

## **Historic Preservation Commission Meeting REGULAR**

Tuesday, June 9, 2026 at 7:00 PM

REMOTE ACCESS ONLY

**To Join Via Zoom Meeting Go To:**

<https://us06web.zoom.us/j/89238445474?pwd=nA1Ehjl8Qjh8v4LTGxrra3h0DGd8CR.1>

**Alternatively you can Call In by Dialing:** 1-929-205-6099

**For both remote options, the Meeting ID is:** 892 3844 5474

**Passcode:** 528804

**Members:** Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, Bryan Jones, Linden Chozinska, and Yana Walder

1. Call to Order
2. Public Comments [~5 minutes]
3. Approval of the Agenda [~5 minutes]
4. Comments from the Chair [~5 minutes]
5. **Review** (*and Approve HPC Chair to Sign & Staff to Send*) **Revised Draft Letter re: 87 State St (Federal Building)**
6. **Staff Report on 9 Heaton St: Renovations to Historic Structure for Access**
7. **Review and Approve Minutes:** 04/14/2026 & 05/12/2026 [~5 minutes]
8. **Other Business:**
  - a) **Should there be a Special July Meeting?** (Staff away 2nd & 3rd week of July)
  - b) **Membership:** One Vacancy - Alternate Seat (term ends Oct. 2027); Bryan's term expires June 14th; Eric's and Bob's terms expire in October.

9. Adjournment

Meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.

June \_\_, 2025

Mr. Anthony Barbati  
General Services Administration  
[anthony.barbati@gsa.gov](mailto:anthony.barbati@gsa.gov)

Mayor Marc Gwinn  
City of Montpelier  
[mgwinn@montpelier-vt.org](mailto:mgwinn@montpelier-vt.org)

City Manager Kelly McNicholas Kury  
City of Montpelier  
[kkury@montpelier-vt.org](mailto:kkury@montpelier-vt.org)

Dear Mr. Barbati, Mayor Gwinn, and City Manager Kury:

Montpelier's Historic Preservation Commission is deeply concerned about the prospects for the Federal Building at 87 State Street in Montpelier, currently being marketed by the General Services Administration via online auction at: [https://www.realestatesales.gov/asset-details/?property\\_id=53](https://www.realestatesales.gov/asset-details/?property_id=53).

Due to its size, design, historic significance, and prominent location in the center of Montpelier's Downtown Historic District, the property will be especially challenging to rehabilitate. Our greatest concern is that the property be transferred to a new owner who has a demonstrated history of successful commercial projects, and who can promptly and efficiently rehabilitate the building for new uses that are compatible with the city's Master Plan. The building already has been standing vacant for almost three years, and a lengthy continuation of that vacancy would be visually, physically, and economically devastating for the city—a stark failure of resolve for all to see.

Fortunately, Montpelier is rich in the goodwill of its city officials and committees or commissions, commercial businesses, non-profit organizations, property developers, resident volunteers, and local work force. Together, this civic-minded citizenry can offer tangible contributions in time and expertise, and we urge all concerned to tap this endowment in order to help the project succeed. This will help a prospective bidder make a better proposal, as well as saving them time and effort.

We also urge city officials to sharpen their focus on the best new uses for the building, among them the potential for housing units located on the building's interior perimeters, consistent with the city's goals of providing living spaces within walking distance of downtown resources. In addition, the building's central core may hold capacity for commercial offices, with opportunities to design protection from flooding. Moreover, developing a variety of model floor plans will

facilitate cost estimates when developers are able to load those plans into CAD software. Similarly, providing trial or preliminary opportunities to test permit review will also aid developers and reduce costs, and the Historic Preservation Commission will be glad to assist in that effort. This will help a prospective bidder make a better proposal as well as saving them time and effort.

We also urge the General Services Administration to take a thoughtful approach to the transfer, notwithstanding the limitations of auction sales and the predilection (or mandate) for highest bidders. To date, GSA has dutifully complied with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, and the regulations adopted to implement that law, found in 36 CFR Part 800.1 and subsequent sections. *Our Commission sincerely appreciates those efforts, including GSA's agreement to incorporate the Commission's formal Section 106 role within the redevelopment process.*

In at least one aspect, however, conclusion of the Section 106 process remains unresolved because the potential for adverse effect continues to exist and may depend heavily on the success or failure of the auction sale and the qualifications of the winning bidder. In 36 CFR 800.5 (a) (1) *Criteria of Adverse Effects*, the regulations specifically anticipate the type of complicated circumstances surrounding the Federal Building in Montpelier by explaining that: *Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.*

Granted, this is a challenging project, and the conditions imposed by the city's formal findings under Section 106 hopefully will lead to a successful project. Nevertheless, we urge GSA to be cognizant of these challenges and to work with city officials and commissions to achieve mutually satisfactory results.

Respectfully submitted by:

Eric Gilbertson,  
Chair, Montpelier Historic Preservation Commission

Cc via Email:

Mr. Jon Copans, Montpelier Commission for Recovery and Resilience,  
[jon@montpelierstrong.org](mailto:jon@montpelierstrong.org)

Mr. Ben Doyle, President, Preservation Trust of Vermont, [Ben@ptvermont.org](mailto:Ben@ptvermont.org)

Mr. Mike Miller, City of Montpelier Planning Director, [mmiller@montpelier-vt.org](mailto:mmiller@montpelier-vt.org)

Ms. Lindsay Kurrle, Secretary, Agency of Commerce and Community Development,  
[lindsay.kurrle@vermont.gov](mailto:lindsay.kurrle@vermont.gov)

Ms. Laura Trieschmann, Vermont State Historic Preservation Officer,  
[laura.trieschmann@vermont.gov](mailto:laura.trieschmann@vermont.gov)



# ELLIS COMMONS

9 Heaton Street  
Montpelier, Vermont

DRB PACKAGE

JUNE 15, 2026

(NOT FOR CONSTRUCTION)



## SHEET LIST

|               |                                       |
|---------------|---------------------------------------|
| GENERAL       |                                       |
| A000          | COVER SHEET                           |
| CIVIL         |                                       |
| C101          | EXISTING CONDITIONS & DEMOLITION PLAN |
| C201          | SITE PLAN                             |
| C202          | VEHICLE TRACKING PLAN                 |
| C401          | WATER DETAILS AND NOTES               |
| C402          | SITE DETAILS AND NOTES                |
| C403          | EPSC DETAILS AND NOTES                |
| LANDSCAPE     |                                       |
| L100          | MATERIALS AND LAYOUT PLAN             |
| L200          | PLANTING PLAN                         |
| L250          | PARKING LOT SHADING EXHIBIT           |
| L300          | MATERIALS                             |
| L301          | PLANTING DETAILS                      |
| DEMOLITION    |                                       |
| D101          | DEMOLITION - LOWER LEVEL              |
| D102          | DEMOLITION - LEVEL 1                  |
| D103          | DEMOLITION - LEVEL 2                  |
| D104          | DEMOLITION - LEVEL 3                  |
| D200          | BUILDING ELEVATIONS - DEMOLITION      |
| ARCHITECTURAL |                                       |
| A100          | SITE PLAN                             |
| A101          | PROPOSED FLOOR PLAN - LOWER LEVEL     |
| A102          | PROPOSED FLOOR PLAN - LEVEL 1         |
| A103          | PROPOSED FLOOR PLANS - LEVELS 2 & 3   |
| A104          | ROOF AND ATTIC PLAN                   |
| A200          | PROPOSED BUILDING ELEVATIONS          |
| A300          | BUILDING SECTIONS                     |
| A301          | BUILDING SECTIONS                     |

### ARCHITECTURE

gbARCHITECTURE Inc.  
1 Mill St. Suite 215  
Burlington, VT 05401

Contact: Steve Kredell  
Phone: (802) 229-1664  
Email: skredell@gbarchitecture.com

### CIVIL

ENGINEERING VENTURES  
208 Flynn Avenue, Suite 2A  
Burlington, VT 05401

Contact: Kevin Worden  
Phone: (802) 863-6225  
Email: kevinw@engineeringventures.com

### STRUCTURAL

HARDY STRUCTURAL  
ENGINEERING  
875 Roosevelt Hwy, Ste. 130  
Colchester, VT 05446

Contact: Clovis Desrochers  
Phone: (802) 655 0755  
Email: cdesrochers@hardyse.com

### MECHANICAL

SLADE ENGINEERING  
1727 Loop Road  
Northfield, VT 05663

Contact: David Slade  
Phone: (802) 777-3198  
Email: david@sladevt.com

### ELECTRICAL

DuBois & King Inc.  
29 North Main St.  
Randolph, VT 05060

Contact: Ryan Roberts  
Phone: 802 728 3376  
Email: rroberts@dubois-king.com

### LANDSCAPE

WAGNER HODGSON  
LANDSCAPING  
7 Marble Avenue  
Burlington, VT 05401

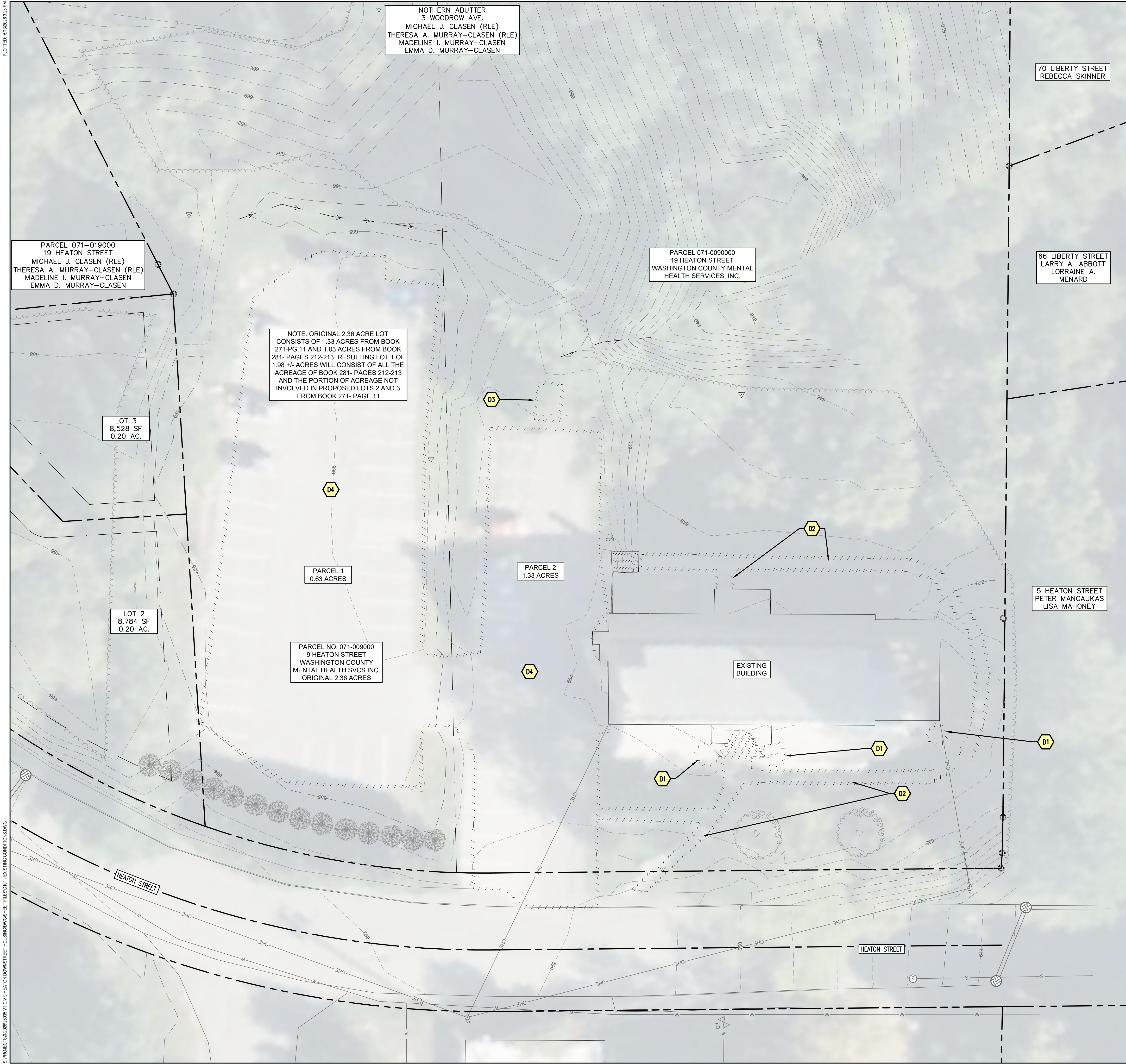
Contact: Ella Braco  
Phone: 802 864 0010  
Email: ebraco@wagnerhodgson.com

### HISTORIC

106 Associates  
11 Ward Street  
Burlington, VT 05401

Contact: Scott Newman  
Phone: (802) 777-1572  
Email: scottnewman@106associates.com





## LEGEND

| EXISTING FEATURES | PROPOSED FEATURES        |
|-------------------|--------------------------|
|                   | TAPPING SLEEVE AND VALVE |
|                   | GATE VALVE               |
|                   | HYDRANT                  |
|                   | WATER SHUT OFF           |
|                   | LIGHT POLE               |
|                   | UTILITY POWER POLE       |
|                   | SIGN                     |
|                   | SPOT ELEVATION           |
|                   | SURVEY POINT             |
|                   | HANDICAP SYMBOL          |
|                   | TREELINE                 |
|                   | FENCE                    |
|                   | CONTOUR                  |
|                   | SWALE                    |
|                   | PROPERTY LINE            |
|                   | EDGE OF PAVEMENT         |
|                   | CONCRETE WALK            |
|                   | SANITARY SEWER LINE      |
|                   | WATER LINE               |
|                   | UNDERGROUND ELECTRIC     |
|                   | OVERHEAD ELECTRIC        |
|                   | RIGHT-OF-WAY LINE        |
|                   | SETBACK                  |
|                   | TREES: DEC./CON.         |
|                   | DEMOLITION/REMOVAL       |

## SURVEY NOTES

- EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE DOES NOT CONSTITUTE A COMPLETE BOUNDARY SURVEY.
- PROPERTY LINES DEPICTED HERE REPRESENT THE EXISTING TO REMAIN PROPERTY BOUNDS.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS PREPARED BY ON TARGET AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. MARKINGS WERE NOTED AS "INCOMPLETE" BY ON TARGET PERSONNEL DUE TO A LACK OF MAGNETIC TRACING WIRE IN TRENCHES AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
- NORTH ORIENTATION IS REFERENCED TO APPROXIMATE VERMONT GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
- ELEVATIONS ARE REFERENCED TO APPROXIMATE NAD83 VERMONT STATE PLANE COORDINATES, DERIVED FROM GPS READINGS OBSERVED BY OTHERS.

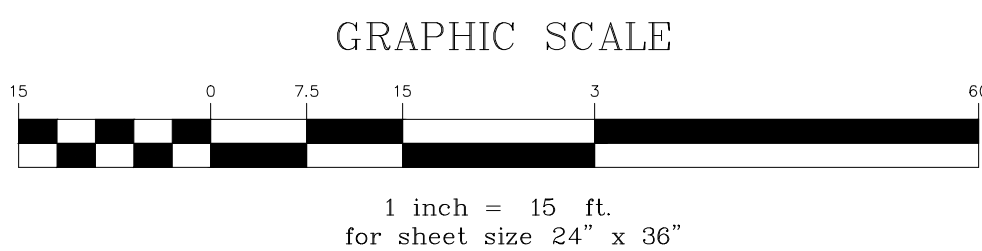
## DEMOLITION NOTES

- ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE DIRECTED BY THE OWNER.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO, THE TOWN OF HINESBURG. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
- ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES AND STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REQUISITE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS MUST BE REMOVED BY A PERMITTED CONTRACTOR TO A SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
- TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER & ENGINEER IF UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
- CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES (THAT ARE NOT SPECIFIED TO BE REMOVED) DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRIP LINE OF EXISTING TREES TO REMAIN.
- ALL DEPRESSIONS OR VOIDS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN FILL MATERIALS MEETING VITRANS SPECIFICATIONS FOR GRANULAR BORROW AND SHALL BE COMPACTED TO A MINIMUM OF 90% MODIFIED PROCTOR DENSITY AND PLACED IN MAXIMUM 12" LIFTS.

## DEMOLITION SCHEDULE

- D1** EXISTING TREE TO BE REMOVED
- D2** EXISTING ASPHALT/CONCRETE WALK TO BE REMOVED
- D3** EXISTING SHED TO BE MOVED/REMOVED
- D4** EXISTING PAVEMENT TO BE BOX CUT AND REMOVED

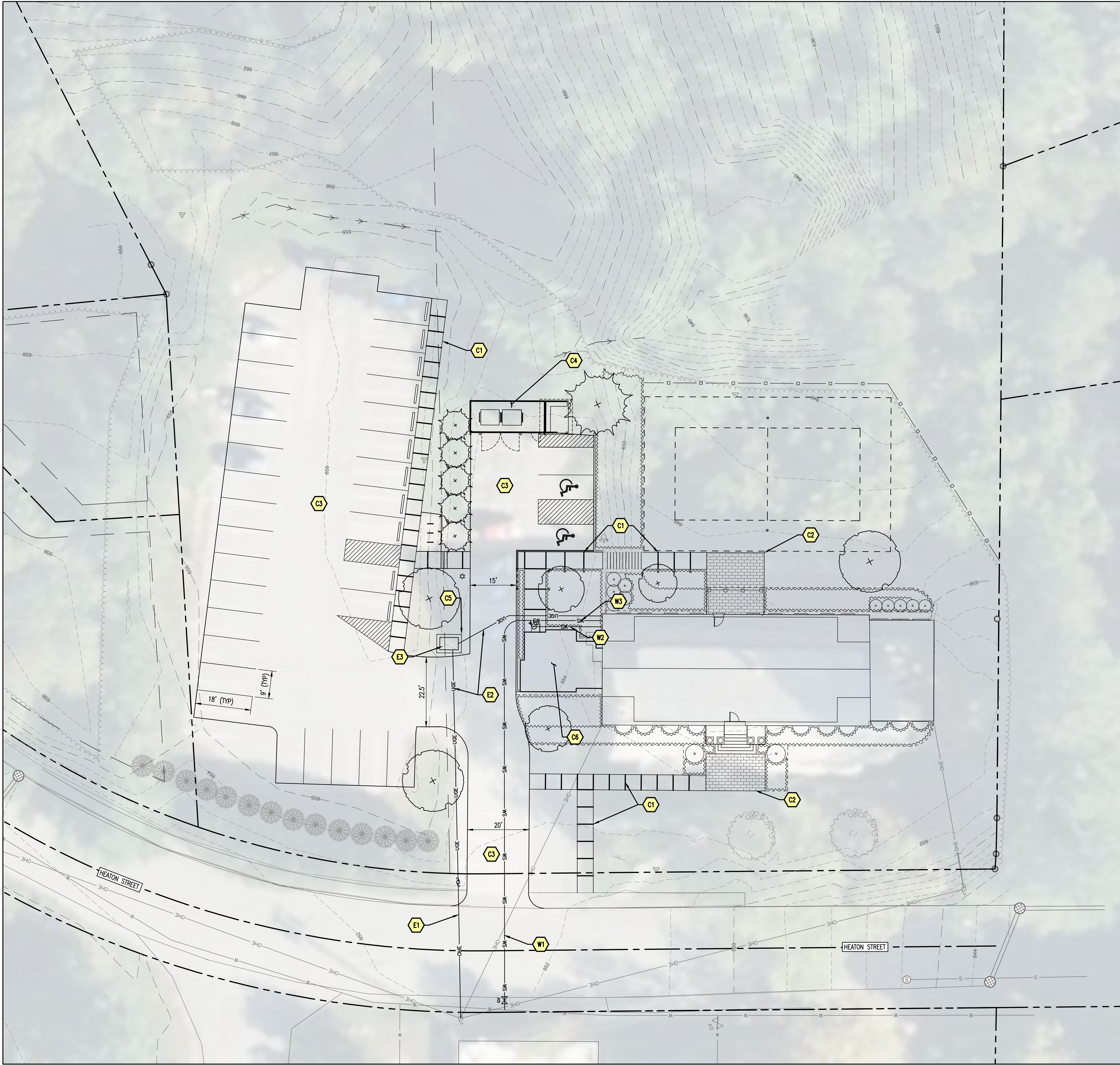
NOTE:  
EXISTING ELECTRICAL LINES MAY BE ALTERED OR REMOVED  
IN ADDITION TO THE ITEMS LISTED ABOVE. REFER TO  
ELECTRICAL PLANS FOR MORE DETAILS ON ALTERATIONS  
TO THE ELECTRICAL LAYOUT



|                                                                                                                                                                                                                                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Stamp                                                                                                                                                                                                                                  |            |
| Date                                                                                                                                                                                                                                   |            |
| No.                                                                                                                                                                                                                                    |            |
| Description                                                                                                                                                                                                                            |            |
| <b>ENGINEERING VENTURES PC</b>                                                                                                                                                                                                         |            |
| 208 Flyn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225<br>85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3933<br>388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141<br>www.engineeringventures.com |            |
| DOWNSTREET HOUSING<br>22 KEITH AVE STE. 100<br>BARRIE, VT 05641<br>(802) 229-6563                                                                                                                                                      |            |
| EXISTING CONDITIONS AND DEMOLITION PLAN                                                                                                                                                                                                |            |
| ELLIS COMMONS<br>MONTPELIER, WASHINGTON, VT                                                                                                                                                                                            |            |
| Sheet Title                                                                                                                                                                                                                            |            |
| Project Title                                                                                                                                                                                                                          |            |
| EV Project #                                                                                                                                                                                                                           | 26035      |
| Drawn By:                                                                                                                                                                                                                              | ZIG        |
| Checked By:                                                                                                                                                                                                                            | KW         |
| Scale:                                                                                                                                                                                                                                 | AS NOTED   |
| Date:                                                                                                                                                                                                                                  | 05/13/2026 |
| <b>C101</b>                                                                                                                                                                                                                            |            |



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LEGEND

| EXISTING FEATURES | PROPOSED FEATURES        |
|-------------------|--------------------------|
|                   | TAPPING SLEEVE AND VALVE |
|                   | GATE VALVE               |
|                   | HYDRANT                  |
|                   | WATER SHUT OFF           |
|                   | LIGHT POLE               |
|                   | UTILITY POWER POLE       |
|                   | SIGN                     |
|                   | SPOT ELEVATION           |
|                   | SURVEY POINT             |
|                   | HANDICAP SYMBOL          |
|                   | TREELINE                 |
|                   | FENCE                    |
|                   | CONTOUR                  |
|                   | SWALE                    |
|                   | PROPERTY LINE            |
|                   | EDGE OF PAVEMENT         |
|                   | CONCRETE WALK            |
|                   | SANITARY SEWER LINE      |
|                   | WATER LINE               |
|                   | UNDERGROUND ELECTRIC     |
|                   | OVERHEAD ELECTRIC        |
|                   | RIGHT-OF-WAY LINE        |
|                   | SETBACK                  |
|                   | TREES: DEC./CON.         |

GENERAL NOTES

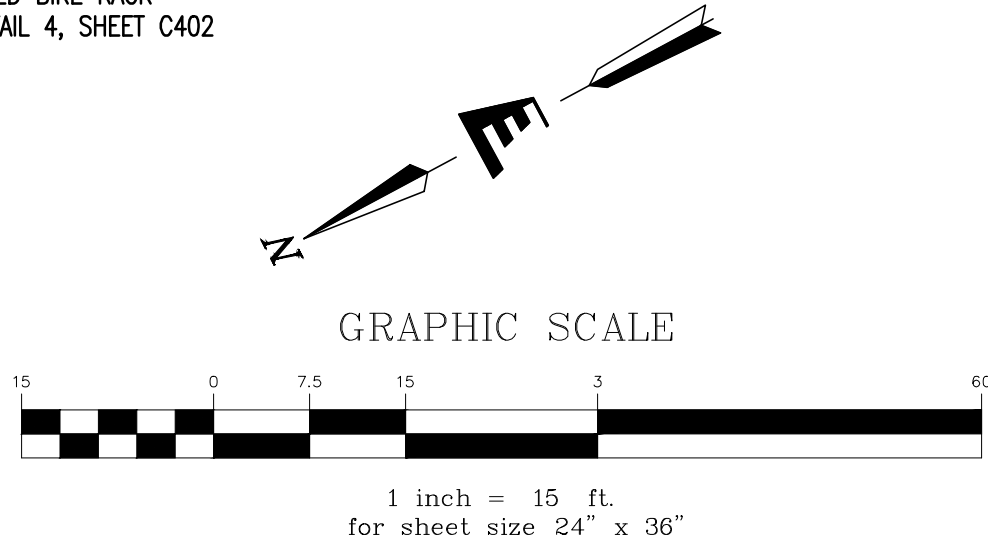
1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND VOSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

SITE SCHEDULE

- C1 PROPOSED 5-FT CONCRETE WALK  
SEE DETAILS 2, 3 AND 9, SHEET C402
- C2 PROPOSED PAVERS  
SEE ARCHITECTURAL
- C3 PROPOSED PAVED DRIVE AND PARKING LOT  
SEE DETAILS 1, 6 AND 7, SHEET C402
- C4 PROPOSED DUMPSTER WITH PAD, 32'x10.5'  
SEE DETAIL 5, SHEET C402
- C5 PROPOSED TRANSFORMER PAD  
SEE DETAIL 5, SHEET C402
- C6 PROPOSED ADDITION  
SEE STRUCTURAL
- C7 PROPOSED BIKE RACK  
SEE DETAIL 4, SHEET C402

UTILITY SCHEDULE

- W1 PROPOSED 6-IN WATER LINE  
SEE DETAILS 1 AND, SHEET C401
- W2 PROPOSED FIRE SUPPLY LINE  
SEE DETAILS 1 AND 2, SHEET C401
- W3 PROPOSED DOMESTIC WATER SUPPLY LINE  
SEE DETAILS 1 AND 2, SHEET C401
- E1 PROPOSED OVERHEAD ELECTRIC  
SEE ELECTRICAL
- E2 PROPOSED UNDERGROUND ELECTRIC  
SEE ELECTRICAL
- E3 PROPOSED TRANSFORMER  
SEE ELECTRICAL



Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225  
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3333  
388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141  
www.engineeringventures.com

DOWNSTREET HOUSING

22 KEITH AVE STE. 100  
BARRE, VT 05641  
(802) 229-6563

SITE PLAN

ELLIS COMMONS

MONTPELIER, WASHINGTON, VT

EV Project #

26035

Drawn By:

ZIG

Checked By:

KW

Scale:

AS NOTED

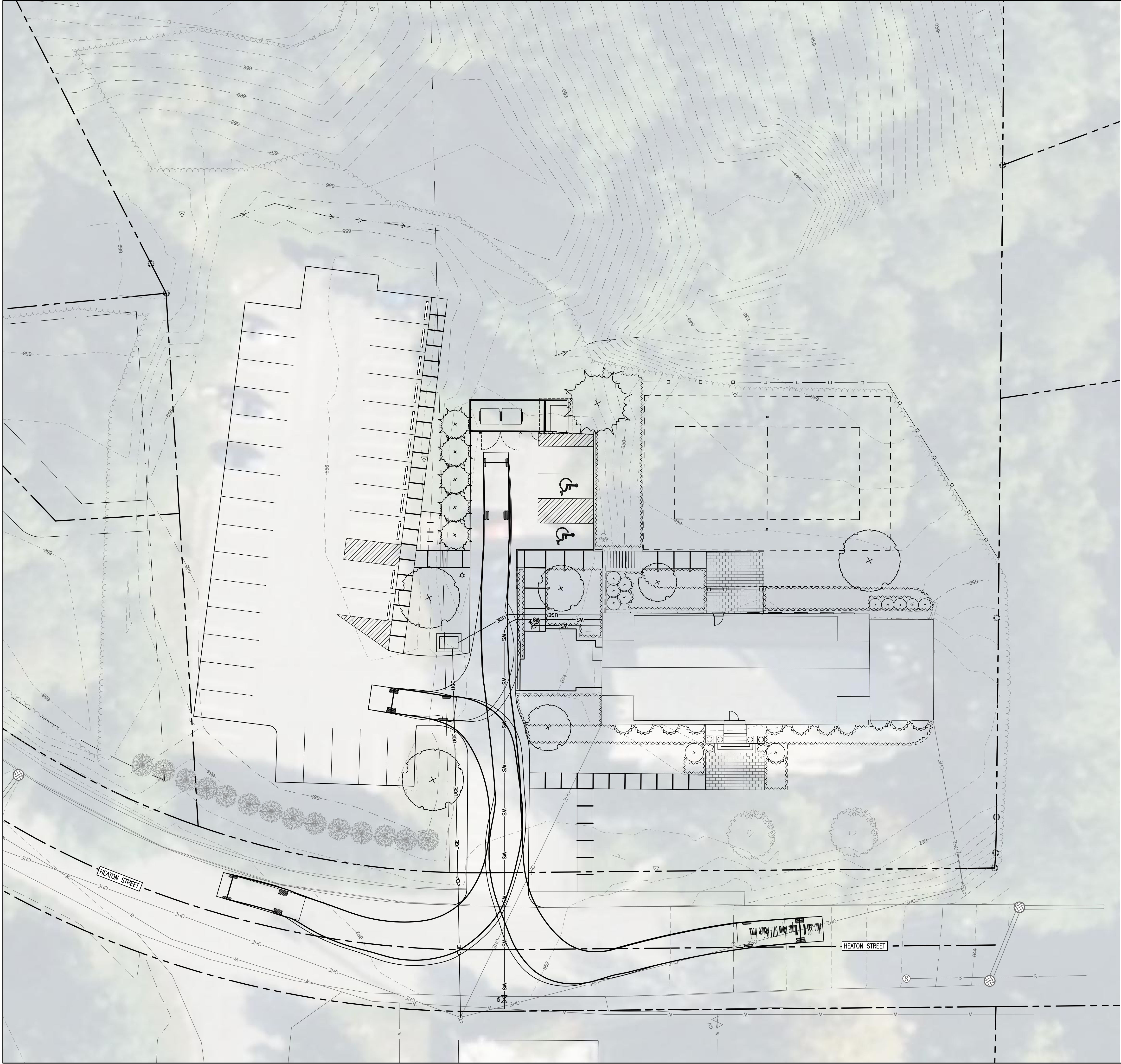
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05/13/2026

C201



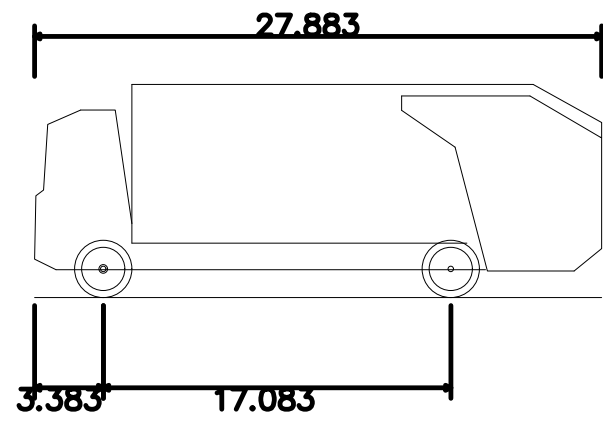
S:\PROJECTS\2020\2020\VT CV 9 HEATON DOWNSTREET HOUSING\DWGSHEET FILES\C201 - SITE PLANNING  
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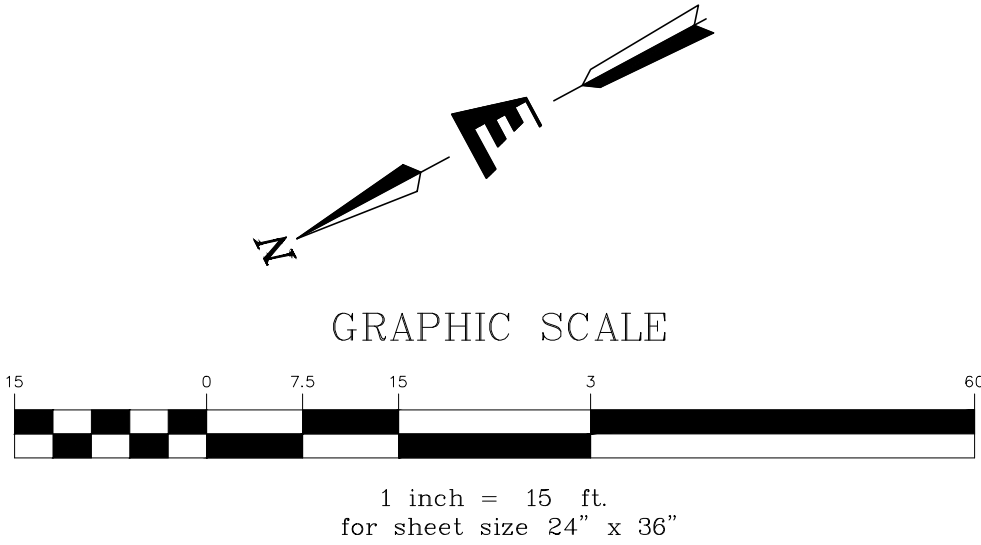
## LEGEND

| EXISTING FEATURES |                          | PROPOSED FEATURES |
|-------------------|--------------------------|-------------------|
|                   | TAPPING SLEEVE AND VALVE |                   |
|                   | GATE VALVE               |                   |
|                   | HYDRANT                  |                   |
|                   | WATER SHUT OFF           |                   |
|                   | LIGHT POLE               |                   |
|                   | UTILITY POWER POLE       |                   |
|                   | SIGN                     |                   |
|                   | SPOT ELEVATION           |                   |
|                   | SURVEY POINT             |                   |
|                   | HANDICAP SYMBOL          |                   |
|                   | TREELINE                 |                   |
|                   | FENCE                    |                   |
|                   | CONTOUR                  |                   |
|                   | SWALE                    |                   |
|                   | PROPERTY LINE            |                   |
|                   | EDGE OF PAVEMENT         |                   |
|                   | CONCRETE WALK            |                   |
|                   | SANITARY SEWER LINE      |                   |
|                   | WATER LINE               |                   |
|                   | UNDERGROUND ELECTRIC     |                   |
|                   | OVERHEAD ELECTRIC        |                   |
|                   | RIGHT-OF-WAY LINE        |                   |
|                   | SETBACK                  |                   |
|                   | TREES: DEC./CON.         |                   |

## VEHICLE DIAGRAM

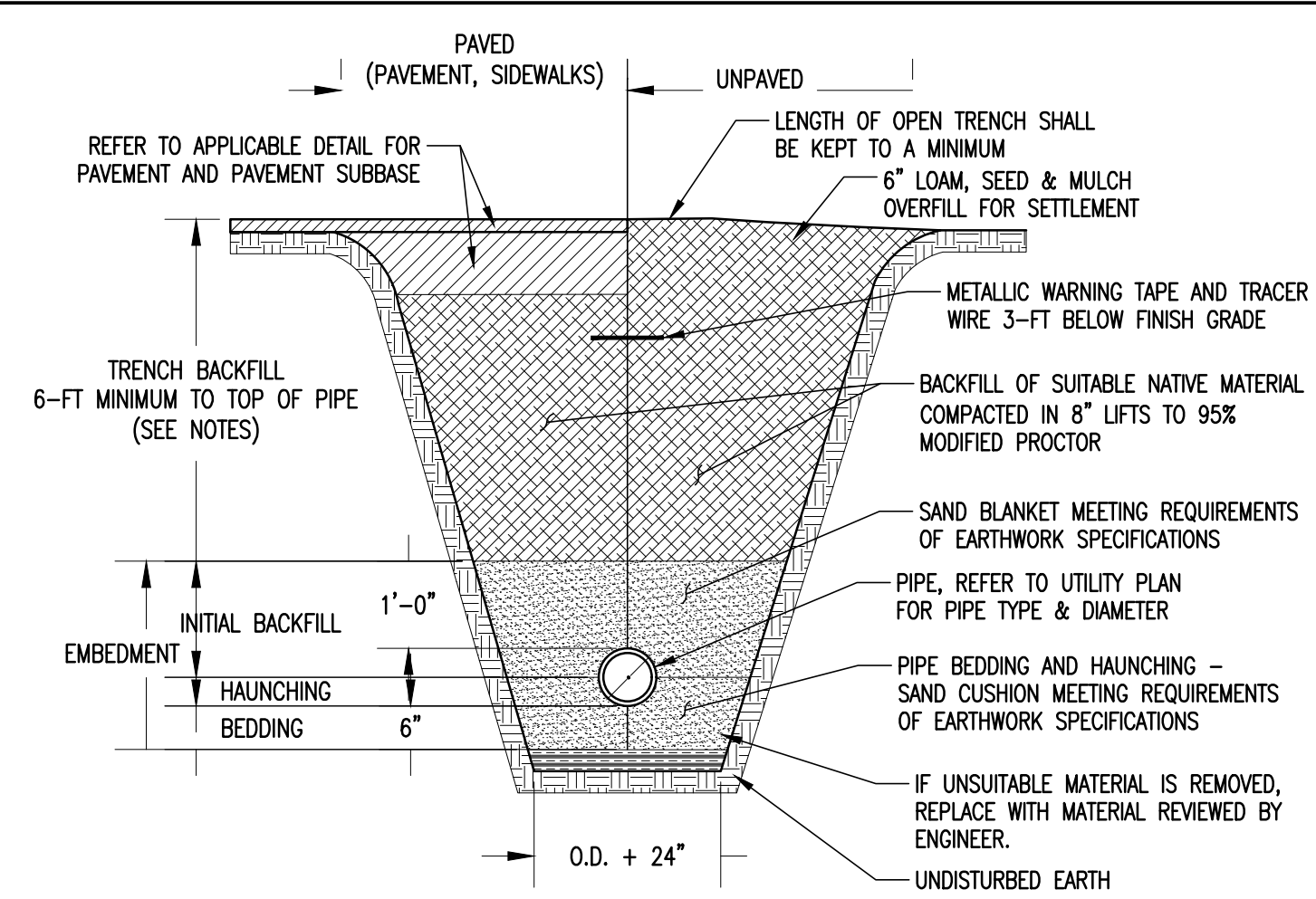


Hino 338 M + Wayne Royal GT14 Refuse Truck  
Overall Length 27.883ft  
Overall Width 8.042ft  
Overall Body Height 10.488ft  
Min Body Ground Clearance 1.318ft  
Track Width 8.042ft  
Lock-to-lock time 9.00s  
Curb to Curb Turning Radius 27.400ft



|                                                                                                                                                                                                                                                                           |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Stamp                                                                                                                                                                                                                                                                     |            |
| Date                                                                                                                                                                                                                                                                      |            |
| Description                                                                                                                                                                                                                                                               |            |
| No.                                                                                                                                                                                                                                                                       |            |
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| DOWNSTREET HOUSING<br>22 KEITH AVE STE. 100<br>BARRE, VT 05641<br>(802) 229-6563                                                                                                                                                                                          |            |
| VEHICLE TRACKING PLAN                                                                                                                                                                                                                                                     |            |
| ELLIS COMMONS<br>MONTPELIER, WASHINGTON, VT                                                                                                                                                                                                                               |            |
| EV Project #                                                                                                                                                                                                                                                              | 26035      |
| Drawn By:                                                                                                                                                                                                                                                                 | ZIG        |
| Checked By:                                                                                                                                                                                                                                                               | KW         |
| Scale:                                                                                                                                                                                                                                                                    | AS NOTED   |
| Date:                                                                                                                                                                                                                                                                     | 05/13/2026 |
| <b>C202</b>                                                                                                                                                                                                                                                               |            |



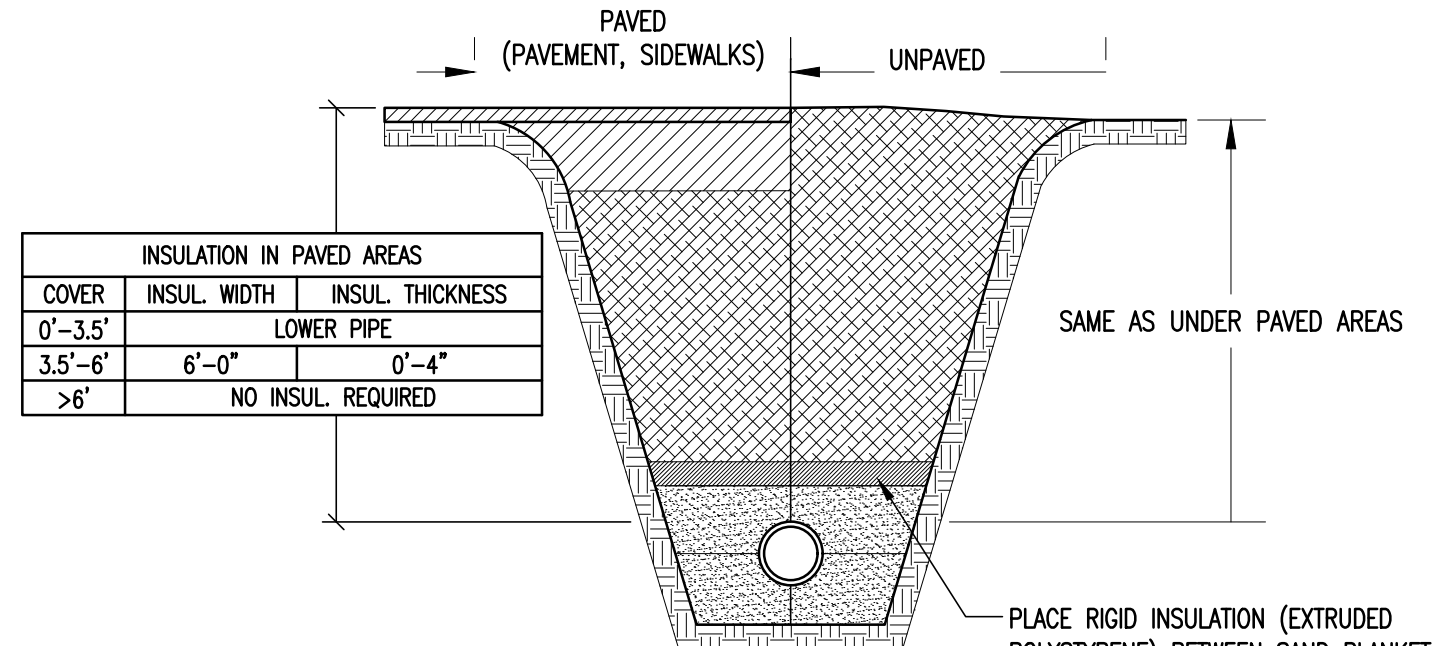


WATER TRENCH NOTES:

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR FULL LENGTH OF PIPE.
3. PROVIDE 6'-FT MINIMUM COVER OVER WATER PIPE.
4. INSTALL WATER PIPE IN ACCORDANCE WITH ANWA STANDARD C600.
5. BACKFILL SHALL BE OF A SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS SHALL NOT BE USED FOR BACKFILL WITHIN TWO FEET OF THE TOP OF THE PIPE.
6. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF FOUR INCHES BELOW AND ON EACH SIDE OF ALL PIPES.

WATER TRENCH DETAIL

NOT TO SCALE 1

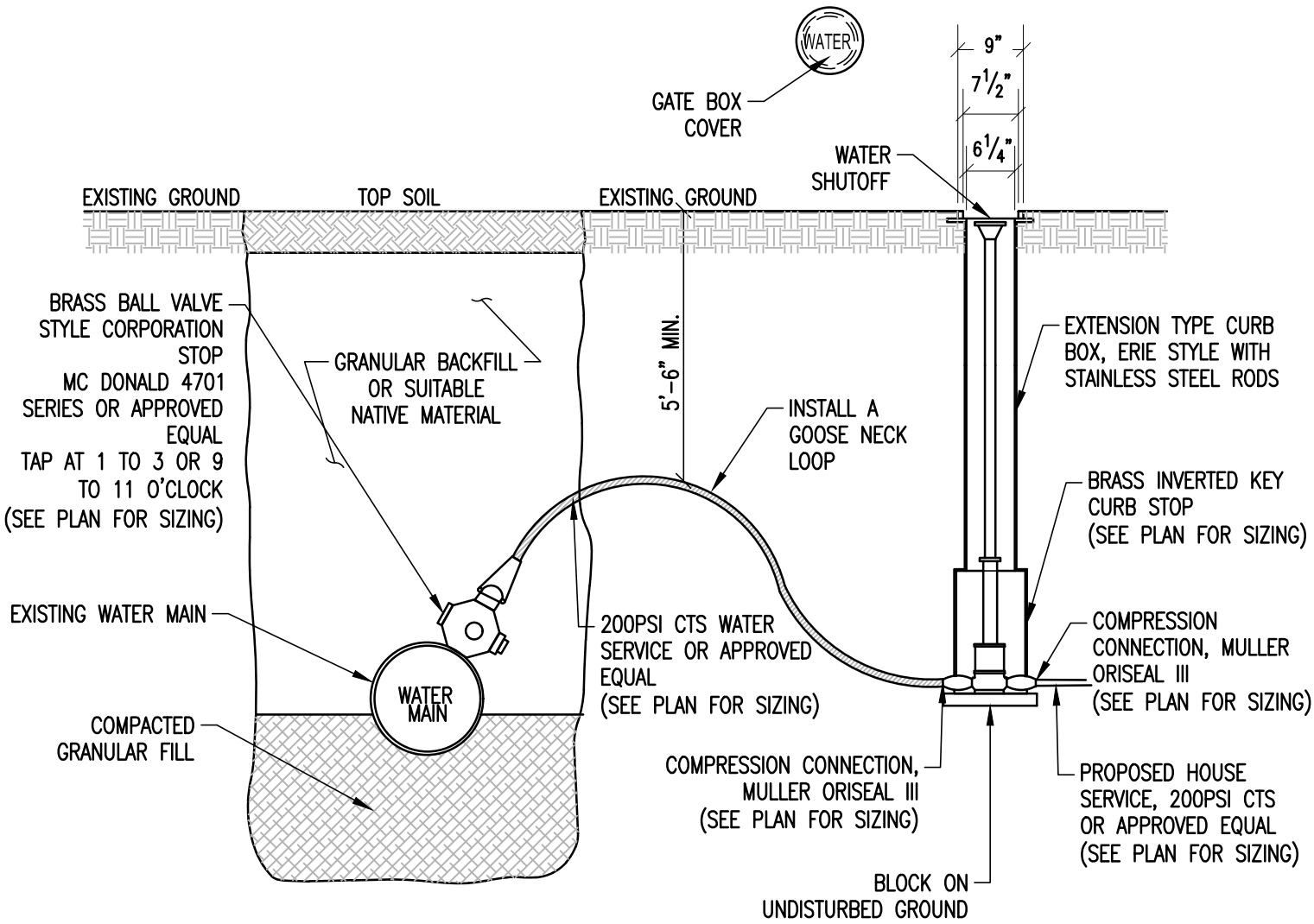


WATER INSULATION NOTES:

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.
2. RIGID EXTRUDED POLYSTYRENE INSULATION SHALL CONFORM WITH ASTM C578 - STANDARD SPECIFICATION FOR RIGID CELLULAR POLYSTYRENE THERMAL INSULATION AND SHALL BE DOW STYROFOAM HIGH LOAD 40 OR EQUIVALENT.

SHALLOW WATER LINE DETAIL

NOT TO SCALE 2



SERVICE CONNECTION NOTES:

1. TEFLON THREADED SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSTALLATION.
  - A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
  - B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
2. LEAVE UP TO THREE THREADS SHOWING OUTSIDE OF PIPE. A TORQUE OF 35 POUNDS IS RECOMMENDED.
3. WATER SERVICE LINE AND CONNECTION SHALL BE INSTALLED ACCORDING TO THE TOWN OF HINESBURG PUBLIC WORKS DEPARTMENT STANDARDS.
4. HINESBURG WATER DEPARTMENT WILL PROVIDE A 3/4" X 3/4" WATER METER (FOR 1-20 GPM RESIDENTIAL OPERATING RANGE). HINESBURG WATER DEPARTMENT WILL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE, REPAIR OR REPLACEMENT OF DEFECTIVE OR NON-WORKING METERS WITHIN THE WATER SYSTEM. THE OWNER SHALL PROVIDE ACCESS TO THE BUILDING UPON REQUEST AND SHALL BE RESPONSIBLE FOR TAKING REASONABLE MEASURE TO PROTECT THE INSIDE METER AND OUTSIDE READER FROM DAMAGE.

WATER SERVICE CONNECTION DETAIL

NOT TO SCALE 3

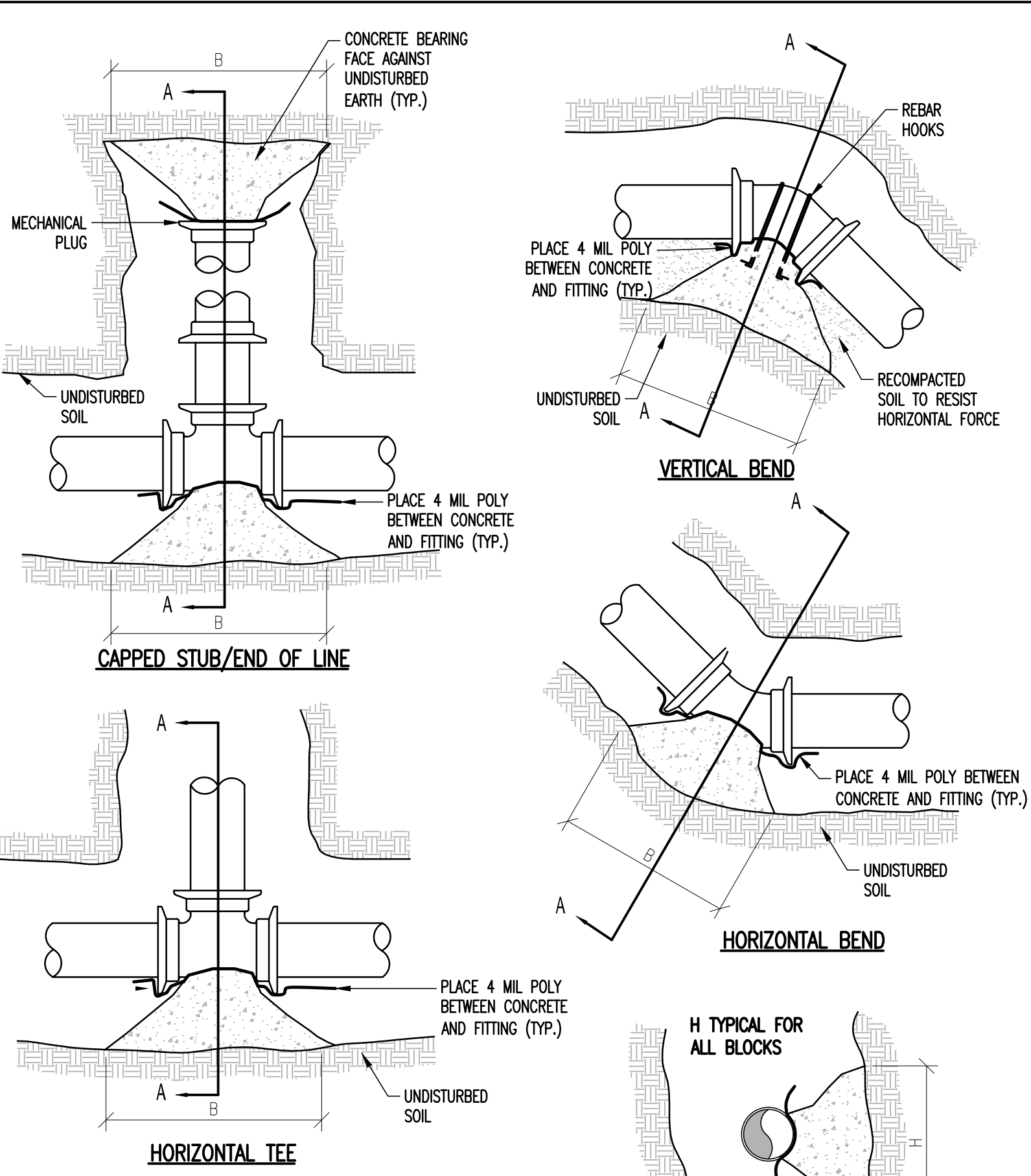


TABLE 1 - BEARING STRENGTH OF UNDISTURBED SOIL

| SOIL TYPE                          | BEARING STRENGTH        |
|------------------------------------|-------------------------|
| PEAT, ETC.                         | 0 lb/ft <sup>2</sup>    |
| SOFT CLAY                          | 500 lb/ft <sup>2</sup>  |
| SAND                               | 1000 lb/ft <sup>2</sup> |
| SAND AND GRAVEL                    | 1500 lb/ft <sup>2</sup> |
| SAND AND GRAVEL WITH CLAY          | 2000 lb/ft <sup>2</sup> |
| SAND AND GRAVEL CEMENTED WITH CLAY | 4000 lb/ft <sup>2</sup> |
| HARD PAN                           | 5000 lb/ft <sup>2</sup> |

THRUST BLOCK NOTES:

1. PERFORM HYDROSTATIC AND LEAKAGE TEST PRESSURE PER SPECIFICATIONS.
2. PLACE 4 MIL POLYETHYLENE BETWEEN FITTINGS AND THRUST BLOCKS.
3. CONCRETE SHALL BE CLASS B.
4. ON ALL THRUST BLOCKS, B SHALL BE THE GREATER DIMENSION, USE 1.5:1 TO 2:1 FOR B.H.

DETERMINING MINIMUM BEARING FACE AREA:

THE AREA (H<sup>2</sup>) SHALL BE CALCULATED BY DETERMINING THE TOTAL THRUST GENERATED AT THE FITTING.

DIVIDE THE THRUST DEVELOPED (lbs force) (FROM TABLE 2) BY THE BEARING STRENGTH OF THE SOIL (FROM TABLE 1). THE RESULT IS THE AREA OF THE SOIL REQUIRED TO RESIST THE THRUST (A). THE AREA CALCULATED WILL BE FOR THE AREA OF CONCRETE UP AGAINST THE TRENCH WALL (i.e. THE BACK SIDE OF THE BLOCK). USE THE TEST PRESSURE TO DETERMINE THE TOTAL THRUST.

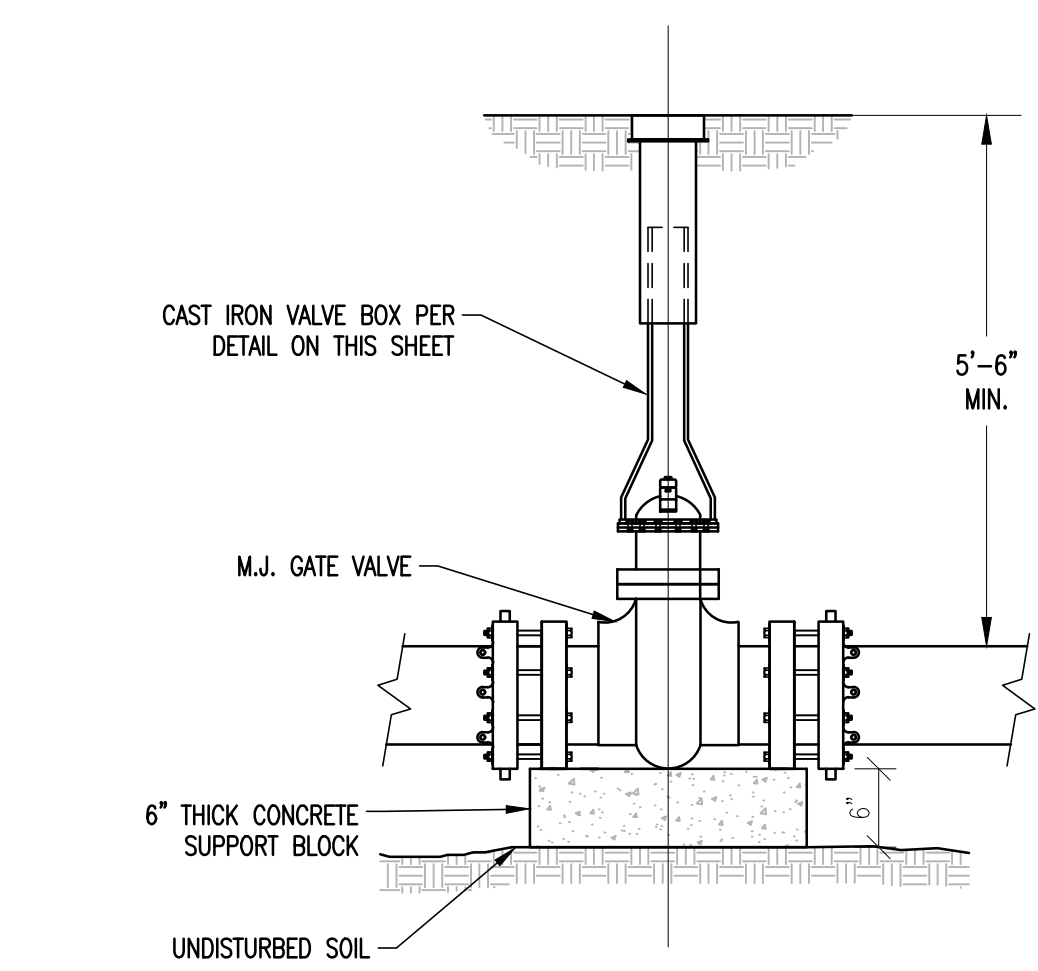
AREA = THRUST DEVELOPED (lbs force) / BEARING STRENGTH OF SOIL

TABLE 2 - THRUST DEVELOPED PER 100psi PRESSURE (lbs force)

| PIPE DIAMETER (INCHES) | VALVES AND DEAD ENDS, TEES | 90° BENDS | 45° BENDS | 22 1/2° BENDS | 11 1/2° BENDS |
|------------------------|----------------------------|-----------|-----------|---------------|---------------|
| 4                      | 1810                       | 2560      | 1390      | 635           | 320           |
| 6                      | 3740                       | 5290      | 2860      | 1370          | 690           |
| 8                      | 6430                       | 9100      | 4920      | 2320          | 1170          |
| 10                     | 9680                       | 13680     | 7410      | 3610          | 1820          |
| 12                     | 13690                      | 19350     | 10470     | 5080          | 2550          |
| 14                     | 18380                      | 25990     | 14100     | 6100          | 3080          |
| 16                     | 23780                      | 33630     | 18280     | 7960          | 4020          |

TYPICAL BEARING THRUST BLOCK

NOT TO SCALE 4

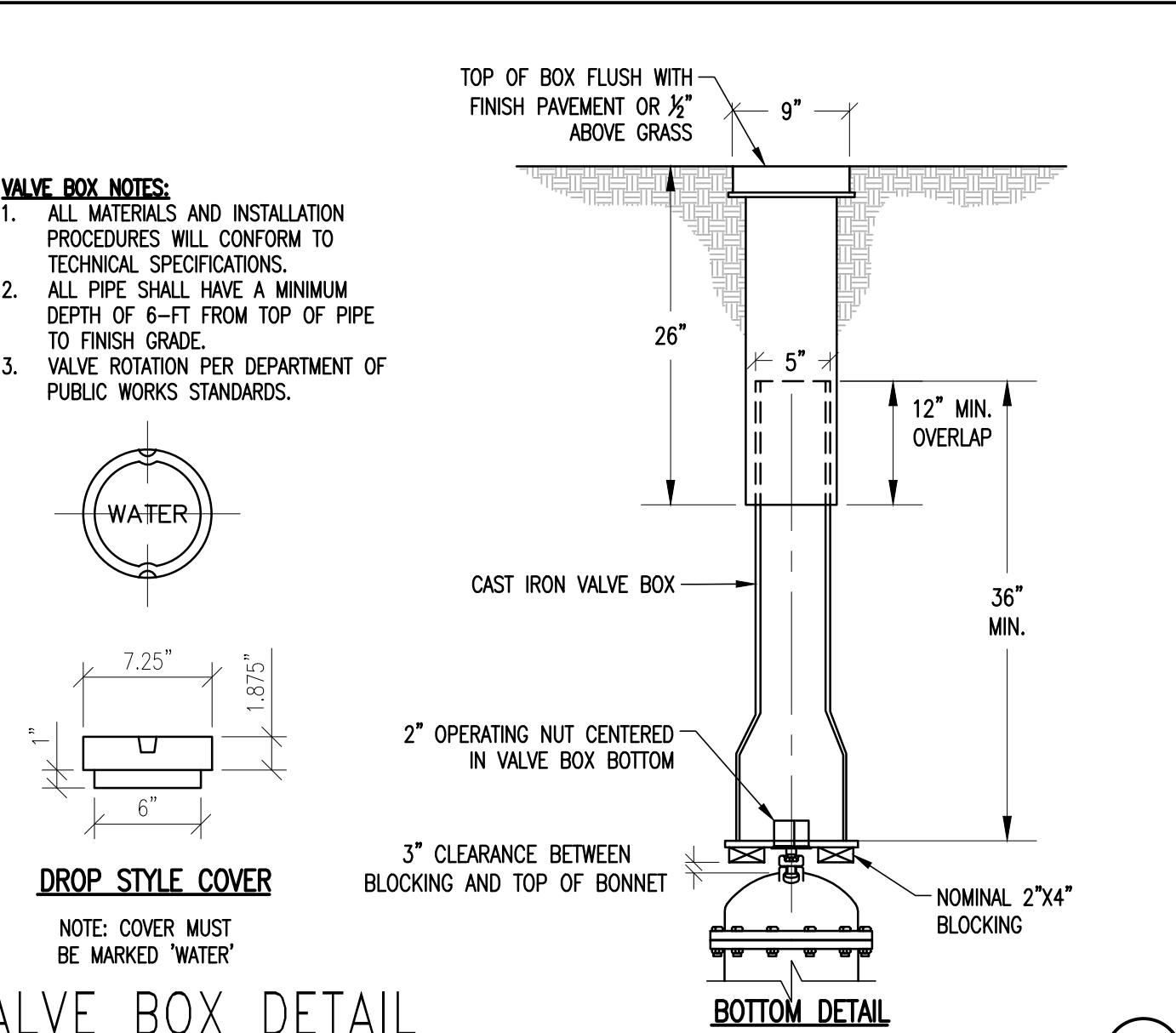


GATE VALVE NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TECHNICAL SPECIFICATIONS.
2. UTILIZE MEGALUG MECHANICAL JOINT RESTRAINT ON ALL M.J. GATE VALVES.
3. SEE TYPICAL WATER TRENCH DETAIL FOR PIPE BEDDING REQUIREMENTS.
4. IF DEPTH FROM GRADE TO TOP OF VALVE OPERATING NUT IS GREATER THAN 6'-0" , A VALVE STEM RISER MADE OF HIGH STRENGTH STEEL SHALL BE PROVIDED. DEPTH FROM VALVE STEM RISER NUT TO GRADE WILL BE 4 TO 6 FEET.

GATE VALVE DETAIL

NOT TO SCALE 5



VALVE BOX NOTES:

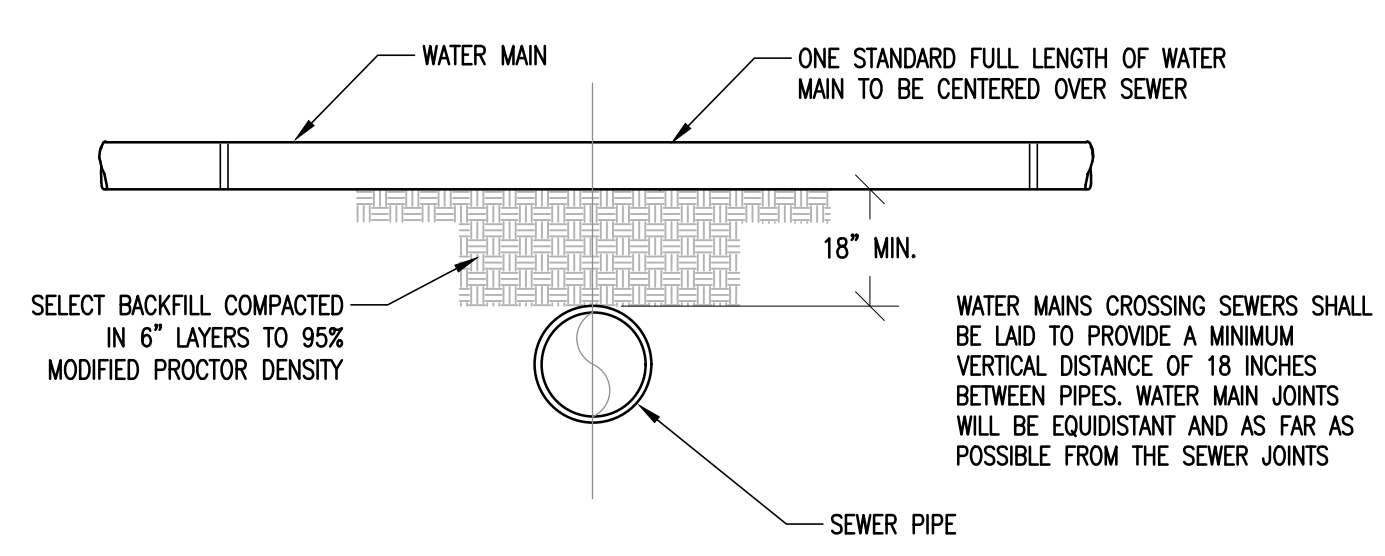
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 6'-FT FROM TOP OF PIPE TO FINISH GRADE.
3. VALVE ROTATION PER DEPARTMENT OF PUBLIC WORKS STANDARDS.

TAPPING SLEEVE & VALVE NOTES:

1. AREA OF THRUST BLOCK BEARING AGAINST UNDISTURBED SOIL SHALL BE THE SAME AS FOR 1/4" BEND (90°) BEND.
2. UTILIZE MEGALUG MECHANICAL JOINT RESTRAINT ON M.J. END.
3. SEE TYPICAL GATE VALVE DETAIL FOR VALVE BOX INFORMATION.
4. SEE TYPICAL WATER TRENCH DETAIL FOR PIPE BEDDING REQUIREMENTS.

TAPPING SLEEVE AND VALVE DETAIL

NOT TO SCALE 7



SEPARATION NOTES:

1. WATER MAIN RELATIONS TO SEWER SHALL BE IN ACCORDANCE WITH SECTION 8.6 OF APPENDIX A OF THE VERMONT WATER SUPPLY RULE.
2. WATER MAINS SHALL BE LAID AT LEAST TO FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. WHEN IT IS IMPOSSIBLE TO MAINTAIN 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN: 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS; 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER; 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.

SANITARY SEWER / WATER LINE CROSSING

NOT TO SCALE 8

WATER NOTES

GENERAL:

1. THE CONTRACTOR SHALL OBTAIN A BURIED UTILITY PERMIT FROM THE MONTPELIER TOWN ADMINISTRATOR FOR WORK WITHIN THE RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF HINESBURG, DPW AT LEAST 48 HOURS IN ADVANCE OF:
  - 2.1. BEGINNING WATER LINE WORK - TO SCHEDULE OVERSIGHT OF THE EXCAVATION WITH THE WATER WORKS DEPARTMENT
  - 2.2. METER INSTALLATION
  - 2.3. FINAL INSPECTION
3. THE CONTRACTOR SHALL COLLECT AND MAINTAIN "AS BUILT" INFORMATION DURING THE INSTALLATION OF THE WATER SYSTEM. "AS BUILT" DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR UPON COMPLETION OF THE WATER SYSTEM.

WATER MAINS:

1. PERFORM FLUSHING, PRESSURE AND LEAKAGE TESTING ACCORDING TO ANWA C600 AND NFPA 24 (LATEST REVISION) ON EACH PIPE LINE.
2. THE ENGINEER SHALL BE GIVEN AT LEAST 48 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. ALL TESTING MUST BE WITNESSED BY THE ENGINEER.
3. SPECIFIED TEST PRESSURE IS A MINIMUM OF 200 PSI OR 1.5X THE WORKING PRESSURE, WHICHEVER IS GREATER. THE PRESSURE DURING TEST SHALL NOT VARY BY MORE THAN 5 PSI.

EXISTING UTILITIES:

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

PIPE BEDDING:

1. SAND BEDDING MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS.
2. SAND BLANKET MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS.
3. TRENCH FINAL BACKFILL MATERIAL - MATERIAL WILL EXCLUDE PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, ALL WET OR SOFT MUCK, PEAT, CLAY, LARGE ROCKS (6" DIMENSIONS), OR ANY MATERIAL DETERMINED BY THE ENGINEER THAT WILL NOT BE SUITABLE.

PIPE TRENCH BACKFILL:

1. SAND BEDDING MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS.

DUCTILE IRON PIPE (MATERIALS):

1. D.I. PIPE CONFORM TO ANWA/ANSI C151.
2. UNIONS AND LINING REPAIR TO ANWA/ANSI C104.
3. JOINTS CONFORM TO ANWA/ANSI C111 AND C115.
4. FITTINGS CONFORM TO ANWA/ANSI C110, C153, C165.
5. KEEP INSIDE OF PIPE CLEAN AND FREE OF DEBRIS.
6. REJECT ANY PIPE WHICH IS DROPPED DURING HANDLING.
7. MECHANICAL JOINT GLANDS SHALL BE "MEGA-LUG" RETAINER GLANDS.
8. CAST IRON FITTINGS: ANSI A21.10, 250 PSI PRESSURE RATING.
9. DUCTILE IRON FITTINGS: ANSI A21.10, 350 PSI PRESSURE RATING.
10. JOINTS: MECHANICAL, PUSH-ON, AND FLANGED:
  - 10.1. RUBBER GASKET JOINT, ANSI A21.11
  - 10.2. MECHANICAL AND PUSH-ON JOINTS: ANSI A21.11
  - 10.3. FLANGED JOINT: 8" THICK RING OR FULL FACED RUBBER, ANSI A21.15
11. BOLTS/NUTS:
  - 11.1. MECHANICAL JOINT: ANSI A21.11
  - 11.2. FLANGED JOINT: ANSI A21.15
12. LININGS:
  - 12.1. INTERIOR - CEMENT LINING-DOUBLE THICKNESS WITH BITUMINOUS SEAL
  - 12.2. EXTERIOR - BITUMINOUS COATING APPROX. 1 MIL THICK, ANSI A21.51, ANSI A21.15, AND ANSI A21.10.
13. FLANGE MACHINED FACE COATING: ANSI A21.15.
14. LAYING PIPE:
  - 14.1. PIPE SHALL BE LAID WITH BELL ENDS FACING IN THE DIRECTION OF LAYING.
  - 14.2. WHERE PIPE IS LAID ON A SLOPE OF 5% OR MORE, THE LAYING SHALL START AT THE LOW END AND PROCEED UPHILL, WITH THE BELL ENDS UPHILL.
  - 14.3. A WATERTIGHT PLUG SHALL BE PLACED IN THE OPEN ENDS OF INSTALLED PIPE WHEN PIPE LAYING IS NOT IN PROGRESS.
  - 14.4. MAX. PERMISSIBLE DEFLECTION IS 75% OF ANWA SPEC. C600.
15. SERRATED SILICON BRONZE WEDGES:
  - 15.1. D.I. PIPE SIZE 3"-12" = 2 PER JOINT.
  - 15.2. D.I. PIPE SIZE >12" = 4 PER JOINT.

CHLORINATION OF DOMESTIC WATER LINES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF BEGINNING ANY DISINFECTION OF WATER MAINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BACTERIOLOGICAL TESTING AS REQUIRED BY THIS SPECIFICATION AND REFERENCE STANDARDS MENTIONED.
3. DISINFECT ALL NEW PIPELINE SYSTEMS IN ACCORDANCE WITH ANWA C651, INCLUDING:
  - 3.1. METHOD OF CHLORINE APPLICATION, USE CONTINUOUS FEED METHOD OR SLUG METHOD. (TABLET METHOD IS NOT ACCEPTABLE)
  - 3.2. FORM OF CHLORINE UTILIZED.
  - 3.3. FINAL FLUSHING.
  - 3.4. BACTERIOLOGICAL TESTING
  - 3.5. REPEITION OF PROCEDURE
4. GATE VALVES:
  - 4.1. RESILIENT SEAT GATE VALVES BY AMERICAN FLOW CONTROL (AFC), SERIES 2500, (WARTFORD, VT).
  - 4.2. DUCTILE IRON BODY GATE VALVES TO MEET ANWA C515 AND SHALL BE EPOXY COATED (FUSION BONDED) INSIDE AND OUT.
  - 4.3. STEM CONSTRUCTION: NON-RISING.
  - 4.4. STEM SEALS: DOUBLE O-RING.
  - 4.5. GATE: DUCTILE IRON RUBBER ENCAPSULATED WEDGE.
  - 4.6. BONNET HARDWARE: STAINLESS STEEL.
  - 4.7. OUTLET CONNECTION: STANDARD MECHANICAL JOINT
  - 4.8. OPERATION: OPEN COUNTERCLOCKWISE.
5. TAPPING SLEEVES AND VALVES:
  - 5.1. TAPPING VALVES TO MEET ANWA/ANSI C515, STANDARD FOR RESILIENT SEATED GATE VALVES.
  - 5.2. VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 250 PSI.
  - 5.3. VALVES SHALL OPEN RIGHT.
  - 5.4. INLET FLANGES SHALL BE CLASS 125, ANSI B16.1, OR ANSI/ANWA C110/A21.10.
  - 5.5. OUTLET CONNECTION: STANDARD MECHANICAL JOINT.
  - 5.6. STEM SEALS: O-RING.
  - 5.7. STEM CONSTRUCTION: NON-RISING.
  - 5.8. SEATING: PARALLEL SEAT
  - 5.9. END CONNECTIONS: MECHANICAL ON RUN, FLANGED ON BRANCH.
6. TAPPING SLEEVES:
  - 6.1. ANWA C515, LATEST REVISION.
  - 6.2. ANWA C207, CLASS D, MAX. WORKING PRESSURE OF 150 PSI.
  - 6.3. SLEEVES: SPLIT SLEEVES OF CAST IRON OR DUCTILE IRON.
  - 6.4. MECHANICAL JOINT ENDS WITH END AND GASKET SEALS.
  - 6.5. PROVIDE A 3/4" NPT TEST PLUG OR OTHER PROVISION FOR AIR TESTING THE VALVE AND SLEEVE AT MAXIMUM WORKING PRESSURE.
  - 6.6. BOLTS AND NUTS, MECHANICAL JOINTS: HIGH STRENGTH CAST IRON OR HIGH STRENGTH LOW ALLOY STEEL, ANSI/ANWA C111/A21.11-90.
  - 6.7. BOLTS AND NUTS, FLANGED JOINTS: HIGH STRENGTH, LOW CARBON STEEL CONFORMING TO ANSI/ANWA C110/A21.10-87, APPENDIX A.
  - 6.8. COAT ALL NUTS AND BOLTS WITH A RUST RESISTANT LUBRICANT.
  - 6.9. ALL BOLTS AND NUTS USED WITH PIPE SLEEVES SHALL BE BRUSH COATED HEAVILY AFTER FINAL TIGHTENING WITH AUTOMATIC COLD-APPLIED MATERIAL TO THOROUGHLY COVER ALL EXPOSED SURFACES OF BOLTS AND NUTS.

VALVE BOXES:

1. ACCEPTABLE MANUFACTURER'S: MUELLER, CLOW, OR EQUAL.
2. CLOW F-2452 SLIDING TYPE, TWO PIECE, OR EQUAL.
3. 5 1/4" INCH SHAFT.
4. SIZE 664-A (40-60 INCH OVERALL LENGTH).
5. CAST IRON.
6. CLOW F-2440 LIDS OR EQUAL.
7. THE WORD "WATER" TO BE CAST INTO TOP OF COVERS, AND ARROW SHOWING DIRECTION OF OPENING.
8. IF DEPTH FROM GRADE TO TOP OF VALVE OPERATING NUT IS GREATER THAN 6'-0" , A VALVE STEM RISER MADE OF HIGH STRENGTH STEEL SHALL BE PROVIDED. DEPTH FROM VALVE STEM RISER NUT TO GRADE WILL BE 4 TO 6 FEET.

CONCRETE:

1. CLASS B CONCRETE SHALL HAVE:
  - 1.1. MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
  - 1.2. AIR ENTRAINMENT OF 4% TO 6% BY VOLUME.
  - 1.3. MINIMUM CEMENT CONTENT FOR 4000 PSI CONCRETE IS 564 LBS PER CUBIC YARD.
  - 1.4. SLUMP OF 3 TO 5 INCHES.
2. CONCRETE SHALL NOT BE PLACED WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR MORE THAN 90 DEGREES FAHRENHEIT.
3. CONCRETE SHALL NOT BE DROPPED MORE THAN SIX FEET INSIDE A FORM.
4. MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT.
5. ALLOW TO SET AND CURE ALL THRUST BLOCKS, CONCRETE SUPPORTS, AND ANCHORS A MINIMUM OF 24 HOURS BEFORE BACKFILLING.
6. COMPLETELY CURE AND SET CONCRETE BEFORE ANY HYDROSTATIC OR LEAKAGE TESTING OF PIPELINE SYSTEMS.
7. NONSHRINK GROUT SHALL BE HALCO TRADEMARK, AS MANUFACTURED BY LEHN & FINK INDUSTRIAL PRODUCTS.
8. DO NOT PLACE ANY MORTAR OR GROUT WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
9. MORTAR FOR MANHOLES SHALL CONSIST OF THE FOLLOWING:
  - 9.1. CEMENT-TYPE II, ASTM C150.
  - 9.2. HYDRATED LIME-TYPE N, ASTM C207.
  - 9.3. SAND - ASTM C 33, FINE AGGREGATES FOR CONCRETE.
  - 9.4. WATER-CLEAN, SUITABLE FOR DRINKING.
10. MIX (BY VOLUME): 1 PART CEMENT, 1/2 PART LIME, 4 1/2 PARTS SAND.

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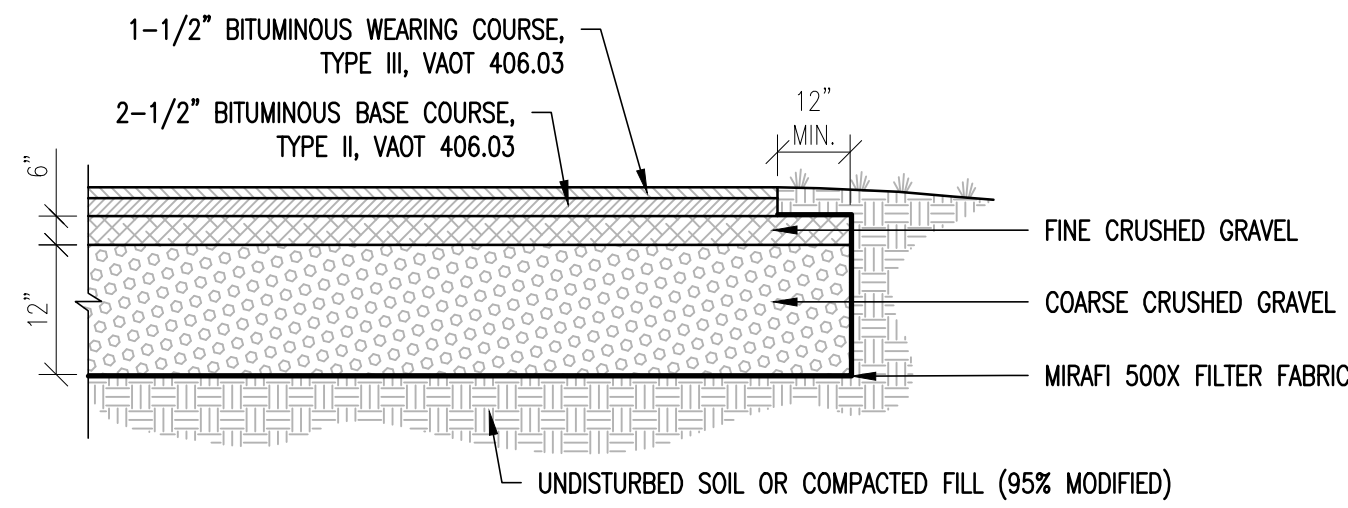
WATER DETAILS AND NOTES

ELLIS COMMONS  
MONTPELIER, WASHINGTON, VT

EV Project # 26035  
Drawn By: ZIG  
Checked By: KW  
Scale: AS NOTED  
Date: 05/13/2026

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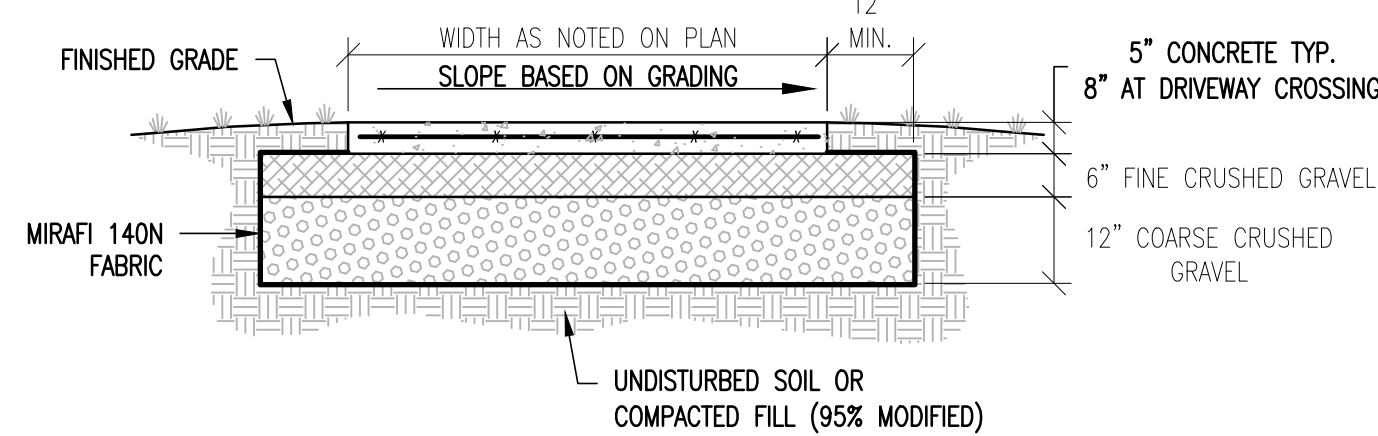




- NOTES:**
1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
  2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
  3. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).

## PAVEMENT DETAIL

NOT TO SCALE 1

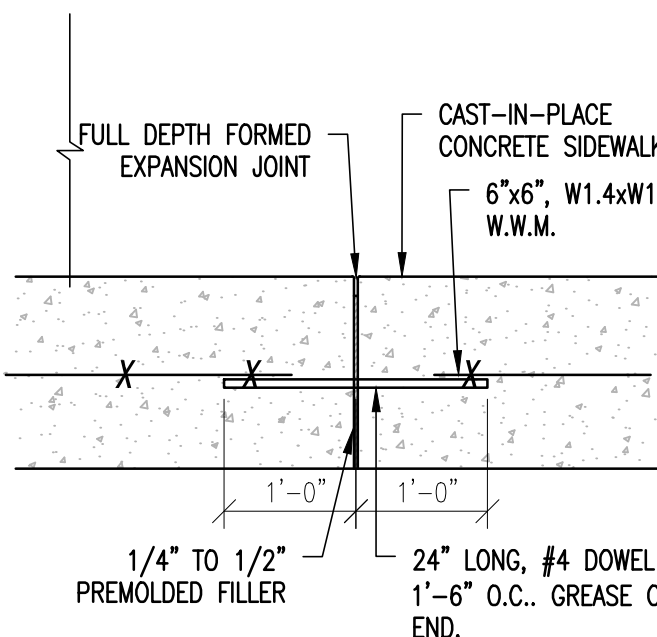


## SIDEWALK DETAIL

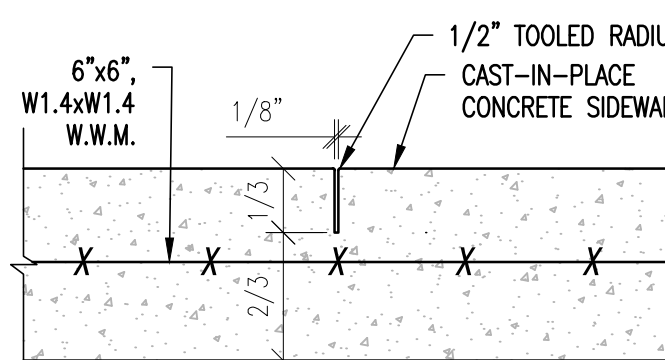
- NOTES:**
1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
  2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX.
  3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
  4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
  5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
  6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

## CONCRETE SIDEWALK DETAIL

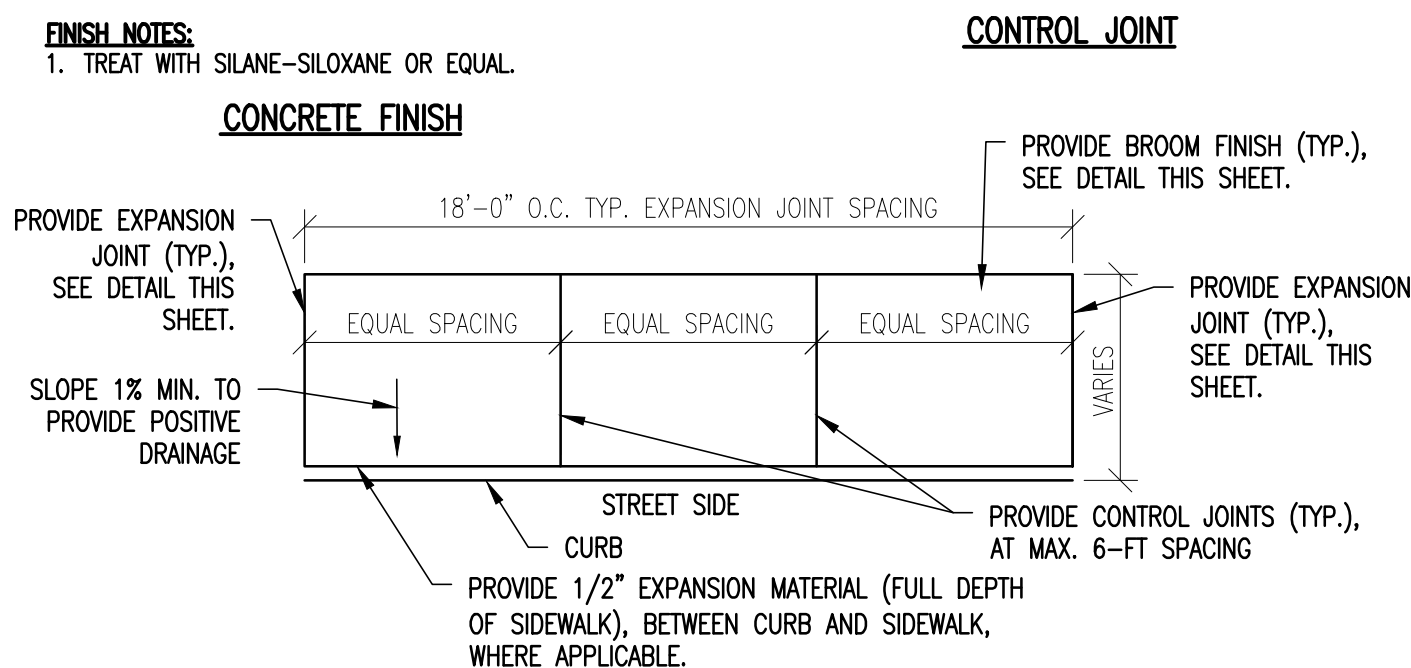
NOT TO SCALE 2



- EXPANSION JOINT NOTES:**
1. PROVIDE (1) EXPANSION JOINT EVERY 20'-0" MAX.
  2. PROVIDE (2) EXPANSION JOINTS AT EVERY DRIVEWAY INTERSECTION
  3. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
  4. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
  5. CAULK ALL EXPANSION JOINTS WITH COLOR MATCHING SILICONE CAULKING.



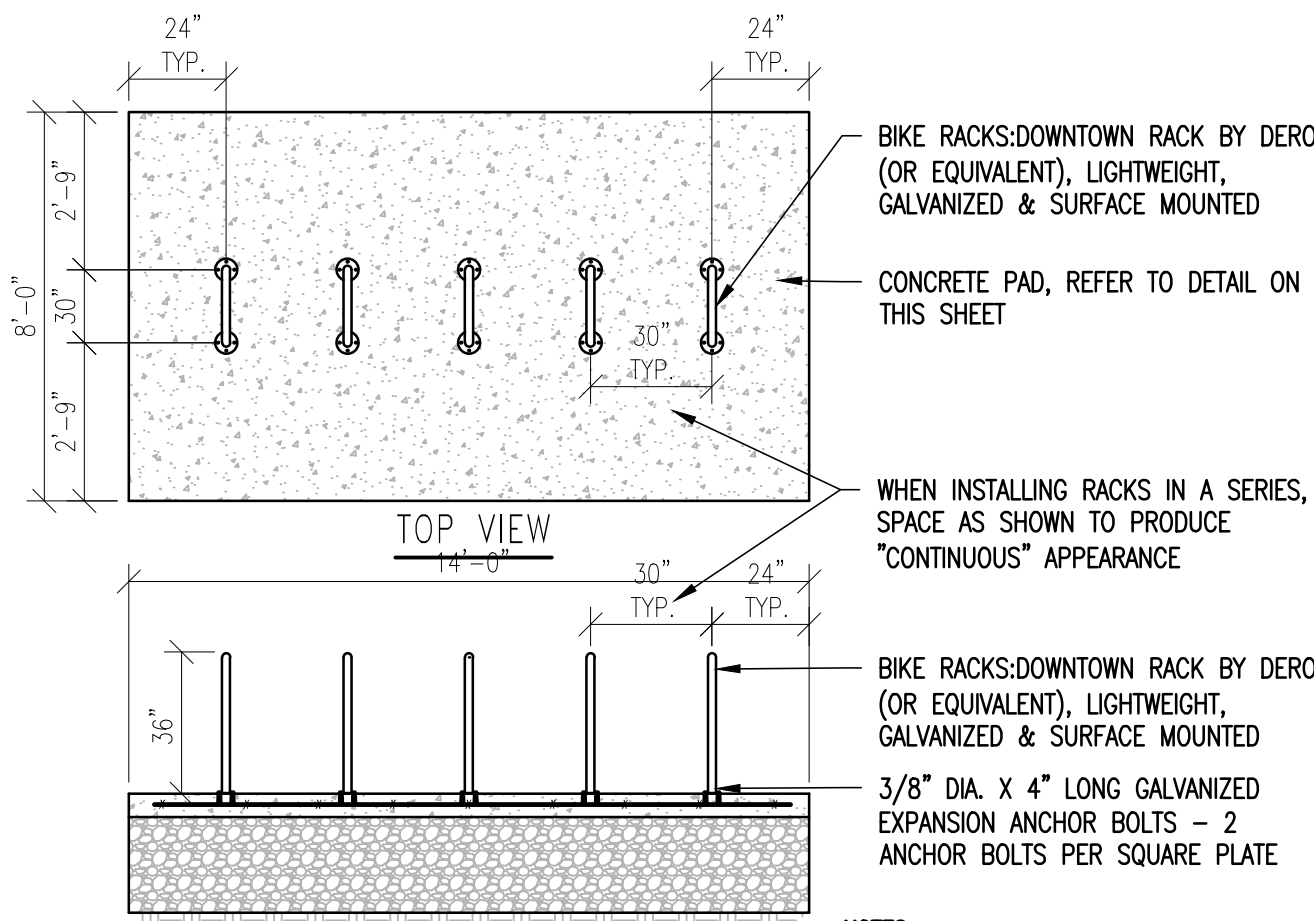
- CONTROL JOINT NOTES:**
1. PROVIDE EQUALLY SPACED CONTROL JOINTS AT 6'-0" SPACING.



## JOINT SPACING AND LAYOUT

## CONC. SIDEWALK JOINTS, FINISH, AND NOTES

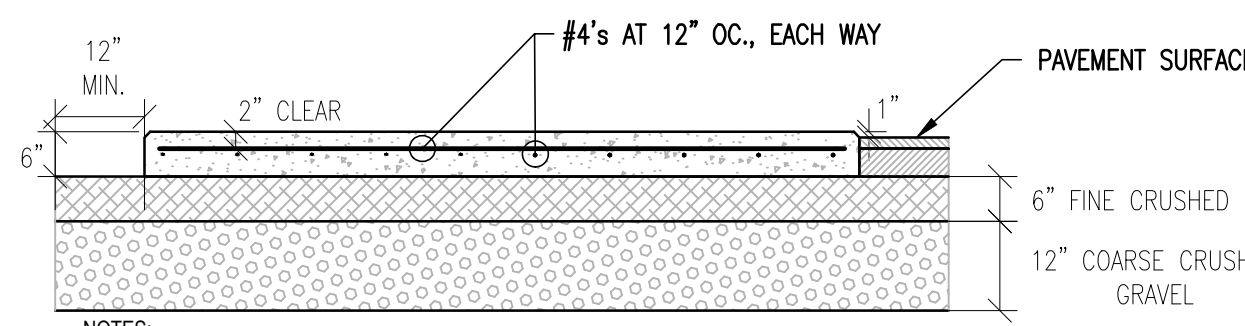
NOT TO SCALE 3



- NOTES:**
1. THE INSTALLATION SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.

## BIKE RACK DETAIL

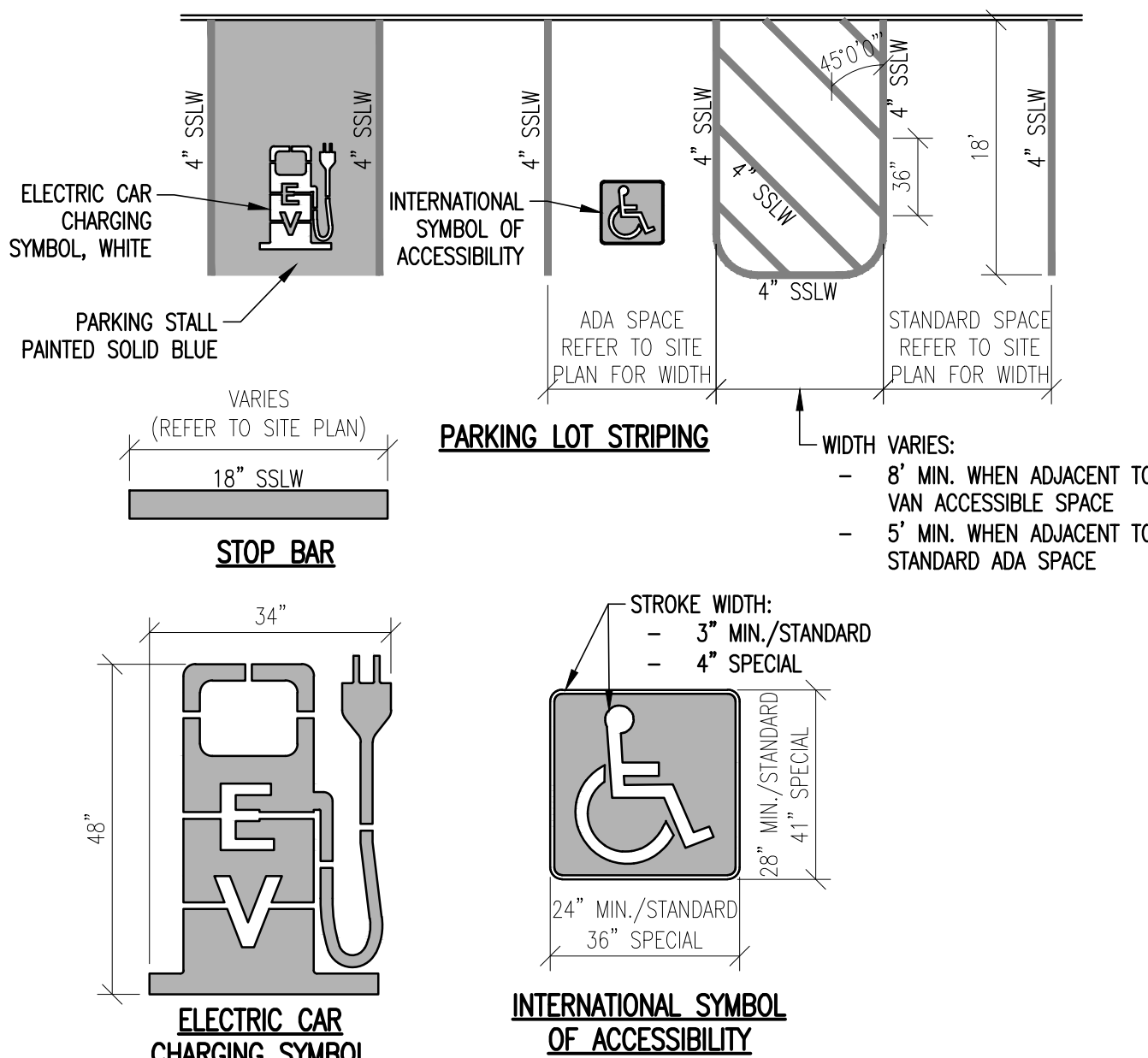
NOT TO SCALE 4



- NOTES:**
1. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN PAD.
  2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
  3. WHERE PAD IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF PAD), BETWEEN FEATURE AND PAD.
  4. REFER TO SITE PLAN FOR SIZE AND LOCATION.

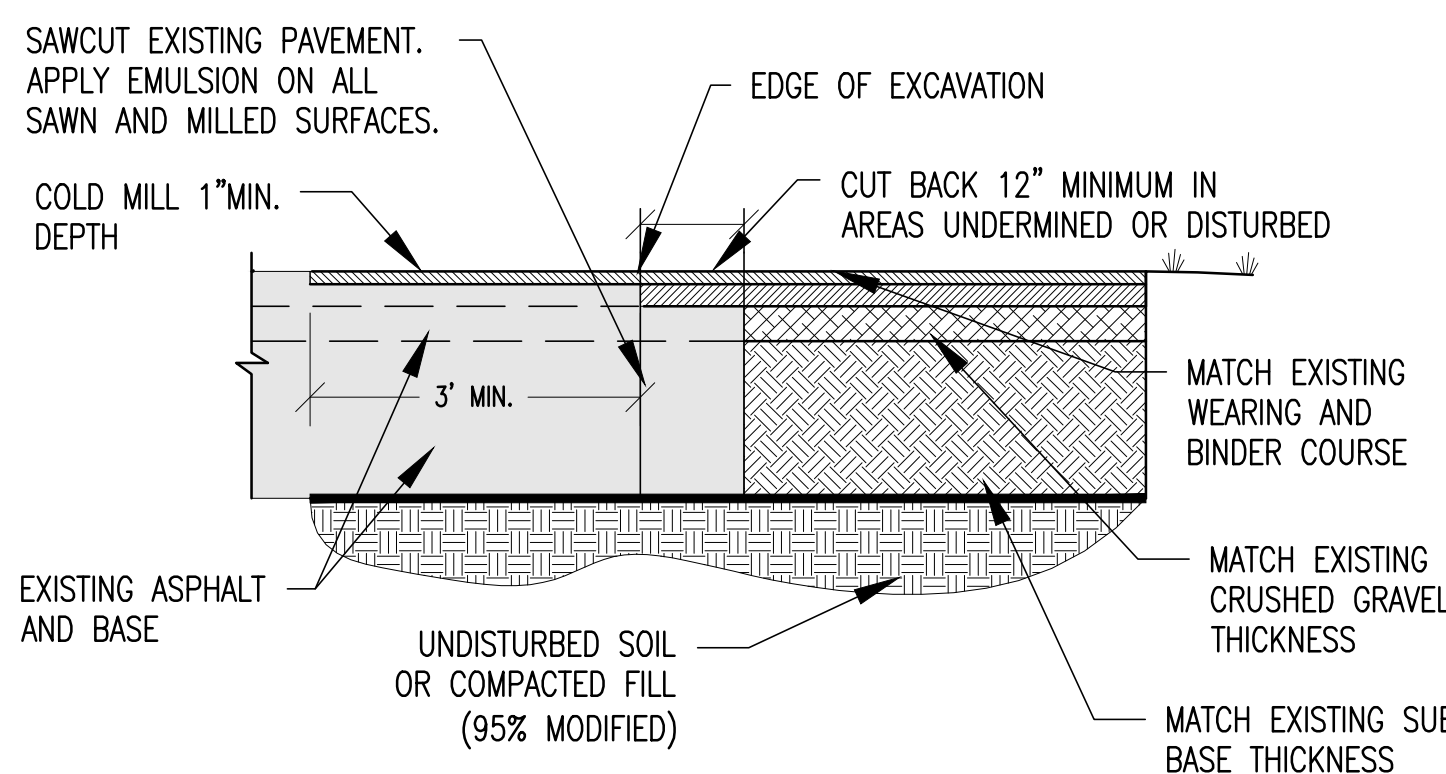
## EXTERIOR CONCRETE PAD DETAIL

NOT TO SCALE 5



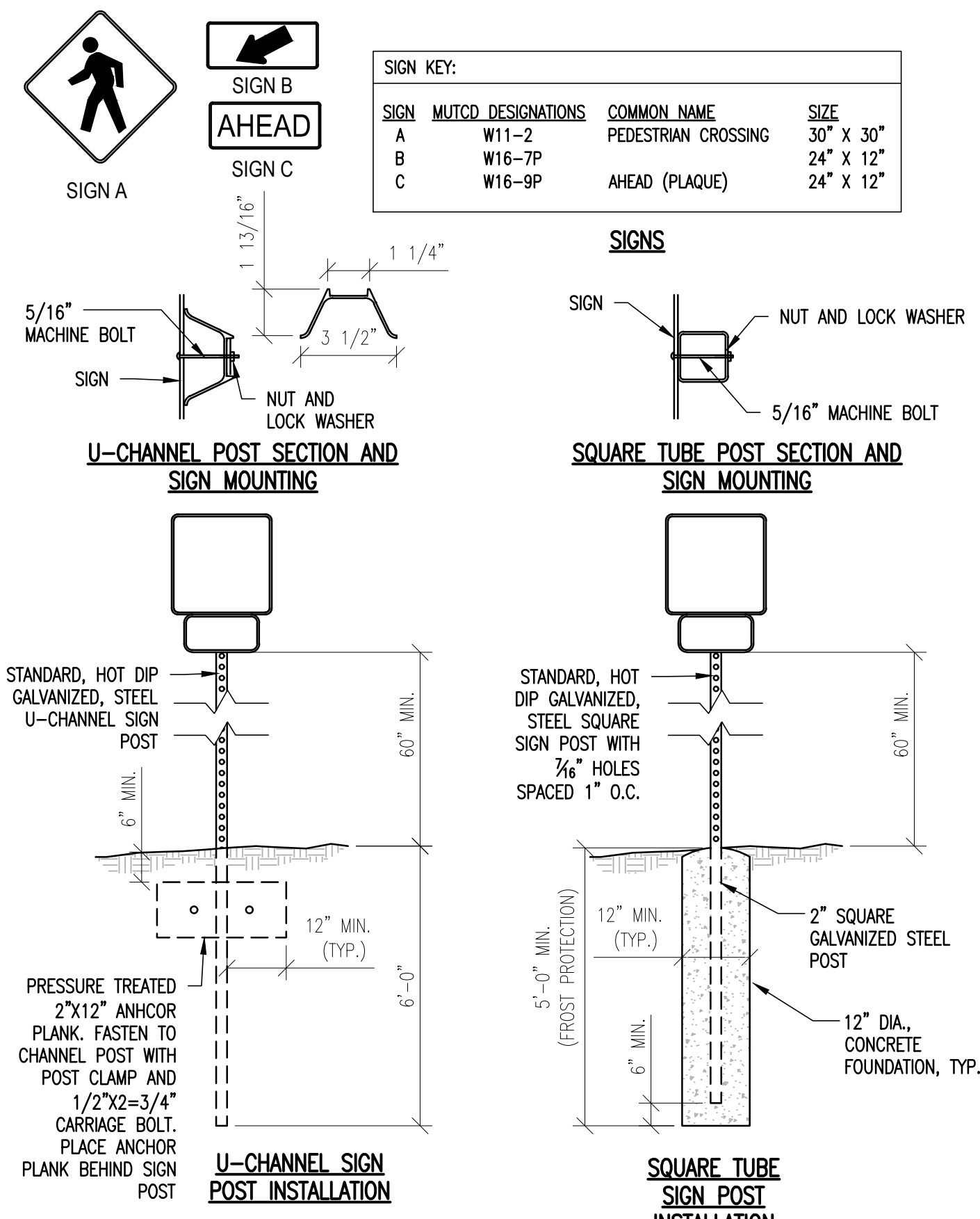
## PAVEMENT MARKINGS DETAIL

NOT TO SCALE 6



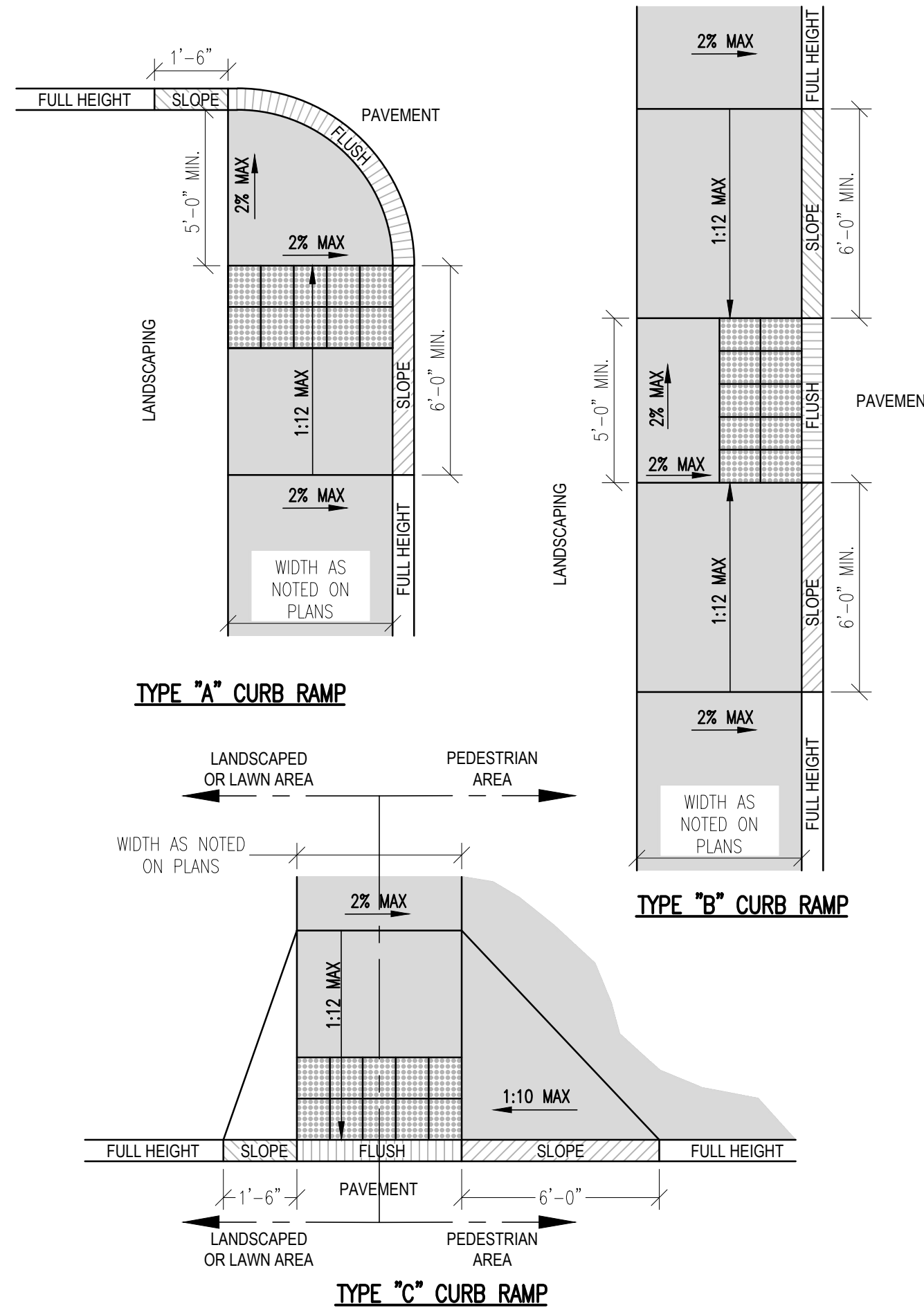
## TYPICAL PAVEMENT PATCH DETAIL

NOT TO SCALE 7



## SIGN AND POST DETAILS

NOT TO SCALE 8

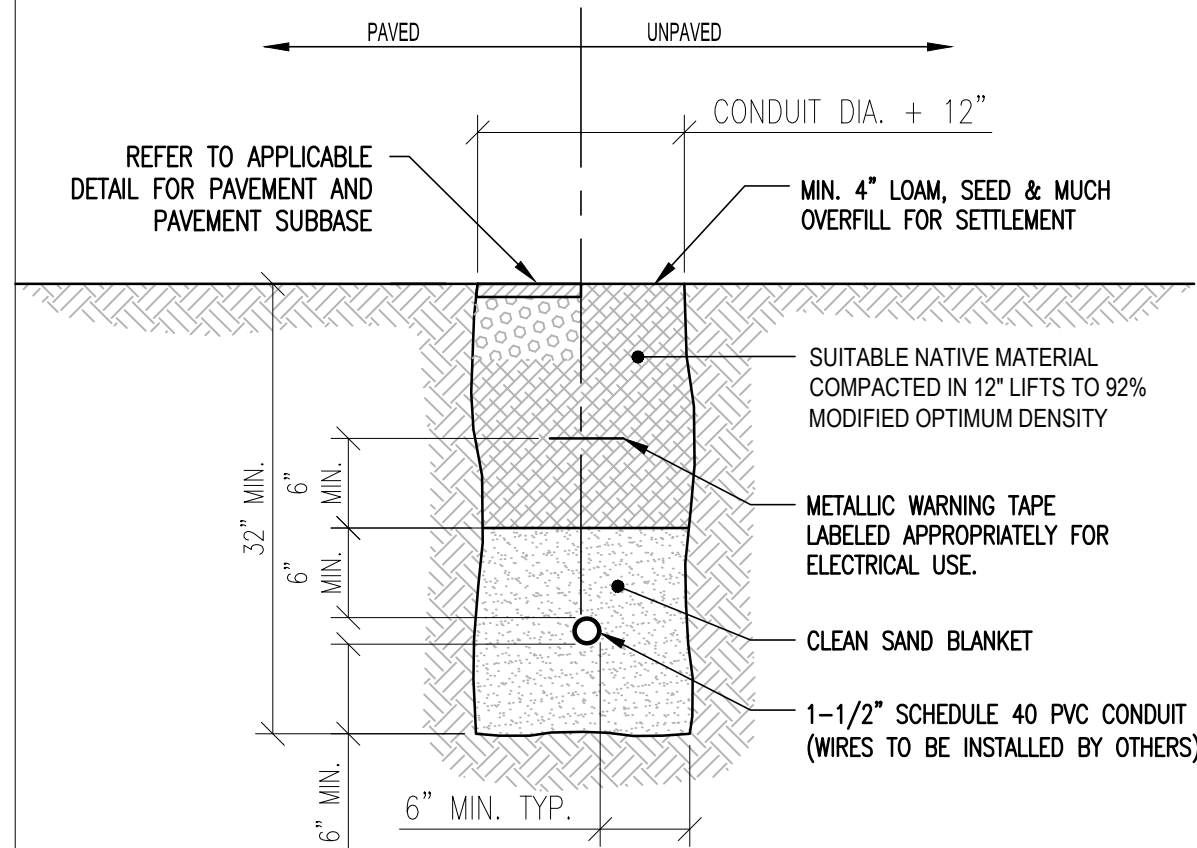


## CURB RAMP DETAILS

NOT TO SCALE 9

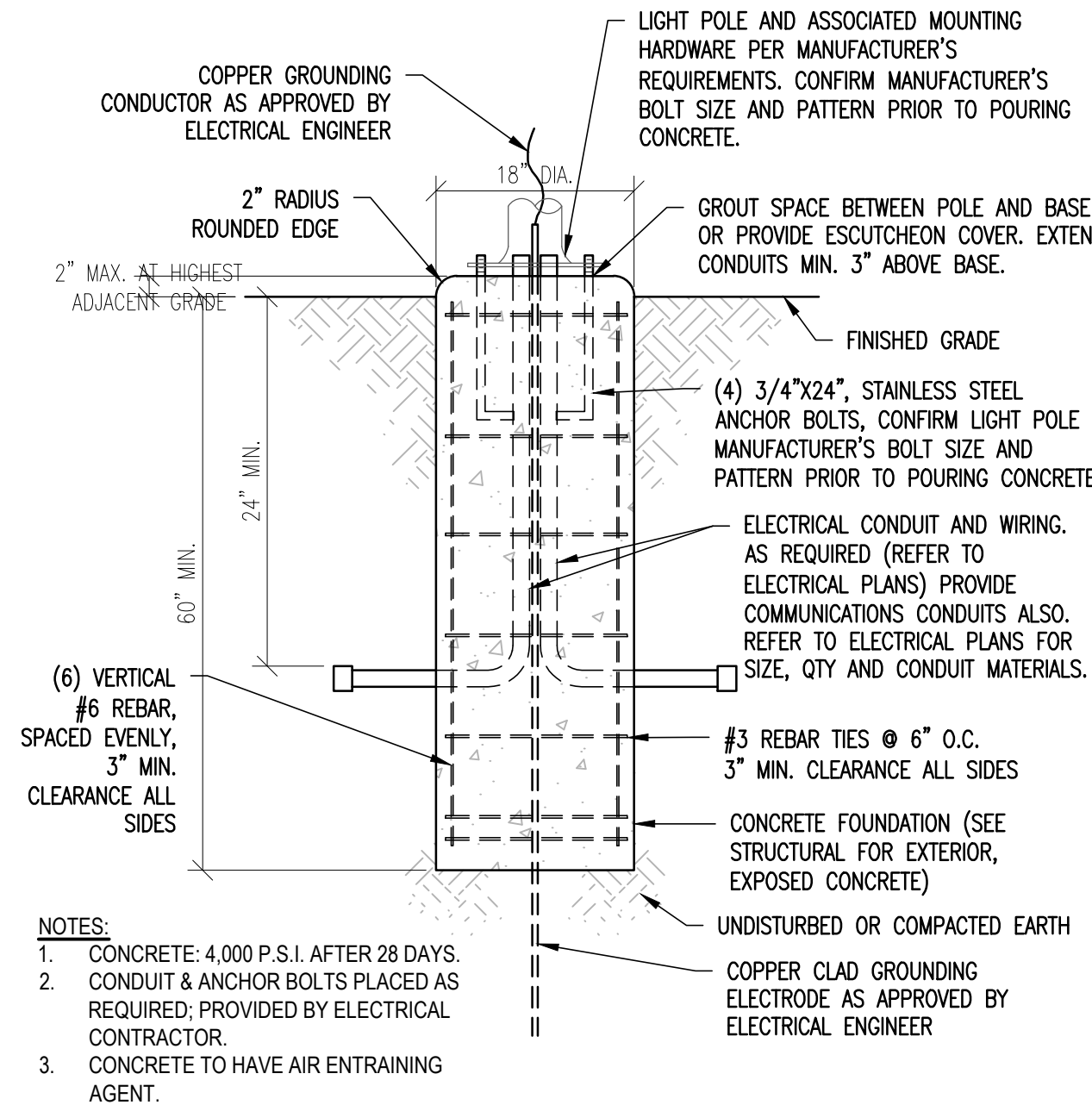
## SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE OWNER, CONTRACTOR, PROJECT ENGINEER AND TOWN DPM TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF VERMONT AGENCY OF TRANSPORTATION SPECIFICATIONS.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN 12-INCHES, OR AS NOTED ON THE PLANS. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1,000 SQUARE FEET OF AREA.
9. THE COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING DUE TO FAILURE SHALL BE PAID BY THE CONTRACTOR.
10. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.
11. PAVEMENT SHALL NOT BE INSTALLED OVER FROZEN SUBGRADE, WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, OR WHEN STANDING WATER IS PRESENT. ALL ROLLING IS TO BE COMPLETED BEFORE ASPHALT MIX FALLS BELOW 185 DEGREES FAHRENHEIT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES PRIOR TO PAVING.
12. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
13. THE SEEDING OF 33% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATING.
14. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF SPECIFICATION SECTION 31 0516 AGGREGATES FOR EARTHWORK.



## CONDUIT TRENCH DETAIL

NOT TO SCALE 7



- NOTES:**
1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
  2. CONDUIT & ANCHOR BOLTS PLACED AS REQUIRED; PROVIDED BY ELECTRICAL CONTRACTOR.
  3. CONCRETE TO HAVE AIR ENTRAINING AGENT.

## LIGHT POLE BASE

NOT TO SCALE 10

Stamp

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**ELLIS COMMONS**

MONTPELIER, WASHINGTON, VT

Sheet Title

Project Title

EV Project # 26035

Drawn By: ZIG

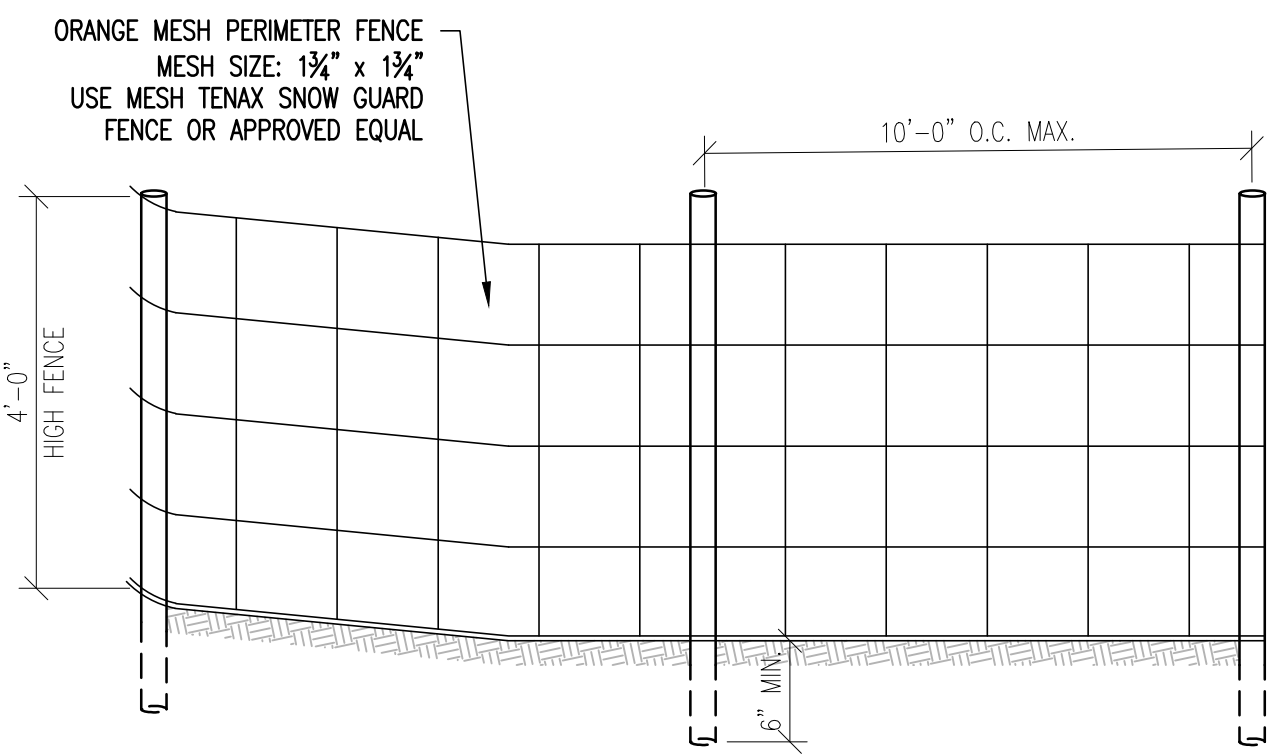
Checked By: KW

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Date: 05/13/2026

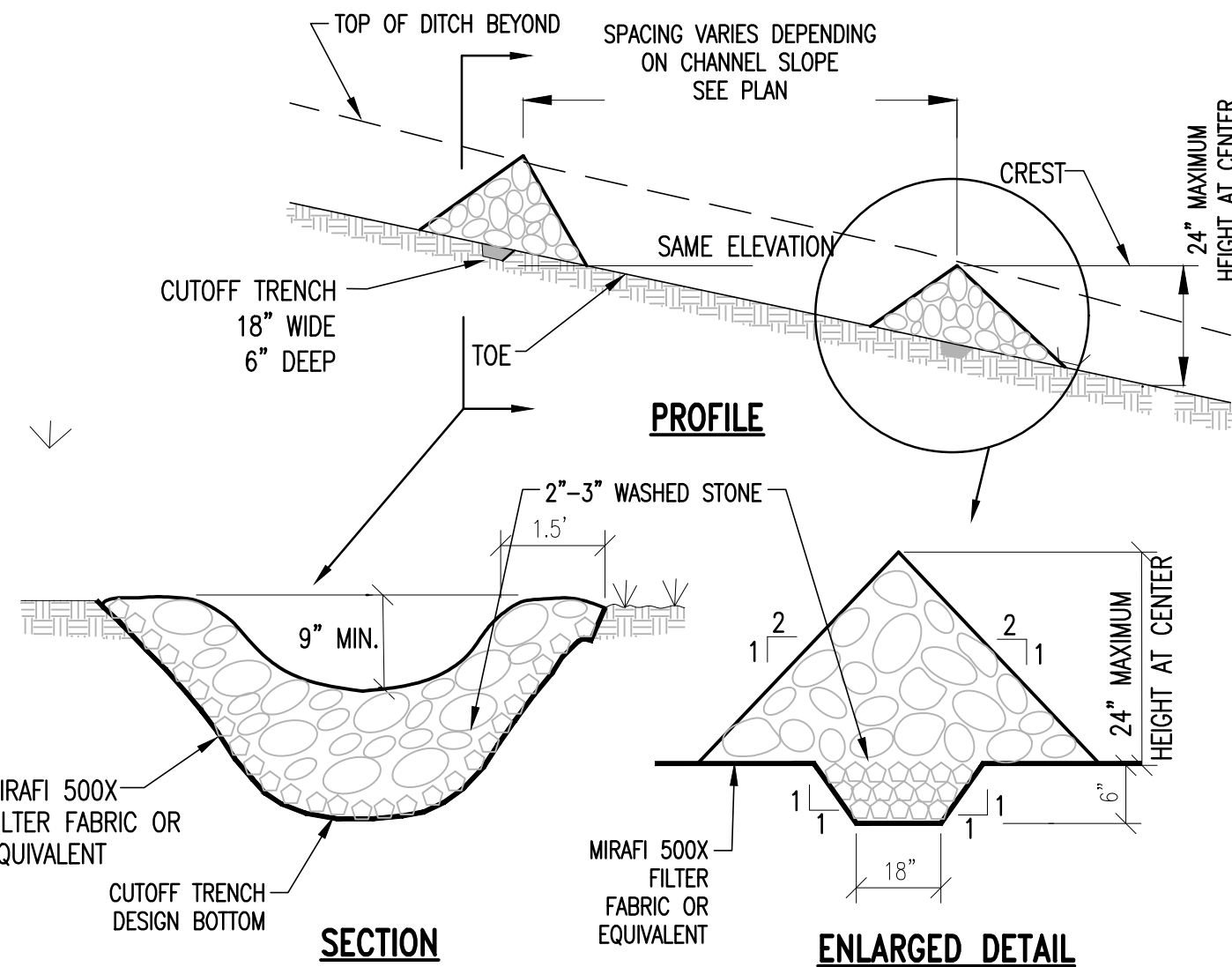
**C402**





ORANGE CONSTRUCTION FENCE DETAIL

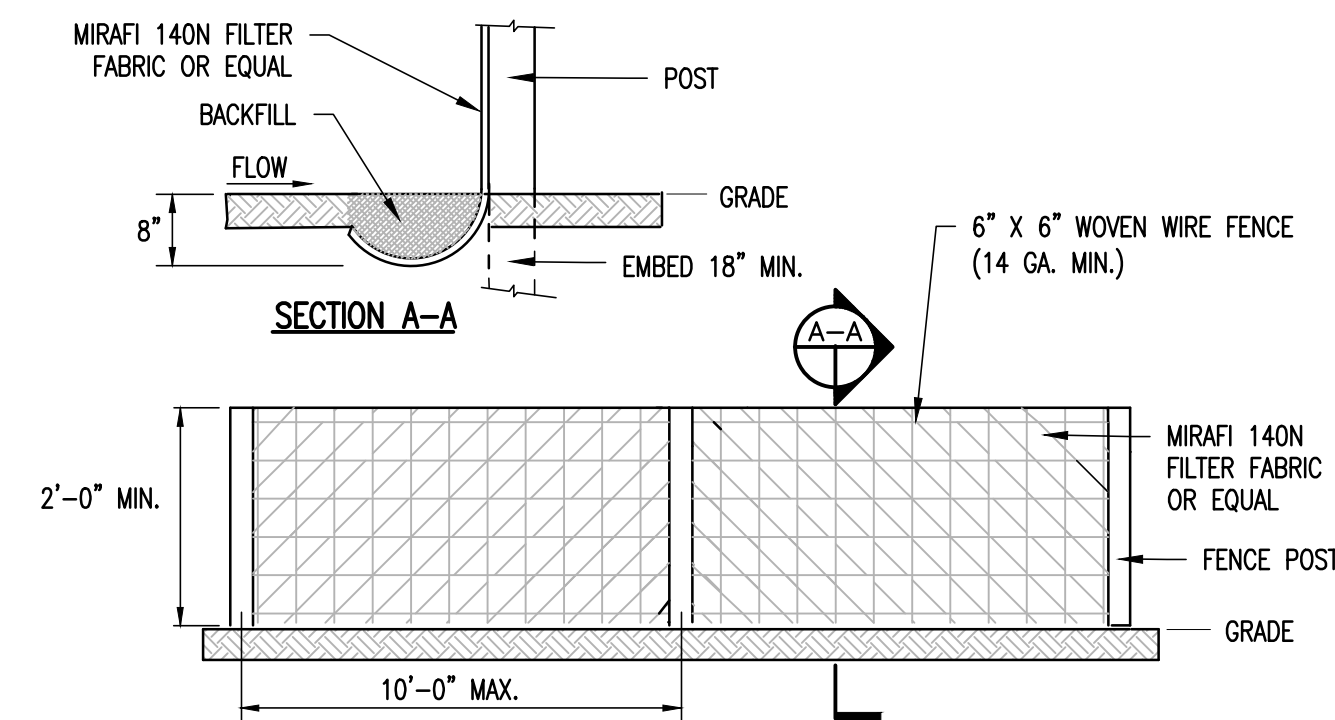
NOT TO SCALE 1



- NOTES:**
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
  2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
  4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
  5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
  6. REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL

NOT TO SCALE 2



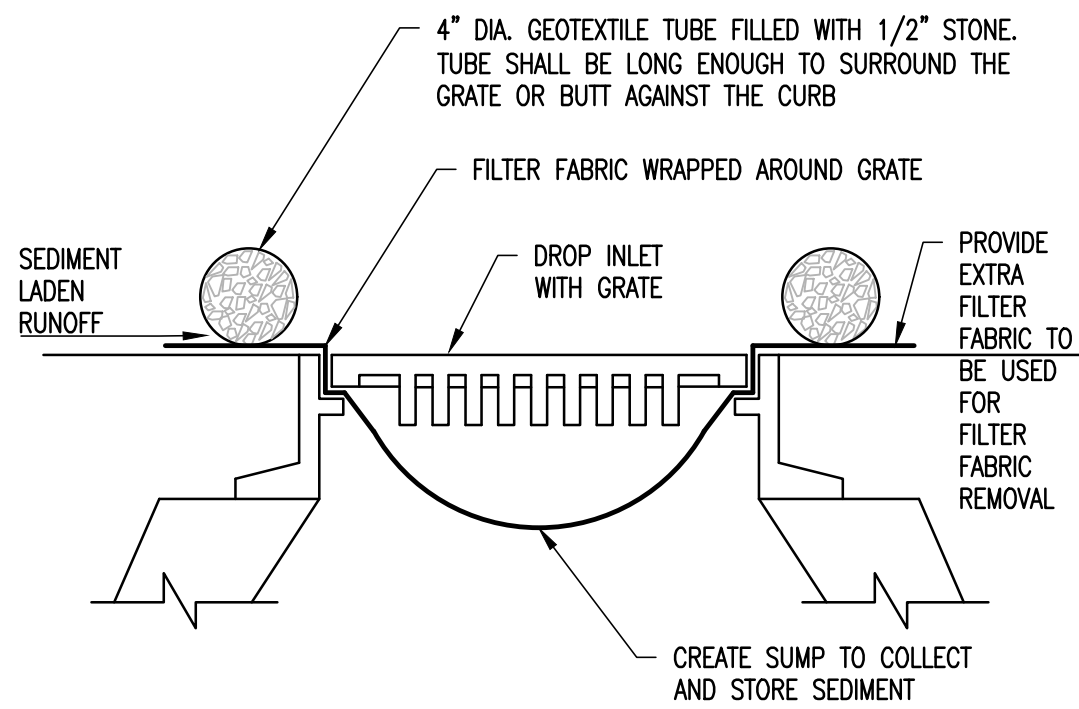
- NOTES:**
1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
  2. CONSTRUCTED IN PLACE SILT FENCE:
    - A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
    - B. FILTER FABRIC TO BE FASTENED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

SILT FENCE DETAIL

NOT TO SCALE 3

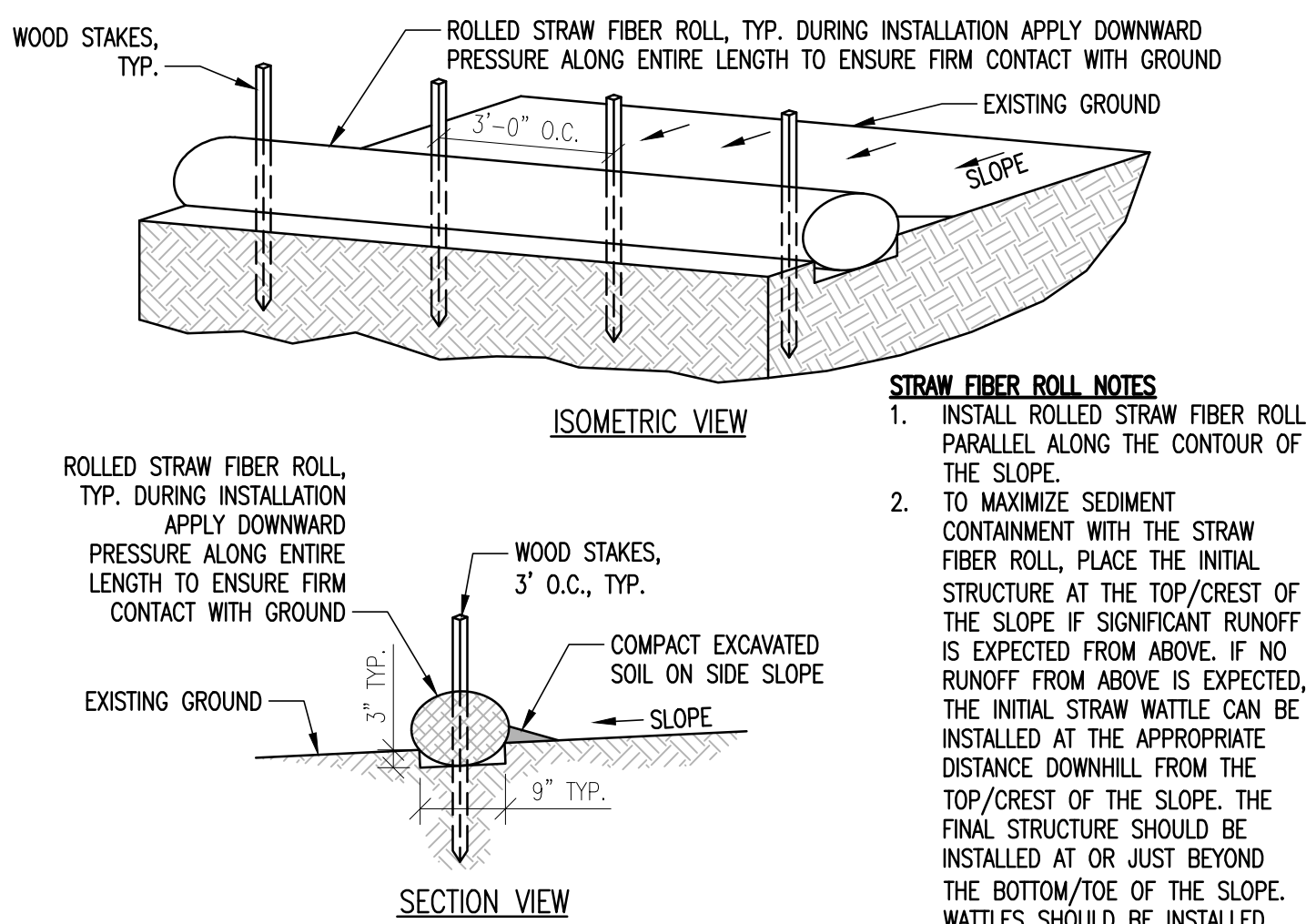
**NOTES:**

1. CONTRACTOR TO CLEAN AFTER EVERY STORM. IF THE BARRIER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PASSES FILTERED WATER, THE SEDIMENT SHALL BE REMOVED AND THE BARRIER SHALL BE REPLACED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE FABRIC SHALL BE REMOVED WHEN THE DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED.



INLET PROTECTION DETAIL

NOT TO SCALE 4

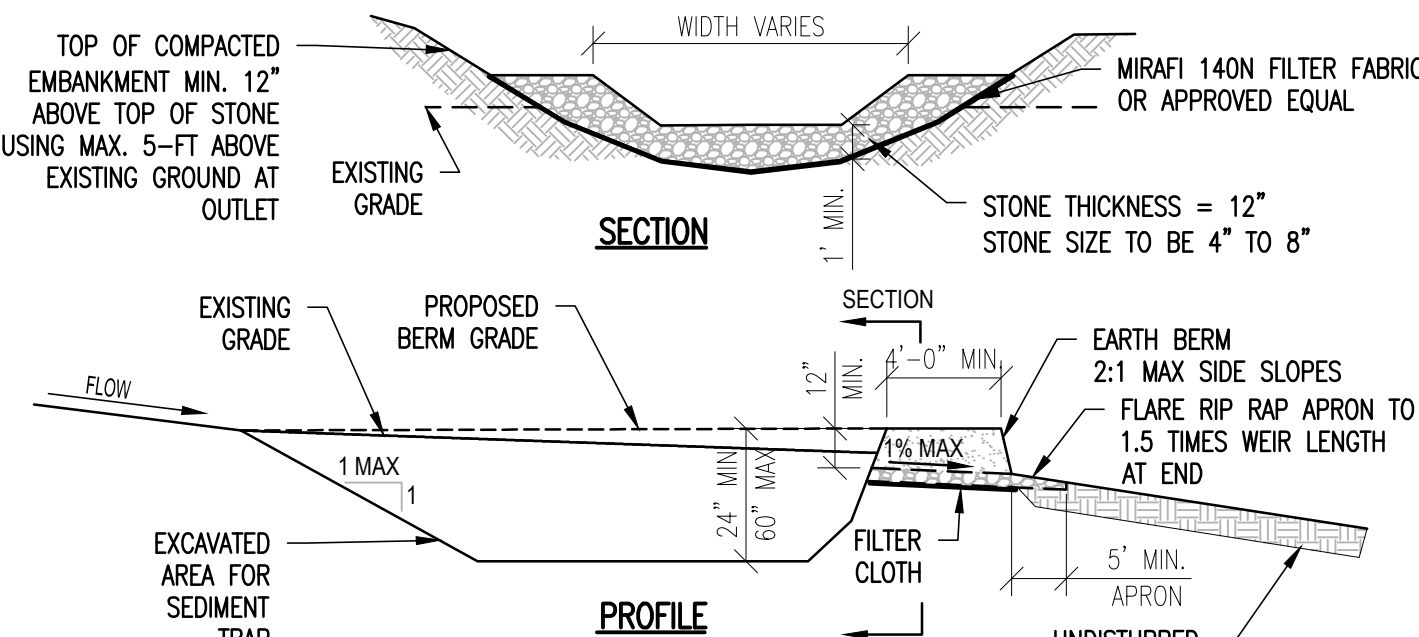


**STRAW FIBER ROLL NOTES:**

1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
2. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW.

STRAW FIBER ROLL - SOIL

NOT TO SCALE 5

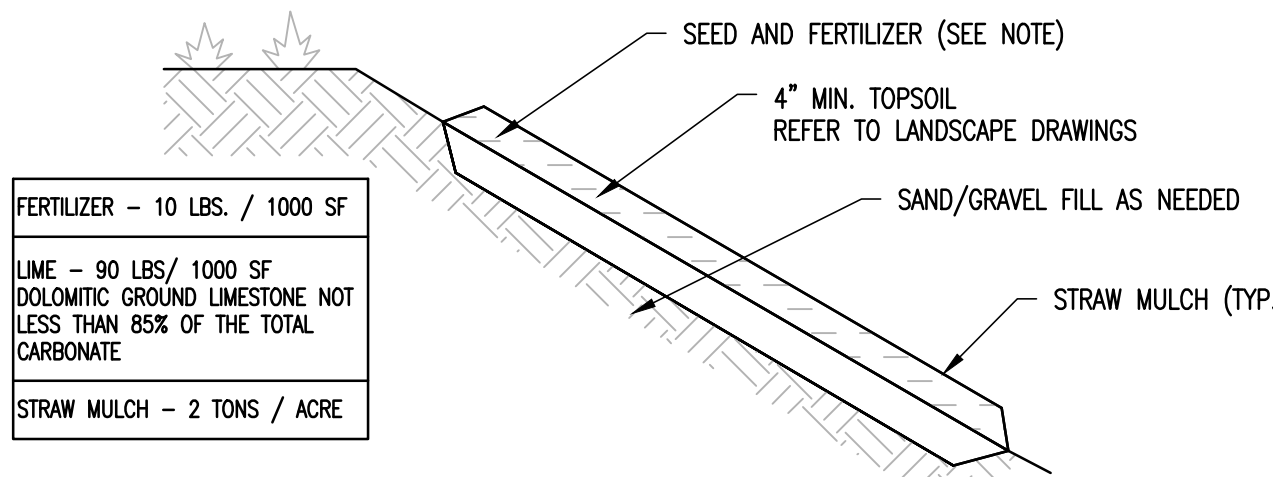


**NOTES:**

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIP-RAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.
13. SEDIMENT TRAPS SHALL MEET THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE 6



FERTILIZER - 10 LBS. / 1000 SF  
LIME - 90 LBS. / 1000 SF  
DOLOMITIC GROUND LIMESTONE NOT LESS THAN 85% OF THE TOTAL CARBONATE  
STRAW MULCH - 2 TONS / ACRE

**NOTES:**

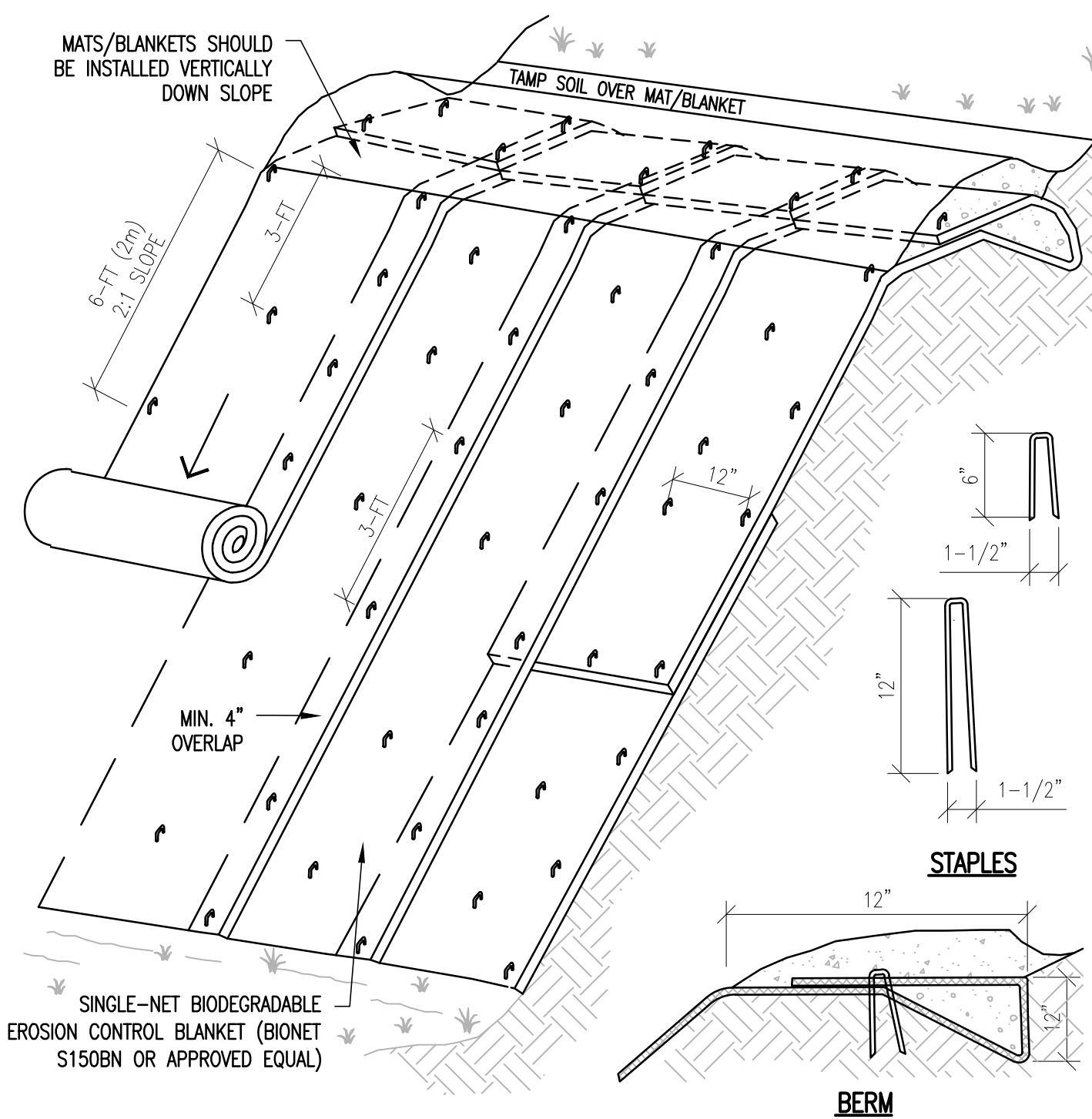
1. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
2. MULCH: HAY SHALL NOT BE USED. STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
3. SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
4. COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
5. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
6. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

| URBAN MIX GRASS SEED<br>(FOR USE IN GRASSED LAWN AREAS AROUND BUILDINGS AND PARKING) |                           |                             |
|--------------------------------------------------------------------------------------|---------------------------|-----------------------------|
| % BY WEIGHT                                                                          | LBS. LIVE SEED BY ACRE    | TYPE OF SEED                |
| 37.5                                                                                 | 45                        | CREEPING RED FESCUE         |
| 31.3                                                                                 | 37.5                      | KENTUCKY BLUEGRASS          |
| 31.3                                                                                 | 37.5                      | WINTER HARDY, PERENNIAL RYE |
| 100                                                                                  | 120 LBS. LIVE SEED / ACRE |                             |

| CONSERVATION MIX GRASS SEED<br>(FOR USE IN ALL OTHER AREAS) |                           |                      |
|-------------------------------------------------------------|---------------------------|----------------------|
| % BY WEIGHT                                                 | LBS. LIVE SEED BY ACRE    | TYPE OF SEED         |
| 35                                                          | 77                        | CREEPING RED FESCUE  |
| 20                                                          | 44                        | KENTUCKY BLUEGRASS   |
| 15                                                          | 33                        | CUTTER PERENNIAL RYE |
| 15                                                          | 33                        | ANNUAL RYE GRASS     |
| 10                                                          | 22                        | TALL FESCUE          |
| 55                                                          | 11                        | WHITE CLOVER         |
| 100                                                         | 220 LBS. LIVE SEED / ACRE |                      |

SEEDED AND MULCHED AREAS DETAIL

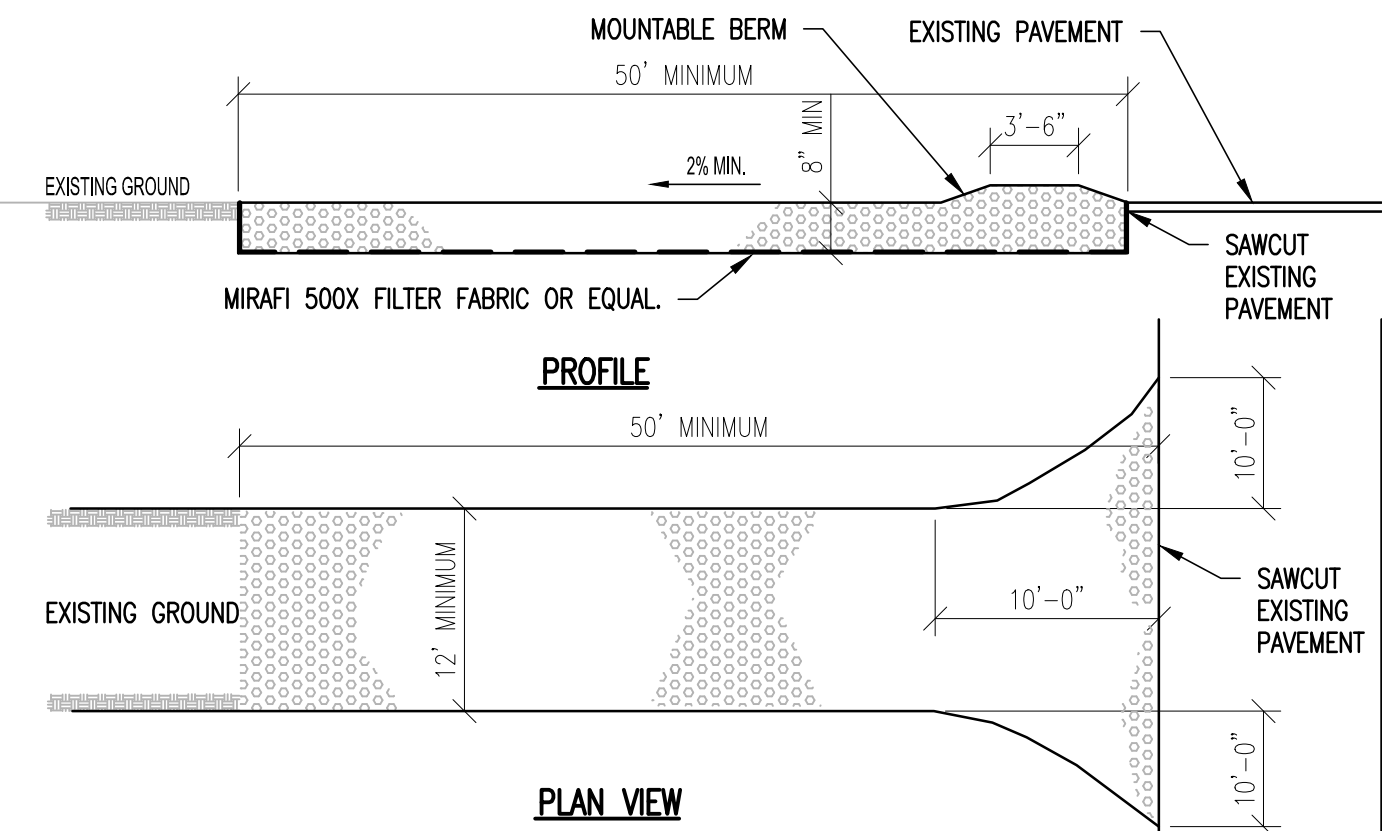
NOT TO SCALE 7



- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
  3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKET

NOT TO SCALE 8



**NOTES:**

1. STONE SIZE: USE AGGREGATE FOR EPSC MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS.
2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. TRACKING ONTO PUBLIC RIGHT-OF-WAYS SHALL **NOT** BE ALLOWED. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY AND ANY WASH WATER MUST BE CONTAINED AND PROPERLY DISPOSED OF.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE 9

EROSION CONTROL NOTEES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ON-SITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL NOTIFY HINESBURG DEPARTMENT OF PUBLIC WORKS AT LEAST 24-HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND SUBMIT THE NAME AND CONTACT INFORMATION (CELL PHONE AND EMAIL) OF THE ON-SITE EROSION CONTROL COORDINATOR FOR THE PROJECT.
3. DISTURBANCE LIMITS ARE TO BE MARKED, AND THE FOLLOWING MANAGEMENT PRACTICES INSTALLED, PRIOR TO BEGINNING EARTHWORK IN ANY GIVEN AREA; SILT FENCE/STRAW WATTLES, CONSTRUCTION ENTRANCE, & LIMIT OF DISTURBANCE FENCING.
4. COMPLY WITH VERMONT STATE GENERAL CONSTRUCTION PERMIT CONDITIONS. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE "VERMONT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION & SEDIMENT CONTROL".
5. DURING THE NON-WINTER CONSTRUCTION SEASON, ALL DISTURBED AREAS ARE TO BE STABILIZED (TEMPORARY OR FINAL) WITHIN 14-DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE WITHIN THIS WORK AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
  - A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
  - B. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2- FEET OR MORE IN DEPTH.
6. THE PERIOD BETWEEN NOVEMBER 1ST AND APRIL 15TH IS CONSIDERED THE "WINTER CONSTRUCTION PERIOD". IF SOILS WILL BE EXPOSED AFTER NOVEMBER 1ST, A PLAN FOR WINTER CONSTRUCTION MUST BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER ON OR BEFORE OCTOBER 1ST. THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL IS INSTALLED PRIOR TO THE SOIL FREEZING. AN INSPECTION WILL BE REQUIRED IF THE PROJECT IS COMPLETED DURING THE WINTER MONTHS TO ENSURE THE SITE IS SECURED FOR THE REMAINDER OF THE SEASON.
7. DURING THE WINTER CONSTRUCTION SEASON, ANY NEW DISTURBANCE MUST BE STABILIZED (TEMPORARY OR FINAL) AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
  - A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
  - B. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2- FEET OR MORE IN DEPTH.
8. IN NO CASE SHALL SOIL BE EXPOSED FOR MORE THAN 14 DAY WITHOUT BEING STABILIZED.
9. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITHIN 48 HOURS OF FINAL GRADING.
10. THE PERIMETER OF THE SITE AND ALL BMPs SHALL BE INSPECTED AT THE END OF EACH WORK DAY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. IF SEDIMENT HAS TRAVELED BEYOND THE PROJECT LIMITS, IT SHALL BE RELOCATED IN AN UPGRADE AREA ON SITE AT THE END OF EACH WORK DAY.
11. ALL STABILIZATION INVOLVING SEEDING IS TO BE COMPLETED BY SEPTEMBER 15TH.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION OF THE ADJACENT ROADWAYS FOR OFF-SITE TRACKING OF SOIL MATERIALS. SOIL, STONE, AND DEBRIS FOUND LEAVING THE SITE ARE TO BE REMOVED (WHEN FOUND) BY SWEEPING AT THE END OF EACH CONSTRUCTION DAY, OR MORE FREQUENTLY WHEN NEEDED TO PREVENT IMPACTS TO ADJACENT ROADS AND SIDEWALKS.
13. IF Dewatering is required for construction, the contractor must utilize sediment filter bags (or alternate approved by the engineer) to prevent discharge of sediment-laden water off site.
14. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE PLACED ON-SITE IN A LOCATION TO BE APPROVED OF BY THE OWNER AND/OR THE ENGINEER OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
15. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDING AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.
16. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. NETTING SHALL BE BIODEGRADABLE WITH A 12 MONTH LONGEVITY, S150BN AS MANUFACTURED OR APPROVED EQUIVALENT. INSTALL NETTING OVER MULCHED SLOPES SO THAT ALL PARTS ARE IN CONTACT WITH THE SOIL AND MULCH. PIN NETTING WITH WIRE STAPLES 3 FEET O.C. TO ENSURE FULL BONDING WITH SOIL SURFACE. THE SLOPE SURFACES SHOULD BE LEFT SLIGHTLY ROUGHENED AND NOT SMOOTH. IF LARGE AMOUNTS OF OFFSITE WATER WILL DRAIN OVER THESE SLOPES, TEMPORARY DIVERSION SWALES SHALL BE INSTALLED UP SLOPE UNTIL THE SLOPE VEGETATION STABILIZES.
17. THE OWNER SHALL BE NOTIFIED WHEN SITE WORK IS COMPLETED AND THE SITE IS STABILIZED.

Stamp

Date

Description

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ELLIS COMMONS

MONTPELIER, WASHINGTON, VT

EV Project #

26035

Drawn By:

ZIG

Checked By:

KW

Scale:

AS NOTED

Date:

05/13/2026

Sheet Title:

EPSC DETAILS AND NOTES

Project Title:

C403

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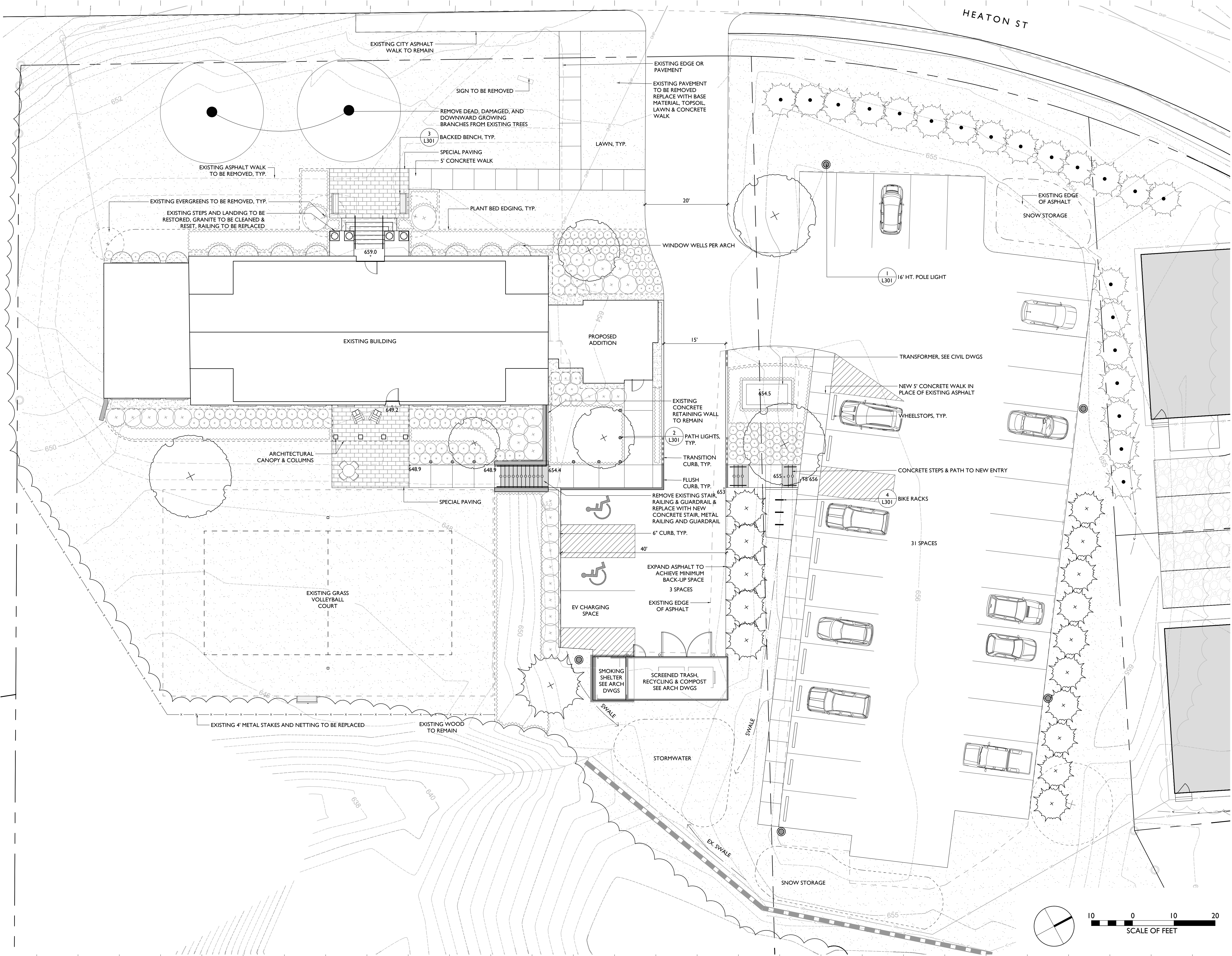
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ELLIS COMMONS  
MONTPELIER, VT

MATERIALS &  
LAYOUT PLAN

JOB NO. 26-617  
SCALE: 1"=10'  
DRAWN BY: EB  
DATE: 05.14.2026

L100





## PLANTING PLAN

JOB NO. 26-617  
SCALE: 1"=10'  
DRAWN BY: EB  
DATE: 05.14.2026

# L200

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| DECIDUOUS SHRUBS |     |                                            |                                            |
|------------------|-----|--------------------------------------------|--------------------------------------------|
| CAR              | 19  | <i>Clethra alnifolia</i> 'Ruby Spice'®     | RUBY SPICE SWEET PEPPERBUSH 3 GAL. 3' O.C. |
| AML              | 102 | <i>Aronia melanocarpa</i> 'Lowscape Mound' | LOWSCAPE MOUND CHOKEBERRY 2 GAL. 2' O.C.   |
| AMG              | 13  | <i>Aronia melanocarpa</i> 'Ground Hug'     | GROUND HUG CHOKEBERRY 1 GAL. 2' O.C.       |
| HAH              | 10  | <i>Hydrangea aborescens</i> 'Hasi 'Halo'   | HAAS HALO WILD HYDRANGEA 5 GAL. 5' O.C.    |
| HPL              | 3   | <i>Hydrangea paniculata</i> 'Little Lime'® | LITTLE LIME HYDRANGEA 5 GAL. 4' O.C.       |
| HLR              | 2   | <i>Hydrangea</i> 'SMNHAL' 'Lime Rickey'®   | LIME RICKEY HYDRANGEA 7 GAL. 5' O.C.       |
| PFA              | 22  | <i>Potentilla fruticosa</i> 'Abbottwood'   | ABBOTTWOOD CINQUEFOIL 2 GAL. 2' O.C.       |
| RAG              | 113 | <i>Rhus aromatica</i> 'Gro-Low'            | GROW-LOW SUMAC 1 GAL. 3' O.C.              |
| SB               | 47  | <i>Spiraea betulifolia</i>                 | BIRCHLEAF SPIREA 3 GAL. 2.5' O.C.          |
| SVX              | 10  | <i>Syringa</i> x 'Blooming®' Purple        | REBLOOMING PURPLE LILAC 5 GAL. 4' O.C.     |
| VDB              | 3   | <i>Viburnum dentatum</i> 'Blue Muffin'     | BLUE MUFFIN VIBURNUM 5 GAL. 4' O.C.        |
| VDB              | 2   | <i>Viburnum dentatum</i> 'Klmsventeen'     | LITTLE JOE VIBURNUM 5 GAL. 4' O.C.         |

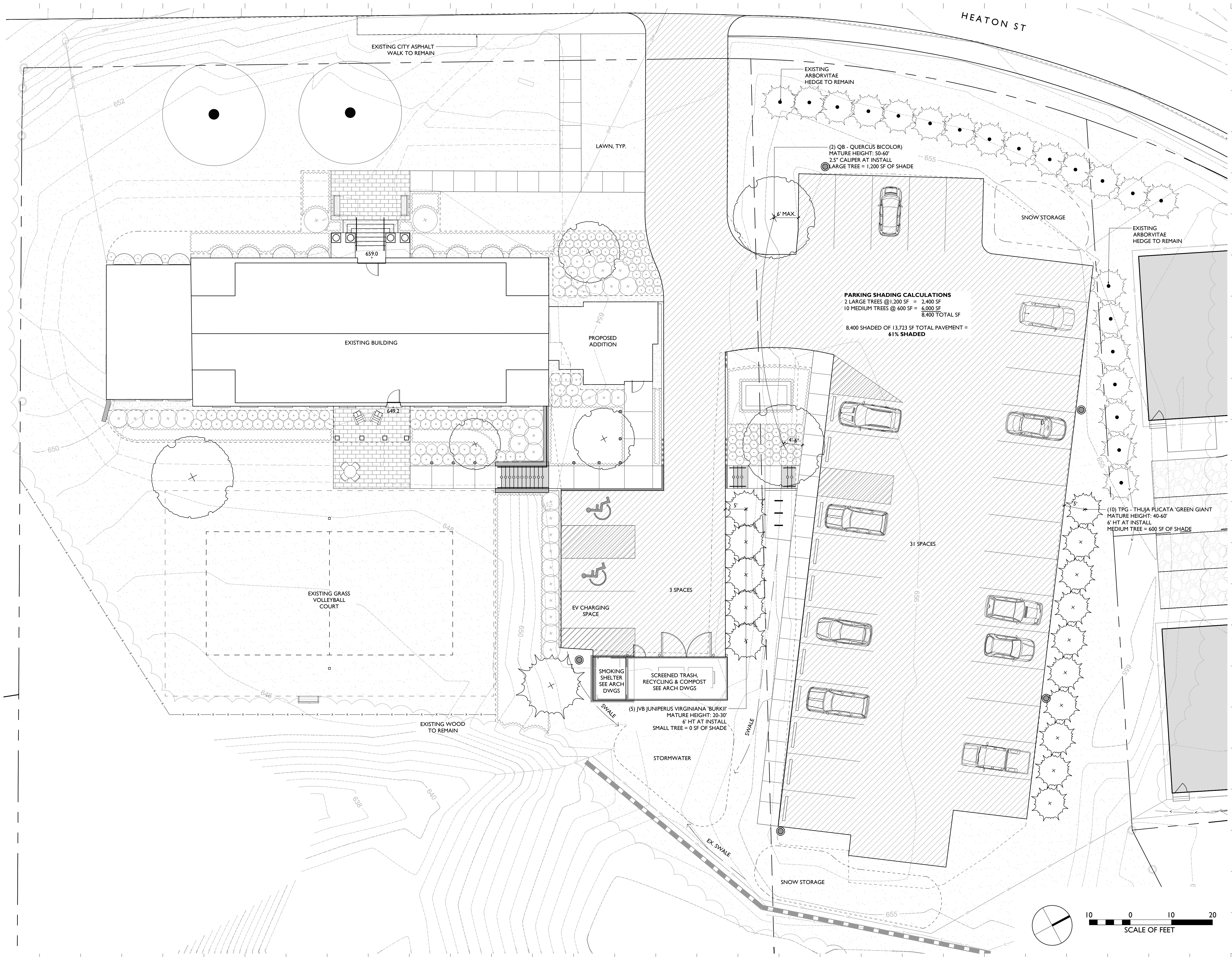
| PERENNIALS & ORNAMENTAL GRASSES & FERNS |     |                                                 |                          |             |          |
|-----------------------------------------|-----|-------------------------------------------------|--------------------------|-------------|----------|
| CAK                                     | 55  | <i>Calamagrostis scutifolia</i> 'Karl Foerster' | FEATHER REED GRASS       | 2 GAL.      | 24" O.C. |
| DM                                      | 44  | <i>Dryopteris marginalis</i>                    | EASTERN WOODFERN         | 1 GAL.      | 12" O.C. |
| GPB                                     | 41  | <i>Geranium pratense</i> 'Boon Chocollata'      | BOON CHOCOLATA GERANIUM  | 1 GAL.      | 24" O.C. |
| HBM                                     | 118 | <i>Hemerocallis</i> 'Barbara Mitchell'          | BARBARA MITCHELL DAYLILY | 1 GAL.      | 18" O.C. |
| HRS                                     | 24  | <i>Hemerocallis</i> 'Ruby Stella'               | RUBY DAYLILY             | 1 GAL.      | 18" O.C. |
| NI                                      | 612 | <i>Narcissus</i> 'Ice Follies'                  | ICE FOLLIES DAFFODIL     | 16 CM BUNCH | 12" O.C. |
| PB                                      | 400 | <i>Polygonatum biflorum</i>                     | SOLOMAN'S SEAL           | 1 GAL.      | 12" O.C. |
| SH                                      | 120 | <i>Sporobolus heterolepis</i>                   | PRAIRIE DROPSEED         | 1 GAL.      | 24" O.C. |



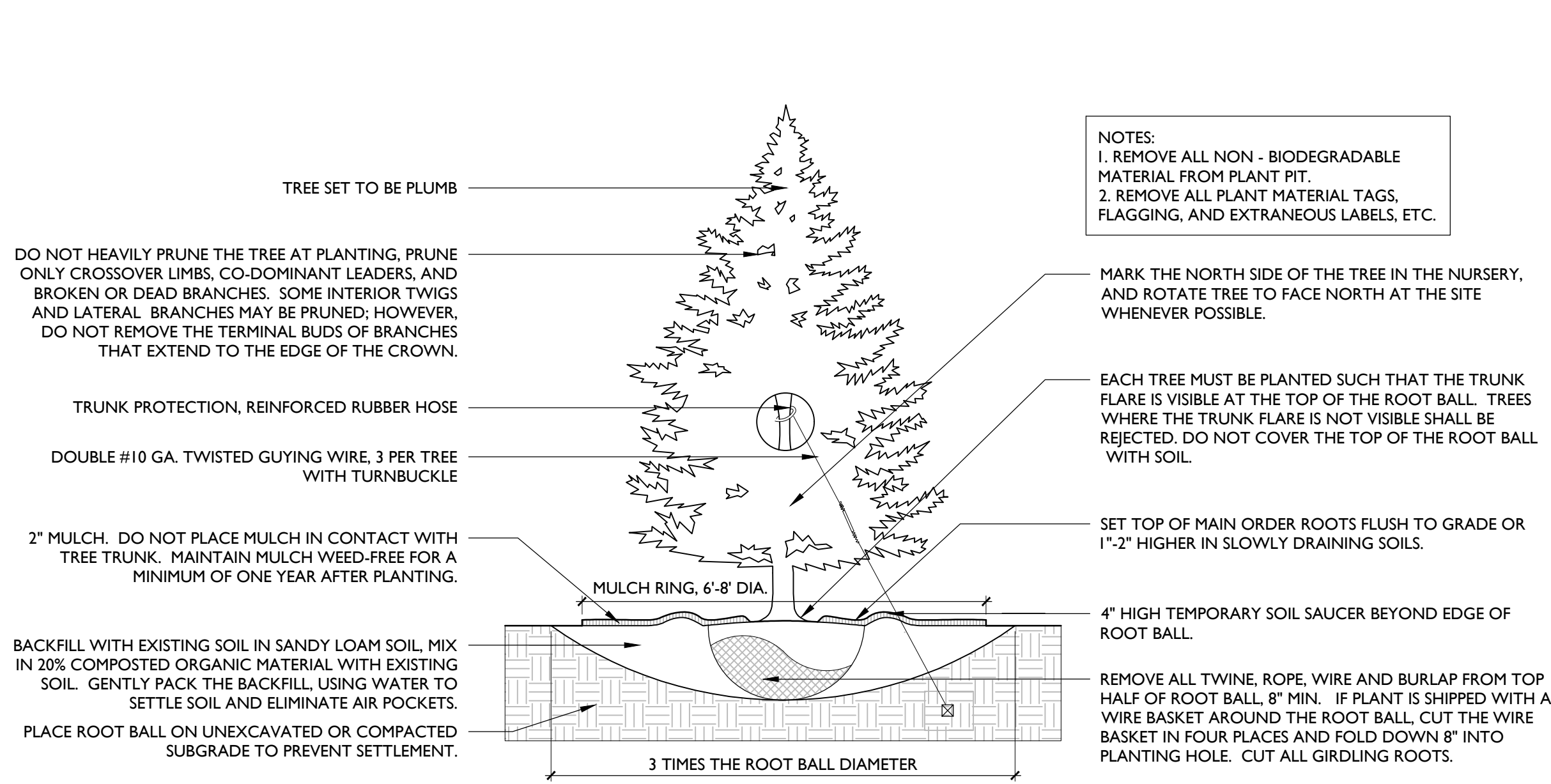
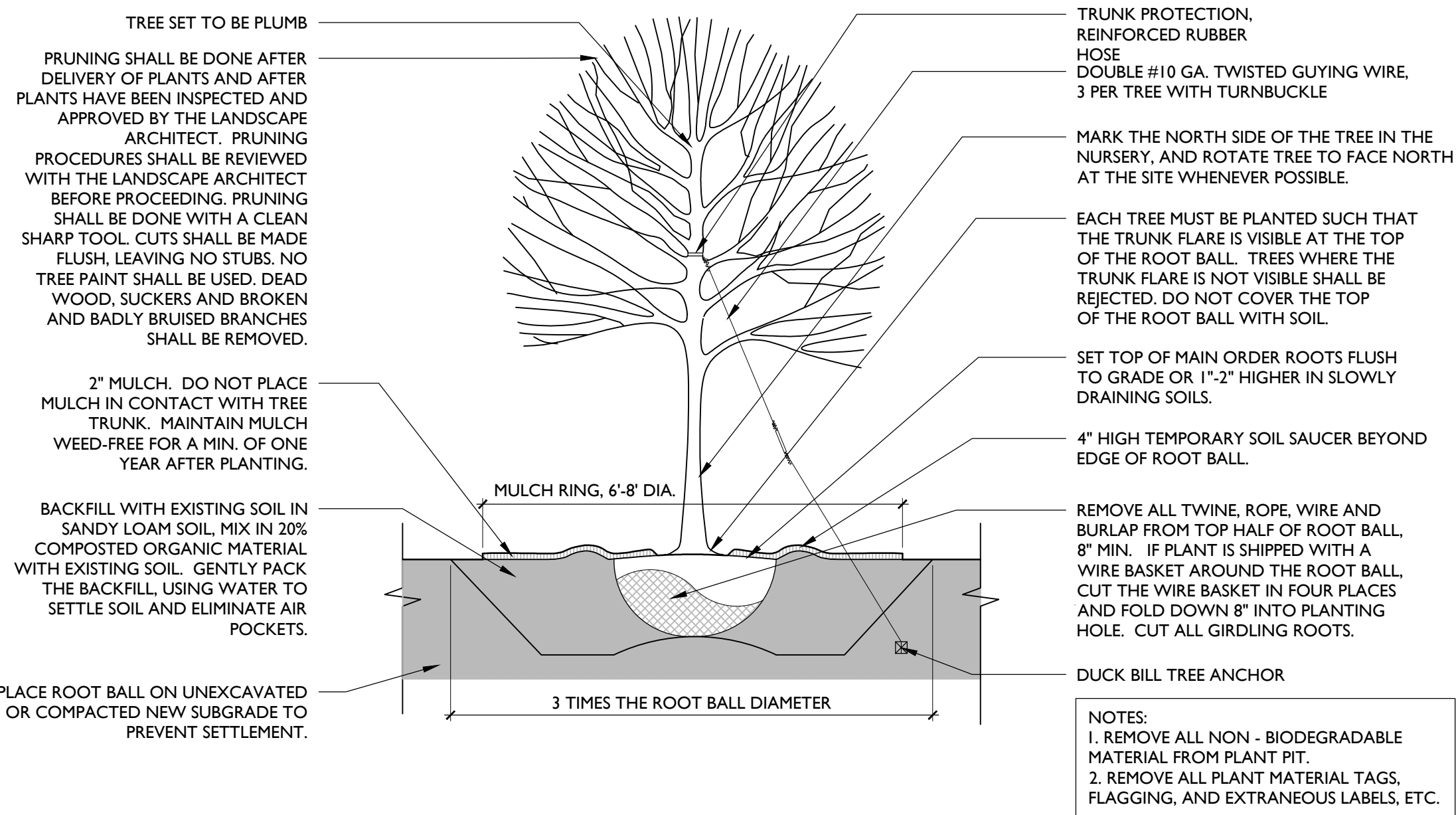
## PARKING LOT SHADING EXHIBIT

JOB NO. 26-617  
SCALE: 1"=10'  
DRAWN BY: EB  
DATE: 05.14.2026

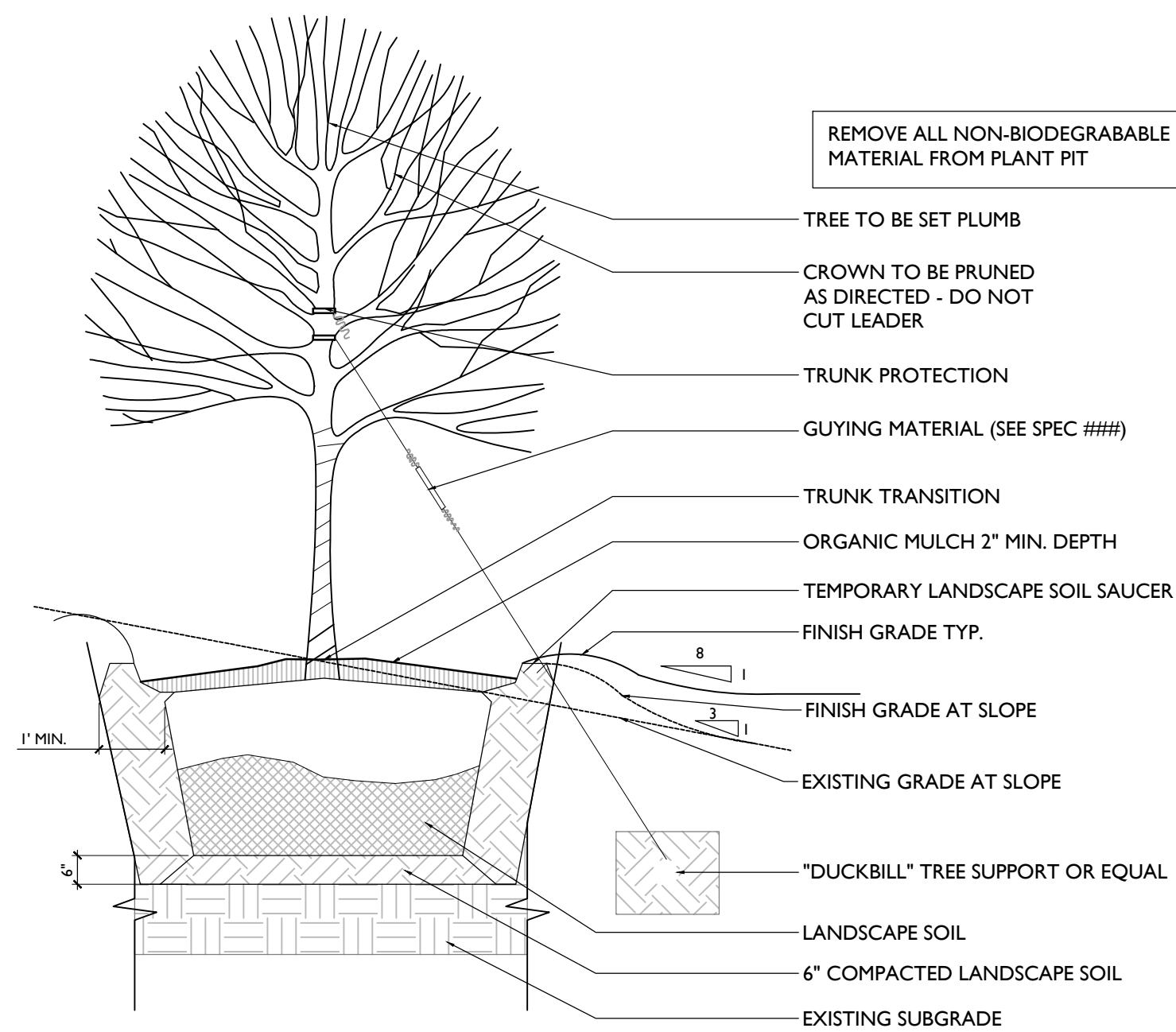
# L250



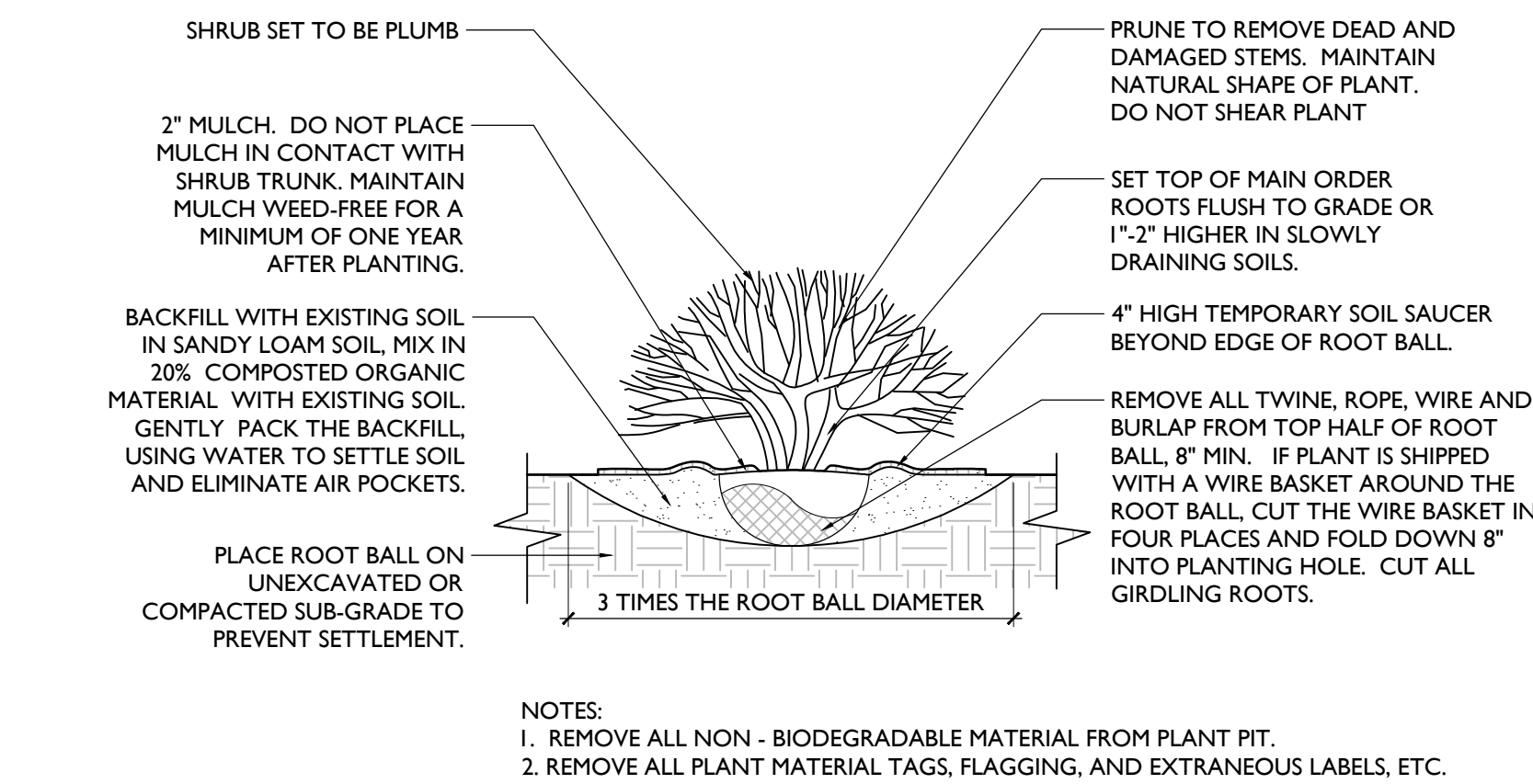




## 1 DECIDUOUS TREE PLANTING



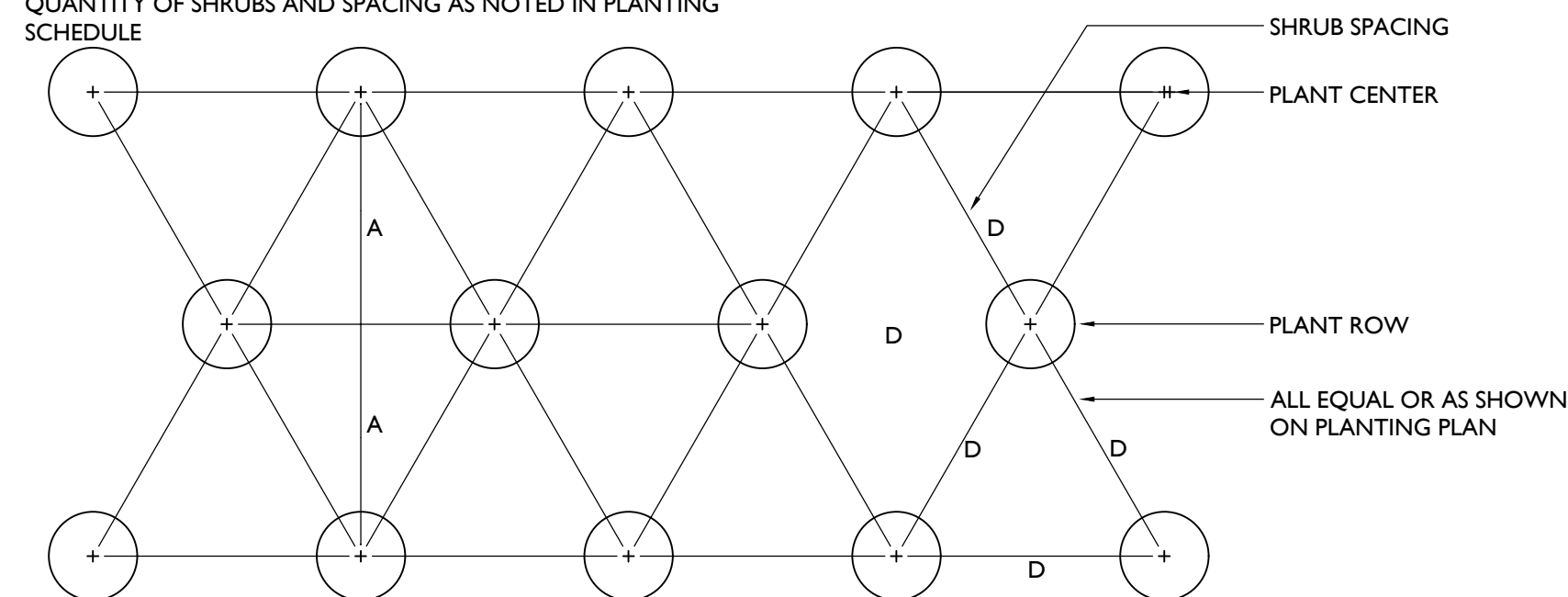
## 3 DECIDUOUS TREE PLANTED ON SLOPE



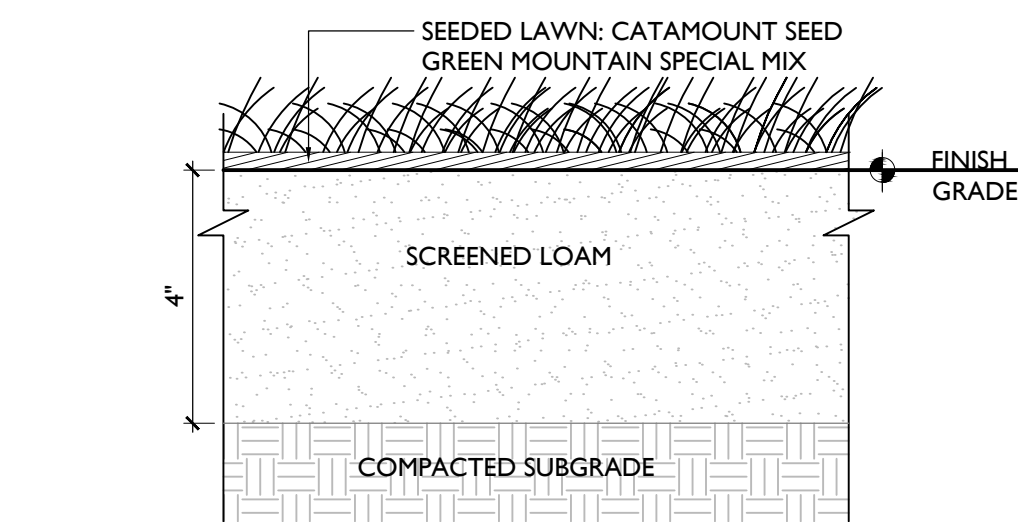
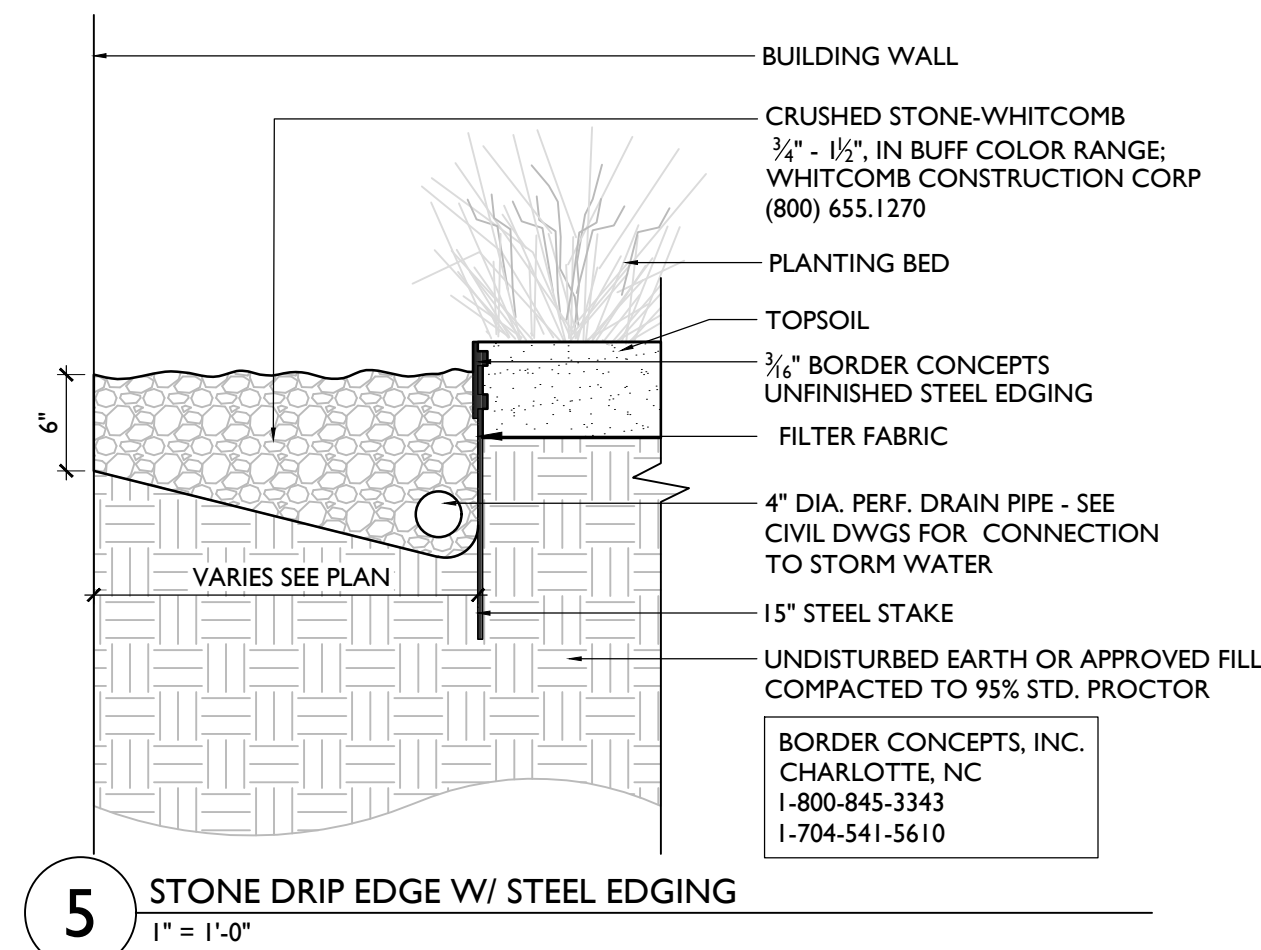
## 4 SHRUB PLANTING

| SPACING "D" | ROW "A" | NUMBER OF PLANTS/SQ.FT. |
|-------------|---------|-------------------------|
| 48" O.C.    | 41.52"  | 0.07                    |
| 36" O.C.    | 31.20"  | 0.12                    |
| 24" O.C.    | 20.76"  | 0.28                    |
| 18" O.C.    | 15.59"  | .5                      |
| 12" O.C.    | 10.39"  | 1.15                    |

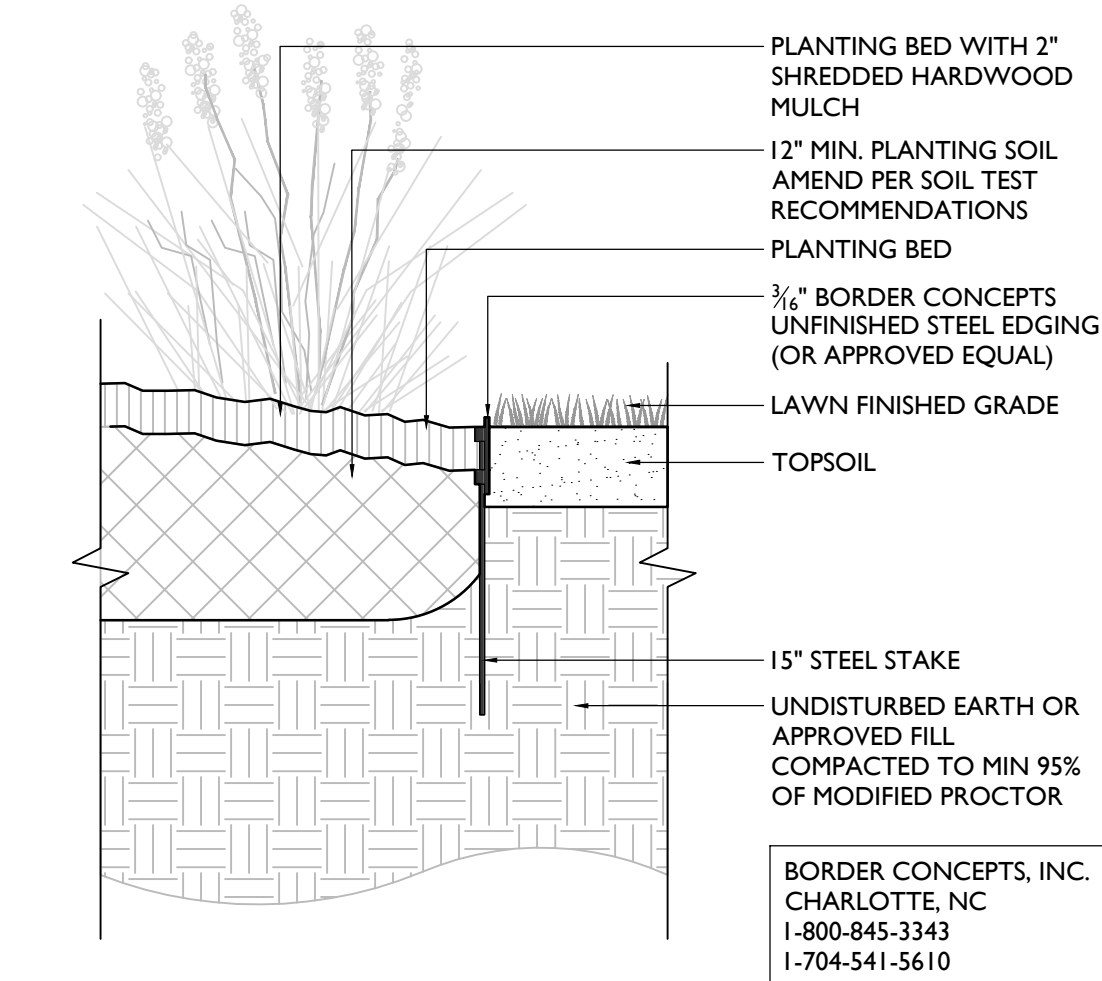
NOTE:  
QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



## 8 PLANT SPACING DIAGRAM



## 6 SEEDED LAWN



### PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

ISSUED FOR  
PERMIT  
NOT FOR CONSTRUCTION

| NO. | DESCRIPTION     | DATE       |
|-----|-----------------|------------|
| 1   | City Permit Set | 05.13.2026 |

## ELLIS COMMONS

9 HEATON ST  
MONTPELIER, VT

## MATERIALS & LAYOUT PLAN

JOB NO. 26-617  
SCALE: 1"=10'  
DRAWN BY: EB  
DATE: 05.13.2026

L300





## VIPER Area/Site VIPER LUMINAIRE

### FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRD+ and 7-pin with networked controls
- New customizable lumen 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**
  - Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
  - Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
  - External hardware is corrosion resistant

### OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 4
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and feature pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 5
- Silicone Strike Optics (40, 80, 120, or 160 LED counts) maximize uniformity in applications and provides the highest LPM. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 2
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

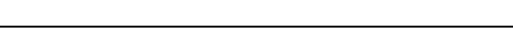
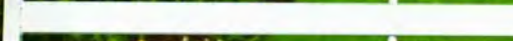
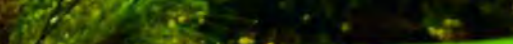
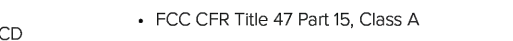
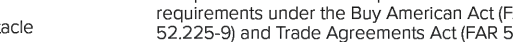
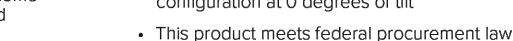
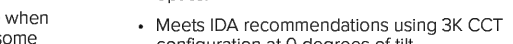
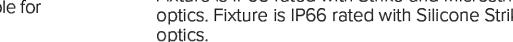
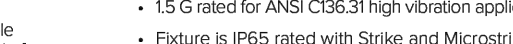
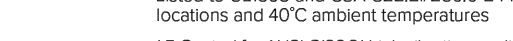
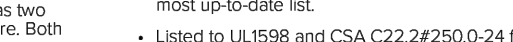
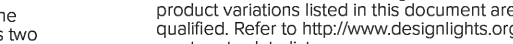
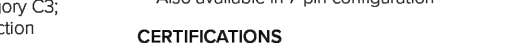
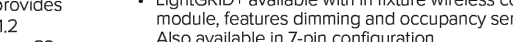
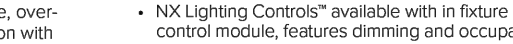
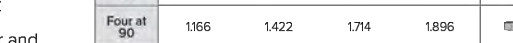
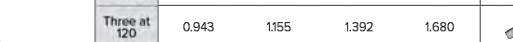
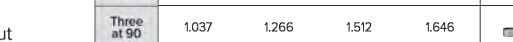
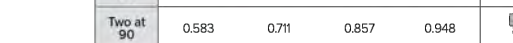
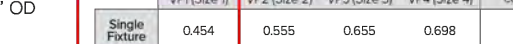
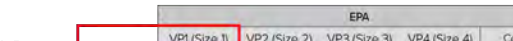
- INSTALLATION**
  - Mounting patterns for each arm can be found on page 11
  - Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
  - All mounting hardware included

DATE: LOCATION: Montpelier, VT  
TYPE: PROJECT: HEATON APT.  
CATALOG #:

### MICROSTRIKE

### STRIKE

### STRIKE



|                   | EPS          |              |              |              |                                                                                   |
|-------------------|--------------|--------------|--------------|--------------|-----------------------------------------------------------------------------------|
|                   | VP1 (Size 1) | VP2 (Size 2) | VP3 (Size 3) | VP4 (Size 4) | Config.                                                                           |
| Single<br>Fixture | 0.454        | 0.555        | 0.655        | 0.698        |  |
| 2 in<br>at 10'    | 0.908        | 1.110        | 1.310        | 1.396        |  |
| 3 in<br>at 10'    | 0.583        | 0.711        | 0.857        | 0.948        |  |
| 4 in<br>at 90'    | 1.037        | 1.266        | 1.512        | 1.646        |  |
| 4 in<br>at 10'    | 0.943        | 1.155        | 1.392        | 1.680        |  |
| 4 in<br>at 10'    | 1.366        | 1.422        | 1.714        | 1.896        |  |

**CONTROLS (CONTINUED)**

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

**CERTIFICATIONS**

• DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.

- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures

- 15 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

**WARRANTY**

- 5 year warranty

Page 1 of 12  
Rev 05/07/2015  
BEA\_VIPERSPEC

| VP      | SS                  | 1                 | Size 1   | Light Engine             | CCT/CRI           | Distribution | Optic Rotation    | Voltage      |
|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
| VP      | SS                  | 1                 | Size 1   | 40L-36 36W, 5,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2     | BLANK No Rotation | UNV 120-277V |
| 40L-60  | 60W, 10,000 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 120 120V                 |                   |              |                   |              |
| 40L-80  | 80W, 12,500 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 208 208V                 |                   |              |                   |              |
| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
| 40L-120 | 120W, 17,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 277 277V                 |                   |              |                   |              |
| 40L-140 | 140W, 20,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 347 347V                 |                   |              |                   |              |
| 40L-170 | 170W, 22,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 480 480V                 |                   |              |                   |              |
| 40L-195 | 195W, 25,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 |                          |                   |              |                   |              |

| VP      | SS                  | 1                 | Size 1   | Light Engine             | CCT/CRI           | Distribution | Optic Rotation    | Voltage      |
|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
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| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
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| 40L-140 | 140W, 20,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 347 347V                 |                   |              |                   |              |
| 40L-170 | 170W, 22,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 480 480V                 |                   |              |                   |              |
| 40L-195 | 195W, 25,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 |                          |                   |              |                   |              |

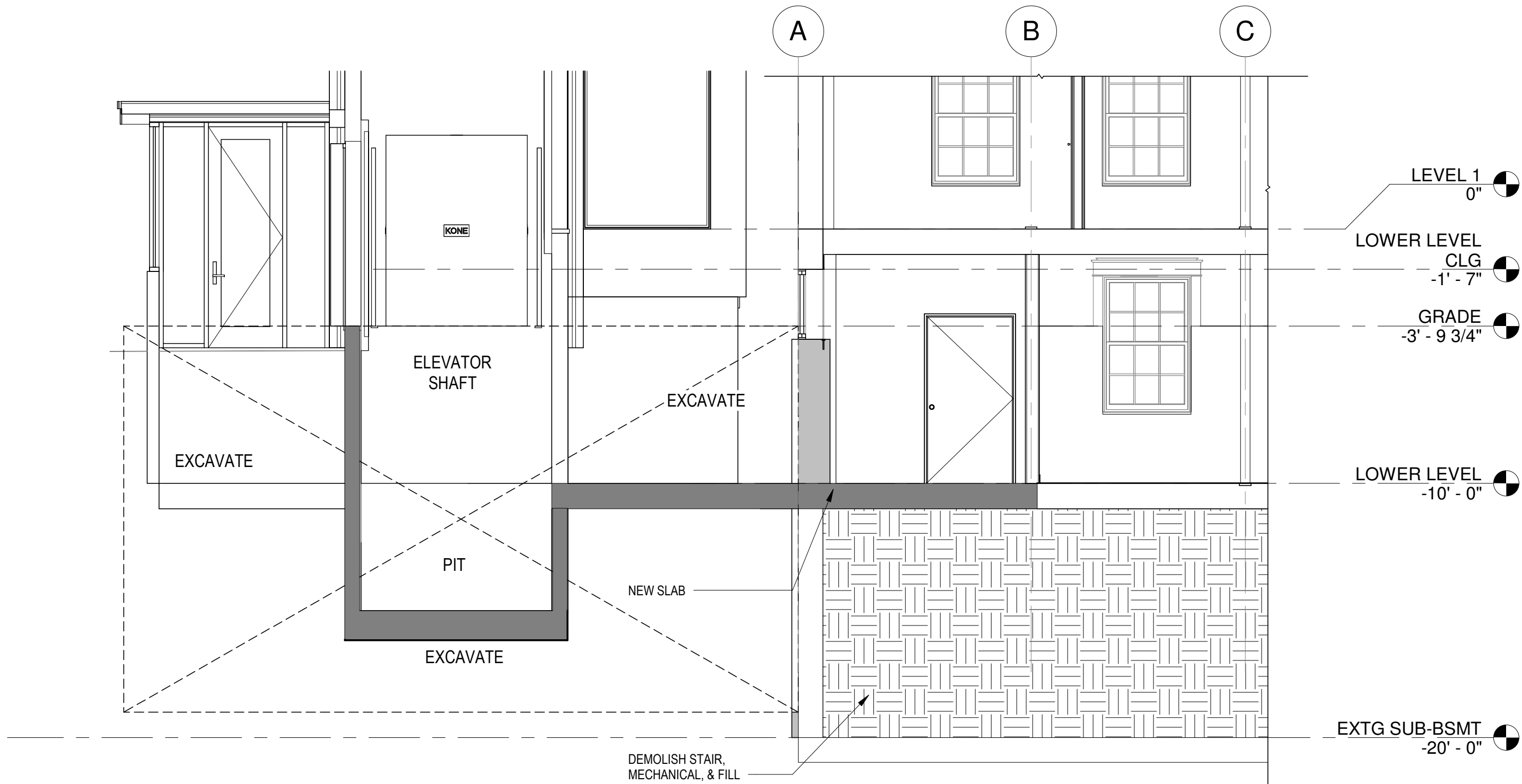
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|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
| VP      | SS                  | 1                 | Size 1   | 40L-36 36W, 5,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2     | BLANK No Rotation | UNV 120-277V |
| 40L-60  | 60W, 10,000 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 120 120V                 |                   |              |                   |              |
| 40L-80  | 80W, 12,500 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 208 208V                 |                   |              |                   |              |
| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
| 40L-120 | 120W, 17,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 277 277V                 |                   |              |                   |              |
| 40L-140 | 140W, 20,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 347 347V                 |                   |              |                   |              |
| 40L-170 | 170W, 22,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 480 480V                 |                   |              |                   |              |
| 40L-195 | 195W, 25,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 |                          |                   |              |                   |              |

| VP      | SS                  | 1                 | Size 1   | Light Engine             | CCT/CRI           | Distribution | Optic Rotation    | Voltage      |
|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
| VP      | SS                  | 1                 | Size 1   | 40L-36 36W, 5,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2     | BLANK No Rotation | UNV 120-277V |
| 40L-60  | 60W, 10,000 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 120 120V                 |                   |              |                   |              |
| 40L-80  | 80W, 12,500 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 208 208V                 |                   |              |                   |              |
| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
| 40L-120 | 120W, 17,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 277 277V                 |                   |              |                   |              |
| 40L-140 | 140W, 20,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 347 347V                 |                   |              |                   |              |
| 40L-170 | 170W, 22,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 480 480V                 |                   |              |                   |              |
| 40L-195 | 195W, 25,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 |                          |                   |              |                   |              |

| VP      | SS                  | 1                 | Size 1   | Light Engine             | CCT/CRI           | Distribution | Optic Rotation    | Voltage      |
|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
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| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
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| 40L-195 | 195W, 25,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 |                          |                   |              |                   |              |

| VP      | SS                  | 1                 | Size 1   | Light Engine             | CCT/CRI           | Distribution | Optic Rotation    | Voltage      |
|---------|---------------------|-------------------|----------|--------------------------|-------------------|--------------|-------------------|--------------|
| VP      | SS                  | 1                 | Size 1   | 40L-36 36W, 5,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2     | BLANK No Rotation | UNV 120-277V |
| 40L-60  | 60W, 10,000 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 120 120V                 |                   |              |                   |              |
| 40L-80  | 80W, 12,500 Lumens  | 22K 2200K, 70 CRI | 2 Type 2 | 208 208V                 |                   |              |                   |              |
| 40L-100 | 100W, 15,000 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 240 240V                 |                   |              |                   |              |
| 40L-120 | 120W, 17,500 Lumens | 22K 2200K, 70 CRI | 2 Type 2 | 277 277V                 |                   |              |                   |              |
| 40L     |                     |                   |          |                          |                   |              |                   |              |





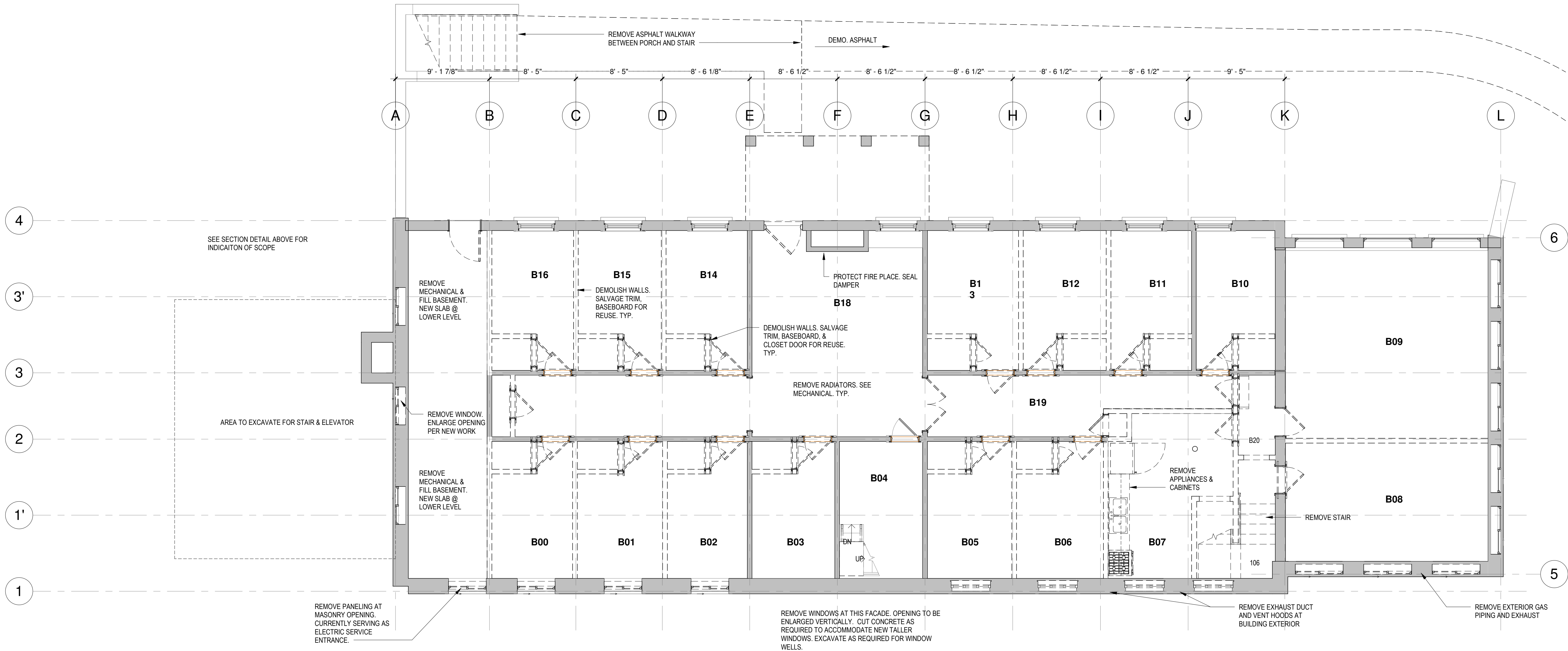
2 BASEMENT SECTION  
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES:
1. SALVAGE DOOR TRIM, BASEBOARD, DOORS, & HARDWARE. STORE AND PROTECT FOR REINSTALLATION.
  2. EXISTING HISTORIC WINDOWS TO REMAIN. PROTECT WINDOWS DURING CONSTRUCTION ACTIVITIES.
  3. REMOVE STORM WINDOWS.
  4. REMOVE ALL CARPET AND ACCESSORIES. REMOVE ANY UNDERLAYMENT AND PADDING.
  5. SAVE HARDWOOD FLOORS WHERE APPLICABLE.
  6. ASSUME 1 RADIATOR PER ROOM UNLESS NOTED OTHERWISE.
  7. REMOVE WALL FINISHES AT EXTERIOR WALLS. SALVAGE ALL BASEBOARD. STORE AND PROTECT FOR REINSTALLATION.

WALL LEGEND:

EXISTING: [Solid Line]

DEMO: [Dashed Line]



1 LOWER LEVEL - REMOVAL  
SCALE: 3/16" = 1'-0"

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## ELLIS COMMONS

9 Heaton Street  
Montpelier, Vermont

Revisions:  
#

Project Number: 2021-0017

Phase: DRB PACKAGE

Scale: As indicated

Date: 06/15/2026

## DEMOLITION - LOWER LEVEL

D101



- DEMOLITION NOTES:
1. SALVAGE DOOR TRIM, BASEBOARD, DOORS, & HARDWARE. STORE AND PROTECT FOR REINSALLATION.
  2. EXISTING HISTORIC WINDOWS TO REMAIN. PROTECT WINDOWS DURING CONSTRUCTION ACTIVITIES.
  3. REMOVE STORM WINDOWS.
  4. REMOVE ALL CARPET AND ACCESSORIES. REMOVE ANY UNDERLAYMENT AND PADDING.
  5. SAVE HARDWOOD FLOORS WHERE APPLICABLE.
  6. ASSUME 1 RADIATOR PER ROOM UNLESS NOTED OTHERWISE.
  7. REMOVE WALL FINISHES AT EXTERIOR WALLS. SALVAGE ALL BASEBOARD. STORE AND PROTECT FOR REINSTALLATION.

WALL LEGEND:

EXISTING:

DEMO:

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COMMONS

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#

Project Number: 2021-0017

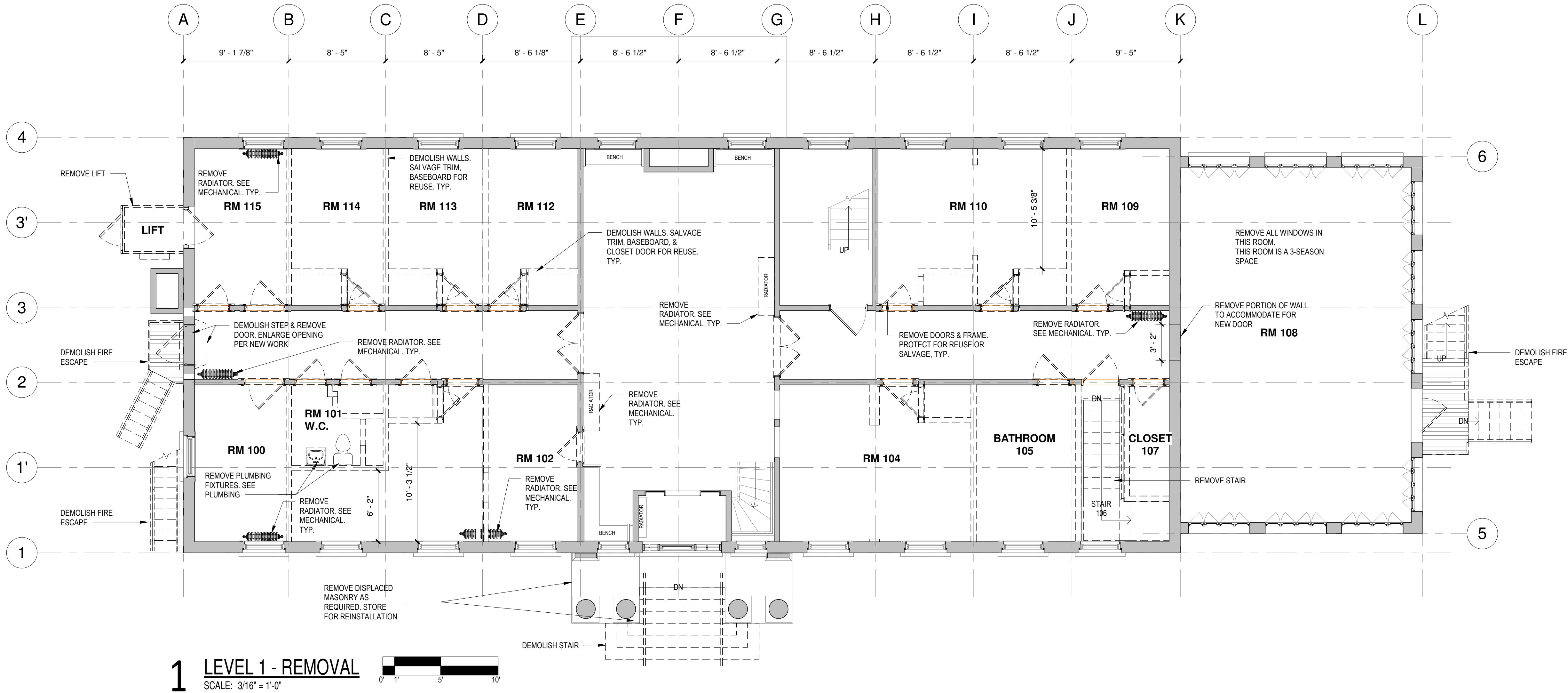
Phase: DRB PACKAGE

Scale: As indicated

Date: 06/15/2026

DEMOLITION -  
LEVEL 1

D102



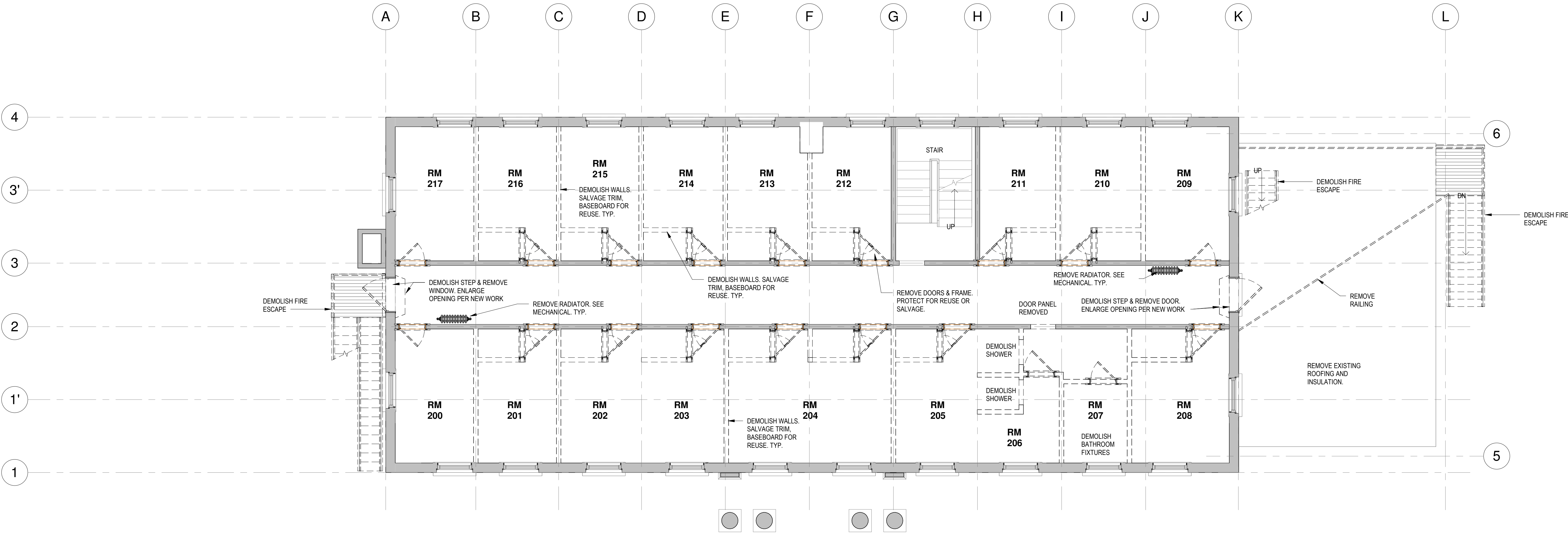


- DEMOLITION NOTES:
1. SALVAGE DOOR TRIM, BASEBOARD, DOORS, & HARDWARE. STORE AND PROTECT FOR REINSALLATION.
  2. EXISTING HISTORIC WINDOWS TO REMAIN. PROTECT WINDOWS DURING CONSTRUCTION ACTIVITIES.
  3. REMOVE STORM WINDOWS.
  4. REMOVE ALL CARPET AND ACCESSORIES. REMOVE ANY UNDERLAYMENT AND PADDING.
  5. SAVE HARDWOOD FLOORS WHERE APPLICABLE.
  6. ASSUME 1 RADIATOR PER ROOM UNLESS NOTED OTHERWISE.
  7. REMOVE WALL FINISHES AT EXTERIOR WALLS. SALVAGE ALL BASEBOARD. STORE AND PROTECT FOR REINSTALLATION.

WALL LEGEND:

EXISTING:

DEMO:



**1 LEVEL 2 - REMOVAL**  
SCALE: 3/16" = 1'-0"

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Revisions:  
#

Project Number: 2021-0017

Phase: DRB PACKAGE

Scale: As indicated

Date: 06/15/2026

**DEMOLITION -  
LEVEL 2**

**D103**

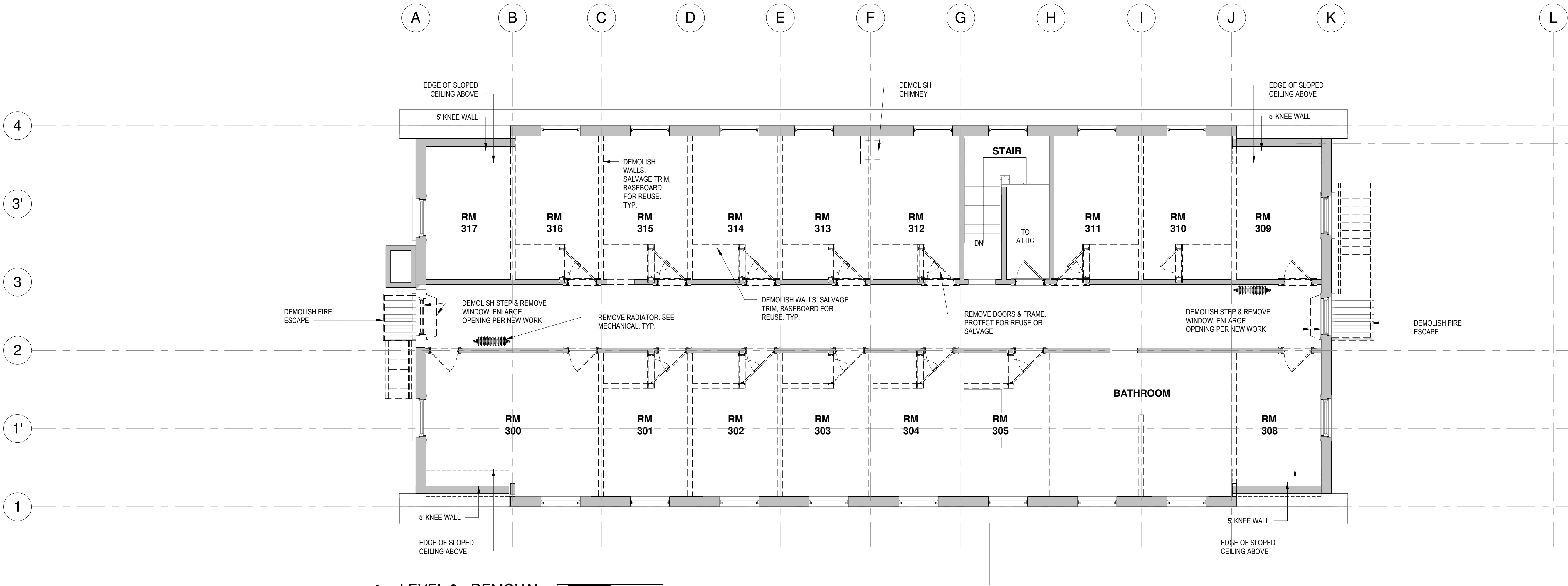


- DEMOLITION NOTES:
1. SALVAGE DOOR TRIM, BASEBOARD, DOORS, & HARDWARE. STORE AND PROTECT FOR REINSALLATION.
  2. EXISTING HISTORIC WINDOWS TO REMAIN. PROTECT WINDOWS DURING CONSTRUCTION ACTIVITIES.
  3. REMOVE STORM WINDOWS.
  4. REMOVE ALL CARPET AND ACCESSORIES. REMOVE ANY UNDERLAYMENT AND PADDING.
  5. SAVE HARDWOOD FLOORS WHERE APPLICABLE.
  6. ASSUME 1 RADIATOR PER ROOM UNLESS NOTED OTHERWISE.
  7. REMOVE WALL FINISHES AT EXTERIOR WALLS. SALVAGE ALL BASEBOARD. STORE AND PROTECT FOR REINSTALLATION.

WALL LEGEND:

EXISTING:

DEMO:



**1 LEVEL 3 - REMOVAL**  
SCALE: 3/16" = 1'-0"

**ELLIS  
COMMONS**

9 Heaton Street  
Montpelier, Vermont

Revisions:  
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Project Number: 2021-0017

Phase: DRB PACKAGE

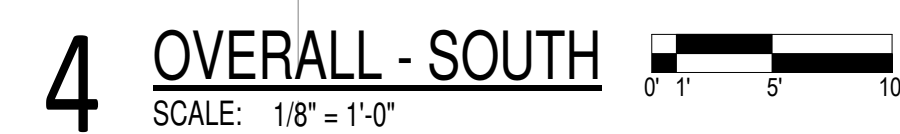
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Date: 06/15/2026

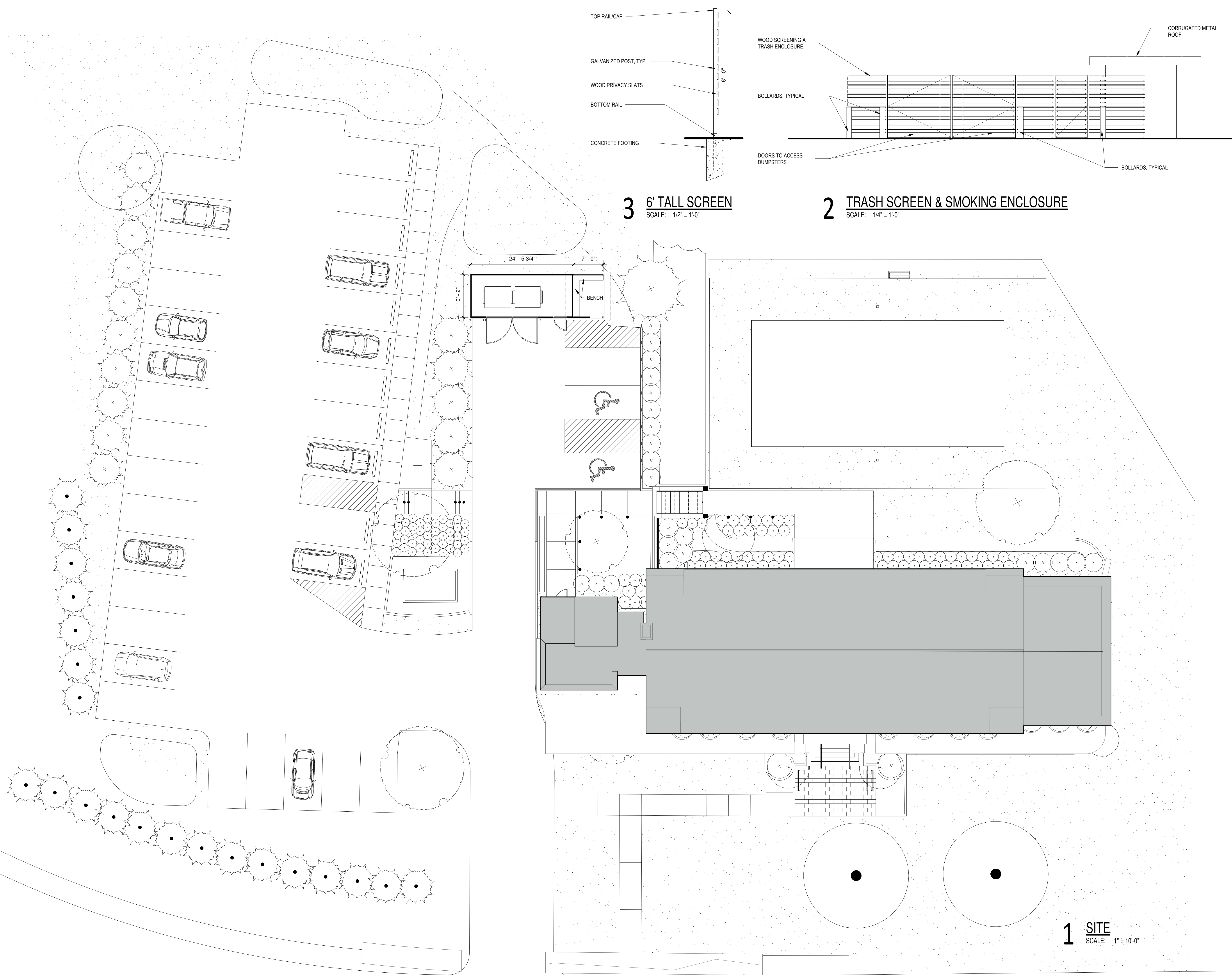
**DEMOLITION -  
LEVEL 3**

**D104**









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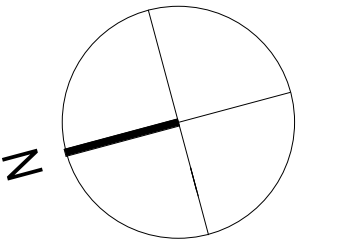
Scale: As indicated

Date: 06/15/2026

## SITE PLAN

# A100





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Project Number: 2021-0017

Phase: DRB PACKAGE

Scale: As indicated

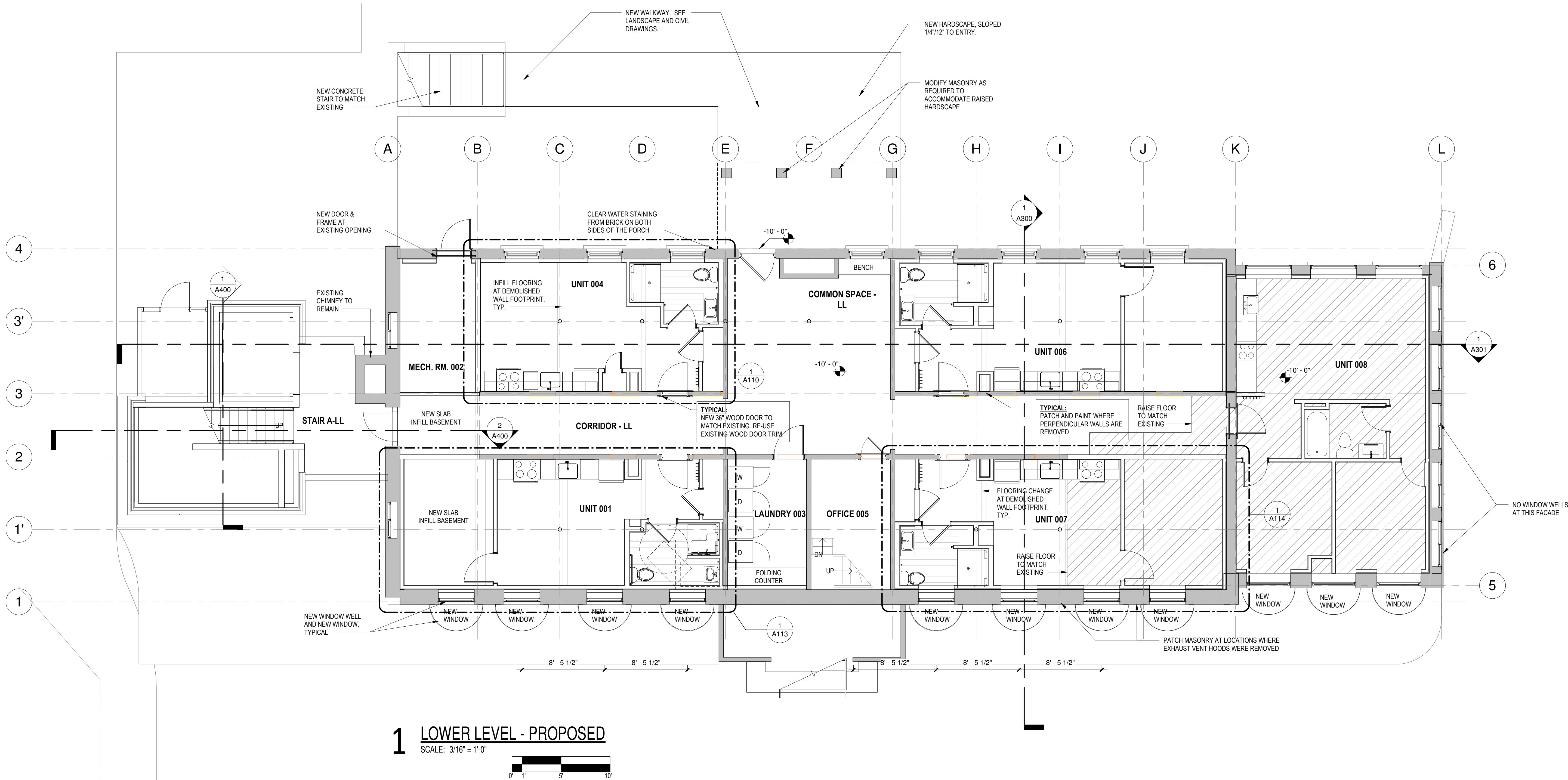
Date: 06/15/2026

## PROPOSED FLOOR PLAN - LOWER LEVEL

# A101

© gbA

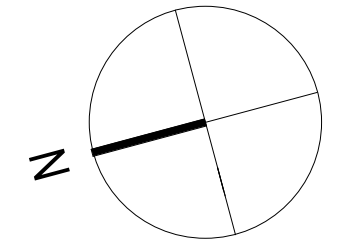
Page 23 of 34



### WALL LEGEND:

EXISTING:   
NEW:





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Revisions:  
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Project Number: 2021-0017

Phase: DRB PACKAGE

Scale: As indicated

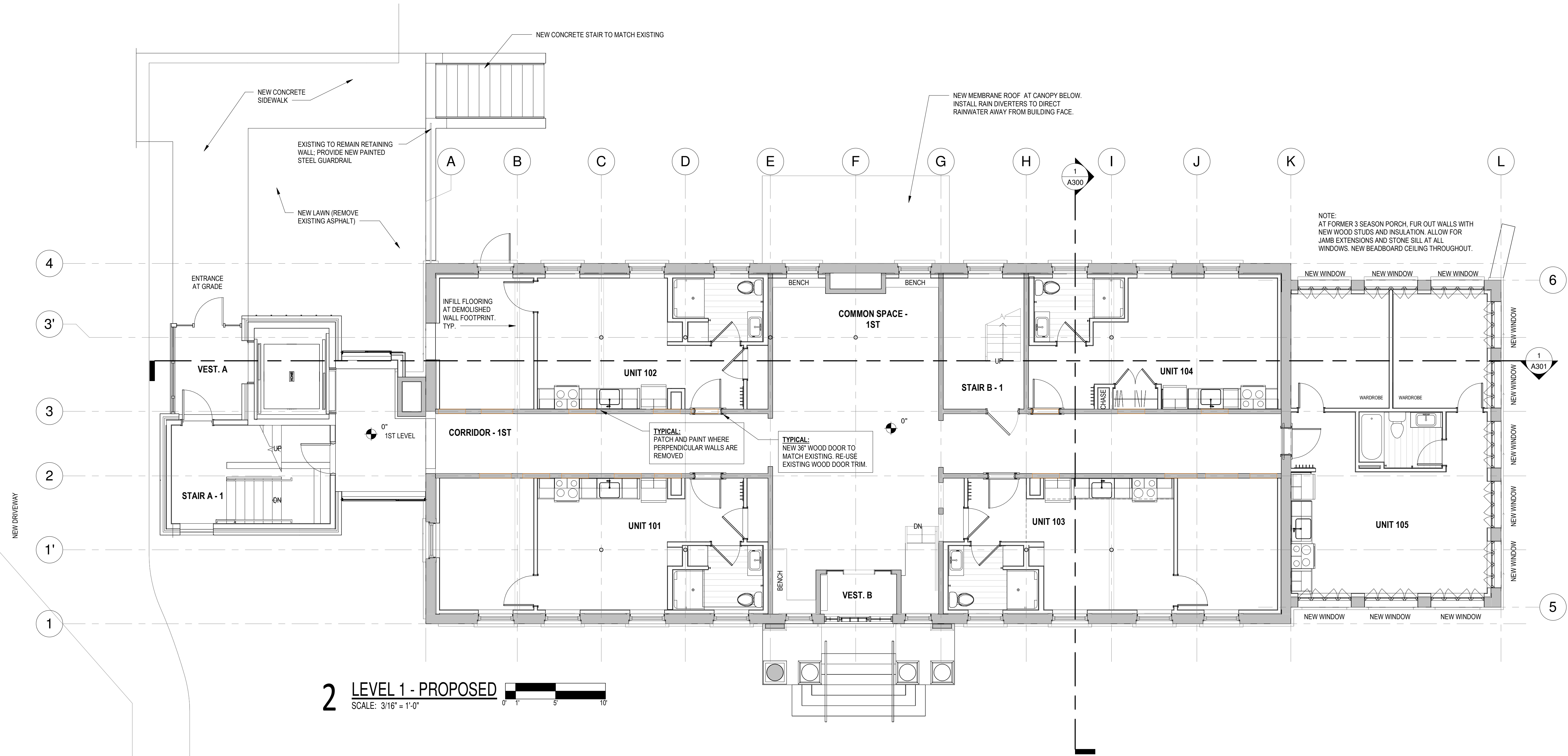
Date: 06/15/2026

## PROPOSED FLOOR PLAN - LEVEL 1

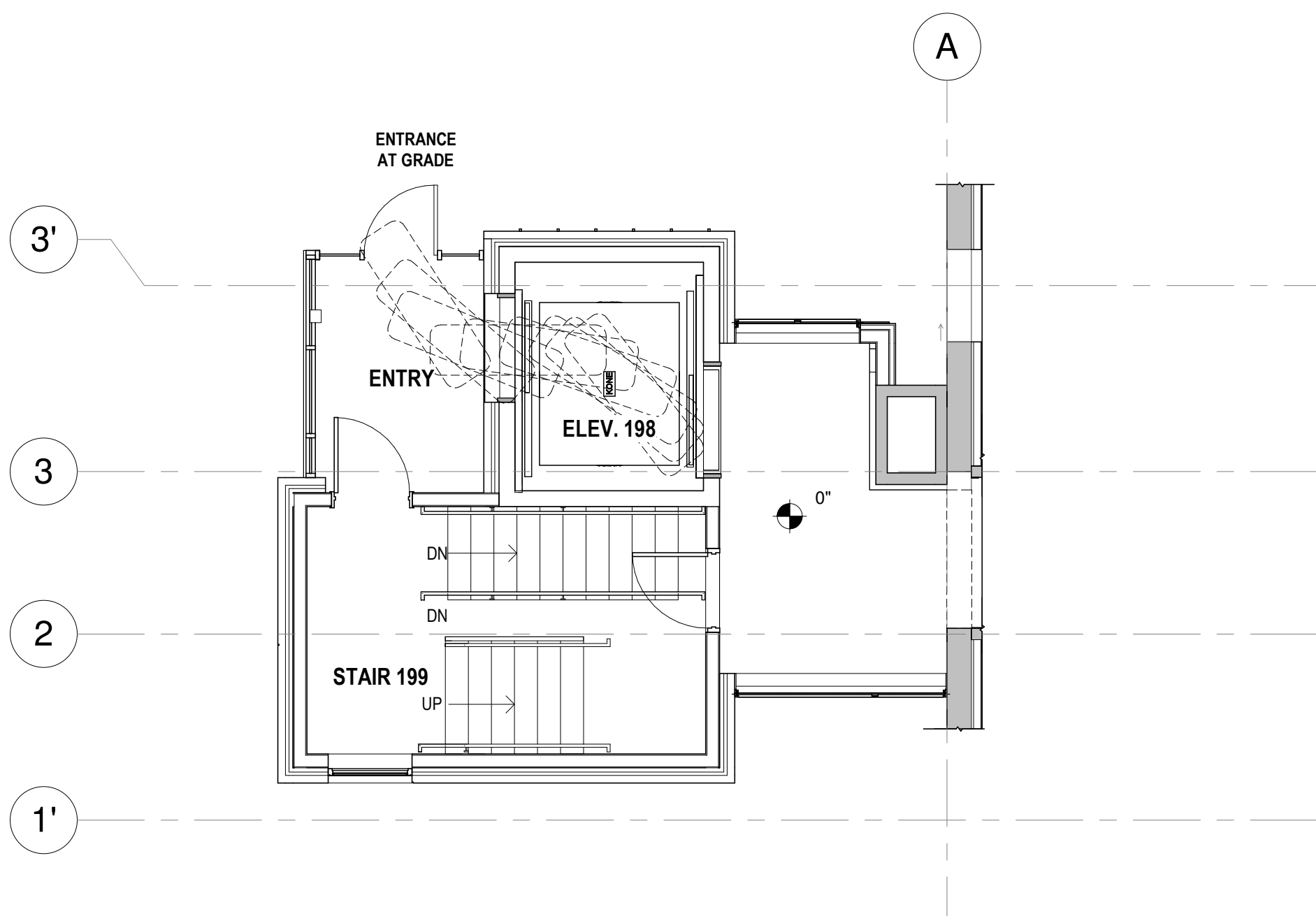
# A102

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Page 24 of 34



**2 LEVEL 1 - PROPOSED**  
SCALE: 3/16" = 1'-0"



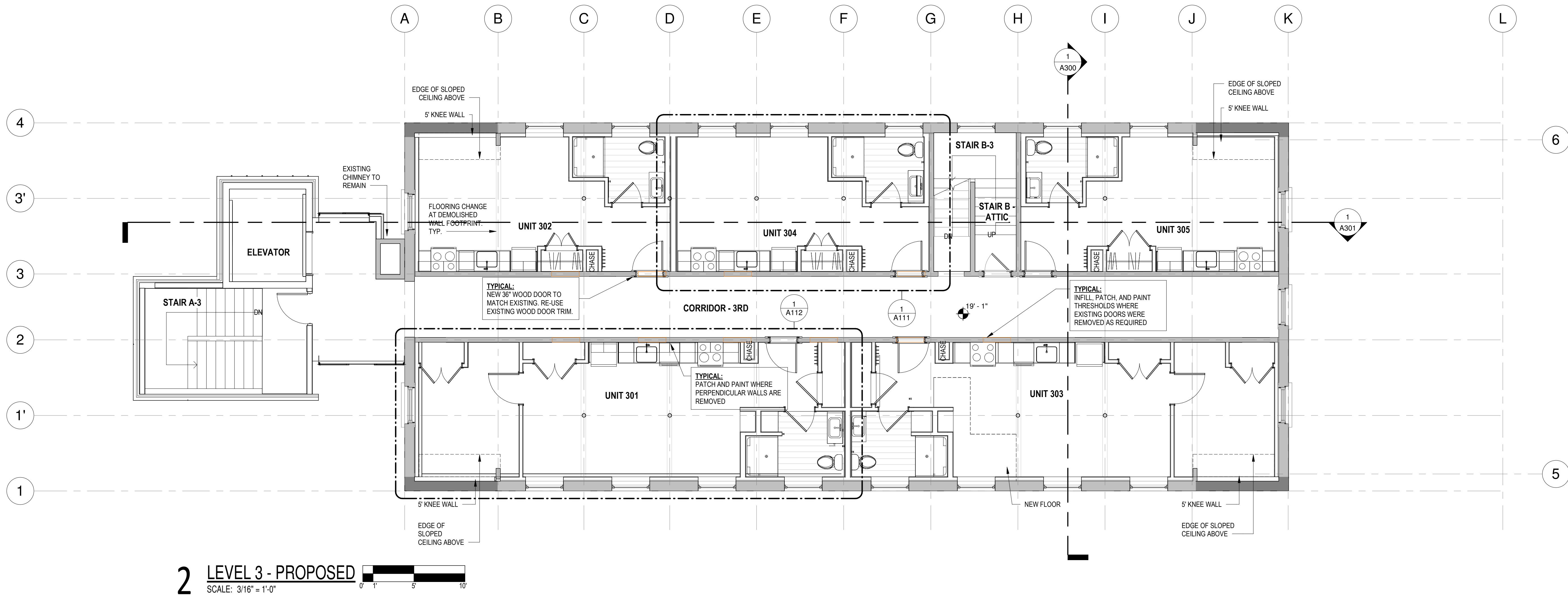
**1 ADDITION AT GRADE**  
SCALE: 3/16" = 1'-0"

### WALL LEGEND:

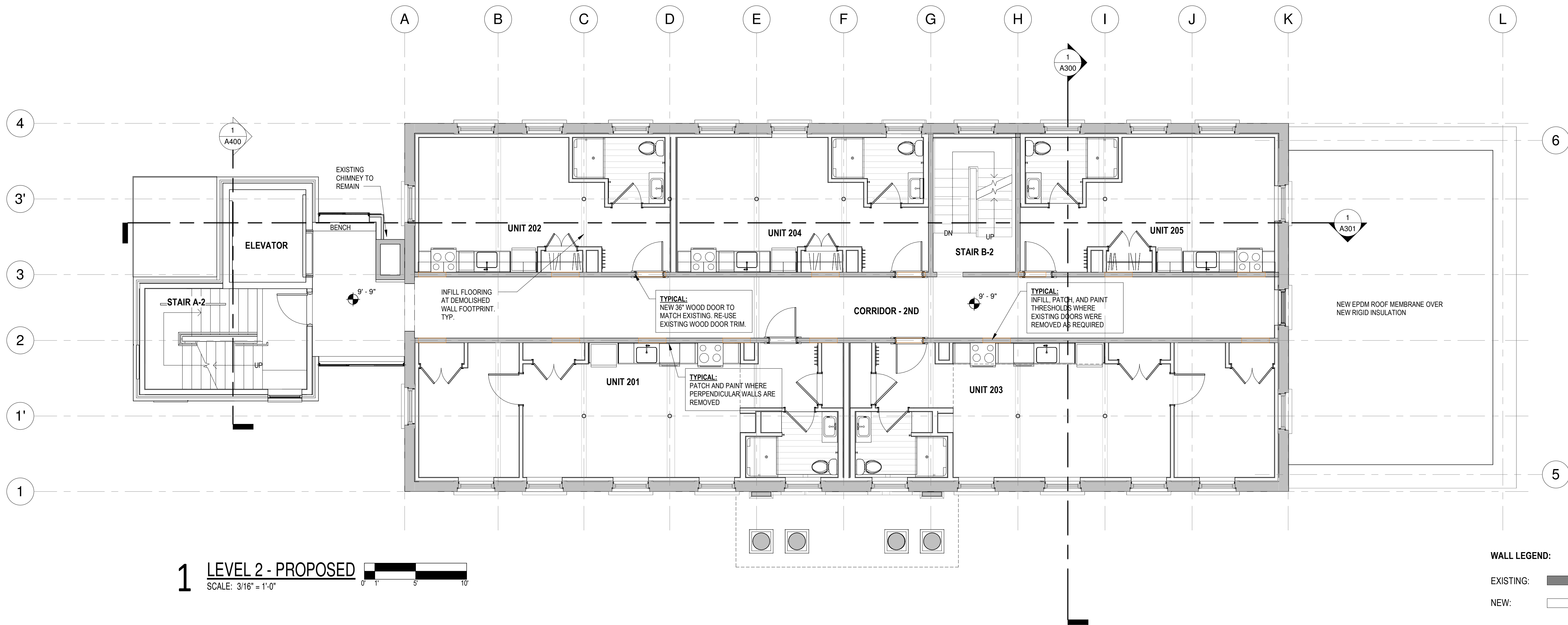
EXISTING:   
NEW:



5/15/2026 1:29:33 PM



**2 LEVEL 3 - PROPOSED**  
SCALE: 3/16" = 1'-0"



**1 LEVEL 2 - PROPOSED**  
SCALE: 3/16" = 1'-0"

**WALL LEGEND:**  
EXISTING:   
NEW: 

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Project Number: 2021-0017

Phase: DRB PACKAGE

Scale: As indicated

Date: 06/15/2026

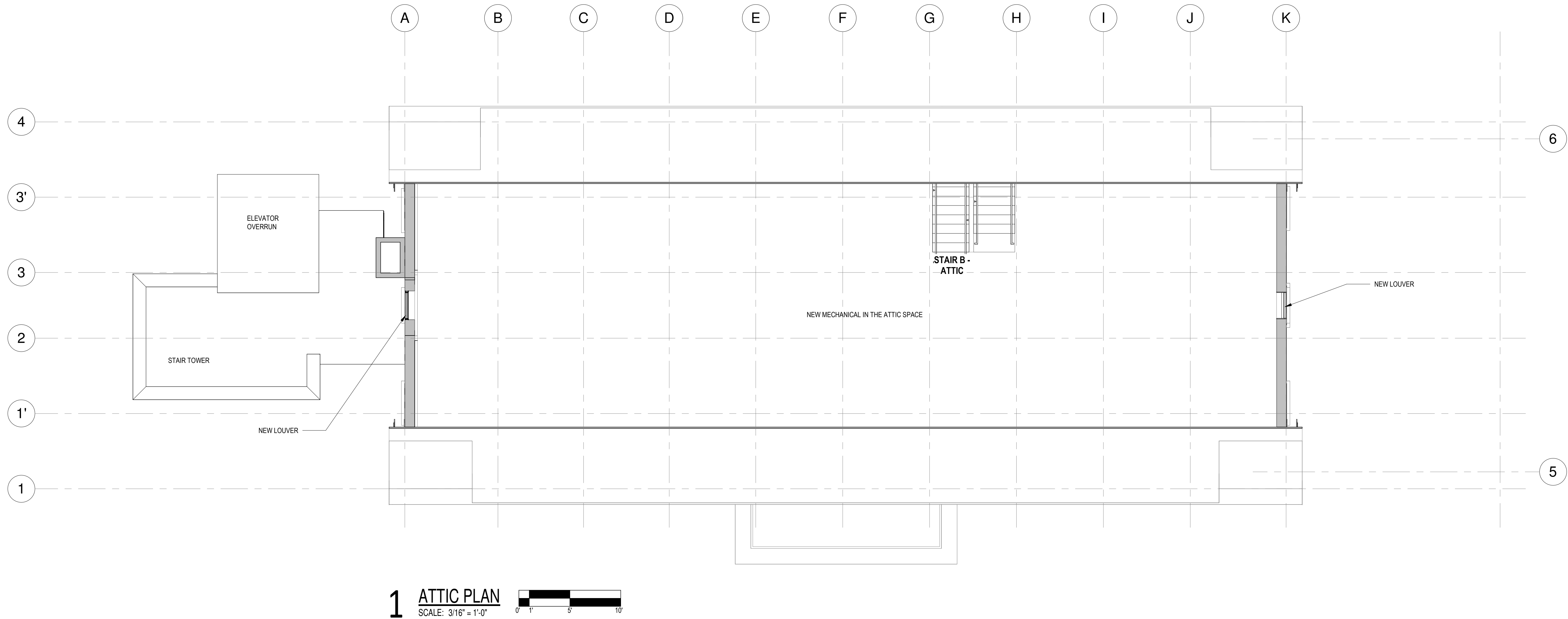
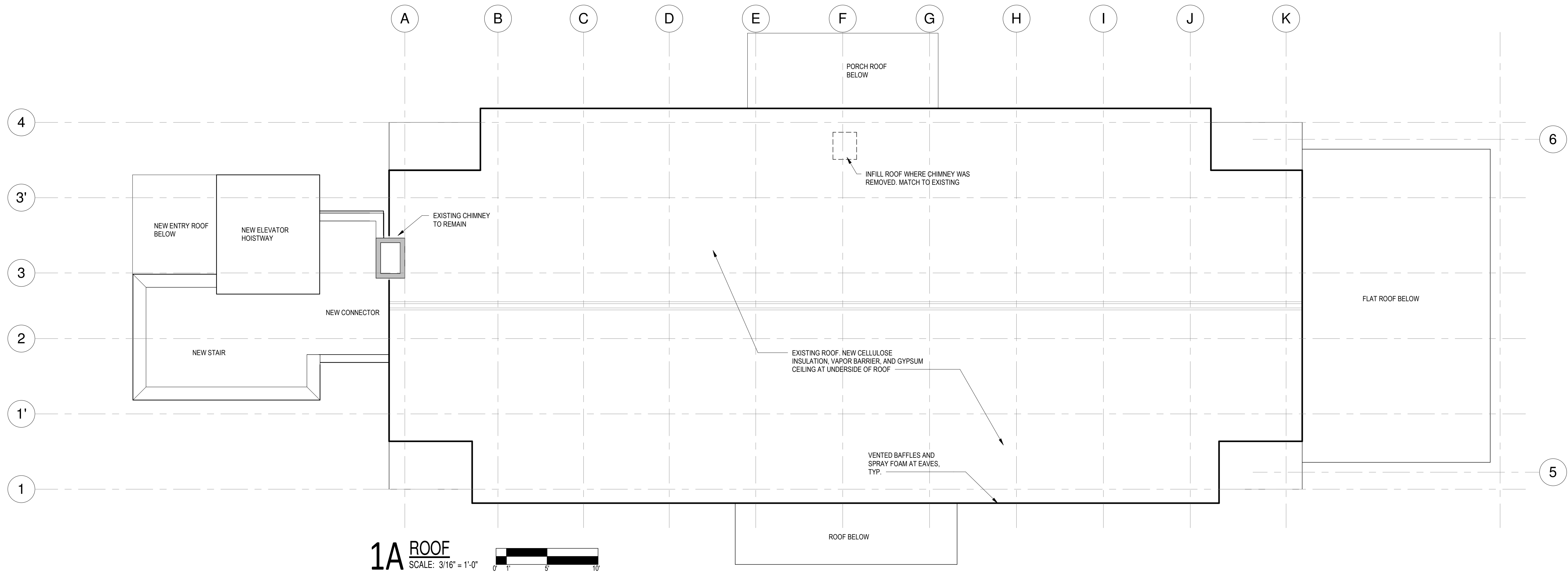
## PROPOSED FLOOR PLANS - LEVELS 2 & 3

# A103

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5/15/2026 1:27:51 PM



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## ELLIS COMMONS

9 Heaton Street  
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Revisions:  
#

Project Number: 2021-0017

Phase: DRB PACKAGE

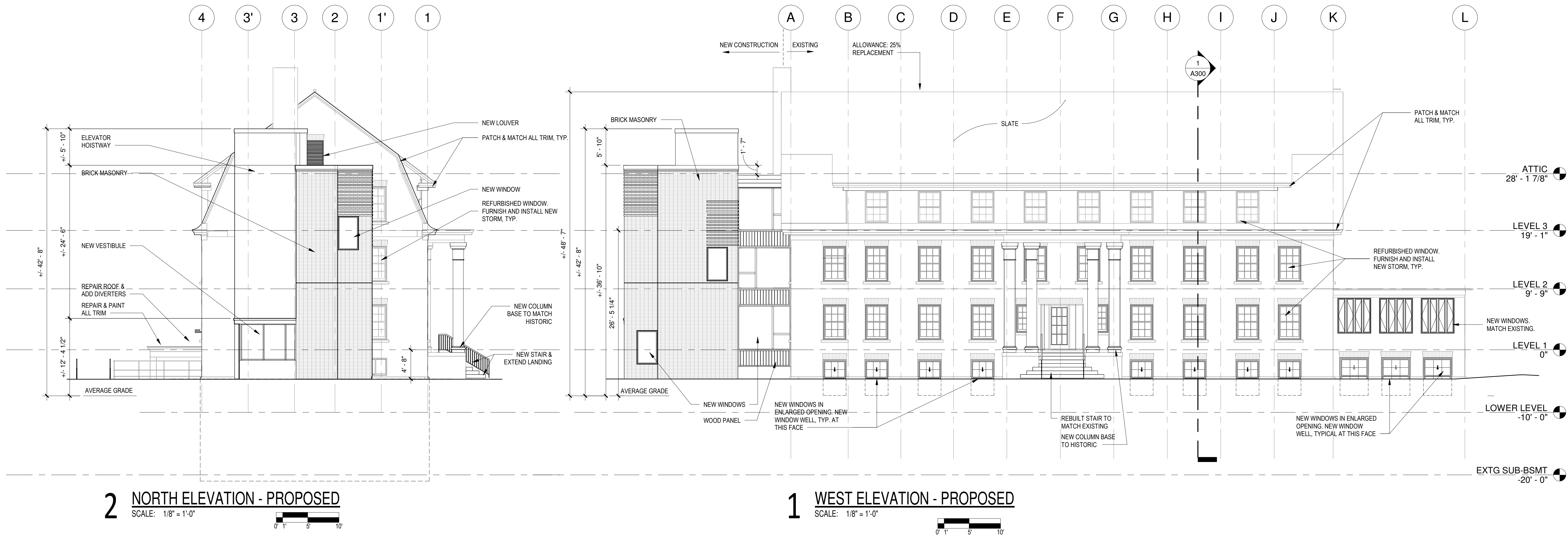
Scale: 3/16" = 1'-0"

Date: 06/15/2026

## ROOF AND ATTIC PLAN

# A104





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## ELLIS COMMONS

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Revisions:  
#

Project Number: 2021-0017

Phase: DRB PACKAGE

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

Date: 06/15/2026

## PROPOSED BUILDING ELEVATIONS

# A200







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Revisions:  
#

Project Number: 2021-0017

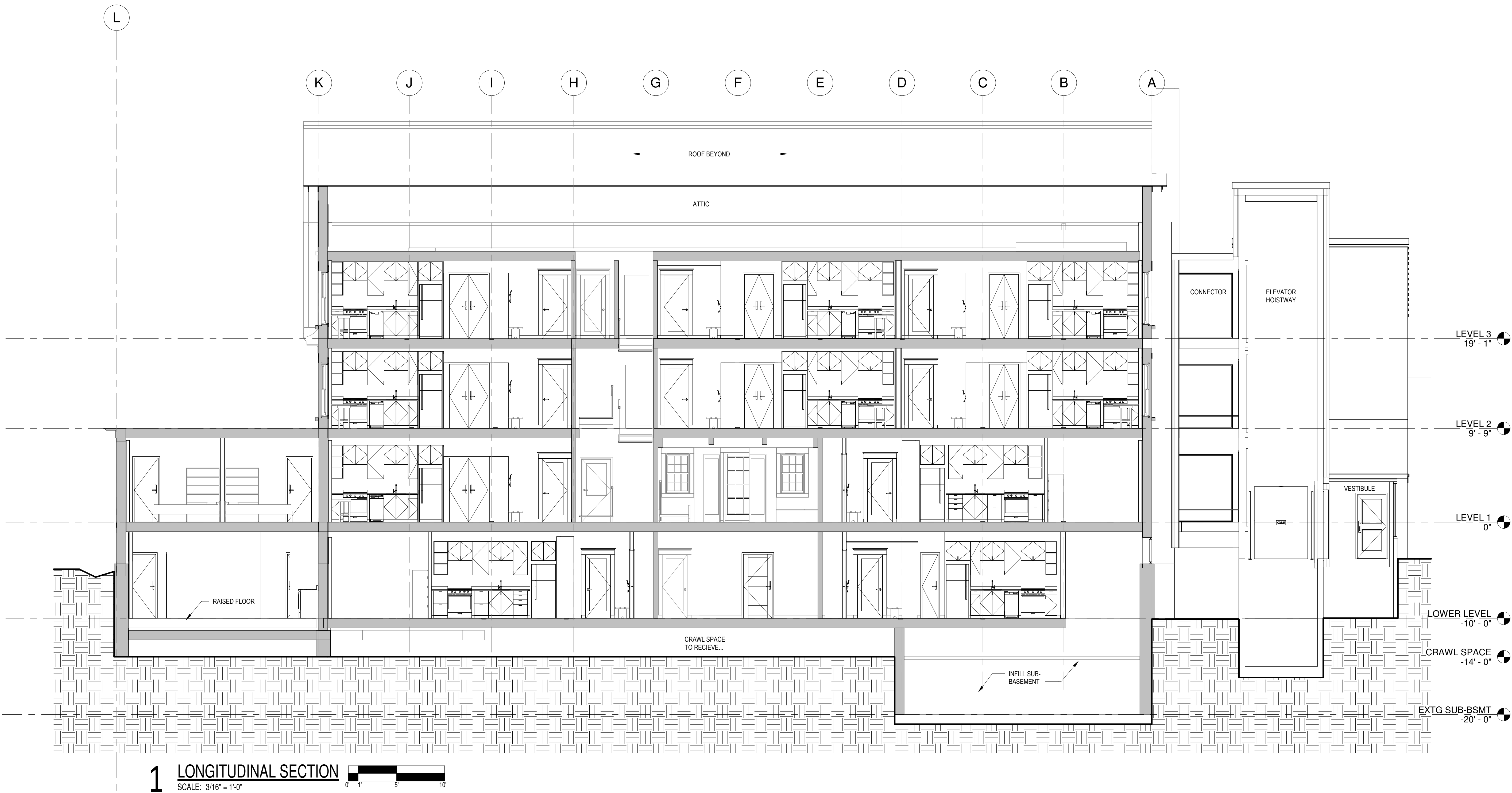
Phase: DRB PACKAGE

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

Date: 06/15/2026

BUILDING  
SECTIONS

A301





Listed on State Register  
VT ACHP 3/15/90  
Date: 3/15/90

STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

COUNTY: Washington  
TOWN: Montpelier  
LOCATION:  
Heaton Street  
COMMON NAME:  
FUNCTIONAL TYPE: Dormitory  
OWNER: Central Vermont Medical Center  
ADDRESS: c/o Heaton House, Heaton Street  
Montpelier, Vermont 05602  
ACCESSIBILITY TO PUBLIC:  
Yes ☐ No ☐ Restricted ☒  
LEVEL OF SIGNIFICANCE:  
Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
2. Wall Structure
  - a. Wood Frame: Post & Beam ☐ Balloon ☒
  - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
  - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☒ Stone Veneer ☐  
Bonding Pattern: Other:
4. Roof Structure
  - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
  - b. Other:
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☒ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Bay Window ☐ Other:

Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☒ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 3-1/2

Number of Bays: 10 x 2

Approximate Dimensions: 106' x 36'

SURVEY NUMBER:

1211-53

NEGATIVE FILE NUMBER:

79-A-234

UTM REFERENCES:

Zone/Easting/Northing

18 / 694430 / 4903380

U.S.G.S. QUAD. MAP:

Montpelier Quad., 7.5'

PRESENT FORMAL NAME:

Washington County Day Hospital

ORIGINAL FORMAL NAME:

PRESENT USE: Day Hospital

ORIGINAL USE: Nurses Residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE:

DATE BUILT:

1925

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐ Mixed ☐ Other:



# ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Double-height front porch with large Doric columns. Partial returns. 6/6 windows. Two-bay rear porch has flat roof, frieze, and brick piers. Two-story square pilasters flank front door. Flat brick arches above windows and doors; granite window sills.

## RELATED STRUCTURES: (Describe)

"Heaton House;" L-shaped, three and four story relatively new brick nursing home built around an older core that once was Heaton Hospital. A small section of the original brick hospital remains visible and intact. It shows a granite foundation, granite window sills, and a hip roof with jerkinhead dormers covered with slate shingles.

## STATEMENT OF SIGNIFICANCE:

This day hospital (formerly the nurses' residence) is all that remains essentially unchanged of the Heaton Hospital complex. Heaton Hospital proper, now encased in the nursing home and called Heaton House, was donated by Homer Wallace Heaton, a prominent Montpelier attorney, and built on ten acres purchased from the Lane Manufacturing Company. It was dedicated August 15, 1896. The nurses' residence dates from thirty years later. In 1968, the hospital complex quit service and in 1970 it was converted to its present purposes.

## REFERENCES:

24

## MAP: (Indicate North in Circle)



## SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐  
 Scattered Buildings ☐  
 Moderately Built Up ☒  
 Densely Built Up ☐  
 Residential ☒ Commercial ☐  
 Agricultural ☐ Industrial ☐  
 Roadside Strip Development ☐  
 Other:

## RECORDED BY:

Nancy P. Graff

## ORGANIZATION:

VT Div. for Historic Preservation

## DATE RECORDED:

March 13, 1979







79-A-234

Vt. Div. for Historic Preservation  
Washington County Montpelier 8/79  
Washington County Day Hospital S  
79-A-234 Nancy P. Graff



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## MEMORANDUM

To: Steve Kredell, GBa

From: Scott Newman  
Principal, 106 Associates  
Historic Preservation Consulting

Date: May 18, 2026

Re: Heaton Nurses Home Rehabilitation

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This memorandum summarizes the ongoing historic preservation regulatory coordination with state and federal review agencies concerning the proposed rehabilitation of the historic Heaton Nurses Home and 9 Heaton Street in Montpelier.

A critical component of the project financing is the Federal Historic Rehabilitation Tax Credit program, administered jointly by the Vermont State Historic Preservation Office (SHPO) and the National Park Service (NPS). The program provides a financial incentive equal to 20 percent of qualified rehabilitation expenditures. Participation in the program requires that the proposed work comply with the Secretary of the Interior's Standards for Rehabilitation, as evaluated through extensive architectural documentation, plans, and photographic submittals.

Coordination and compliance review with both state and federal preservation officials are well underway through an ongoing consultation process. Submittals completed to date include the Historic Tax Credit Part 1 application, documenting the property's historic significance and integrity, as well as a preliminary Part 2 submission evaluating proposed rehabilitation approaches, including options for the elevator addition and floor plan. Both submissions have received approval from the SHPO and NPS, allowing the project to advance into final design development.

106 Associates continues to coordinate closely with Downstreet Housing & Community Development and GBA Architects to ensure that the final design remains fully consistent with the rigorous preservation standards established by the National Park Service.