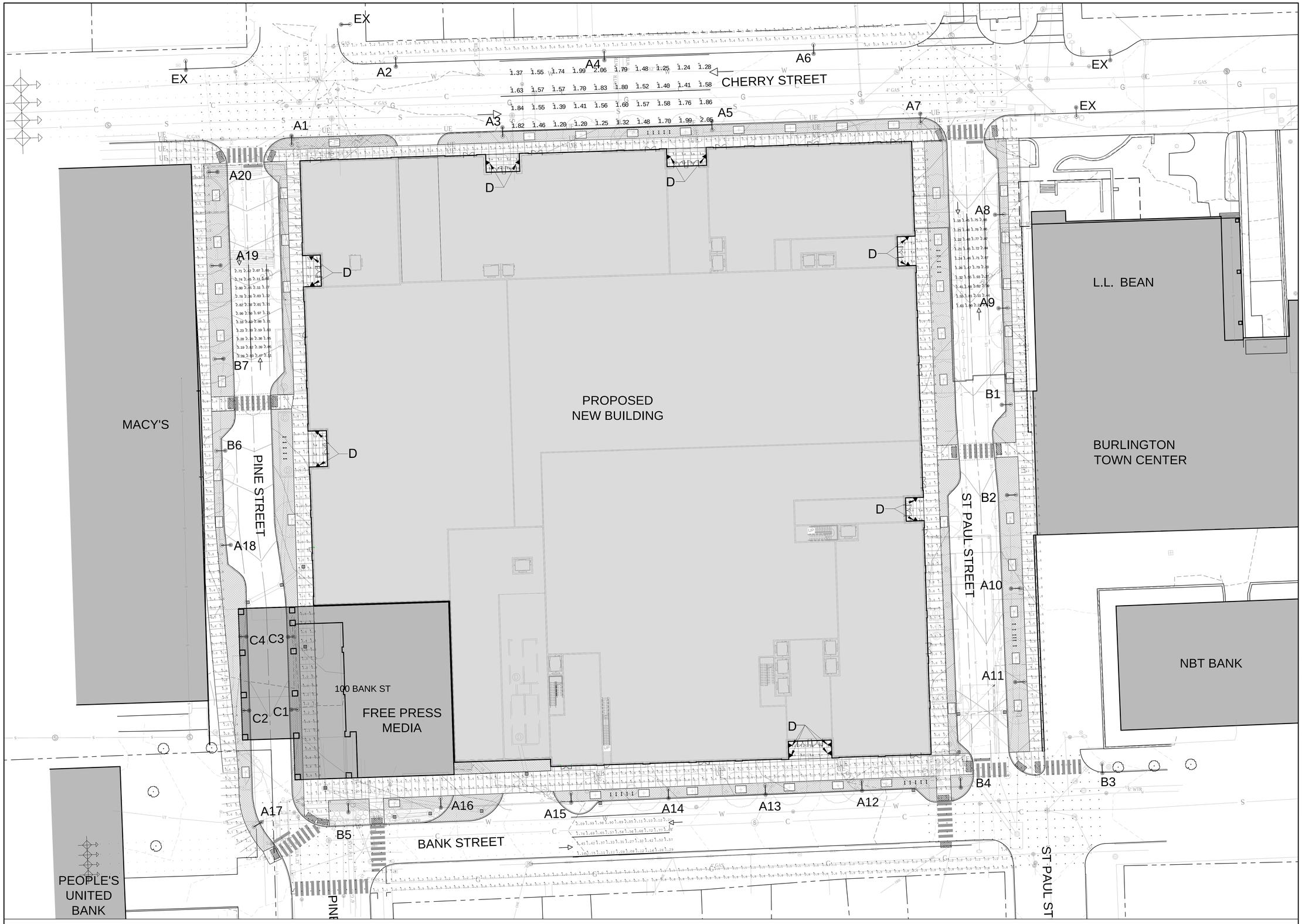

Luminaire Schedule					
Qty	Label	Lumens/Lamp	Wattage	LLF	Description
20	A	N.A.	85.8	0.765	LUMEC DMS50-90W80LED4K-T-LE3F ~ Optical Center @ 24.5ft AFG
7	B	N.A.	130.6	0.765	LUMEC DMS50-135W80LED4K-T-LE3F ~ Optical Center @ 24.5ft AFG
4	C	N.A.	28.6	0.765	LUMEC DOS-24W16LED3K-T-LE5F ~ Optical Center @ 9ft AFG
16	D	N.A.	42.8	0.281	FCC410W-4K-8.5W-DWFL ~ Optical Center @ 7ft AFG

North

0 10' 20' 40'
Graphic Scale: 1"=20'

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12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

OVERALL
LIGHTING PLAN

Project Number: 1317-01

Drawn By: AMP

Checked By: AMP

Scale: 1"=20'

Signature & Seal

Drawing Number

LA500

Drawing

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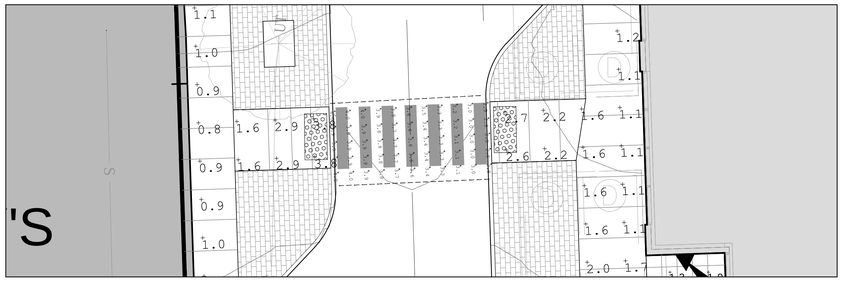
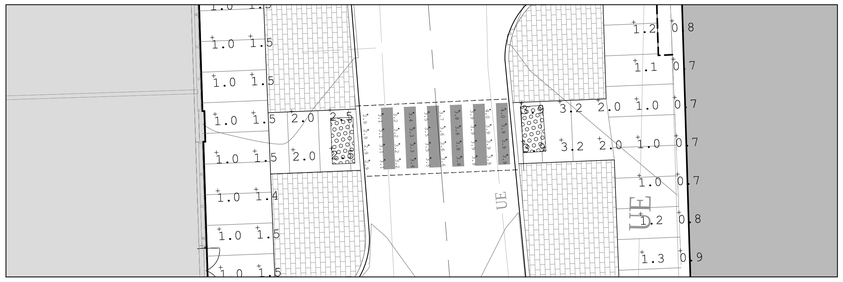
INTERSECTION 1: PINE ST / CHERRY ST

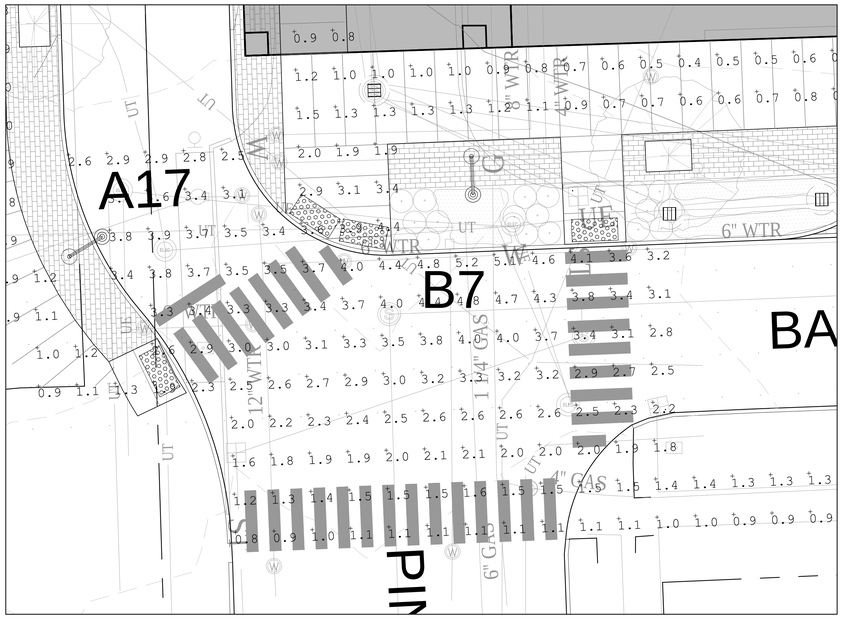
INTERSECTION 2: ST PAUL ST / CHERRY ST



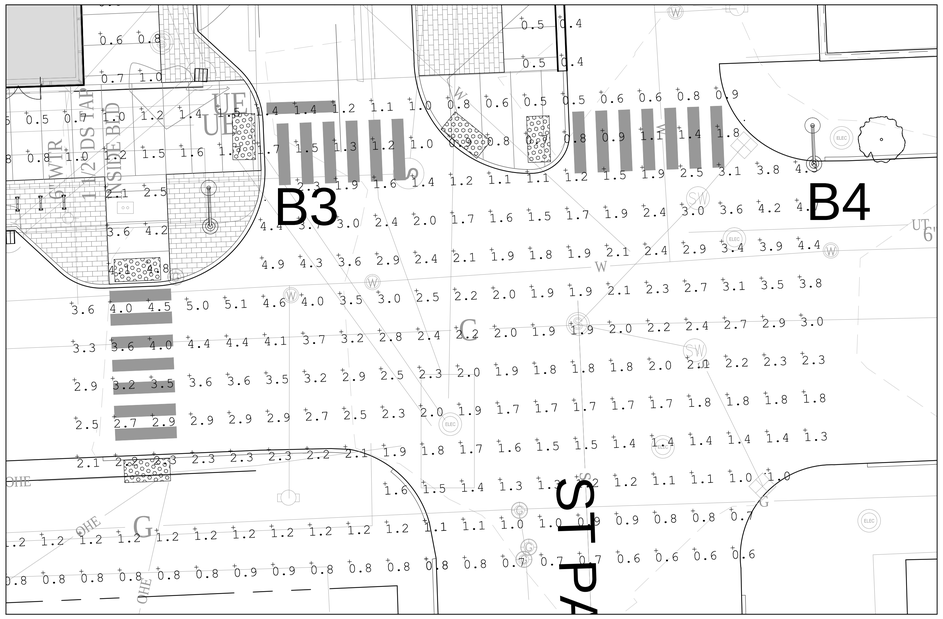
MID BLOCK CROSSING @ PINE ST



MID BLOCK CROSSING @ CHERRY ST



INTERSECTION 3: PINE ST / BANK ST



INTERSECTION 4: ST PAUL ST / BANK ST

North

0 4' 8' 16'
Graphic Scale: 1/8" = 1'-0"

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12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title

DETAILED
LIGHTING PLAN

Project Number: 1317-01

Drawn By: AMP

Checked By: AMP

Scale:

Signature & Seal

Drawing Number

LA501

Drawing

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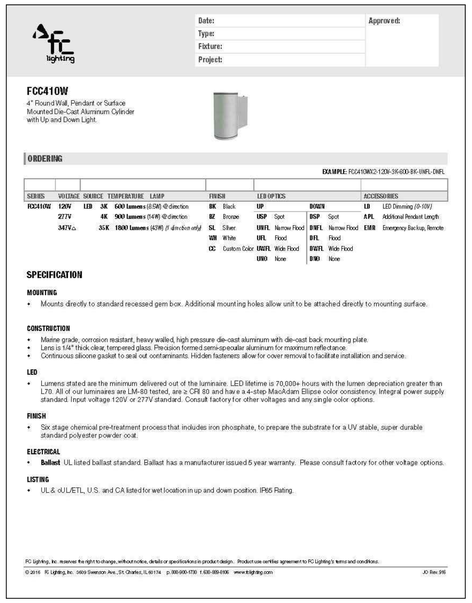
Calculation Summary						
Project: LUMINANCE						
Label	**Avg - cd/m2**	**Max - cd/m2**	**Min - cd/m2**	**Avg/Min**	**Max/Min**	**LVRatio**
BANK STREET_Luminance	1.57	2.21	1.08	1.45	2.05	N.A.
BANK STREET_Veil_Lum	N.A.	N.A.	N.A.	N.A.	N.A.	0.03
CHERRY STREET_Luminance	1.58	2.06	1.20	1.32	1.72	N.A.
CHERRY STREET_Veil_Lum	N.A.	N.A.	N.A.	N.A.	N.A.	0.12
PINE STREET_Luminance	2.39	3.28	1.71	1.40	1.92	N.A.
PINE STREET_Veil_Lum	N.A.	N.A.	N.A.	N.A.	N.A.	0.01
ST PAUL STREET_Luminance	1.75	2.57	1.18	1.48	2.18	N.A.
ST PAUL STREET_Veil_Lum	N.A.	N.A.	N.A.	N.A.	N.A.	0.01

Calculation Summary					
Project: ILLUMINANCE - MID-BLOCK CROSSWALKS					
Label	**Avg - FC**	**Max - FC**	**Min - FC**	**Avg/Min**	**Max/Min**
MID-BLOCK CROSSWALK - PINE - HORIZONTAL @ GRADE	3.51	4.0	2.8	1.25	1.43
MID-BLOCK CROSSWALK - PINE - VERTICAL FACING NORTH	2.85	3.5	2.1	1.36	1.67
MID-BLOCK CROSSWALK - PINE - VERTICAL FACING SOUTH	2.94	3.5	2.2	1.34	1.59
MID-BLOCK CROSSWALK - ST PAUL - HORIZONTAL @ GRADE	3.52	4.0	2.9	1.21	1.38
MID-BLOCK CROSSWALK - ST PAUL - VERTICAL FACING NORTH	2.82	3.5	2.0	1.41	1.75
MID-BLOCK CROSSWALK - ST PAUL - VERTICAL FACING SOUTH	2.71	3.3	2.0	1.36	1.65

Calculation Summary					
Project: ILLUMINANCE - INTERSECTIONS					
Label	**Avg - FC**	**Max - FC**	**Min - FC**	**Avg/Min**	**Max/Min**
INTERSECTION - BANK & PINE	2.83	5.2	0.8	3.54	6.50
INTERSECTION - BANK & ST PAUL	2.23	5.1	0.6	3.72	8.50
INTERSECTION - CHERRY & PINE	2.49	4.5	0.9	2.77	5.00
INTERSECTION - CHERRY & ST PAUL	2.71	4.6	1.1	2.46	4.18

Calculation Summary					
Project: ILLUMINANCE - WALKWAYS					
Label	**Avg - FC**	**Max - FC**	**Min - FC**	**Avg/Min**	**Max/Min**
WALKWAY - BANK NORTH	0.81	4.2	0.2	4.05	21.00
WALKWAY - BANK SOUTH	0.89	1.8	0.7	1.27	2.57
WALKWAY - CHERRY NORTH	0.95	2.6	0.4	2.38	6.50
WALKWAY - CHERRY SOUTH	0.92	3.4	0.3	3.07	11.33
WALKWAY - PINE EAST	1.29	4.4	0.6	2.15	7.33
WALKWAY - PINE WEST	0.98	3.8	0.4	2.45	9.50
WALKWAY - ST PAUL EAST	1.15	4.5	0.4	2.88	11.25
WALKWAY - ST PAUL WEST	1.03	2.5	0.5	2.06	5.00

Calculation Summary							
Project: PZ Walkways							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bank East	Illuminance	Fc	1.65	1.9	1.4	1.18	1.36
Cherry East	Illuminance	Fc	1.24	1.5	1.0	1.24	1.50
Cherry West_1	Illuminance	Fc	1.43	1.7	1.2	1.19	1.42
Pine North	Illuminance	Fc	1.34	1.7	1.1	1.22	1.55
Pine South	Illuminance	Fc	1.33	1.6	1.0	1.33	1.60
St Paul North	Illuminance	Fc	1.30	1.5	1.1	1.18	1.36
St Paul South	Illuminance	Fc	1.48	1.8	1.3	1.14	1.38



fc lighting

Date:
Type:
Fixture:
Project:
Approved:

FCC410W

4" Round Wall, Pendant or Surface Mounted Die-Cast Aluminum Cylinder with Up and Down Light.

ORDERING

EXAMPLE: FCC410W2-120V-36-600-BK-UNFL-DNFL

SERIES	VOLTAGE	SOURCE	TEMPERATURE	LAMP	FINISH		LED OPTICS				ACCESSORIES	
FCC410W	120V	LED	36K	600 Lumens (8.5W) 4ft direction	BK	Black	UP		DOWN		LD	LED Dimming (0-10V)
	277V		4K	900 Lumens (9.4W) 4ft direction	BZ	Bronze	USP	Spot	DSP	Spot	APL	Additional Pendant Length
	347V		35K	1800 Lumens (23W) (1 direction only)	SL	Silver	UNFL	Narrow Flood	DNFL	Narrow Flood	EMR	Emergency Backup, Remote
					WH	White	UFL	Flood	DFL	Flood		
					CC	Custom Color	UWFL	Wide Flood	DWFL	Wide Flood		
							UNO	None	DNO	None		

SPECIFICATION

MOUNTING

- Mounts directly to standard recessed gem box. Additional mounting holes allow unit to be attached directly to mounting surface.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum with die-cast back mounting plate.
- Lens is 1/4" thick clear, tempered glass. Precision formed,semi-specular aluminum for maximum reflectance.
- Continuous silicone gasket to seal out contaminants. Hidden fasteners allow for cover removal to facilitate installation and service.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is 70,000+ hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested, are ≥ CRI 80 and have a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard. Consult factory for other voltages and any single color options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.

ELECTRICAL

- **Ballast**: UL listed ballast standard. Ballast has a manufacturer issued 5 year warranty. Please consult factory for other voltage options.

LISTING

- UL & cULETL, U.S. and CA listed for wet location in up and down position. IP65 Rating.

FC Lighting, Inc. reserves the right to change, without notice, details or specifications in product design. Product use certifies agreement to FC Lighting's terms and conditions.

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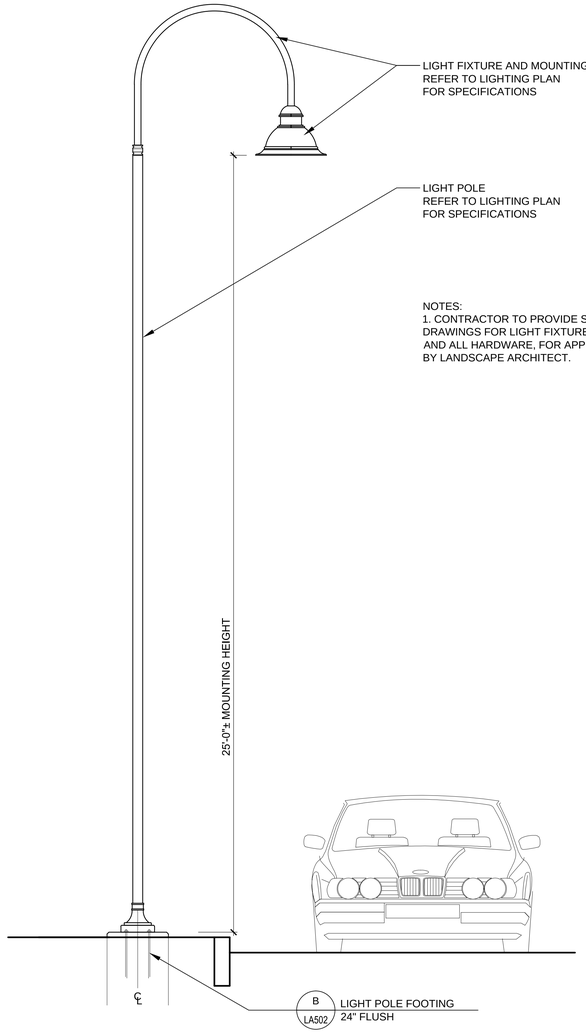
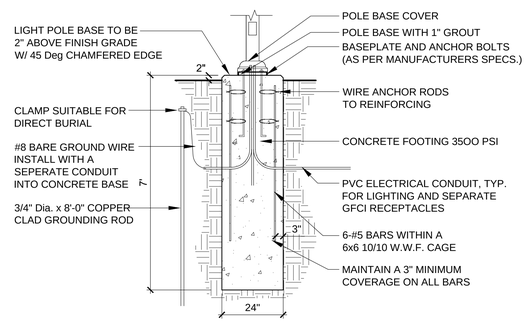
WALL MOUNT FIXTURE CUT SHEET



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LIGHT FIXTURE, POLE, AND ALL HARDWARE, FOR APPROVAL BY LANDSCAPE ARCHITECT.

STREET LIGHT FIXTURE
SCALE 1/2" = 1'-0"
d-light fixture-vehicular scale.dwg

NOTES:
1. POLE BASE IS TO BE ONE CONTINUOUS POUR.
2. THE CONTRACTOR WILL TAKE SPECIAL CARE TO INSURE CONCRETE POLE BASES ARE INSTALLED ABSOLUTELY VERTICAL AND LEVEL.
3. REFER TO SITE PLAN AND LAYOUT DETAILS FOR PROPER HORIZONTAL LAYOUT OF THE POLE BASES WITH THE BRICK PAVING BANDS AND SURROUNDING PAVEMENT SURFACES.
4. CONTRACTOR TO REVIEW LIGHT POLE BASE LAYOUT DETAILS FOR PROPER HORIZONTAL LAYOUT WITH BRICK PAVING AND ASSOCIATED HARDSCAPE.



LIGHT POLE BASE
SCALE 1/2" = 1'-0"
d-24 Flush-footing.dwg

P K
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01/31/2017	02	PROGRESS PRINT
12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center
Devonwood Investors

75 Cherry Street
Burlington, VT 05401

Drawing Title:

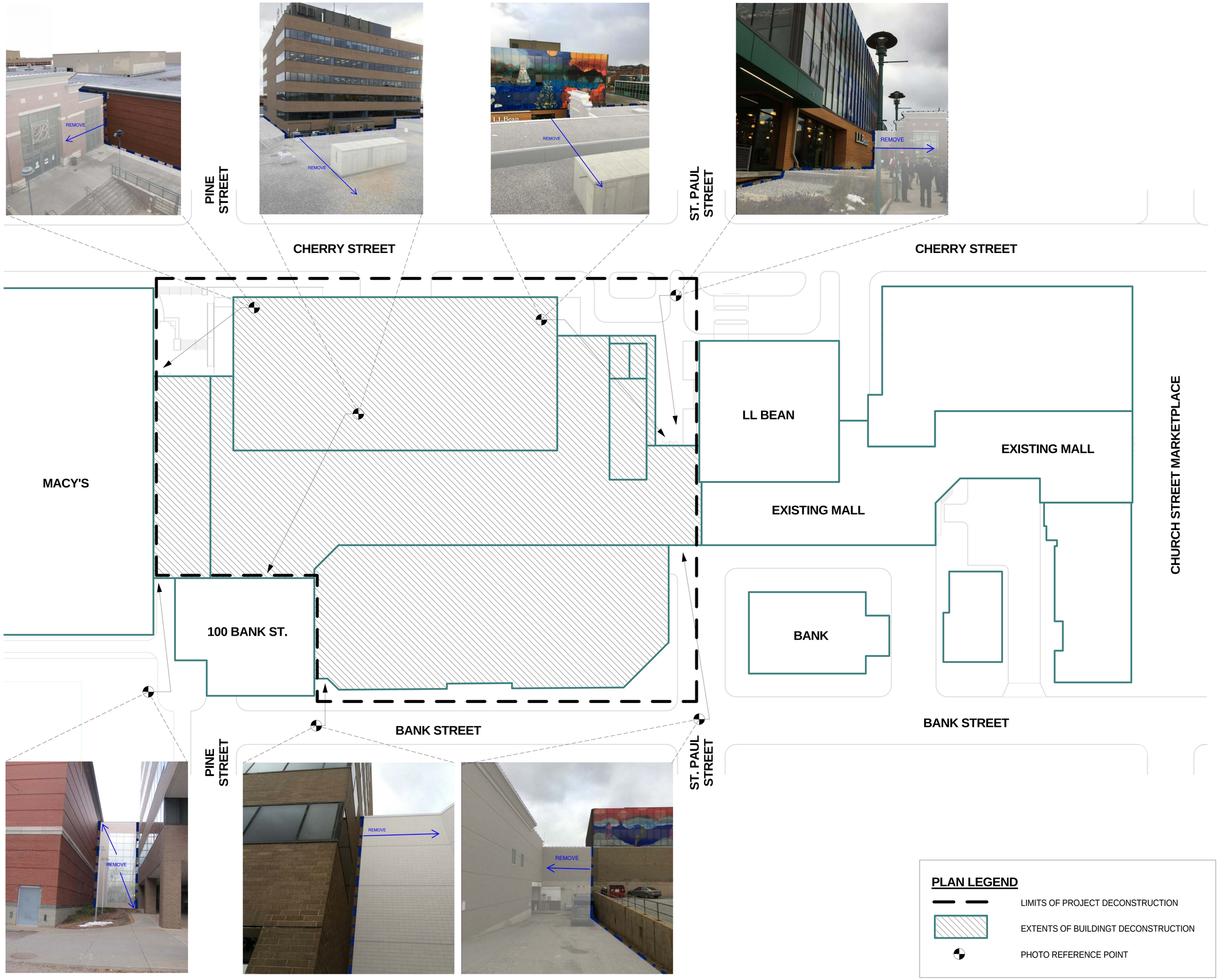
LIGHTING SUMMARY AND DETAILS

Project Number: 1317-01
Drawn By: AMP
Checked By: AMP
Scale: 1"=20'
Signature & Seal

Drawing Number:

LA502

Drawing



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212 594 2010

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NOT FOR CONSTRUCTION

Approval

Date	No.	Description
12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center,
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 0541

Drawing Title

OVERALL DECONSTRUCTION PLAN

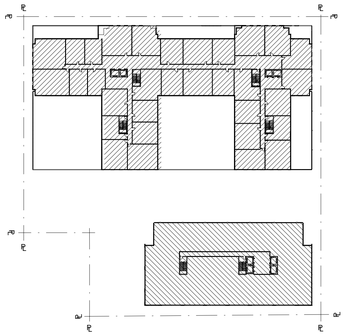
Project Number: A1636
Drawn By: JM
Checked By: WW
Scale: 1" = 30'-0"
Signature & Seal:

Drawing Number

AD-001

8TH FLOOR NORTH & 9TH FLOOR SOUTH COVERAGE

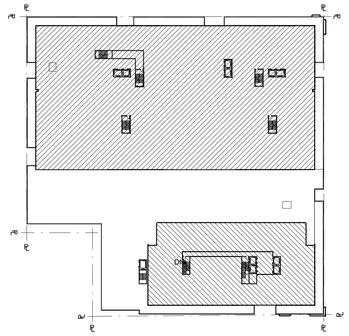
PORTION	FLOOR	AREA	COVERAGE
NORTH	8TH	33,788.72 SF	30.78 %
SOUTH	9TH	17,868.58 SF	16.28 %
TOTAL		51,657.30 SF	47.06 %



9 LOT COVERAGE - 8TH FLOOR NT & 9TH FLOOR ST
1/64" = 1'-0"

5TH FLOOR NORTH & 6TH FLOOR SOUTH COVERAGE

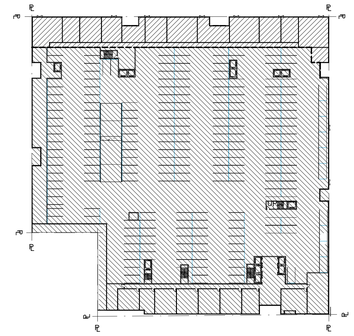
PORTION	FLOOR	AREA	COVERAGE
NORTH	5TH	53,281.74 SF	48.54 %
SOUTH	6TH	17,868.58 SF	16.28 %
TOTAL		71,150.32 SF	64.82 %



6 LOT COVERAGE - 5TH FLOOR NT & 6TH FLOOR ST
1/64" = 1'-0"

2ND FLOOR NORTH & 3RD FLOOR SOUTH COVERAGE

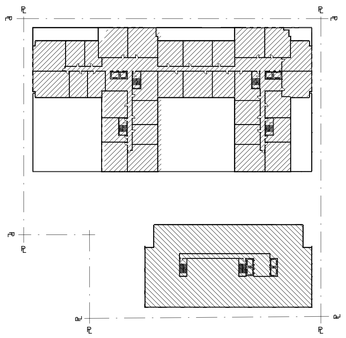
PORTION	FLOOR	AREA	COVERAGE
NORTH	2ND	11,987.02 SF	10.92 %
SOUTH	3RD	95,942.43 SF	87.40 %
TOTAL		107,929.45 SF	98.32 %



3 LOT COVERAGE - 2ND FLOOR NT & 3RD FLOOR ST
1/64" = 1'-0"

7TH FLOOR NORTH & 8TH FLOOR SOUTH COVERAGE

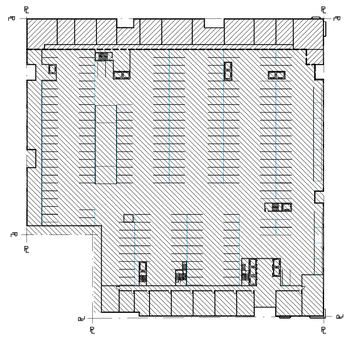
PORTION	FLOOR	AREA	COVERAGE
NORTH	7TH	33,788.72 SF	30.78 %
SOUTH	8TH	17,868.58 SF	16.28 %
TOTAL		51,657.30 SF	47.06 %



8 LOT COVERAGE - 7TH FLOOR NT & 8TH FLOOR ST
1/64" = 1'-0"

4TH FLOOR NORTH & 5TH FLOOR SOUTH COVERAGE

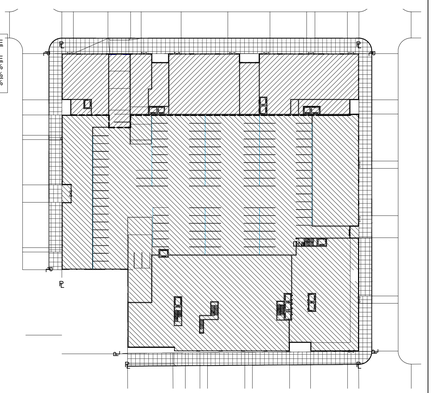
PORTION	FLOOR	AREA	COVERAGE
NORTH	4TH	11,987.02 SF	10.92 %
SOUTH	5TH	95,942.43 SF	87.40 %
TOTAL		108,116.12 SF	98.32 %



5 LOT COVERAGE - 4TH FLOOR NT & 5TH FLOOR ST
1/64" = 1'-0"

1ST FLOOR NORTH & 2ND FLOOR SOUTH COVERAGE

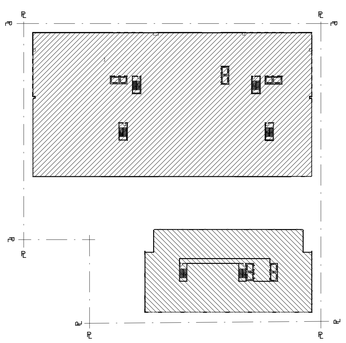
PORTION	FLOOR	AREA	COVERAGE
NORTH	1ST	23,682.33 SF	21.57 %
SOUTH	2ND	84,233.53 SF	76.73 %
TOTAL		107,915.86 SF	98.30 %



2 LOT COVERAGE - 1ST FLOOR NT & 2ND FLOOR ST
1/64" = 1'-0"

6TH FLOOR NORTH & 7TH FLOOR SOUTH COVERAGE

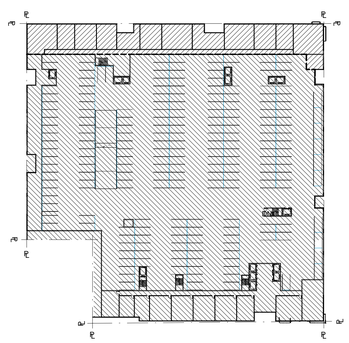
PORTION	FLOOR	AREA	COVERAGE
NORTH	6TH	53,281.74 SF	48.54 %
SOUTH	7TH	17,868.58 SF	16.28 %
TOTAL		71,150.32 SF	64.82 %



7 LOT COVERAGE - 6TH FLOOR NT & 7TH FLOOR ST
1/64" = 1'-0"

3RD FLOOR NORTH & 4TH FLOOR SOUTH COVERAGE

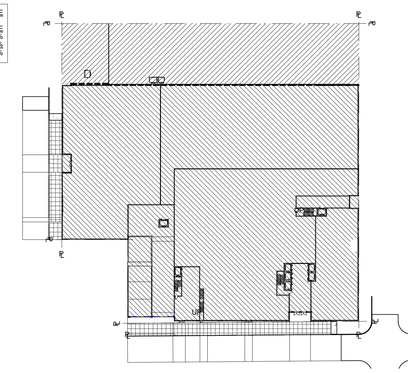
PORTION	FLOOR	AREA	COVERAGE
NORTH	3RD	11,987.02 SF	10.92 %
SOUTH	4TH	95,942.43 SF	87.40 %
TOTAL		107,929.45 SF	98.32 %



4 LOT COVERAGE - 3RD FLOOR NT & 4TH FLOOR ST
1/64" = 1'-0"

1ST FLOOR SOUTH COVERAGE

PORTION	FLOOR	AREA	COVERAGE
NORTH	CELLAR	24,026.29 SF	00.00 %
SOUTH	1ST	84,582.32 SF	77.05 %
TOTAL		84,582.32 SF	77.05 %



1 LOT COVERAGE - 1ST FLOOR ST
1/64" = 1'-0"

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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

LOT COVERAGE DIAGRAMS I

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1/64" = 1'-0"
Drawing Number: Z-001
New Building Application Number:
Drawing: 24 of 35

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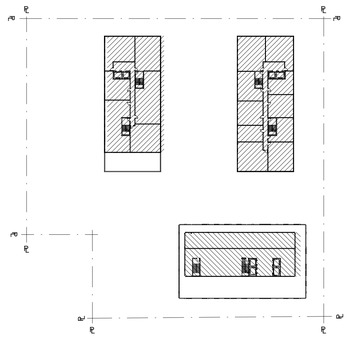
2/20/2017 11:14:20 PM

14TH FLOOR NORTH & 13TH FLOOR SOUTH COVERAGE

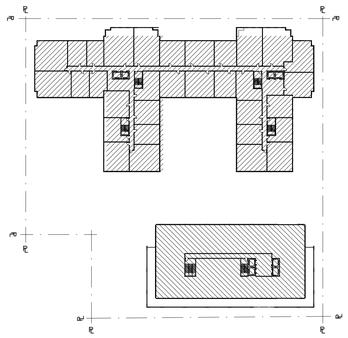
PORTION	FLOOR	AREA	COVERAGE
NORTHEAST	14TH	10,140.00 SF	9.24 %
NORTHWEST	14TH	8,710.00 SF	7.93 %
SOUTH	13TH	6,799.63 SF	6.19 %
TOTAL		25,649.63 SF	23.36 %



6 LOT COVERAGE - 14TH FLOOR
NT & 13 FLOOR ST
1/64" = 1'-0"

11TH FLOOR NORTH & 11TH FLOOR SOUTH COVERAGE

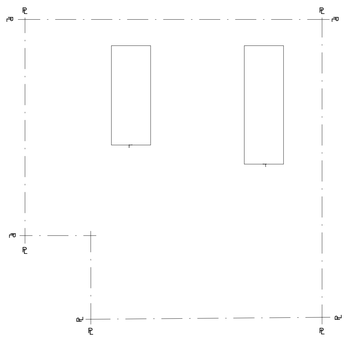
PORTION	FLOOR	AREA	COVERAGE
NORTH	11TH	32,630.40 SF	29.72 %
SOUTH	11TH	14,753.70 SF	13.44 %
TOTAL		47,384.10 SF	43.16 %



3 LOT COVERAGE - 11TH FLOOR
NT & 11TH FLOOR ST
1/64" = 1'-0"

ROOF NORTH COVERAGE

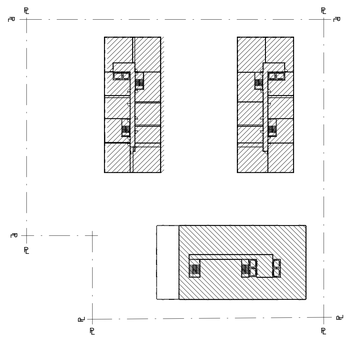
PORTION	FLOOR	AREA	COVERAGE
NORTH	ROOF	00.00 SF	00.00 %
TOTAL		00.00 SF	00.00 %



8 LOT COVERAGE - ROOF NT
1/64" = 1'-0"

13TH FLOOR NORTH & 12TH FLOOR SOUTH COVERAGE

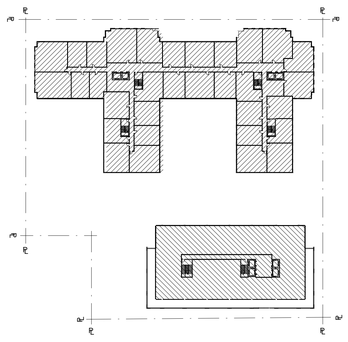
PORTION	FLOOR	AREA	COVERAGE
NORTHEAST	13TH	10,140.00 SF	9.24 %
NORTHWEST	13TH	10,140.00 SF	9.24 %
SOUTH	12TH	12,542.78 SF	11.43 %
TOTAL		32,822.78 SF	29.91 %



5 LOT COVERAGE - 13TH FLOOR
NT & 12 FLOOR ST
1/64" = 1'-0"

10TH FLOOR NORTH & 10TH FLOOR SOUTH COVERAGE

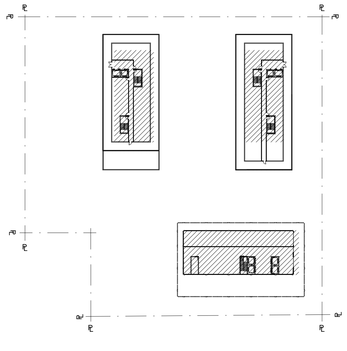
PORTION	FLOOR	AREA	COVERAGE
NORTH	10TH	33,788.72 SF	30.78 %
SOUTH	10TH	14,753.70 SF	13.44 %
TOTAL		48,542.42 SF	44.22 %



2 LOT COVERAGE - 10TH FLOOR
NT & 10TH FLOOR ST
1/64" = 1'-0"

MECHANICAL FLOOR NORTH & ROOF SOUTH COVERAGE

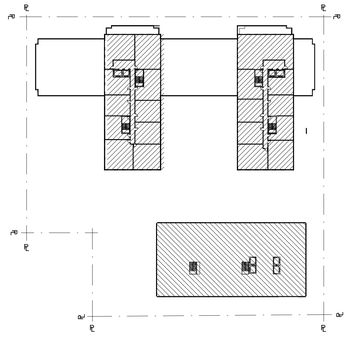
PORTION	FLOOR	AREA	COVERAGE
NORTHEAST	MECH	4,751.25 SF	00.00 %
NORTHWEST	MECH	4,776.97 SF	00.00 %
SOUTH	ROOF	6,799.63 SF	00.00 %
TOTAL		00.00 SF	00.00 %



7 LOT COVERAGE - MECH.
FLOOR NT & MECH. FLOOR ST
1/64" = 1'-0"

12TH FLOOR NORTH & 11TH FLOOR SOUTH COVERAGE

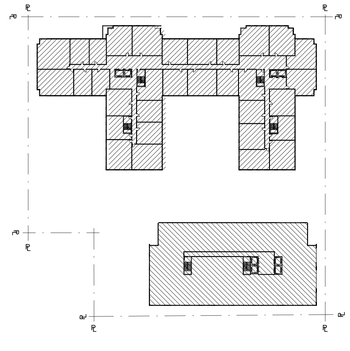
PORTION	FLOOR	AREA	COVERAGE
NORTHEAST	12TH	10,140.00 SF	9.24 %
NORTHWEST	12TH	10,140.00 SF	9.24 %
SOUTH	11TH	14,753.70 SF	13.44 %
TOTAL		35,033.70 SF	31.92 %



4 LOT COVERAGE - 12TH FLOOR
NT & 11 FLOOR ST
1/64" = 1'-0"

9TH FLOOR NORTH & 9TH FLOOR SOUTH COVERAGE

PORTION	FLOOR	AREA	COVERAGE
NORTH	9TH	33,788.72 SF	30.78 %
SOUTH	9TH	17,868.58 SF	16.28 %
TOTAL		51,657.30 SF	47.06 %



1 LOT COVERAGE 9TH FLOOR NT
& 9TH FLOOR ST
1/64" = 1'-0"

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

LOT COVERAGE
DIAGRAMS II

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1/64" = 1'-0"

Drawing Number:

Z-002

New Building Application Number:

Drawing:

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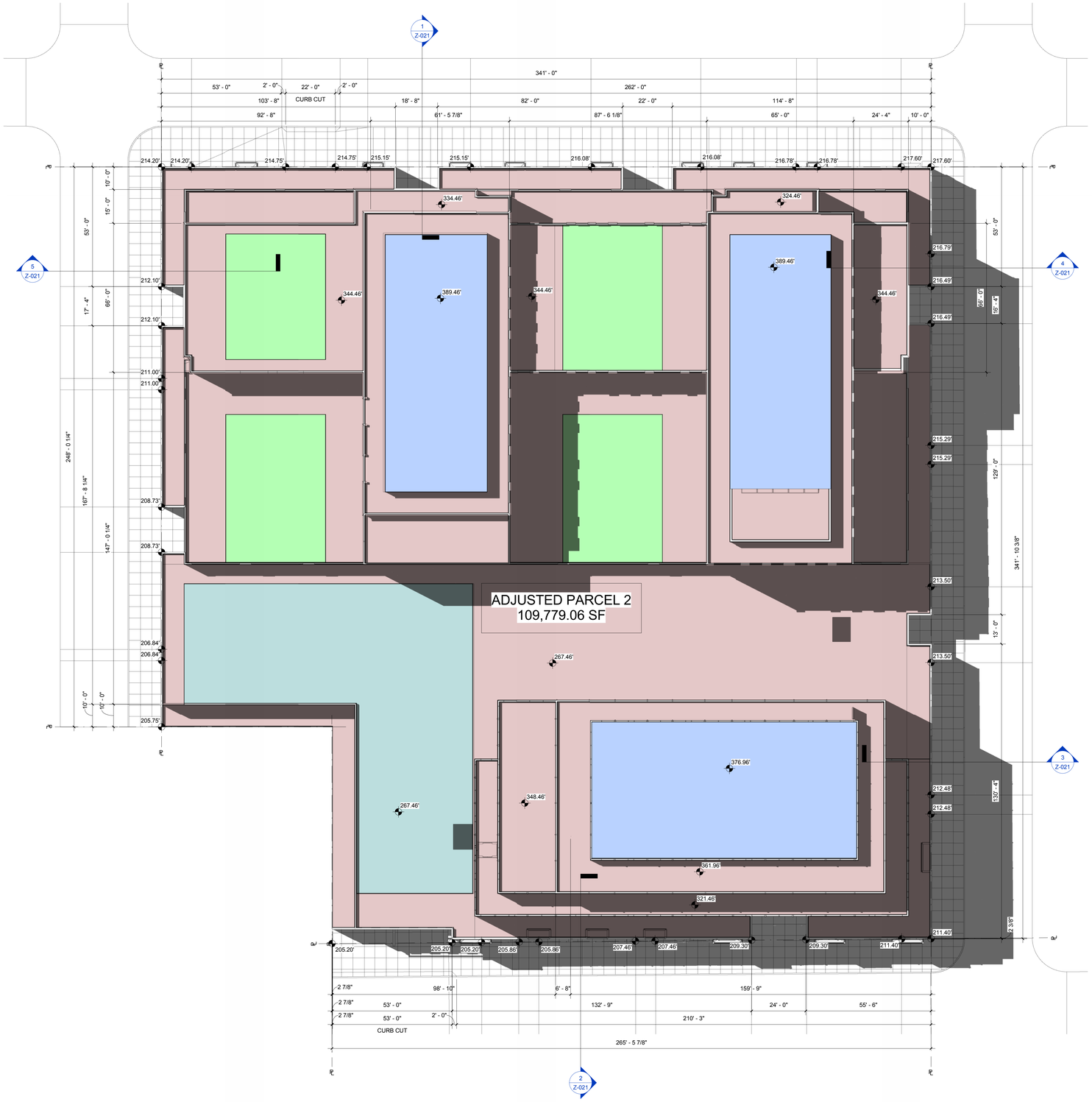
2016DEC13 1:11 PM



1 SITE PLAN
1" = 20'-0"

AVERAGE GRADE CALCULATIONS:

PINE STREET:

$\frac{205.75' + 214.53'}{2}$ = 210.14'

CHERRY STREET:

$\frac{214.53' + 217.41'}{2}$ = 215.97'

ST. PAUL STREET NORTH:

$\frac{213.86' + 217.41'}{2}$ = 215.64'

ST. PAUL STREET SOUTH:

$\frac{211.40' + 213.86'}{2}$ = 212.63'

BANK STREET:

$\frac{204.16' + 211.40'}{2}$ = 207.78'

LEGEND:

- GREEN ROOF (11,015 SF)
- PV ARRAY
- PEDESTAL PAVER SYSTEM
- FLEXI-PAVE PLAY SURFACE

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Approval:

Date	No.	Description
1/31/17		Progress Print
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

SITE PLAN

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: As indicated
Signature & Seal:

Drawing Number:

Z-003

Drawing:

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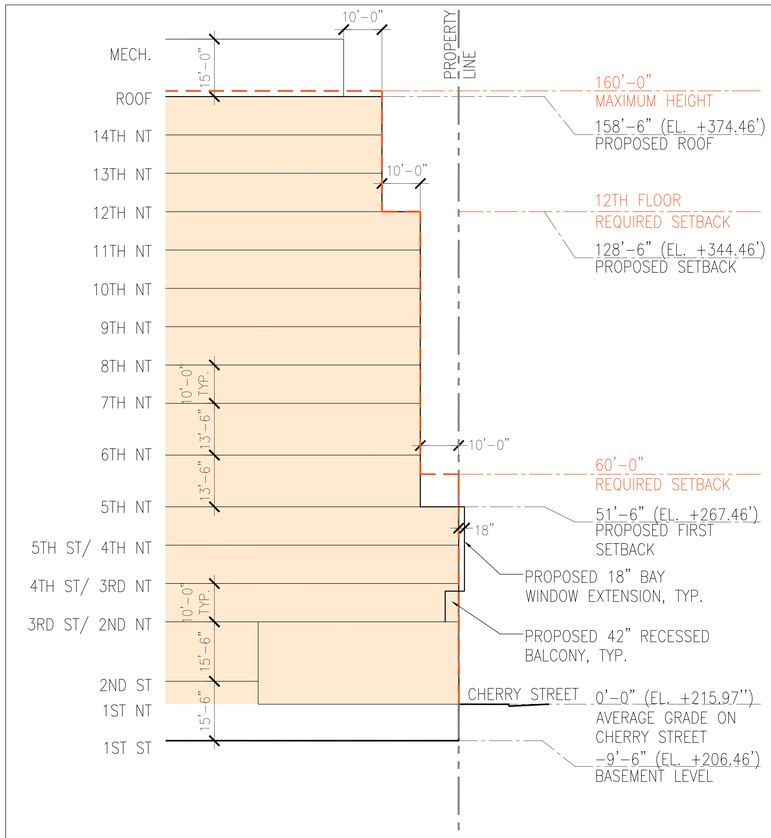
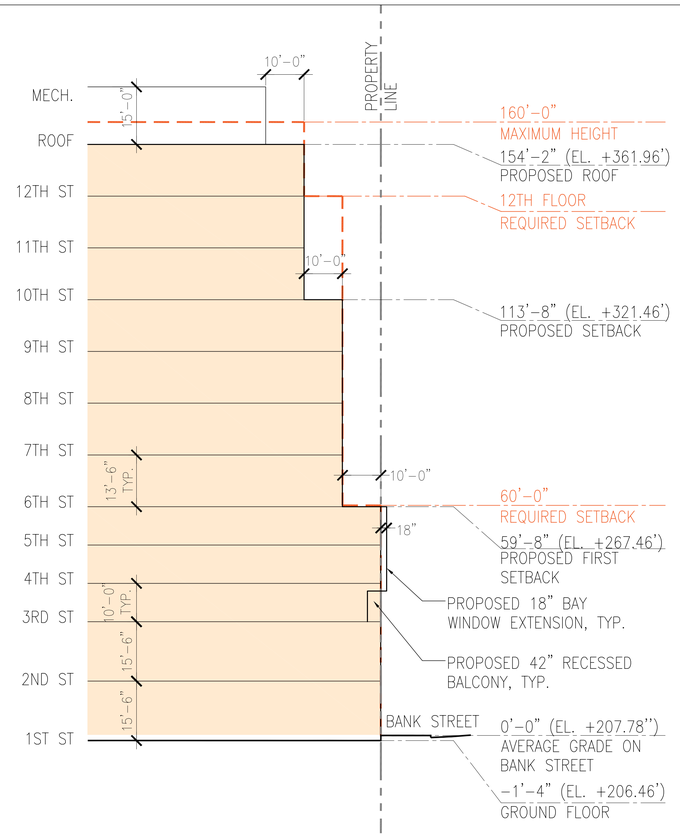
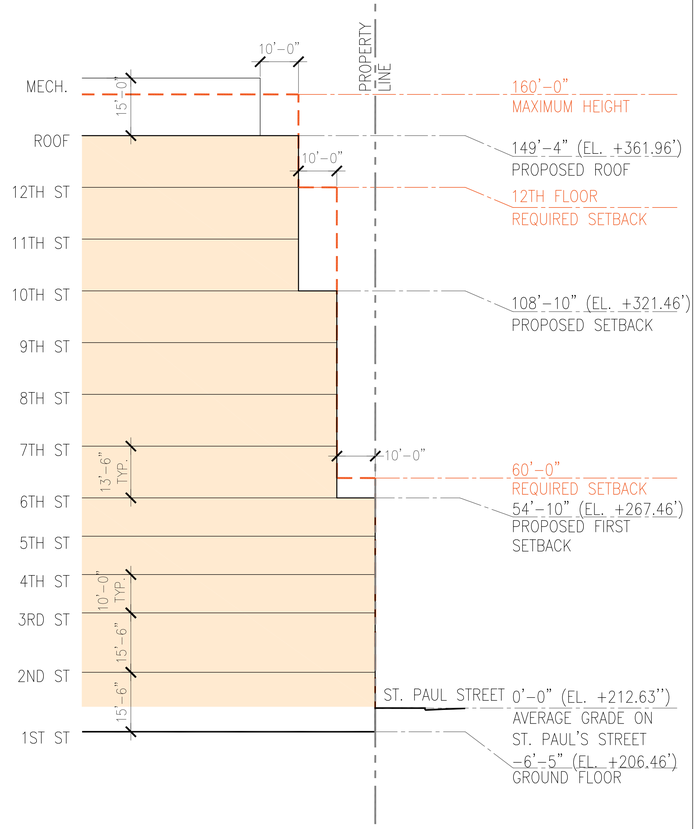


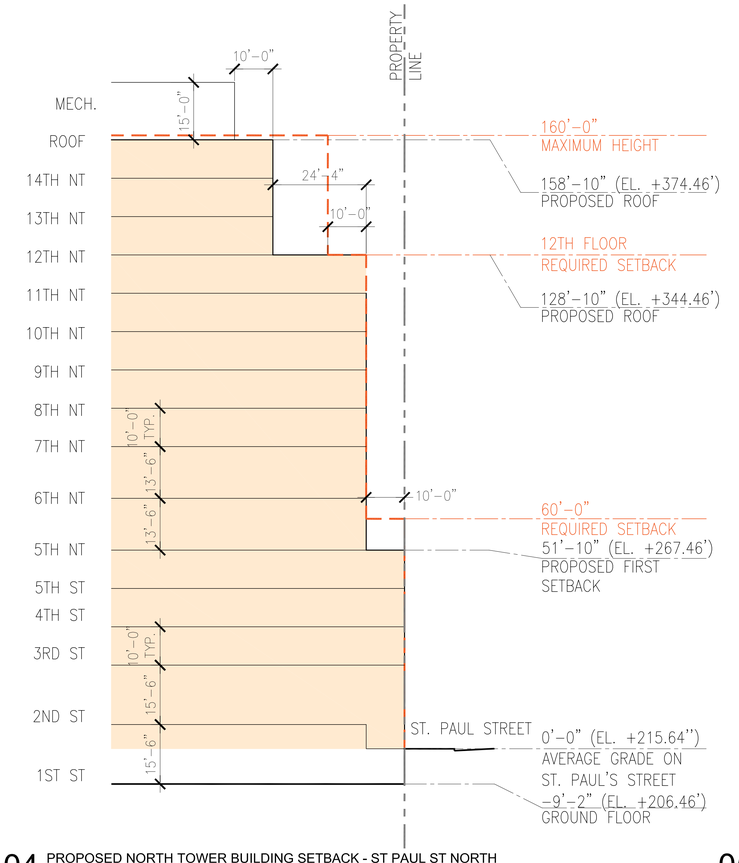
01 PROPOSED NORTH TOWER BUILDING SETBACK - CHERRY STREET
1/16" = 1'-0"



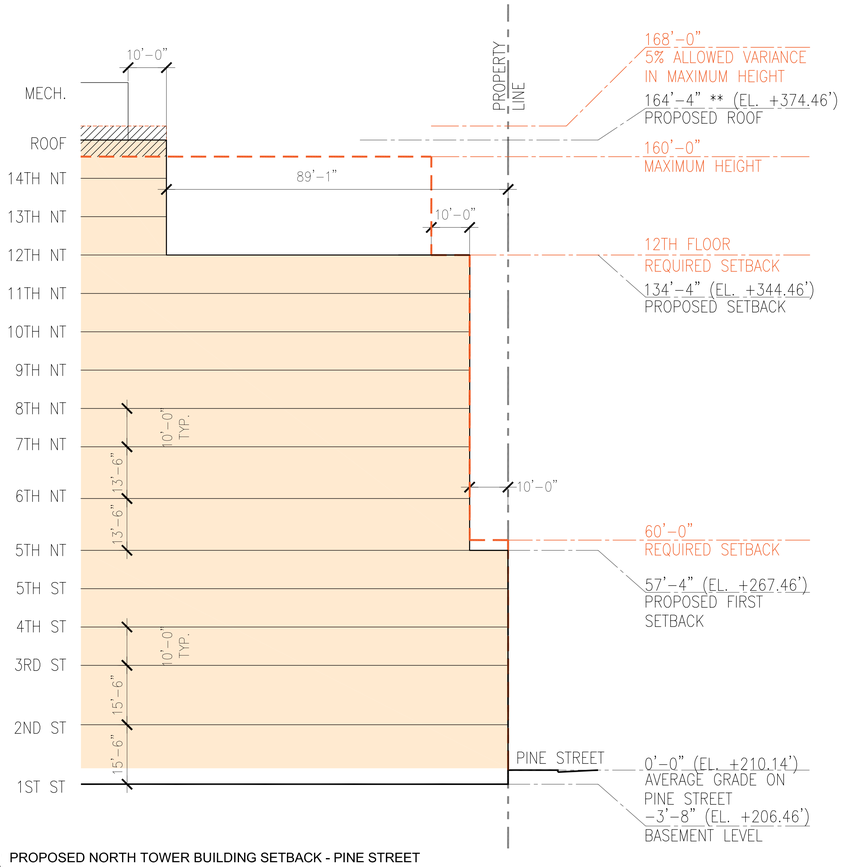
02 PROPOSED SOUTH TOWER BUILDING SETBACK - BANK STREET
1/16" = 1'-0"



03 PROPOSED SOUTH TOWER BUILDING SETBACK - ST PAUL ST SOUTH
1/16" = 1'-0"



04 PROPOSED NORTH TOWER BUILDING SETBACK - ST PAUL ST NORTH
1/16" = 1'-0"



05 PROPOSED NORTH TOWER BUILDING SETBACK - PINE STREET
1/16" = 1'-0"

MAXIMUM ZONING ENVELOPE

PROPOSED BUILDING ENVELOPE

PROPOSED BUILDING BEYOND ZONING ENVELOPE, WITHIN 5% VARIATION **

** 5% HEIGHT VARIATION IN THE MAXIMUM BUILDING HEIGHT IS ALLOWED FOR GRADE CHANGES ACROSS THE SITE. THE ADDITIONAL HEIGHT DOES NOT ENABLE THE CREATION OF AN ADDITIONAL STORY BEYOND THE MAXIMUM PERMITTED. 4'-4" HEIGHT INCREASE @ PINE STREET NORTH TOWER = 2.71% OF 160'-0"

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Approval:

Date	No.	Description
12/15/16		P & Z SUBMISSION
1/11/17		P & Z RESUBMISSION I
1/20/17		P & Z RESUBMISSION II
2/16/17		P & Z RESUBMISSION III

Project:

Burlington Town Center,
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

BUILDING SECTIONS

Project Number: 1317-01

Signature & Seal:

Drawn By:

Checked By:

Scale: AS NOTED

Drawing Number:

Z-021

Drawing:

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AREA OF USE LEGEND

INTERIOR:
- RETAIL USE
- OFFICE USE
- PARKING USE
- INDOOR OBSERVATION DECK
- CORE & CIRCULATION
- MEP/TOLIET

RESIDENTIAL:
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- INCL INCLUSIONARY HOUSING

EXTERIOR:
- PERVIOUS ROOFSCAPE
- ACCESSIBLE ROOF
- PLAY SURFACE

1 CELLAR PLAN
1/32" = 1'-0"

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193 Tilley Drive
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Civil Engineer
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Burlington, VT 05401
Landscape Architect
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Approval:

Date	No.	Description
2/16/17		P&Z Resubmission III

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

CELLAR PLAN

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale: As indicated

Signature & Seal:

Drawing Number:

A-050

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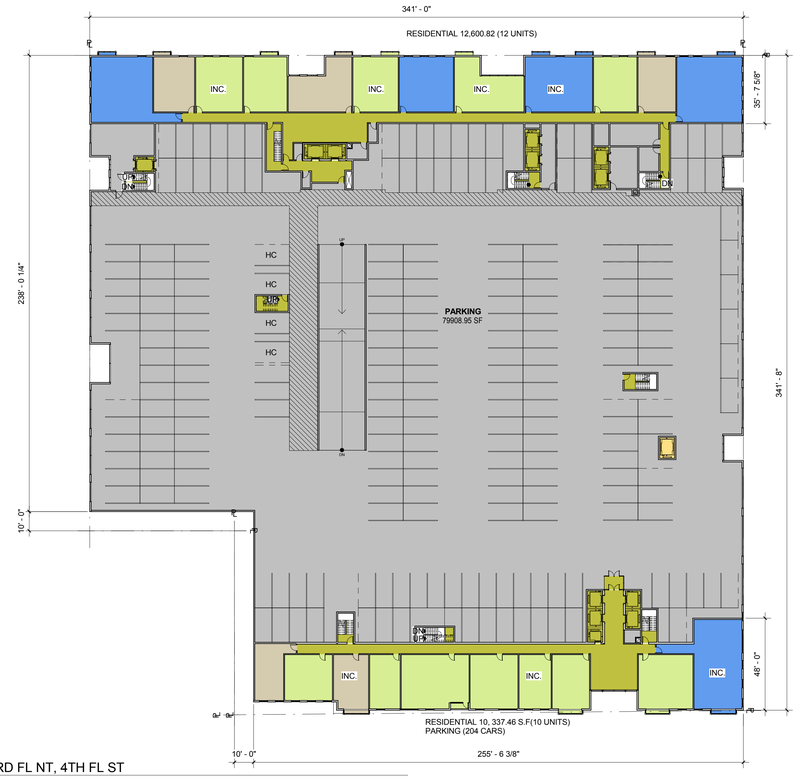


4 3RD FL NT, 4TH FL ST
1/32" = 1'-0"

AREA OF USE LEGEND

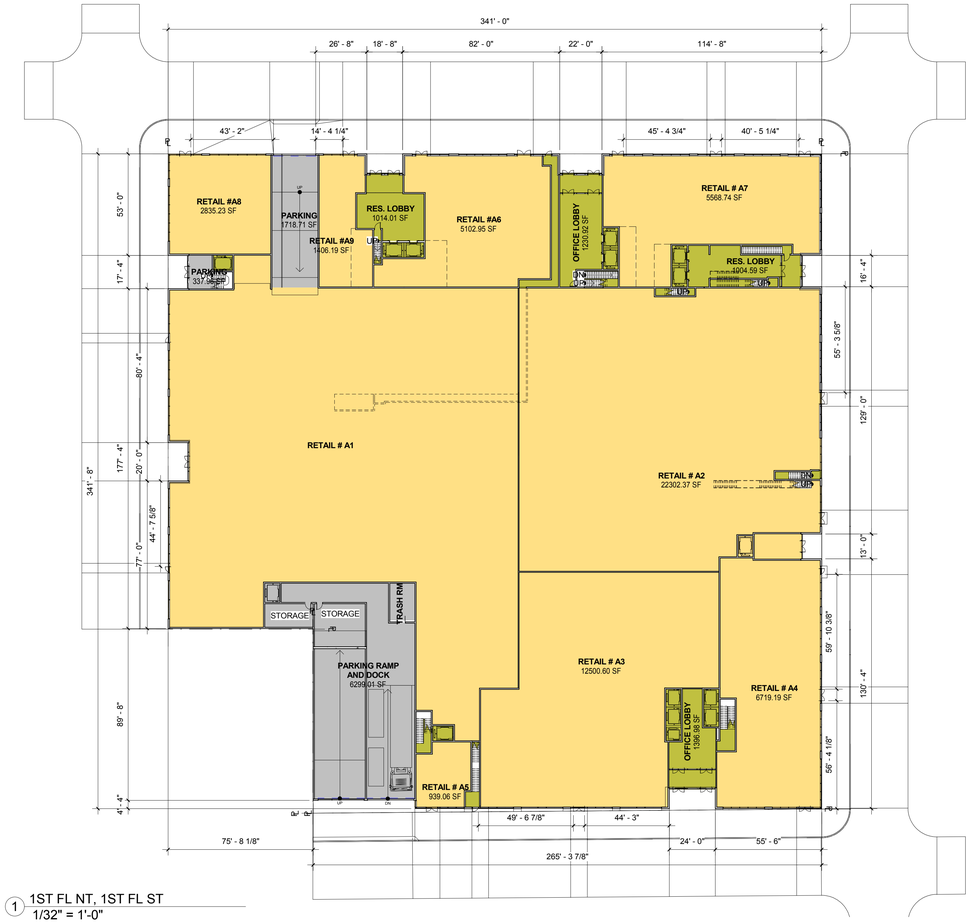
INTERIOR:
- RETAIL USE
- OFFICE USE
- PARKING USE
- INDOOR OBSERVATION DECK
- CORE & CIRCULATION
- MEP/TOILET

RESIDENTIAL:
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- INCL. INCLUSIONARY HOUSING

EXTERIOR:
- PERVIOUS ROOFSCAPE
- ACCESSIBLE ROOF
- PLAY SURFACE

2 2ND FL ST
1/32" = 1'-0"

3 2ND FL NT, 3RD FL ST
1/32" = 1'-0"



1 1ST FL NT, 1ST FL ST
1/32" = 1'-0"

P K
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S B

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Landscape Architect
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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III
2/21/17		DRB Presentation #3

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

FLOOR PLANS 1-4TH FLOOR

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale: As indicated

Signature & Seal:

Drawing Number:

A-051

Drawing:

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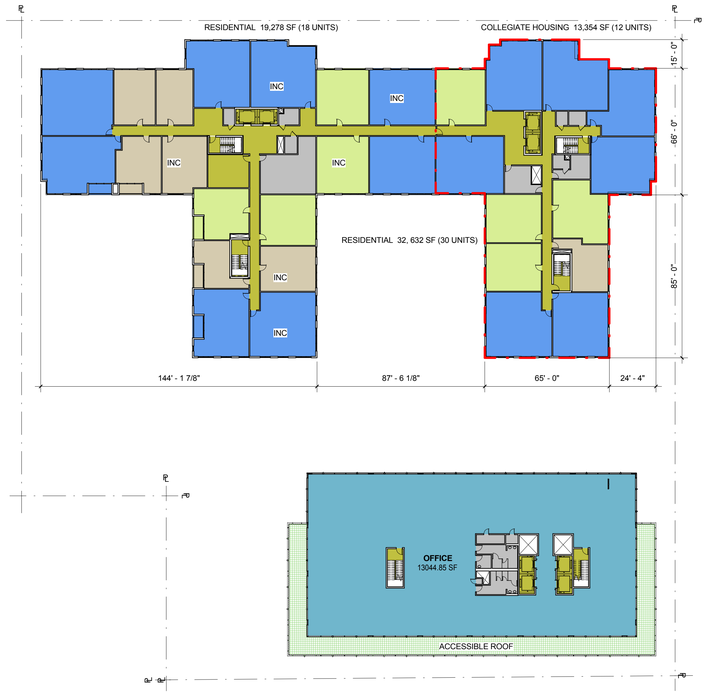
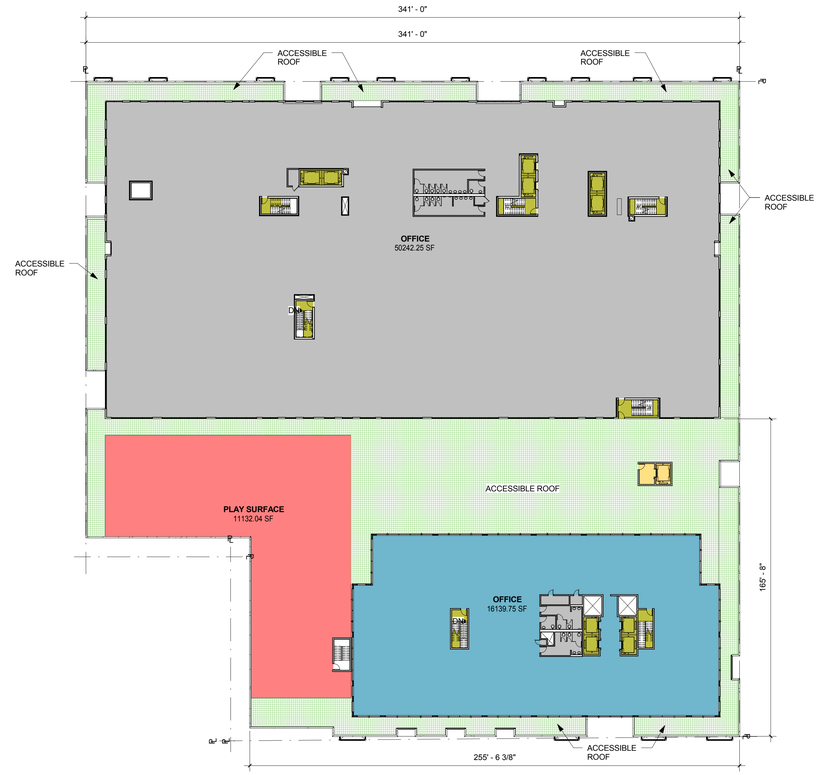


4 11TH FL NT, 10-11TH FLS ST
1/32" = 1'-0"



2 5-6TH FL NT, 6-7TH FL ST
1/32" = 1'-0"

AREA OF USE LEGEND

INTERIOR:
- RETAIL USE
- OFFICE USE
- PARKING USE
- INDOOR OBSERVATION DECK
- CORE & CIRCULATION
- MEP/TOLIET

RESIDENTIAL:
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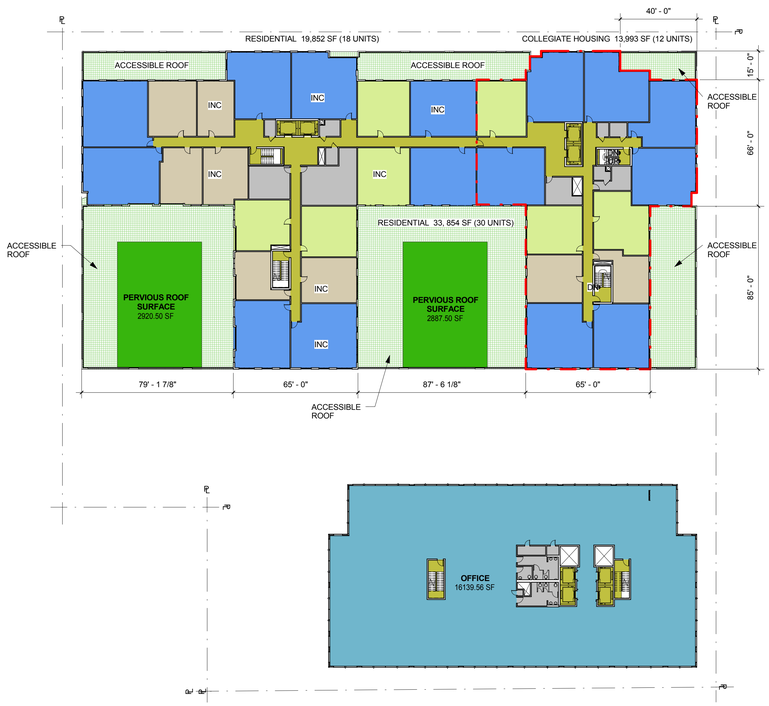
- 1 BEDROOM
- 2 BEDROOM
- INCL INCLUSIONARY HOUSING

EXTERIOR:
- PERVIOUS ROOFSCAPE
- ACCESSIBLE ROOF
- PLAY SURFACE



3 7-10TH FLS NT, 8-9TH FLS ST
1/32" = 1'-0"

1 4TH FL NT, 5TH FL ST
1/32" = 1'-0"

P K
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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

FLOOR PLANS
4TH-11TH FLOORS

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: As indicated
Drawing Number: A-052
Drawing:

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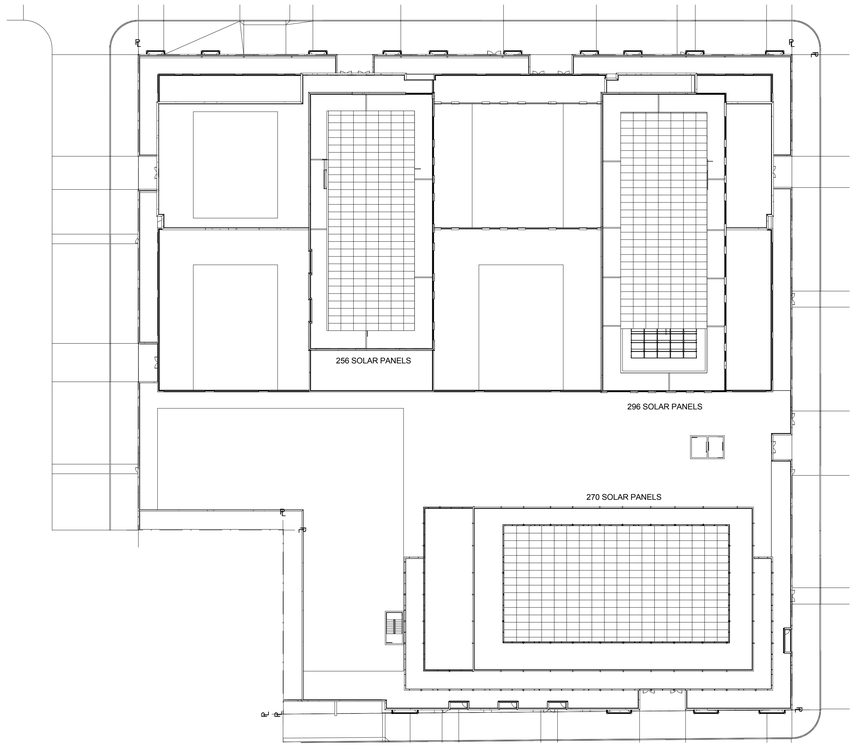


4 SOLAR ARRAY AT NT AND ST
1/32" = 1'-0"

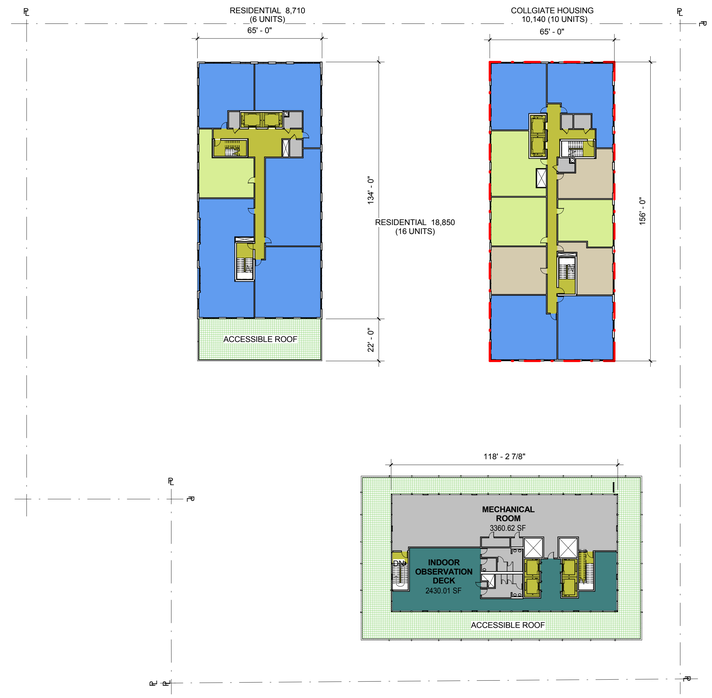
AREA OF USE LEGEND

INTERIOR:
- RETAIL USE
- OFFICE USE
- PARKING USE
- INDOOR OBSERVATION DECK
- CORE & CIRCULATION
- MEP/TOLIET

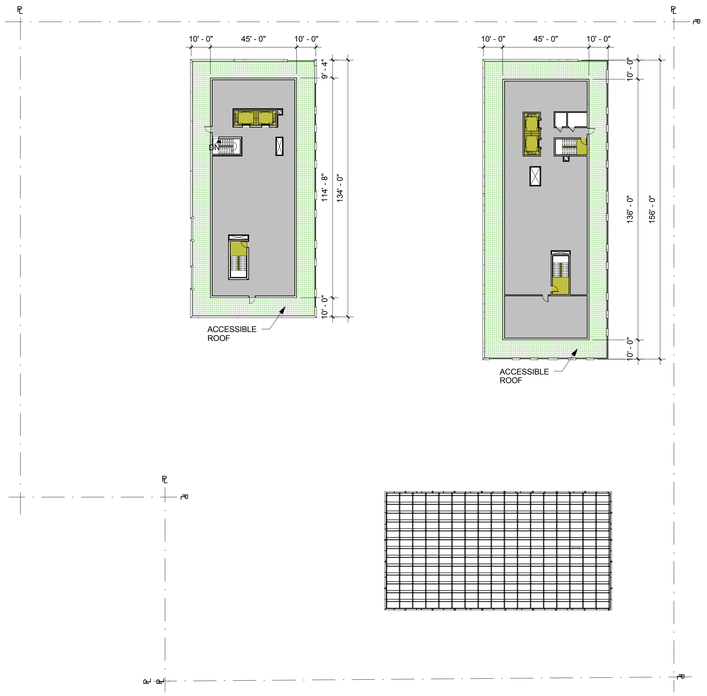
RESIDENTIAL:
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

INCL INCLUSIONARY HOUSING

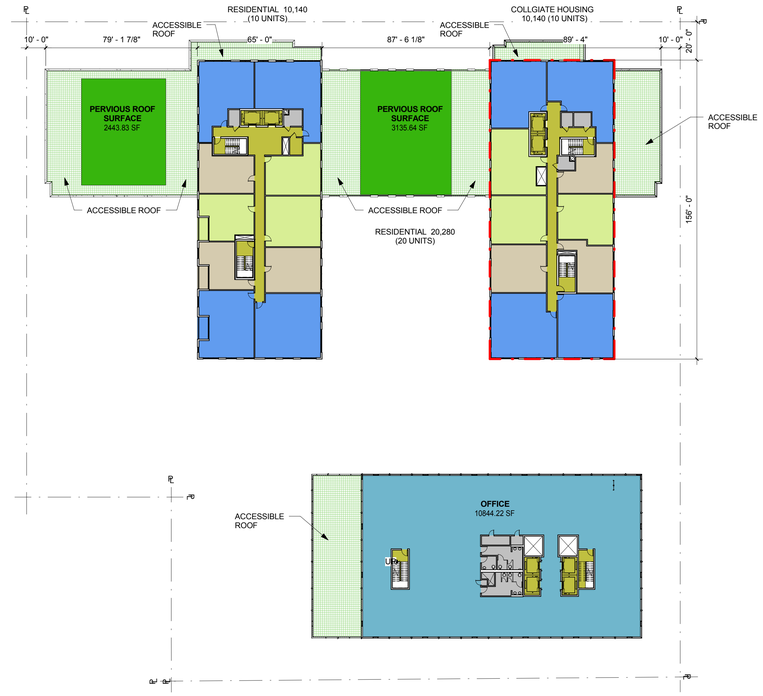
EXTERIOR:
- PERVIOUS ROOFSCAPE
- ACCESSIBLE ROOF
- PLAY SURFACE



2 14 FL NT, 13 FL ST
1/32" = 1'-0"



3 MECHANICAL PENTHOSUE NT,
ROOF ST
1/32" = 1'-0"



1 12-13TH FL NT, 12 FL ST
1/32" = 1'-0"

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Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

FLOOR PLANS 12TH FLOOR - ROOF

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: As indicated
Signature & Seal:

Drawing Number:

A-053

Drawing:

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2016/2017 12:18:27 PM

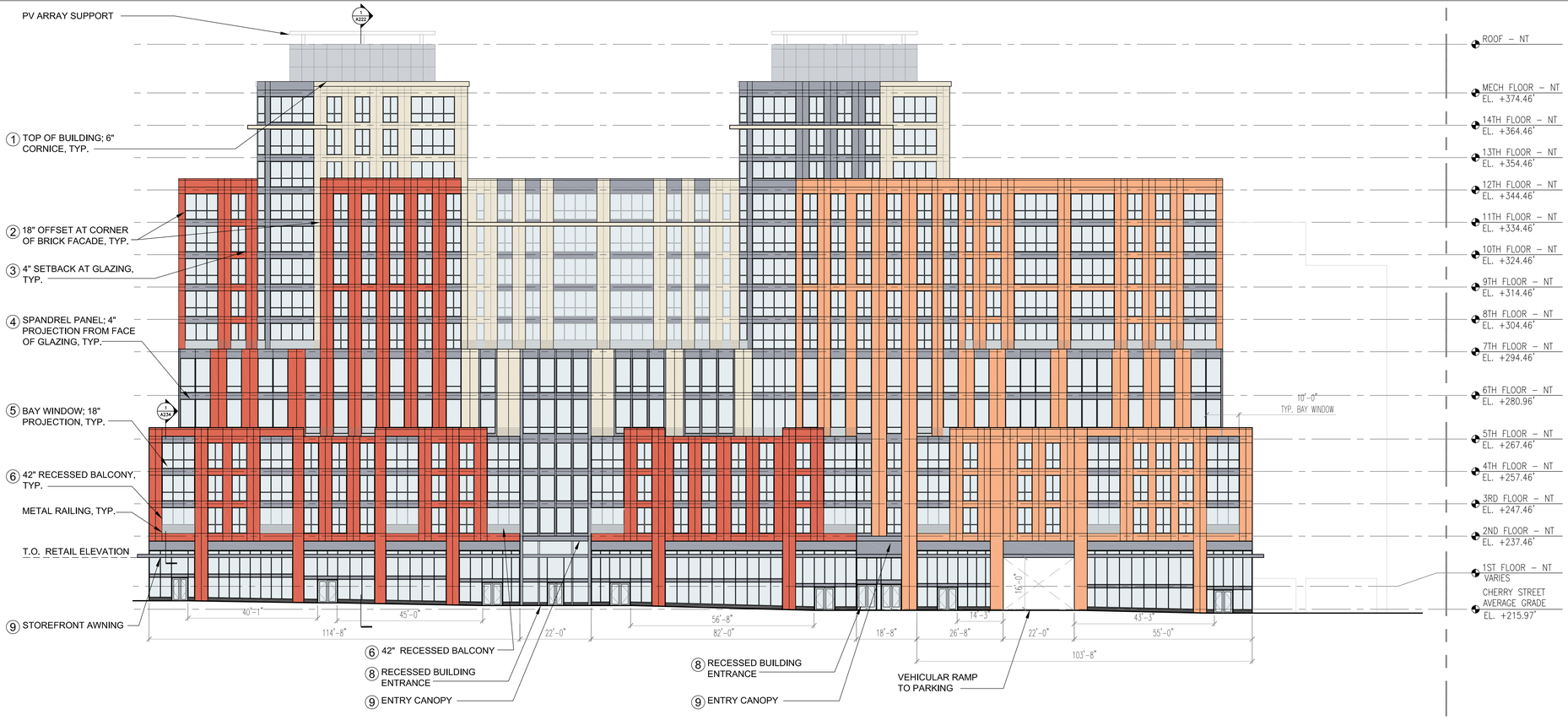
CHERRY STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**48,552**	
PRIMARY	BRICK FACED PANEL	13,667	28
PRIMARY	LIMESTONE FINISHED PANEL	4,580	9
PRIMARY	GLAZING	23,603	49
PRIMARY	GLAZED SPANDREL PANEL	0	0
PRIMARY	STONE BASE	213	1
ACCENT	METAL PANEL	6,489	13

RETAIL ELEVATION ONLY	**5,233**	
GLAZING	3,681	70
NON-GLAZING	1,552	30

MATERIAL LEGEND

- PRIMARY MATERIAL 1A: BRICK FACED PANEL
- PRIMARY MATERIAL 1B: BRICK FACED PANEL
- PRIMARY MATERIAL 2: LIMESTONE FINISHED PANEL
- PRIMARY MATERIAL 3A: GLAZING
- PRIMARY MATERIAL 3B: GLAZED SPANDREL PANEL
- PRIMARY MATERIAL 4: STONE BASE
- ACCENT MATERIAL 1: METAL PANEL



01 CHERRY STREET ELEVATION
1/16" = 1'0"

ST. PAUL STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**44,691**	
PRIMARY	BRICK FACED PANEL	6,965	16
PRIMARY	LIMESTONE FINISHED PANEL	5,098	11
PRIMARY	GLAZING	20,228	45
PRIMARY	GLAZED SPANDREL PANEL	7,520	17
PRIMARY	STONE BASE	258	1
ACCENT	METAL PANEL	4,622	10

RETAIL ELEVATION ONLY	**5,620**	
GLAZING	4,205	75
NON-GLAZING	1,415	25

02 ST. PAUL STREET ELEVATION
1/16" = 1'0"

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Approval

Date	No.	Description
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1/11/17		P & Z RESUBMISSION I
1/20/17		P & Z RESUBMISSION II
2/16/17		P & Z RESUBMISSION III

Project

Burlington Town Center, Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

ELEVATIONS - CHERRY STREET & ST. PAULS STREET

Project Number: 1317-01
Signature & Seal
Drawn By: CH
Checked By: JH/WF
Scale: AS NOTED
Drawing Number

A-201

Drawing

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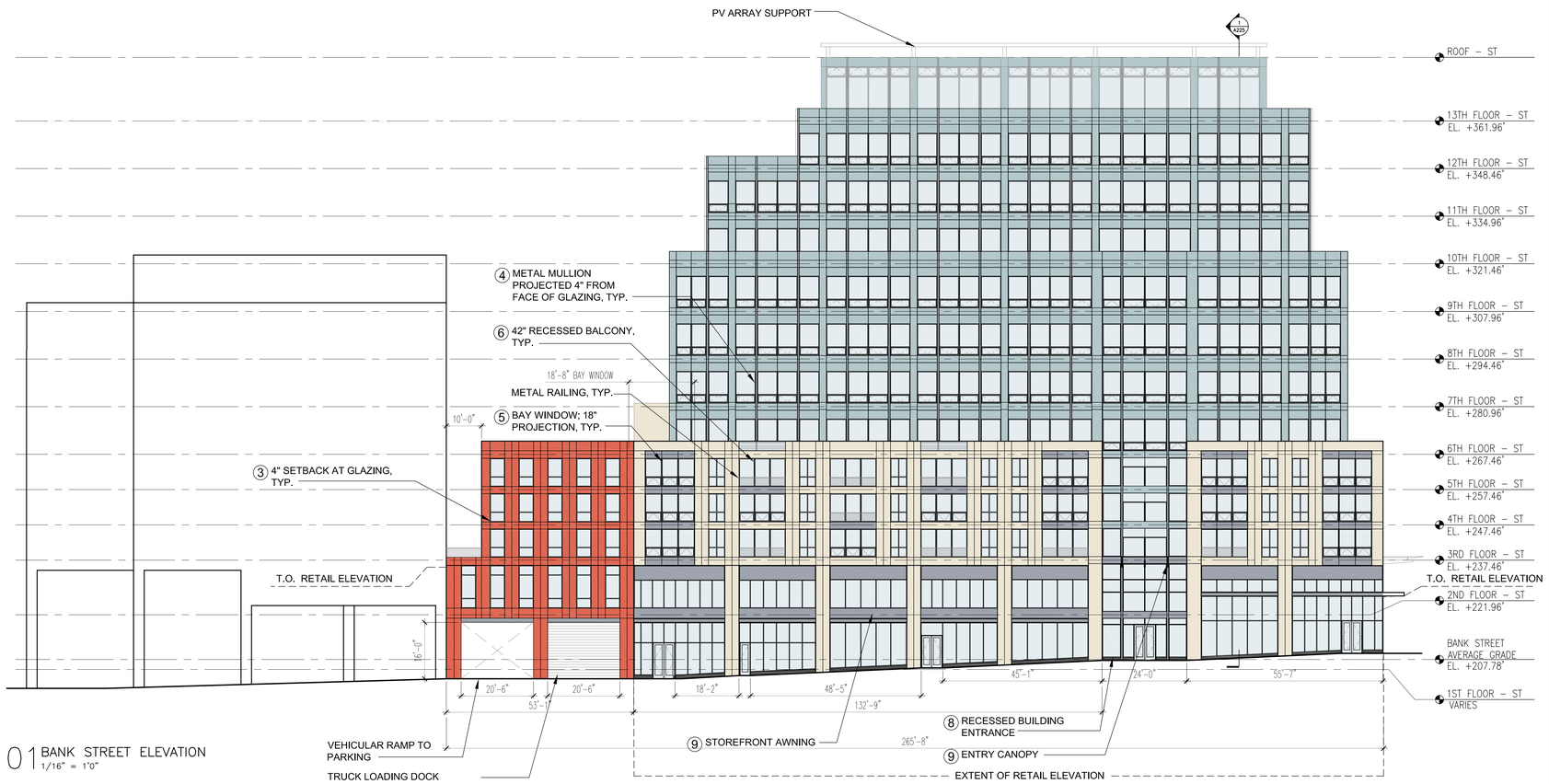
BANK STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**36,250**	
PRIMARY	BRICK FACED PANEL	1,742	5
PRIMARY	LIMESTONE FINISHED PANEL	3,839	11
PRIMARY	GLAZING	19,955	55
PRIMARY	GLAZED SPANDREL PANEL	7,990	22
PRIMARY	STONE BASE	152	< 1
ACCENT	METAL PANEL	2,572	7

RETAIL ELEVATION ONLY	**5,289**	
GLAZING	3,715	70
NON-GLAZING	1,574	30

MATERIAL LEGEND

- PRIMARY MATERIAL 1A: BRICK FACED PANEL
- PRIMARY MATERIAL 1B: BRICK FACED PANEL
- PRIMARY MATERIAL 2: LIMESTONE FINISHED PANEL
- PRIMARY MATERIAL 3A: GLAZING
- PRIMARY MATERIAL 3B: GLAZED SPANDREL PANEL
- PRIMARY MATERIAL 4: STONE BASE
- ACCENT MATERIAL 1: METAL PANEL



01 BANK STREET ELEVATION
1/16" = 1'0"

PINE STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**30,645**	
PRIMARY	BRICK FACED PANEL	7,306	24
PRIMARY	LIMESTONE FINISHED PANEL	4,730	15
PRIMARY	GLAZING	13,472	44
PRIMARY	GLAZED SPANDREL PANEL	2,010	7
PRIMARY	STONE BASE	192	< 1
ACCENT	METAL PANEL	2,935	10

RETAIL ELEVATION ONLY	**5,420**	
GLAZING	4,008	74
NON-GLAZING	1,412	26

02 PINE STREET ELEVATION
1/16" = 1'0"

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Approval:

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1/20/17		P & Z RESUBMISSION II
2/16/17		P & Z RESUBMISSION III

Project:

Burlington Town Center,
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

ELEVATIONS - BANK STREET & PINE STREET

Project Number: 1317-01

Drawn By: CH

Checked By: JH/WF

Scale: AS NOTED

Signature & Seal:

Drawing Number:

A-202

Drawing:

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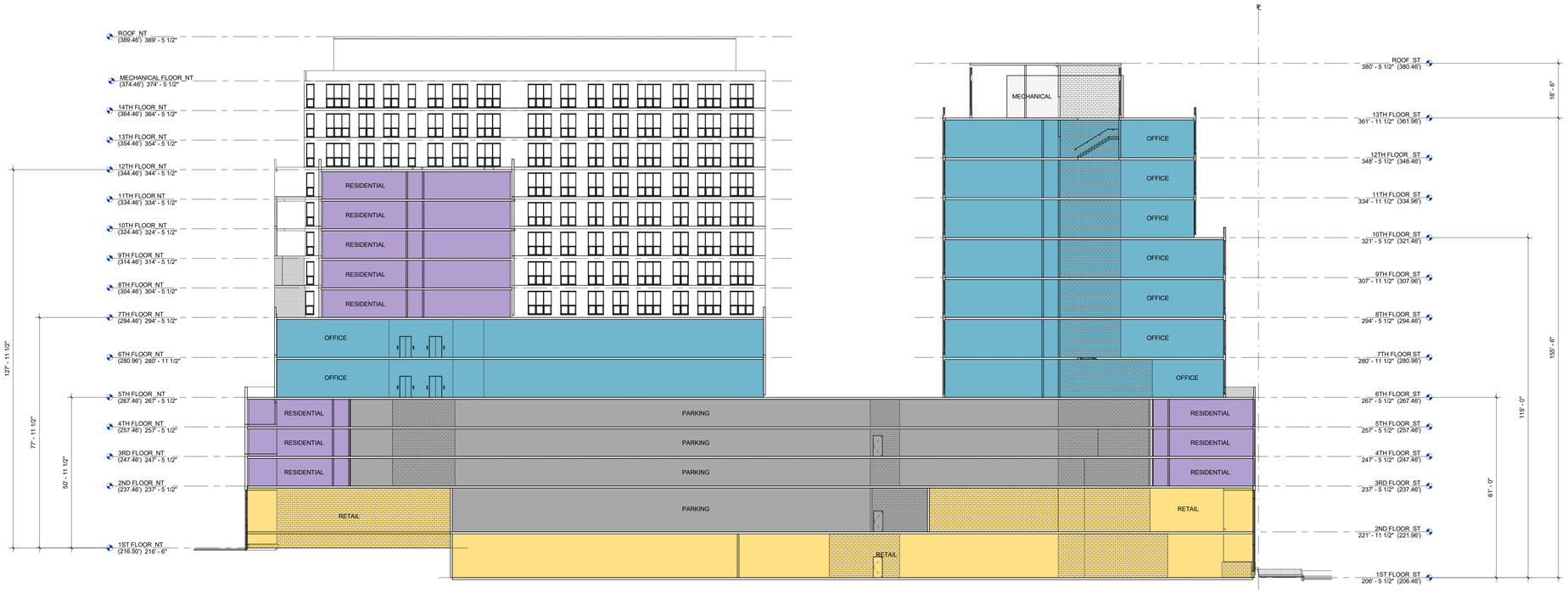

1 A-101B SECTION - NORTH/SOUTH THROUGH BOTH TOWERS
1/16" = 1'-0"

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

BUILDING SECTION

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Date: 1/16" = 1'-0"
Signature & Seal:

Drawing Number:

A-211

Drawing:

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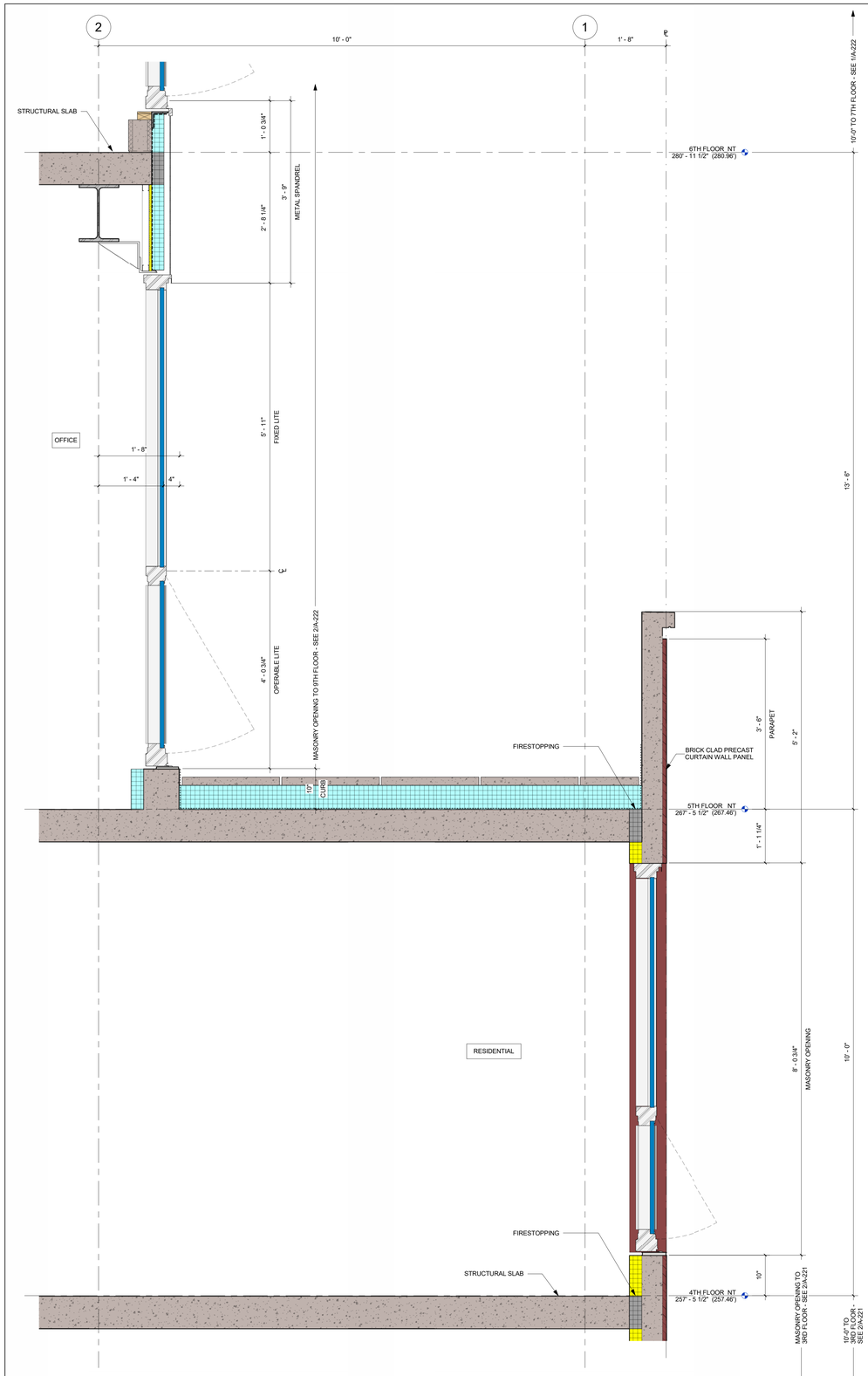
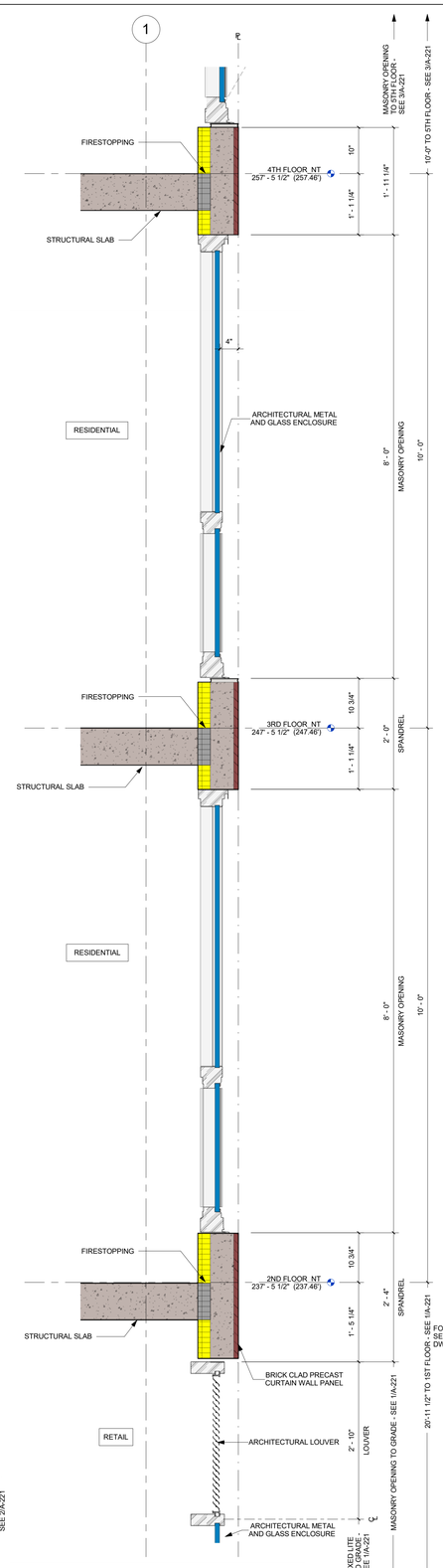
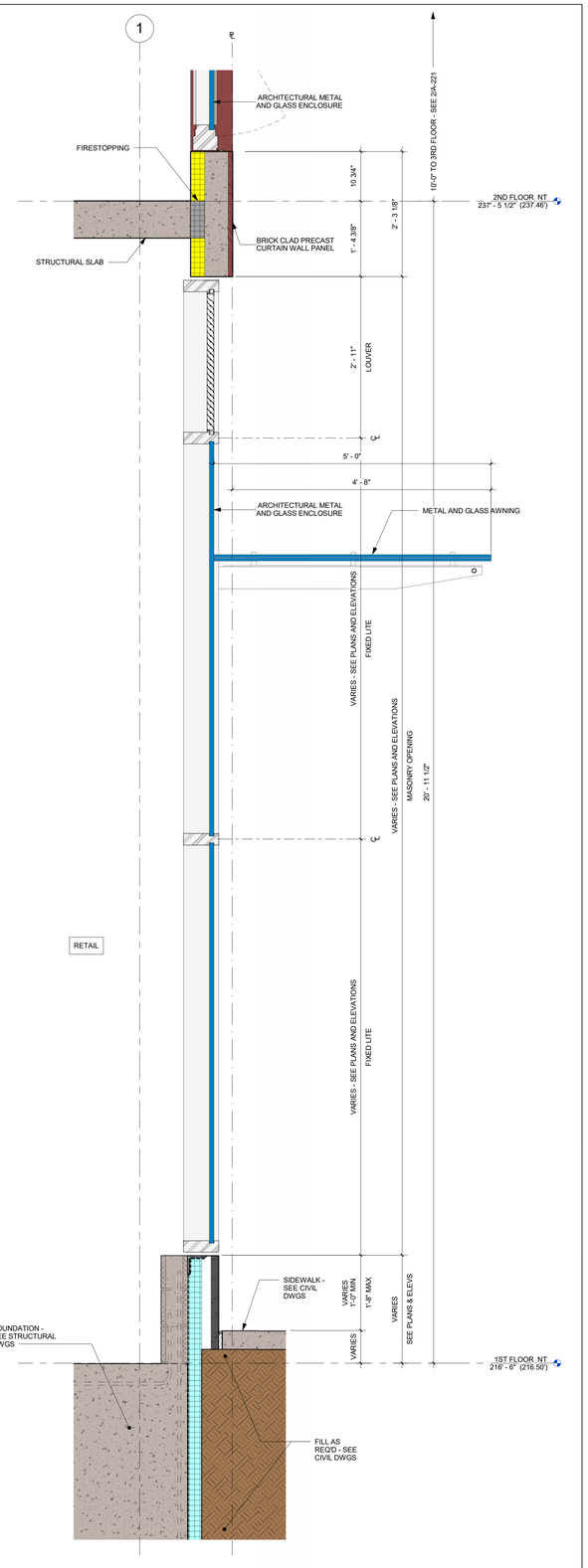
1/20/2017 2:18:31 PM



3 4TH, 5TH & 6TH FLOORS NORTH
1" = 1'-0"



2 2ND, 3RD & 4TH FLOORS NORTH
1" = 1'-0"



1 1ST & 2ND FLOORS NORTH
1" = 1'-0"

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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS I - CHERRY STREET

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number:

A-221

Drawing:

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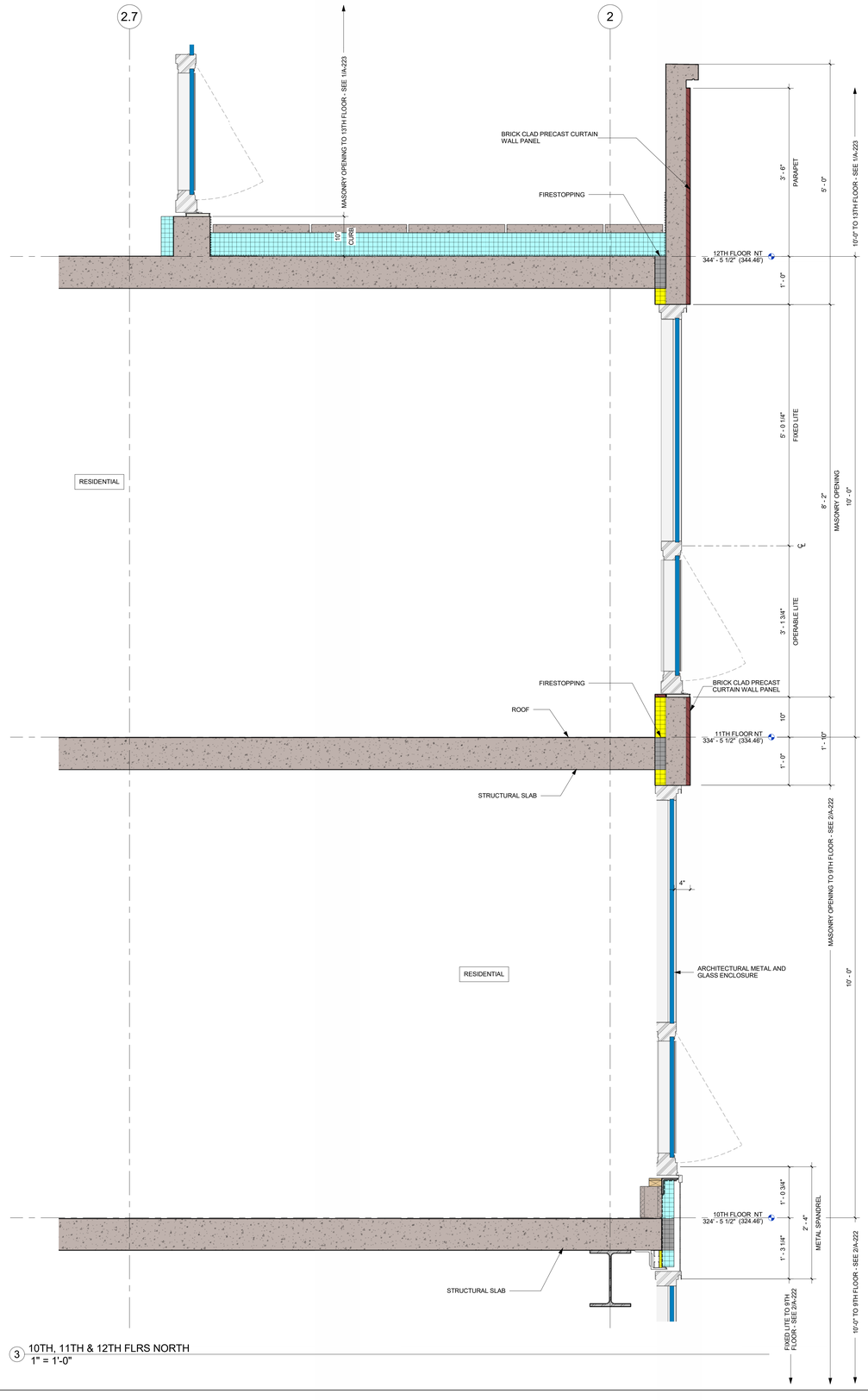
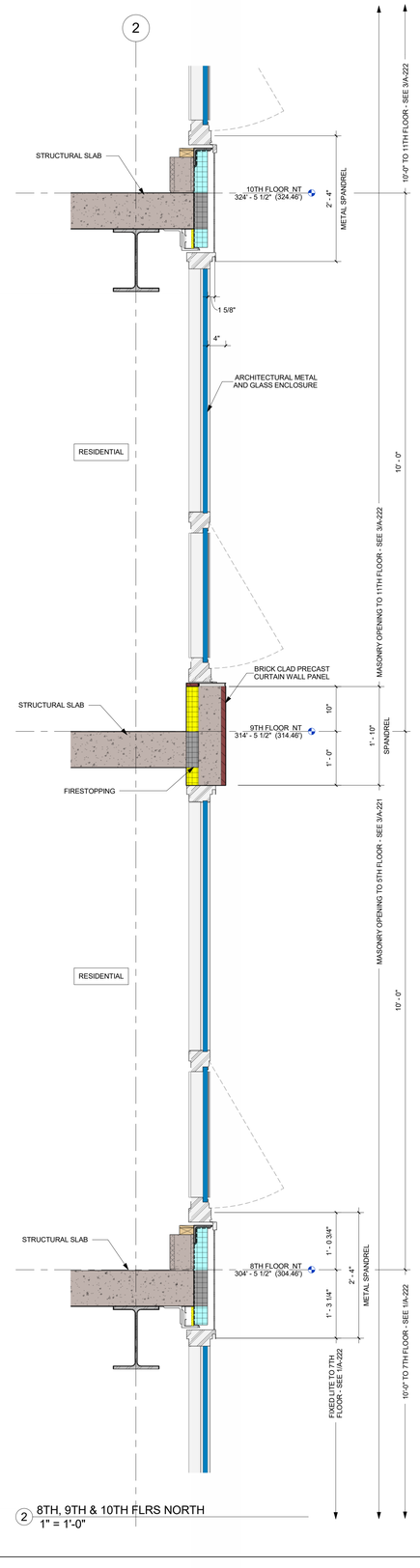
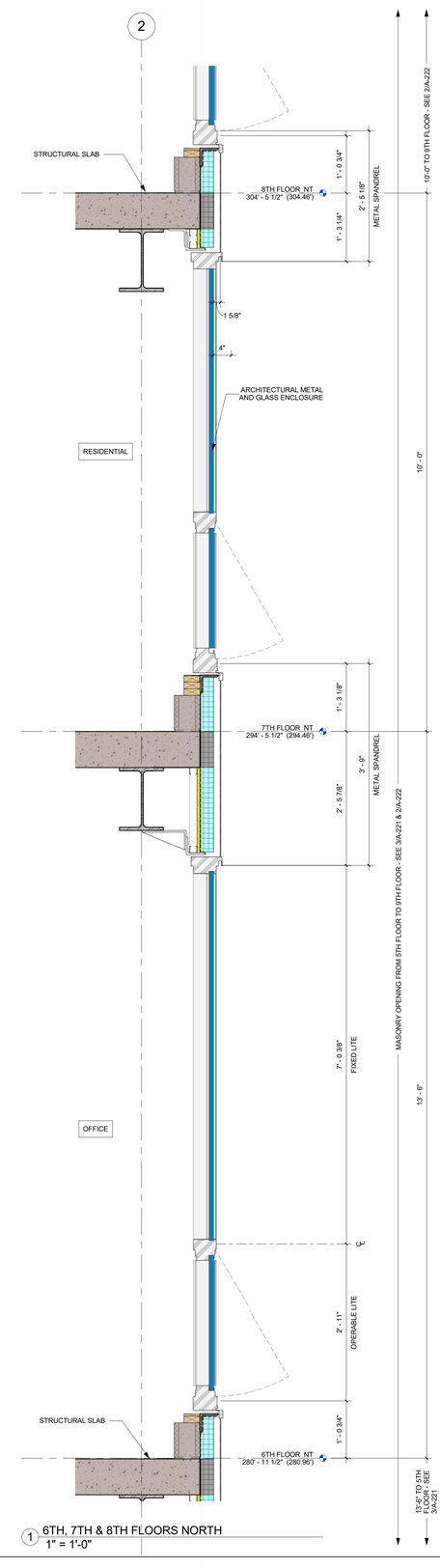


3 10TH, 11TH & 12TH FLRS NORTH
1" = 1'-0"



2 8TH, 9TH & 10TH FLRS NORTH
1" = 1'-0"



1 6TH, 7TH & 8TH FLOORS NORTH
1" = 1'-0"

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212 594 2010
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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS II - CHERRY STREET

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-222

Drawing:

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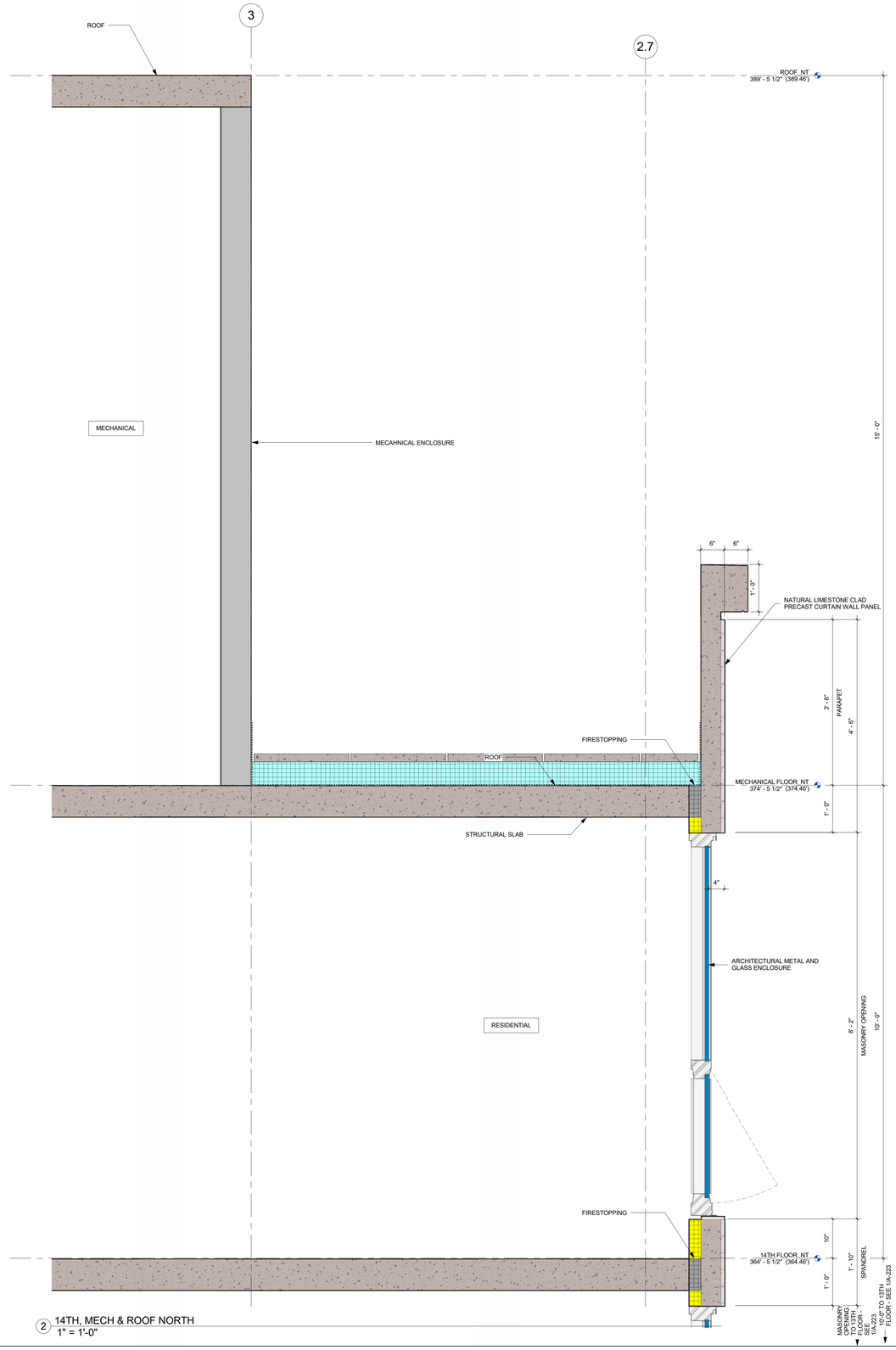
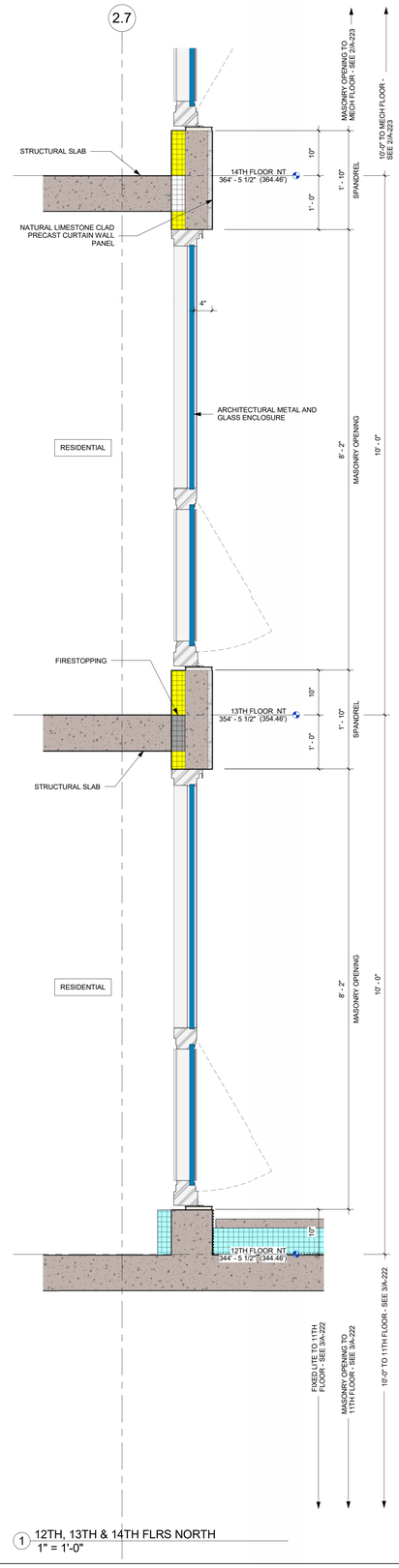


2 14TH, MECH & ROOF NORTH
1" = 1'-0"



1 12TH, 13TH & 14TH FLRS NORTH
1" = 1'-0"

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS III - CHERRY STREET

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-223

Drawing:

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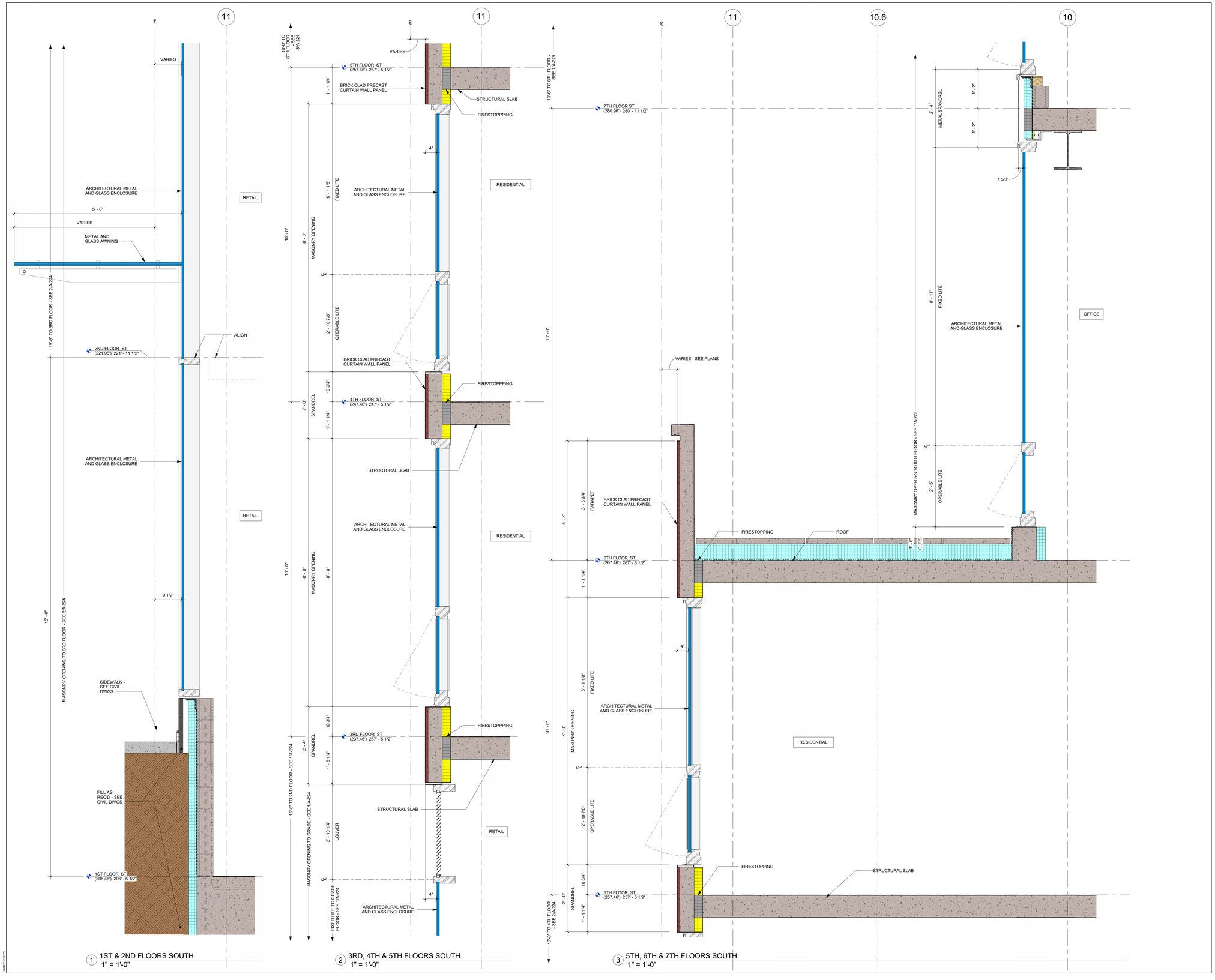

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS IV - BANK STREET

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-224

Drawing:

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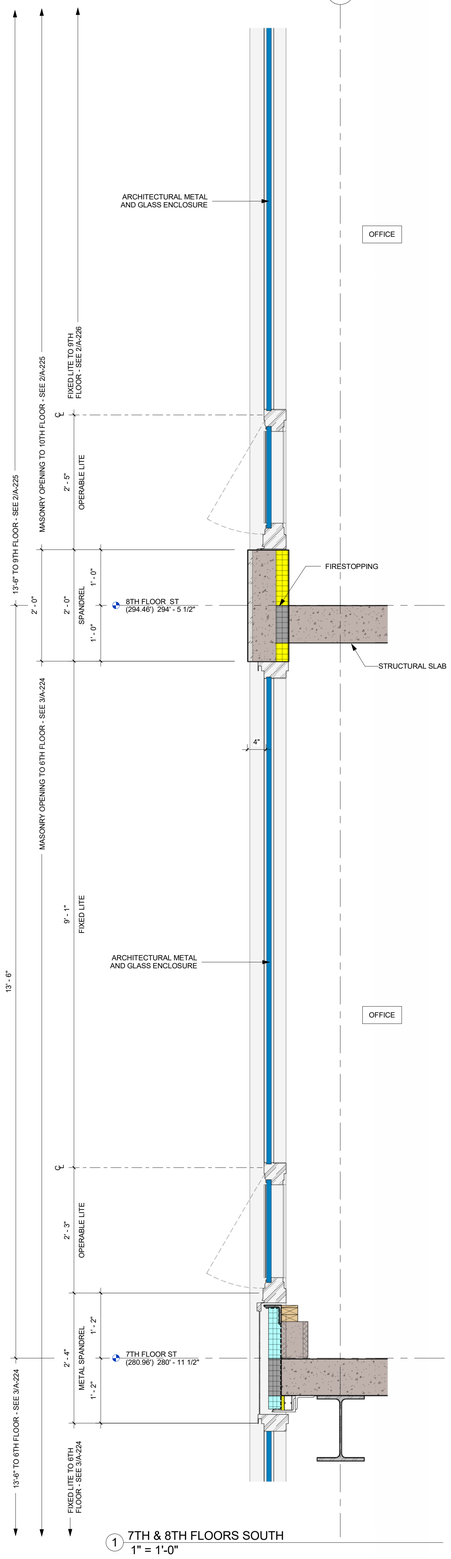
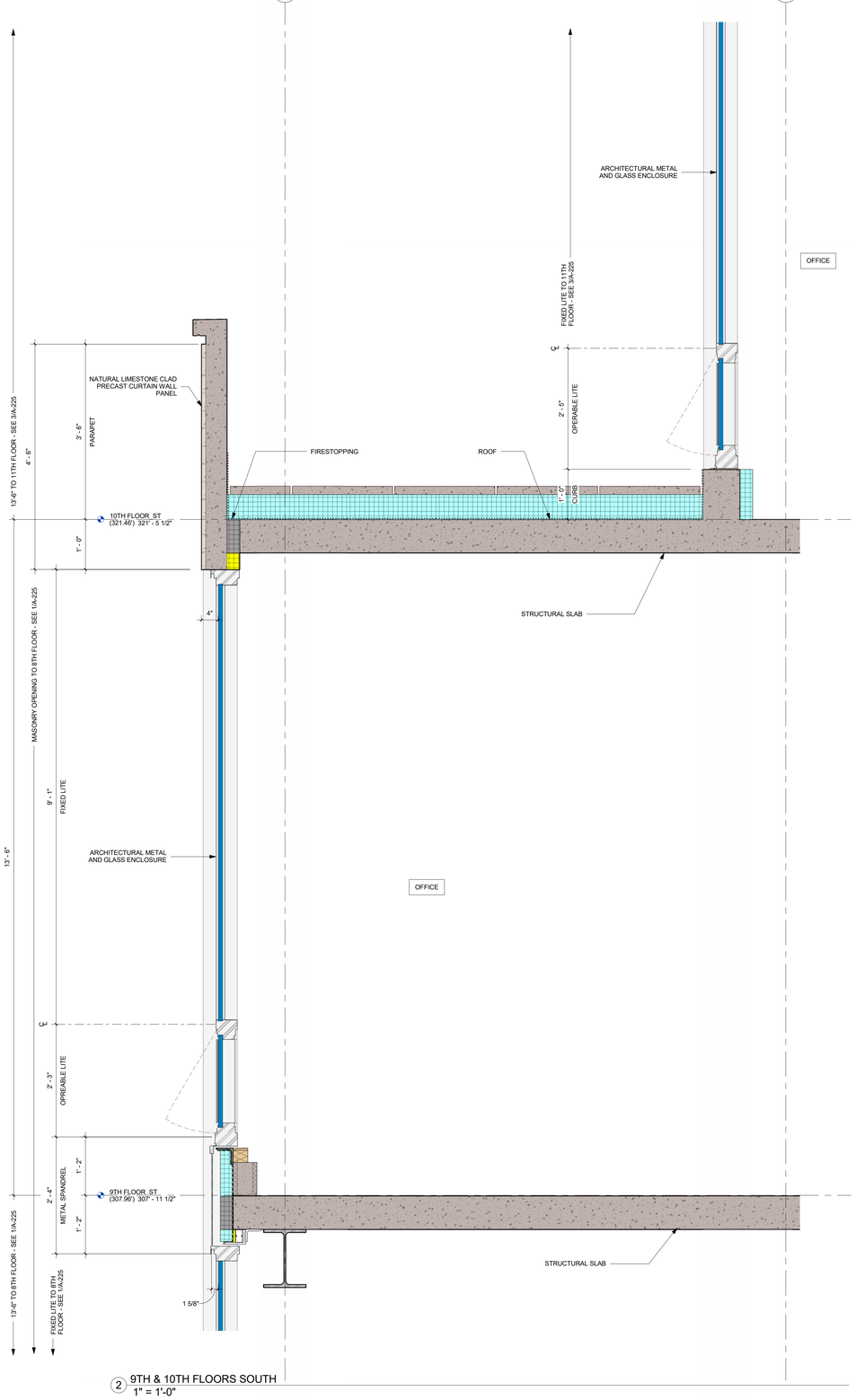
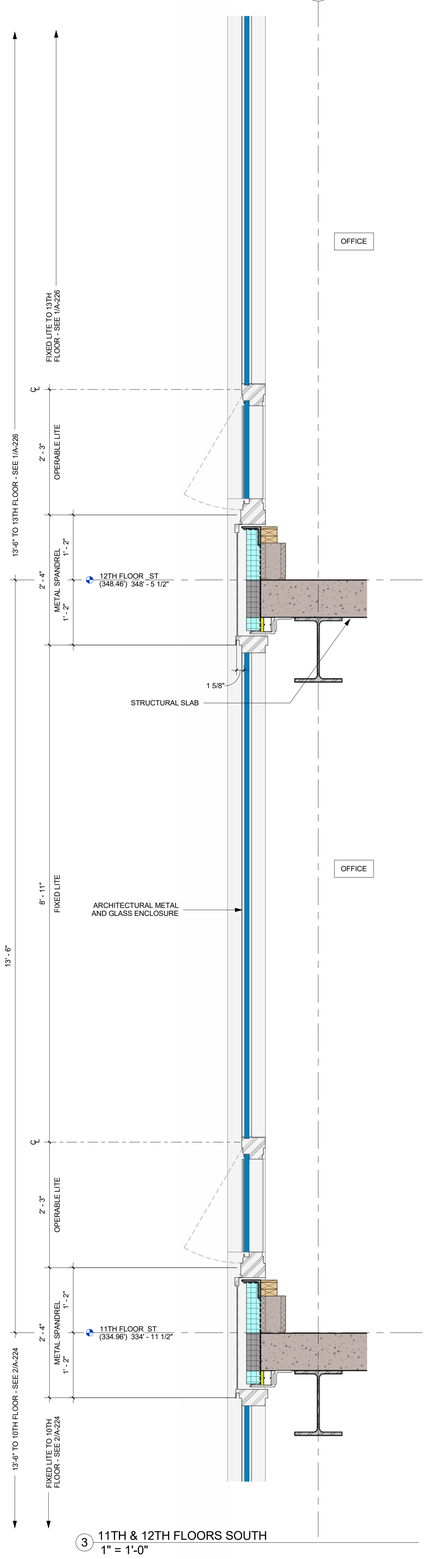


1 7TH & 8TH FLOORS SOUTH
1" = 1'-0"



2 9TH & 10TH FLOORS SOUTH
1" = 1'-0"



3 11TH & 12TH FLOORS SOUTH
1" = 1'-0"

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Approval

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

WALL SECTIONS V - BANK STREET

Project Number: 1317-01
Signature & Seal
Drawn by: Designer
Checked by: Checker
Scale: 1" = 1'-0"
Drawing Number

A-225

Drawing

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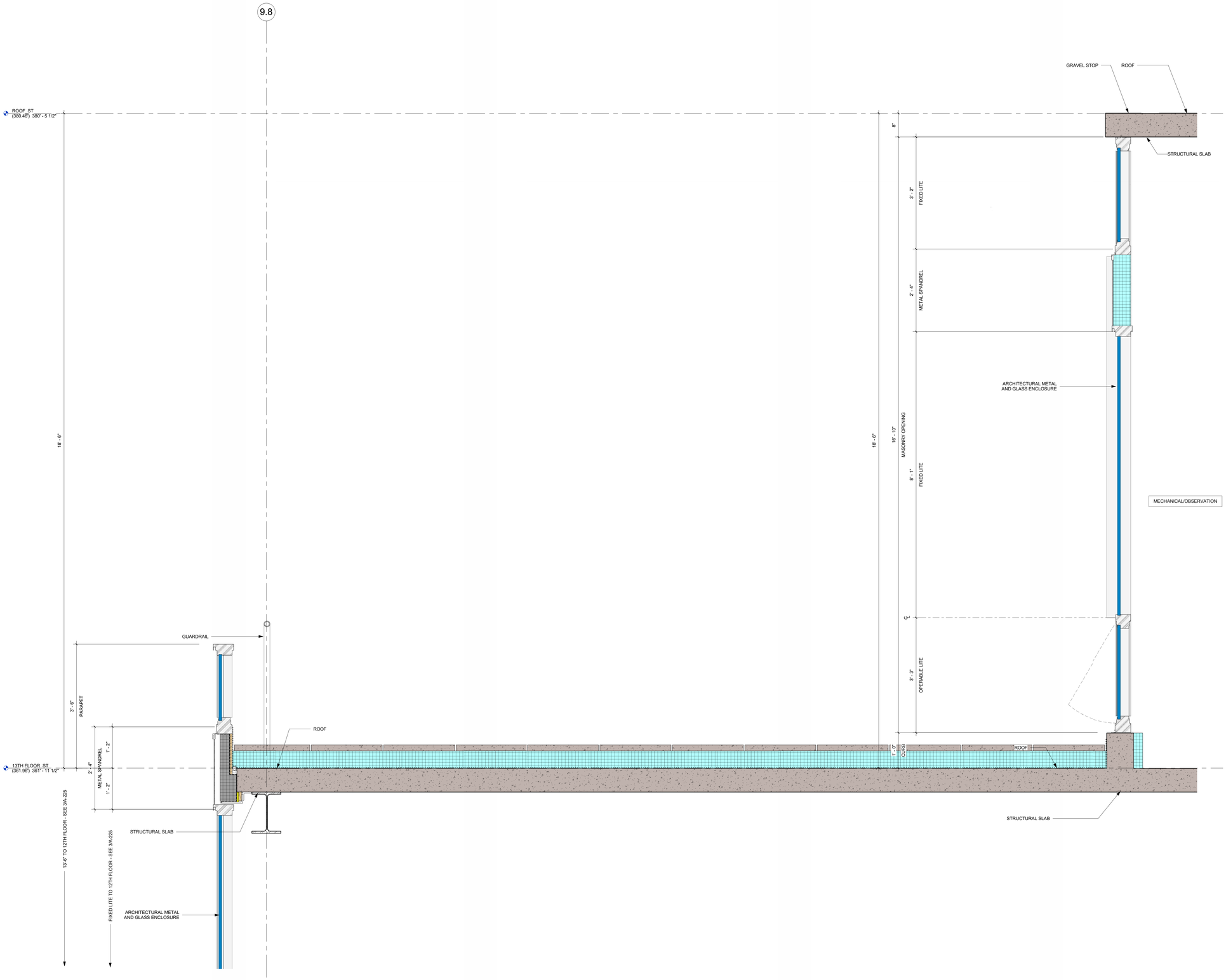

1 13TH FLOOR & ROOF SOUTH
1" = 1'-0"

P K
+
S B

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS VI - BANK STREET

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-226

Drawing:

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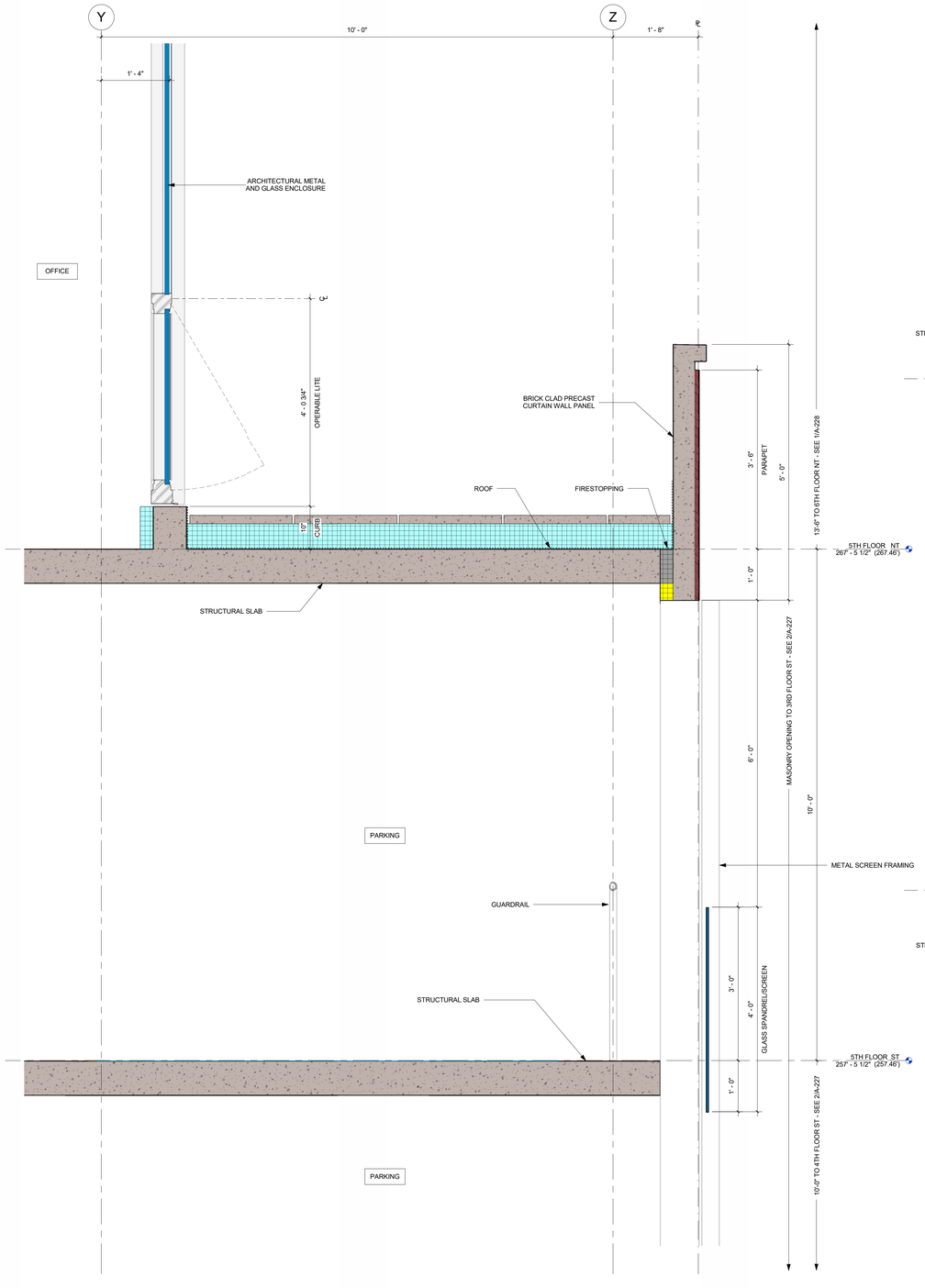

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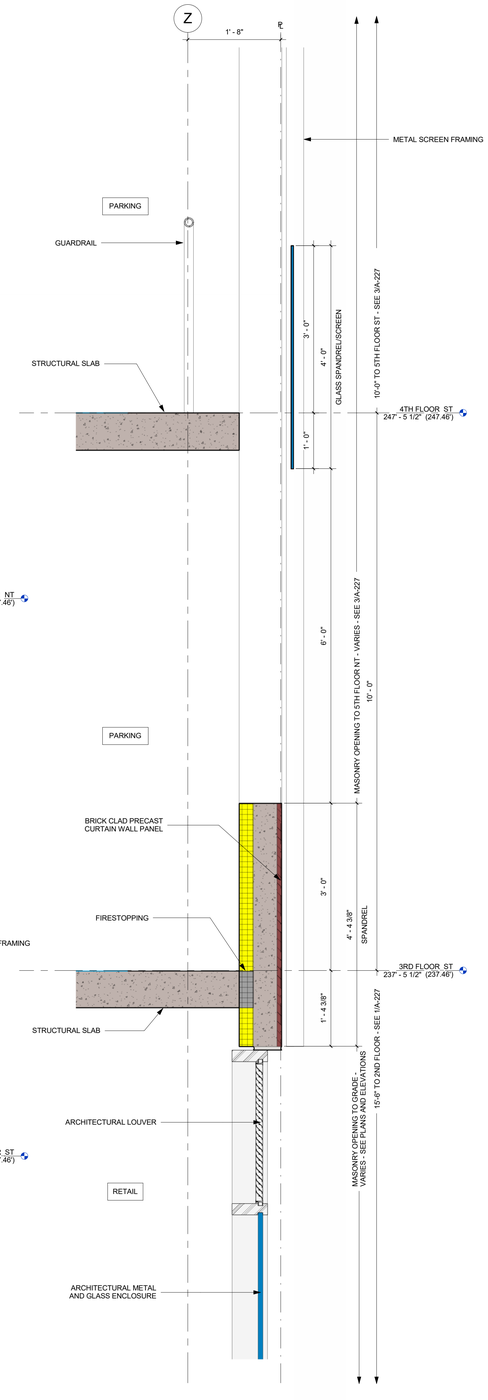
1" = 1'-0"



2 3RD & 4TH FLOORS ST EAST
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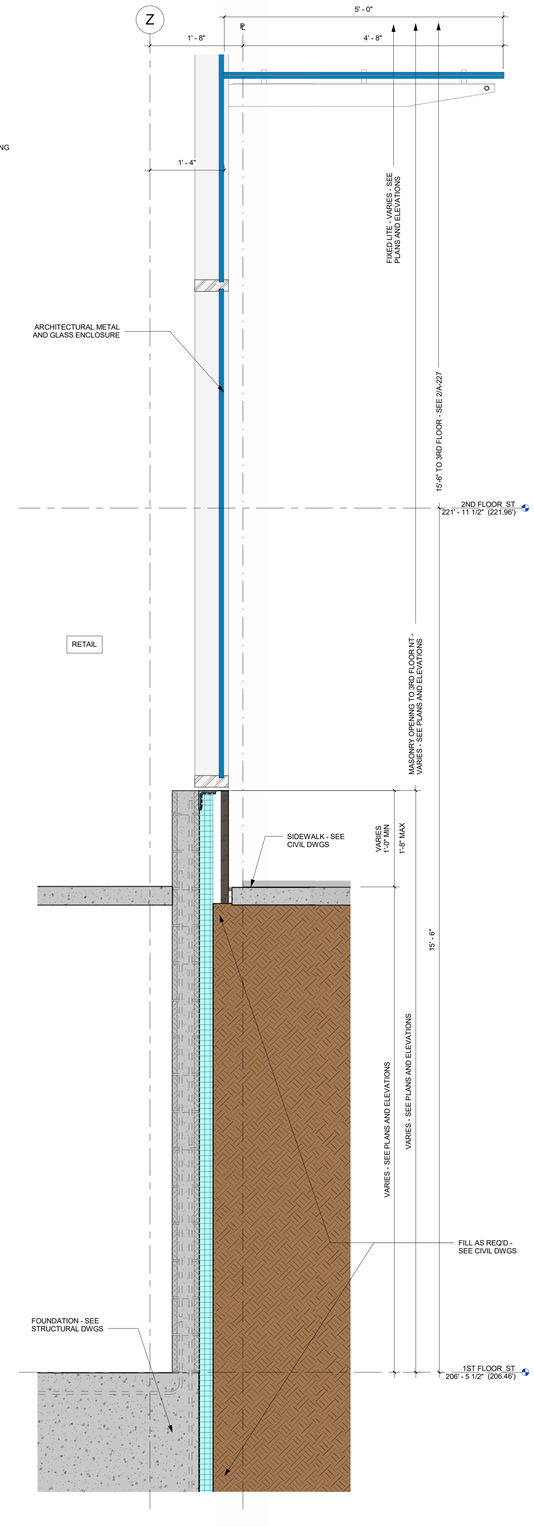

1 1ST & 2ND FLOORS ST EAST
1" = 1'-0"

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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS VII - ST. PAUL STREET

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number:

A-227

Drawing:

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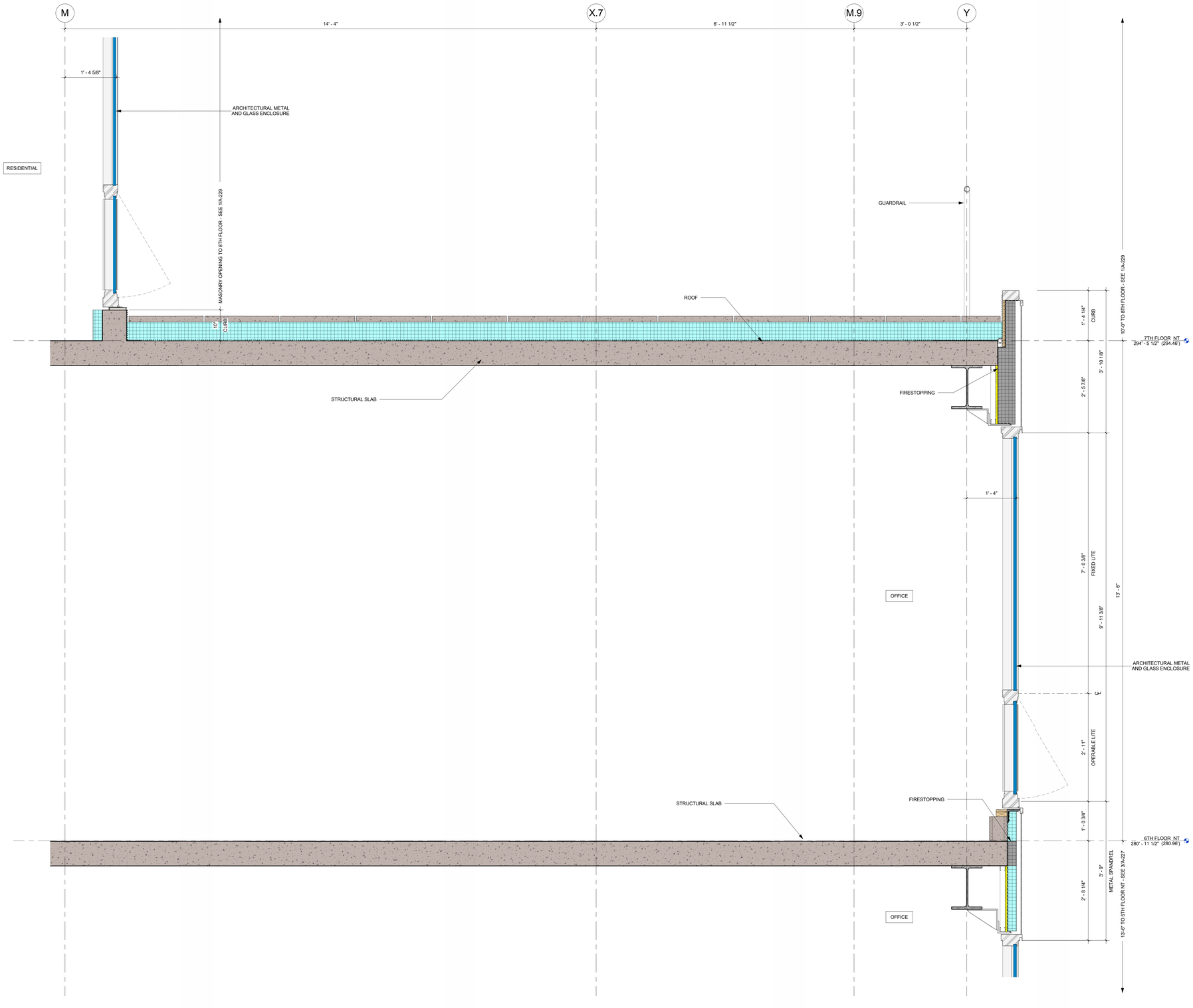

1 6TH & 7TH FLOORS NT EAST
1" = 1'-0"

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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS VIII - ST. PAUL STREET

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number: A-228
Drawing:

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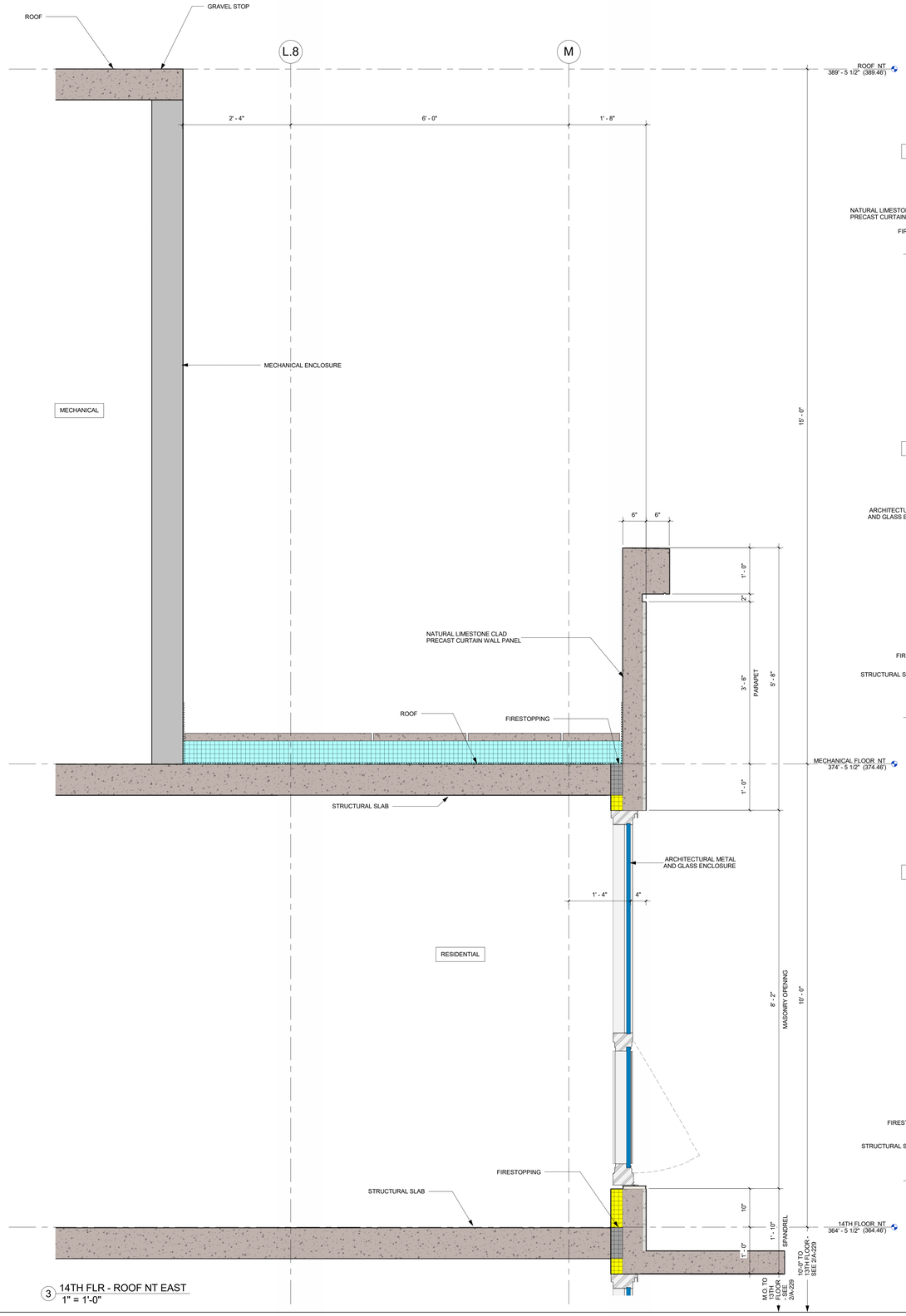
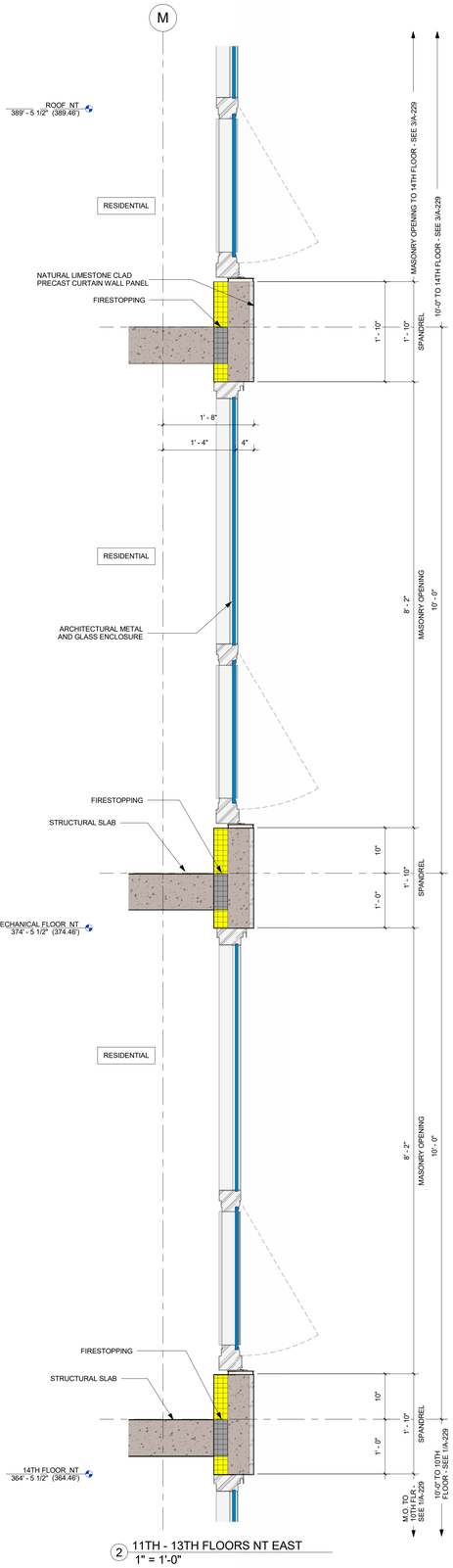
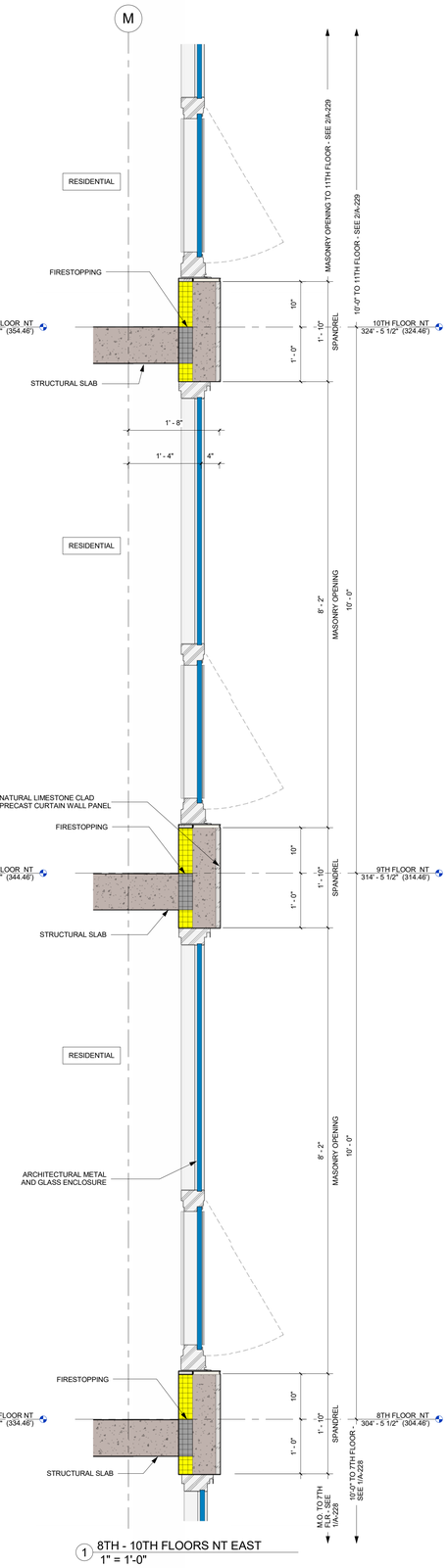
2/20/2017 2:06:45 PM



3 14TH FLR - ROOF NT EAST
1" = 1'-0"



2 11TH - 13TH FLOORS NT EAST
1" = 1'-0"



1 8TH - 10TH FLOORS NT EAST
1" = 1'-0"

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Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS IX -
ST. PAUL STREET

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number:

A-229

Drawing:

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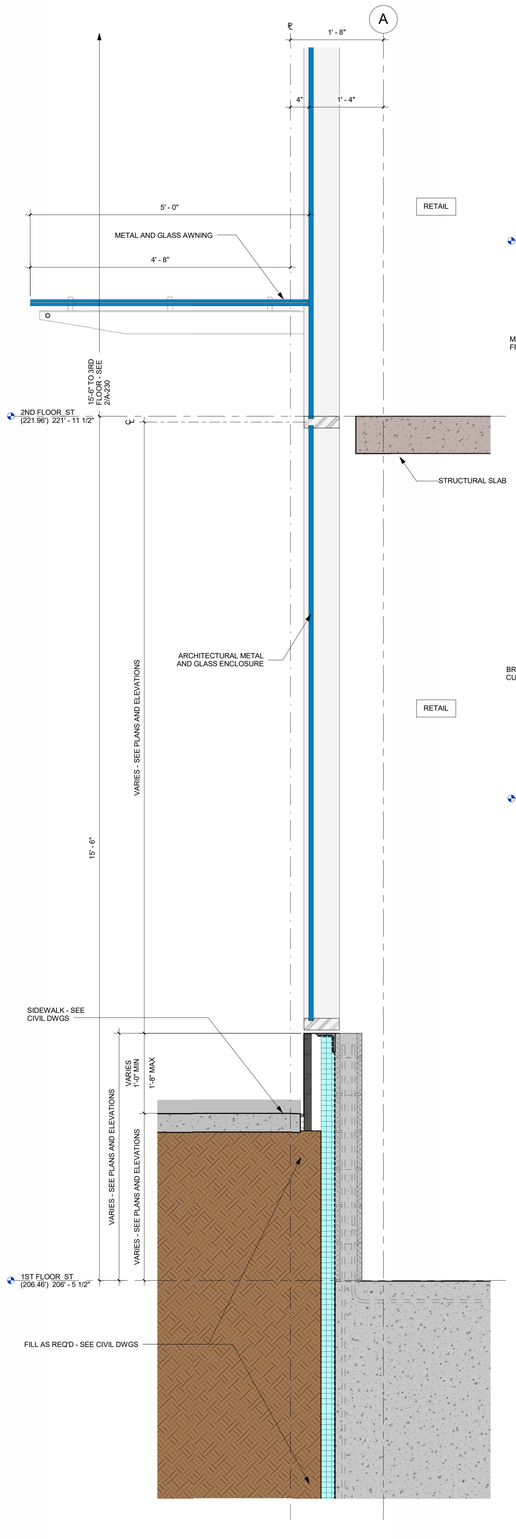
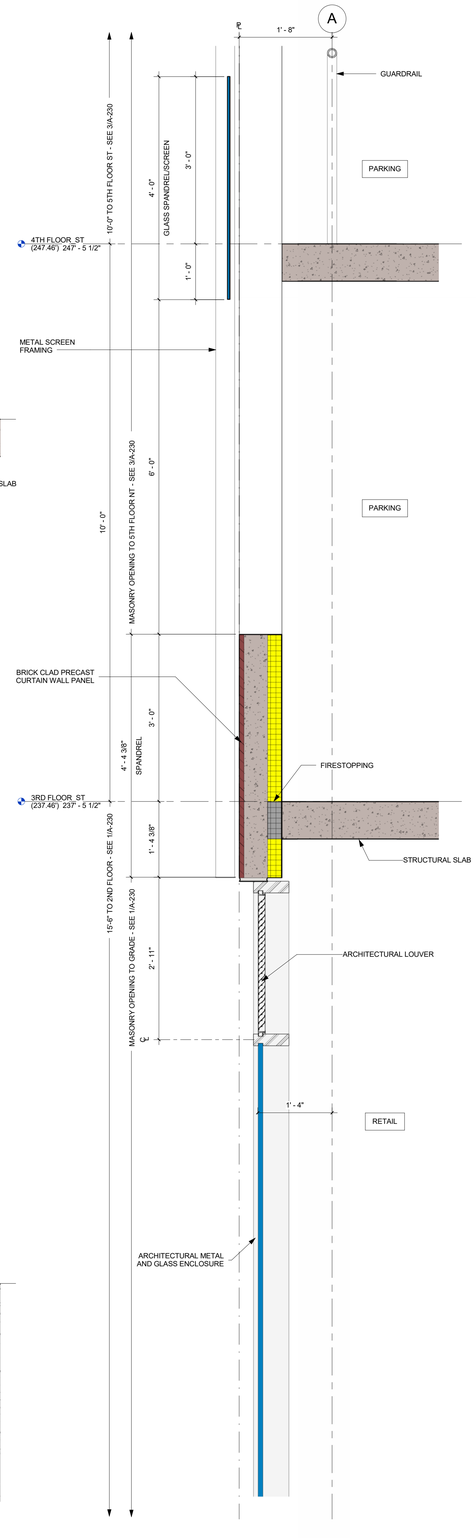
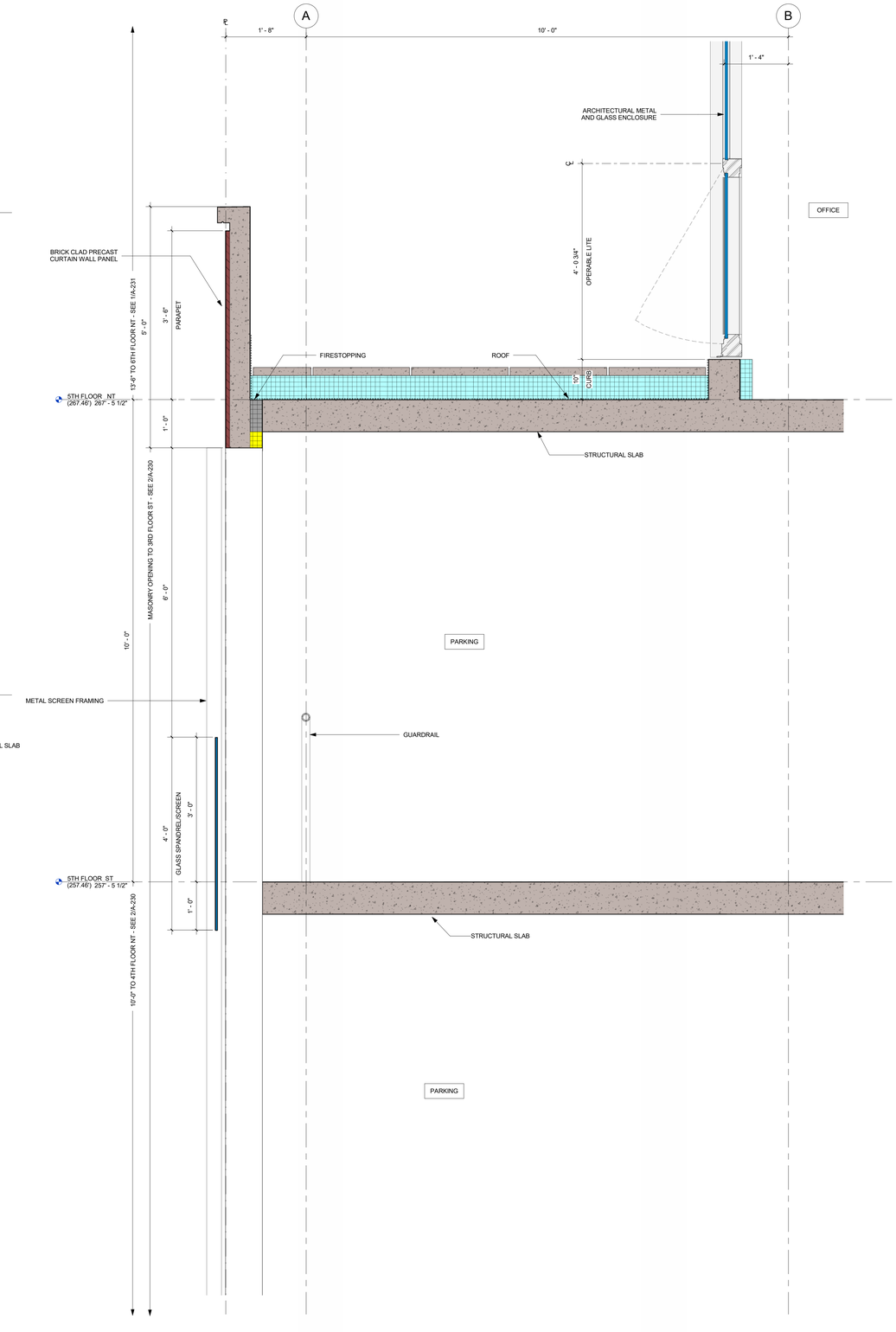
2/20/2017 12:27:24 PM



1 1ST & 2ND FLOORS ST WEST
1" = 1'-0"



2 3RD & 4TH FLOORS ST WEST
1" = 1'-0"



3 5TH FLR ST & 5TH FLR NT WEST
1" = 1'-0"

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Approval

Date	No.	Description
1/20/17		P&Z Resubmission II

Project

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

WALL SECTIONS X - PINE STREET

Project Number: 1317-01
Drawn by: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal

Drawing Number

A-230

Drawing

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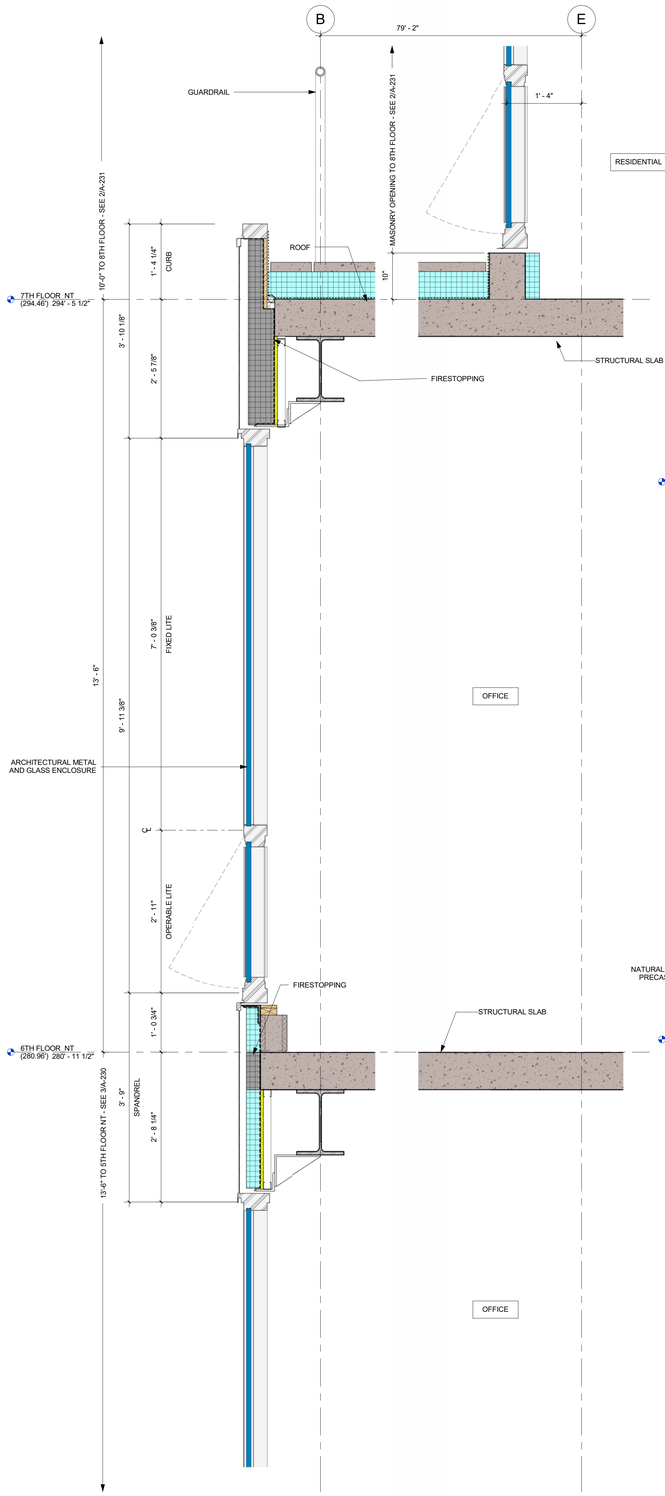
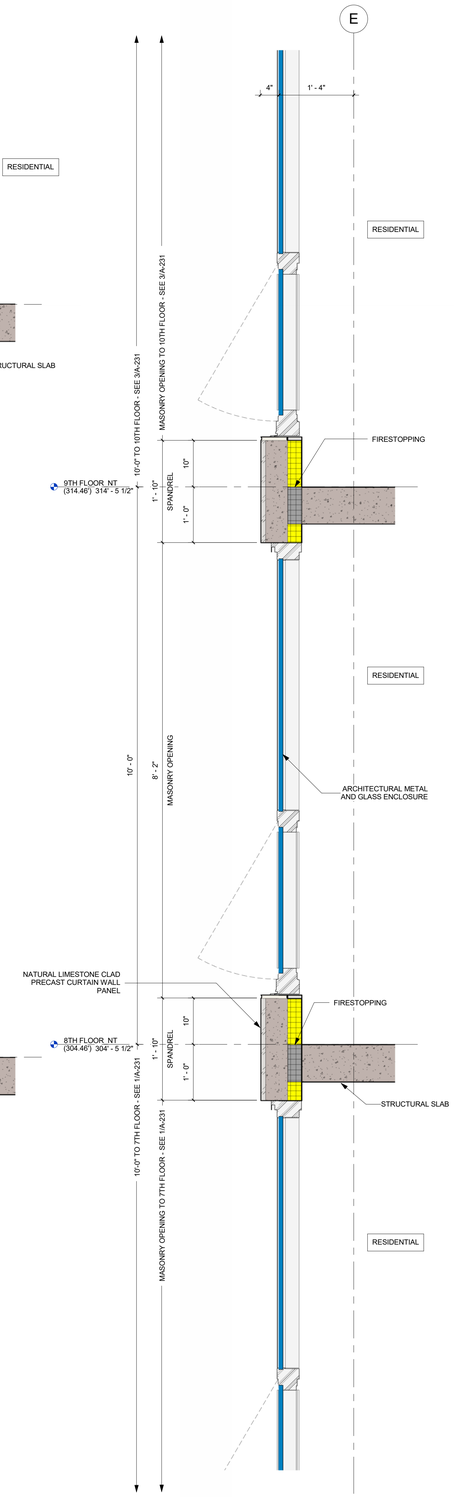
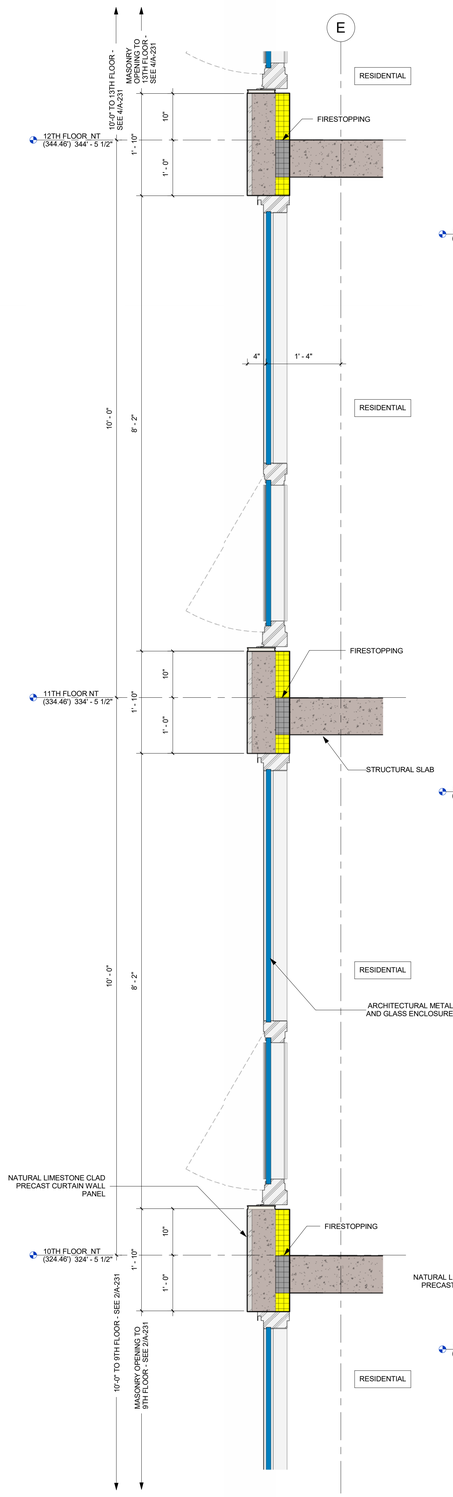


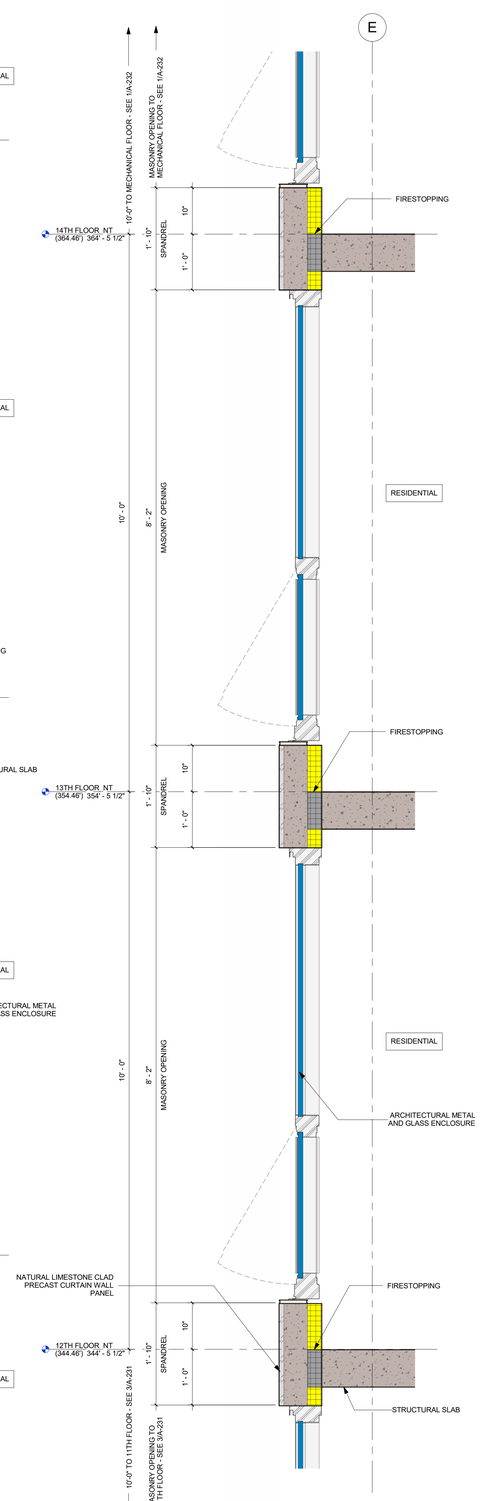
1 6TH & 7TH FLOORS NT WEST
1" = 1'-0"



2 8TH & 9TH FLOORS NT WEST
1" = 1'-0"



3 10TH - 12TH FLOORS NT WEST
1" = 1'-0"



4 12TH - 14TH FLOORS NT WEST
1" = 1'-0"

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875 Roosevelt Hwy, Suite 130
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Civil Engineer
(802)-863-6225
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South Burlington, VT 05403
Geotechnical Engineer
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Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS XI - PINE STREET

Project Number: 1317-01
Signature & Seal:
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number: A-231
Drawing:

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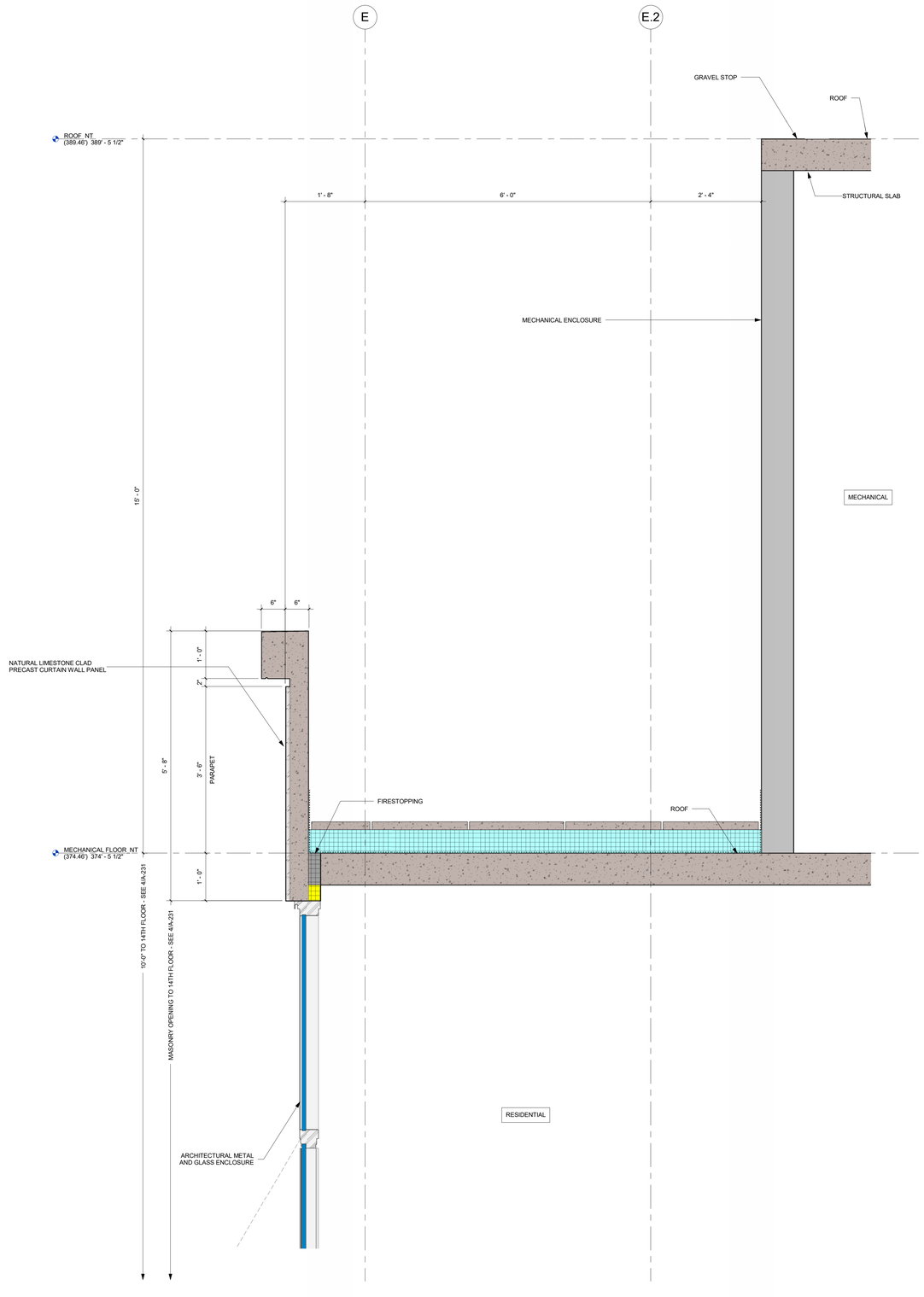

1 MECH. FLOOR & ROOF NT WEST
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GeoDesign — **Geotechnical Engineer**
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Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

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Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

WALL SECTIONS XII - PINE STREET

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-232

Drawing:

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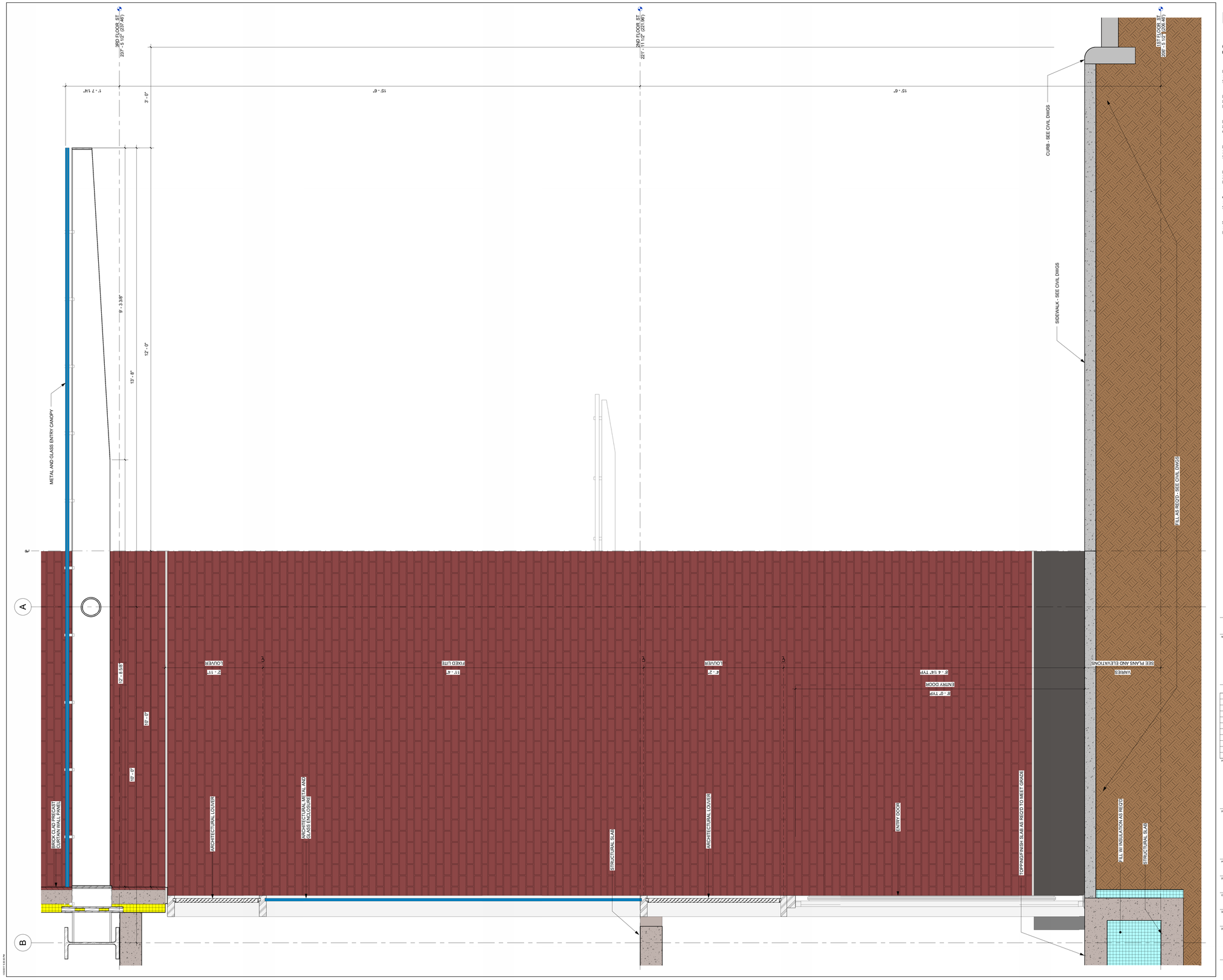

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Civil Engineer
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South Burlington, VT 05403
Geotechnical Engineer
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Date	No.	Description
1/20/17		P&Z Resubmission II

Project

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

ENTRY CANOPY
SECTION

Project Number: 1317-01
Signature & Seal
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Drawing Number

A-233

Drawing

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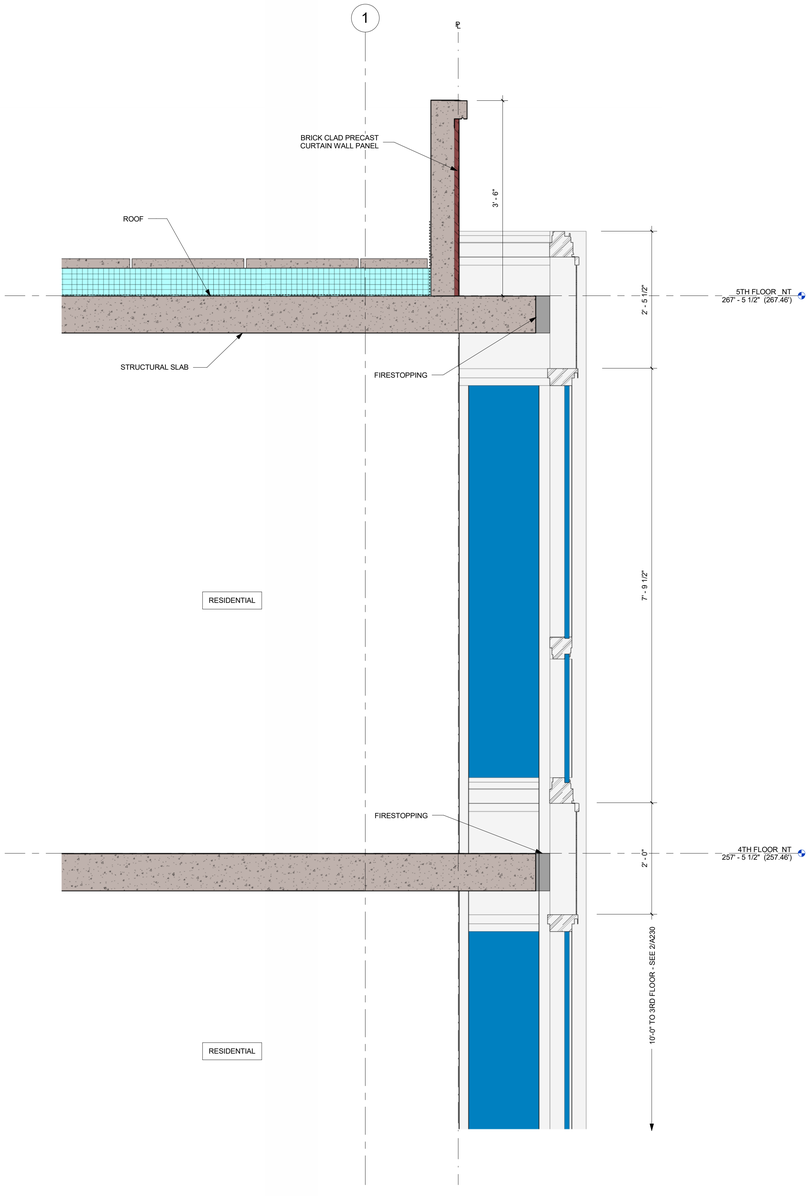
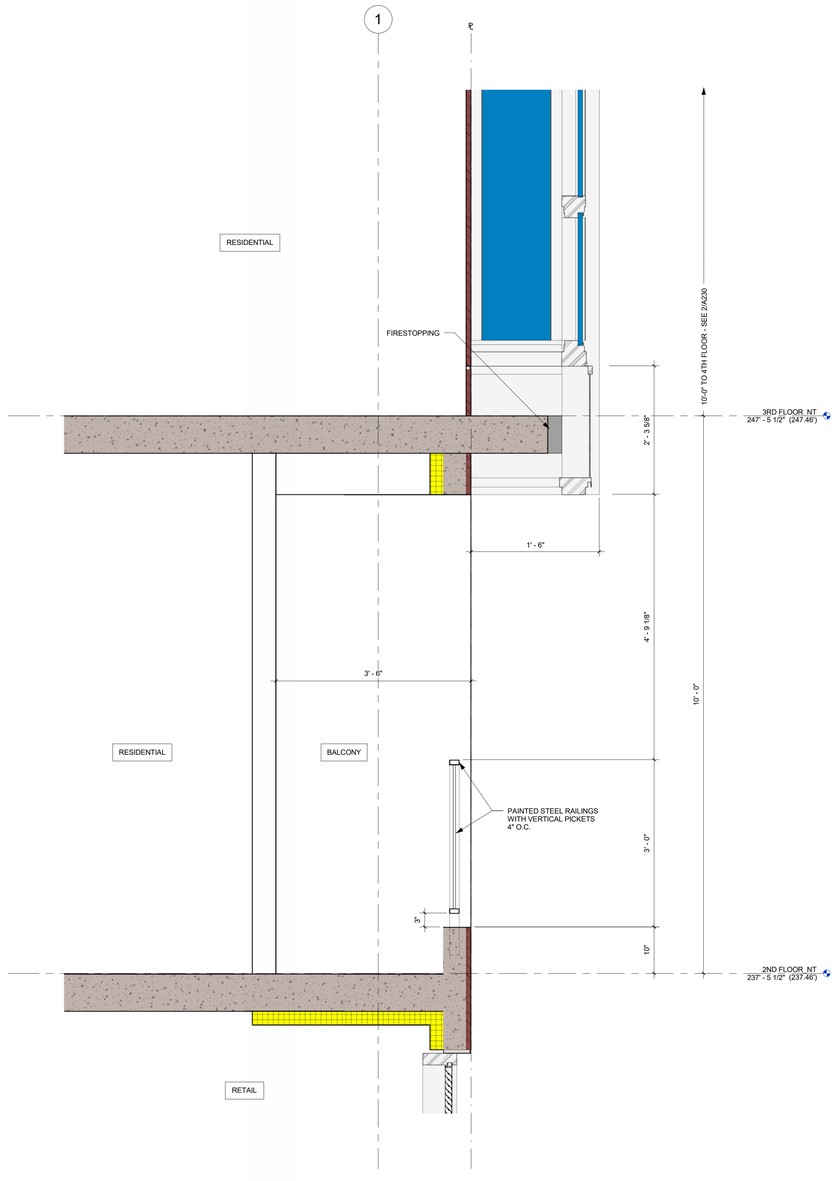


2 BAY WINDOW
1" = 1'-0"



1 RECESSED BALCONY AND BAY
1" = 1'-0"

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Approval:

Date	No.	Description
1/20/17		P&Z Resubmission II

Project:

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Devonwood Investors, LLC

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Burlington, VT 05401

Drawing Title:

BALCONY AND BAY WINDOW SECTION

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 1" = 1'-0"
Signature & Seal:

Drawing Number:

A-234

Drawing:

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2/20/2017 12:32:35 PM

1 PERSPECTIVE - SW AERIAL

2 PERSPECTIVE - NE AERIAL

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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III

Project:

Burlington Town Center
Devonwood Investors, LLC

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Drawing Title:

RENDERED PERSPECTIVES - AERIAL

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Signature & Seal:

Drawing Number:

A-401

New Building Application Number:

Drawing:

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2/16/2017 2:28:34 PM

1 PERSPECTIVE - CORNER OF CHERRY & ST. PAUL

2 PERSPECTIVE - CORNER OF CHERRY & PINE

3 PERSPECTIVE - CORNER OF BANK & ST. PAUL

P K
+
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Approval:

Date	No.	Description
12/15/16		P&Z Submission
1/11/17		P&Z Resubmission I
1/20/17		P&Z Resubmission II
2/16/17		P&Z Resubmission III

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

RENDERED PERSPECTIVES - CORNER VIEWS

Project Number: 1317-01

Signature & Seal:

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Drawing Number:

A-402

New Building Application Number:

Drawing:

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2/16/2017 2:28:43 PM

DETAIL VIEW - CHERRY STREET
1 LIMESTONE, BRICK, AND METAL

DETAIL VIEW - CHERRY STREET
2 LIMESTONE, BRICK, AND METAL

DETAIL VIEW - CHERRY STREET
3 ENTRY CANOPY, AWNINGS, BRICK, AND METAL

P K
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S B

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NOT FOR CONSTRUCTION

Approval:

Date	No.	Description
2/07/17		DRB Presentation #1

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

DETAIL VIEWS

Project Number: 1317-01
Drawn By: Designer
Checked By: Checker
Scale: 12" = 1'-0"
Signature & Seal:

Drawing Number:

A-403

New Building Application Number:

Drawing:

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2/7/2017 2:18:42 PM

1 PROPOSED VIEW LOOKING SOUTH DOWN PINE STREET

2 PROPOSED VIEW LOOKING SOUTH DOWN ST. PAUL STREET

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www.pcconstruction.com

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SE Group — **Landscape Architect**
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Approval:

Date	No.	Description
2/21/17		DRB Presentation #3

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

PROPOSED VIEWS AT NEW STREETS

Project Number: 1317-01

Signature & Seal:

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Drawing Number:

A-404

New Building Application Number:

Drawing:

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1 PROPOSED VIEW FROM BANK STREET LOOKING WEST

2 PROPOSED VIEW FROM BANK STREET LOOKING EAST

3 SECTION VIEW THROUGH BANK STREET LOOKING EAST

P K
+
S B

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(802)-651-1283
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SE Group
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Landscape Architect
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Approval:

Date	No.	Description
2/21/17		DRB Presentation #3

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

BANK STREET VIEWS AND SECTION

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Signature & Seal:

Drawing Number:

A-405

New Building Application Number:

Drawing:

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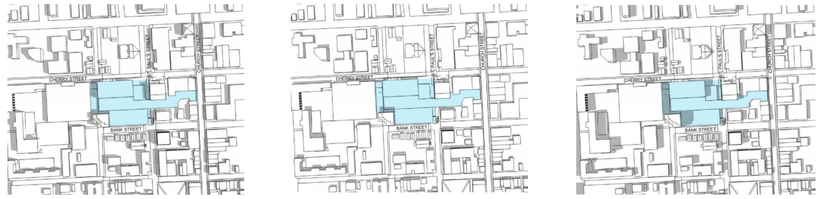
9:00 AM 12:00 PM 3:00 PM

EXISTING

9:00 AM 12:00 PM 3:00 PM

PROPOSED

SUN STUDY – VERNAL EQUINOX



9:00 AM 12:00 PM 3:00 PM

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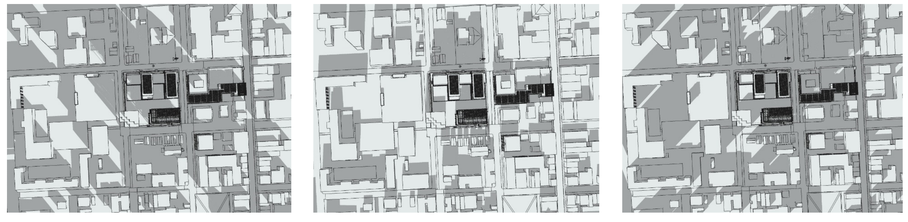
9:00 AM 12:00 PM 3:00 PM

PROPOSED

SUN STUDY – SUMMER SOLSTICE

9:00 AM 12:00 PM 3:00 PM

EXISTING



9:00 AM 12:00 PM 3:00 PM

PROPOSED

SUN STUDY – WINTER SOLSTICE

P K
+
S B

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NEW YORK, NY 10036
212 594 2010
www.pksb.com

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Burlington, VT 05401
(802)-862-0098
www.segroup.com

NOT FOR CONSTRUCTION

Approval

Date	No.	Description
2/14/17		DRB Presentation #2

Project

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

SUN STUDIES

Project Number: 1317-01

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Signature & Seal

Drawing Number:

A-406

New Building Application Number:

Drawing:

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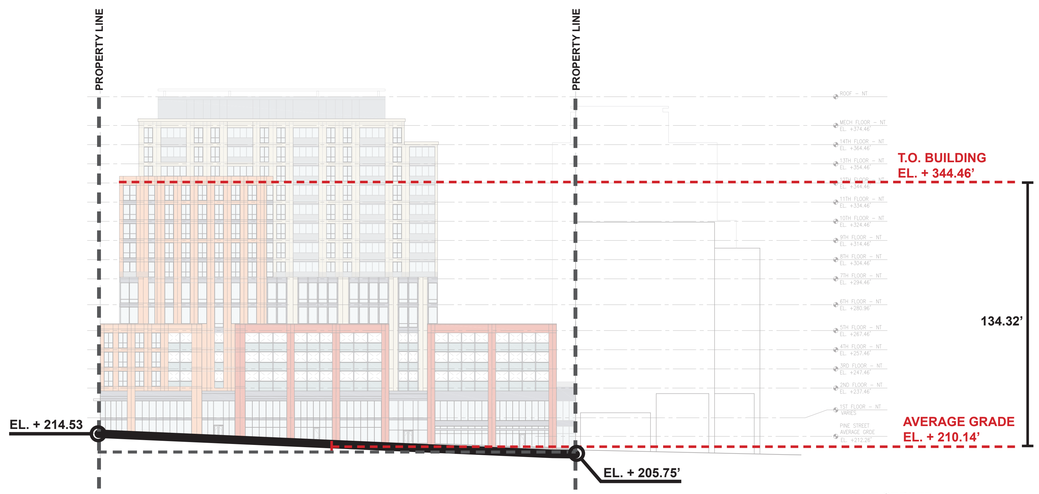
2/14/2017 2:29:46 PM

CHERRY STREET
AVERAGE GRADE CALCULATION

217.41 + 214.53 = 431.94
431.94 / 2 = 215.97

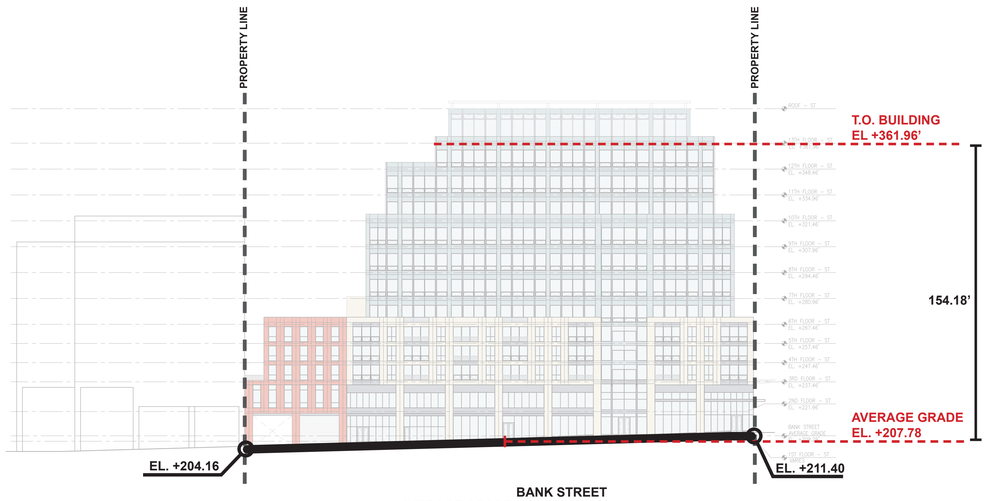
CHERRY STREET ELEVATION



PINE STREET
AVERAGE GRADE CALCULATION

214.53 + 205.75 = 420.28
420.28 / 2 = 210.14

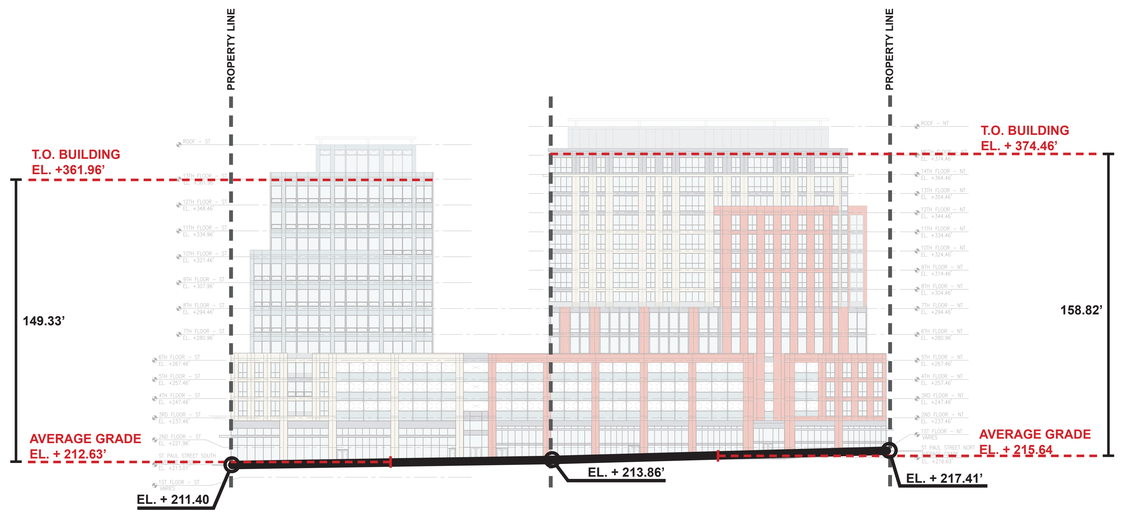
PINE STREET ELEVATION



BANK STREET
AVERAGE GRADE CALCULATION

204.16 + 211.40 = 415.56
415.56 / 2 = 207.78

BANK STREET ELEVATION



ST PAUL STREET @ BANK STREET
AVERAGE GRADE CALCULATION

211.40 + 213.86 = 425.25
425.25 / 2 = 212.63

ST PAUL STREET @ CHERRY STREET
AVERAGE GRADE CALCULATION

213.86 + 217.41 = 431.27
431.27 / 2 = 215.64

ST PAUL STREET ELEVATION

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Landscape Architect
(802)-862-0098
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Approval:

Date	No.	Description
2/07/17		DRB Presentation #1

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

AVERAGE GRADE ELEVATIONS

Project Number: 1317-01

Signature & Seal:

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Drawing Number:

A-407

New Building Application Number:

Drawing:

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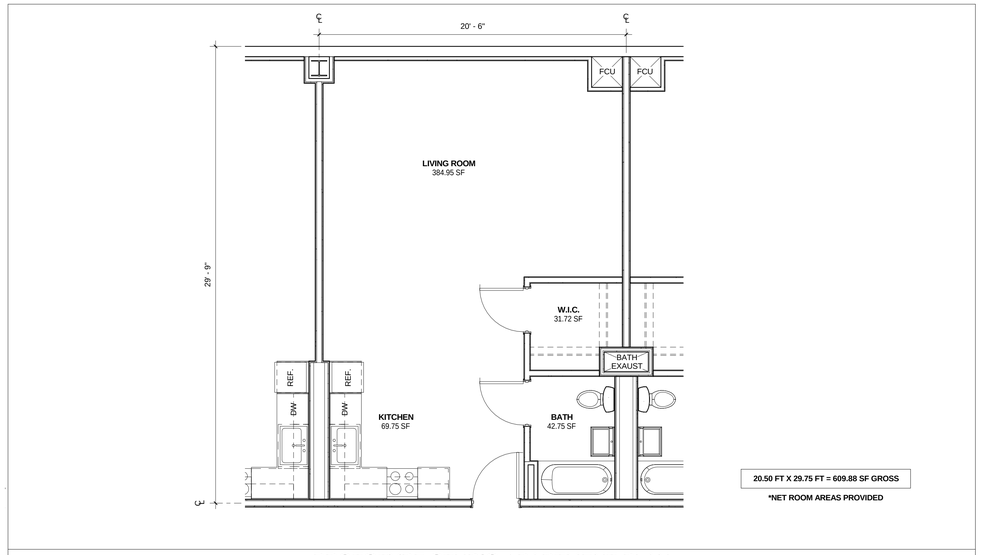
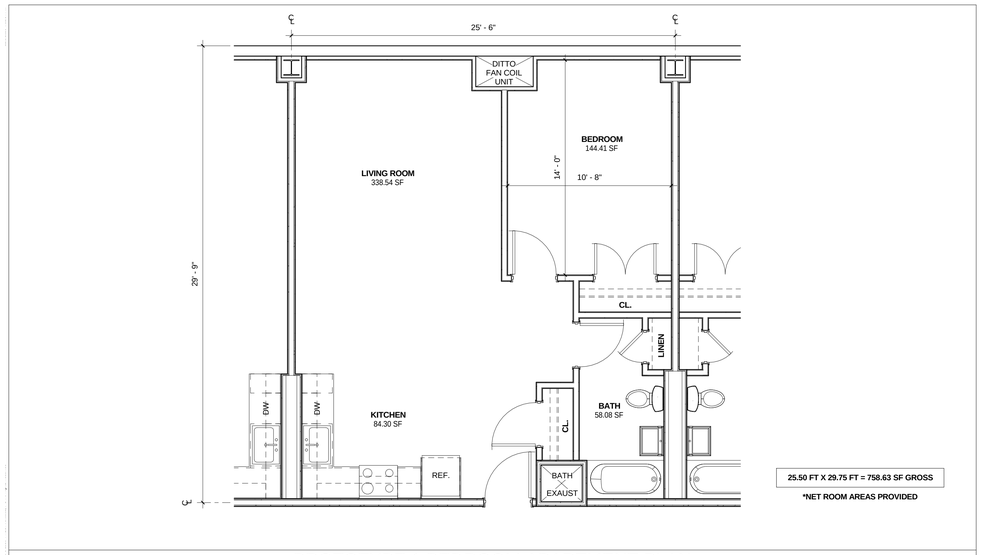
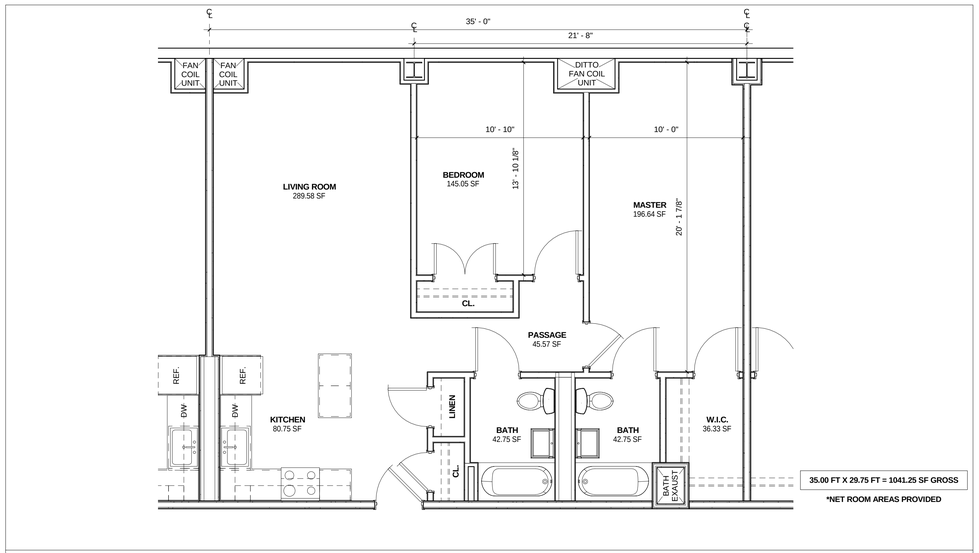


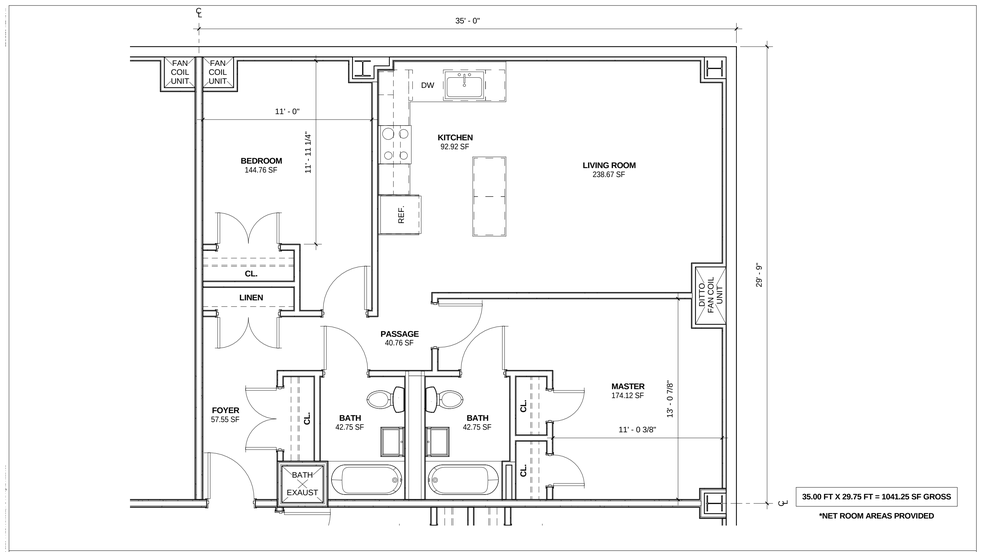
PROTOTYPE STUDIO APARTMENT PLAN



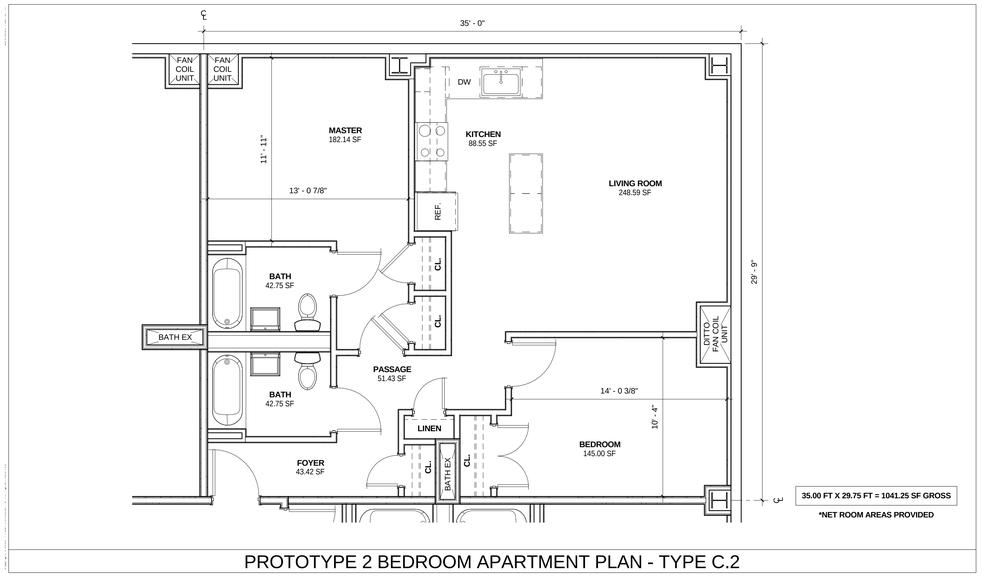
PROTOTYPE 1 BEDROOM APARTMENT PLAN



PROTOTYPE 2 BEDROOM APARTMENT PLAN - TYPE L



PROTOTYPE 2 BEDROOM APARTMENT PLAN - TYPE C.1



PROTOTYPE 2 BEDROOM APARTMENT PLAN - TYPE C.2

RESIDENTIAL UNITS

CHERRY STREET RESIDENCES

Floor	Studio	1BR	2BR	Total Units	Inclusionary Units
2	3	5	4	12	4
3	3	5	4	12	4
4	3	5	4	12	4
7	8	8	14	30	7
8	8	8	14	30	7
9	8	8	14	30	7
10	8	8	14	30	7
11	8	8	14	30	6
12	6	6	8	20	0
13	6	6	8	20	0
14	3	4	9	16	0
Total:	64	71	107	242	46

BANK STREET RESIDENCES

Floor	Studio	1BR	2BR	Total Units	Inclusionary Units
3	3	6	1	10	3
4	2	7	1	10	3
5	2	7	1	10	3
Total:	7	20	3	30	9

	Studio	1BR	2BR	Total Units	Inclusionary Units
Totals	**71**	**91**	**110**	**272**	**55**
% Total	26.10%	33.46%	40.44%		
Inclusionary	**15**	**18**	**22**	**55**	
% Inclusionary	27.27%	32.73%	40.00%	20.22%	

P K + S B

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Construction Manager
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Approval:

Date	No.	Description
2/14/17		DRB Presentation #2

Project:

Burlington Town Center
Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title:

PROTOTYPE APARTMENTS

Project Number: 1317-01

Signature & Seal:

Drawn By: Designer

Checked By: Checker

Scale: 12" = 1'-0"

Drawing Number:

A-408

New Building Application Number:

Drawing:

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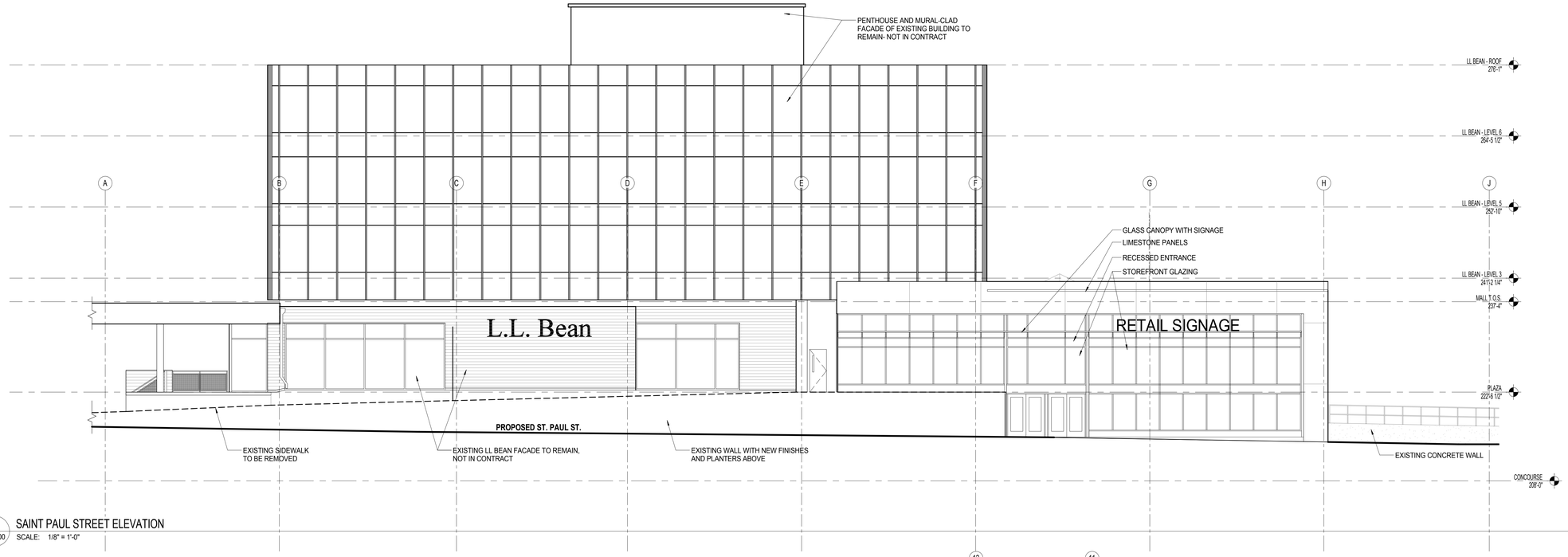
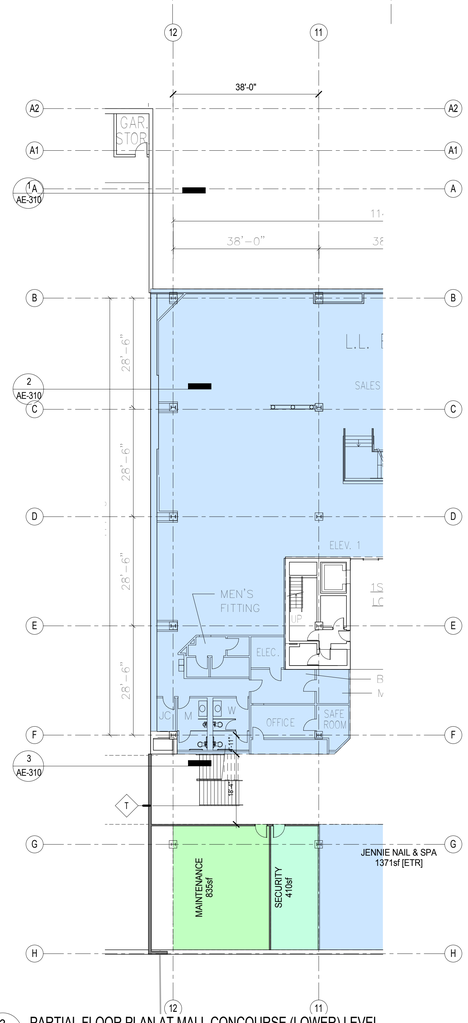


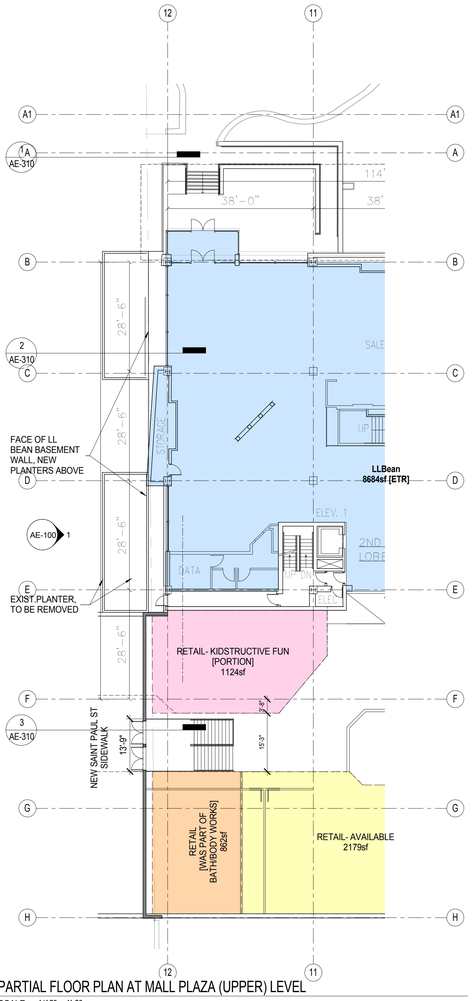
1 / AE-100 SAINT PAUL STREET ELEVATION
SCALE: 1/8" = 1'-0"

1A / AE-100 SAINT PAUL STREET RENDERED ELEVATION SEE 1/AE100 (ABOVE) FOR NOTES
SCALE: NOT TO SCALE

2 / AE-100 SAINT PAUL STREET ELEVATION- 3D VIEW
SCALE: NOT TO SCALE



3 / AE-100 PARTIAL FLOOR PLAN AT MALL CONCOURSE (LOWER) LEVEL
SCALE: 1/16" = 1'-0"



4 / AE-100 PARTIAL FLOOR PLAN AT MALL PLAZA (UPPER) LEVEL
SCALE: 1/16" = 1'-0"

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Architecture • Planning • Interiors

Burlington Town Center, BTC Mall Associates

101 Cherry Street
Burlington, VT
05401

FFF PROJECT NO: A1636
ORIGINATION DATE: 02/21/17
SCALE: As indicated
DRAWN BY: JDR&BW-FFF / JH- PKSB
CHECKED BY: WF-PKSB
ISSUE LOGIC:

SHEET CONTENTS:
WEST ELEVATION, CHURCH STREET RETAIL

SHEET NO:
AE-100

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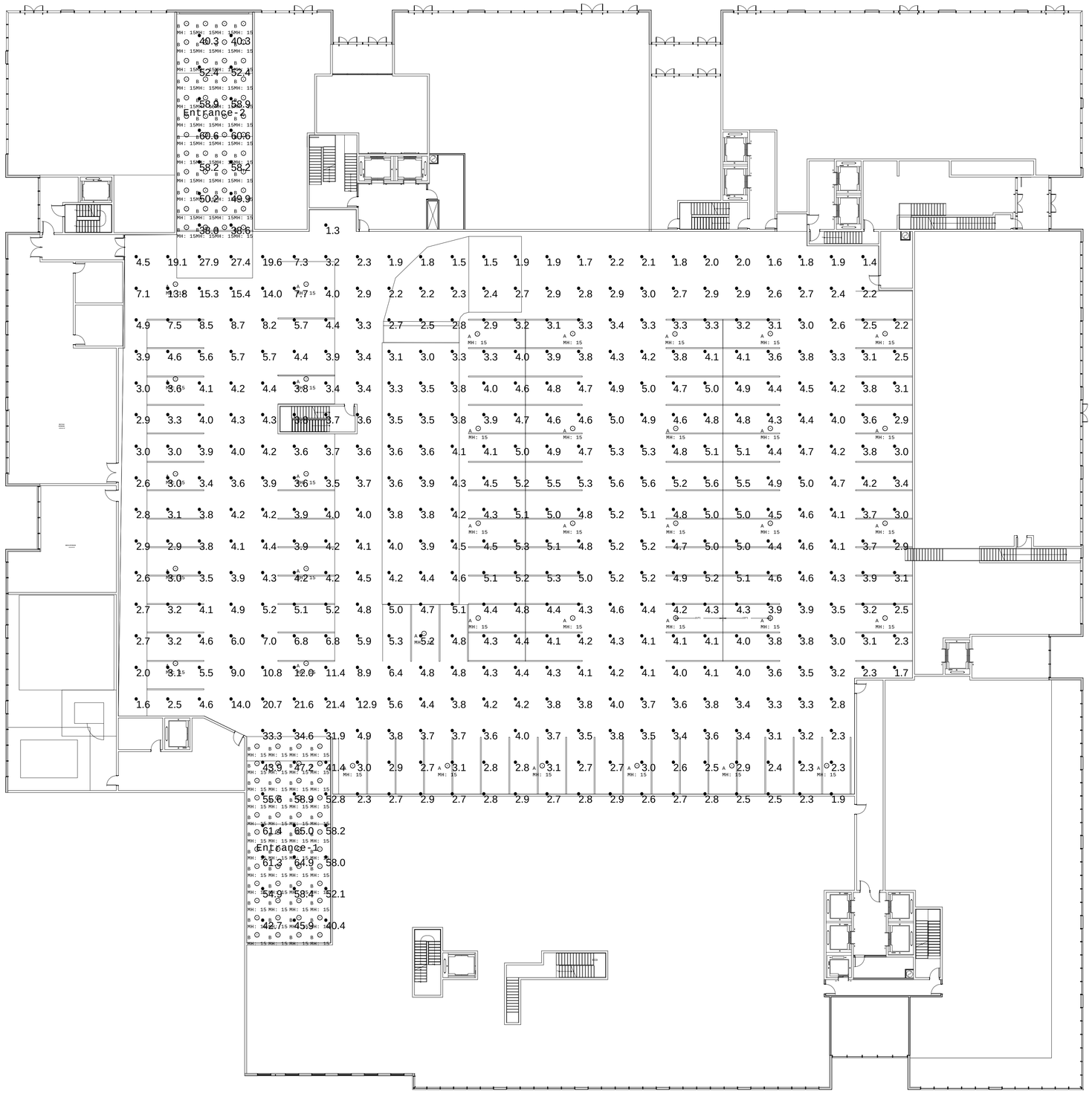
4/14/2017 8:33:31 PM



PLAN VIEW

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
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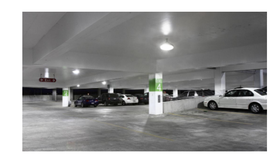
Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
P2 Parking Lot_Floor	7.99	65.0	1.3	6.15	50.00
Entrace-1	53.50	65.0	40.4	1.32	1.61
Entrace-2	51.25	60.6	38.0	1.35	1.59

Luminaire Schedule (note fixture cataloge numbers are not complete)

Type	Symbol	Qty	Lum. Lumens	LLF	Lum. Watts	Description
A	⊙	37	6331	0.850	65.1	PGL71WE35-60L5K
B	⊙	96	6795	0.850	65.1	PGL71NE35-60L5K



Burlington Town Center: Parking Photometrics
2nd Level Parking

1781567 - Burlington Town Center-P2 rev 1.AGI

TITLE
BURLINGTON CENTER PARKING
BURLINGTON, VT
PRELIM 2ND FLR LIGHTING LAYOUT

GENERATED FOR:
FREEMAN FRENCH FREEMAN

SCALE NOT TO SCALE

Date:3/2/2017

Page 1 of 1

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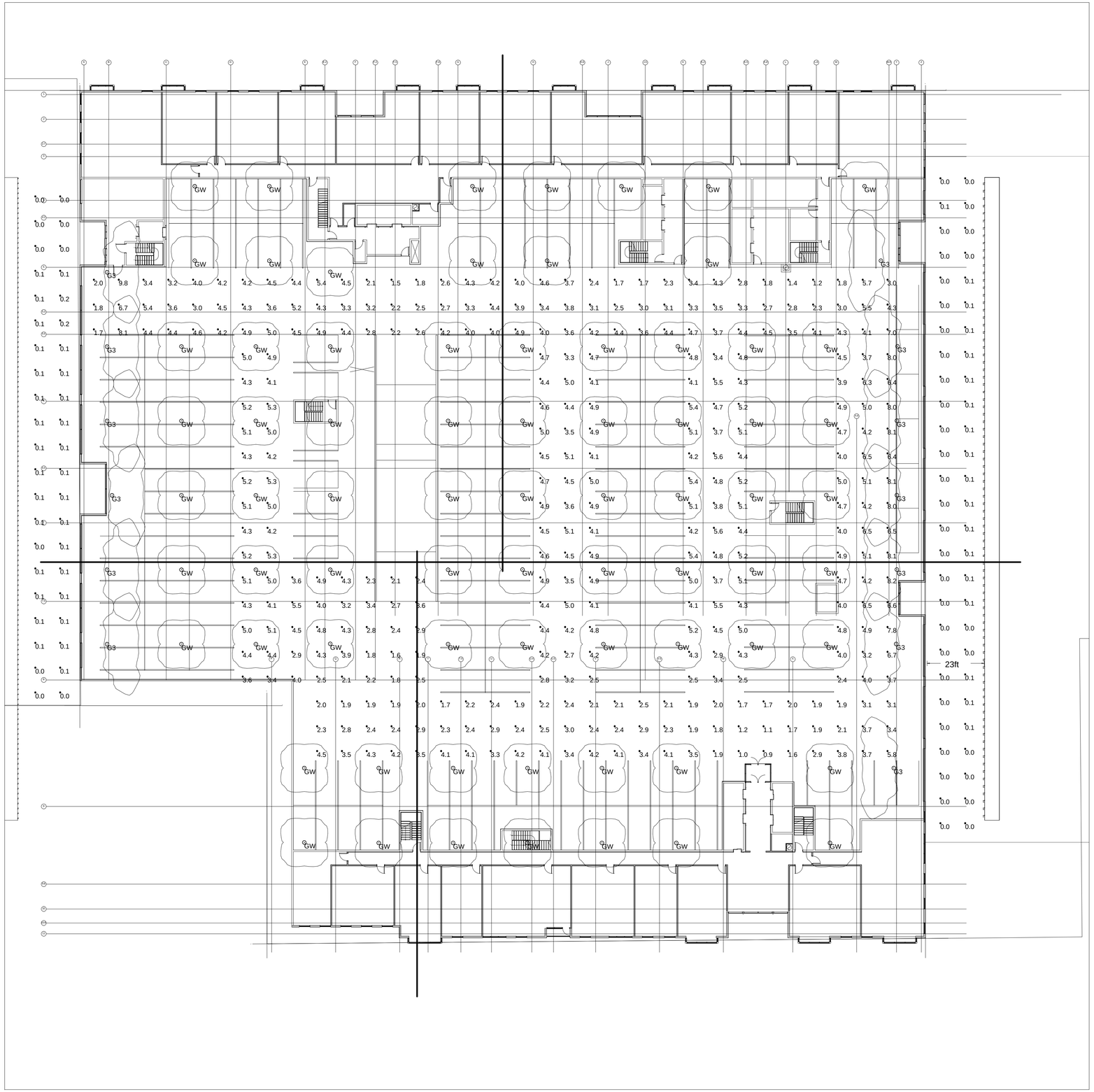

PLAN VIEW

NOTES:
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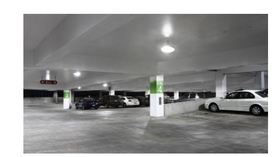
Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
ADJ WALL_1_Side_1	0.16	0.3	0.0	N.A.	N.A.
ADJ WALL_Side_3	0.22	0.3	0.0	N.A.	N.A.
drive lane	3.92	9.8	0.9	4.36	10.89
OUTSIDE	0.03	0.1	0.0	N.A.	N.A.
west side	0.08	0.2	0.0	N.A.	N.A.

Luminaire Schedule (note fixture cataloge numbers are not complete)

Type	Symbol	Qty	Lum. Lumens	LLF	Lum. Watts	Description
GW	⊙	72	4812	0.900	65.1	PGL71WE35-60L3K
G3	⊙	13	3994	0.900	65.1	PGL74WE35-60L3K-NFO



Burlington Town Center: Parking Photometrics
3rd, 4th, 5th Level Parking

prelim 3rd floor combined rev 1.AGI

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

TITLE
BURLINGTON CENTER PARKING
BURLINGTON, VT
PRELIMINARY 3RD FLR LIGHTING LAYOUT

GENERATED FOR:
FREEMAN FRENCH FREEMAN

SCALE NOT TO SCALE

Date:3/6/2017

Page 1 of 2

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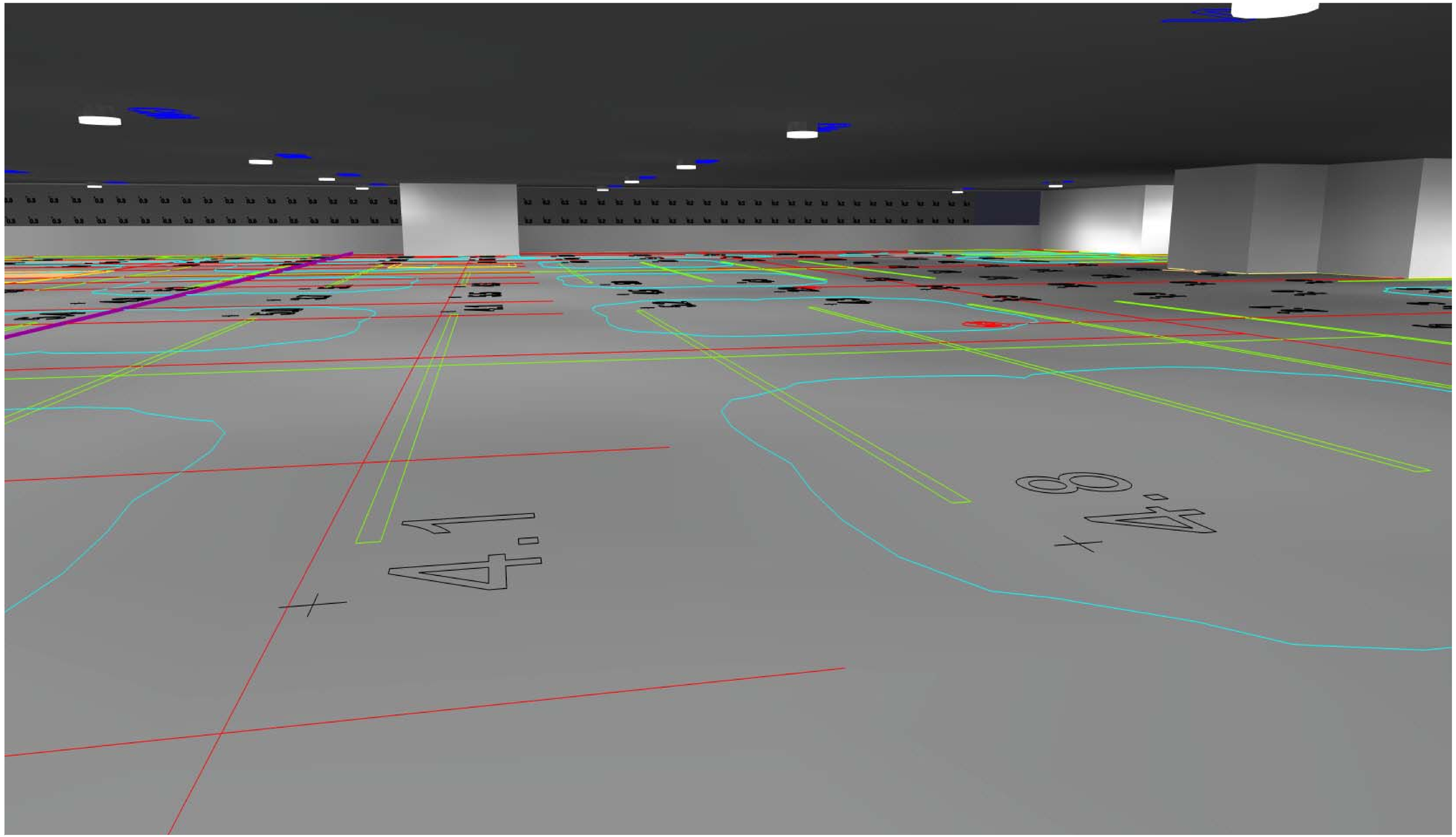

prelim 3rd floor combined rev 1.AGI

TITLE
BURLINGTON CENTER PARKING
BURLINGTON, VT
PRELIMINARY VIEW RIGHT SIDE WALL

GENERATED FOR:
FREEMAN FRENCH FREEMAN

SCALE NOT TO SCALE

Page 2 of 2

Date:3/6/2017

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