

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT



3/12/2024 12:37:30 PM

E:\new\files\2025 - 17PARK STREET - 02-05-2024 - allen@rabideau-architects.com.vt

ABBREVIATIONS

| | | | | | |
|---------|-------------------------------|---------|-----------------------------|----------|---------------------------|
| ADD | ADDITIONAL | GA | GAGE | PVC | POLYVINYL CHLORIDE |
| A/C | AIR CONDITION(ING) | GALV | GALVANIZED | QT | QUARRY TILE |
| AT | ACOUSTIC TILE | GC | GENERAL CONTRACTOR | R | RADIUS, RISER |
| ADJ | ADJUSTABLE | GL | GLASS | RD | ROOF DRAIN, ROAD |
| AFF | ABOVE FINISH FLOOR | GYP | GYP/SUM | REINF | REINFORCEMENT |
| ALUM | ALUMINUM | H/HT | HEIGHT | REQD | REQUIRED |
| APROX | APPROXIMATE | HC | HOLLOW CORE | REV | REVISION |
| ARCH | ARCHITECTURAL | HORIZ | HORIZONTAL | RM | ROOM |
| BD | BOARD | HM | HOLLOW METAL | RO | ROUGH OPENING |
| BLDG | BUILDING | HVAC | HEATING, VENTILATION, & A/C | S | SOUTH |
| BLKG | BLOCKING | ID | INSIDE DIAMETER | SCH | SCHEDULE |
| BSMT | BASEMENT | IN | INCH | SCW | SOLID CORE WOOD |
| CAB | CABINET | INSUL | INSULATION, INSULATED | SECT | SECTION |
| CER | CERAMIC | INT | INTERIOR | SHT | SHEET |
| CJ | CONTROL JOINT | INCL | INCLUDED | SIM | SIMILAR |
| CL | CLEAR, CLEARANCE | JAN, JC | JANITOR'S CLOSET | SL | SLOPE |
| CLG | CEILING | JT | JOINT | SPEC | SPECIFICATION |
| C.H. | CEILING HEIGHT | KIT | KITCHEN, KITCHENETTE | SQ | SQUARE |
| CMU | CONCRETE MASONRY UNIT | LAV | LAVATORY | STD | STANDARD |
| COL | COLUMN | LAM | LAMINATE | STL | STEEL |
| CONC | CONCRETE | MATL | MATERIAL | SUSP | SUSPENDED |
| CONST | CONSTRUCTION | MDO | MEDIUM DENSITY OVERLAY | S, STL | STAINLESS STEEL |
| CONT | CONTINUOUS | MECH | MECHANICAL | T & G | TONGUE AND GROOVE |
| CPT | CARPET | MFL | METAL | TEL | TELEPHONE |
| CT | CERAMIC TILE | MIN | MINIMUM | TEMP | TEMPORARY |
| DET | DETAIL | MO | MASONRY OPENING | TH, THK | THICK, THICKNESS |
| DIA | DIAMETER | N | NORTH | THRESHLD | THRESHOLD |
| DIM | DIMENSION | NC | NOT IN CONTRACT | TOS | TOP OF STEEL, SLAB |
| DN | DOWN | NO | NUMBER | TOW | TOP OF WALL |
| DS | DOWNSPOUT | NOM | NOMINAL | TYP | TYPICAL |
| DWG | DRAWING | NTS | NOT TO SCALE | UNO | UNLESS NOTED OTHERWISE |
| E | EAST | OC | ON CENTER | VCT | VINYL COMPOSITION TILE |
| E.A | EACH | OD | OUTSIDE DIAMETER | VERT | VERTICAL |
| ELEC | ELECTRICAL | OPNG | OPENING | VEST | VESTIBULE |
| ELEV | ELEVATION, ELEVATOR | OPP | OPPOSITE | VIF | VERIFY IN FIELD |
| EQ | EQUAL | PL | PLATE | VWF | VINYL WALL COVERING |
| EQUIP | EQUIPMENT | PLYWD | PLYWOOD | W | WIDTH, WASTE, WATER, WEST |
| EXIST | EXISTING | PRELIM | PRELIMINARY | W/ | WITH |
| EXP | EXPANSION | PSI | POUNDS PER SQUARE INCH | WO | WITHOUT |
| FD | FLOOR DRAIN | PTD | PAINTED | WD | WOOD |
| FF | FINISHED FLOOR | P.T. | PRESSURE TREATED | WT | WEIGHT |
| FEC | FIRE EXTINGUISHER W/ CABINET | | | WWF | WELDED WIRE FABRIC |
| F. EXT. | FIRE EXTINGUISHER W/O CABINET | | | WWM | WELDED WIRE MESH |
| FIN | FINISH | | | | |
| FL | FLOOR, FLASHING | | | | |
| FT | FOOT, FEET | | | | |
| FTG | FOOTING | | | | |

ARCHITECTURAL SYMBOLS

| | | | |
|--|----------------|--|-----------------------|
| | DWG. NO. | | ROOM NUMBER |
| | DWG. NAME | | ELEVATION TAG |
| | SHEET NO. | | SPOT ELEVATION |
| | ELEVATION NO. | | PARTITION TYPE |
| | SECTION NO. | | ROOF SLOPE INDICATION |
| | SHEET NO. | | REVISION |
| | DETAIL MARKER | | NORTH ARROW |
| | DOOR NUMBER | | CHANGE IN ELEVATION |
| | WINDOW TYPE | | |
| | REFERENCE GRID | | |
| | CENTER LINE | | |

DRAWING INDEX

ARCHITECTURAL SHEET LIST

| SHEET # | SHEET NAME |
|---------|---------------------|
| A101 | PARKING LEVEL PLAN |
| A102 | FIRST FLOOR PLAN |
| A103 | SECOND FLOOR PLAN |
| A104 | THIRD FLOOR PLAN |
| A105 | FOURTH FLOOR PLAN |
| A106 | FIFTH FLOOR PLAN |
| A201 | EXTERIOR ELEVATIONS |
| A202 | EXTERIOR ELEVATIONS |
| A901 | PERSPECTIVE |

| REVISIONS | | |
|-----------|-------------------------|------------|
| No. | Description | Date |
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |
| | | |
| | | |
| | | |



| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |
| | | |
| | | |

| REVISIONS |
|-----------|
| |
| |
| |

PARKING LEVEL PLAN
SCALE: 1/8" = 1'-0"

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT

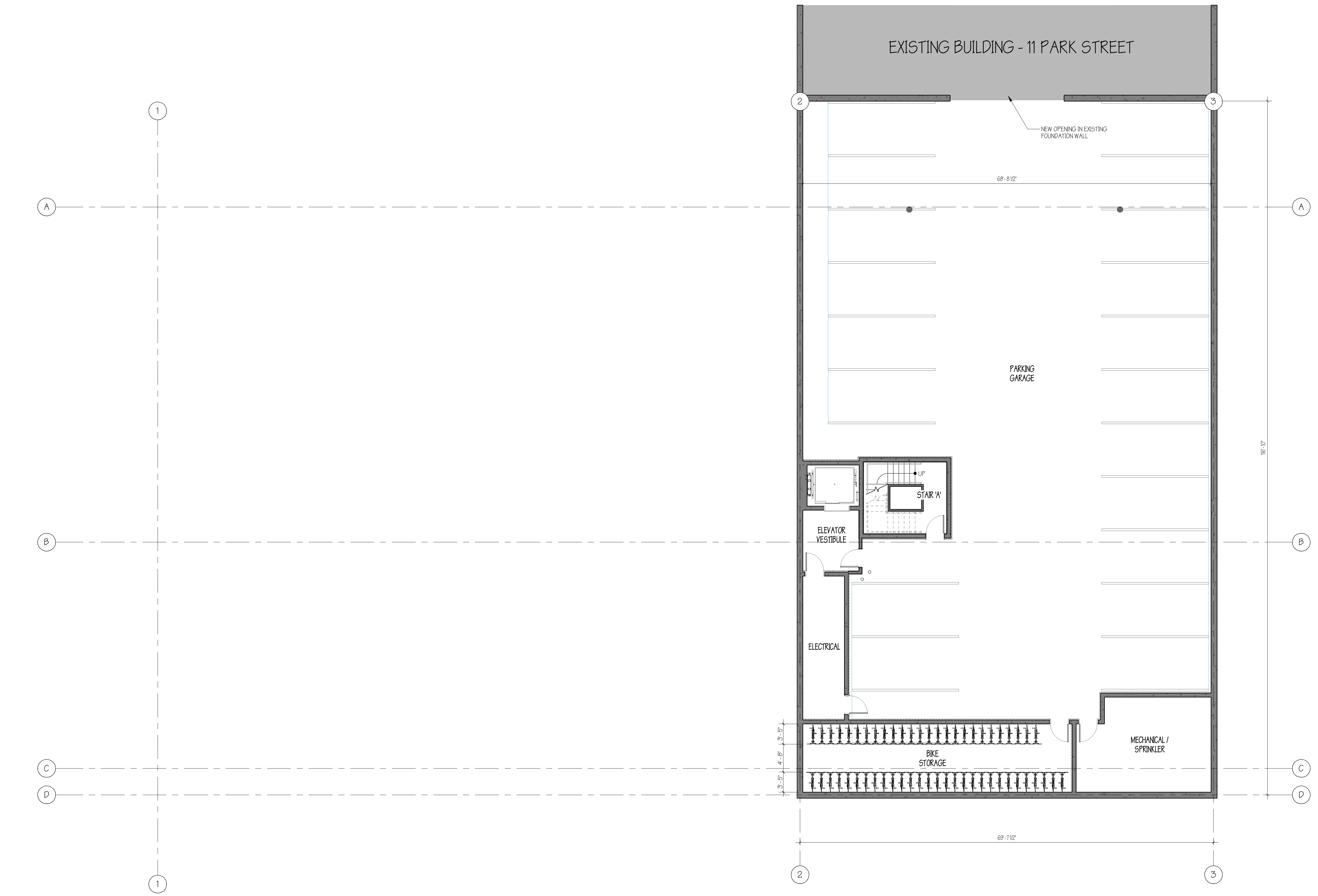


PROJECT #: **2005**

SHEET NUMBER

A101

10/05/23



1 GARAGE FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

REVISIONS

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

17 PARK STREET
CITY OF ESSEX JUNCTION, VERMONT

550 Hinckley Road
South Duxbury, VT 05830
802.883.8272
RabideauArchitects.com

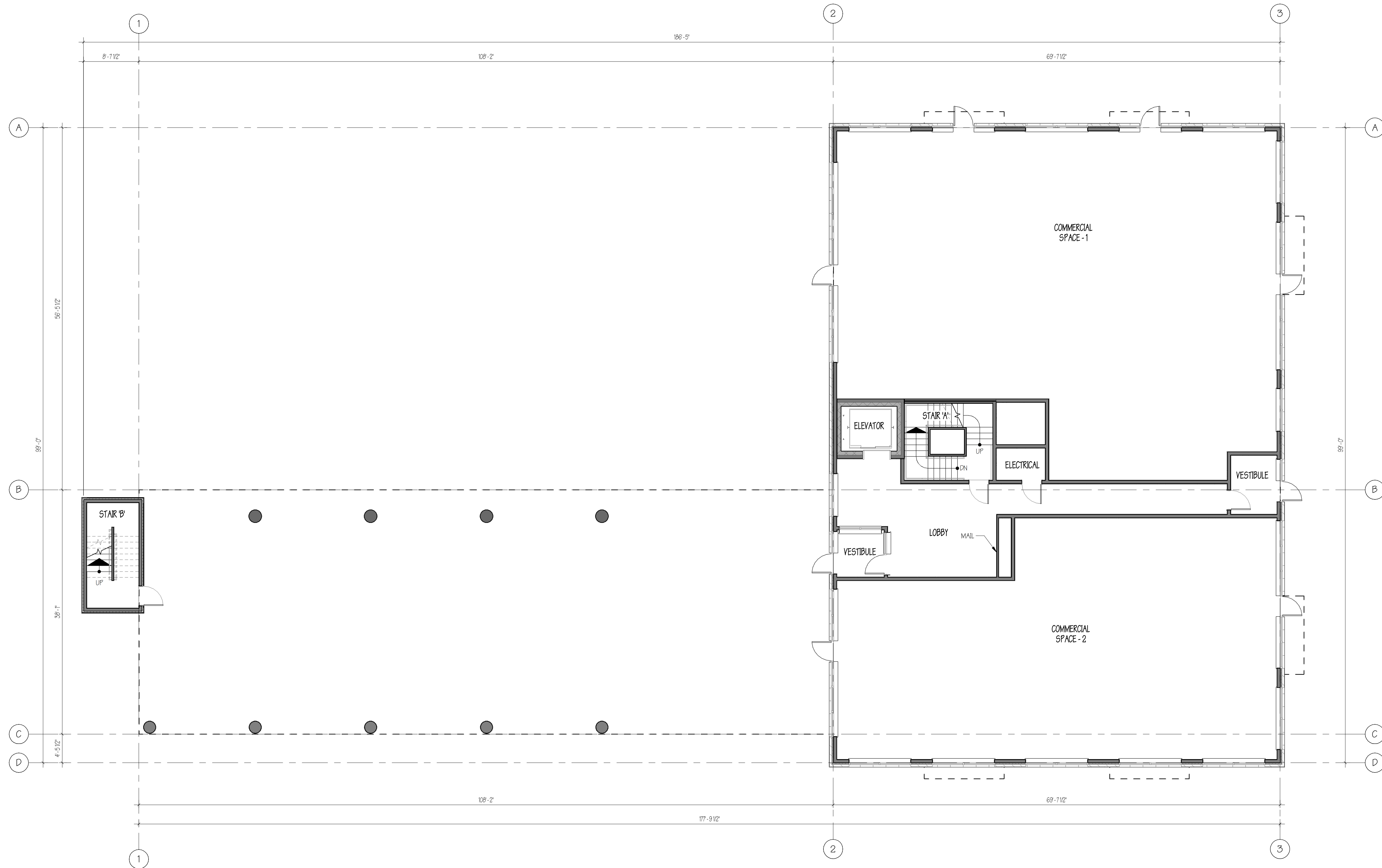


PROJECT #: 2005

SHEET NUMBER

A102

03/10/21



1 FIRST FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

17 PARK STREET
CITY OF ESSEX JUNCTION, VERMONT



PROJECT #: 2005

SHEET NUMBER

A103

11/24/21

PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

REVISIONS

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
17 PARK STREET
CITY OF ESSEX JUNCTION, VERMONT



PROJECT #: **2005**

SHEET NUMBER

A104

10/23/23



1 THIRD FLOOR PLAN
1/8" = 1'-0"



| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

REVISIONS

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT



PROJECT #: **2005**

SHEET NUMBER

A105

09/20/23

1 **FOURTH FLOOR PLAN**
1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

| REVISIONS | |
|-----------|-------------------------|
| No. | Description |
| 1 | CITY SUBMISSION PACKAGE |
| 2 | COLORS REVISED |

FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT

550 Hinckley Road
Suite 101
Essex Junction, VT 05453
802.883.8272
RabideauArchitects.com



PROJECT #: **2005**

SHEET NUMBER

A106

10/23/23



1 FIFTH FLOOR PLAN
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

REVISIONS

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT

550 Hirshberg Road
Suite 101
Essex Junction, VT 05603
802.883.8272
RabideauArchitects.com

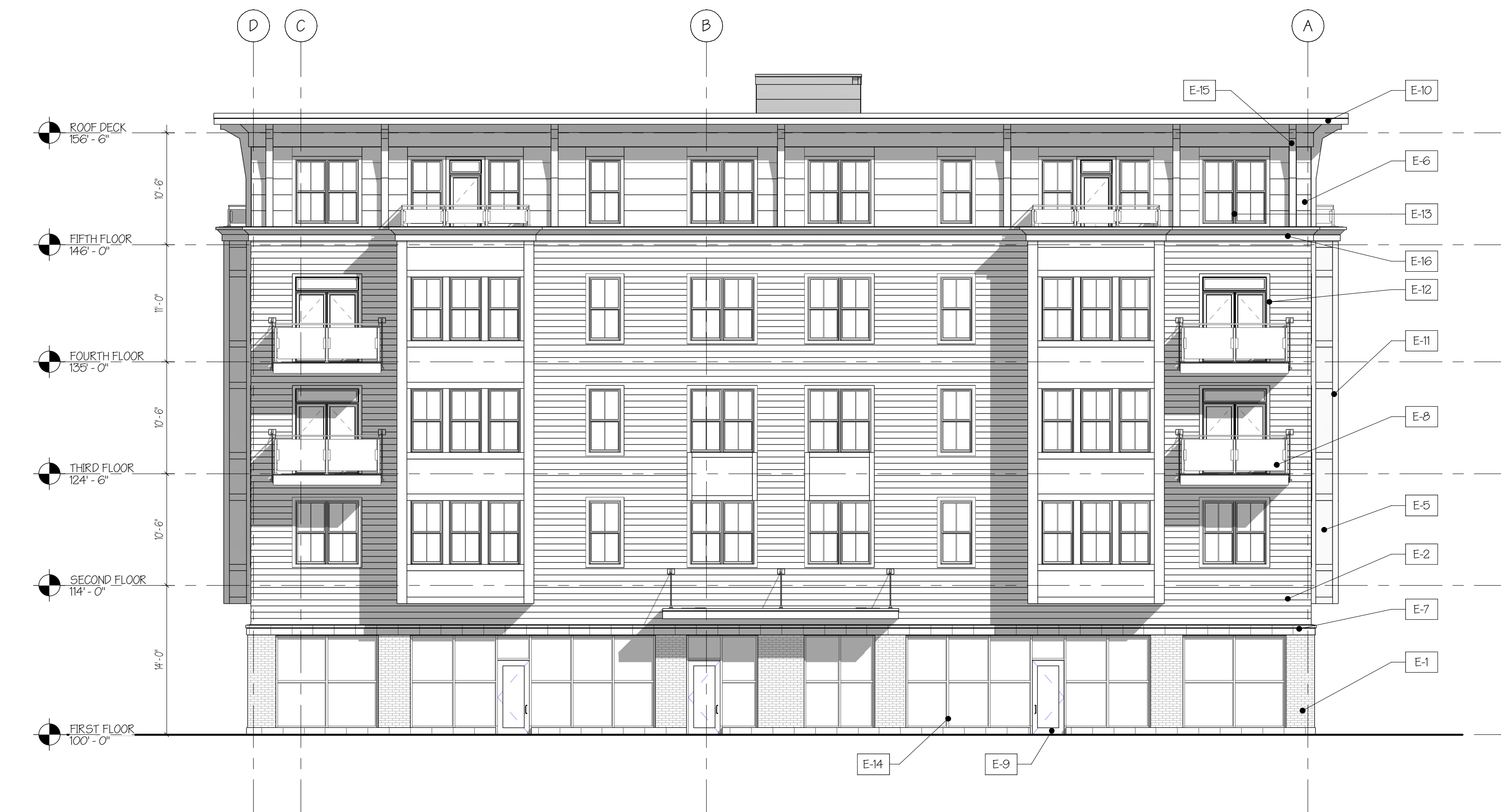


PROJECT #: **2005**

SHEET NUMBER

A201

10/20/23



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- E-1 SIDING TYPE ONE - STANDARD MODULAR FACE BRICK - RUNNING BOND. COLOR: GREY.
- E-2 SIDING TYPE TWO - FIBER CEMENT LAP SIDING BY JAMES HARDIE. COLOR: DREAM SERIES - DRIFTWOOD GRAY.
- E-3 SIDING TYPE THREE - AZEK TIMBERTECH VERTICAL CLOSED JOINT CLADDING. COLOR: WEATHERED TEAK.
- E-4 SIDING TYPE FOUR - FIBER CEMENT BOARD AND BATTEN SIDING BY JAMES HARDIE. COLOR: RUBBER MEETS THE ROAD.
- E-5 SIDING TYPE FIVE - FIBER CEMENT PANELS BY JAMES HARDIE. COLOR: STONEHAVEN GRAY. PROVIDE SURROUNDING FIBER CEMENT TRIM BOARDS BY JAMES HARDIE. COLOR: GANGPLANK GRAY.
- E-6 SIDING TYPE SIX - FIBER CEMENT SIDING - "TUFFBLOCK" SERIES BY NICHIA. COLOR: BAMBOO.
- E-7 GRANITE SILL AND STRETCHER COURSES, STYLE AND COLOR AS SELECTED BY ARCHITECT.
- E-8 BALCONIES - WOOD FRAMED BALCONY WITH GLASS RAILING SYSTEM.
- E-9 ENTRY DOOR - SEE DOOR SCHEDULE FOR SIZE AND MATERIAL. DOORS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A-01. COLOR AS SELECTED BY ARCHITECT.
- E-10 CORNICE - WOOD FRAMED PARAPET AND CORNICE. FACIA TO BE COMPOSITE TRIM BOARD. SOFFIT TO BE SHEATHED WITH FIBER CEMENT PANEL OR APPROVED EQUAL.
- E-11 TRIM BOARDS - 5/4 TRIM. SIZES AS INDICATED. SMOOTH TEXTURE.
- E-12 WINDOW / DOOR TRIM - PROVIDE 1/4" COMPOSITE TRIM AT ALL WINDOWS.
- E-13 WINDOWS - VINYL / COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS.
- E-14 STOREFRONT SYSTEM - FIBERGLASS OR ALUMINUM STOREFRONT SYSTEM AND INTEGRATED ENTRY DOORS. STOREFRONT MUST MEET U-VALUE REQUIREMENTS SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS.
- E-15 CORNICE BRACKETS - BRACKETS MADE WITH COMPOSITE POLYUREA, HIGH DENSITY URETHANE, GLASS FIBER REINFORCED GYPSUM OR OTHER APPROVED METHOD.
- E-16 MID-BUILDING BANDING - MADE WITH COMPOSITE POLYUREA, HIGH DENSITY URETHANE, GLASS FIBER REINFORCED GYPSUM OR OTHER APPROVED METHOD. PROVIDE PROFILED BANDING.
- E-17 BUILT UP SHADOW BOXES WITH CABLE RAIL RAILING INFILL.



1 NORTH ELEVATION
1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |



2 WEST ELEVATION
1/8" = 1'-0"

| EXTERIOR MATERIAL LEGEND | |
|--------------------------|---|
| E-1 | SIDING TYPE ONE - STANDARD MODULAR FACE BRICK - RUNNING BOND. COLOR: GREY. |
| E-2 | SIDING TYPE TWO - FIBER CEMENT LAP SIDING BY JAMES HARDIE. COLOR: DREAM SERIES - DRIFTWOOD GRAY. |
| E-3 | SIDING TYPE THREE - AZEK TIMBERTECH VERTICAL CLOSED JOINT CLADDING. COLOR: WEATHERED TEAK. |
| E-4 | SIDING TYPE FOUR - FIBER CEMENT BOARD AND BATTEN SIDING BY JAMES HARDIE. COLOR: RUBBER MEETS THE ROAD. |
| E-5 | SIDING TYPE FIVE - FIBER CEMENT PANELS BY JAMES HARDIE. COLOR: STONEHAVEN GRAY. PROVIDE SURROUNDING FIBER CEMENT TRIM BOARDS BY JAMES HARDIE. COLOR: GANGPLANK GRAY. |
| E-6 | SIDING TYPE SIX - FIBER CEMENT SIDING - "TUFFBLOCK" SERIES BY NCHIA. COLOR: BAMBOO. |
| E-7 | GRANITE SILL AND STRETCHER COURSES. STYLE AND COLOR AS SELECTED BY ARCHITECT. |
| E-8 | BALCONIES - WOOD FRAMED BALCONY WITH GLASS RAILING SYSTEM. |
| E-9 | ENTRY DOOR - SEE DOOR SCHEDULE FOR SIZE AND MATERIAL. DOORS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A000. COLOR AS SELECTED BY ARCHITECT. |
| E-10 | CORNICE - WOOD FRAMED PARAPET AND CORNICE. FACIA TO BE COMPOSITE TRIM BOARD. SOFFIT TO BE SHEATHED WITH FIBER CEMENT PANEL OR APPROVED EQUAL. |
| E-11 | TRIM BOARDS - 5/4 TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. |
| E-12 | WINDOW / DOOR TRIM - PROVIDE 3/4 COMPOSITE TRIM AT ALL WINDOWS. |
| E-13 | WINDOWS - VINYL / COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS. |
| E-14 | STOREFRONT SYSTEM - FIBERGLASS OR ALUMINUM STOREFRONT SYSTEM AND INTEGRATED ENTRY DOORS. STOREFRONT MUST MEET U-VALUE REQUIREMENTS SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS. |
| E-15 | CORNICE BRACKETS - BRACKETS MADE WITH COMPOSITE POLYUREA, HIGH DENSITY URETHANE, GLASS FIBER REINFORCED GYPSUM OR OTHER APPROVED METHOD. |
| E-16 | MD-BUILDING BANDING - MADE WITH COMPOSITE POLYUREA, HIGH DENSITY URETHANE, GLASS FIBER REINFORCED GYPSUM OR OTHER APPROVED METHOD. PROVIDE PROFILED BANDING. |
| E-17 | BUILT UP SHADOW BOXES WITH CABLE RAIL RAILING INFILL. |

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

17 PARK STREET

CITY OF ESSEX JUNCTION, VERMONT



PROJECT #: 2005

SHEET NUMBER

A202

10/20/23



1 SOUTHEAST PERSPECTIVE

PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|-----|-------------------------|------------|
| 1 | CITY SUBMISSION PACKAGE | 02/06/24 |
| 2 | COLORS REVISED | 03/12/2024 |

PERSPECTIVE
SCALE:

17 PARK STREET
CITY OF ESSEX JUNCTION, VERMONT

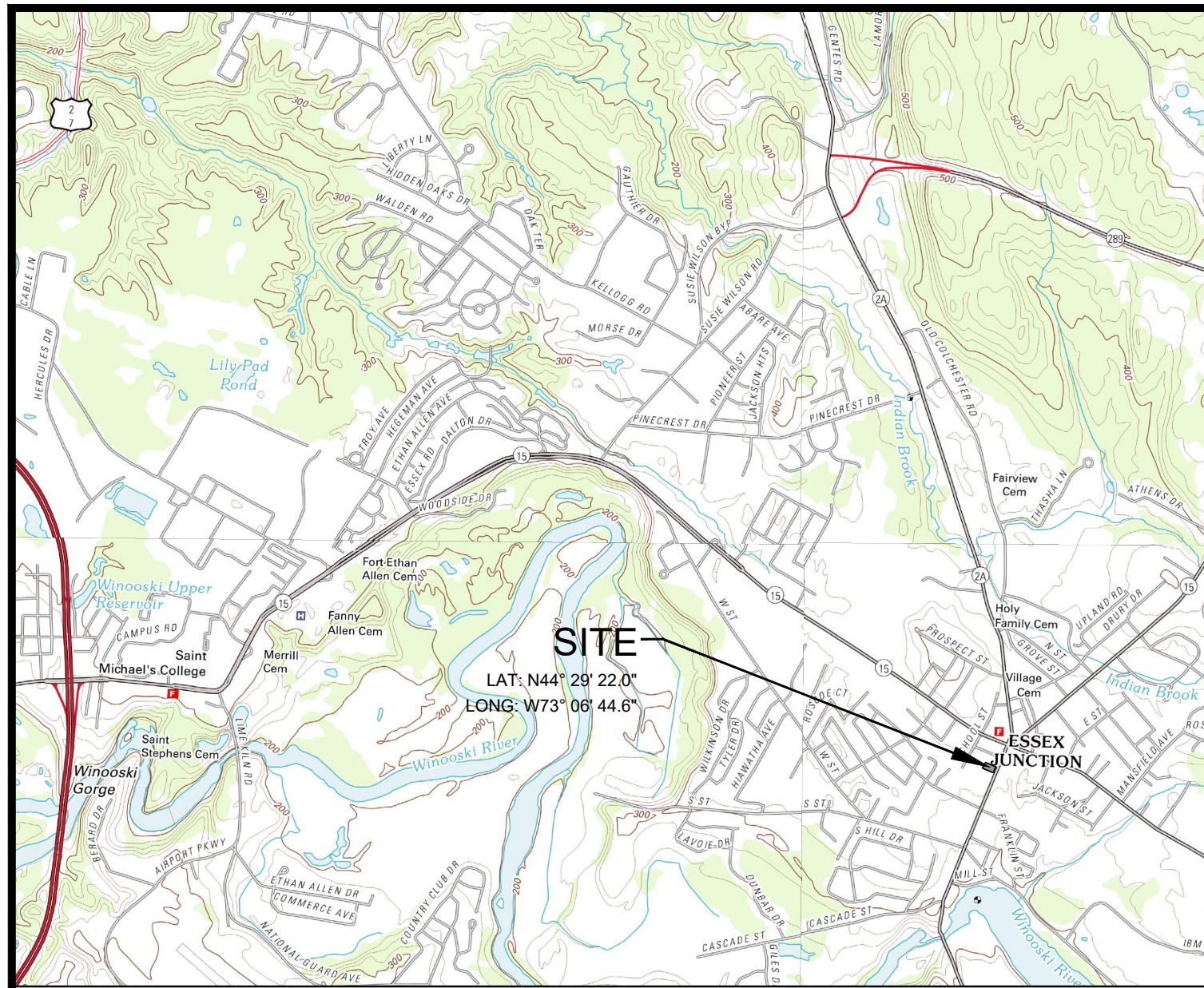


PROJECT #: **2005**

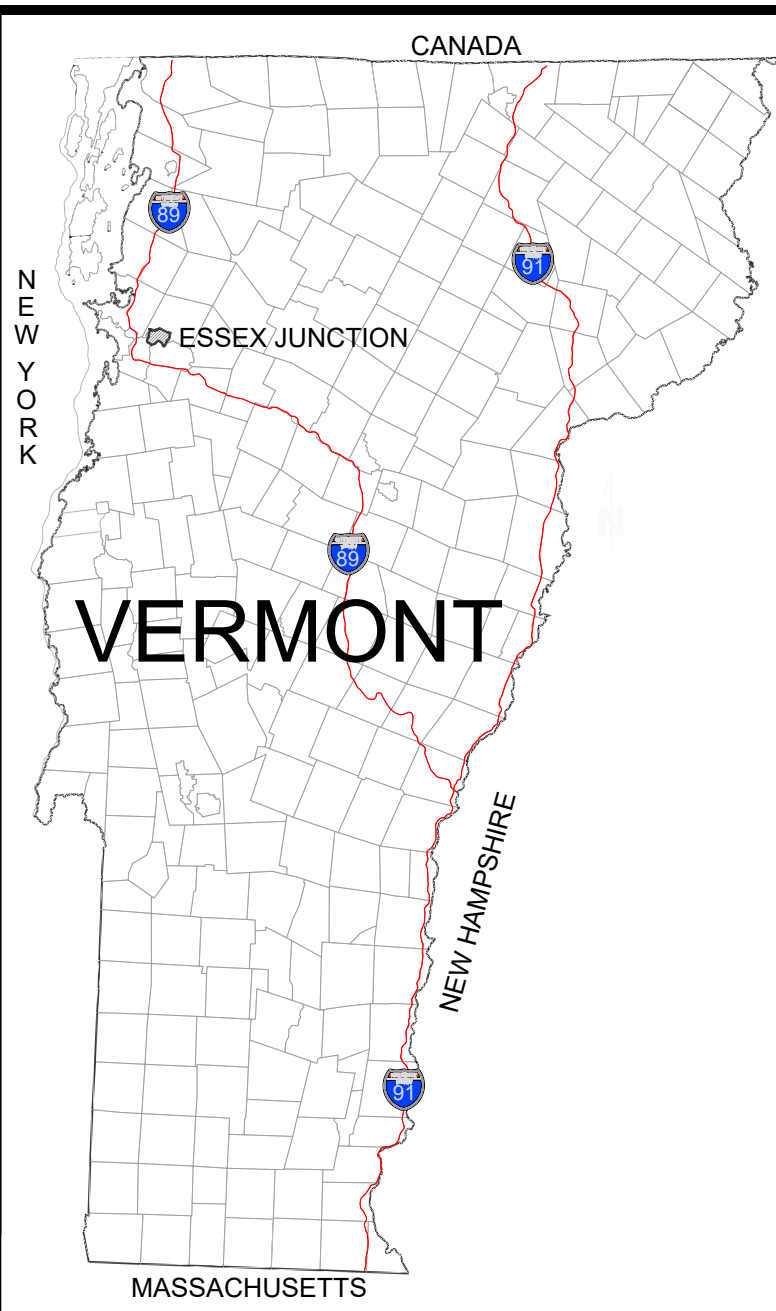
SHEET NUMBER

A901

10/19/21



LOCATION MAP
SCALE: 1" = 1/2 MILE

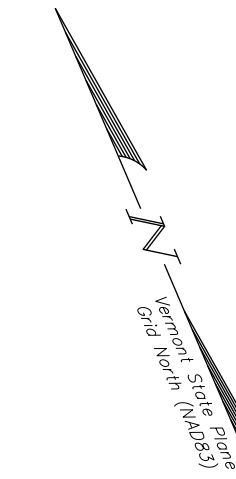


NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY. ADDITIONAL ASPECTS OF PLANS ON THE NEIGHBORING PROPERTIES ARE POSITIONED BASED ON PLANNING DOCUMENTATION FROM TRUDELL CONSULTING ENGINEERS, INC. INFORMATION, BUILDING LOCATION, AND BUILDING CONNECTIONS WILL NEED TO BE REVIEWED PRIOR TO CONSTRUCTION.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
- EXISTING GROUND CONTOUR ELEVATIONS ARE BASED 2014 STATE OF VERMONT LIDAR AND FIELD SURVEY BY KREBS AND LANSING IN THE FALL OF 2022. KREBS AND LANSING SURVEYED ONLY AREA AROUND THE PROPOSED PROJECT.
- UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
- THIS PLAN IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE BASED ON TAX MAPPING AND ARE CONSIDERED APPROXIMATE. PROPERTY LINES HAVE BEEN ADJUSTED BASE ON MONUMENTATION FOUND IN THE FIELD AND EVIDENCE IN AERIAL PHOTOGRAPHY. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON FIELD LOCATION OF PROPERTY MONUMENTS AND A BOUNDARY SURVEY PREPARED BY KREBS & LANSING CONSULTING ENGINEERS, INC. TITLED, "BOUNDARY SURVEY, PROPERTY OF ESSEX JUNCTION GRADED SCHOOL DISTRICT, "PARK STREET SCHOOL", DATED JANUARY 21, 2005.

LEGEND

- IRON PIPE / CONCRETE MONUMENT FOUND
- APPROXIMATE PROPERTY LINES
- EXISTING SEWER LINE/MANHOLE
- EXISTING STORM LINE/MANHOLE/BASIN
- EXISTING OVERHEAD ELECTRIC LINE/POWER POLE
- EXISTING UNDERGROUND POWER
- EXISTING WATER LINE/HYDRANT/VALVE/SHUTOFF
- EXISTING UNDERGROUND GAS SYSTEMS
- EXISTING UNDERGROUND COMMUNICATIONS



17 PARK

17 Park Street
City of Essex Junction, Vermont



**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

OWNER:

Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

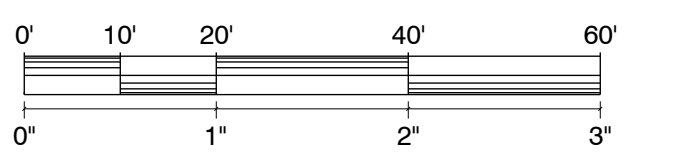
APPLICANT:

Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:

CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22,190 s.f.)
Zoning: Village Center

STAMP:



STANDARD GRAPHIC SCALE (1" = 20')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:

**EXISTING OVERALL
SITE PLAN**

DATE ISSUED: 02/09/24

DRAWN BY: GTD CHECKED BY:

PROJECT NO.: 23283 SCALE: 1" = 20'

DRAWING NO.: REV. NO.:

C-0.00

1

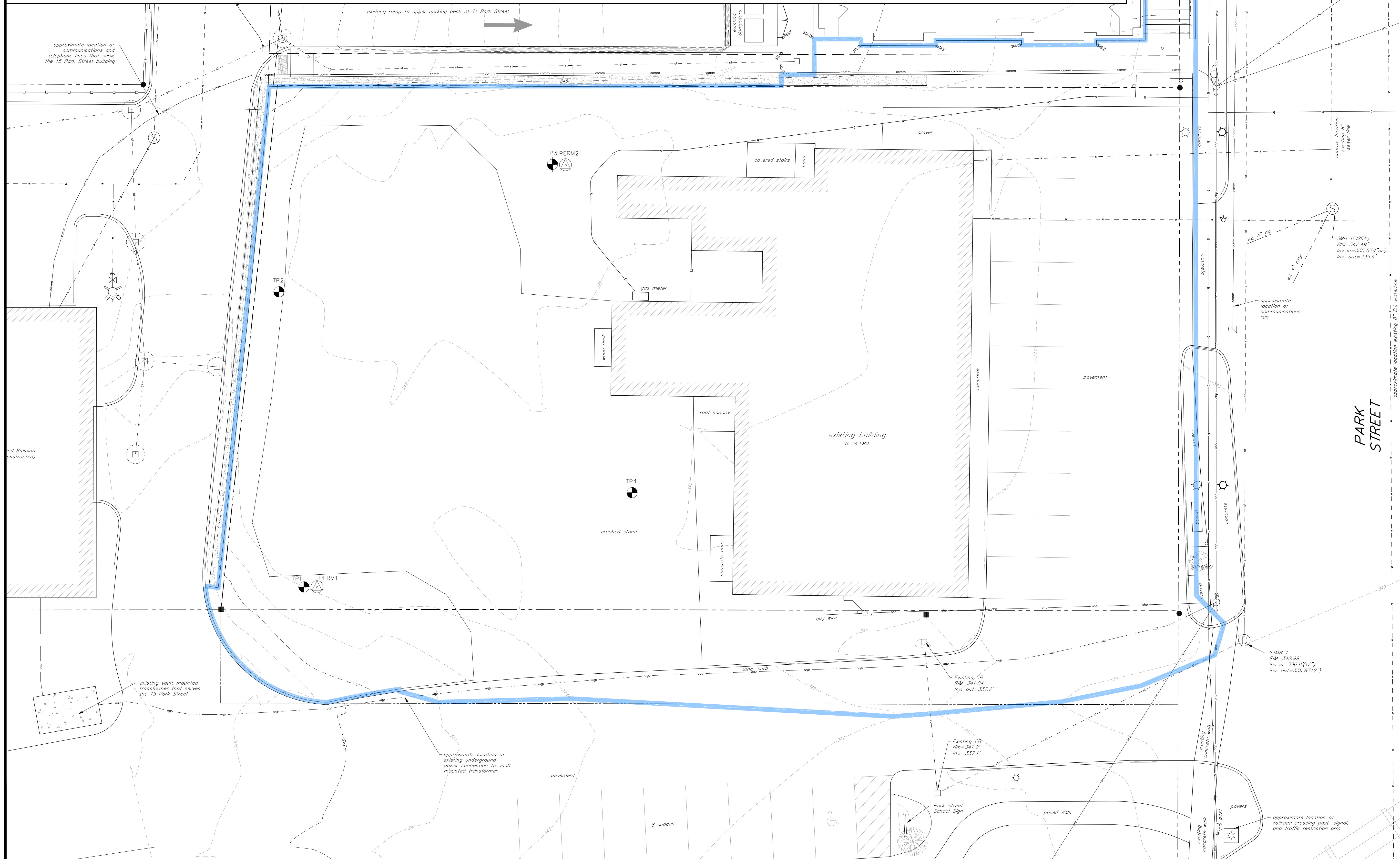


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LEGEND

- IRON PIPE / CONCRETE MONUMENT FOUND
- EXISTING TREELINE
- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- EXISTING WOODEN FENCE
- EXISTING SEWER LINE/MANHOLE
- EXISTING STORM LINE/MANHOLE/BASIN
- EXISTING OVERHEAD ELECTRIC LINE/POWER POLE
- EXISTING UNDERGROUND POWER
- EXISTING WATER LINE/HYDRANT/VALVE/SHUTOFF
- EXISTING UNDERGROUND GAS SYSTEMS
- EXISTING UNDERGROUND COMMUNICATIONS
- PROPOSED WATERSHED TO BE INCLUDED IN STATE STORMWATER PERMIT



17 PARK

17 Park Street
City of Essex Junction, Vermont

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05446 www.krebsandlansing.com

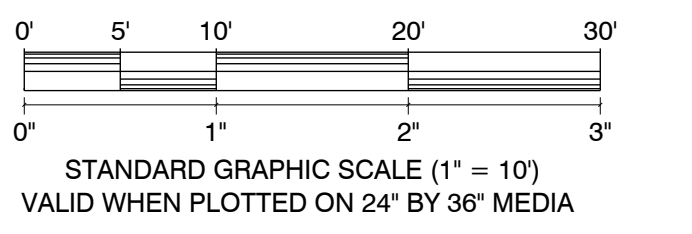
**ISSUED FOR PERMIT REVIEW
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OWNER:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
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PROPERTY INFORMATION:
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Parcel ID: 1028034000
SPAN: 207-066-12977
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Zoning: Village Center

STAMP:



| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:
**DETAILED EXISTING
CONDITIONS PLAN**

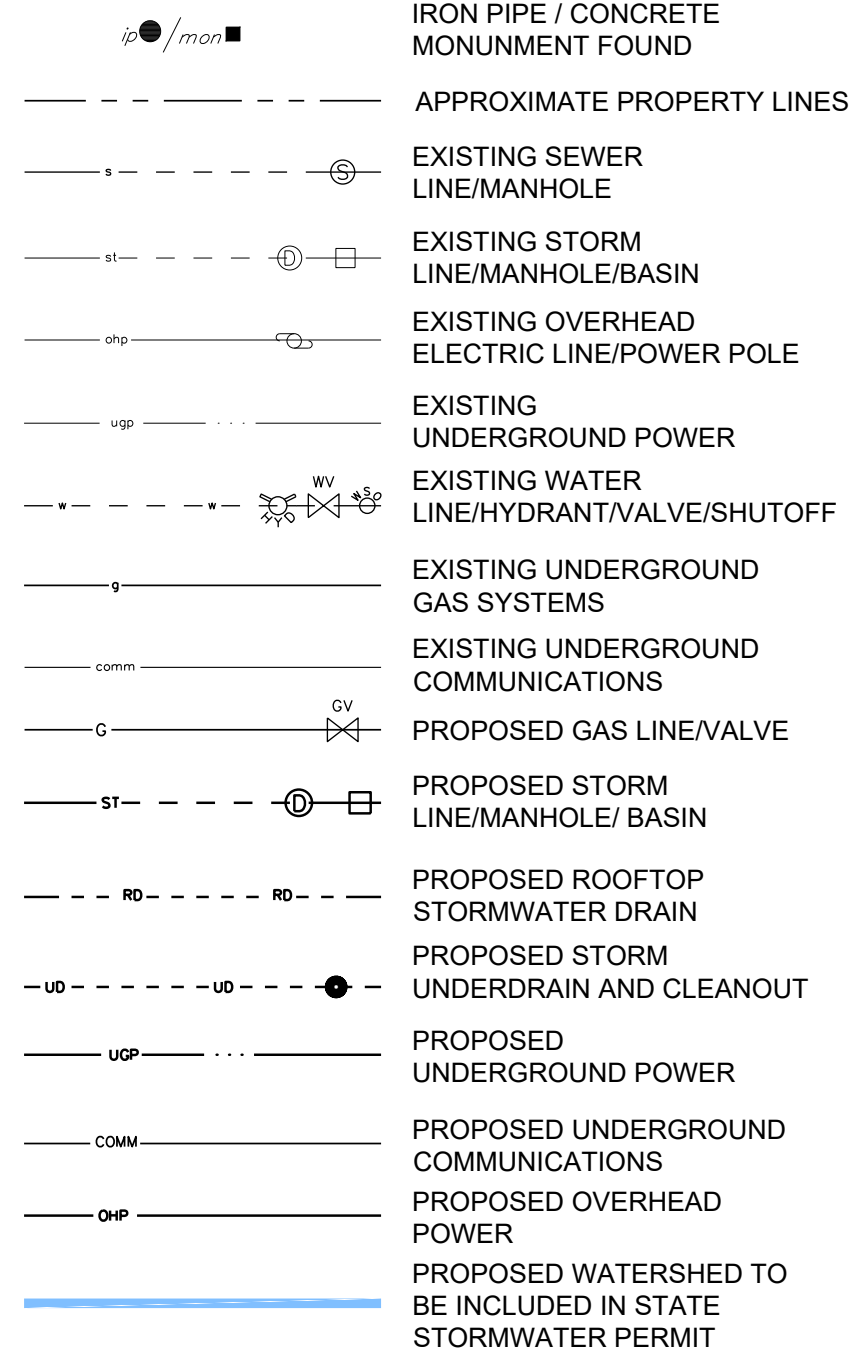
DATE ISSUED: 02/09/24
DRAWN BY: GTD CHECKED BY:
PROJECT NO.: 23283 SCALE: 1" = 10'
DRAWING NO.: REV. NO.:

C-0.01 1

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LEGEND



CALCULATIONS:

- EXISTING CONDITIONS:**
- PROPERTY AREA: ±22,190 S.F. (±0.51 ACRES)
 - BUILDING COVERAGE: ±5,500 S.F. (±0.13 ACRES) (24.8%)
 - OVERALL IMPERVIOUS: ±18,000 S.F. (±0.41 ACRES) (81.1%)
- PROPOSED CONDITIONS:**
- PROPERTY AREA: ±22,190 S.F. (±0.51 ACRES)
 - BUILDING COVERAGE (INCLUDES UPPER LEVEL BUILDING): ±11,700 S.F. (0.27 ACRES) (52.7%)
 - OVERALL IMPERVIOUS: ±21,200 S.F. (0.49 ACRES) (95.5%)
 - 67 PARKING SPACES

WATER AND WASTEWATER DESIGN FLOW

- EXISTING SEWER DESIGN FLOW - ORIGINAL PERMITTING:**
- RESTAURANT SERVING TWO MEALS PER DAY - 27 SEATS * 30 GPD/SEAT * 0.8 REDUCTION = 648 GPD
 - FTE EMPLOYEES - 10 EMPLOYEES * 15 GPD/EMPLOYEE * 0.8 REDUCTION= 120 GPD
 - ONE SINGLE BEDROOM APARTMENT * 140 GPD = 140 GPD
 - TOTAL EXISTING = 908 GPD
- EXISTING WATER DESIGN FLOW - ORIGINAL PERMITTING:**
- RESTAURANT SERVING TWO MEALS PER DAY - 27 SEATS * 30 GPD/SEAT * 0.9 REDUCTION = 729 GPD
 - FTE EMPLOYEES - 10 EMPLOYEES * 15 GPD/EMPLOYEE * 0.9 REDUCTION= 135 GPD
 - ONE SINGLE BEDROOM APARTMENT * 150 GPD * 0.9 REDUCTION = 135 GPD
 - TOTAL EXISTING = 999 GPD

- PROPOSED SEWER DESIGN FLOW:**
- FIRST FLOOR COMMERCIAL SPACES: 50 EMPLOYEES * 15 GPD/EMPLOYEE = 750 GPD
 - STUDIO AND SINGLE BEDROOM DWELLING UNITS: 43 DU * 140 GPD/DU = 6,020 GPD
 - MULTI-BEDROOM DWELLING UNITS: 10 DU * 210 GPD/DU = 2,100 GPD
 - TOTAL PROPOSED SEWER DEMAND = 8,870 GPD

- PROPOSED WATER DESIGN FLOW:**
- FIRST FLOOR COMMERCIAL SPACES: 50 EMPLOYEES * 15 GPD/EMPLOYEE = 750 GPD
 - STUDIO AND SINGLE BEDROOM DWELLING UNITS: 43 DU * 140 GPD/DU = 6,020 GPD
 - MULTI-BEDROOM DWELLING UNITS: 10 DU * 280 GPD/DU = 2,800 GPD
 - TOTAL PROPOSED SEWER DEMAND = 9,570 GPD

PROPOSED APARTMENT PROJECT WILL RESULT IN AN INCREASE OF 7,962 GPD FOR SEWER FLOWS AND 8,571 GPD FOR WATER FLOWS FROM THE PREVIOUS USE. ALLOCATION REQUESTS, APPLICATIONS, AND CALCULATIONS WERE SUBMITTED TO THE CITY OF ESSEX JUNCTION ON NOVEMBER 20, 2023. UNITS HAVE BEEN UPDATED AND THE ALLOCATION REQUEST MUST ALSO BE UPDATED.

BIKE PARKING:

ON THE SITE PLAN THERE ARE 19 POSSIBLE BICYCLE PARKING SPACES SHOWN. THESE ARE 15 'U' SHAPED BIKE PARKING STRUCTURES AND 4 WALL MOUNT STRUCTURES. EXACT DESIGN FOR THE WALL MOUNT DESIGN IS TO BE DETERMINED. EACH OF THE 'U' SHAPED STRUCTURES IS CAPABLE OF HOLDING A MINIMUM OF 2 BIKES AND THE WALL MOUNT WE FEEL WILL BE THE SAME WITH THE SPACING PROVIDED. IN TOTAL ON THE SITE, COVERED BY THE BUILDING/SECOND STORY PARKING, THERE WILL BE 38 BIKE PARKING LOCATIONS. ADDITIONAL SPACE IS PROVIDED IN EACH RESIDENTIAL UNIT AND POSSIBLY IN THE BASEMENT OF THE BUILDING.

SOIL TEST PIT:

- DATE: APRIL 13, 2017
 WEATHER: 50° F, CLOUDY
 PRESENT: JAY RENSHAW, KREBS & LANSING CONSULTING ENGINEERS, INC.
- NLTD = NO LEDGE TO DEPTH
 NWTD = NO WATER TO DEPTH
 HSWT = HIGH SEASONAL WATER TABLE
- TP-1:**
- 0' - 9" DARK BROWN, LOAMY SAND, GRANULAR, VERY LOOSE, DRY, MANY LARGE ROOTS
 - 9' - 20" YELLOW BROWN LOAMY SAND, GRANULAR, LOOSE, MANY ROOTS
 - 20" - 46" LIGHT BROWN SAND, SOFT, GRANULAR STRUCTURE, DRY, ROOTS
 - 46" - 52" REDDISH BROWN/LIGHT BROWN, ALTERNATING BANDS OF COARSE/FINE SAND, FINE GRANULAR WEAK STRUCTURE, POSSIBLE CONCENTRATION MOTTLES, DRY, FEW ROOTS
 - 52" - 62" LIGHT BROWN, ALTERNATING BANDS OF FINE SAND/SAND/COARSE SAND, GRANULAR STRUCTURE, LOOSE DAMP, DISTINCT REDOX FEATURES @ 62"
 - 62" - 68" BROWN, COARSE SAND, GRANULAR STRUCTURE, PROMINENT REDOX FEATURES, WET TO SATURATED
 - 68" - 100" BROWN VERY FINE SAND, SINGLE GRAIN STRUCTURE, SATURATED/WATER FLOWING IN AT 96" HEAVY
- HSWT @ 62" - NLTD
- TP-2:**
- 0' - 8" DARK BROWN, LOAMY SAND, GRANULAR STRUCTURE, DRY, MANY ROOTS
 - 8" - 35" LIGHT BROWN, LOAMY SAND/SAND, SOFT, GRANULAR STRUCTURE, ROOTS, IRREGULAR PROFILE, POSSIBLE CONCENTRATION MOTTLES ON LEFT PROFILE, DRY
 - 35" - 41" GRAY/LIGHT BROWN, FINE SAND, IRREGULAR PROFILE, BRIGHT RED/BROWN STAINING/CONCENTRATION MOTTLES, PROMINENT BAND @ 36", FEW ROOTS
 - 41" - 60" BROWN, COARSE SAND, ALTERNATING BANDS OF FINE

- SAND LAYERED STRUCTURE, SEMI LOOSE, DAMP, FEW ROOTS
 - 60" - 72" BROWN, COARSE SAND, GRANULAR STRUCTURE, DAMP TO WET, WATER, DISTINCT REDOX FEATURES PRESENT @ 60"
 - 72" - 96" BROWN COARSE SAND, SINGLE GRAIN STRUCTURELESS, SATURATED
- HSWT @ 60" - NLTD
- TP-3: UNDER PROPOSED STORMTECH SYSTEM**
- 0' - 24" DISTURBED SOIL POSSIBLE FILL GLASS, DEBRIS
 - 24" - 29" REDDISH, LOAMY SAND, ROOTS, GRANULAR STRUCTURE, LOOSE, DRY, ROOTS
 - 29" - 34" BRIGHT YELLOW BROWN, LOAMY SAND, GRANULAR SOFT STRUCTURE, LOOSE, FEW ROOTS
 - 34" - 48" LIGHT BROWN, MEDIUM SAND, SOFT GRANULAR STRUCTURE, LOOSE, DRY, FEW ROOTS
 - 48" - 68" BROWN, MEDIUM COARSE SAND, GRANULAR STRUCTURE, LOOSE, FEW ROOTS, DRY
 - 68" - 72" FINE BROWN SAND, FINE GRANULAR STRUCTURE, SEMI FIRM/ FRIABLE, DISTINCT TO PROMINENT REDOX FEATURES @ 72"
 - 72" - 96" REDDISH BROWN SAND, GRANULAR STRUCTURE, LOOSE, WET TO SATURATED PROMINENT REDOX FEATURES
 - 96" - 108" STARTS TO FILL WITH WATER
- HSWT @ 72" - NLTD
- TP-4:**
- 0' - 36" DISTURBED SOIL, POSSIBLE FILL, CONCRETE DEBRIS
 - 36" - 60" BROWN, MEDIUM SAND, GRANULAR STRUCTURE, LOOSE, MANY ROOTS, DRY
 - 60" - 73" BROWN SAND, GRANULAR STRUCTURE, INCREASING IN GRAIN SIZE WITH DEPTH, DISTINCT REDOX FEATURES @ 73"
 - 73" - 100" BROWN/REDDISH COARSE SAND, SINGLE GRAIN STRUCTURE, DAMP TO WET MULTICOLORED, STRUCTURELESS SAND, POCKETS OF FINE GRAVELS, DAMP TO WET PROMINENT REDOX FEATURES
- HSWT @ 73" - NLTD

INFILTRATION/PERCOLATION RATES:

- INFILTRATION/PERMEABILITY TESTS:**
- PT#1 = 68 in/hr
 - PT#2 = 46 in/hr
- AVERAGE = 57 in/hr
- FOR MODELING PURPOSES THE INFILTRATION RATE USED = 20.0 in/hr

DETERMINATION OF ORDINARY HIGH SEASONAL WATER (OHSW):

KREBS AND LANSING CONDUCTED SOIL TEST PITS TO REVIEW THE SITE'S SOILS. SOIL CHARACTERISTICS ARE SHOWN ABOVE. EVIDENCE OF ORDINARY HIGH SEASONAL WATER TABLE (OHSW) WAS OBSERVED IN ALL TEST PITS AND RANGED BETWEEN 5'-6" DEEP. FOR THE STORMTECH SYSTEM, TEST PIT #3 IS DIRECTLY UNDER THAT PROPOSED SYSTEM. EVIDENCE FROM THAT TEST PIT FOUND OHSW AT ELEVATION 335.9'. ALL STORMWATER INFILTRATION PRACTICES WILL HAVE THEIR INFILTRATION PLANE START AT 340.0' OR HIGHER, WHICH IS GREATER THAN 4' ABOVE THE OHSW.

PROJECT TRAFFIC

ALL VALUES CALCULATED BELOW WERE GENERATED USING VALUES PUBLISHED BY THE "INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 10TH EDITION". VALUES ARE LISTED AS VEHICLE TRIP ENDS (VTE) BASED ON SPECIFIC USES IN THE MANUAL. MANUAL USES USED IN ANALYSIS ARE:

- RESIDENTIAL PLANNED UNIT DEVELOPMENT BASED ON NUMBER OF UNITS (MANUAL #270)
- HIGH TURNOVER (SIT-DOWN) RESTAURANT BASED ON NUMBER OF SEATS (MANUAL #932)
- GENERAL OFFICE BUILDING BASED ON NUMBER OF EMPLOYEES (MANUAL #710)

EXISTING ANALYSIS: TRAFFIC VALUES:

- 1 DWELLING UNIT
- WEEKDAY AVERAGE VTE = 1 UNITS * 7.38 VTE/PER UNIT = 8 VTE
- WEEKDAY AM PEAK HOUR VTE = 1 UNITS * 0.59 VTE/PER UNIT = 1 VTE
- WEEKDAY PM PEAK HOUR VTE = 1 UNITS * 0.72 VTE/PER UNIT = 1 VTE
- 27 SEAT RESTAURANT
- WEEKDAY AVERAGE VTE = 27 SEATS * 4.37 VTE/PER SEAT = 118 VTE
- WEEKDAY AM PEAK HOUR VTE = 27 SEATS * 0.59 VTE/PER SEAT = 16 VTE
- WEEKDAY PM PEAK HOUR VTE = 27 SEATS * 0.73 VTE/PER SEAT = 20 VTE
- 10 EMPLOYEES SEAT RESTAURANT
- WEEKDAY AVERAGE VTE = 10 EMPLOYEES * 3.28 VTE/PER EMPLOYEES = 33 VTE
- WEEKDAY AM PEAK HOUR VTE = 10 EMPLOYEES * 0.47 VTE/PER EMPLOYEES = 5 VTE
- WEEKDAY PM PEAK HOUR VTE = 10 EMPLOYEES * 0.43 VTE/PER EMPLOYEES = 5 VTE

EXISTING TOTALS:

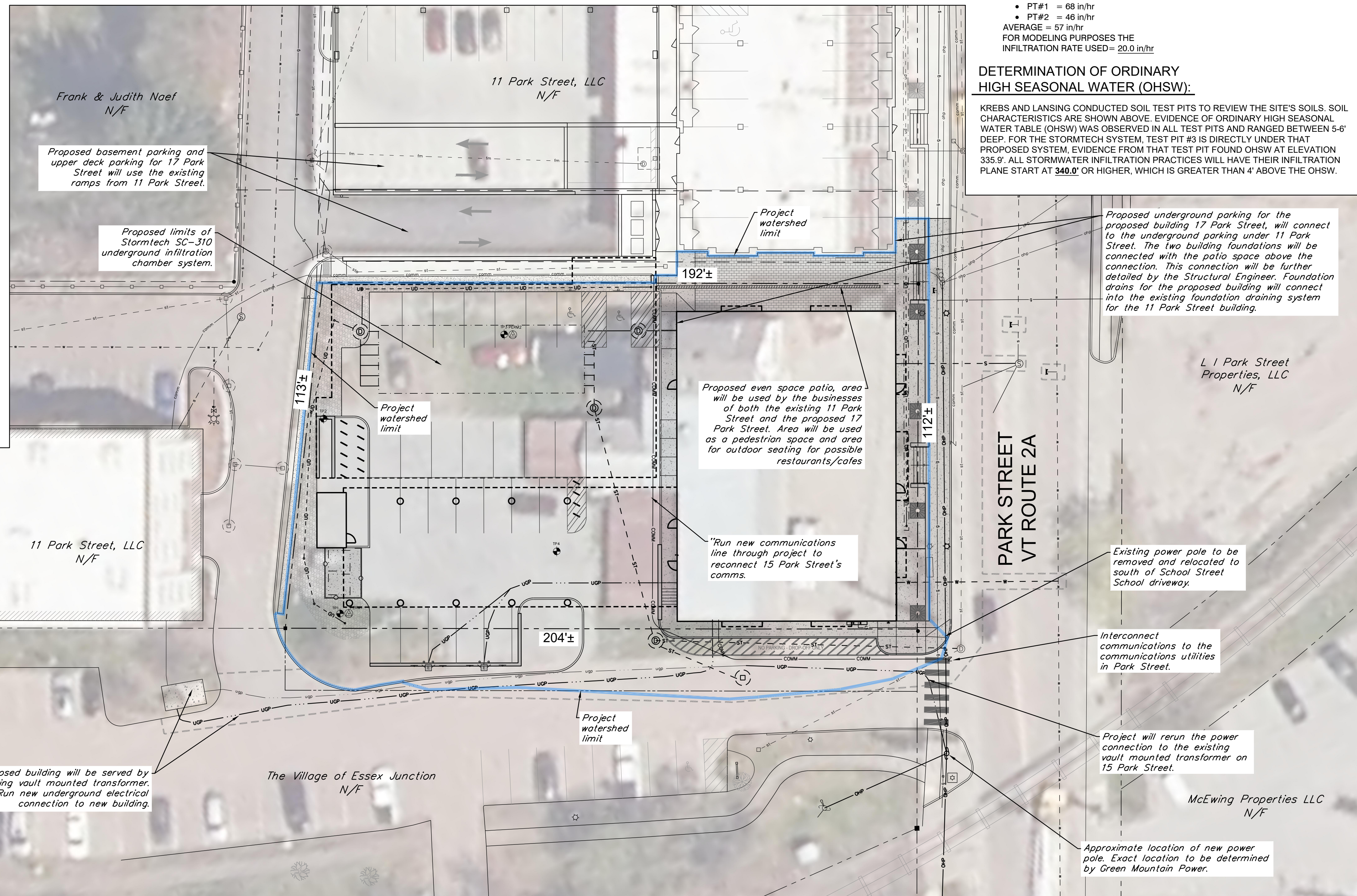
- WEEKDAY AVERAGE VTE = 159 VTE
- WEEKDAY AM PEAK HOUR VTE = 22 VTE
- WEEKDAY PM PEAK HOUR VTE = 26 VTE

PROPOSED TRAFFIC VALUES:

- 53 DWELLING UNITS
- WEEKDAY AVERAGE VTE = 53 UNITS * 7.38 VTE/PER UNIT = 392 VTE
- WEEKDAY AM PEAK HOUR VTE = 53 UNITS * 0.58 VTE/PER UNIT = 31 VTE
- WEEKDAY PM PEAK HOUR VTE = 53 UNITS * 0.72 VTE/PER UNIT = 39 VTE

PROPOSED TRAFFIC INCREASES

- WEEKDAY AVERAGE VTE = 233 VTE
- WEEKDAY AM PEAK HOUR VTE = 9 VTE
- WEEKDAY PM PEAK HOUR VTE = 13 VTE



17 PARK

17 Park Street
City of Essex Junction, Vermont



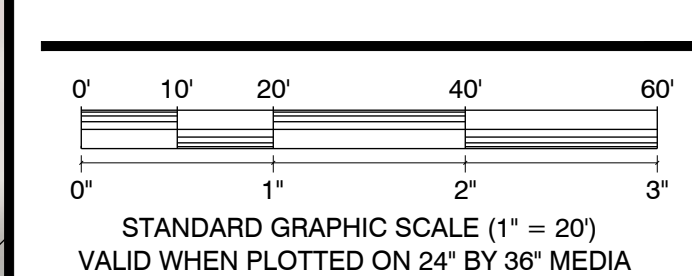
ISSUED FOR PERMIT REVIEW NOT FOR CONSTRUCTION

OWNER:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:
CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22,190 s.f.)
Zoning: Village Center

STAMP:



| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

PROPOSED OVERALL SITE PLAN

DATE ISSUED: 02/09/24
 DRAWN BY: GTD CHECKED BY:
 PROJECT NO.: 23283 SCALE: 1" = 20'
 DRAWING NO.: REV. NO.:

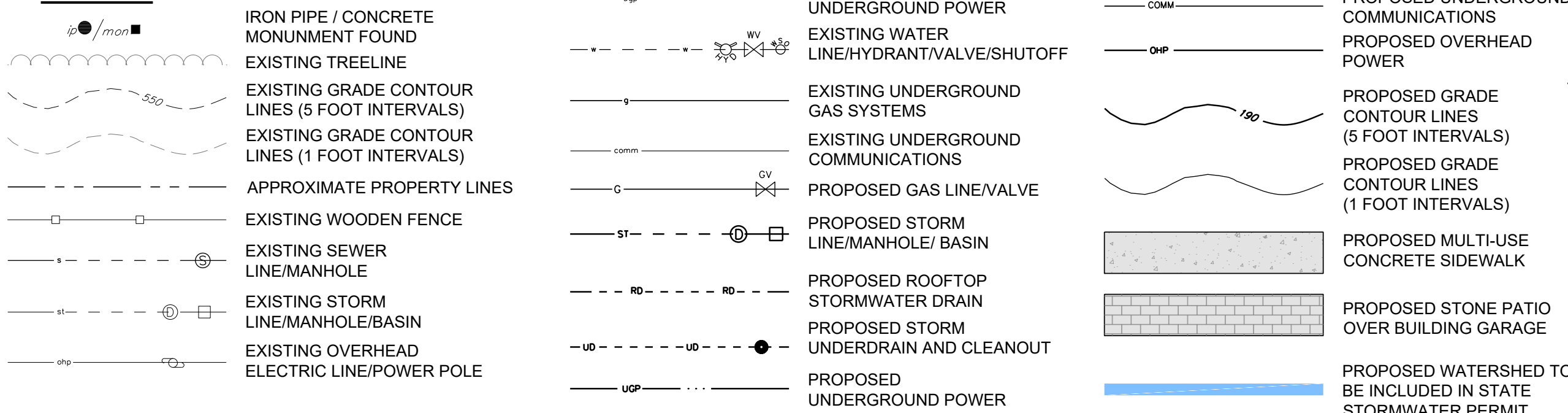
C-1.00 **1**

Park-Street_Base.dwg

NOTES:

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LEGEND



17 PARK

17 Park Street
City of Essex Junction, Vermont

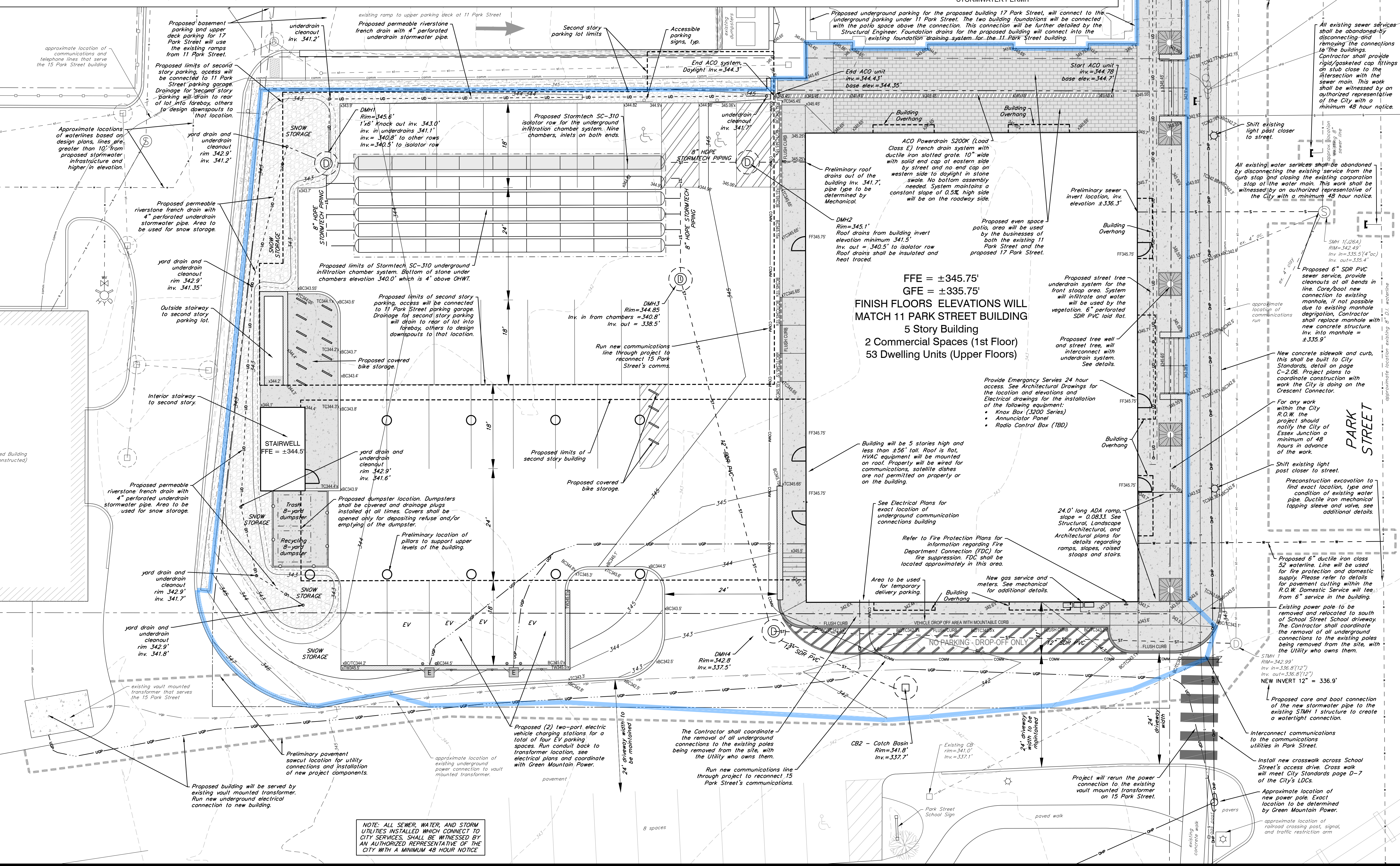
KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05446 www.krebsandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

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241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
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Williston, Vermont 05495

PROPERTY INFORMATION:
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Zoning: Village Center



STAMP:

0' 5' 10' 20' 30'
1" = 10'
STANDARD GRAPHIC SCALE (1" = 10')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:
DETAILED PROPOSED
SITE PLAN

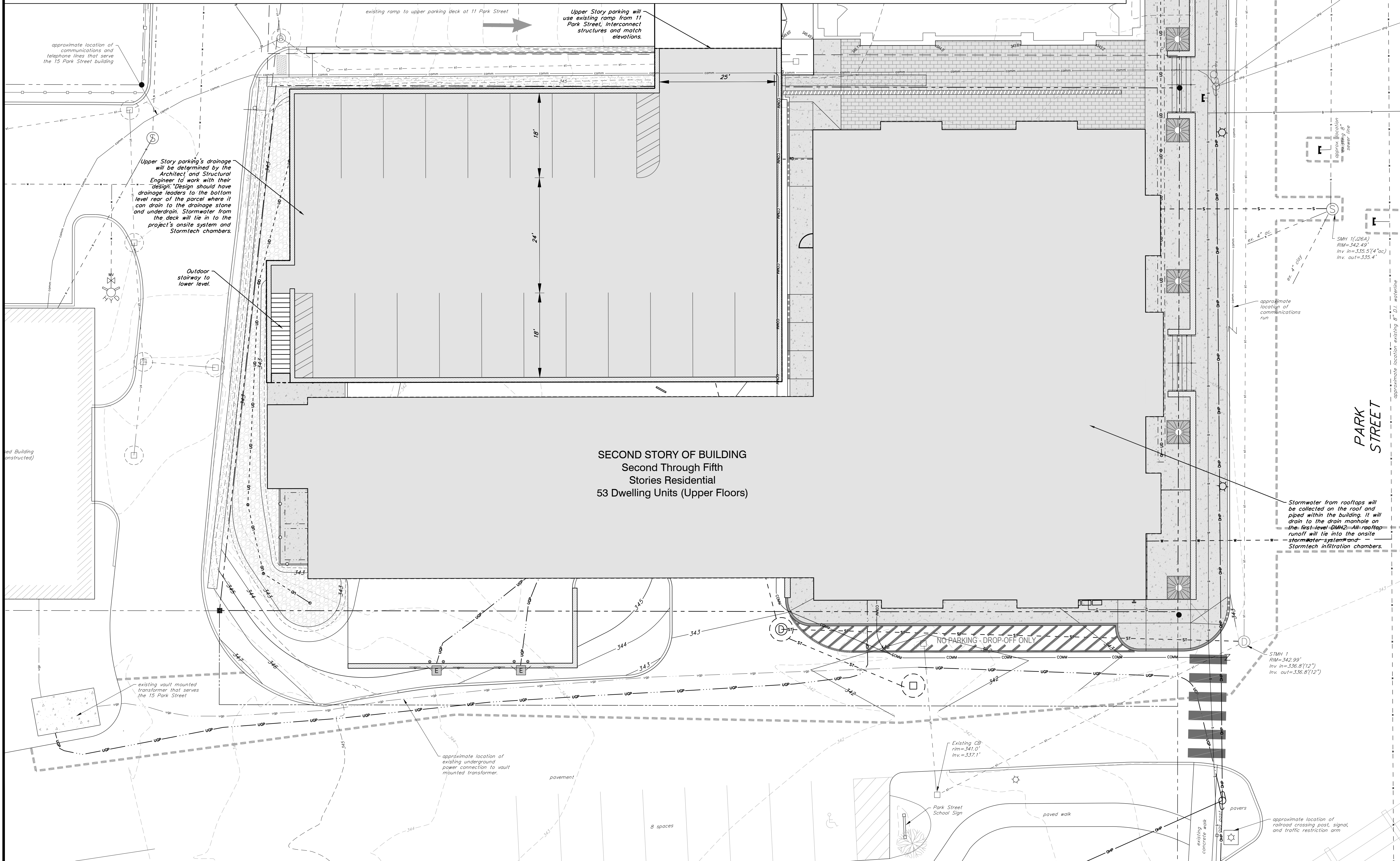
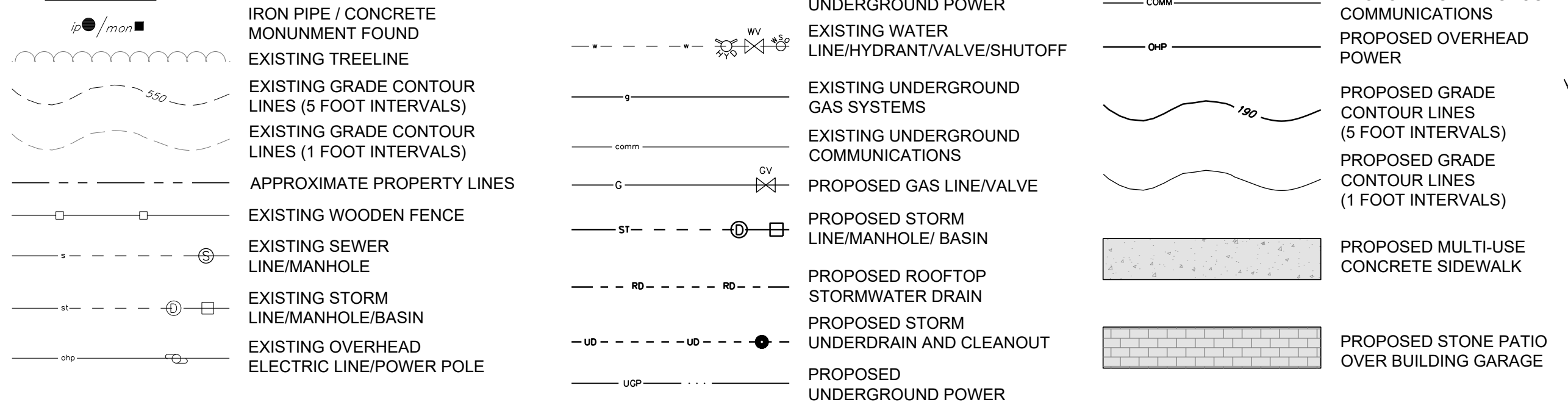
DATE ISSUED: 02/09/24
DRAWN BY: GTD CHECKED BY:
PROJECT NO.: 23283 SCALE: 1" = 10'
DRAWING NO.: C-1.01 REV. NO.: 1

NOTE: ALL SEWER, WATER, AND STORM UTILITIES INSTALLED WHICH CONNECT TO CITY SERVICES SHALL BE WITNESSED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY WITH A MINIMUM 48 HOUR NOTICE

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LEGEND



SECOND STORY OF BUILDING
Second Through Fifth
Stories Residential
53 Dwelling Units (Upper Floors)

17 PARK

17 Park Street
City of Essex Junction, Vermont



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER:

Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

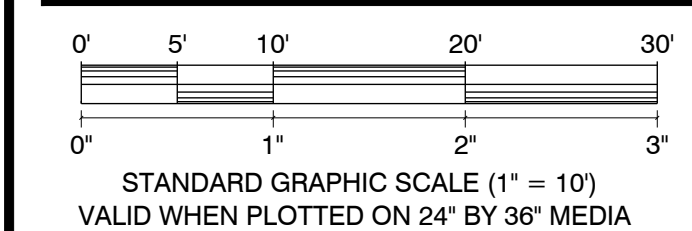
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| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:

**PROPOSED SECOND
STORY DECK
SITE PLAN**

DATE ISSUED: 02/09/24

DRAWN BY: GTD CHECKED BY:

PROJECT NO.: 23283

SCALE: 1" = 10'

DRAWING NO.:

REV. NO.:

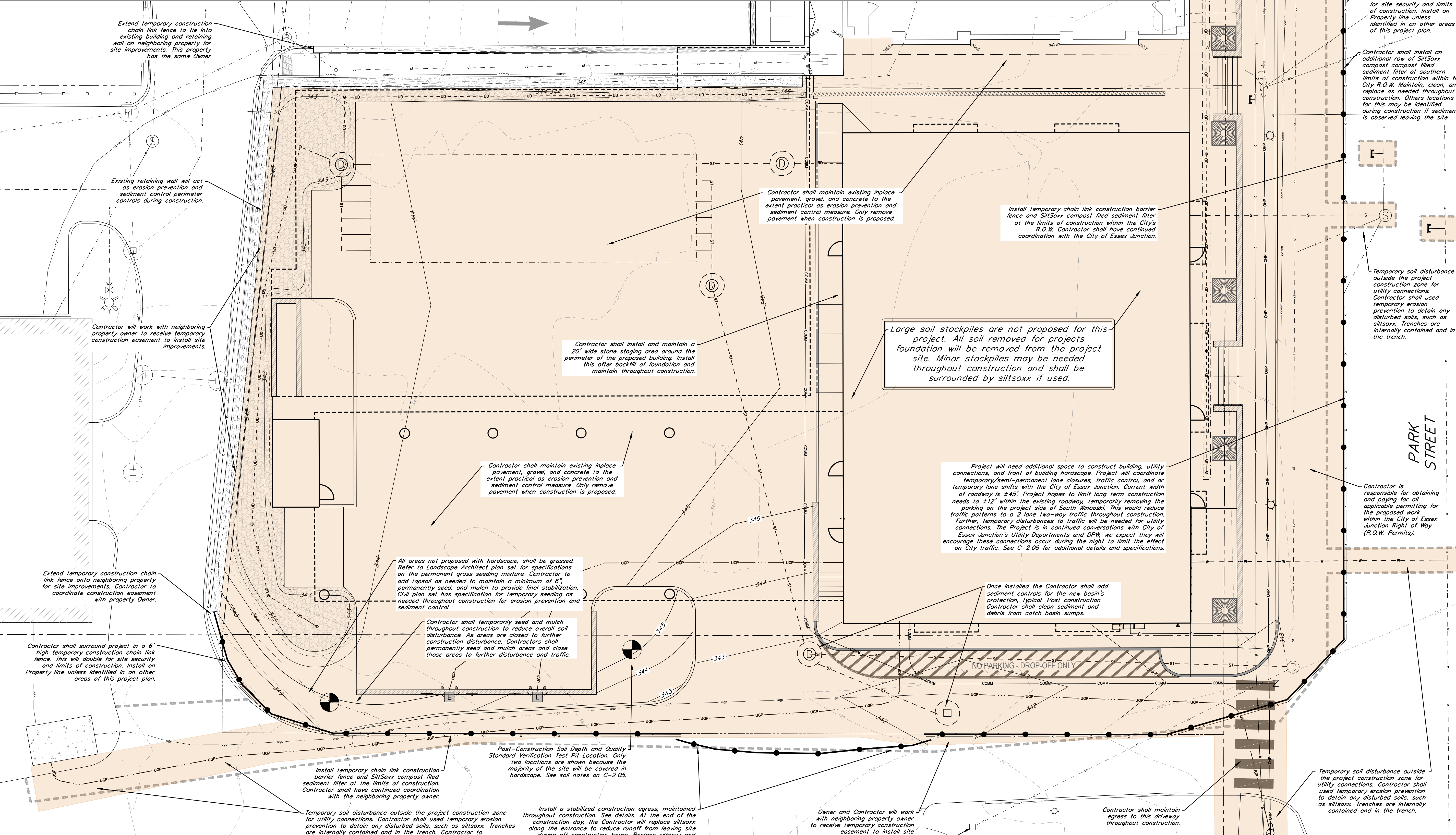
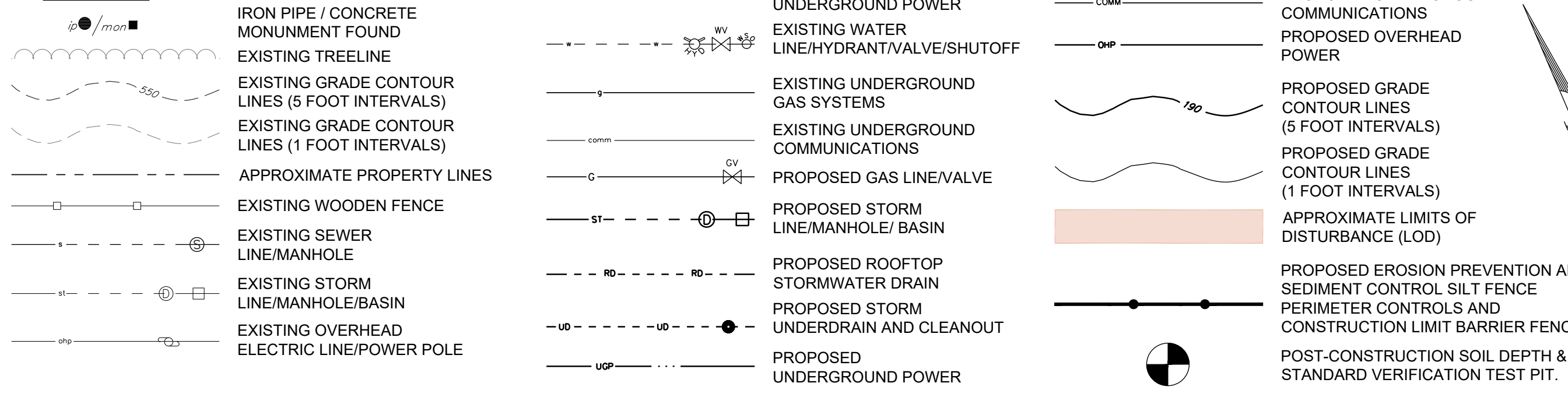
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LEGEND



DISTURBED SOILS CALCULATION

| | |
|---|--|
| PROPOSED DISTURBED SOIL | |
| DISTURBANCES FOR CONSTRUCTION PROPOSED DIRECT EXCAVATION WORK. SHOWN IN LIGHT BROWN ON PLAN = ±35,000 S.F. (0.80 ACRES) | |

17 PARK

17 Park Street
City of Essex Junction, Vermont

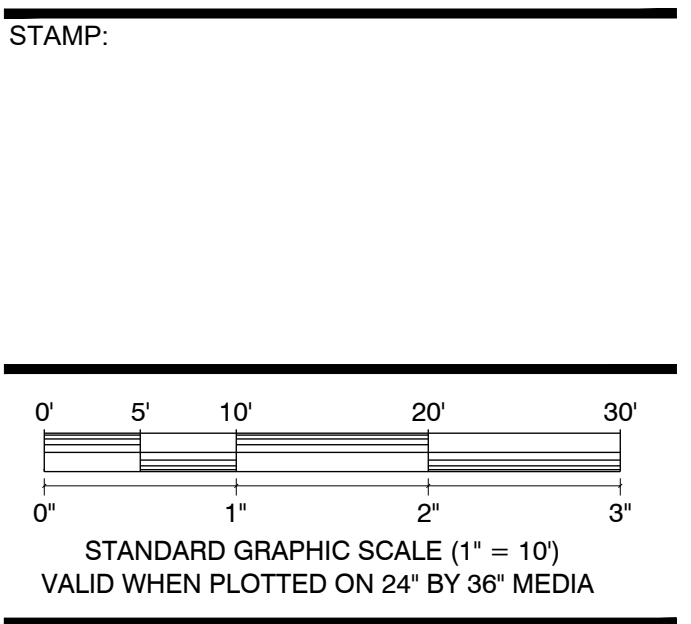
KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05446 www.krebsandlansing.com

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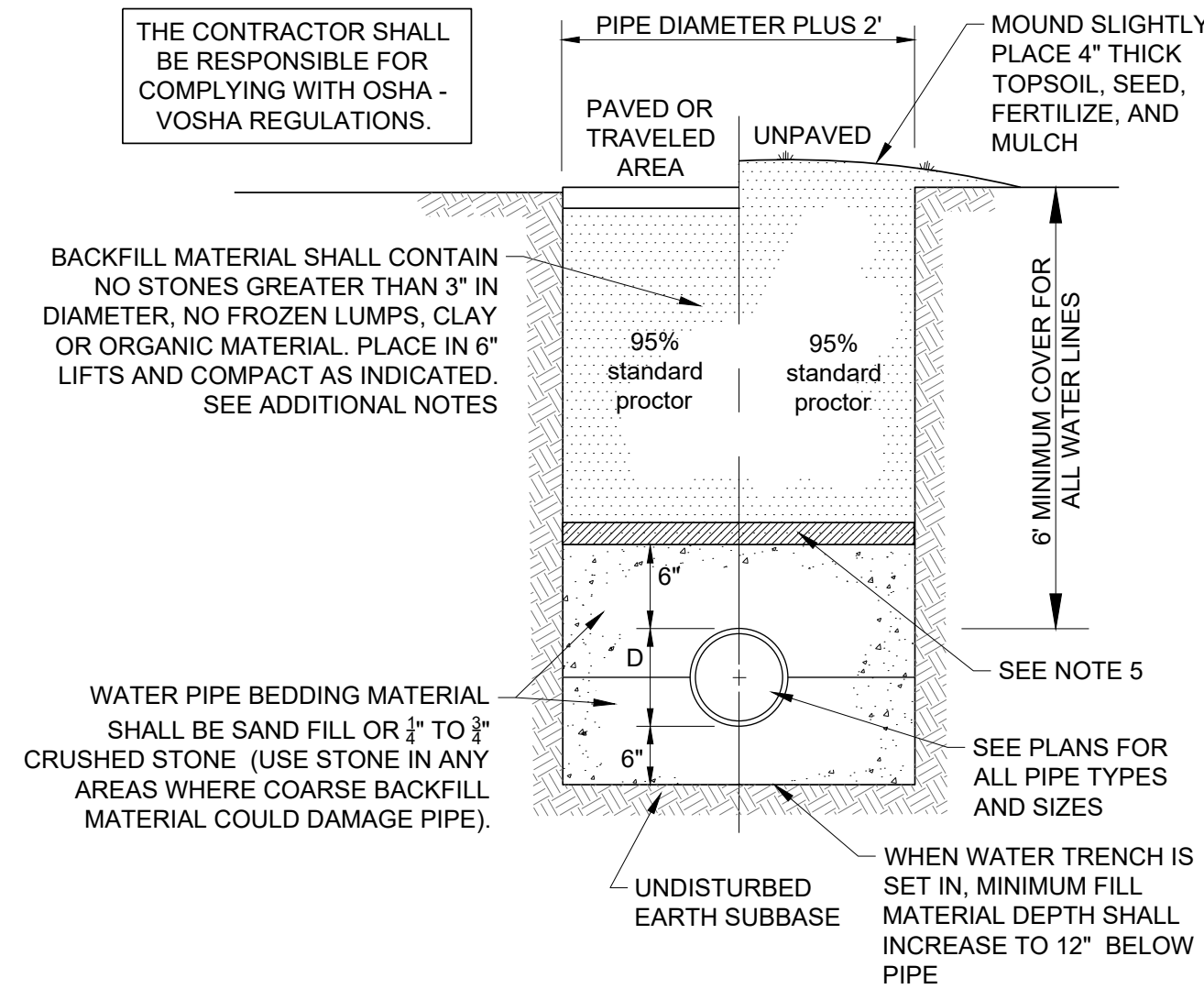
DRAWING TITLE:

**PROPOSED EROSION
PREVENTION AND SEDIMENT
CONTROL PLAN**

DATE ISSUED: 02/09/24
DRAWN BY: GTD CHECKED BY:
PROJECT NO.: 23283 SCALE: 1" = 10'
DRAWING NO.: REV. NO.:

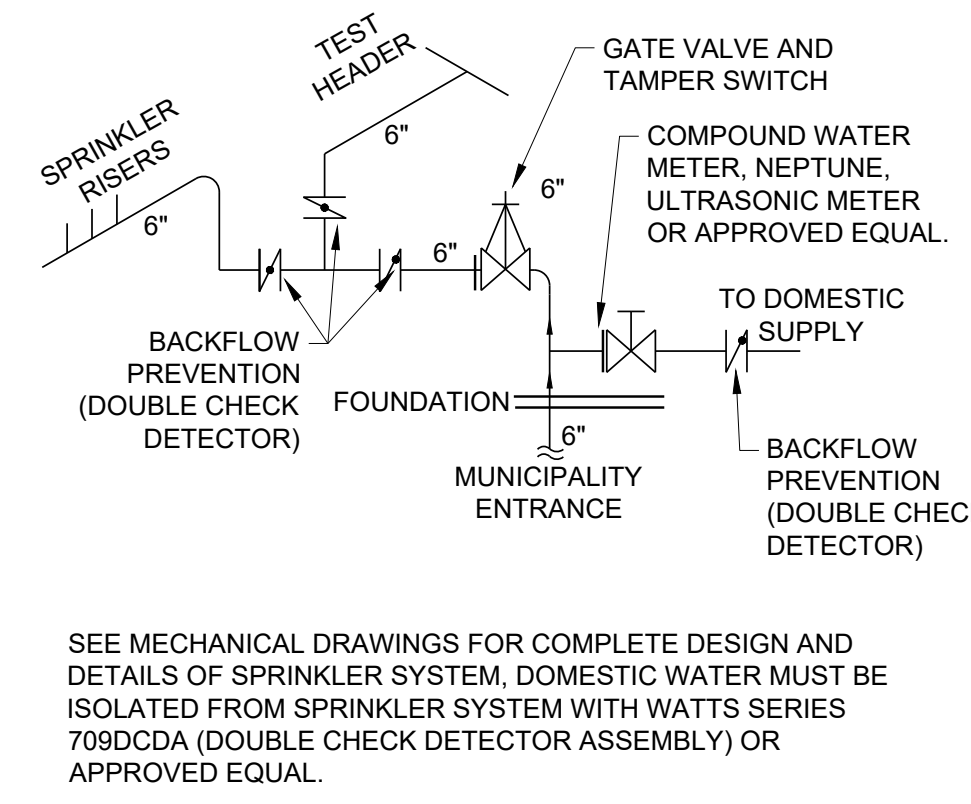
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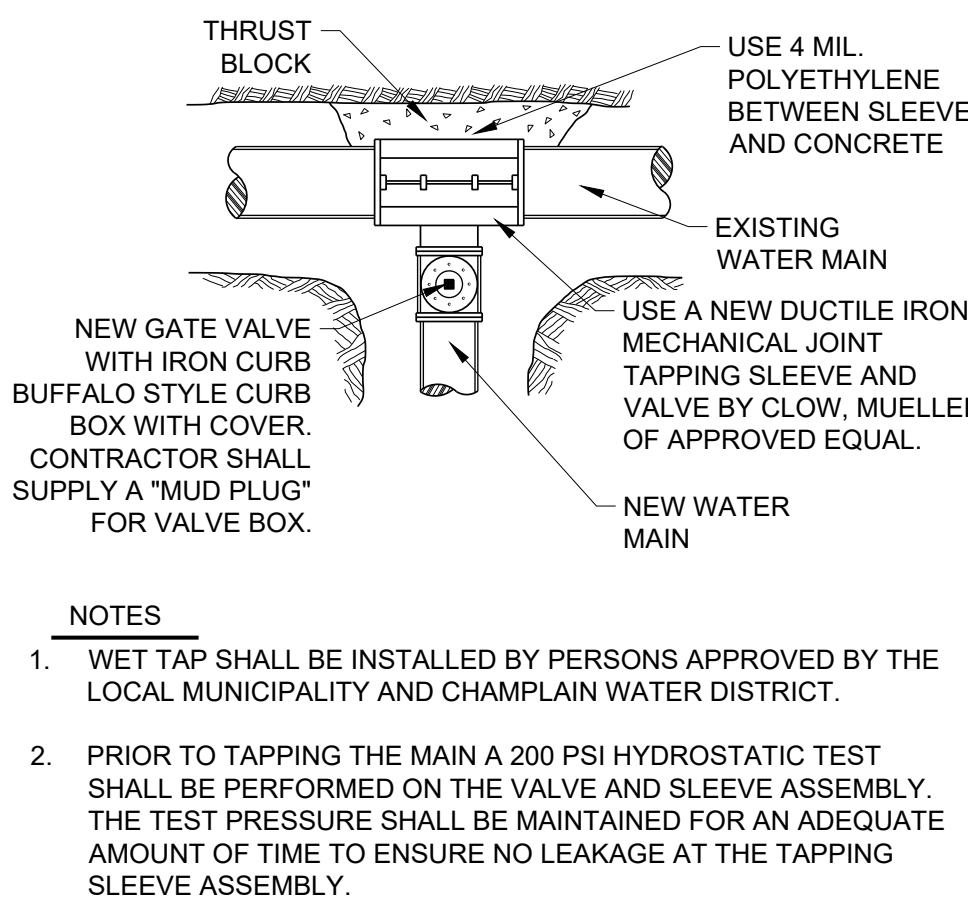
- NOTES**
- THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
 - THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
 - BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
 - BACKFILL SHALL HAVE NO STONES LARGER THAN 1.5-INCHES IN DIAMETER.
 - SEE DETAIL WATERLINE PIPE INSULATION REQUIREMENTS.
 - ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
 - INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT.

WATER TRENCH DETAIL
N.T.S.

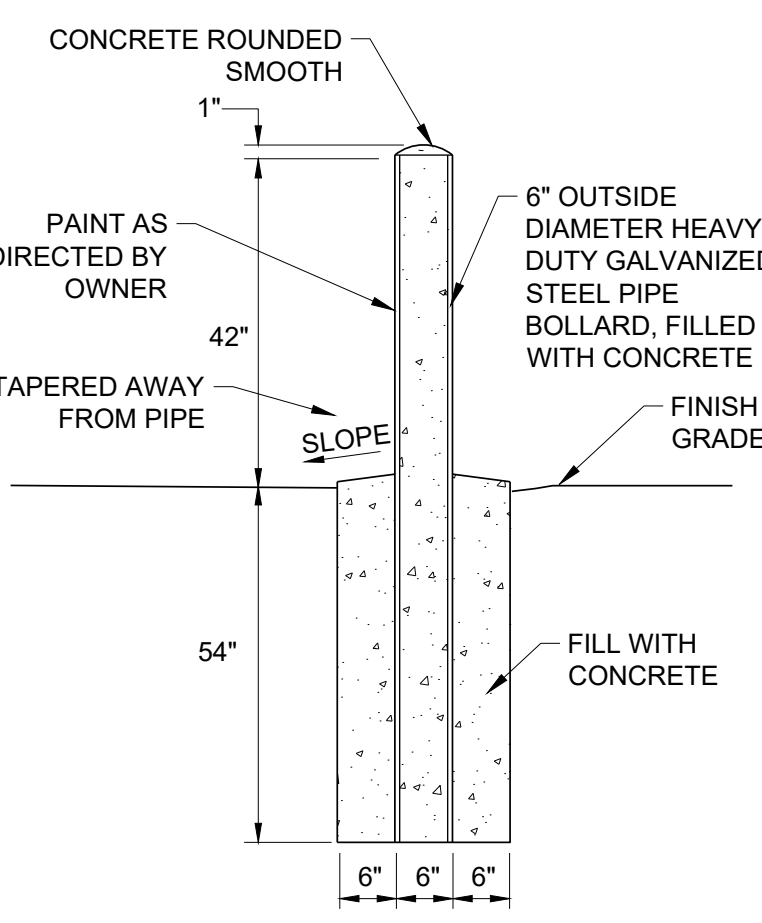


BACKFLOW PREVENTER SCHEMATIC
N.T.S.

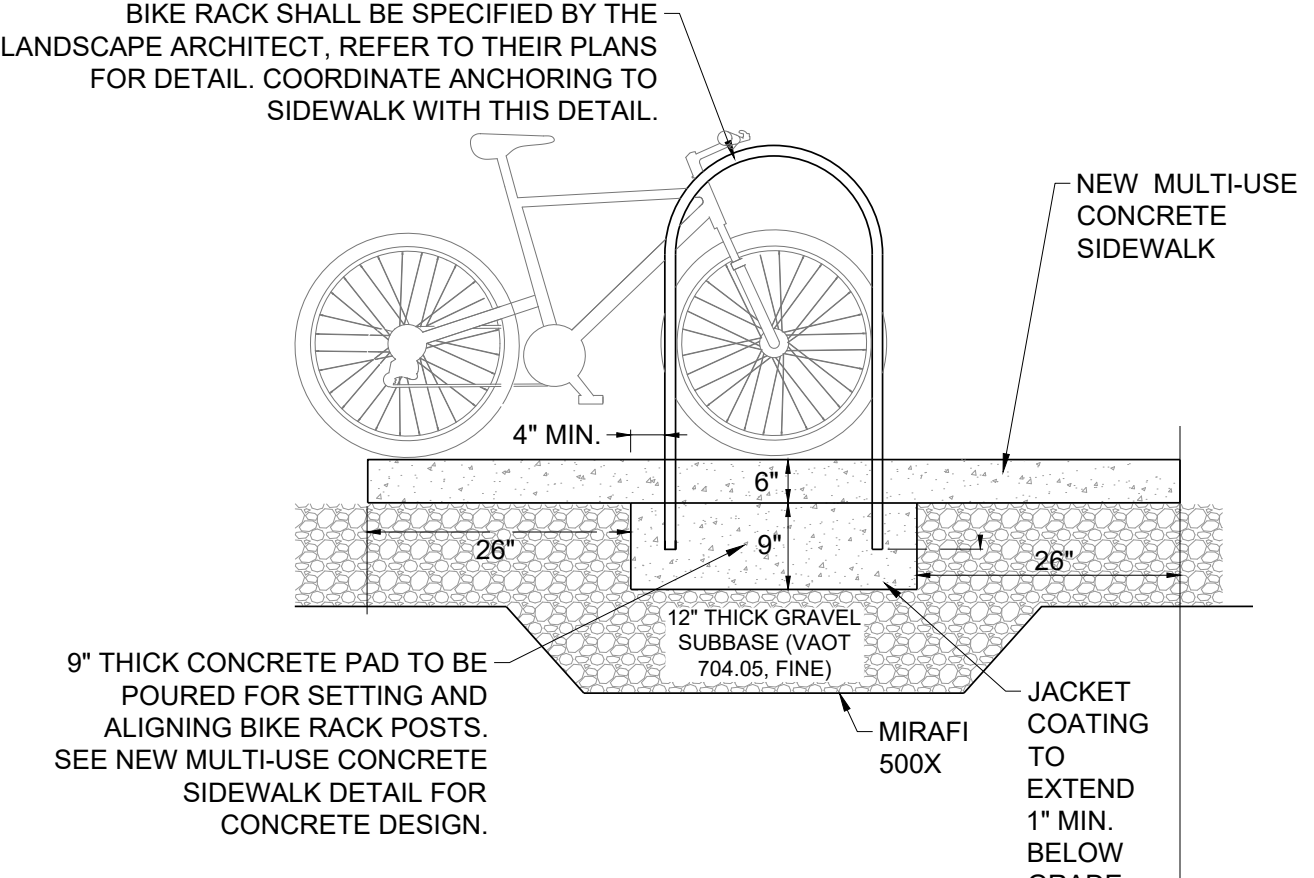
ALL SEWER, WATER, AND STORM DRAINAGE UTILITIES INSTALLED ON THE PROJECT SIDE TO BE OBSERVED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF ESSEX JUNCTION PRIOR TO BACKFILLING THE UTILITY BEING INSTALLED



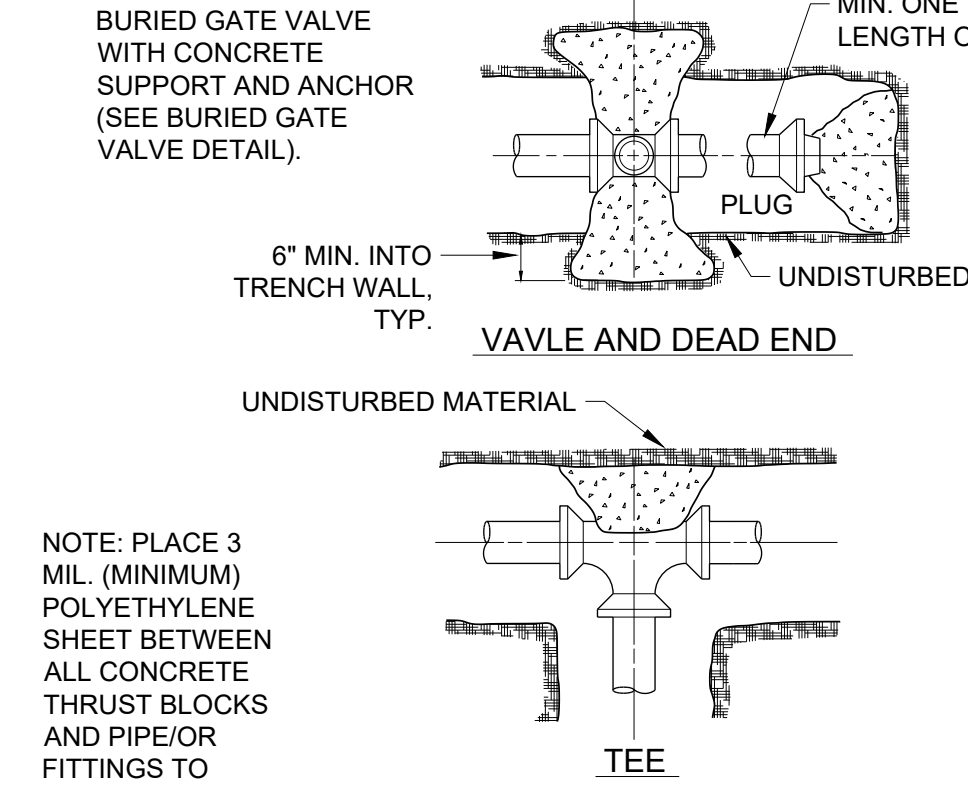
TYPICAL TAPPING SLEEVE AND VALVE
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.



BIKE RACK DETAIL
N.T.S.



THRUST BLOCK DETAIL
N.T.S.

SOIL TYPE - CLAY/SILT

| FITTING SIZE | 6" | 8" | 12" |
|-------------------|----|----|-----|
| 1 1/2" & 2" BENDS | 3 | 4 | 9 |
| 45° BENDS | 4 | 8 | 17 |
| 90° BENDS | 9 | 16 | 35 |
| TEES OR END CAPS | 6 | 11 | 25 |
| VALVES | 3 | 3 | 3 |

SOIL TYPE - SAND

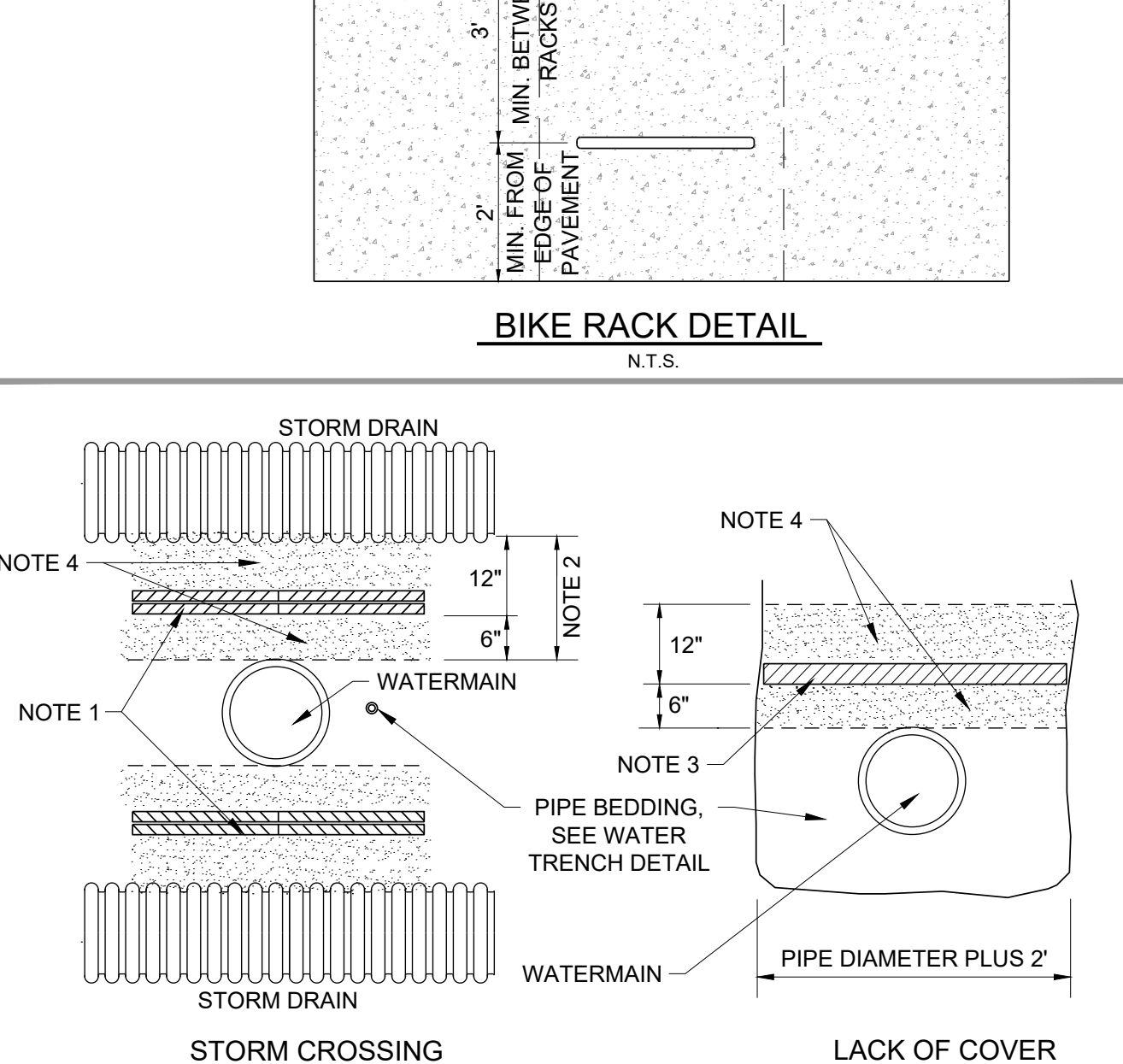
| FITTING SIZE | 6" | 8" | 12" |
|-------------------|----|----|-----|
| 1 1/2" & 2" BENDS | 2 | 2 | 5 |
| 45° BENDS | 2 | 4 | 9 |
| 90° BENDS | 4 | 8 | 17 |
| TEES OR END CAPS | 3 | 6 | 12 |
| VALVES | 2 | 2 | 2 |

SOIL TYPE - TILL/SHALE

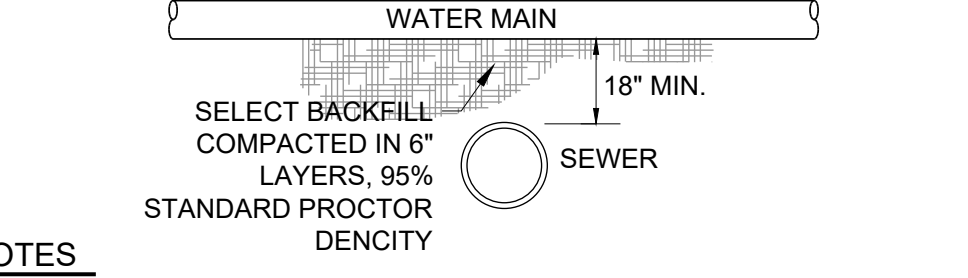
| FITTING SIZE | 6" | 8" | 12" |
|-------------------|----|----|-----|
| 1 1/2" & 2" BENDS | 1 | 1 | 2 |
| 45° BENDS | 1 | 2 | 4 |
| 90° BENDS | 2 | 4 | 9 |
| TEES OR END CAPS | 2 | 3 | 6 |
| VALVES | 2 | 2 | 2 |

BASED ON 100 PSI WORKING PRESSURE PLUS 100 PSI SURGE ALLOWANCE AND BEARING CAPACITY OF 1000 LBS/SQ FT

THRUST BLOCK DETAIL
N.T.S.



- NOTES:**
- INSULATION THICKNESS BETWEEN WATER MAINS AND STORM DRAINS SHALL BE A MINIMUM OF 4" IN THICKNESS. EACH SHEET SHALL BE OFFSET ON EACH LAYER SO AS TO NOT CREATE Voids. INSULATION IS REQUIRED IF THE SEPARATIONS IS LESS THAN 18".
 - THE ISOLATION DISTANCES FOR INSULATING STORM DRAINS UNDER WATER MAINS ARE THE SAME AS CROSSING OVER.
 - IF COVER OVER SERVICE IS BETWEEN 5'-6", PLACE 2" THICK INSULATION BOARD OVER PIPE. IF COVER IS BETWEEN 4'-5" THEN PLACE 4" THICK INSULATION BOARD OVER PIPE. IN NO CASE SHALL THERE BE LESS THAN 5' OF COVER IN PAVED AREAS OR 4' OF COVER IN GRASS AREAS.
 - BACKFILL WITH APPROVED EXCAVATED MATERIAL IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE. BACKFILL SHALL HAVE NO STONES LARGER THAN 1.5-INCHES, IN ORDER TO AVOID DAMAGING INSULATION.
 - ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.



WATER AND SEWER CROSSINGS DETAIL
N.T.S.

- 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 POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION:
- 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;
 - 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;
 - THE SECTION CONSTRUCTED TO WATER 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;
 - WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

WATER AND SEWER CROSSINGS DETAIL
N.T.S.

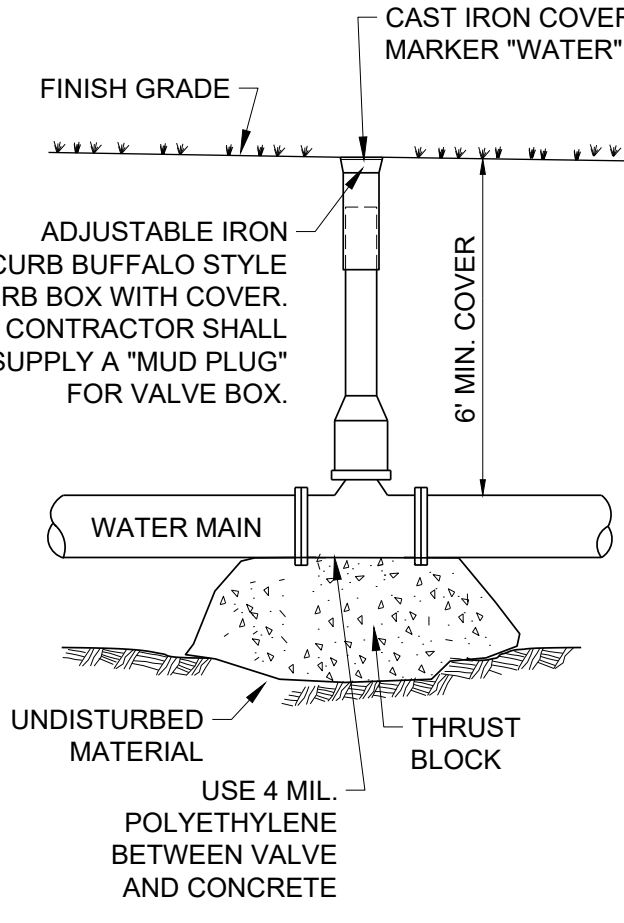
FIRE SERVICE MAIN

UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. ACCEPTABLE WATER MAIN FLUSHING REQUIREMENTS ARE PROVIDED BELOW. PRIOR TO FLUSHING, THE CONTRACTOR SHALL CONTACT THE OWNER, MUNICIPAL FIRE DEPARTMENT, THE DISTRICT WATER SUPPLY COMPANY, AND THE ENGINEER. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN ONE OF THE FOLLOWING:

| Pipe Size | Flow Rate |
|-----------|--------------|
| in. mm | gpm L/min |
| 4 102 | 390 1,476 |
| 6 152 | 880 3,331 |
| 8 203 | 1,560 5,905 |
| 10 254 | 2,440 9,235 |
| 12 305 | 3,520 13,323 |

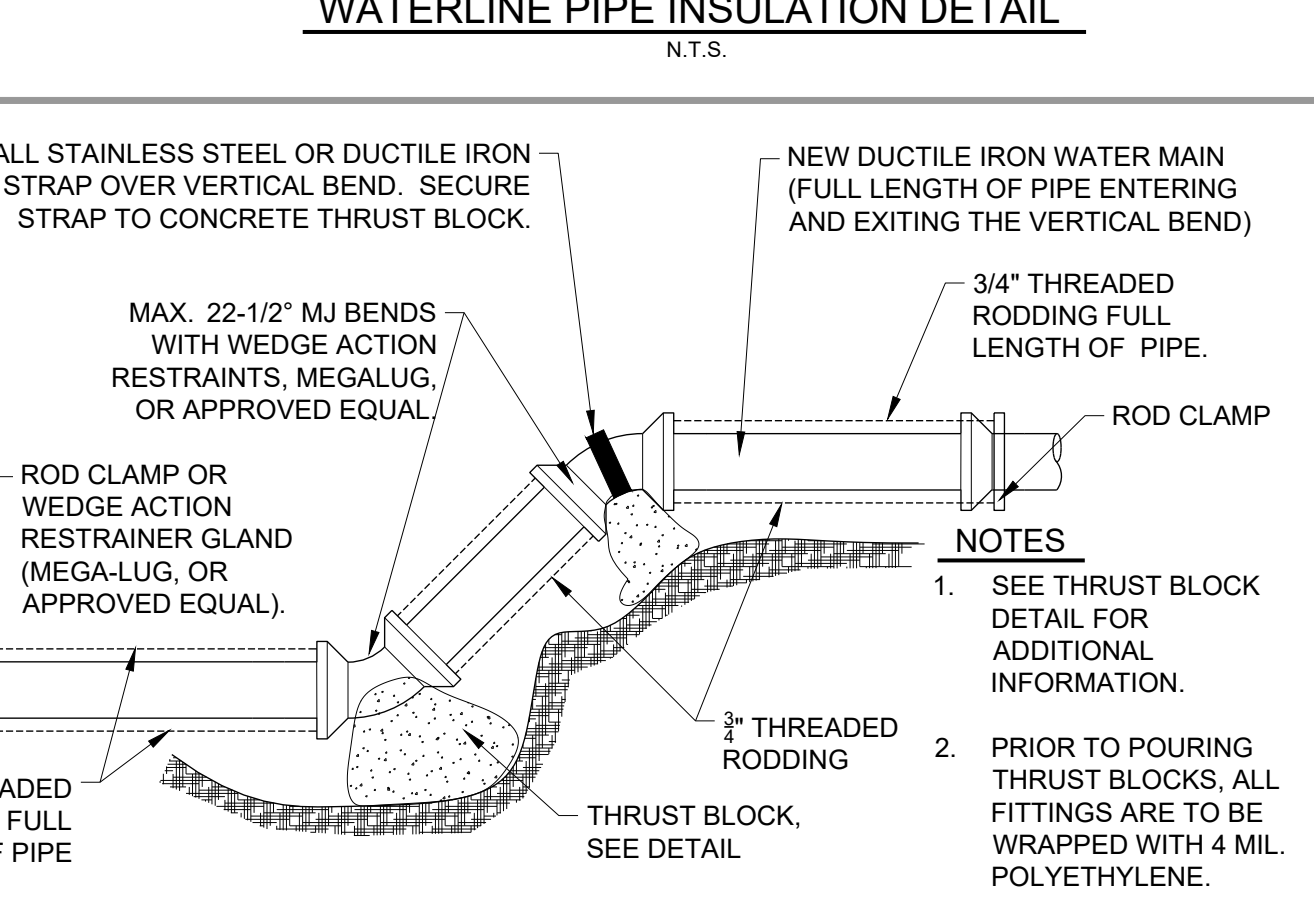
- HYDRAULICALLY CALCULATED WATER DEMAND FLOW RATE OF THE SYSTEM, INCLUDING ANY HOSE REQUIREMENTS. (PROVIDED BY THE MECHANICAL/SPRINKLER CONSULTANT)
- FLOW NECESSARY TO PROVIDE A VELOCITY OF 10 FT/SEC (3.1 M/SEC) IN ACCORDANCE WITH THE TABLE.
- MAXIMUM FLOW RATE AVAILABLE TO THE SYSTEM UNDER FIRE CONDITIONS. FLOW REQUIRED TO PRODUCE A VELOCITY OF 10 FT/SEC (3 M/S) IN PIPES

- NOTES**
- THE CONTRACTOR SHALL CONFIRM ALL VALVE SPECIFICATIONS WITH THE MUNICIPALITY PUBLIC WORKS BEFORE ORDERING.
 - GATE VALVES SHALL MEET ALL REQUIREMENTS OF A.W.W.A. C509 AND C515 STANDARDS (LATEST EDITION). VALVES WITH MECHANICAL JOINTS OF SIZES AS REQUIRED ON THE PLANS.
 - ALL VALVES SHALL BE OF CAST OR DUCTILE IRON BODY AND SHALL BE COATED WITH FUSION BONDED EPOXY COMPLYING WITH AWWA C-550 AND BE NSF 61 APPROVED. VALVE SHALL HAVE MANUFACTURER'S NAME, PRESSURE RATING, AND MANUFACTURE DATE CAST ON THE BODY.
 - ALL VALVES SHALL INCLUDE NON-RISING STEM, HIGH STRENGTH BRONZE STEM AND NUT, 100% COATED WEDGE, "O" RING STEM SEALS ABOVE AND BELOW THE THRUST COLLAR, A 2" SQUARE OPERATING NUT, MECHANICAL JOINT ENDS, AND CORROSION RESISTANT STAINLESS STEEL BODY BOLTS AND NUTS.
 - CHECK WITH THE MUNICIPALITY FOR OPENING AND CLOSING ROTATIONS AND MINIMUM WORKING PRESSURE.
 - VALVES SHALL BE EQUIPPED WITH A TWO PIECE, SLIDING TYPE CAST IRON VALVE BOX FOR A MINIMUM 6 FT. OF COVER MATERIAL.



TYPICAL GATE VALVE
N.T.S.

- NOTES**
- A THRUST BLOCK SHALL BE INSTALLED AT ALL WATER MAIN BENDS, REDUCERS, END CAPS AND TEES.
 - PRECAST THRUST BLOCKS ARE NOT ACCEPTABLE.
 - POURED CONCRETE (3,500 PSI MIN) MUST BE USED FOR THRUST BLOCKS. RED-MIX AND SACRETE IS NOT ACCEPTABLE.
 - USE EBAA MEGA-LUG, SIGMA, OR EQUAL, WEDGE-ACTION MECHANICAL JOINT RESTRAINTS WITH TWIST OFF NUTS AT ALL FITTINGS.



WATERLINE PIPE INSULATION DETAIL
N.T.S.



VERTICAL BEND THRUST BLOCK RESTRAINT DETAIL
N.T.S.

17 PARK

17 Park Street
City of Essex Junction, Vermont



**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

OWNER:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:
CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22,190 s.f.)
Zoning: Village Center

STAMP:

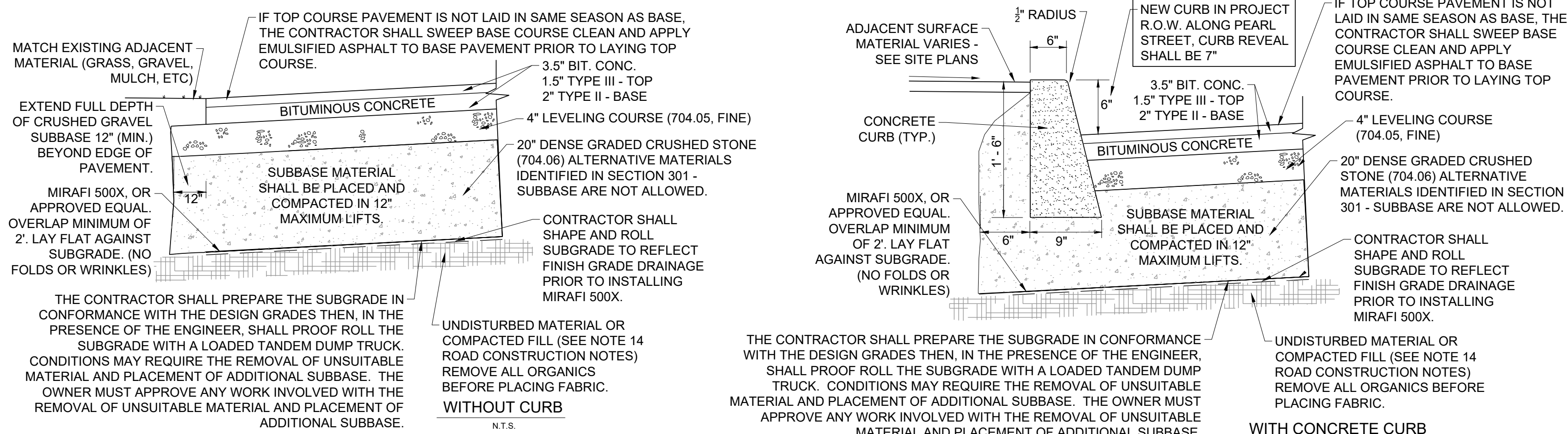
| REV. NO. | REVISIONS/COMMENTS | DATE |
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| 1. | Revisions per City comments | 03/12/24 |

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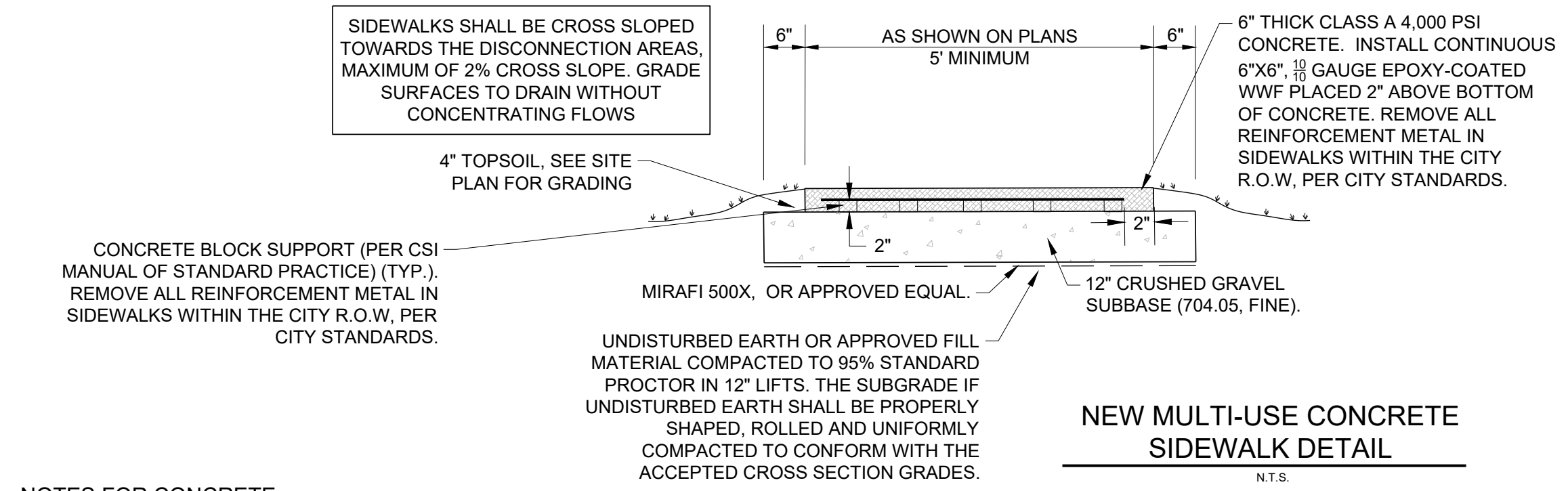
DETAILS

DATE ISSUED: 02/09/24
DRAWN BY: GTD CHECKED BY:
PROJECT NO.: 23283 SCALE: N/A
DRAWING NO.: REV. NO.:

C-2.01 **1**



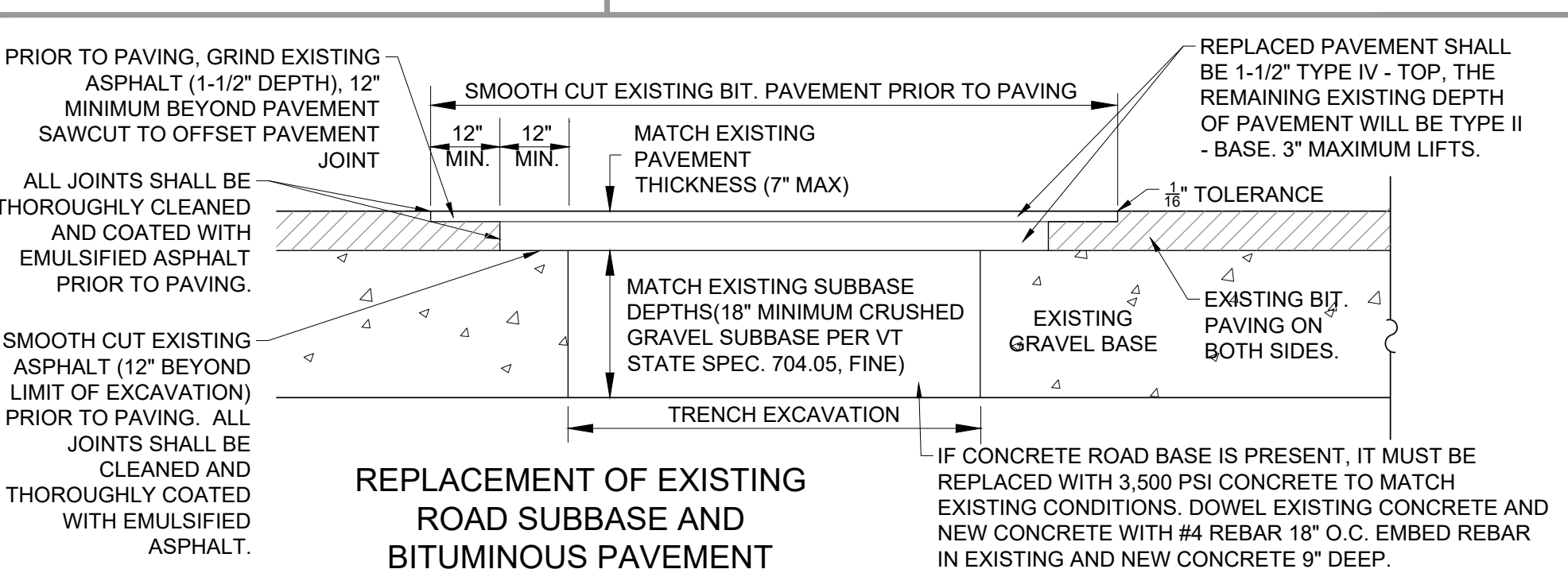
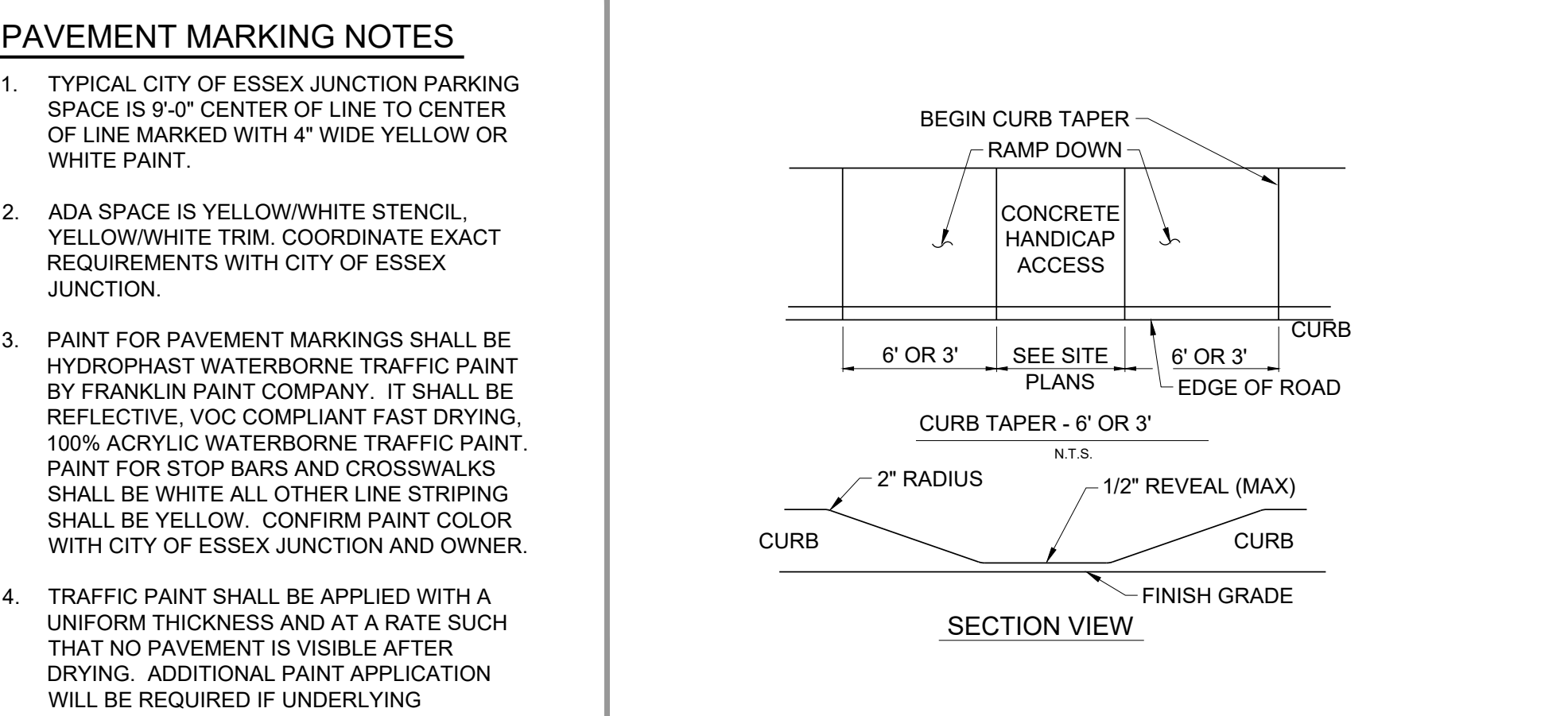
- GRAVEL NOTES**
1. THE CONTRACTOR TO TAKE SIEVE ANALYSIS OF GRAVEL AS SOON IT ARRIVES ON SITE OR REQUIRE QUARRY TO PROVIDE A CERTIFIED ANALYSIS FOR ENGINEERS REVIEW.
 2. TRAVEL OVER GRAVEL WITH ANY VEHICLE TRACKING SOIL PRIOR TO PLACEMENT OF PAVEMENT IS PROHIBITED.
 3. IF GRAVEL IS CONTAMINATED AFTER PLACEMENT, THE SITE CONTRACTOR SHALL BE RESPONSIBLE REMOVAL OF ALL CONTAMINATED GRAVEL AND PAYING FOR ALL RECOMMENDED SIEVE ANALYSIS AS DETERMINED BY THE ENGINEER.
- CONTRACTOR SHALL MATCH EXISTING SUBBASE AND PAVEMENT DEPTHS. COORDINATE WITH THE CITY OF ESSEX JUNCTION.**
- TYPICAL ROAD CROSS SECTION DETAILS - WITH CONCRETE CURBS AND WITHOUT CURBS**
- NOTES FOR CONCRETE CURB**
1. BROOM FINISH CONCRETE, ALL JOINTS TO BE TOOL FINISHED, EXPANSION/CONTRACTION JOINTS EVERY 20' WITH 1/2" JOINT FILLER, SCORE 1/3 TOTAL DEPTH AT 10' INTERVALS
 2. APPLY 2 COATS OF CERTI-VEX AC 1315 CURE/SEAL COMPOUND TO ALL CONCRETE SURFACES, PER THE MANUFACTURER'S SPECIFICATIONS.
 3. CONCRETE MAY NOT BE POURED IF FROST IS PRESENT OR THAWING IN THE SUBGRADE, IF THE TEMPERATURE IS 40° F OR LESS, OR DURING UNSEASONABLE WEATHER CONDITIONS.
 4. CONCRETE CURB RADII LESS THAN 200 FT SHALL BE FORMED WITH FLEXIBLE FORMS. ALL CONCRETE USED IN THE CONSTRUCTION OF CONCRETE CURB SHALL BE AIR ENTRAINED AND MADE WITH PORTLAND CEMENT. THE CONCRETE SHALL MEET SECTION 541 OF THE STATE OF VERMONT STANDARD SPECIFICATION FOR CLASS A CONCRETE AND HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 5. JOINT FILLER SHALL BE RESILIENT NON-EXTRUDING CELLULAR FIBER JOINT, UNIFORMLY SATURATED WITH ASPHALT, OFFERING A MINIMUM OF 70% RECOVERY AFTER COMPRESSION.
 6. THE ENGINEER SHALL BE CONTACTED AT LEAST 24 HOURS PRIOR TO FORMING CONCRETE CURB TO REVIEW LAYOUT.



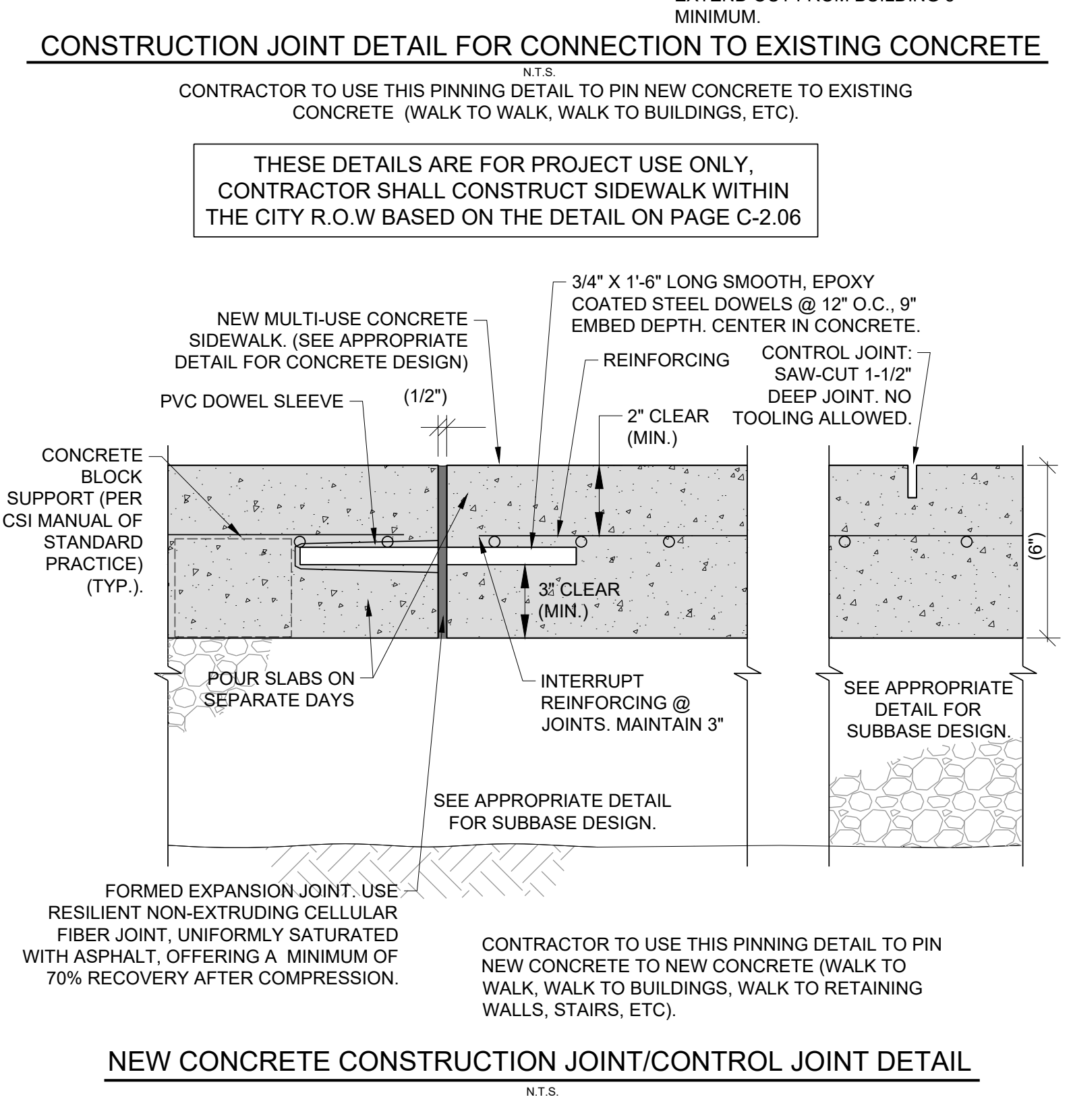
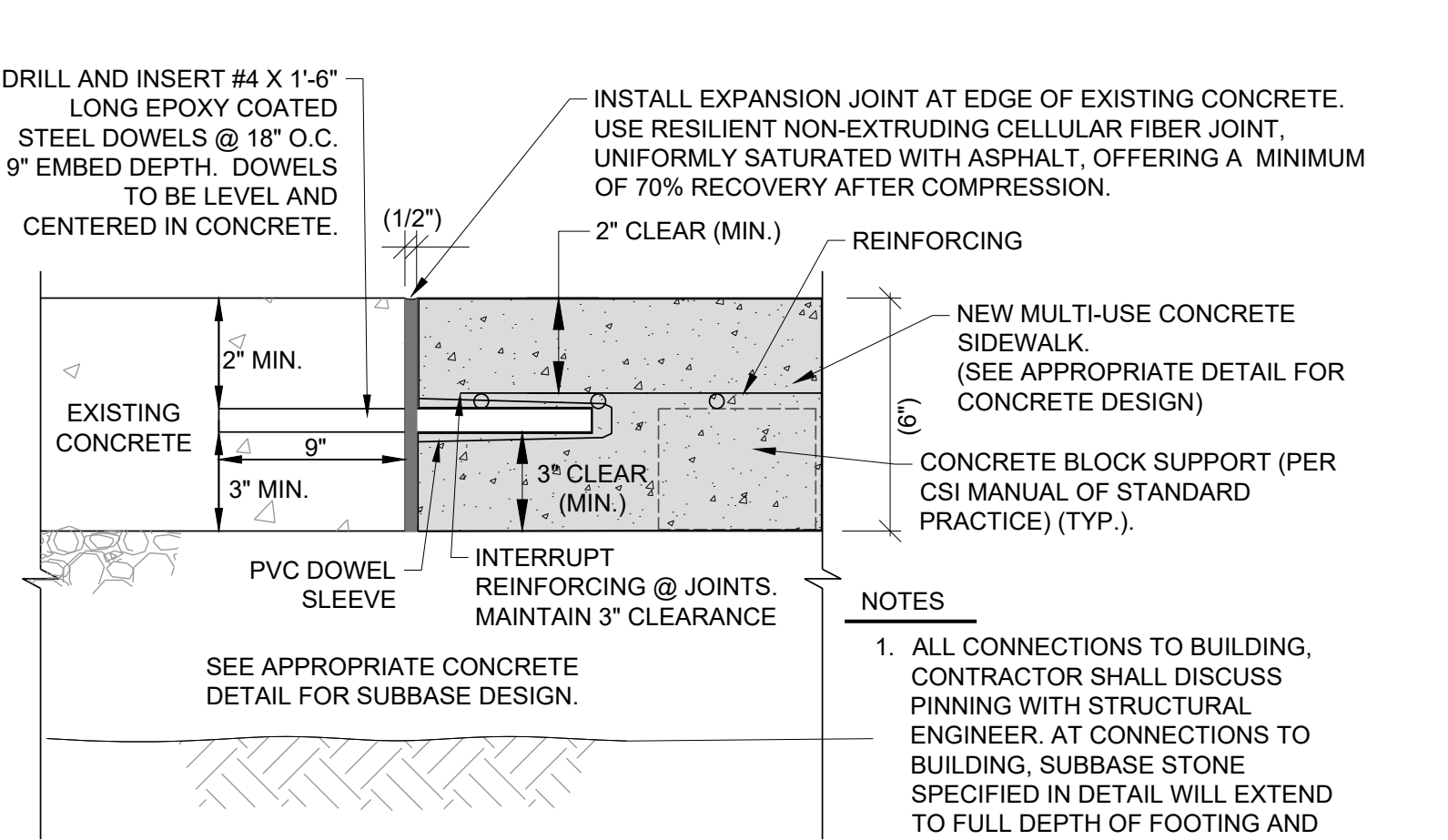
- NOTES FOR CONCRETE**
1. BROOM FINISH CONCRETE. CONSTRUCTION JOINTS SHALL BE SPACED MAXIMUM 24' IN ALL DIRECTIONS. SAWCUT CONTROL JOINTS 1/2" DEPTH AT INTERVALS EQUAL TO WIDTH OF SIDEWALK.
 2. APPLY SPECHEM CURE SHIELD, CURE & SEAL AGENT TO ALL CONCRETE SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 3. CONCRETE CONSTRUCTION AND CURING SHALL CONFORM TO SECTION 618.03 OF THE CURRENT VAOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 4. CONCRETE MAY NOT BE POURED IF FROST IS PRESENT OR THAWING IN THE SUBGRADE, IF THE TEMPERATURE IS 40° F OR LESS, OR DURING UNSEASONABLE WEATHER CONDITIONS.
 5. ALL CONCRETE USED IN THE CONSTRUCTION OF MULTI-USE CONCRETE SHALL BE MADE WITH PORTLAND CEMENT. THE CONCRETE SHALL MEET SECTION 541 OF THE STATE OF VERMONT STANDARD SPECIFICATIONS FOR CONSTRUCTION. HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, AND MEET THE FOLLOWING MIX DESIGN.
- | | |
|------------------------------------|-------|
| MAX. WATER-CEMENT RATIO (LB./LB.) | 0.44 |
| MIN. CEMENT FACTOR (LBS./C.Y.) | 660 |
| ENTRAINED AIR CONTENT (%) | 5 - 7 |
| SLUMP (INCHES, BEFORE ADDING HRWR) | 2 - 4 |
- CONSTRUCTION JOINT DETAIL FOR CONNECTION TO EXISTING CONCRETE**
- CONTRACTOR TO USE THIS PINNING DETAIL TO PIN NEW CONCRETE TO EXISTING CONCRETE (WALK TO WALK, WALK TO BUILDINGS, ETC).
- THESE DETAILS ARE FOR PROJECT USE ONLY, CONTRACTOR SHALL CONSTRUCT SIDEWALK WITHIN THE CITY R.O.W BASED ON THE DETAIL ON PAGE C-2.06
- NOTES**
1. ALL CONNECTIONS TO BUILDING, CONTRACTOR SHALL DISCUSS PINNING WITH STRUCTURAL ENGINEER. AT CONNECTIONS TO BUILDING, SUBBASE STONE SPECIFIED IN DETAIL WILL EXTEND TO FULL DEPTH OF FOOTING AND EXTEND OUT FROM BUILDING 5' MINIMUM.

- ROAD CONSTRUCTION NOTES**
1. ALL REFERENCES TO ROAD SHALL APPLY TO PARKING AREAS AS WELL.
 2. NEW ROAD SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE DRAWINGS. THE ROAD AND UTILITY LOCATIONS SHALL BE AS TYPICALLY DETAILED UNLESS OTHERWISE SHOWN.
 3. ALL ROAD AND PARKING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE VERMONT AGENCY OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" 2018, HEREAFTER CALLED VERMONT HIGHWAY SPECIFICATIONS. SPECIFICATIONS FOUND ON THESE PLANS, AND CITY/TOWN SPECIFICATIONS. IN CASE OF CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY AS DETERMINED BY THE ENGINEER. ALL GAVEL AND STORM SEWER STRUCTURES SHALL BE APPROVED BY CITY ENGINEER.
 4. THE CONTRACTOR SHALL FOLLOW VERMONT HIGHWAY SPECIFICATIONS (2018) SECTION 203.11 FOR PLACING AND SPREADING EMBANKMENTS.
 5. FILL MATERIAL FOR ROAD EMBANKMENT SHALL BE APPROVED BY THE ENGINEER. FILL SHALL BE PLACED IN 12" LIFTS, WETTED AND COMPACTED WITH SATISFACTORY COMPACTION EQUIPMENT TO 95% OF MAXIMUM DENSITY (STANDARD PROCTOR).
 6. ROAD IN FILL SECTIONS SHALL BE PLACED AND COMPACTED A MINIMUM OF 3 FEET ABOVE TOP OF ANY UTILITY TO BE INSTALLED BEFORE TRENCH IS EXCAVATED FOR PIPE PLACEMENT. IN TRENCHES AND CUT SECTIONS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHEETING, SHORING AND BRACING TO MAINTAIN COMPLIANCE WITH ALL OSHA/VOSH REGULATIONS.
 7. METHODS FOR CONSTRUCTION OF SUBGRADE SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 203.12 OR AS DETERMINED BY THE ENGINEER.
 8. ANY SUBGRADE OR SUBBASE DISTURBED BY CONTRACTOR, OR RENDERED UNSUITABLE BY CONSTRUCTION MACHINERY, SHALL BE REMOVED AND REPLACED WITH APPROVED GRANULAR BACKFILL AT THE CONTRACTOR'S EXPENSE. THE SUBGRADE SHALL BE COMPACTED TO ATTAIN AT LEAST 95% OF THE MAXIMUM DENSITY (STANDARD PROCTOR) BEFORE PLACING ROAD OR EMBANKMENT MATERIALS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF COMPACTION IN THE ROAD AND UTILITY TRENCHES.
 10. SAND FILL SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 703.03, TABLE 703.03A, GRANULAR BORROW SHALL CONFORM TO THE VERMONT HIGHWAY SPECIFICATIONS 703.04 GRANULAR BORROW, TABLE 703.04A.
 11. GRAVEL SUBBASE FOR PAVEMENT SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 704.05, TABLE 704.05A, COARSE.
 12. LEVELING COURSE SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) 704.05, TABLE 704.05A, FINE. SHOULDERS SHALL CONFORM TO SECTION 704.12, AGGREGATE FOR SHOULDERS.
 13. BITUMINOUS CONCRETE PAVEMENT SHALL CONFORM TO VERMONT HIGHWAY SPECIFICATIONS (2018) SECTION 404 AND 406. BINDER COURSE SHALL BE TYPE II, AND FINISH WEARING COURSE SHALL BE TYPE III OR IV. BASE COURSE PAVING TO BE PLACED FIRST YEAR, SURFACE COURSE TO BE PLACED THE SECOND OR THIRD YEAR, DETERMINED BY THE ENGINEER.
 14. EMBANKMENT FILL FOR ROAD AND PARKING SHALL BE A SIEVE SPECIFICATION AS FOLLOWS:
- | SIEVE | % FINER |
|-------|------------|
| 4" | 100 |
| 2" | 85-100 |
| #4 | 60-100 |
| #200 | 12 MAXIMUM |
15. IF PROOF ROLL FAILS, CONTRACTOR SHALL REMOVE THE SITE SOIL AND REPLACE IT WITH SAND WITH THE ABOVE SPEC. UNTIL A PROOF ROLL CAN BE PLACED WITHOUT FAILING. ENGINEER WILL JUDGE PASS/FAILURE OF PROOF ROLL. THIS WILL BE PERFORMED WITHOUT FURTHER COSTS TO THE OWNER.

- AS-BUILT (RECORD) DRAWINGS FOR SITE UTILITIES**
- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A COMPLETE UTILITY RECORD DRAWING IN AUTOCAD AND PDF FORMAT. THE RECORD DRAWING SHALL MEETS THE SPECIFICATIONS BELOW:
- UTILITY**
- WATER**
- ALL PIPE SIZES AND TYPES SHALL BE PROVIDED.
 - PROVIDE RECORD ALIGNMENT AND PROFILE WATERLINE.
 - ALL WATER GATE VALVES AND SHUT-OFF VALVES SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES.
 - ALL BENDS, FITTINGS, CAPS, CONNECTIONS, ETC. SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES AND THE TOP OF PIPE ELEVATION SHALL BE PROVIDED ACCURATE TO 0.1 FEET.
 - BOTH WATER CONNECTIONS WITH THE BUILDING JUST OUTSIDE THE BUILDING SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. TOP OF PIPE ELEVATION AT THIS LOCATION WILL ALSO BE DOCUMENTED, ACCURATE TO 0.1 FEET.
 - LOCATION OF THE WATER LINES FINAL CONNECTION WITH THE MUNICIPAL WATER SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. TOP OF PIPE ELEVATION AT THIS LOCATION WILL ALSO BE DOCUMENTED, ACCURATE TO 0.1 FEET.
- STORM**
- ALL PIPE SIZES AND TYPES SHALL BE PROVIDED.
 - ALL CATCH BASINS, STORM MANHOLES, AND STORMWATER TANKS SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. (INCLUDE 4 CORNERS OF TANKS)
 - LOCATION OF THE STORMS FINAL CONNECTION WITH THE MUNICIPAL SEWER SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. TOP OF PIPE ELEVATION AT THIS LOCATION WILL ALSO BE DOCUMENTED, ACCURATE TO 0.1 FEET.
- SEWER**
- ALL PIPE SIZES AND TYPES SHALL BE PROVIDED.
 - SEWERS CONNECTION WITH THE BUILDING JUST OUTSIDE THE BUILDING SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. TOP OF PIPE ELEVATION AT THIS LOCATION WILL ALSO BE DOCUMENTED, ACCURATE TO 0.1 FEET.
 - LOCATION OF THE SEWERS CONNECTION WITH THE MUNICIPAL SEWER SHALL BE HORIZONTALLY LOCATED WITH THREE (3) SWING TIES. TOP OF PIPE ELEVATION AT THIS LOCATION WILL ALSO BE DOCUMENTED, ACCURATE TO 0.1 FEET.
- ELECTRIC**
- HORIZONTAL ALIGNMENT SHALL BE ACCURATELY SKETCHED ON A SITE PLAN. THE SITE PLAN SHALL BE SPECIFIC TO ELECTRIC AND COMMUNICATION UTILITIES ONLY.
 - TRENCH X-SECTION (NUMBER AND TYPE CONDUIT, ENCASEMENT DETAIL, CONDUIT LENGTH, RUN DIRECTION) SHALL BE PROVIDED FOR EACH RUN OF CONDUIT. IF THE CROSS-SECTION CHANGES MID RUN THE LOCATION OF THE CHANGE MUST BE INDICATED WITH A NEW CROSS SECTION DETAIL.
- VT GAS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING OWNER WITH A COMPLETE "MARK-UP" PLAN SHOWING THE LAYOUT OF VT GAS PIPING.
- SITE LIGHTING**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TO THE OWNER A COMPLETE "MARK-UP" PLAN SHOWING THE LAYOUT OF THE SITE LIGHTING CONDUIT FROM LIGHT POLE TO LIGHT POLE.
- OTHER**
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING UTILITIES THAT ARE EXPOSED IN THE PROCESS OF INSTALLING NEW UTILITIES.
 - CONTRACTOR IS TO PERFORM A SURVEY OF THE NEW ADA RAMPS.



- ALL SEWER, WATER, AND STORM DRAINAGE UTILITIES INSTALLED ON THE PROJECT SIDE TO BE OBSERVED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF ESSEX JUNCTION PRIOR TO BACKFILLING THE UTILITY BEING INSTALLED**



17 PARK

17 Park Street
City of Essex Junction, Vermont



ISSUED FOR PERMIT REVIEW NOT FOR CONSTRUCTION

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PROPERTY INFORMATION:
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Zoning: Village Center

STAMP:

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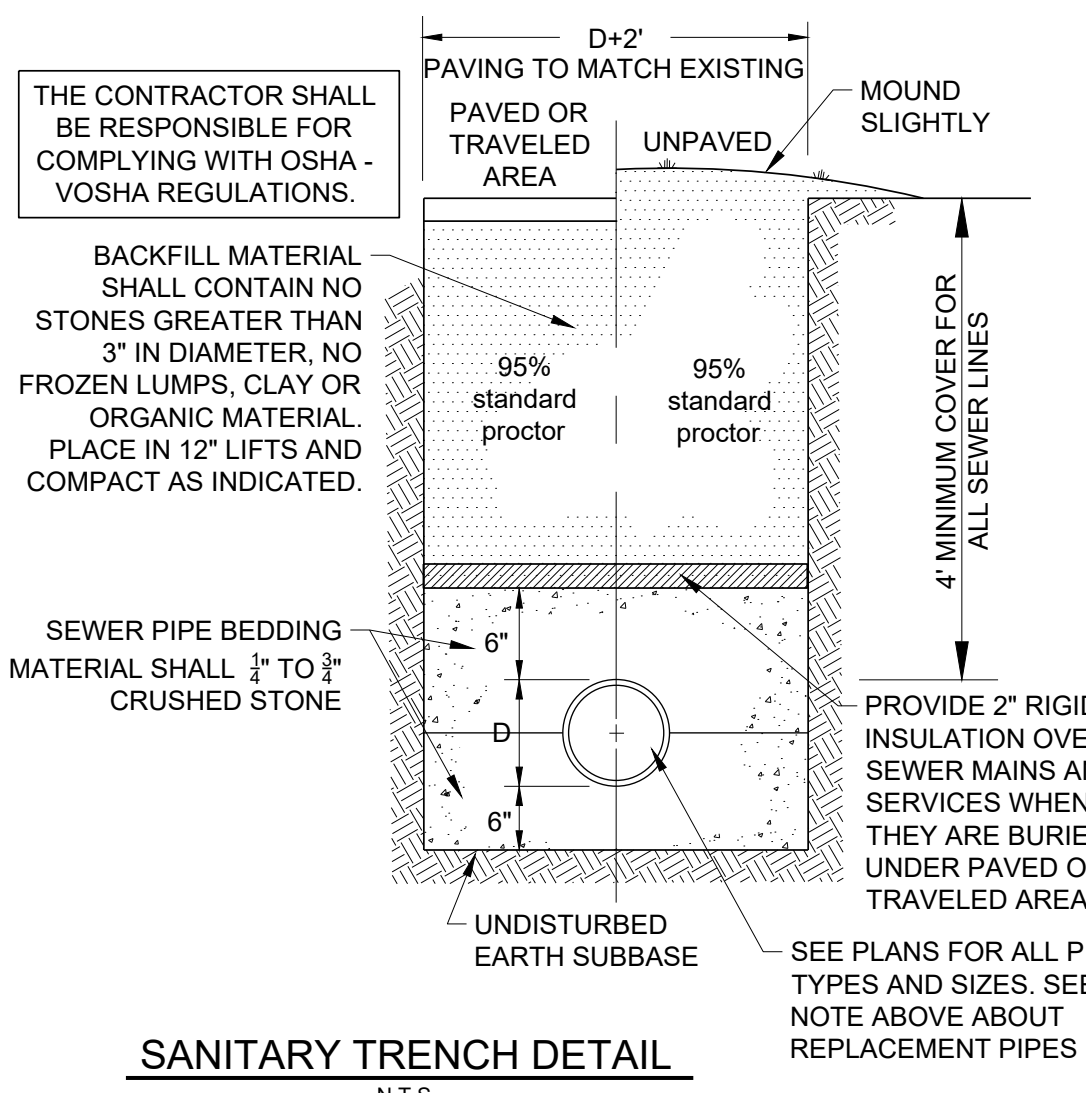
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DATE ISSUED: 02/09/24

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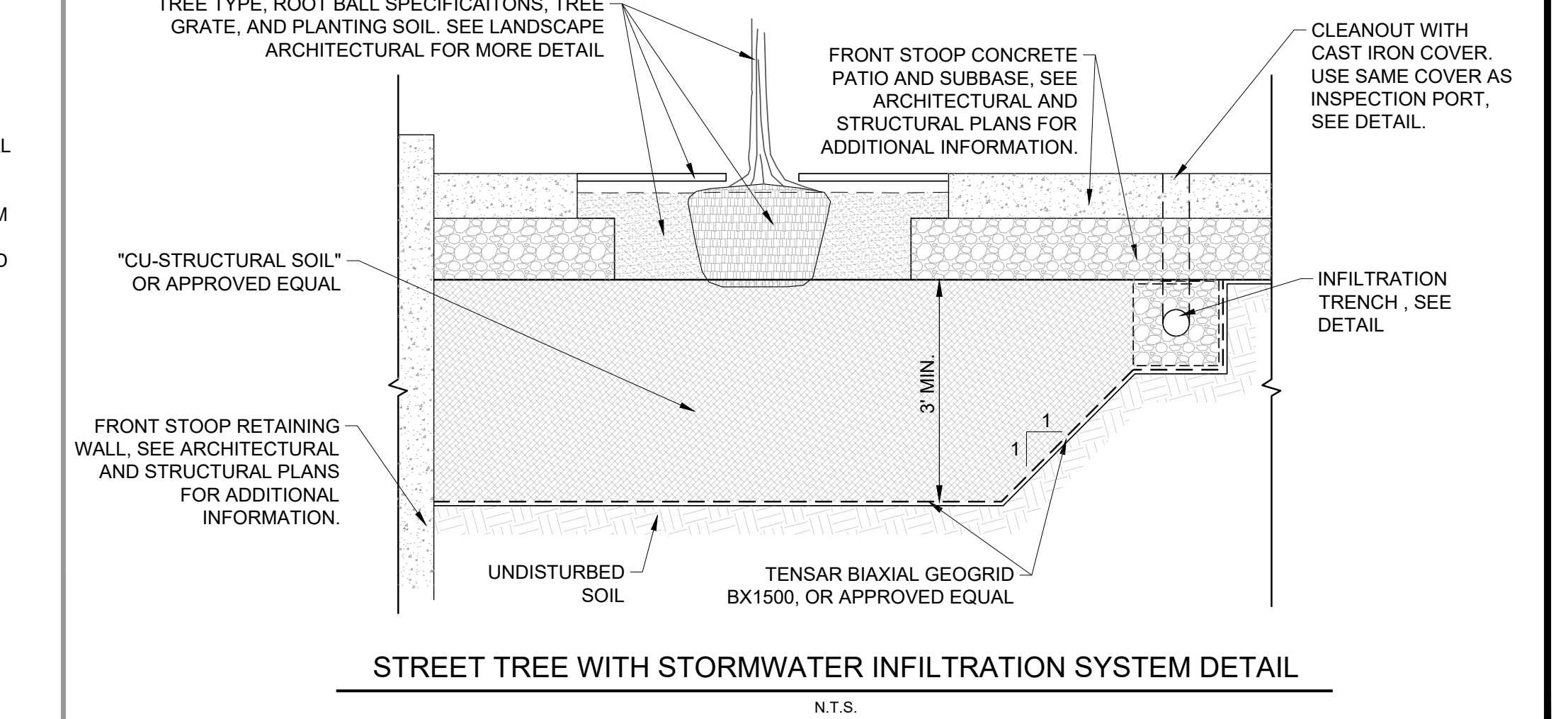
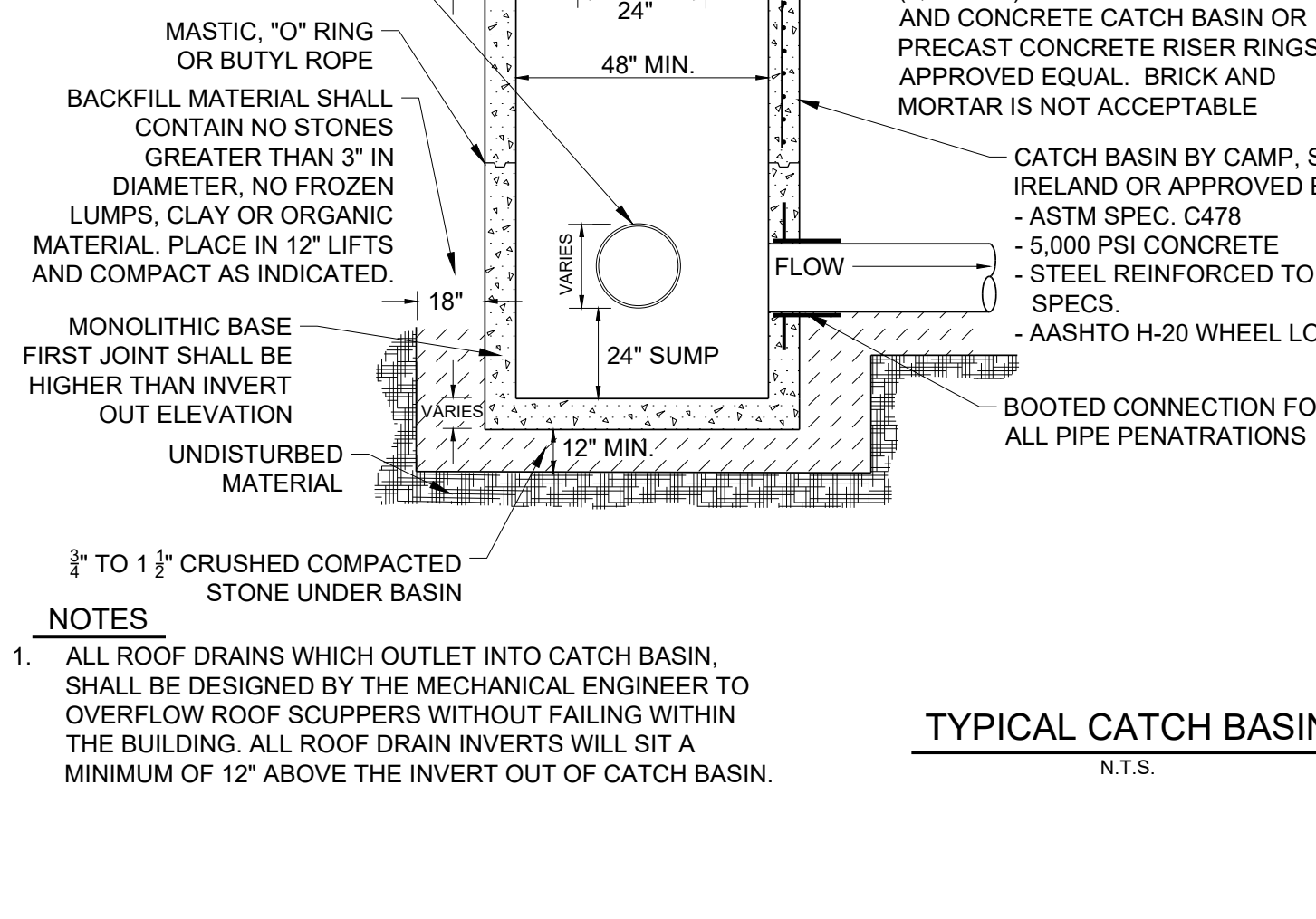
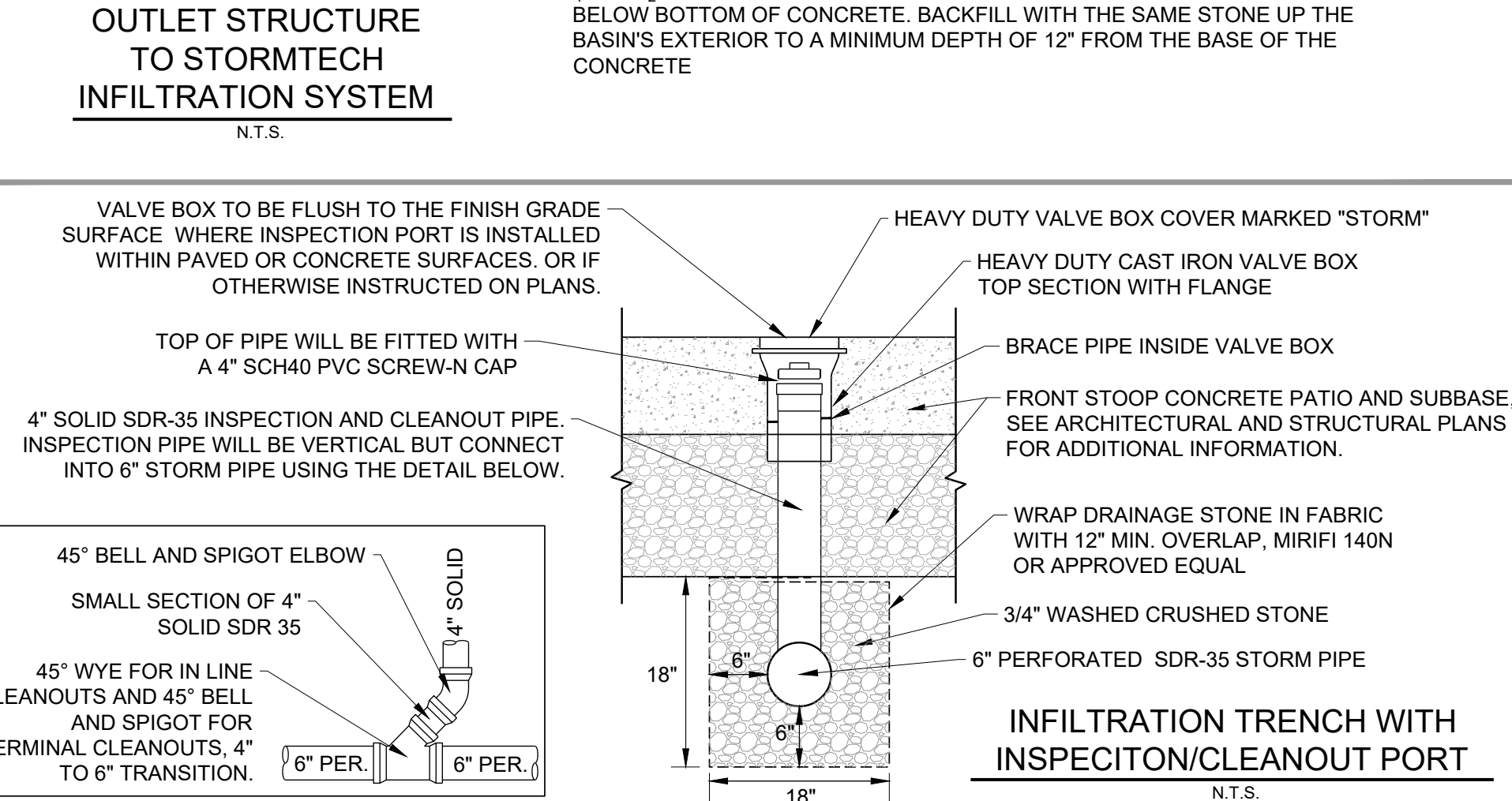
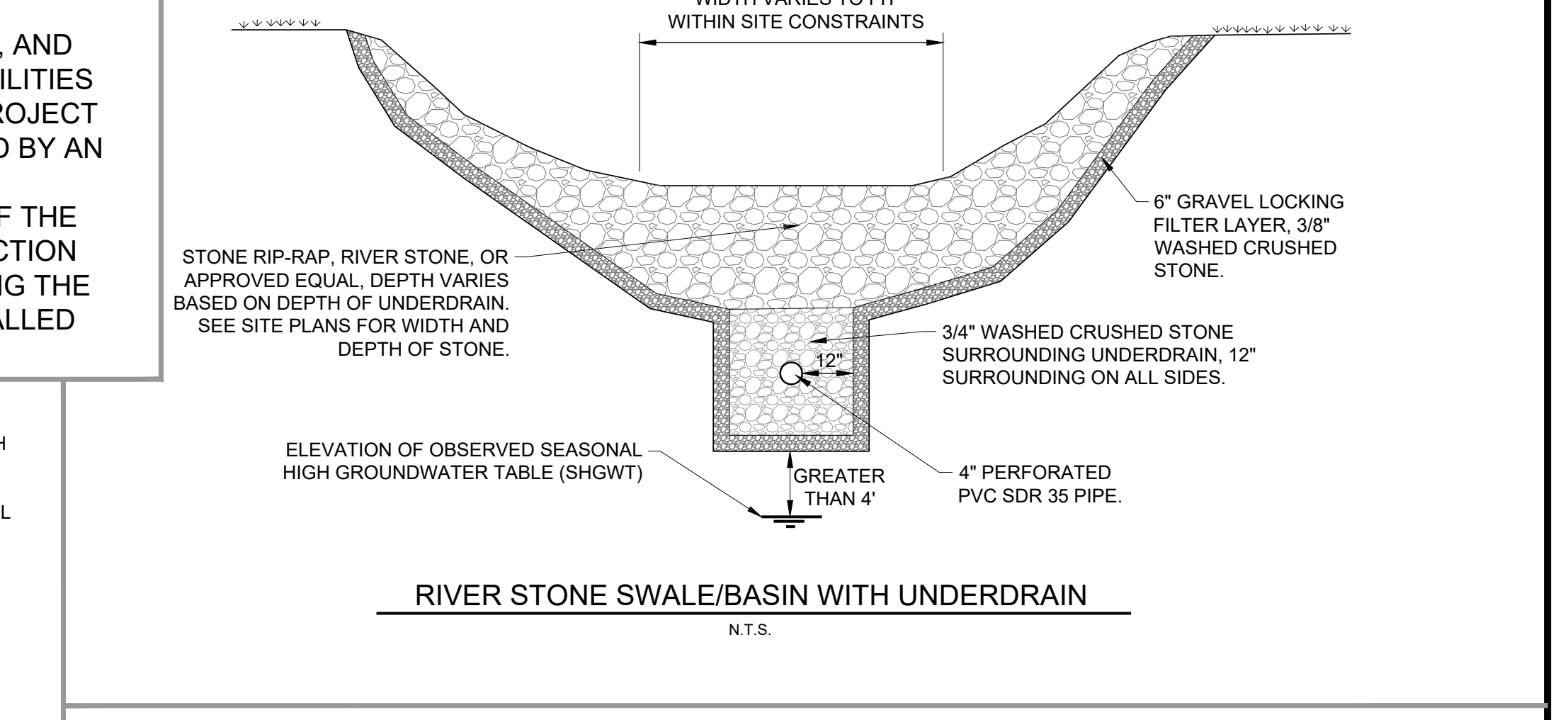
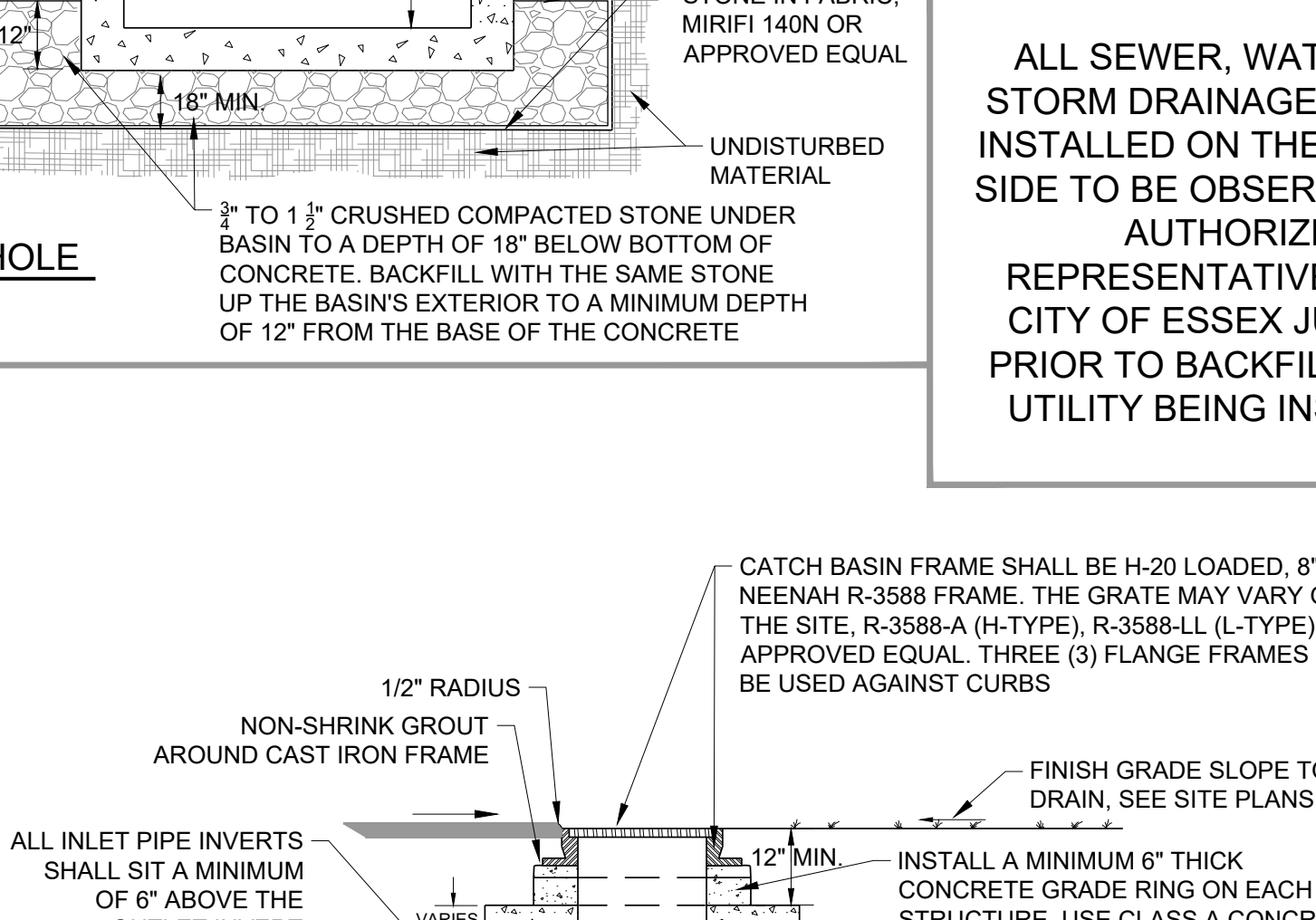
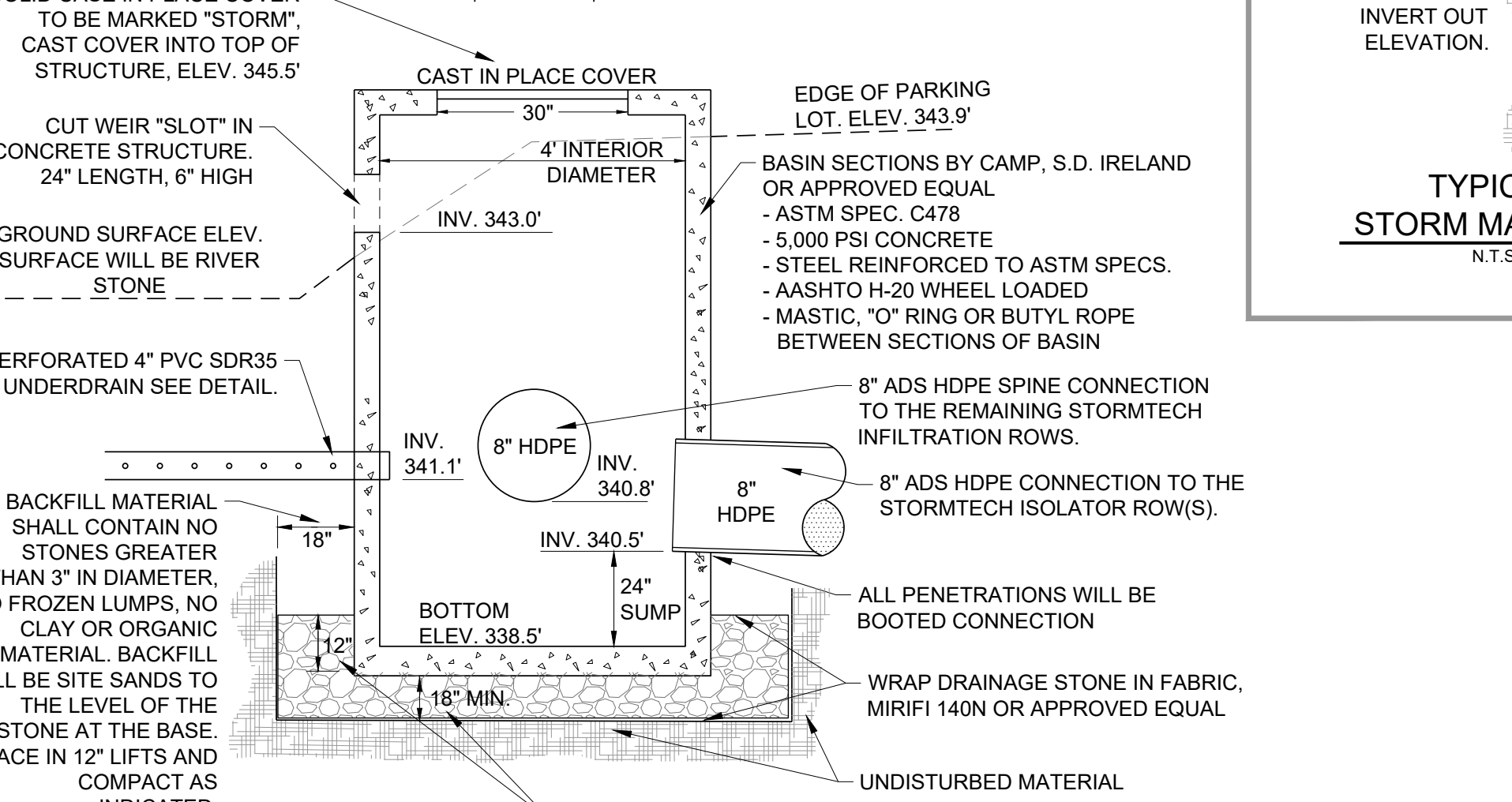
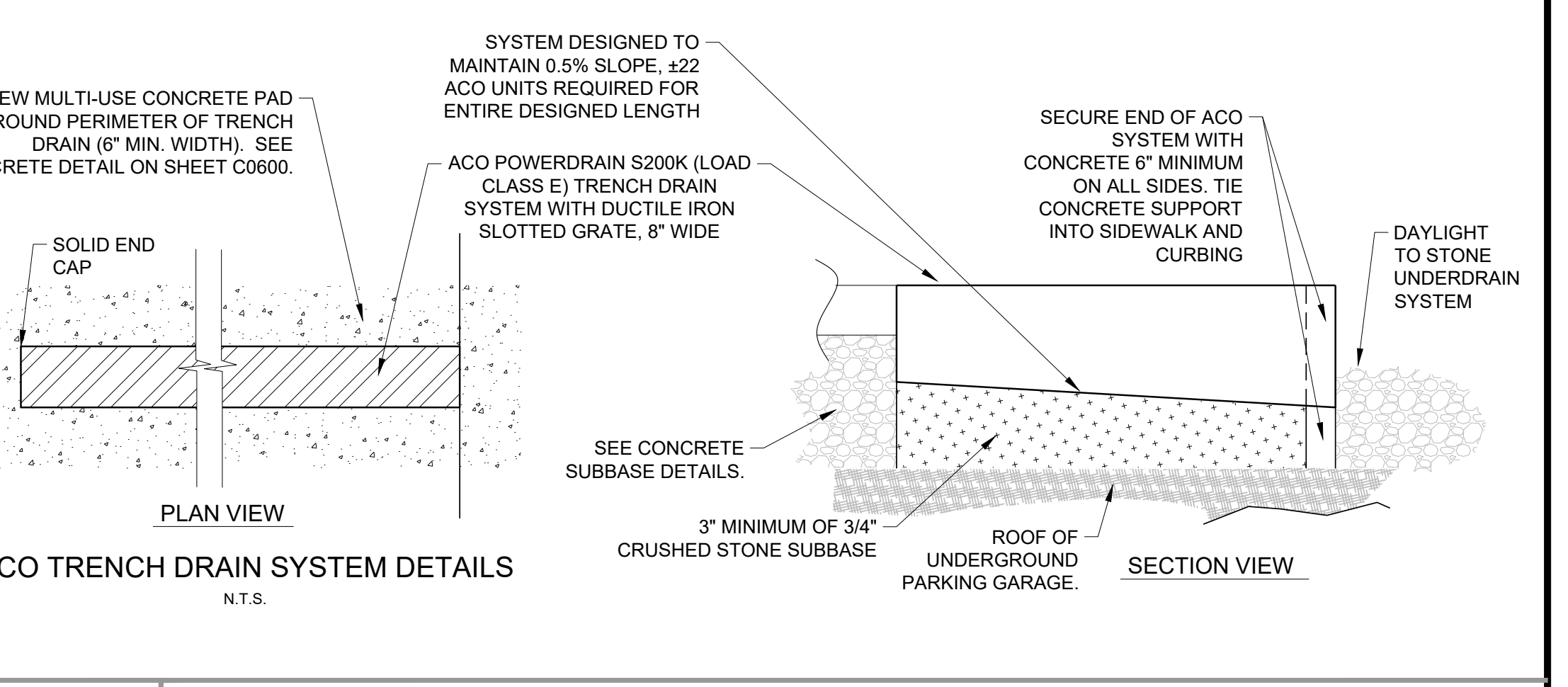
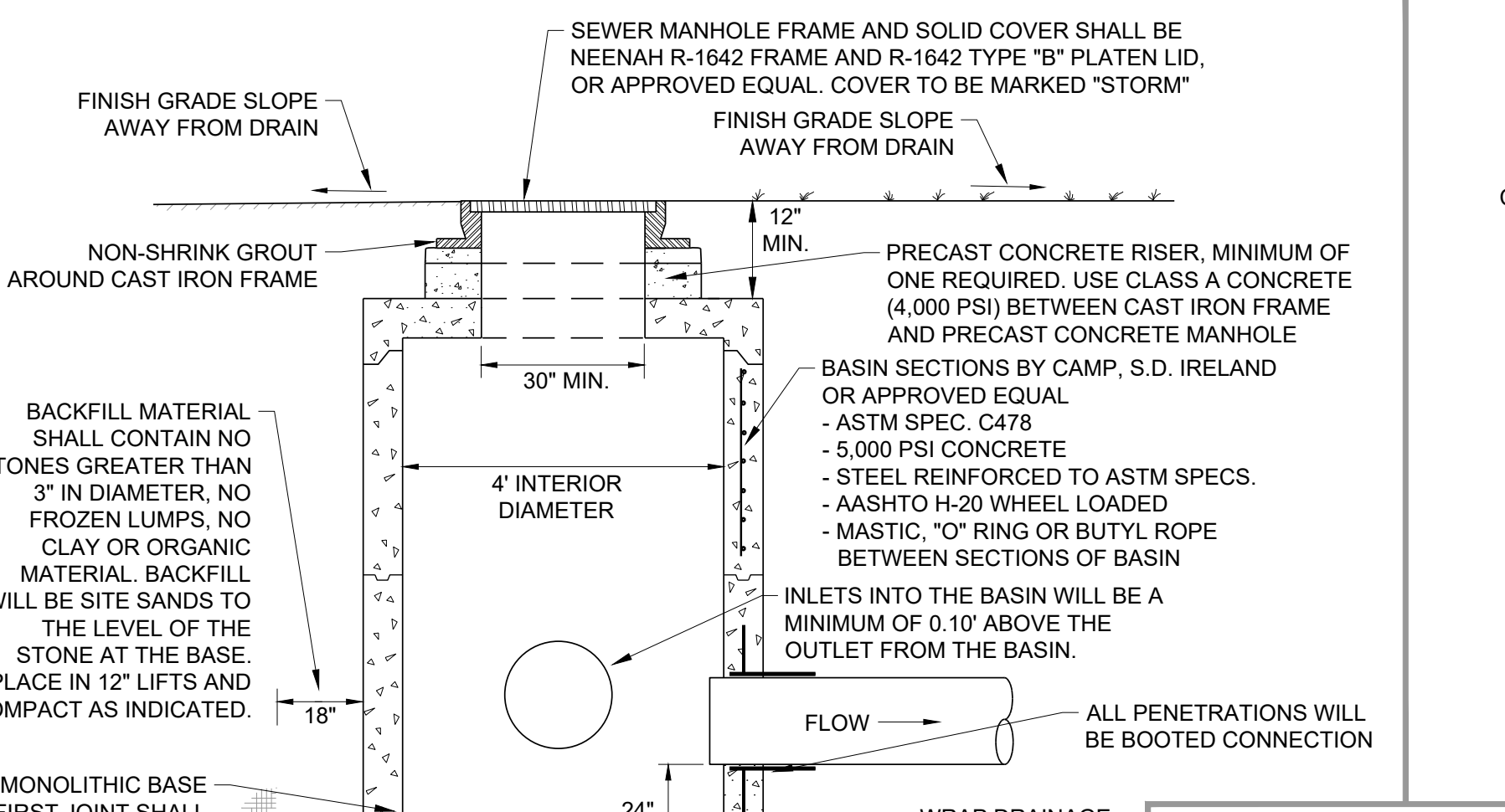
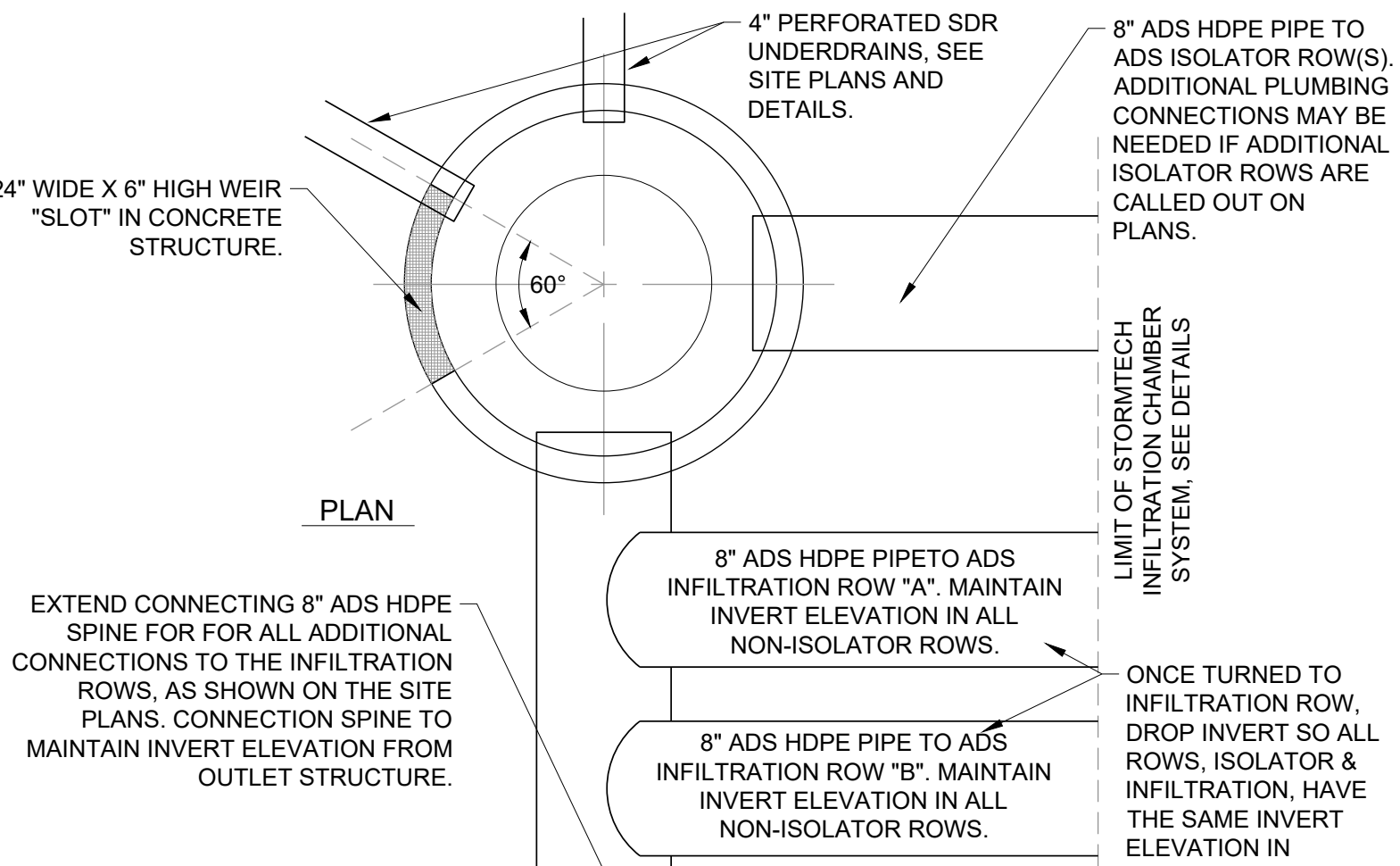
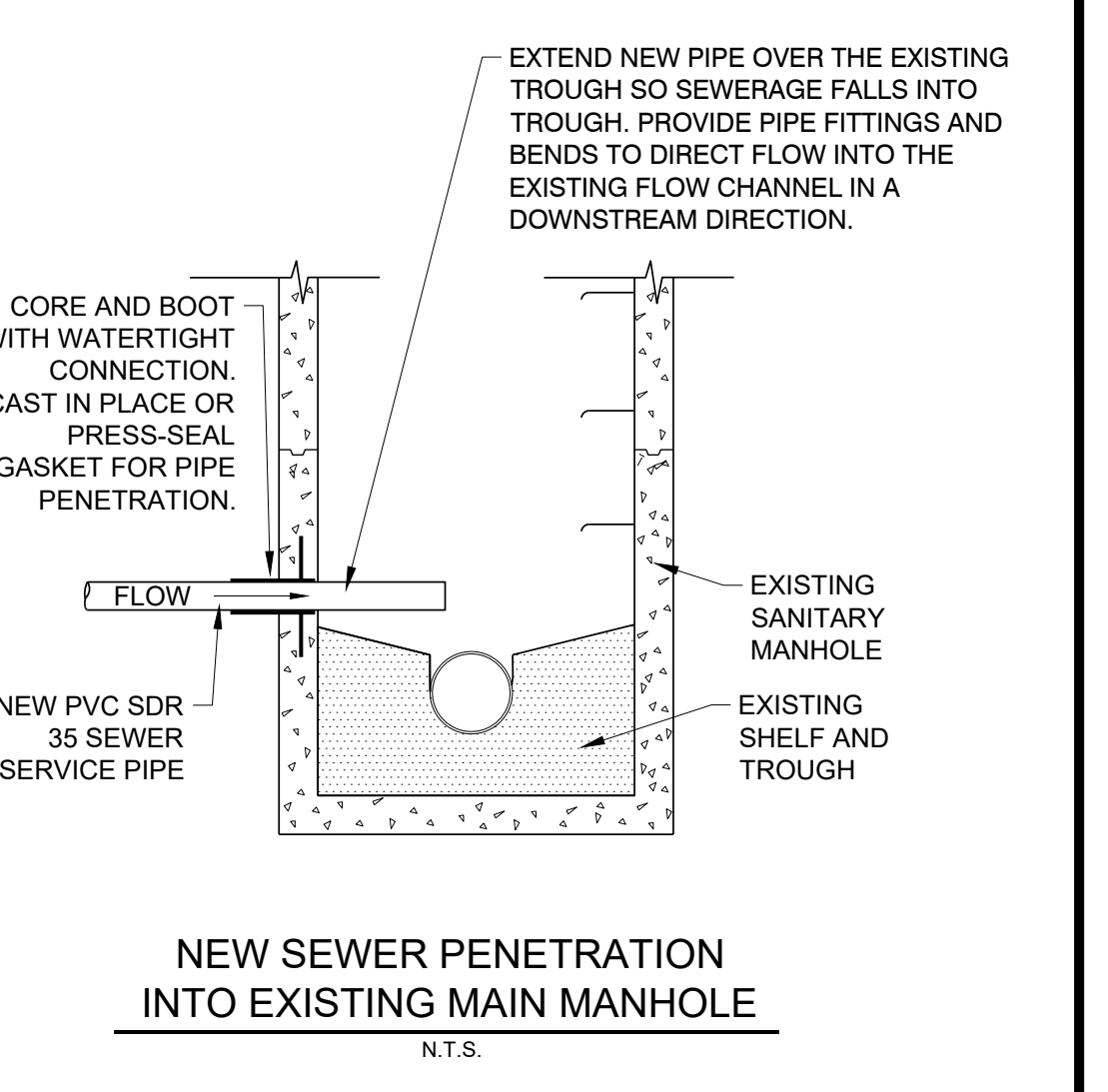
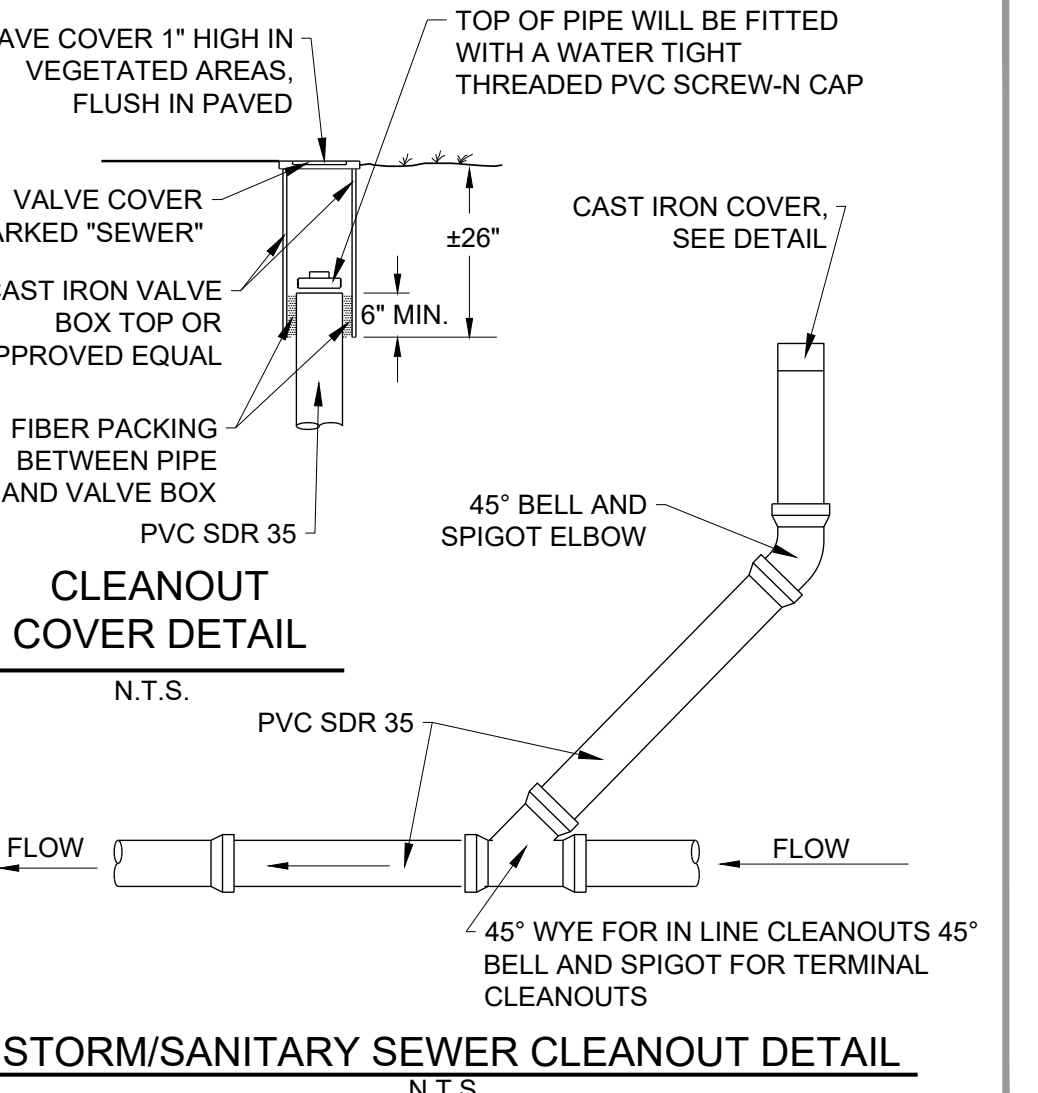
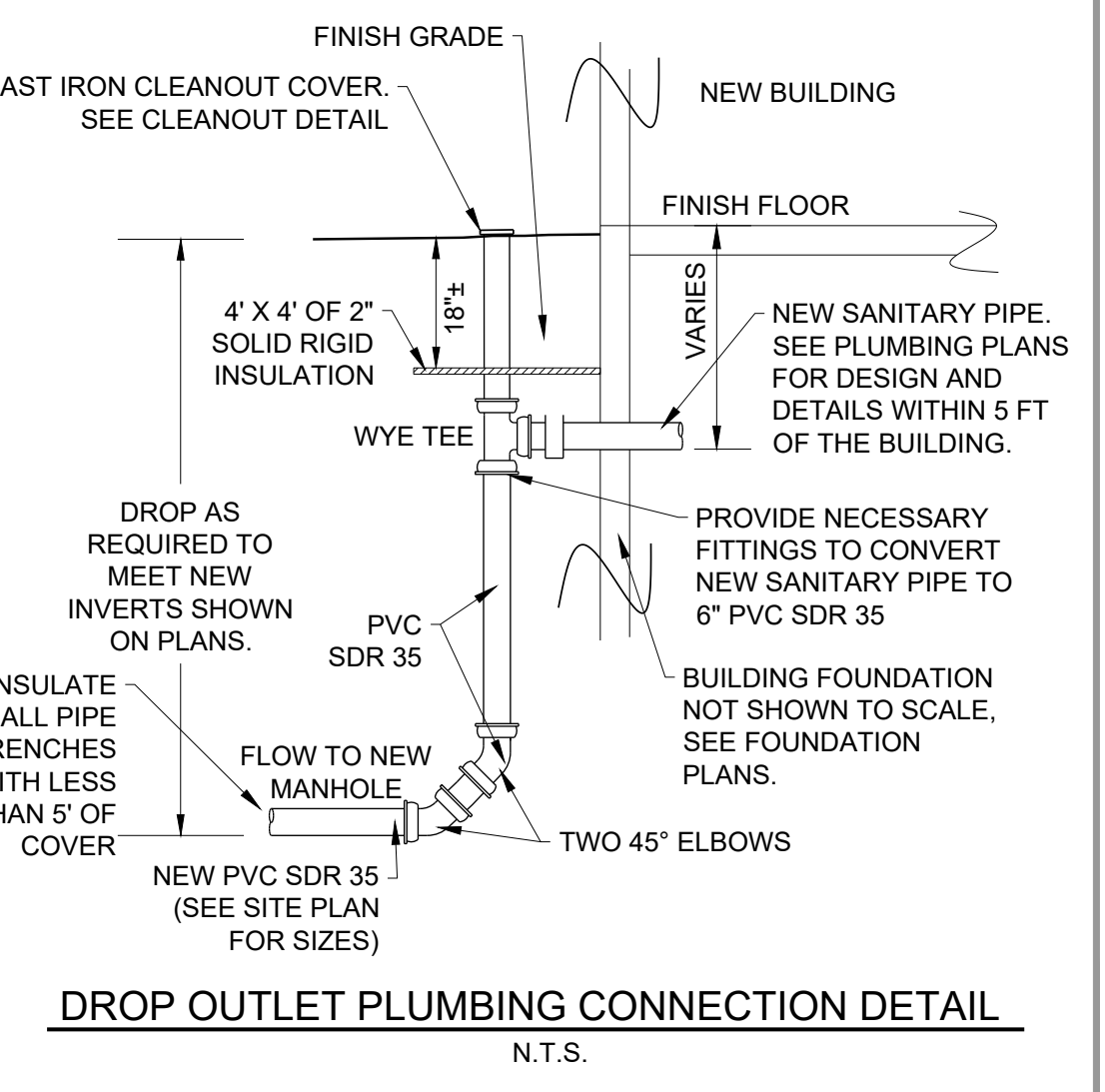
PROJECT NO.: 23283 SCALE: N/A

DRAWING NO.: C-2.02 REV. NO.: 1



SANITARY MAINS NOTES

- THE PIPE AND FITTINGS FOR SANITARY SEWER SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D3034 FOR 4" - 15" SDR 35 AND F679 FOR 18" - 27". ALL PIPE SHALL BE LAID TO THE LINE AND GRADE SHOWN ON THE PLANS.
- THE PIPE FOR GRAVITY SANITARY SEWER SHALL BE AS SHOWN ON THE PLANS AND DETAILED BELOW:
 - ALL PIPE SHALL BE LAID TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
 - PVC SDR 35 - POLYVINYL CHLORIDE PIPE - PIPE SHALL CONFORM TO ASTM SPECIFICATION D-3034 OR F679, (PVC) SEWER PIPE AND FITTINGS, SDR35.
 - PIPE WITH RECYCLED CONTENT IS NOT ACCEPTABLE.
- PVC SDR 35 SANITARY AND STORM PIPES SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION SHALL BE LESS THAN 5%.
- PVC SDR 35 PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32° F OR GOES ABOVE 100° F UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. IF PVC PIPE IS TO BE STORED ON SITE FOR 1 MONTH OR LONGER IT SHALL BE COVERED WITH CANVAS OR OTHER OPAQUE MATERIAL.
- THE INSTALLED GRAVITY SANITARY SEWER PIPE SHALL BE LOW PRESSURE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AFTER CLEANING THE PIPE, THE PIPE SECTION (MANHOLE TO MANHOLE) SHALL BE TESTED ACCORDING TO THE PROCEDURES OUTLINED IN THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE 11/06/23.



ALL SEWER, WATER, AND STORM DRAINAGE UTILITIES INSTALLED ON THE PROJECT SIDE TO BE OBSERVED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF ESSEX JUNCTION PRIOR TO BACKFILLING THE UTILITY BEING INSTALLED

17 PARK

17 Park Street
City of Essex Junction, Vermont

KREBS & LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05448 www.krebsandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

OWNER:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:
CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22,190 s.f.)
Zoning: Village Center

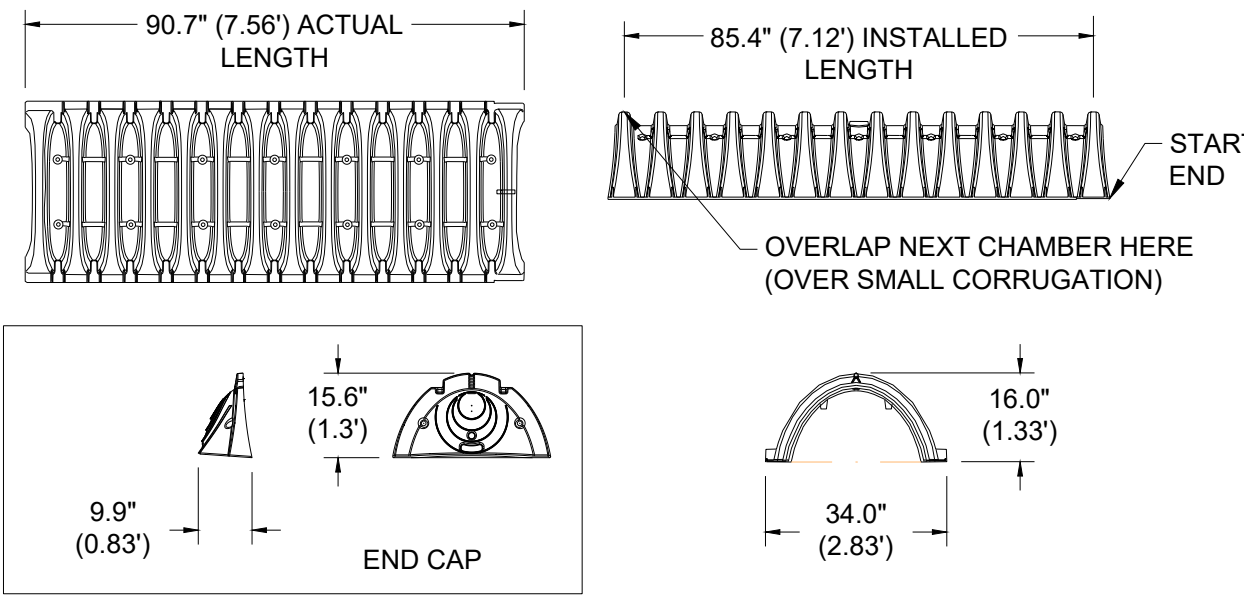
STAMP:

| REV. NO. | REVISIONS/COMMENTS | DATE |
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| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:
DETAILS

DATE ISSUED: 02/09/24
DRAWN BY: GTD CHECKED BY:
PROJECT NO.: 23283 SCALE: N/A
DRAWING NO.: C-2.03 REV. NO.: 1

Park-Street_Base.dwg



NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH) 34.0\"/>

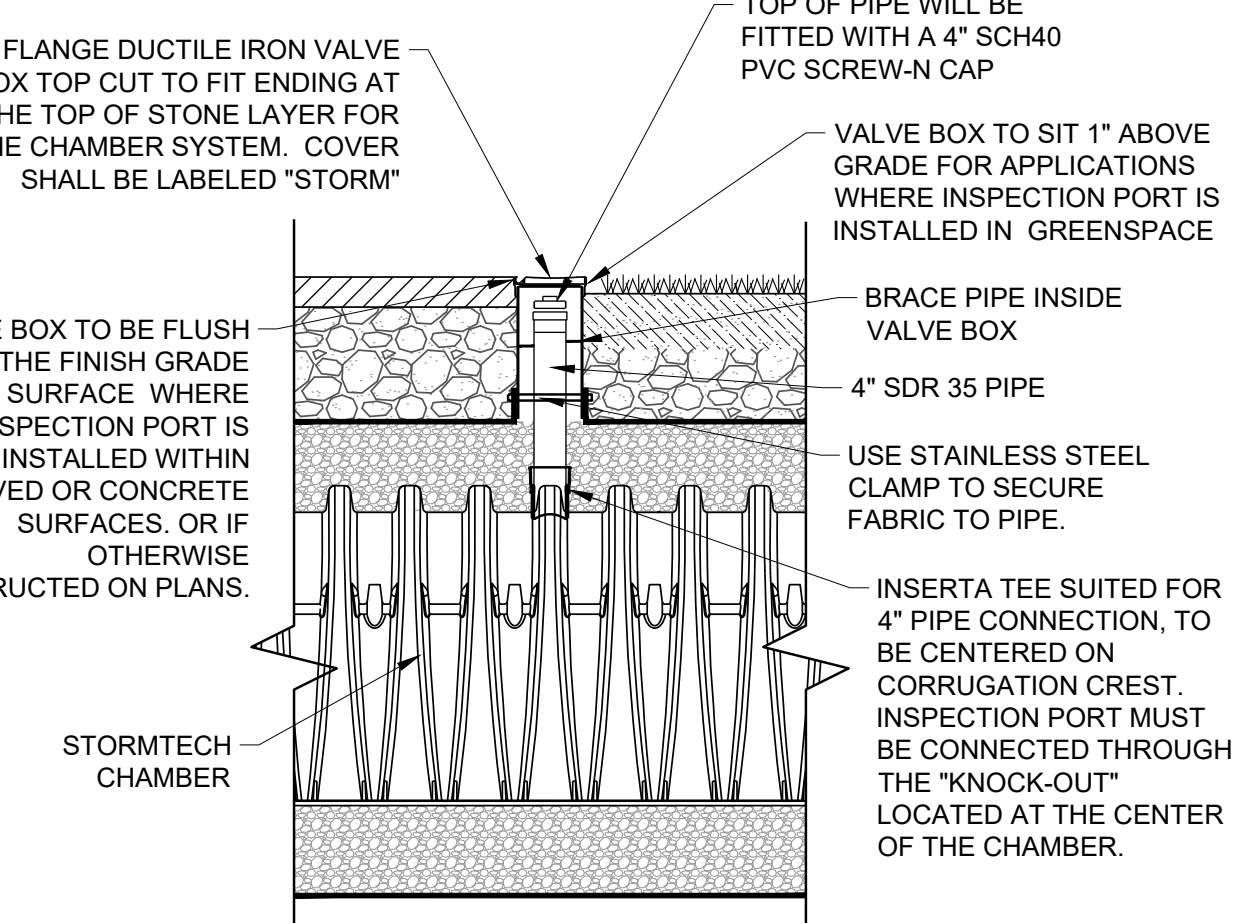
*ASSUMES 6\"/>

| PART # | STUB | A | B | C |
|-----------------------------|--------|---|---|---|
| SC310EPE06T / SC310EPE06TPC | 6\"/> | | | |
| SC310EPE08T / SC310EPE08TPC | 8\"/> | | | |
| SC310EPE10T / SC310EPE10TPC | 10\"/> | | | |
| SC310EPE12T / SC310EPE12TPC | 12\"/> | | | |
| SC310ECEZ* | 12\"/> | | | |

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12\"/>

SC-310 TECHNICAL SPECIFICATION



- NOTES:**
- ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.
 - ONE INSPECTION PORT SHALL BE INSTALLED ON THE FIRST PRE-TREATMENT ISOLATION CHAMBER AFTER THE CATCH BASIN.
 - DETAILS FROM THE FOLLOWING WEBSITE: <https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc310>

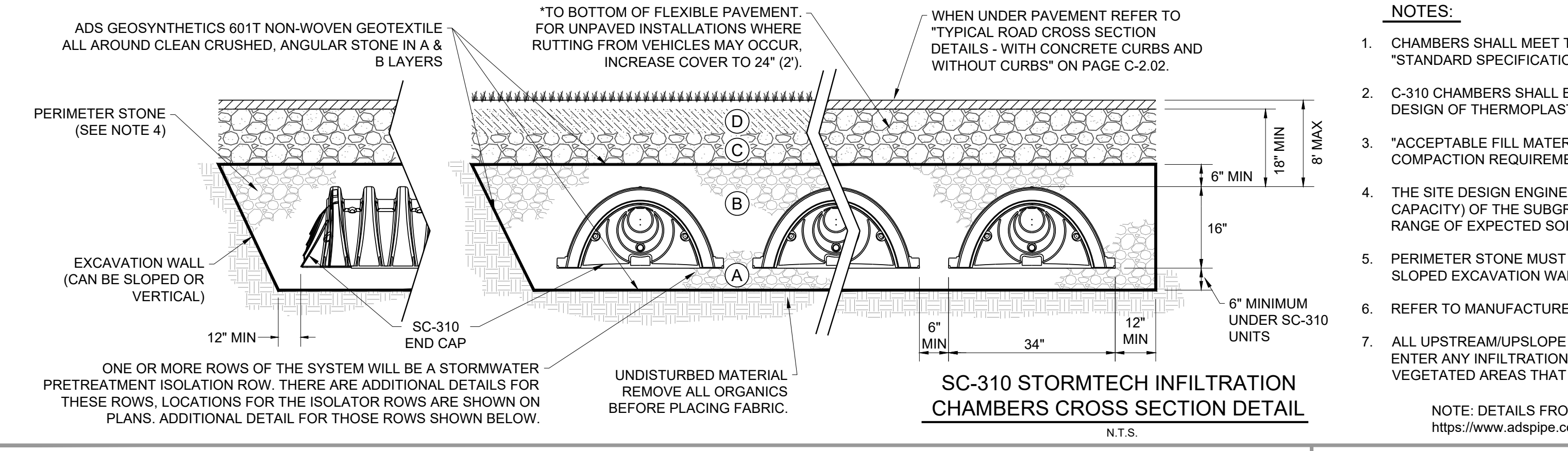
TYPICAL INSPECTION PORT CROSS SECTION

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| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|--|--|---|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18\"/> | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12\"/> |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED OR ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED OR ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3} |

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

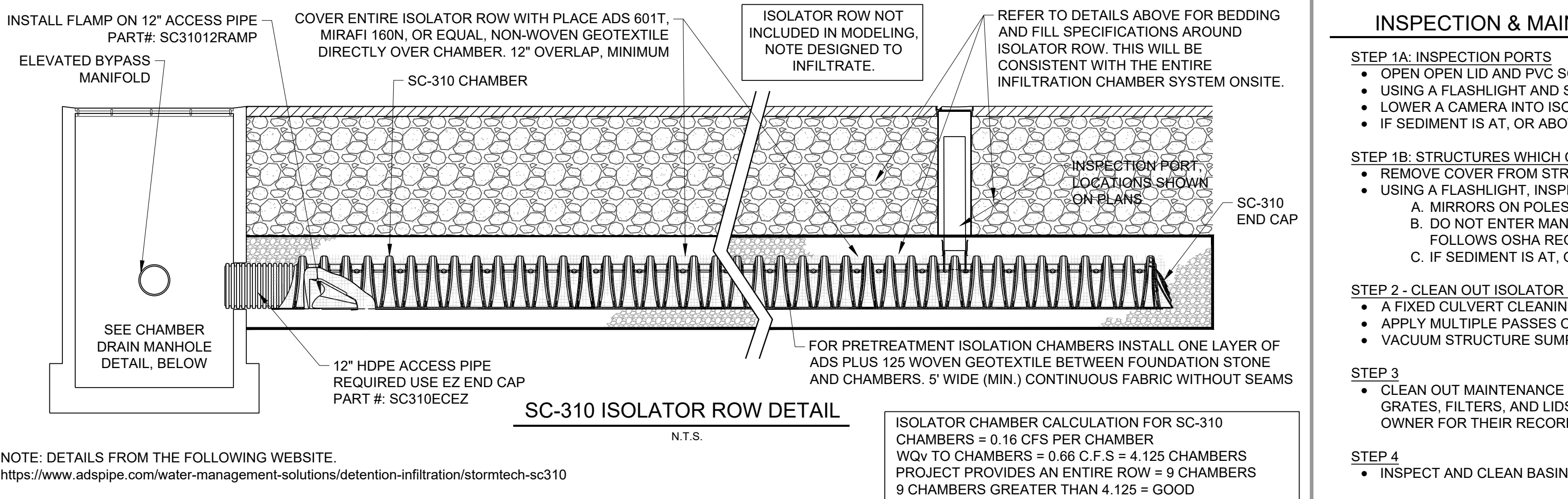
NOTE: DETAILS FROM THE FOLLOWING WEBSITE: <https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc310>



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), *STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS*.
- C-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 *STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS*.
- *ACCEPTABLE FILL MATERIALS* TABLE ABOVE PROVIDES MATERIALS LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REFER TO MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS FOR HANDLING AND INSTALLATION.
- ALL UPSTREAM/UPSLOPE CONSTRUCTION SHALL BE COMPLETE AND STABILIZED PRIOR TO ALLOWING RUNOFF TO ENTER ANY INFILTRATION SYSTEMS. *STABILIZED* SHALL MEAN PAVED SURFACES, WASHED CRUSHED STONE, OR VEGETATED AREAS THAT HAVE ESTABLISHED A DENSE AND VIGOROUS VEGETATIVE COVER.

NOTE: DETAILS FROM THE FOLLOWING WEBSITE: <https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc310>



NOTE: DETAILS FROM THE FOLLOWING WEBSITE: <https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc310>

ISOLATOR CHAMBER CALCULATION FOR SC-310 CHAMBERS = 0.16 CFS PER CHAMBER
 WQV TO CHAMBERS = 0.66 C.F.S = 4.125 CHAMBERS
 PROJECT PROVIDES AN ENTIRE ROW = 9 CHAMBERS
 9 CHAMBERS GREATER THAN 4.125 = GOOD

INSPECTION & MAINTENANCE

- STEP 1A: INSPECTION PORTS**
- OPEN OPEN LID AND PVC SCREW TOP
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3\"/>
- STEP 1B: STRUCTURES WHICH CONNECT TO ISOLATOR ROWS**
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE:
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY;
 - DO NOT ENTER MANHOLES, IF NECESSARY, HIRE AN ENTITY WHOM ARE CERTIFIED FOR CONFINED SPACE AND FOLLOWS OSHA REGULATIONS, THAT ENTITY COULD ASSIST IN THE ASSESSMENT IF NECESSARY.
 - IF SEDIMENT IS AT, OR ABOVE, 3\"/>
- STEP 2 - CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS**
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"/>
- STEP 3**
- CLEAN OUT MAINTENANCE HAS BEEN DETERMINED TO NOT BE NECESSARY AT THIS TIME, REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS IN A REPORT THAT CAN BE PROVIDED TO THE OWNER FOR THEIR RECORDS.
- STEP 4**
- INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- SCHEDULE NOTES:**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.
- NOTE: DETAILS FROM THE FOLLOWING WEBSITE: <https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc310>

SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), *STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS*.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, *STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS*. LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2\"/>
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73\"/>
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE *STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE*.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOWER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2\"/>
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF *FLEXSTORM CATCH IT* INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.



17 PARK

17 Park Street
 City of Essex Junction, Vermont



ISSUED FOR PERMIT REVIEW NOT FOR CONSTRUCTION

OWNER:
 Handy Hotels & Rentals LLC
 241 Pearl Street
 Essex Junction, Vermont 05495

APPLICANT:
 Milot Real Estate
 c/o Brett Grabowski
 32 Seymour Street # 101
 Williston, Vermont 05495

PROPERTY INFORMATION:
 CITY OF ESSEX JUNCTION:
 Address: 17 Park Street
 Parcel ID: 1028034000
 SPAN: 207-066-12977
 Area: 0.51 Acres (±22.190 s.f.)
 Zoning: Village Center

STAMP:

| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DRAWING TITLE:

DETAILS

DATE ISSUED: 02/09/24
 DRAWN BY: GTD CHECKED BY:

PROJECT NO.: 23283 SCALE: N/A
 DRAWING NO.: REV. NO.:

C-2.04 1

WINTER EROSION CONTROL PROCEEDURES

(FOR ANY EARTH WORK PERFORMED BETWEEN OCTOBER 15TH AND APRIL 15TH)

WINTER EROSION CONTROL NARRATIVE: OBJECTIVE - ANY SITE WORK PERFORMED LATER THAN OCTOBER 15TH WILL RESULT IN EXPOSED SOIL THROUGH THE WINTER...

WINTER EROSION CONTROL SEQUENCE: ON-SITE COORDINATOR - THE ON-SITE COORDINATOR SHALL BE SURE ALL EROSION CONTROL MEASURES REQUIRED FOR WINTER CONSTRUCTION ARE INSTALLED BY OCTOBER 15TH...

THE CONTRACTOR SHALL STABILIZE ANY PORTION OF THE SITE THAT IS BEING WORKED AND DISTURBED PRIOR TO BEGINNING CONSTRUCTION AT ANOTHER AREA OF THE SITE.

ANTICIPATED WINTER CONSTRUCTION ACTIVITIES WILL INCLUDE ALL ASPECTS OF THE PROJECT PROPOSED DURING SUMMER CONSTRUCTION. THIS IS A CONTINUATION OF WORK WHICH WAS NOT COMPLETED DURING THE SUMMER.

LIMITS OF DISTURBANCE - LOD WILL BE MOVED AND/OR REPLACED TO REFLECT THE BOUNDARY OF WINTER WORK. CONTRACTOR WILL MAINTAIN A MINIMUM 25' BUFFER FROM PERIMETER CONTROLS TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.

SNOW STORAGE ON SITE - CONTRACTOR WILL CREATE A SNOW MANAGEMENT PLAN. PLAN WILL IDENTIFY LOCATIONS FOR ADEQUATE SNOW STORAGE AND CONTROL SNOW MELT.

INSTALL SILT FENCE - SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE WINTER CONSTRUCTION AREAS AND SOIL STOCKPILE AREAS, AS SHOWN ON THE PLAN, BY OCTOBER 15TH.

STABILIZED CONSTRUCTION ENTRANCE - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STABILIZED CONSTRUCTION ENTRANCES TO PREVENT SEDIMENT TRACKING OFF SITE.

WINTER STABILIZATION - ALL DISTURBED AREAS NOT INVOLVED IN WINTER CONSTRUCTION SHALL BE AT LEAST TEMPORARILY STABILIZED BY OCTOBER 15. AFTER OCTOBER 15TH, ALL AREAS DISTURBED DURING WINTER CONSTRUCTION SHALL BE STABILIZED DAILY TO PREVENT EXPOSURE FROM RAIN EVENTS...

EXCEPTIONS:

- HYDROSEEDING AFTER OCTOBER 15TH AND BEFORE APRIL 15TH MUST BE STABILIZED WITH STRAW MULCH OR EROSION CONTROL MATTING.
SNOW AND/OR ICE MUST BE REMOVED TO, AT MOST, ONE INCH PRIOR TO APPLYING MULCH OR EROSION CONTROL STABILIZATION MATTING.

MAINTENANCE - ALL DISTURBED AREAS SHALL BE MONITORED BY THE CONTRACTOR AND THE ON-SITE PLAN COORDINATOR IN ACCORDANCE WITH THE INSPECTION REQUIREMENT OUTLINED IN THE INDIVIDUAL CONSTRUCTION STORMWATER PERMIT.

INSPECTION - THE ON-SITE COORDINATOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, DAILY WRITTEN INSPECTIONS WHILE THE SITE IS DISTURBED OR WEEKLY IF EVERYTHING IS STABILIZED BUT CONSTRUCTION IS ON-GOING.

POST-CONSTRUCTION SOIL DEPTH AND QUALITY NOTES

SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE.

SOIL QUALITY: ALL AREAS SUBJECT TO THE STANDARD SHALL DEMONSTRATE THE FOLLOWING:

A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 4% DRY WEIGHT IN PLANTING BEDS AND TURF AREAS. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF 4 INCHES, EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA.

COMPOST AND OTHER MATERIALS SHALL BE USED THAT MEET THE FOLLOWING REQUIREMENTS:

- THE COMPOST OR OTHER MATERIALS SHALL HAVE A CARBON TO NITROGEN RATIO BELOW 25:1.
COMPOST SHALL MEET THE DEFINITION OF "COMPOST" IN THE AGENCY'S SOLID WASTE MANAGEMENT REGULATIONS...

THE SOIL QUALITY REQUIREMENTS SHALL BE MET BY USING ONE OR A COMBINATION OF THE FOLLOWING METHODS:

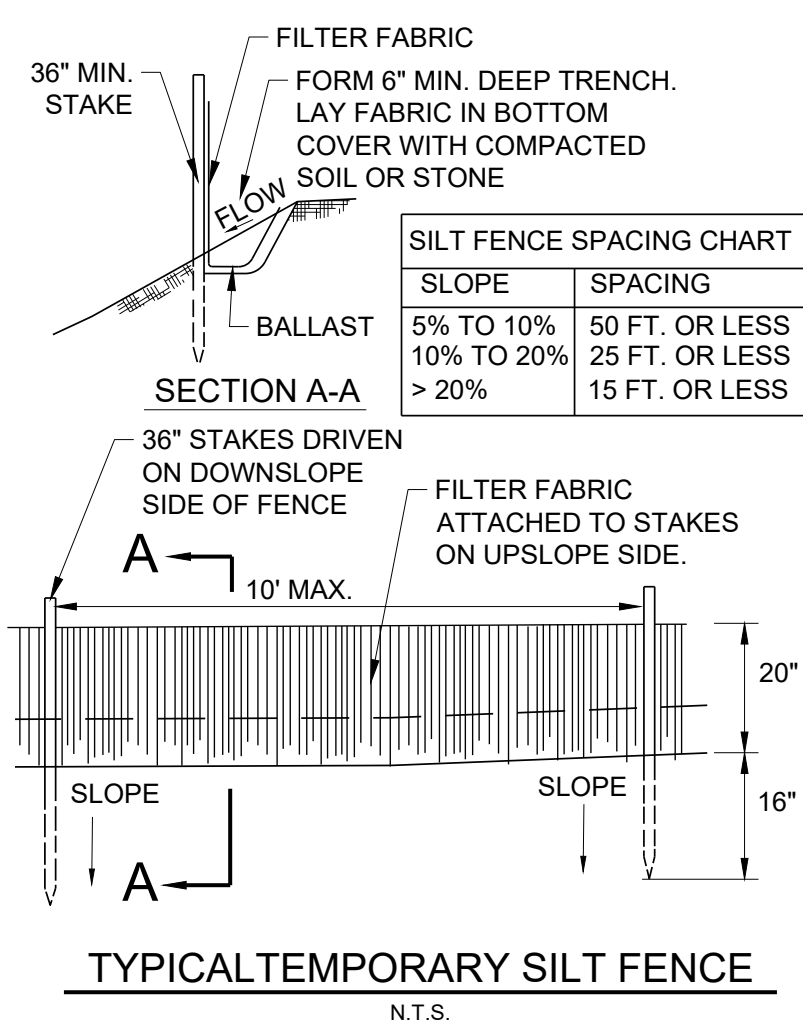
- OPTION 1: LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL IN PLACE.

SOIL MANAGEMENT

- IDENTIFIES AREAS ON THE SITE SUBJECT TO THE STANDARD;
SOIL DEPTH AND QUALITY SHALL BE ESTABLISHED TOWARDS THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECTED FROM COMPACTION...

NOTES

- AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
PERIMETER CONTROLS SHALL BE UTILIZED IN SMALL AREAS < 1 ACRE. IN AREAS > 1 ACRE, TEMPORARY SEDIMENT TRAPS OR TEMPORARY SEDIMENT BASINS ARE TO BE UTILIZED.



TYPICAL TEMPORARY SILT FENCE

ADDITIONAL SOILS RESTORATION

- SOIL DEPTH AND QUALITY SHALL BE ESTABLISHED TOWARDS THE END OF CONSTRUCTION, AND ONCE ESTABLISHED, BE PROTECTED FROM COMPACTION.
THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE POST CONSTRUCTION SOIL DEPTH AND QUALITY.

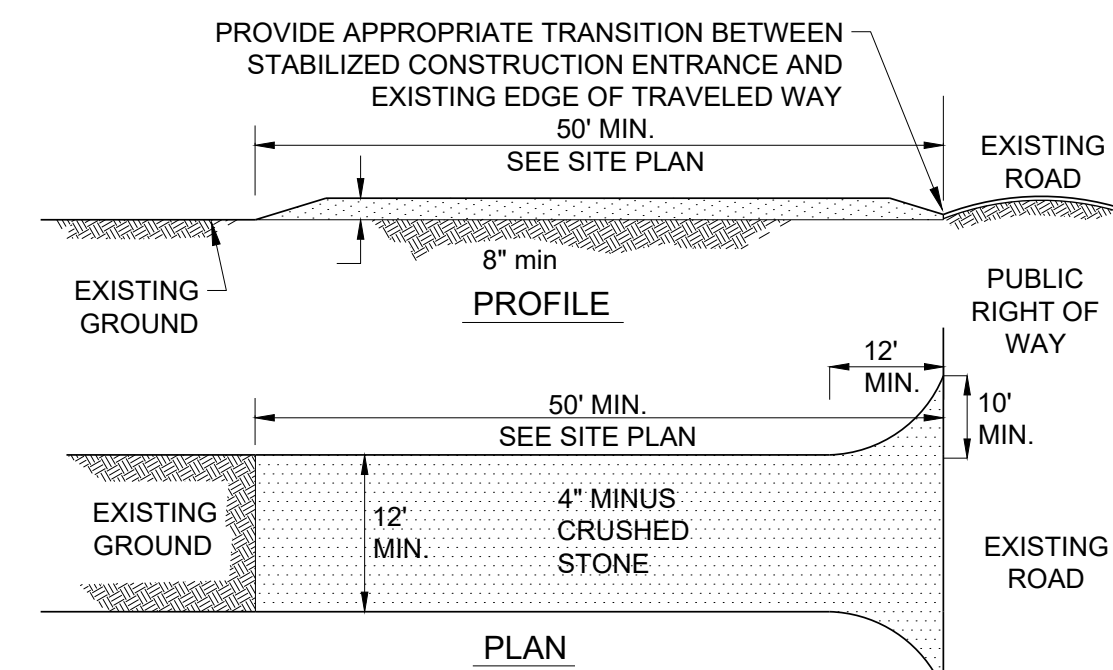
PERMANENT SEED MIX SHALL BE USED AS EARLY AS PRACTICABLE BETWEEN 5/15 AND 9/15 AND SHALL MEET THE FOLLOWING CRITERIA:

Table with columns SEED, % WEIGHT, and % GERMINATION. Lists seeds like Red Fescue, Sheep Fescue, Red Top, White Clover, Annual Ryegrass.

TEMPORARY SEED MIX SHALL BE USED BETWEEN 9/16 AND 5/14 AND SHALL MEET THE FOLLOWING CRITERIA:

Table with columns SEED, % WEIGHT, and % GERMINATION. Lists seeds like Winter Rye, Red Fescue (Creeping), Perennial Rye Grass, Red Clover, Other Crop Grass, Noxious Weed Seed, Inert Matter.

SEEDING SPECIFICATIONS

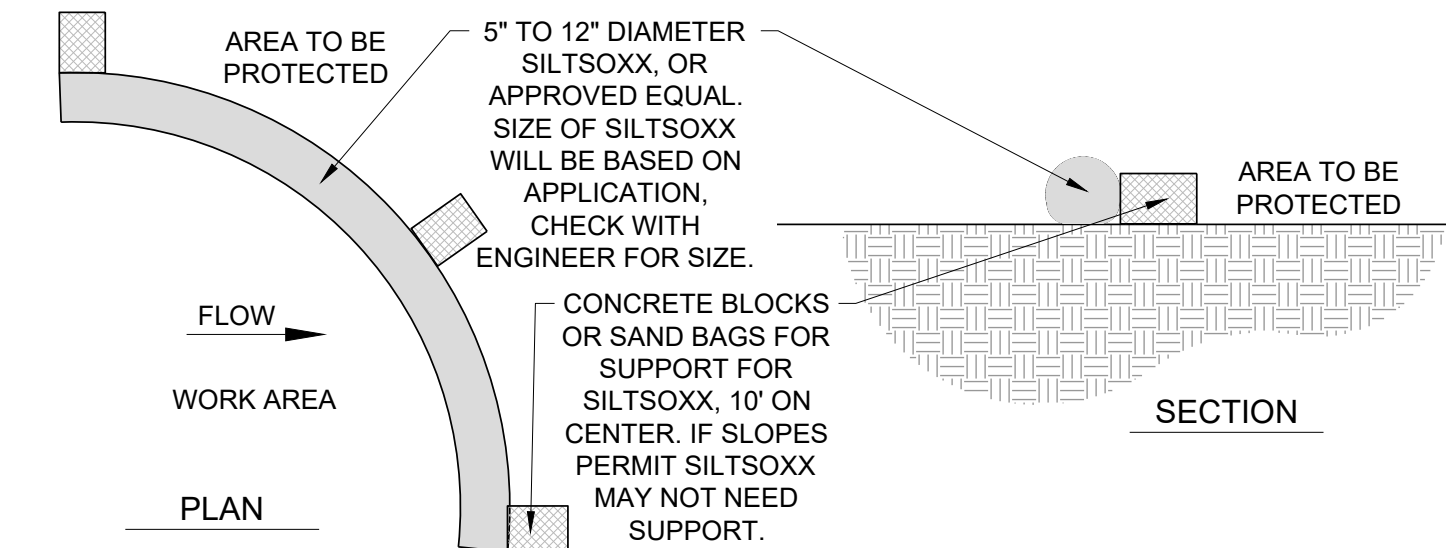


NOTES

- CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
CONTRACTOR TO USE MIRAFLI 500X UNDER STONE FOR TEMPORARY CONSTRUCTION ROADS.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

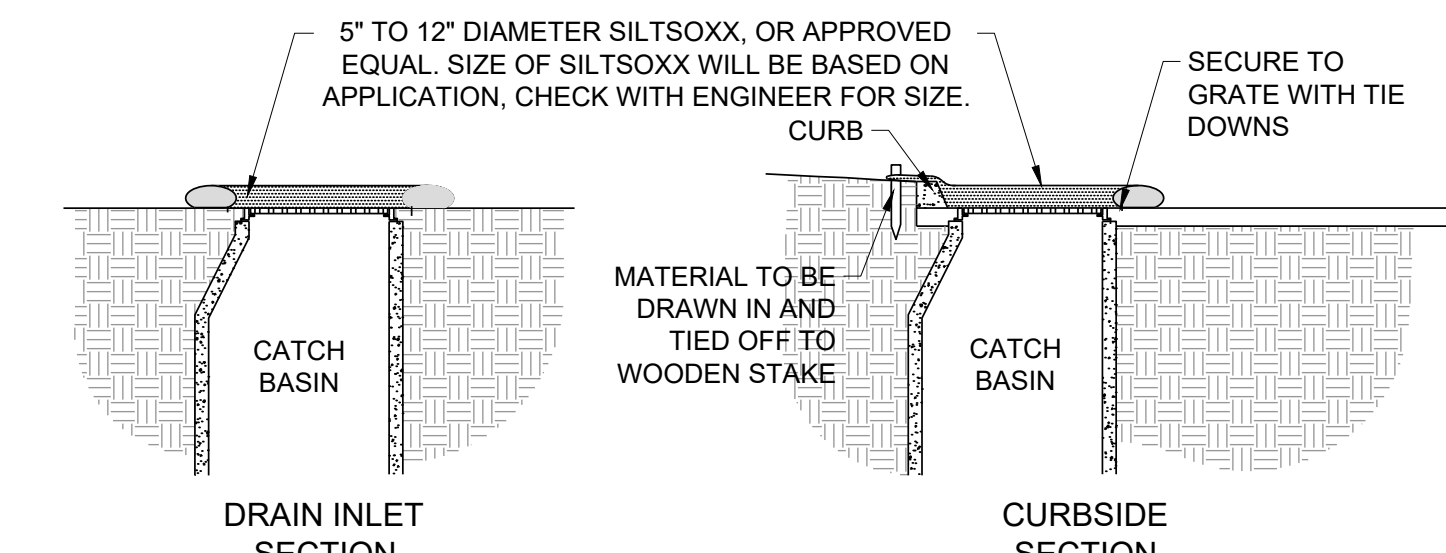
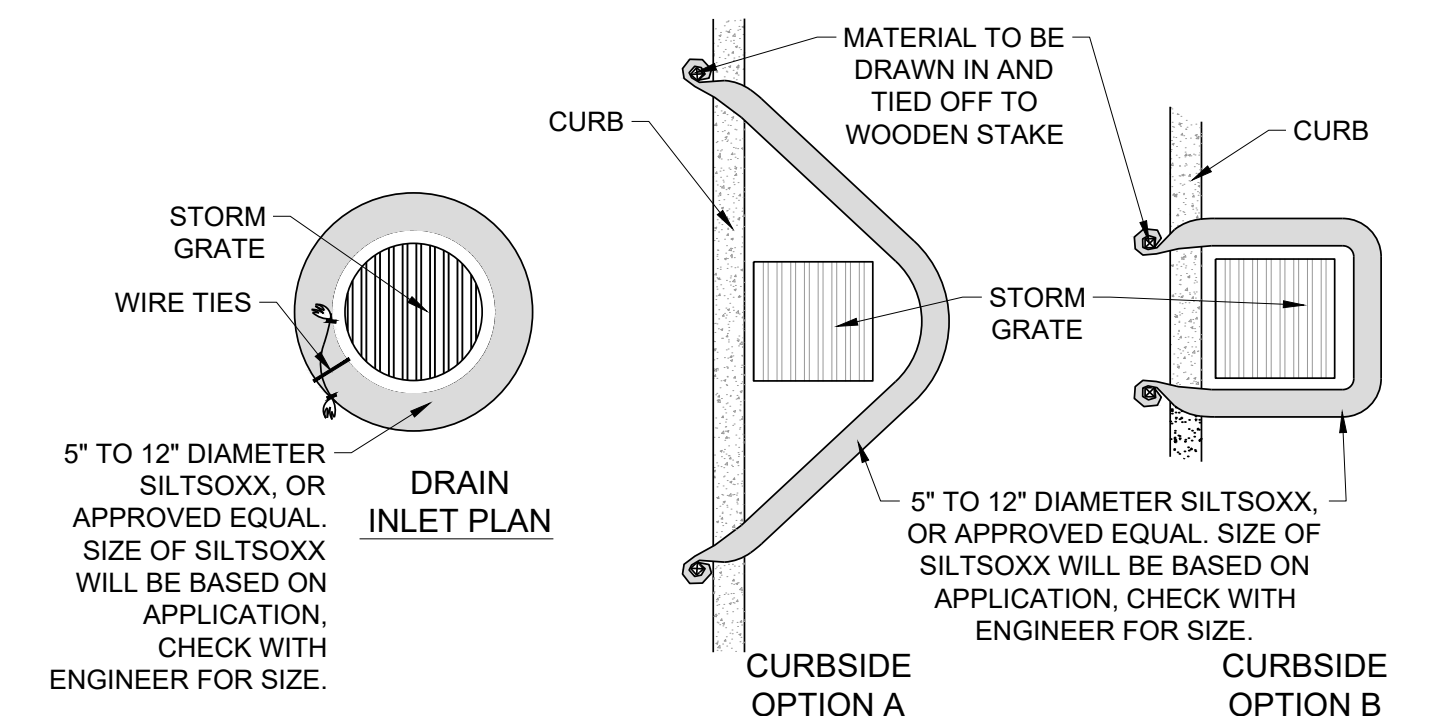


NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SILTISOXX IN ALL LOCATIONS SHOWN ON THE PLANS.
MAINTENANCE SHALL BE PERFORMED AS NEEDED AND ADDITIONAL SILTISOXX WILL BE ADDED WHEN SEDIMENT REACHES HALF OF PRODUCT HEIGHT.

TYPICAL SILTISOXX INSTALLATION ON PAVEMENT

N.T.S.

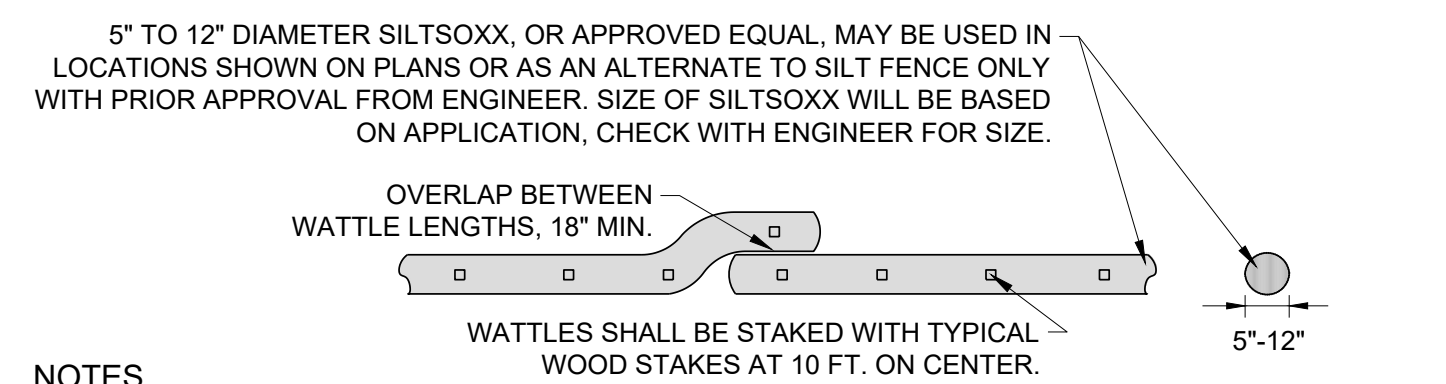


NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SILTISOXX IN ALL LOCATIONS SHOWN ON THE PLANS.
MAINTENANCE SHALL BE PERFORMED AS NEEDED AND ADDITIONAL SILTISOXX WILL BE ADDED WHEN SEDIMENT REACHES HALF OF PRODUCT HEIGHT.

SILTISOXX INLET PROTECTION

N.T.S.



NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SILTISOXX IN ALL LOCATIONS SHOWN ON THE PLANS. SILTISOXX MAY BE LEFT IN PLACE IF THE CONTRACTOR SEEDS AND MULCHES OVER SILTISOXX FOR GROWTH POST CONSTRUCTION.
MAINTENANCE SHALL BE PERFORMED AS NEEDED AND ADDITIONAL WATTLES WILL BE ADDED WHEN SEDIMENT REACHES HALF OF PRODUCT HEIGHT.

TYPICAL SILTISOXX SEDIMENT CONTROL

N.T.S.

GUIDE TO MULCH MATERIALS, RATES, AND USES

Table with columns: Quality Standards, Per 1000 Sq. Ft., Per Acre, Depth of Application, and Remarks. Lists materials like wood chips, wood fiber cellulose, gravel, hay or straw, compost, and erosion control mix.

BLANK

17 PARK

17 Park Street
City of Essex Junction, Vermont

KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201
Cohester, Vermont 05446

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER:

Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:

Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:

CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22.190 s.f.)
Zoning: Village Center

STAMP:

Table with columns REV. NO., REVISIONS/COMMENTS, and DATE. Shows revision 1: Revisions per City comments dated 03/12/24.

DRAWING TITLE:

DETAILS

DATE ISSUED: 02/09/24

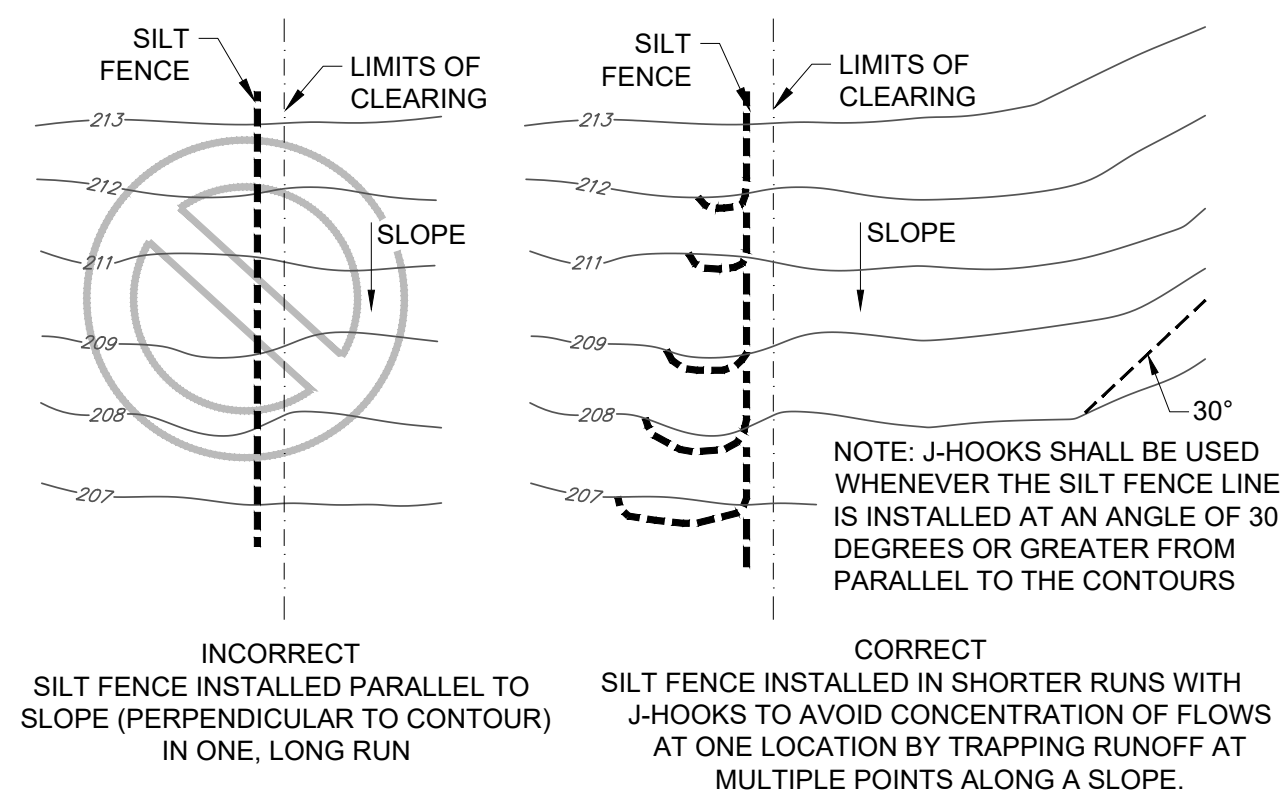
DRAWN BY: GTD CHECKED BY:

PROJECT NO.: 23283 SCALE: N/A

DRAWING NO.: REV. NO.:

C-2.05

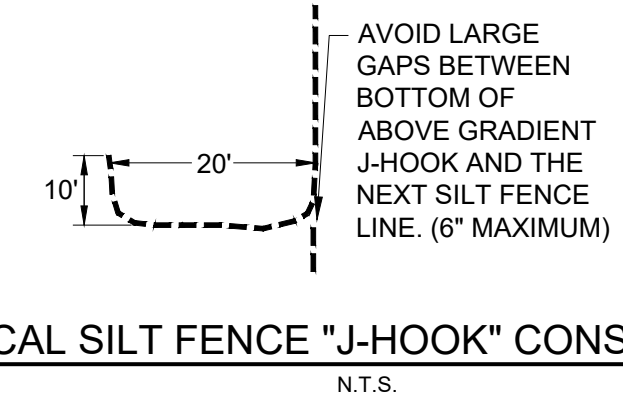
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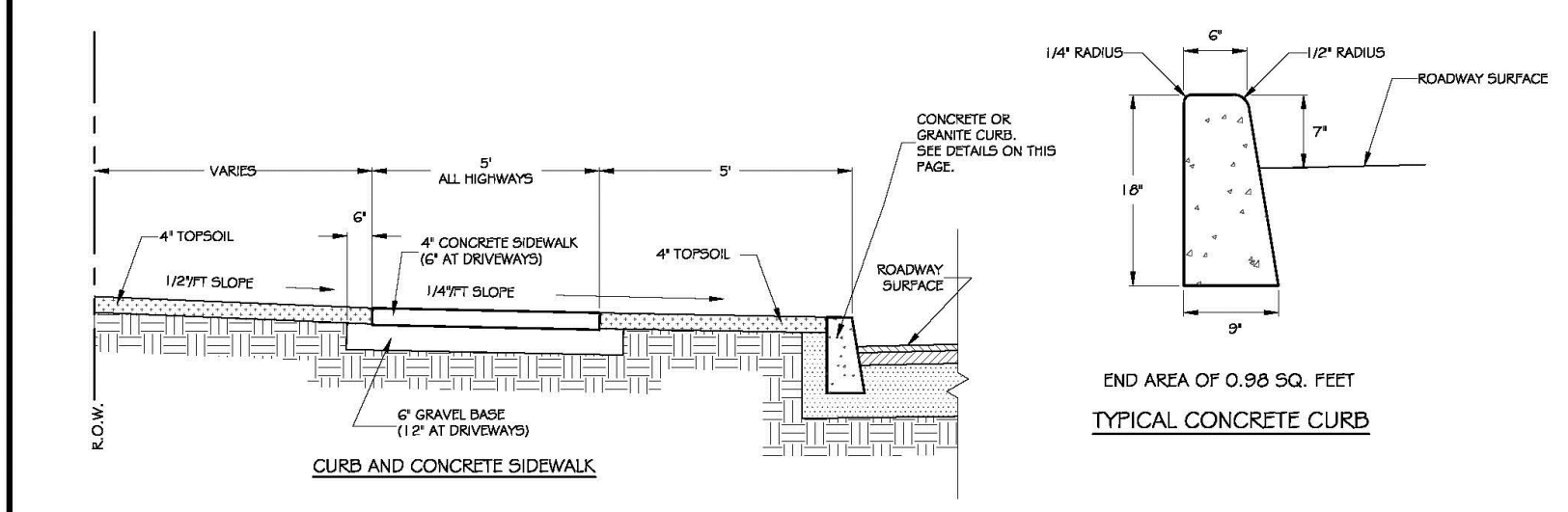
NOTES

1. PROPER INSTALLATION OF J-HOOKS PROVIDES SILT FENCE THE ABILITY TO TEMPORARILY POND RUNOFF, ALLOWING TIME FOR SEDIMENTS TO SETTLE.
2. LONG RUNS OF SILT FENCE BETWEEN J-HOOKS SHOULD BE AVOIDED REFER TO ADJACENT TABLE FOR PROPER SPACING OF J-HOOKS.
3. J-HOOKS SHOULD BE BUILT ALONG CONTOUR IN A "SMILE" SHAPE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM DEPTH OF 10 FEET.
4. ALONG A NARROW RIGHT OF WAY, NARROWER J-HOOKS CAN BE USED WITH A HIGHER SPACING FREQUENCY.

| SLOPE STEEPNESS | MAXIMUM SPACING BETWEEN SILT FENCE J-HOOKS (FT.) |
|----------------------------|--|
| 2:1 SLOPE (50%) | 25 |
| 3:1 SLOPE (33%) | 50 |
| 4:1 SLOPE (25%) | 75 |
| 5:1 SLOPE OR FLATTER (50%) | 100 |



TYPICAL SILT FENCE "J-HOOK" CONSTRUCTION
N.T.S.

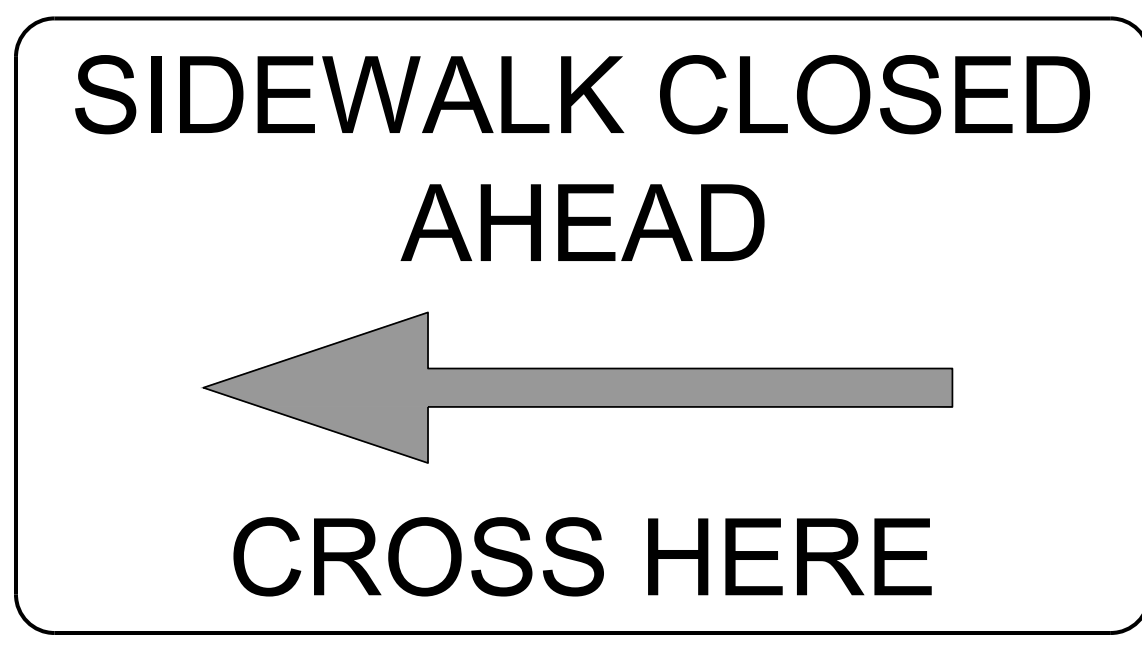


1. ALL CURB RADIUS LESS THAN 200" SHALL BE FORMED USING FLEXIBLE FORMS.
2. CURB REVEAL AT DRIVEWAYS SHALL BE 1" MAX. AND 1/4" MAX. AT HANDICAP ACCESS RAMP.
3. CURBING SHALL BE CONSTRUCTED IN 10 FOOT SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.
4. SIDEWALK SHALL BE CAST IN 100 SECTION WITH NO EXPANSION JOINTS. CONNECTION TO EXISTING SIDEWALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED WITH STEEL DOWELS, SPACED 12" ON CENTER.
5. ALL MATERIALS AND CONSTRUCTION TO BE ACCORDING TO SPECIFICATIONS.
6. SIDEWALK JOINTS SHALL BE SAW CUT AT 5' INTERVALS TO 1/3 THE SIDEWALK DEPTH. STRUCK TRANSVERSE FALSE JOINTS SHALL NOT BE UTILIZED.
7. SOME AREAS REQUIRE WALKS OF GREATER WIDTH OF THE DISCRETION OF THE VILLAGE.
8. CONCRETE WALKS SHALL BE 6" THICKNESS ACROSS DRIVES.
9. ALL SIDEWALKS SHALL BE TREATED WITH CERTI-VIX AC 1315, PER THE MANUFACTURERS INSTRUCTIONS.

STREET DETAIL

NOT TO SCALE
CURB AND CONCRETE SIDEWALK
PAGE D-4 04/21/2016

SIDEWALK DETAIL FOR SIDEWALKS WITHIN THE R.O.W. ALONG PARK STREET



SITE NOTES

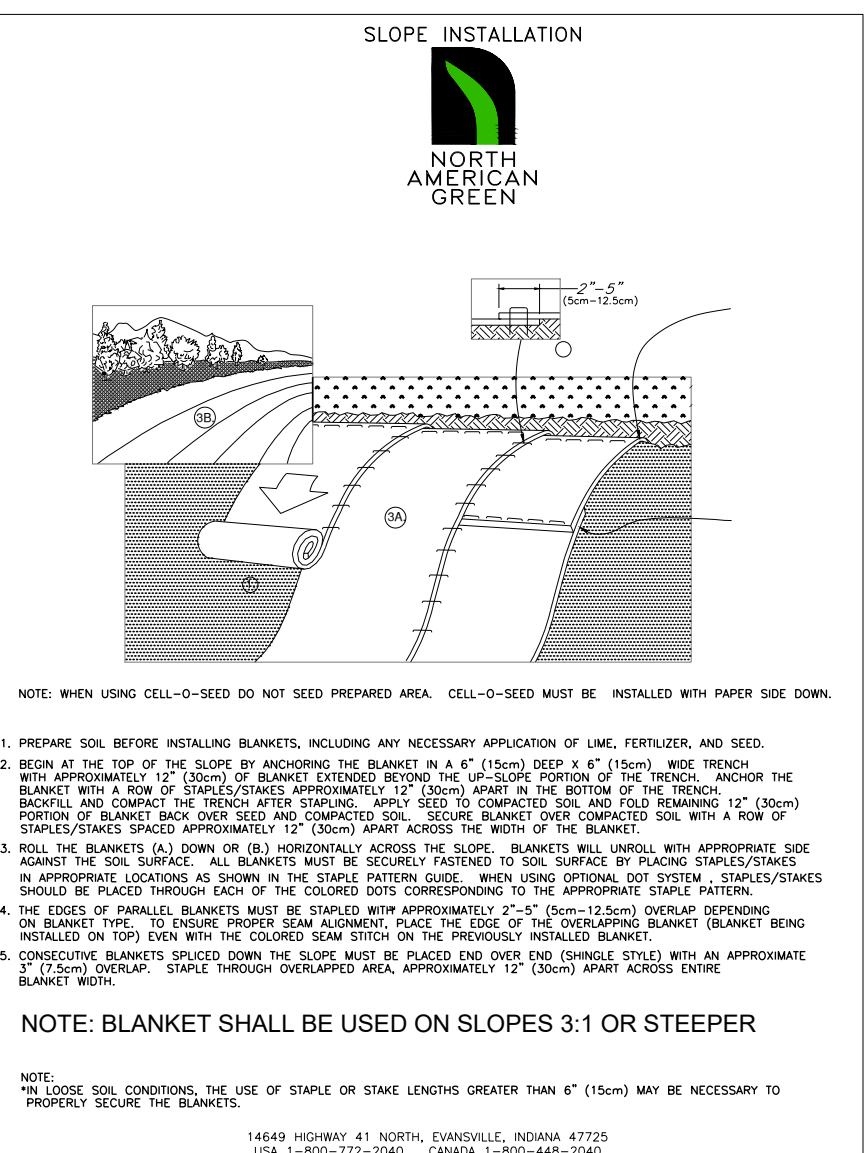
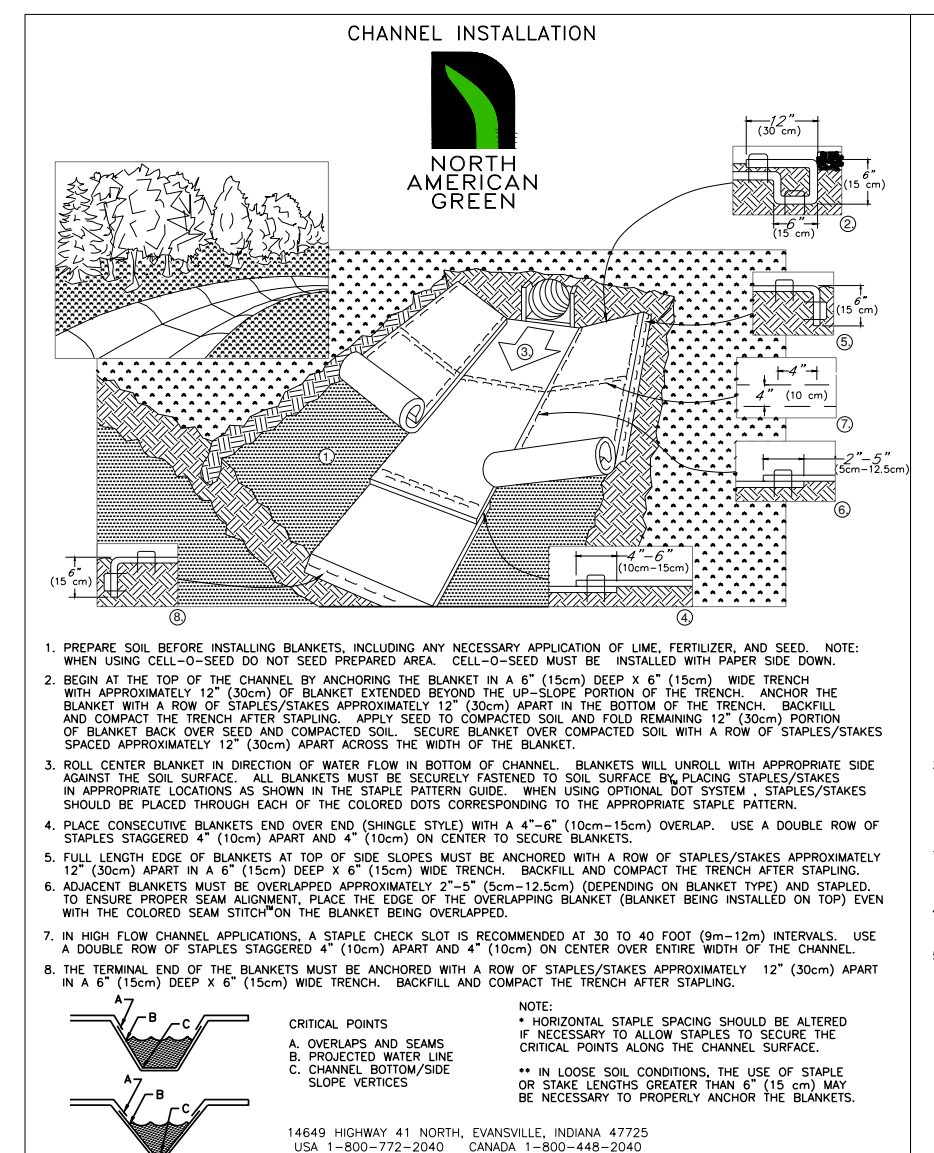
1. POSTED SPEED LIMIT = 25 MPH
2. FIELD CONDITIONS SHALL DICTATE THE ACTUAL SIGN PLACEMENT.
3. USE "TRUCKS ENTERING" WARNING SIGNS FOR APPROACH INSTALLED 50' IN ADVANCE OF ACCESS DRIVE WHEN TRUCK ACTIVITY IS AT A MINIMUM.

NOTE: FURTHER INFORMATION ABOUT THE SIGN CAN BE FOUND IN VTRANS STANDARD SIGN R9-11 DETAIL. SIGN SHALL BE BLACK LETTERING ON A WHITE BACKGROUND.

NOTES PEDESTRIAN DETOUR SIGN

1. SIGN SHOULD BE DESIGNED TO HANDLE WEATHERWEAR THROUGHOUT THE ENTIRETY OF CONSTRUCTION FOR WHICH THE SIDEWALK WILL BE CLOSED.
2. CONTRACTOR SHALL CHECK ON THE SIGN WEEKLY TO MAKE SURE SIGN IS IN PLACE AND LEGIBLE.
3. SIGN WILL BE POSITIONED AND DESIGNED TO NOT LIMIT PEDESTRIAN TRAFFIC AT THE INTERSECTIONS WHERE IT IS POSITIONED. DESIGNED TO STAND UPRIGHT AND IN PLACE.
4. SIGNS SHALL BE REMOVED AND PEDESTRIAN ACCESS WILL BE RESTORED ONCE CONTRACTOR HAS DEEMED THE SIDEWALK READY FOR USE.

IF ADDITIONAL FLAGGING AND TRAFFIC MITIGATION IS NEEDED WITHIN THE R.O.W. WHICH IS NOT PERMANENTLY CLOSED. THE WORK WILL BE PERFORMED BETWEEN THE HOURS OF 9AM AND 3PM, OR AT NIGHT. THIS IS TO AVOID FURTHER LANE CLOSURE DURING THE RUSH HOUR TIMES.



EROSION CONTROL BLANKET

NORTH AMERICAN GREEN S75BN

- MATERIAL SPECIFICATIONS:**
- EROSION CONTROL BLANKET SHALL BE A MACHINE-PRODUCED MAT OF 100% AGRICULTURAL STRAW.
 - THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH 100% BIODEGRADABLE WOVEN NATURAL ORGANIC FIBER NETTING HAVING AN APPROXIMATE 1/2" X 1" MESH AND BE SEWN TOGETHER WITH BIODEGRADABLE THREAD.
 - STRAW EROSION CONTROL BLANKET SHALL BE S75BN AS MANUFACTURED BY NORTH AMERICAN GREEN, INC. (812-867-8632) OR EQUIVALENT. EROSION CONTROL BLANKET SHALL HAVE THE FOLLOWING PROPERTIES:

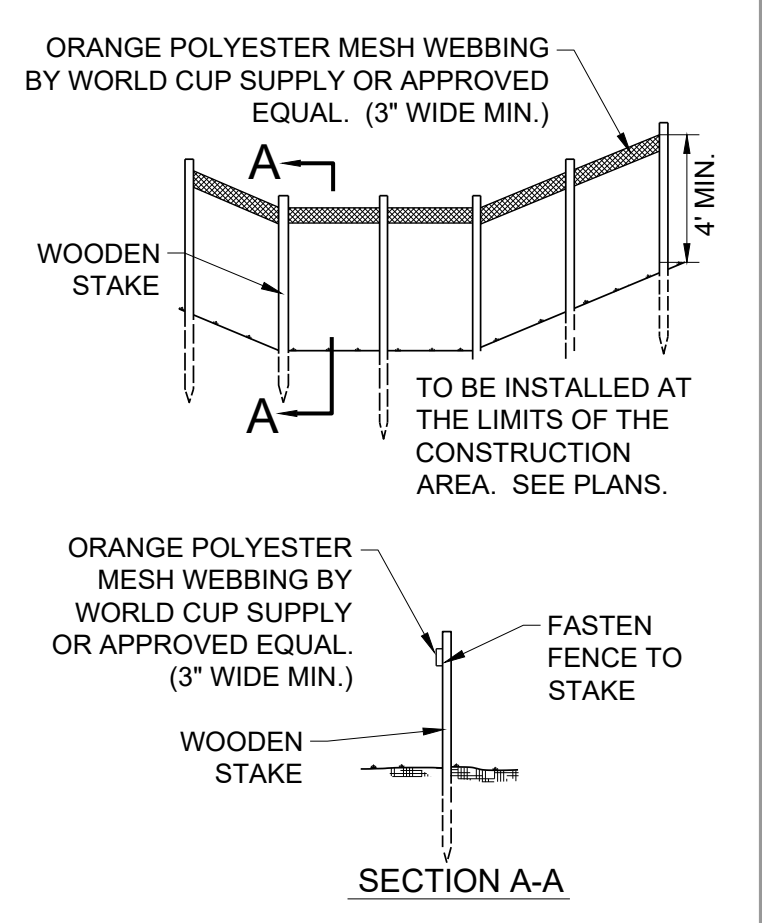
- MATERIAL CONTENT:**
- STRAW: 100% (0.50 lbs/sq. yd.) (0.27 kg/m²)
 - NETTING: ONE SIDE ONLY, LENO WOVEN 100% BIODEGRADABLE NATURAL ORGANIC FIBER (APPROX. WEIGHT 9.3 lbs./100 sq. ft.)
 - THREAD: BIODEGRADABLE
- PHYSICAL SPECIFICATIONS (ROLL):**
- WIDTH: 6.67 feet (2.03 m)
 - LENGTH: 108 feet (32.92 m)
 - WEIGHT: 46.4 lbs. ± 10% (21.05 kg)
 - AREA: 80 sq. yd. (50 m²)

NOTES

1. ACCEPTABLE EPSC MEASURE DETAILS ARE PROVIDED BELOW.
2. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
3. LIMITS OF DISTURBANCE (OR "CONSTRUCTION DEMARCATION") SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
4. BARRIER TAPE/ROPE: FOR USE WHERE PROPOSED DISTURBANCE BORDERS NON-WOODED, VEGETATED AREAS MORE THAN 100 FT FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE IS HIGH VISIBILITY FIBERGLASS TAPE, MINIMUM 3" IN WIDTH COMMONLY USED IN SKI AREAS FOR DEMARCATING CLOSED AREAS. BARRIER TAPE AND ROPE SHOULD BE ATTACHED TO STAKES, AT A MINIMUM HEIGHT OF 4 FT FROM THE GROUND.
5. MINIMUM 1 TO 2 ROWS OF MESH BARRIER TAPE TO BE INSTALLED ALONG CONSTRUCTION PERIMETER.
6. EACH ROW OF BARRIER TAPE TO BE 3" WIDE MINIMUM.
7. BARRIER TAPE TO BE ORANGE.
8. SECURE BARRIER TAPE TO STAKES OR EXISTING TREE TRUNKS WITH BOTTOM ROW AT 4' DISTANCE FROM GROUND SURFACE (MINIMUM).
9. MAINTAIN AND REPLACE AS NEEDED. REMOVE AT COMPLETION OF PROJECT PER OSPC.
10. IN EVENT THE OSPC DETERMINES BARRIER TAPE IS NOT SUFFICIENT, REPLACE WITH ORANGE CONSTRUCTION FENCE OR SNOW FENCE.

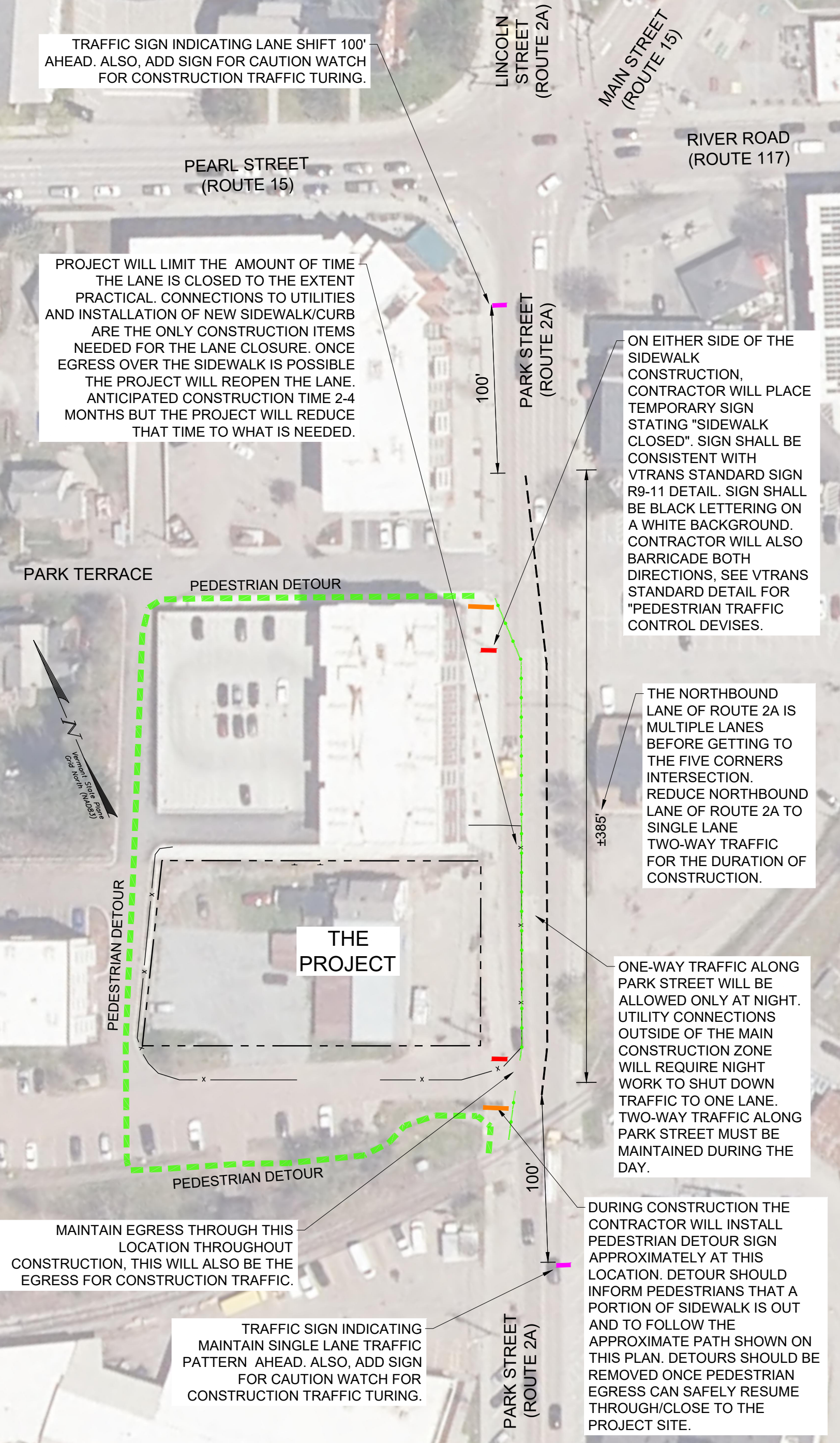
TYPICAL CONSTRUCTION LIMIT BARRIER

N.T.S.



FLAGGERS AND UNIFORMED TRAFFIC OFFICERS

1. PROJECT IS PROPOSING PERMANENT CLOSURE THROUGH THE CONSTRUCTION PERIOD TO CONNECT UTILITIES AND BUILDING SIDEWALK AND CURB. FLAGGERS ARE NOT NEEDED FOR THIS PERMANENT CLOSURE. HOWEVER, FLAGGERS MAY BE NEEDED FOR CONSTRUCTION TURNING AND OTHER MISC. TIMES. IF FLAGGERS ARE DEEMED NECESSARY THE CONTRACTOR WILL HIRE PROFESSIONAL TRAFFIC FLAGGERS AND FOLLOW THE FOLLOWING ITEMS.
2. FLAGGERS SHALL HAVE CURRENT DOCUMENTATION OF HAVING COMPLETED AN APPROVED 4 HOUR TRAINING COURSE. THE CONTRACTOR SHALL PROVIDE THE STATE OF VERMONT WITH COPIES OF CERTIFICATION OF THE COURSE ATTENDED.
3. ALL FLAGGERS AND UTO WORKING TRAFFIC CONTROL SHALL WEAR SAFETY APPAREL MEETING REQUIREMENTS OF ISEA "AMERICAN NATIONAL STANDARD FOR HIGH-VISIBILITY APPAREL AND HEADWEAR" AND LABELED AS MEETING THE ANSI 107-2004 STANDARD PERFORMANCE FOR CLASS II RISK EXPOSURE. INDIVIDUALS ENGAGED IN TRAFFIC CONTROL SHALL WEAR THE HIGH-VISIBILITY VEST WITH "TRAFFIC CONTROL" VISIBLE WITHOUT EXCEPTION.
4. UNIFORM TRAFFIC CONTROL OFFICERS OR TRAINED FLAG PERSONS SHALL DIRECT TRAFFIC WHENEVER REQUIRED.
5. NOTE THAT THE UTO, UNDER AUTHORITY GRANTED BY LAW (TITLE 23 VSA) MAY DIRECT AND CONTROL TRAFFIC. SUITABLE EXAMPLES IN WORK ZONES MIGHT INCLUDE THE DIRECTION AND CONTROLS OF TRAFFIC AT INTERSECTIONS WHERE SIGNALS ARE NOT FUNCTIONING. IN THESE INSTANCES THE PRESENCE OF THE BLUE LIGHT MAY NOT BE NECESSARY. THE WEARING OF DEPARTMENTALLY REQUIRED AND APPROVED REFLECTIVE GARMENTS IS REQUIRED.
6. FLAGGERS ARE ALLOWED TO STOP AND RELEASE TRAFFIC AS INDICATED IN THE 2009 MUTCD, SECTION 6E.07 FLAGGER PROCEDURES.



SCHEMATIC TRAFFIC PLAN

SCALE: 1" = 40'

17 PARK

17 Park Street
City of Essex Junction, Vermont



ISSUED FOR PERMIT REVIEW NOT FOR CONSTRUCTION

OWNER:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

APPLICANT:
Milot Real Estate
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

PROPERTY INFORMATION:
CITY OF ESSEX JUNCTION:
Address: 17 Park Street
Parcel ID: 1028034000
SPAN: 207-066-12977
Area: 0.51 Acres (±22,190 s.f.)
Zoning: Village Center

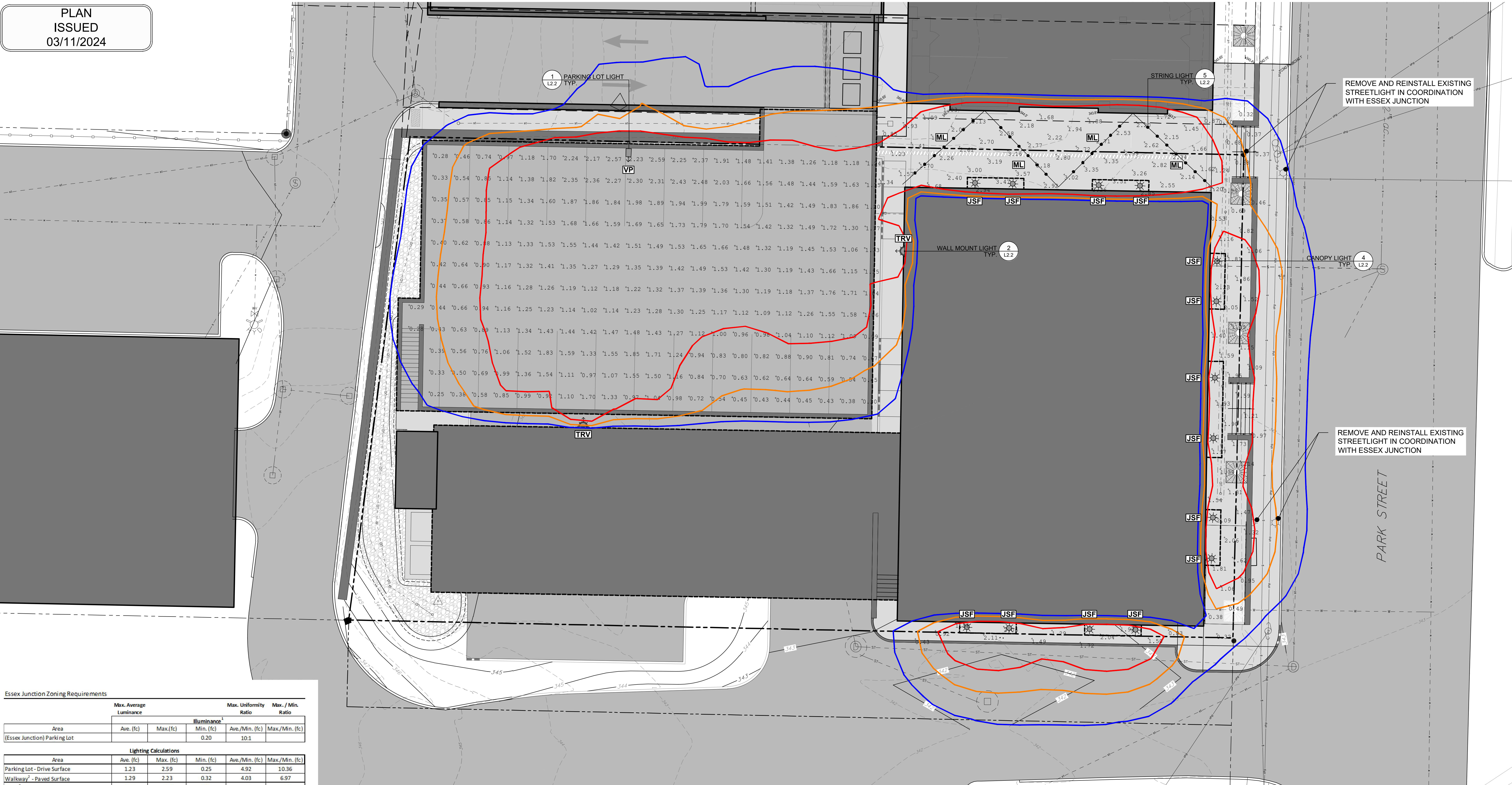
STAMP:

| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|-----------------------------|----------|
| 1. | Revisions per City comments | 03/12/24 |

DETAILS

DATE ISSUED: 02/09/24
DRAWN BY: GTD
PROJECT NO.: 23283
DRAWING NO.: C-2.06

CHECKED BY:
SCALE: N/A
REV. NO.: 1



Essex Junction Zoning Requirements

| Area | Max. Average Luminance | | Max. Uniformity Ratio | | Max. / Min. Ratio |
|------------------------------|------------------------|-----------|-----------------------|----------------|-------------------|
| | Ave. (fc) | Max. (fc) | Ave./Min. (fc) | Max./Min. (fc) | |
| (Essex Junction) Parking Lot | | | 0.20 | 10:1 | |

Lighting Calculations

| Area | Ave. (fc) | Max. (fc) | Min. (fc) | Ave./Min. (fc) | Max./Min. (fc) |
|--------------------------------------|-----------|-----------|-----------|----------------|----------------|
| Parking Lot - Drive Surface | 1.23 | 2.59 | 0.25 | 4.92 | 10.36 |
| Walkway ² - Paved Surface | 1.29 | 2.23 | 0.32 | 4.03 | 6.97 |
| Plaza ³ - Paved Surface | 2.30 | 3.57 | 0.85 | 2.71 | 4.20 |

Footnotes:
¹ Illuminance - All calculations are in Horizontal Footcandles (fc)
² Walkway Lighting - Light Levels For Pedestrian Areas meet IESNA Recommendations Per (IESNA) Lighting For Exterior Environments (RP-33-99), which recommends a Minimum Maintained Average Horizontal Illuminance Level Of 0.5 Footcandles and a 4:1 Horizontal Average to Minimum Ratio. Intermediate Area Classification (IESNA) - Light Levels are specific to this Classification, which is defined as "those areas of a Municipality often characterized by moderately heavy nighttime pedestrian activity such as in block having Libraries, Community Recreation Centers, Large Apartment Buildings, Industrial Buildings, Or Neighborhood Retail Stores."
³ Plaza Lighting - Light Levels for Plaza Area meet Essex Junction Exterior Display/Sales Areas requirements

Notes:
 Light Loss Factor used for calculations:
 0.9 Dirt Depreciation (LDD)
 0.85 Lumen Depreciation (LLD)
0.765 Total Light Loss Factor (LLF)

Outdoor Luminaire Schedule

| Qty. | Label | Fixture | Catalog Number | Type | Color Temp. | Voltage ² | CRI | Watts | Lumens | Mount | HL ¹ | Finish |
|--------------------------|-------|---|----------------------------------|--------------|-------------|----------------------|-----|-------|--------|---------|-----------------|--------|
| Parking Lot Light | | | | | | | | | | | | |
| 1 | VP | Beacon Viper Area/Site | VP-ST-1-36L-55-3K7-4W-UNV-A-BLT | 4F | 3000K | UNV ² | 70 | 55 | 6968 | Arm | 15' | BLT |
| Wall Mount Light | | | | | | | | | | | | |
| 2 | TRV | Beacon Traverse | TRV-D-24L-27-3K7-4W-UNV-BLS | 4W | 3000K | UNV ² | 70 | 27 | 3361 | Wall | 15' | BLS |
| Canopy Light | | | | | | | | | | | | |
| 14 | JSF | Juno Slimform LED Surface Mount Downlight | JSF-SIN07LM-30K-90CRI-120FRPC-WH | 5IN | 3000K | | 120 | 90 | 10 | Surface | 11', 12.25' | WH |
| String Light | | | | | | | | | | | | |
| 26 | ML | CAU ML2000 String Lights | ML2000-36"-27K-GSFL-3W-8K | Filament LED | 2700K | 120 | | 3 | 256 | Cable | 10' | BK |

Notes:
¹ Mounting height equates between the light source and the ground planes for using calculation photometric analysis, cut poles as needed
² Voltage to be verified by Electrical Engineer prior to ordering

Parking Lot Pole Schedule

| Qty. | Ht. | Pole | Catalog Number |
|------|-----|----------------------------------|------------------------------|
| 1 | 12' | Beacon - Round Straight Aluminum | RSA-B-S-16-40-B-CAP-1-B3-BLT |

GENERAL LIGHTING NOTES:

- EXISTING ILLUMINATION LEVELS OF NEARBY LIGHT SOURCES (EXISTING STREET FIXTURES) ARE NOT INCLUDED IN THE LIGHTING CALCULATIONS.
- REFER TO LIGHTING PLANS AND DETAILS WITH SPECIFICATIONS FOR LIGHT FIXTURES, POLES, ARMS AND OTHER INFORMATION.
- SEE PARKING GARAGE LIGHTING PLAN (SHEET L1.2) FOR LIGHTING IN PARKING GARAGES.

LEGEND

- PARKING LOT LIGHT
- CANOPY LIGHT
- WALL LIGHT
- STRING LIGHTS
- 1.00 CONTOUR LEVEL (fc)
- 0.50 CONTOUR LEVEL (fc)
- 0.20 CONTOUR LEVEL (fc)



Essex Junction Zoning Requirements

| Area | Max. Average Illuminance | | Max. Uniformity Ratio | | Max. / Min. Ratio |
|------------------------------|--------------------------|-----------|-----------------------|----------------|-------------------|
| | Ave. (fc) | Max. (fc) | Ave./Min. (fc) | Max./Min. (fc) | |
| (Essex Junction) Parking Lot | | 0.20 | | 10:1 | |

Lighting Calculations

| Area | Ave. (fc) | Max. (fc) | Min. (fc) | Ave./Min. (fc) | Max./Min. (fc) |
|----------------------------|-----------|-----------|-----------|----------------|----------------|
| Surface Parking Garage | 3.79 | 12.09 | 1.22 | 3.11 | 9.91 |
| Underground Parking Garage | 3.96 | 11.98 | 1.22 | 3.25 | 9.82 |

Parking Garage Luminaire Schedule

| Qty. | Label | Fixture | Catalog Number | Type | Color Temp | Voltage ² | CRI | Watts | Lumens | Mount | Ht. ¹ | Finish |
|------|-------|----------------------|------------------------|------|------------|----------------------|-----|-------|--------|---------|------------------|--------|
| 31 | SRT | Beacon SRT1 Edge-Lit | SRT1-20-3K7-5C-UNV-BLS | 5C | 3000K | UNV ² | 70 | 20 | 2956 | Surface | 8' | BLS |

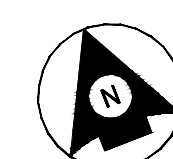
Notes:
¹Mounting height equates between the light source and the ground planes for using calculation photometric analysis
²Voltage to be verified by Electrical Engineer prior to ordering

GENERAL LIGHTING NOTES:

- EXISTING ILLUMINATION LEVELS OF NEARBY LIGHT SOURCES (EXISTING STREET FIXTURES) ARE NOT INCLUDED IN THE LIGHTING CALCULATIONS.
- REFER TO LIGHTING PLANS AND DETAILS WITH SPECIFICATIONS FOR LIGHT FIXTURES, POLES, ARMS AND OTHER INFORMATION.
- SEE OUTDOOR LIGHTING PLAN (SHEET L1.1) FOR EXTERIOR LIGHTING.

LEGEND

- ☼ CANOPY LIGHT
- 1.00 CONTOUR LEVEL (fc)
- 0.50 CONTOUR LEVEL (fc)
- 0.20 CONTOUR LEVEL (fc)



BEACON
RSA-B-S Series Poles
 ROUND STRAIGHT ALUMINUM

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight aluminum with round cross section; Extruded shafts of 6061-T6 aluminum in 1/8", 3/8", or 1/2" thickness. Base plate of 356 cast aluminum.
- BOLE COVERS: Four (4) individual bolt covers provided, painted to match pole and base finish.
- ROLE CAP OR FINALS: Cap or decorative finials available for side mounted luminaires. Open top or sensors provided for post top mounted luminaires.
- HAND HOLES: Aluminum hand hole frame; Mounting provisions for grounding lug located behind cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi ASTM F1554; Galvanized hardware with two washers and two nuts per foot for leveling

FINISH

- Durable thermoplastic polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish color available in multiple standard colors; Custom colors available; RAL number preferable.

ORDERING EXAMPLE:
 RSA-B-S - 16 - 40 - A/B/C - CAP - 2L - B3 - DBT - VM2

SERIES | **HEIGHT** | **SHAFT** | **THICKNESS** | **FINISH** | **OPTIONS**

INSTALLATION

ACCESSORIES Order Separately

currentlighting.com/beacon

6 PARKING LOT POLE
 L2.2 SPEC SHEET, NTS QTY: 1

CALI CALIFORNIA ACCENT LIGHTING INC

ML2000 STRING LIGHTS

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

PROJECT | **TYPE**

APPLICATIONS

- Indoor and Outdoor

FEATURES

- LED LAMP LIFE: 25,000 Hours
- LENGTH: Built to Order
- FINISH: Black
- FRONT: Standard 1" Power Lead
- STRAIN RELIEF: Cable (Included, Not for Mounting)
- MOUNTING: Mounting Arm/Cable (Sold Separately)

LISTINGS

OPTIONS

INSTALLATION

ELECTRICAL

LAMP SPECIFICATIONS

COMPATIBLE SHAPES

ACCESSORIES (Sold Separately)

currentlighting.com/beacon

5 STRING LIGHT FIXTURE
 L2.2 SPEC SHEET, NTS QTY: 1

CALI CALIFORNIA ACCENT LIGHTING INC

ML2000 STRING LIGHTS

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

PROJECT | **TYPE**

LAMP OPTIONS

MOUNTING ACCESSORIES

INSTALLATION RECOMMENDATIONS

DESIGN GUIDELINES

HARDWARE INSTALLATION

POWER PLUG

INSTALLATION OPTIONS

WEIGHT PER FOOT

ACCESSORIES

currentlighting.com/beacon

6 PARKING LOT LIGHT FIXTURE (VP)
 L2.2 SPEC SHEET, NTS QTY: 1

BEACON

JUNO SLIMFORM LED SURFACE MOUNT DOWNLIGHTS
 FOR JBOX INSTALLATION
 5", 7", 11", 13" ROUND
JSF SERIES

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

PROJECT | **TYPE**

PRODUCT DESCRIPTION

CONSTRUCTION

PRODUCT SPECIFICATIONS

INSTALLATION

ACCESSORIES

currentlighting.com/beacon

4 CANOPY LIGHT FIXTURE, JSF
 L2.2 SPEC SHEET, NTS QTY: 14

BEACON

JUNO SLIMFORM LED SURFACE MOUNT DOWNLIGHTS
 FOR JBOX INSTALLATION
 5", 7", 11", 13" ROUND
JSF SERIES

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

PROJECT | **TYPE**

ORDERING INFORMATION

PRODUCT DESCRIPTION

CONSTRUCTION

PRODUCT SPECIFICATIONS

INSTALLATION

ACCESSORIES

currentlighting.com/beacon

3 GARAGE CANOPY LIGHT FIXTURE (SRT)
 L2.2 SPEC SHEET, NTS QTY: 31

BEACON

SRT1 EDGE-LIT
 CEILING SURFACE GARAGE

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

DRIVE LIGHT

FEATURES

- For ceiling mount and parking garage applications from an 8'-6" foot mounting height
- Edge-lit flat lens for optimal visual comfort and uniformity across the lens
- Two optical distributors specifically design for parking garage and canopy applications are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL-Listed for wet locations, IP65 and 3kV vibration rated
- Occupancy sensor available for complete on/off and dimming operation

CONTROL TECHNOLOGY

SPECIFICATIONS

HOUSING

ELECTRICAL

INSTALLATION

ORDERING GUIDE

currentlighting.com/beacon

3 GARAGE CANOPY LIGHT FIXTURE (SRT)
 L2.2 SPEC SHEET, NTS QTY: 31

BEACON

TRAVERSE
 SURFACE CEILING GARAGE

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

TRAVERSE

ORDERING GUIDE

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical beam system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to ceiling

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

INSTALLATION

CERTIFICATIONS

WARRANTY

currentlighting.com/beacon

2 WALL MOUNT LIGHT FIXTURE (TRV)
 L2.2 SPEC SHEET, NTS QTY: 2

BEACON

TRaverse
 SURFACE CEILING GARAGE

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

TRAVERSE

ORDERING GUIDE

FEATURES

- Low profile LED area/luminaire with a variety of EDC distributions for lighting applications such as auto, commercial, retail, commercial and campus locations
- Featuring two different optical technologies, Strike and MicroStrike Optics, which provide the best distribution patterns for retrofit or new construction
- Reliable for high vibration applications including bridges and overpasses. All sizes are listed for 15G
- Control options including photo control, occupancy sensing, NAC Lighting Control, LightGRID and 7-pin with reworked controls
- New customizable luminaire output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

INSTALLATION

WARRANTY

currentlighting.com/beacon

1 PARKING LOT LIGHT FIXTURE (VP)
 L2.2 SPEC SHEET, NTS QTY: 1

BEACON

VIPER Area/Site
 VIPER LUMINAIRE

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

VIPER Area/Site

FEATURES

- Low profile LED area/luminaire with a variety of EDC distributions for lighting applications such as auto, commercial, retail, commercial and campus locations
- Featuring two different optical technologies, Strike and MicroStrike Optics, which provide the best distribution patterns for retrofit or new construction
- Reliable for high vibration applications including bridges and overpasses. All sizes are listed for 15G
- Control options including photo control, occupancy sensing, NAC Lighting Control, LightGRID and 7-pin with reworked controls
- New customizable luminaire output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

INSTALLATION

WARRANTY

currentlighting.com/beacon

1 PARKING LOT LIGHT FIXTURE (VP)
 L2.2 SPEC SHEET, NTS QTY: 1

BEACON

VIPER Area/Site
 VIPER LUMINAIRE

DATE: LOCATION:
 TYPE: PROJECT:
 CATALOG #: PROJECT:

VIPER Area/Site

FEATURES

- Low profile LED area/luminaire with a variety of EDC distributions for lighting applications such as auto, commercial, retail, commercial and campus locations
- Featuring two different optical technologies, Strike and MicroStrike Optics, which provide the best distribution patterns for retrofit or new construction
- Reliable for high vibration applications including bridges and overpasses. All sizes are listed for 15G
- Control options including photo control, occupancy sensing, NAC Lighting Control, LightGRID and 7-pin with reworked controls
- New customizable luminaire output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

INSTALLATION

WARRANTY

currentlighting.com/beacon

1 PARKING LOT LIGHT FIXTURE (VP)
 L2.2 SPEC SHEET, NTS QTY: 1

BEACON
ROUND STRAIGHT ALUMINUM

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RSA-B-S Series Poles

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowed loading of the specified pole in its installed geographic location.

CONSTRUCTION

- DMAT™ One-piece straight aluminum with round cross section Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Base plate of 356 cast aluminum.
- BOIT COVERS: Four (4) individual bolt covers provided, painted to match pole and base finish.
- ROLE CAP OR FINALS: Cap or decorative finials available for side mounted luminaires. Open top or tetons provided for post top mounted luminaires.
- HAND HOLE: Aluminum hand hole frame. Mounting provisions for grounding lug located behind cover.
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per pole for leveling.

FINISH

- Durable thermoplastic polyester powder coat paint finish with nominal 3.0 mil thickness.
- Powder paint finish coat available in multiple standard colors; Custom colors available; RAL number preferable.

ORDERING EXAMPLE:

RSA-B-S - 16 - 40 - A/B/C - CAP - 2L - B3 - DBT - VM2

ORDERING INFORMATION

| Series | Height | Shaft | Thickness | Mounting | Finish | Options |
|---------|--------|-------|-----------|----------|--------|---------|
| RSA-B-S | 16 | 40 | A/B/C | CAP | 2L | B3 |

ACCESSORIES: Order Separately

Current® currentlighting.com/beacon

BEACON
CALIFORNIA ACCENT LIGHTING INC.

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

CALI

ML2000 STRING LIGHTS

PROJECT TYPE

INSTALLATION

DESIGN GUIDELINES

ORDERING INFORMATION

| Series | Spacing | Lamp | Spacing | Spacing | Listing | Fixture Length |
|--------|---------------|----------|----------|--------------|---------|----------------|
| ML2000 | 12" OC (1 FT) | 2.7K-50F | 5.8K-50F | Forward Fins | Indoor | Specify Length |

ACCESSORIES: (Sold Separately)

Current® currentlighting.com/beacon

BEACON
CALIFORNIA ACCENT LIGHTING INC.

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

CALI

ML2000 STRING LIGHTS

LAMP OPTIONS

MOUNTING ACCESSORIES

INSTALLATION RECOMMENDATIONS

DESIGN GUIDELINES

ORDERING INFORMATION

| Series | Spacing | Lamp | Spacing | Spacing | Listing | Fixture Length |
|--------|---------------|----------|----------|--------------|---------|----------------|
| ML2000 | 12" OC (1 FT) | 2.7K-50F | 5.8K-50F | Forward Fins | Indoor | Specify Length |

ACCESSORIES: (Sold Separately)

Current® currentlighting.com/beacon

BEACON

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

JUNO

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR JBOX INSTALLATION
5", 7", 11", 13" ROUND

JSF SERIES

PRODUCT DESCRIPTION

CONSTRUCTION

OPTICS

LED DRIVER

WARRANTY

ORDERING INFORMATION

| Series | Size/Lumens | Color Temperature | CR | Voltage/Driver | Finish |
|--------|-------------|-------------------|------|----------------|--------|
| JD | 5" (5000) | 27K | 200K | 120V | Black |

ACCESSORIES

Current® currentlighting.com/beacon

BEACON

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

JUNO

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR JBOX INSTALLATION
5", 7", 11", 13" ROUND

JSF SERIES

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| Series | Size/Lumens | Color Temperature | CR | Voltage/Driver | Finish |
|--------|-------------|-------------------|------|----------------|--------|
| JD | 5" (5000) | 27K | 200K | 120V | Black |

ACCESSORIES

Current® currentlighting.com/beacon

6 PARKING LOT POLE
L2.2 SPEC SHEET, NTS QTY: 1

5 STRING LIGHT FIXTURE
L2.2 SPEC SHEET, NTS QTY: 26

4 CANOPY LIGHT FIXTURE, JSF
L2.2 SPEC SHEET, NTS QTY: 14

3 GARAGE CANOPY LIGHT FIXTURE (SRT)
L2.2 SPEC SHEET, NTS QTY: 31

2 WALL MOUNT LIGHT FIXTURE (TRV)
L2.2 SPEC SHEET, NTS QTY: 2

BEACON
SRT1 EDGE-LIT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

DRIVE

FEATURES

HOUSING

INSTALLATION

ORDERING GUIDE

| Series | Height | Shaft | Thickness | Mounting | Finish | Options |
|--------|--------|-------|-----------|----------|--------|---------|
| SRT1 | 16 | 40 | A/B/C | CAP | 2L | B3 |

Current® currentlighting.com/beacon

BEACON
TRAVERSE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

TRAVERSE

ORDERING GUIDE

| Series | Spacing | Lamp | Spacing | Spacing | Listing | Fixture Length |
|--------|---------|------|---------|---------|---------|----------------|
| TRV-D | 24" | 27W | 36" | 36" | Indoor | Specify Length |

Current® currentlighting.com/beacon

BEACON
TRAVERSE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

TRAVERSE

ORDERING GUIDE

| Series | Spacing | Lamp | Spacing | Spacing | Listing | Fixture Length |
|--------|---------|------|---------|---------|---------|----------------|
| TRV-D | 24" | 27W | 36" | 36" | Indoor | Specify Length |

Current® currentlighting.com/beacon

BEACON
VIPER Area/Site

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER LUMINAIRE

FEATURES

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

INSTALLATION

ORDERING INFORMATION

| Series | Optic Platform | Size | Light Engine | CCT/CR | Distribution | Optic Release | Voltage |
|--------|----------------|------|--------------|--------|--------------|---------------|---------|
| VIPER | MicroStrike | 12" | 100W | 4000K | 2 | Blank | 120V |

Current® currentlighting.com/beacon

BEACON
VIPER Area/Site

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER LUMINAIRE

FEATURES

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

INSTALLATION

ORDERING INFORMATION

| Series | Optic Platform | Size | Light Engine | CCT/CR | Distribution | Optic Release | Voltage |
|--------|----------------|------|--------------|--------|--------------|---------------|---------|
| VIPER | MicroStrike | 12" | 100W | 4000K | 2 | Blank | 120V |

Current® currentlighting.com/beacon

3 GARAGE CANOPY LIGHT FIXTURE (SRT)
L2.2 SPEC SHEET, NTS QTY: 31

2 WALL MOUNT LIGHT FIXTURE (TRV)
L2.2 SPEC SHEET, NTS QTY: 2

1 PARKING LOT LIGHT FIXTURE (VP)
L2.2 SPEC SHEET, NTS QTY: 1

1 PARKING LOT LIGHT FIXTURE (VP)
L2.2 SPEC SHEET, NTS QTY: 1

steadyrack™



Your total bike parking guide



Introduction to Bike Parking

A guide to planning and designing the optimum use of your available space.

Steadyrack – wall mounted storage rack

When designing parking for bikes the most space efficient option is a vertical wall or a frame mounted system. However, vertical solutions have traditionally been difficult to use.

Conventional wall mounted bike racks typically utilise a hook to hang the bike by the front wheel. The user would then need to lift their bike up vertically and manage it, whilst attempting to align the gaps in the spokes with the hook. Balancing a bike in this manner is difficult, especially with heavier commuter bikes and can lead to damage to adjacent bikes and possibly even injury to the user.

Steadyrack bike racks remove these potential hazards by utilizing a pushing and pulling action, as opposed to lifting vertically. When combined with the patented pivot design, this enables designers to park more bikes in much less space.

Loading bikes onto a Steadyrack is almost effortless. The user simply balances the bike on the back wheel and engages the entry point of the racks with the front wheel, then pushes forward and the bike will roll up and drop snugly into place.

To unload, the user simply pulls the bike backwards and it will drop effortlessly out of the rack and onto the ground. The design utilises the mechanical advantage of the wheel turning to do the work. Individual bikes can be loaded and unloaded, even in very tight spaces, with little or no risk of damage to adjacent bikes and no risk of injury to the users.

We are 100% authentic Australian owned and pride ourselves on our unique and innovative range of patented products, outstanding customer service and contributions to promoting cycling as viable and acceptable method of transportation.

For more information, go to [steadyrack.com/videos](https://www.steadyrack.com/videos)

At Steadyrack we provide a bike storage and parking solution for almost any situation.



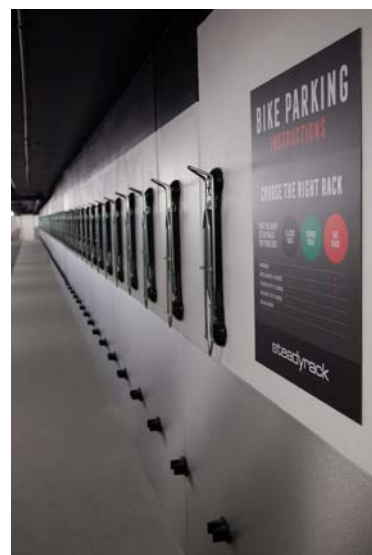
steadyrack™

Features and Advantages

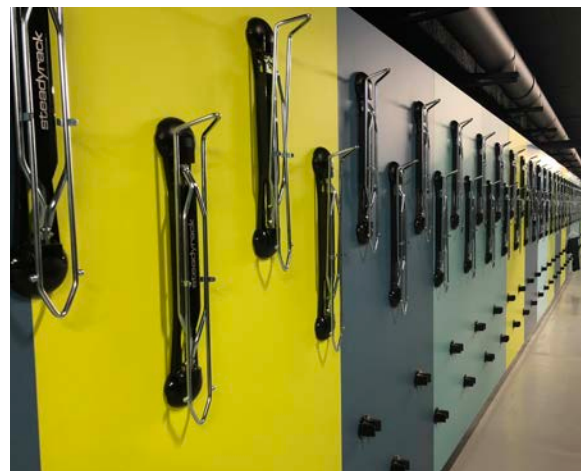
Architects and planners are recognising the benefits and features of Steadyrack.

Architects and designers know that building owners and managers, along with their tenants are seeking solutions that provide space efficient and user-friendly bike parking options. Steadyrack can provide more bike parking per square metre of space than any other system and the bike riding community is happy because it's easy to use and it protects their bikes.

Many global architectural firms now specify Steadyrack for all of their End-of-Trip Facilities due to these unique features. Steadyrack is also suitable whether designing for a new building or retrofitting an existing one.



Here are just a few of the leading global brands and architectural firms that have specified Steadyrack for their projects.



After a survey of the available options we appreciate the unique design features of the Steady Storage Rack for bicycles.

Lou Cotter, The Buchan Group

The result was nothing short of fantastic, we increased our capacity to hold bikes from 20 bikes to over 50 after less than 3 hours of installation.

Anthony Day, Cycling Rep. CBH

steadyrack™

Features and Advantages



NO LIFTING

Our racks are loved by bike riders because there is no lifting required. The Steadyrack works using a pushing and pulling action to load and unload bikes, making it suitable for people of all ages, capabilities and strengths. Suitable for e-bikes, road bikes, e-bike and bikes with or without fenders.



SAVES SPACE

Steadyrack's revolutionary design saves more of your valuable floor space. Steadyrack bike racks can be mounted to virtually any wall and will conveniently swivel up to 160 degrees, from side to side, to lie flat. Steadyracks can be installed as close as 350mm apart and due to the swivel action, can be overlapped. When the rack is empty, the arm simply folds away.



SAFE AND SECURE

Bikes fit snugly into Steadyrack bike racks. There is virtually no risk of bikes falling over or falling out of the Steadyrack, making them safer to use and minimizes the risk of damaging adjacent bikes or causing injury to users. The racks fold closed when not in use and bikes can be securely locked to our racks using conventional chain or D type locks.



BUILT TO LAST

The Steadyrack range is suitable for bikes of all sizes, even those with tyres as wide as 5 inches can be supported safely and securely. Steadyrack bike racks will also support bikes with fenders and mudguards, making it an extremely versatile solution for your bike parking requirements. Made from steel and UV treated plastic, our racks are strong and built to last.



Features

One brand, total solution – There's no need to buy multiple brands.

Stylish contemporary design – The highly engineered Steadyrack ticks the boxes for both form and function.

Lockable – Lock your bikes into a Steadyrack easily using conventional locks readily available in the market.

Safe to use – No juggling the bike in the air, won't easily dislodge, bikes won't swing around like they do on a hook and cause injury or damage to people, cars or adjacent bikes from accidental contact. If someone bumps into the bikes walking past the racks the pivoting arms will move and will absorb the impact. Prevents damage or injury from accidental dislodging or swing around

Protects your bike – The only contact with the rack when its loaded is the front tire, uses the tire like a cushion to support the bike weight. Wont damage wheels or rims or the bike

E-Bike compatible – E-bikes with or without fenders can be rolled into our racks.

Engineered and built to last – Made with high quality steel components and plastics which will last a very long time when properly maintained.

Wide variety of uses and applications – can be installed on any vertical surface anywhere.

Mudguards and fenders compatible – The only rack available you can roll a bike with fenders or mudguards in and out.

Easy to install – Even if you're not super handy, Steadyracks are very easy to install.

Folds away when not in use – To further maximise your bike storage area, the arms fold up on themselves to create an unobtrusive profile.

Hang bikes up to 35kgs – Accommodates most bikes up 35kgs, including E-Bikes.

Future proof your storage/parking – Change your bike, no need to change racks, if they have a front wheel one of our racks will suit.

No Spokes no problem – Fits bikes with disc wheels.

Deep Rims no problem – Compatible with different rim depths and tyre sizes.

Universal fit – Almost any bike can be hung in a Steadyrack

Park cars alongside rack – Load and unload bikes at any angle you can take bikes in and out of racks alongside cars. No need to move cars out or unload other bikes to get your bike out of the racks.

Fat tyres compatible – Roll a bike with up to 5-inch-wide Fat Tyres into a Steadyrack.

Compatible with suspension forks – It's recommended to use a vertical hanging rack for bikes with suspension forks to protect the seals in the forks.

Compatible with hydraulic brakes – OK to hang bikes with hydraulic brakes.

Spacing Guides

Bike parking designers do not know in advance exactly what types of bikes will be utilising the facility. To address this issue, we have created SPACING GUIDES to assist in the design and planning of new bike parking facilities.

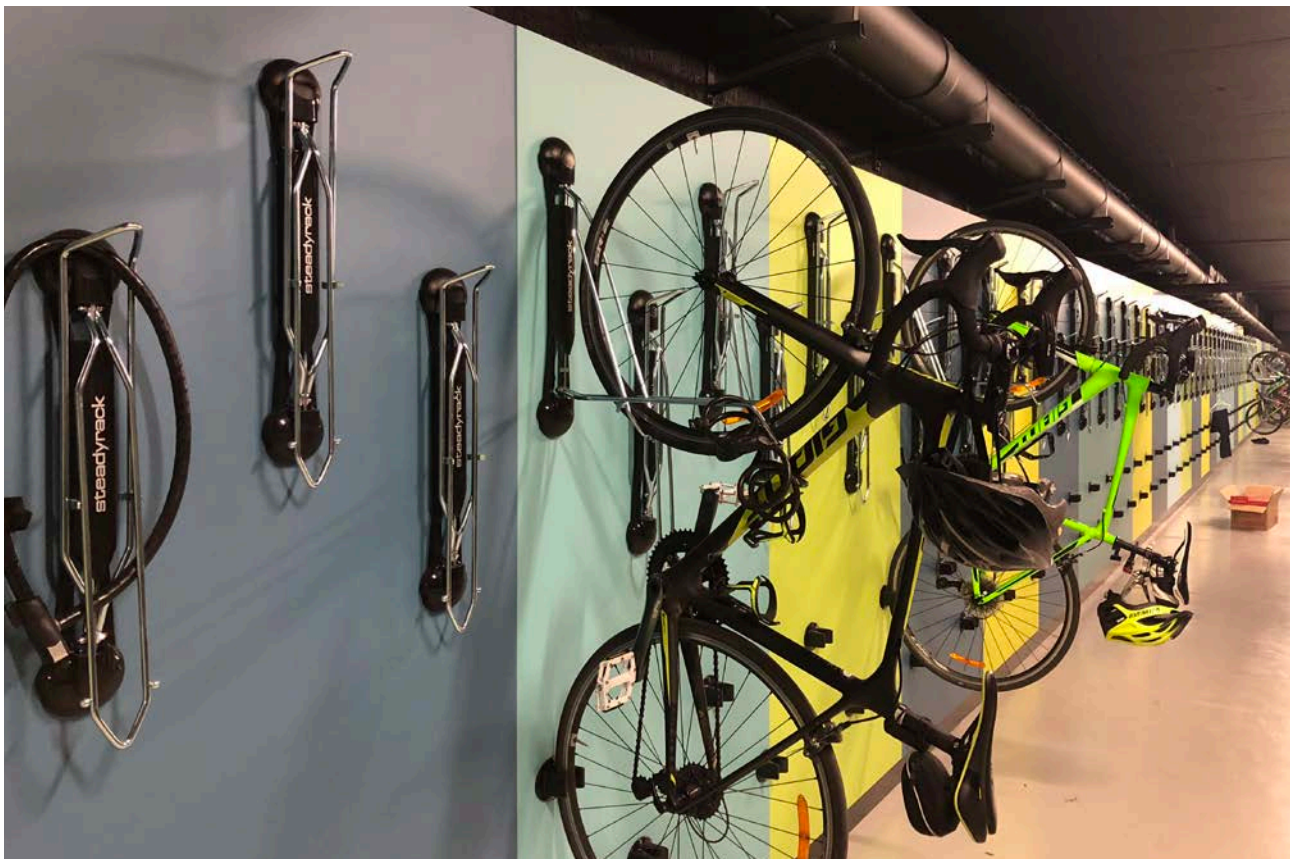
Each of these guides will allow you to cater for almost all bike types and sizes.

Mounting Heights General Information

The overall length of a bike determines the optimum mounting height for our range of bike racks. The perfect mounting height is achieved when the bike is hanging in the rack and the rear wheel is close to the floor but not touching the floor. We have developed these mounting height and spacing guides because in most cases the designers of the installation won't know exactly what bikes are to be parked. These guides will allow almost any bike to be hung in one of our racks.

These are designed to be a “one size fits all” solution, however we do recommend you take the time to check the layout and spacing for your individual project to ensure it will function as required.

All of our guides and installation videos can be found at: steadyrack.com/manuals



Spacing Guides

600mm centres – non-staggered

This spacing is ideal for installations where you want the bikes to all be at the same height and you have plenty of available wall space or you are able to install frame systems or posts to attach the racks to.

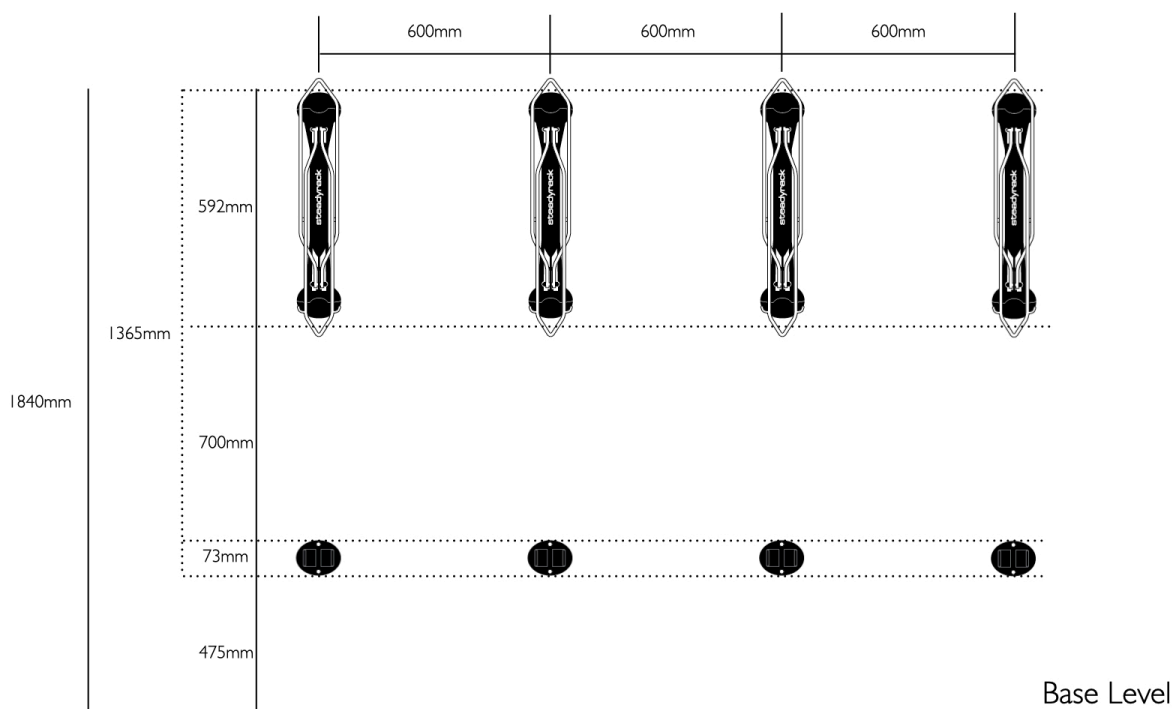
Spacing Distances

We recommend a minimum spacing of 600mm when the racks are all at the same height. This allows for users to easily access their bikes stored amongst others at the same height.

Mounting Height

Bicycles come in a huge variety of different. For example Road Bikes typically come in small, medium and large, with the length of a large road bike being 1.7m. This guide assumes the longest types of bikes will be able to be parked. It's advisable the Steadyracks can accommodate the largest bikes to ensure all facility users can mount their bikes.

However, you can mount the racks lower if you choose to accommodate smaller bikes. The below diagram is a one-size fits all approach and is a guide only. Please check your local regulations for bike parking facilities to ensure you comply. We're happy to work with you to make installation in your space as efficient as possible. To discuss how we can help you with your bike parking plans, contact us at sales@steadyrack.com.



Base Level



steadyrack™

Spacing Guides

350mm centres – Staggered

This is the most utilised option due to the fact that many more bikes are able to be parked in the same length of wall or framing without sacrificing functionality or ease of use.

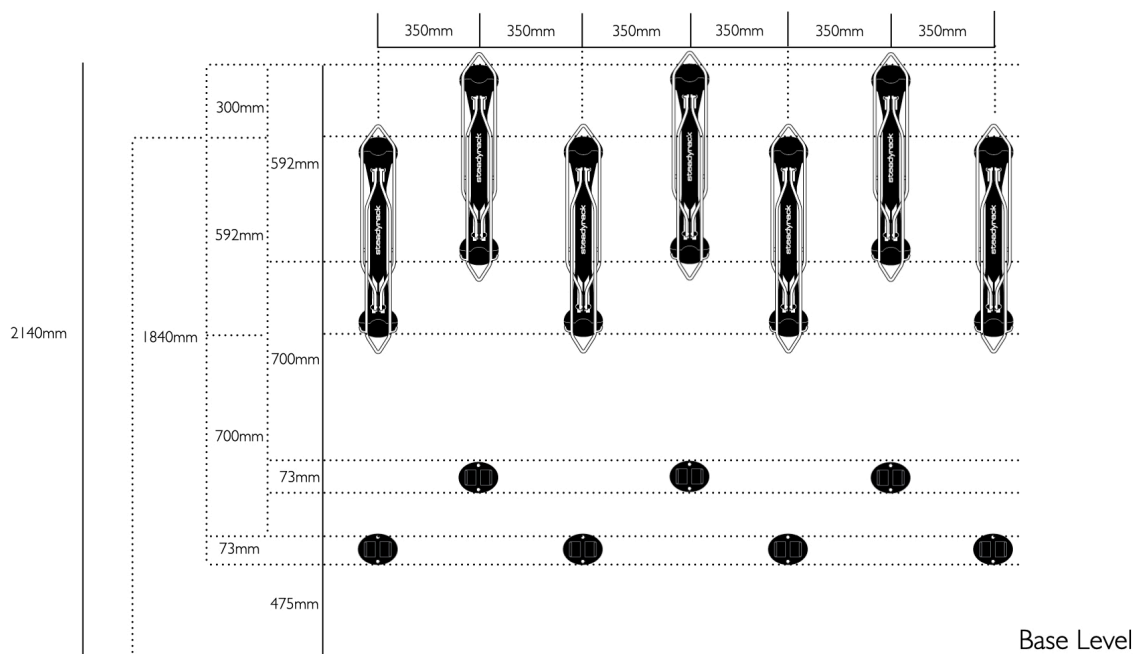
Spacing Distances

At 350mm centres the bikes handle bars will overlap the adjacent bikes but, by utilising the patented pivot design, facility users will be able to pivot bikes either side to create an access space. They can then load or unload their bikes easily and safely without risk of contacting the bikes next to theirs. This pivot function creates sufficient access space for loading and unloading and saves significant wall space to allow many more bikes to be parked in the same length, a feature not possible with conventional static bike racks.

Mounting Height

Bicycles come in a huge variety of different lengths. For example Road Bikes typically come in small, medium and large, with the length of a large road bike being 1.7m. This guide assumes the longest types of bikes will be able to be parked in the lower mounted Steadyrack. It's advisable the lower mounted Steayracks can accommodate the largest bikes to ensure all facility users can mount their bikes. However, you can mount the racks lower if you choose to accommodate smaller bikes.

The below diagram is a one-size fits all approach and is a guide only. Please check your local regulations for bike parking facilities to ensure you comply. We're happy to work with you to make installation in your space as efficient as possible. To discuss how we can help you with your bike parking plans, contact us at sales@steadyrack.com.



Design Advice

We can assist you with design and planning the perfect bike parking system to optimise the available space for your project needs. Our website offers a suite of product information, technical data, specifications, installation guides, set out and spacing guides, along with access to our Revit Files or you can contact us at sales@steadyrack.com

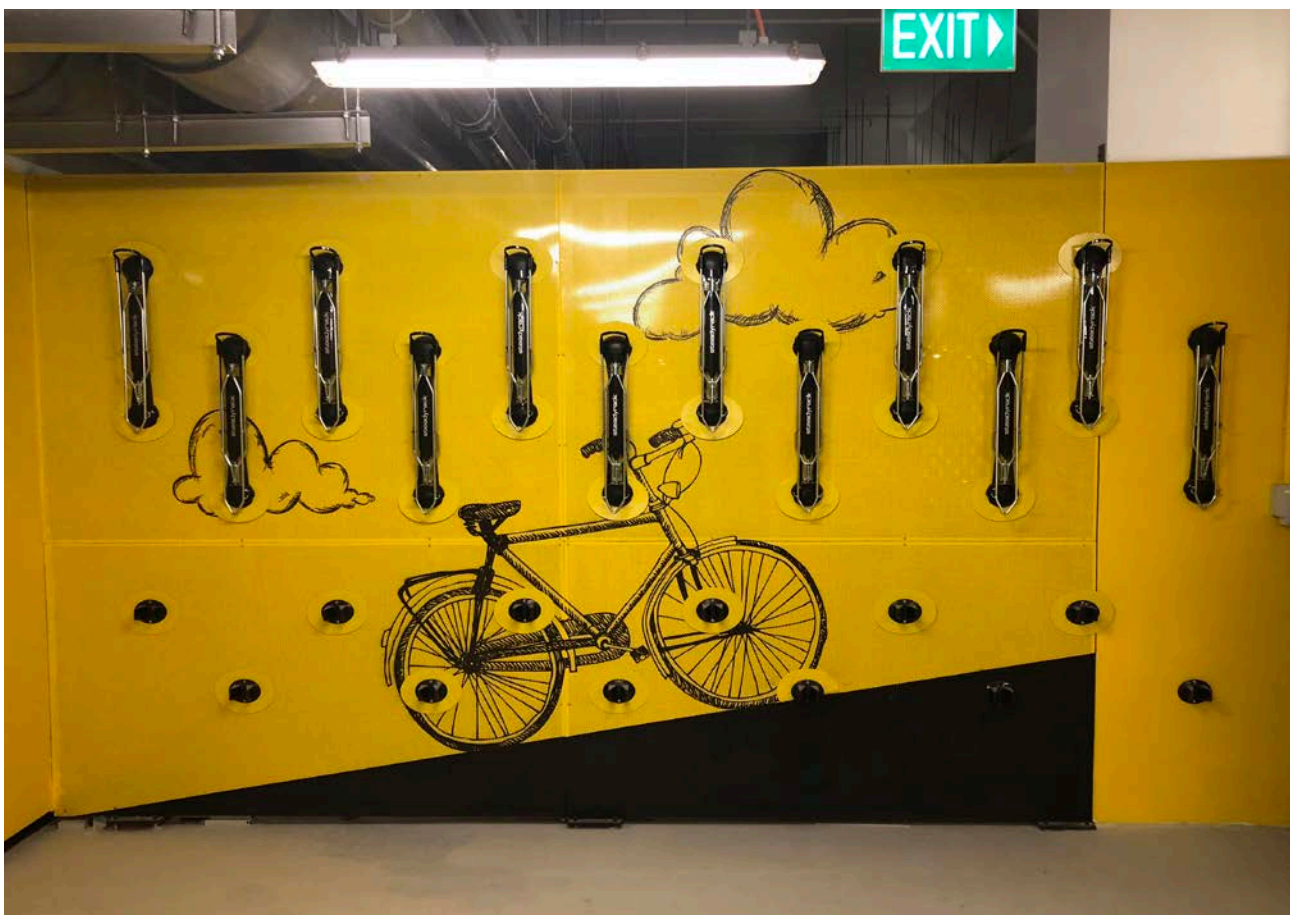
THIS INFORMATION IS PROVIDED AS A GUIDE ONLY, IT IS RECOMMENDED THAT YOU CHECK EACH INDIVIDUAL PROJECT TO ENSURE THE DESIGN AND LAYOUT WILL FUNCTION AS DESIGNED.

Custom Colour Schemes and Logos

You can also order custom colour schemes. Choose different colours for the plastic components to reflect your project's unique and individual style or your corporate colour scheme. You can even incorporate your company brand or logo.

Please contact us for more information at: sales@steadyrack.com

***POA and Minimum Order Quantities apply.**



Care, Maintenance and Warranty

Maintaining Your Steadyrack

To ensure your Steadyrack bike rack operates perfectly we recommend you perform the following basic maintenance and checks:

- **Check and adjust tension on the nuts on Central Pivot Bar**

The nuts that attach the central pivot bar to the top and bottom mounting brackets are pre-tensioned in the factory to a torque setting of 5nm. This is to ensure there is enough resistance when you push your bike into the rack to stop the arms swinging out of the way.

Remove the two clip-in end caps which cover the mounting brackets using a 13mm socket wrench or a suitable spanner. Adjust the nuts connecting the central spine to the top and bottom mounting brackets to the desired tension. Be sure to not overtighten or the rack won't pivot. Replace your end caps and you are good to go.

- **Check the nuts attaching the top and bottom arms to the Central Pivot Bar**

The two arms are connected to the central pivot bar by bolts with dome nuts and black tips either side. These can work loose over time. Check them periodically and tighten.

- **Check your mounting bolts from time to time to make sure they haven't worked loose and tighten if necessary.**

Cleaning

Ensure the rack remains free from dirt and debris and clean by dusting or using a dry cloth from time to time.

Materials

Mild Steel Zinc Coated and UPVC Plastics.

Warranty

Steadyrack warrants that the Steadyrack Bike Rack is free from defects in workmanship and materials for a period of five years from the date of retail purchase. Any claim for breach of this warranty must be made on the following conditions:

- The defects have arisen solely from faulty materials or workmanship;
- The Steadyrack Bike Rack must not have been changed, nor tampered with in any way;
- The defects have not arisen as a result of the Steadyrack Bike Rack being installed outdoors in direct contact to weather conditions like sunlight, snow and rain.
- Failure of the Steadyrack Bike Rack must not be due to misuse, improper installation or other maltreatment, interference or abuse including, but not limited to, use in a manner contrary to our specifications or instructions;
 - The Steadyrack Bike Rack must be returned directly to the supplier;
 - Steadyrack will not be responsible for damage or loss caused during or as a result of shipping; and
 - Subject to the above conditions of warranty, if the Steadyrack Bike Rack fails for any reason within the warranty period and the Steadyrack Bike Rack is returned to us, Steadyrack will at its discretion repair, replace or cause to be repaired or replaced, the Steadyrack free of charge at its expense.
- Steadyrack warranty is voided if racks are used to transport bicycles.

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