

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

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AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Marina Campbell, (Alternate)
Evan Gould, (Alternate)



Development Review Board

Tuesday, June 4, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782
or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

ZP-24-159; 144 Wildwood Drive (RL, Ward 4) Wild Dale, LLC / Matt Brouillard

Proposed subdivision of existing parcel to create a new 5,793.50 square foot lot. (Project Manager, Garret King)

5. Certificate of Appropriateness

5.1.

ZP-24-87; 63 Lakeview Terrace (RM, Ward 2) Barbara Zucker / Louis Lionni / Joe Fisher

Proposed two-story addition with basement and elevator. (Project Manager, Scott Gustin)

6. Master Sign Plan

6.1.

ZPS-24-3; 266/270 Pine Street (E-LM, Ward 5) Stephen & Margaret Conant / Molly Conant

Proposed revision of the Master Sign Plan (ZP-20-0931SN) including installation of blade sign to the front of building. (Project Manager, Mary O'Neil)

6.2.

**ZPS-24-14; 75 Cherry Street (FD6, Ward 3) CityPlace Partners, LLC / Jesse Robbins
Proposed Master Sign package for CityPlace Burlington, South Building only. (Project Manager, Mary O’Neil)**

7. Adjournment

8. Informational and Non-Discrimination Statements

8.1.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: June 4, 2024
RE: ZP-24-159; 144 Wildwood Drive

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 4

Owner/Applicant: Wild Dale LLC/Matt Brouillard

Request: Proposed subdivision of existing parcel to create a new 5,793.5sf lot.

Applicable Regulations:

Article 4 (Maps & Districts), Article 6 (Development Review Standards), Article 10 (Subdivisions)

Background Information:

The proposed subdivision will create a new 5,793.5sf lot on the South East side of 144 Wildwood Drive. The new lot will have frontage on the end of Dale Road and is located in the RL zone. The area of the lot that will be subdivided into a new lot is currently undeveloped and no new development is proposed at this time.

Prior zoning permit actions for this property.

- Zoning permit: ZP-06-327 Install 5ft high chain link backyard fence.
- Zoning Permit: ZP-24-36 Proposed removal of existing chain link fencing.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a). Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a

wide range of historic development patterns across the city. Parking shall be placed either behind, within, or to the side of structures, and building facades designed for parking shall be secondary to the residential aspect of a structure.

1. *The Residential Lower Intensity (Residential Low, RL) district is intended primarily for residential development that includes a mix of housing types such as single detached dwellings, with or without accessory dwelling units, duplexes, triplexes and quadplex, organized in a compact neighborhood-scale that complements respective neighborhoods' development and open space patterns. Building heights typically vary from one to two and half stories, and development generally results in lower lot coverage than in other residential districts. Limited commercial uses take the form of home-based businesses and the adaptive reuse of historic buildings as neighborhood-serving uses.*

The property is located in the RL zoning district. The existing lot has frontage on Wildwood Drive and Dale Road. The existing single residential structure will retain frontage on Wildwood Drive and Dale Road. The new lot will have frontage on only Dale Road. **Affirmative finding.**

(b). Dimensional Standards

The proposed lot will have a frontage of 68.6ft and complies with the 30ft minimum requirement. The lot with the existing building will have a new side yard setback that abuts the new lot, the side yard setback is 7.1ft and complies with the 10% lot width requirement for a 70ft wide lot. Lot coverage for the parcel with the existing building will be 25.3% and under the maximum 45% coverage allowed. The proposed plot plan demonstrates a building envelope for future development. With no development proposed, lot coverage will remain unchanged. No change of unit count or density is proposed.

Affirmative finding.

(c). Permitted and Conditional Uses:

No change of use is proposed with this project, the existing home will remain as is.

Affirmative finding.

(d). District Specific Regulations:

Not Applicable

(e). Effective Date:

Not Applicable

Article 6: Design review Standards

Sec 6.1.2 Review Standards

(a). Protection of important natural features:

The arrangement of blocks and lots shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas to the extent practicable.

The new lot will be created out of an existing lot, no expansion into natural areas will be done with this proposal. **Affirmative finding.**

(b). Block Size and Arrangements:

The size and arrangement of new blocks shall maintain the size and arrangement of existing neighborhood blocks within the zoning district, and support the pattern of interconnected streets throughout the city.

Access to the new lot is off of Dale Road. Dale road ends before connecting to any other streets. No changes to the neighborhood layout or blocks will result. **Affirmative finding.**

(c). Arrangement of lots:

*The size and arrangement of new lots shall reflect and perpetuate the existing development pattern of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title. Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternative. In such cases, a minimum frontage for access of 20-feet shall be required. The new lot is similar to the others in the neighborhood, a mostly square lot with frontage on Dale Road for access. No development is proposed with this application. There is possibility for future development on the lot. **Affirmative finding.***

(d). Connectivity of streets within the city street grid:

The established grid of interconnected streets shall be maintained and extended to the extent practicable. All streets shall be in conformance with applicable street design & construction details as provided by the department. of public works, and shall be dedicated to the city.

Dale Road will provide sole access to the new lot as Dale Road ends towards the south and the new lot does not have frontage on any other road. Dale Road will continue to be maintained and serviced by the city. No development is proposed that will affect the existing street. **Affirmative finding.**

(e). Connectivity of sidewalks, trails, and natural systems:

The established sidewalk network shall be maintained and extended to the extent possible. Trail networks and uninterrupted corridors of greenspace outside of the established street grid should be maintained and extended wherever possible. All sidewalks shall be in conformance with applicable street design & construction details as provided by the department of public works, and shall be dedicated to the city.

Dale Road currently has a sidewalk that continues along the length of the road, the road ends towards the south. No development is proposed, the city will continue to maintain and manage the existing road and associated sidewalk. **Affirmative finding.**

Article 10: Subdivision Review

Sec. 10.1.7 Combined Preliminary and Final Plat

For subdivisions that will create fewer than five (5) lots or dwelling units, and are not otherwise subject to consideration under Major Impact Review pursuant to the provisions of Article 3, Part 5 or Planned Unit Development pursuant to the provisions of Article 11, the applicant may request, and the DRB may authorize the hearings on preliminary and final subdivision plats to be combined into a single public hearing. In such cases, the submission requirements for final subdivision plats pursuant to Sec. 10.1.9 shall be met at the time of application, and decisions by the DRB shall be based on the project's conformance with the review criteria for both preliminary (Sec. 10.1.8(d)) and final plats (Sec. 10.1.9(d)).

The proposed subdivision is for two lots and qualifies to be considered in a combined hearing.
Affirmative finding.

Section 10.1.9 Final Plat Review

(d) Review Criteria

1. *The requirements of the underlying zoning district(s) and all applicable overlay district(s) as set forth in Article 4*

See Article 4.

2. *The review criteria for Conditional Uses and Major Impact*

Not applicable.

3. *The requirements of Article 5 with regard to Special Uses and Performance Standards as applicable*

Not applicable.

4. *The land division and site development principles and design standards in Article 6.*

See Article 6.

Sec. 10.1.11, Recording of Final Plats

(a) Certifications and Endorsement

Prior to recording the mylar, all of the required endorsement blocks must be depicted on the subdivision plat and signed by the appropriate individuals. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. **Within 180 days of the date of final approval**, the subdivision plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.
2. **Prior to filing the mylar** in the city land records, the subdivision plat shall be revised to reflect the following:
 - a. The plat shall be drawn in black permanent inks on three (3) to five (5) mil stable-base polyester film (mylar) and 18 inches by 24 inches in dimension;
 - b. A scale of 1" = 40'; and,
 - c. Obtain signatures for all certifications and endorsements required under Sec. 10.1.11 (a) of the Comprehensive Development Ordinance. These signature blocks shall be included on the final subdivision plat.
3. Standard permit conditions 1-15.

Survey Notes

1. The survey is based upon research performed in the Burlington City Land Records and the following plats and plans:
a. "Crescent Woods Development", prepared by Fred Koerner, C.E., dated July 1957 and filed in Book 159 Page 57 of the City of Burlington Land Records.
2. Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on February 14, 2024 from a Trimble R10 Unit with differential corrections from CORS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12b).
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the City of Burlington Land Records.
5. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
6. This plat is for the identification of boundary lines of Wild Dale LLC. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Wild Dale LLC are certified to, all others not warranted to be correct and are subject to revisions. This survey depicts the property lines of Wild Dale LLC based upon record research conducted by Joseph R. Flynn, L.S.
7. Right of Way for Dale Road and Wildwood Lane is based upon existing monuments and map reference 1a.
8. Valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

Legend

- Boundary Line
Abutter Line
Easement Line
New Property Line
OHP
Overhead Utility Line
Chain link Fence
- Found Iron Pipe/ Rebar
Set Rebar
Found Concrete Monument
Utility Pole
Deciduous Tree

Approved by decision of the Development Review Board, City of Burlington,
Vermont issued on _____ day of _____, subject to all
requirements and conditions of subdivision and plat approval.

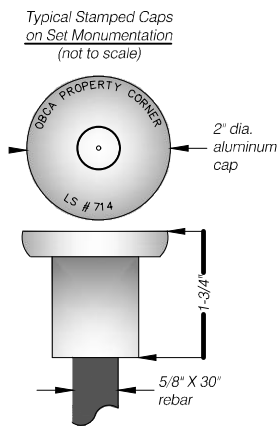
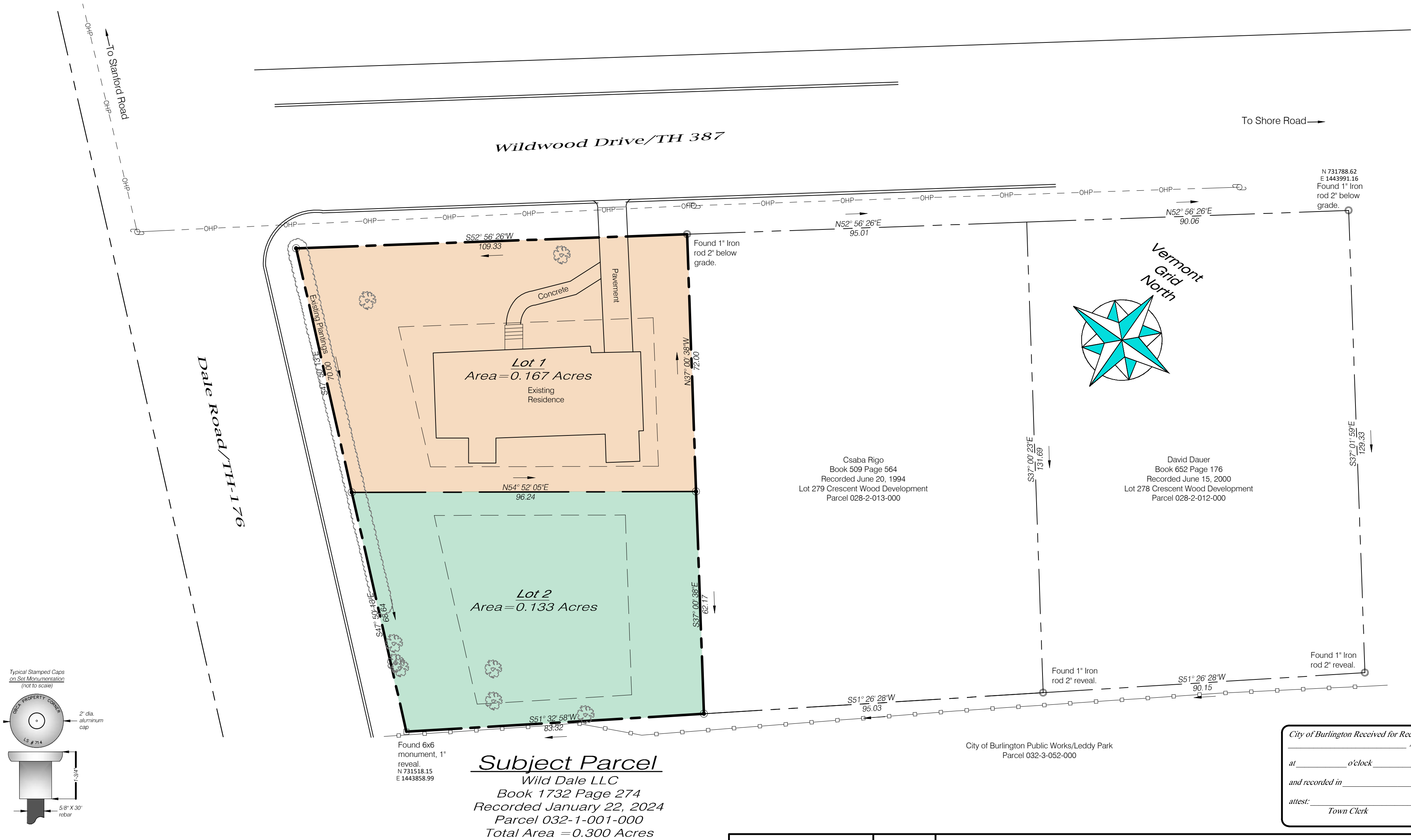
Signed this _____ day of _____, 20____, by

Chairperson



Location Plan-n.t.s.

This is an Original Mylar



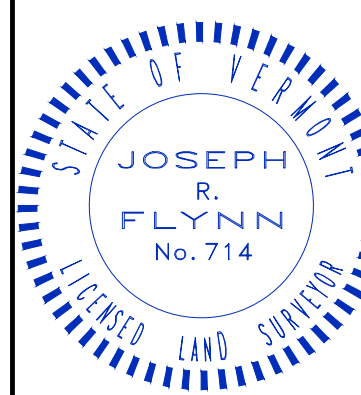
Subject Parcel

Wild Dale LLC
Book 1732 Page 274
Recorded January 22, 2024
Parcel 032-1-001-000
Total Area = 0.300 Acres

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn, L.S. 714

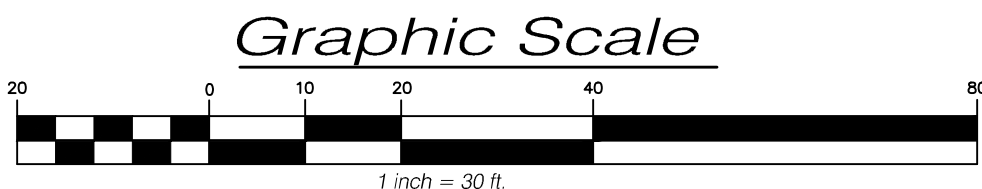
April 18, 2024

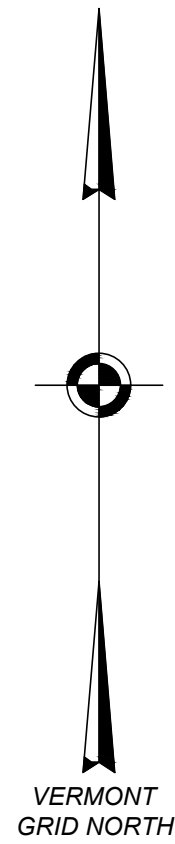


DATE	REVISION
SURVEY	OBCA
DESIGN	OBCA
DRAWN	JRF
CHECKED	DWB
SCALE	1"=20'
O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
13 Corporate Drive Essex JCT., VT Phone: 878-9900 FAX: 878-9889 E-MAIL: obca@olearyburke.com	

Subdivision Plat
of
Wild Dale LLC
144 Wildwood Drive - Burlington, Vermont

BY	DATE
DATE	04/18/2024
JOB#	2024-02
FILE	2024-02
PLAN SHEET #	PL1





EXISTING SEWER MANHOLE
AND LINE DATA FROM 2024
SURVEY DATA

EXISTING SMH
RIM ELEV: 143.2'
INV IN: 135.3'
INV OUT: 135.2'±

SURVEY LOCATED
GATE VALVE

SURVEY LOCATED
GATE VALVE

EXISTING 18" DIA.
SEWER MAIN

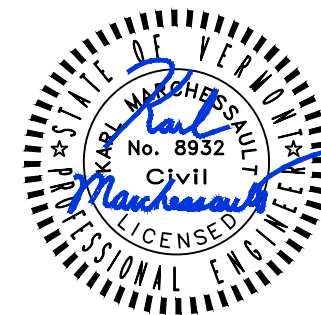
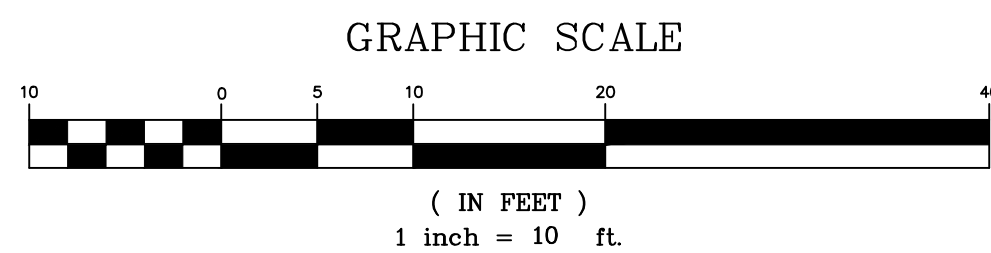
115' FROM EX. MANHOLE X 0.003 = 0.35'
INV. EX. 18" SEWER LINE
INV. 135.3 + 0.35 = 135.7±
PROPOSED INSERT-A-TEE
INV. 136.4±

CONTRACTOR TO FIELD VERIFY ELEVATION
AND TYPE OF PIPE AND WORK WITH CITY
OF BURLINGTON PUBLIC WORKS TO MAKE
NEW SEWER CONNECTION

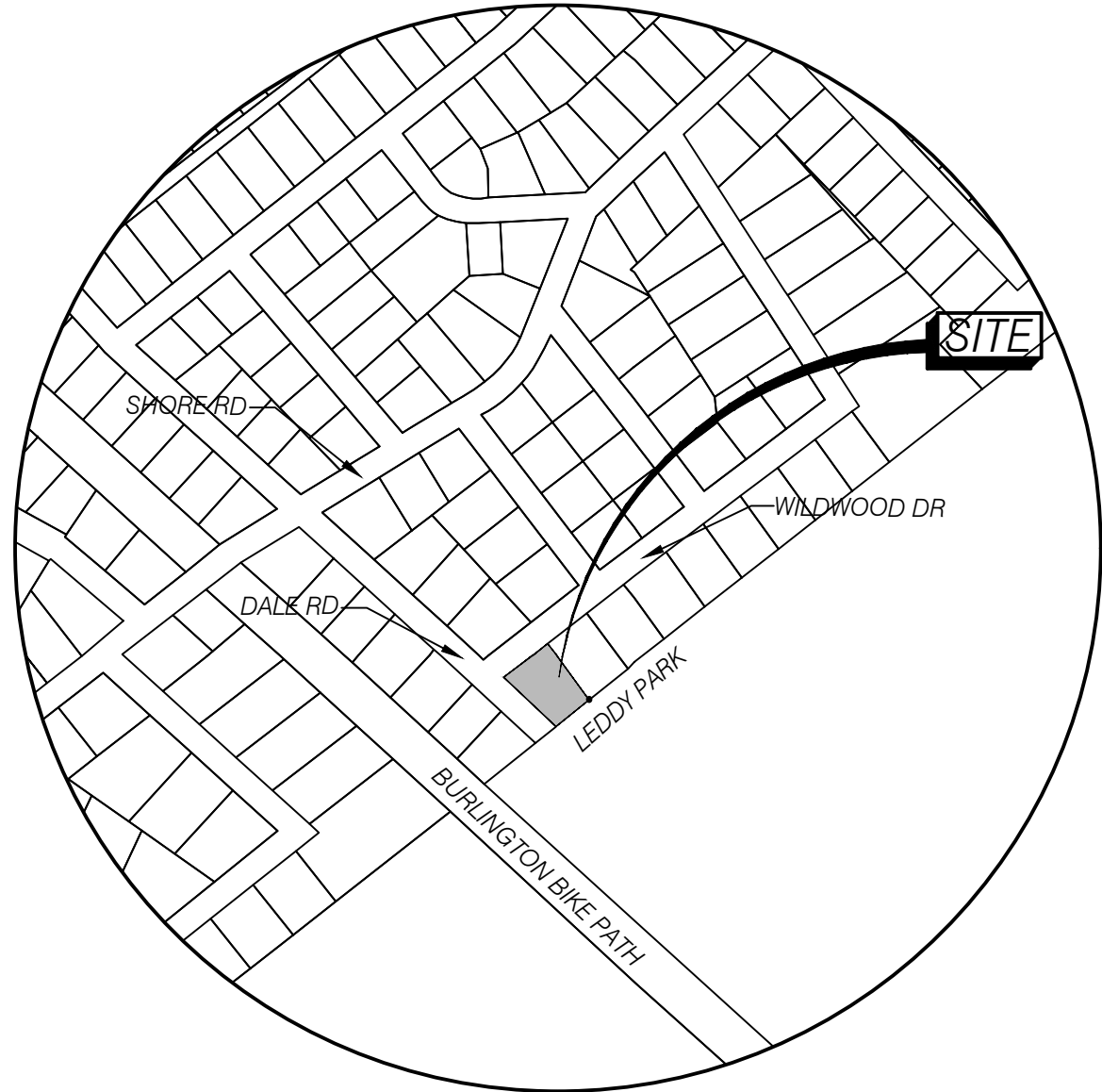
CONTRACTOR TO FIELD VERIFY
ELEVATION AND TYPE AND LOCATION OF
EXISTING WATERLINE TO ENSURE 18" OF
VERTICAL SEPARATION CAN BE MET, IF
SEPARATION CANNOT BE MET, 6" SEWER
SERVICE SHALL BE SLEEVED WITH A
LARGER PIPE AND SEALED ON EACH END
10' FROM CL OF CROSSING OR
APPROVED EQUAL, CONTACT CITY OF
BURLINGTON AND ENGINEER 5 DAYS IN
ADVANCE OF COMPLETING WORK

CONTRACTOR TO FIELD VERIFY ELEVATION
AND TYPE AND LOCATION OF EXISTING
WATERLINE AND PERFORM A WET TAP BY
A QUALIFIED PERSON ACCEPTABLE TO
CITY OF BURLINGTON AND ENGINEER TO
BE CONTACTED 5 DAYS IN ADVANCE OF
COMPLETING WORK

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT
1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
SURVEY JRF	☒ RECORD DRAWING ☐ PRELIMINARY	DATE 4/25/24
DESIGN PWW/KGM	☒ FINAL ☐ SKETCH/CONCEPT	JOB# 2024-02
DRAWN PWW/KGM	144 WILDWOOD DR	
CHECKED KGM	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
SCALE 1"=10'	144 WILDWOOD DRIVE BURLINGTON, VT	
13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9880 FAX: 878-9889 E-MAIL: OBCA@olearyburke.com		FILE 2024-02-S2
		PLAN SHEET # 1



LOCATION PLAN
N.T.S.

LEGEND	
	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	BUILDING SETBACK
	EXISTING MAJOR CONTOUR LIDAR 5'
	EXISTING MINOR CONTOUR LIDAR 1'
	EXISTING BUILDING
	EXISTING EDGE OF DRIVE/WALK
	EXISTING SEWER MANHOLE AND LINE
	EXISTING WATERLINE
	EXISTING GATE VALVE & HYDRANT
	PROPOSED WATER SHUTOFF-SERVICE
	PROPOSED SEWER SERVICE

ZONING INFORMATION	
PARCEL ID: 032-1-001.000	
ZONED: RESIDENTIAL- LOW DENSITY (RL)	
DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA: N/A	
MINIMUM LOT FRONTAGE: 30 FT	PROPOSED 68.6'
MAXIMUM ALLOWED COVERAGE: 45%	
SETBACKS:	REQUIRED
FRONT:	EXISTING HOUSE 26' ± 5' = 21' (LOT 2)
SIDE:	10% OF LOT WIDTH - SEE CALC. 6.5' (LOT 2)
REAR:	20' (LOT 2 ONLY)

THIS SITE PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE.
SEE SUBDIVISION PLAT OF WILD DALE LLC FOR MORE DETAILED
BOUNDARY INFORMATION.



Proposed Subdivision

To whom it may concern,

I, Matt Brouillard, proprietor of Wild Dale LLC, the entity holding ownership of the property situated at 144 Wildwood Drive in Burlington, Vermont, am formally seeking approval for the final plat of a proposed two-lot subdivision.

Notification of the hearing by the Development Review Board (DRB) is to be directed to:

Matt Brouillard
47 Ethan Allen Rd
Jericho, VT 05465

The surveying for this project was conducted by O'leary Burke, who also prepared the plat and site plan, both of which have been included in my application.

Both parcels will conform with zoning conditions under the NC in the Residential low district. No development is proposed for lot 2 at this time.

Lot 1

Minimum lot area: N/A

Minimum lot frontage: 30' - Proposed 109.3' on Wildwood Drive, 70' Dale Rd

Maximum allowed coverage 45% - Proposed 1,876sf / 7,405sf = 25.3%

Front yard setback 30' Wildwood/ 26' Dale Rd

Side yard setback 10% of lot width, proposed 7.1' (70x.1 off from Dale Rd)

Rear yard setback N/A

Lot 2

Minimum lot area N/A

Minimum lot frontage 30' - Proposed 68.6'

Maximum lot coverage N/A

Front yard setback 26' Dale Rd +/- 5' - Proposed 21'

Rear yard setback- 20' Proposed 20'

Please review the provided information at your earliest convenience.

Warm regards,

Matt Brouillard

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: June 4, 2024
RE: ZP-24-87; 63 Lakeview Terrace

=====

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Zone: RM Ward: 2

Owner/Applicant: Barbara Zucker & Louis Lionni / Joe Fisher

Request: Proposed 2-story rear addition to existing single family home.

I. Findings

The applicants are seeking approval to construct an addition behind their existing home. There are a number of listed or surveyed historic properties along Lakeview Terrace; however, the subject property is not one of them. The size of the addition is large enough to require Board review and approval. The residence is a single family home with a detached accessory dwelling unit and sits along the western side of Lakeview Terrace. Many of the homes in this neighborhood have been expanded with additions over the years.

The Design Advisory Board reviewed this application on May 14, 2024 and recommended approval as proposed.

Previous zoning actions for this property are noted below.

- 8/23/23, Amendment to prior permit for a rear addition (withdrawn)
- 12/5/22, Approval for rear addition (superseded)
- 6/13/16, Approval for retaining wall at western end of the property
- 5/3/06, Approval for window replacement on western side of the house
- 1/4/02, Approval to install a back yard shed
- 11/1/99, Approval to install a chimney in the house
- 6/27/95, Approval to extend prior permit for a rear addition and conversion to duplex (Relinquished)
- 9/6/94, Approval for fenestration changes
- 5/11/93, Approval to install a chimney in the detached garage
- 9/25/92, Denial of renovations to the existing home
- 7/9/92, Approval for a rear addition and conversion to duplex (relinquished)
- 10/24/91, Approval for rear addition (relinquished)
- 4/25/91, Approval for rear addition (superseded)
- 9/28/89, Approval to raise roof to create 2nd floor and habitable attic

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(2) Residential Medium Intensity (RM)

This district is intended for residential development that includes a mix of housing types and moderately high lot coverage. The existing residence is consistent with this intent. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards

The subject property has 50' of road frontage. It will not change, and the minimum required is 30.'

The front yard setback remains unchanged. The northerly side yard setback scales to 5,' and the southerly side yard setback scales to 24.' Both comply with the 10% minimum side yard setback standard. The rear yard setback will be ~ 97.' The maximum required rear yard setback is 15.'

Lot coverage will increase to 37.2% and remains below the maximum permissible 55%.

The rear addition will be ~20' tall as measured from the front and is well below the 3-story / 35' height limit.

The maximum permissible number of dwelling units in the home is 4. It will remain unchanged at 1 dwelling unit.

The footprint of the principal structure will increase to 1,460 sf and remains below the maximum permissible 1,800 sf. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is requested. The single family home is a permitted use in the RM district. **(Affirmative finding)**

(d) District Specific Regulations

1. Additional Residential Development Permitted

(Not applicable)

2. Exceptions to Dimensional Standards

(Not applicable)

3. Exception for Neighborhood Commercial Uses

(Not applicable)

4. Miscellaneous Standards

(c) Residential Occupancy Limits

The residence may be occupied only by a family as defined in Article 13 of the Comprehensive Development Ordinance. There is no indication in the application that occupancy will be otherwise. **(Affirmative finding)**

(e) Effective Date

(Not applicable)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exceptions are sought. **(Not applicable)**

Sec. 5.2.5, Setbacks

No setback encroachments are sought. **(Not applicable)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.2.7, Density Calculations

Density is unaffected. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the amendment appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is included in this application. Fixture information is provided in the project details that depict a canister fixture and a step light. Project plans depict the recessed canister locations above the open rear decks and step lights within the rear steps. Lumens information for the canister fixture is included in the specification sheets, but it includes a range depending on particular bulb. No lumens information is evident for the step lights. Both fixtures need to utilize “low output lamps” (2,000 lumens or less), or a photometric plan is needed to demonstrate compliance with the lighting environment standards of this section. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control (EPSC) plan is required for the earthwork associated with this project. An application for EPSC review by the city’s stormwater program has been submitted. Review and approval by the stormwater program is required. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features as identified in the natural resources overlay district within the property. **(Affirmative finding)**

(b) Topographical alterations

The lot is essentially flat and will remain so. Beyond the rear property line to the west, the embankment slopes down steeply towards the downtown waterfront. **(Affirmative finding)**

(c) Protection of important public views

There are no dedicated public viewpoints from, or through, the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The property is not listed on a state or national register of historic places, nor is it known to be an important archeological site. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The elevation plans include notation that the addition roof will be constructed to support a future solar array. The property appears to be well situated for solar energy capture, and installation of such array is encouraged. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater and erosion control.

The proposed rear addition will include sheltered building entries. **(Affirmative finding)**

(h) Building location and orientation

The existing home is oriented towards the street, set close to the sidewalk with an enclosed front porch and sheltered front entry. No change to the existing location or orientation are proposed. The addition is appropriately located behind the existing home. It is tucked in on the sides and is shorter than the existing structure with limited effect on the streetscape. **(Affirmative finding)**

(i) Vehicular access

Vehicular access remains unchanged in the existing private driveway. **(Affirmative finding)**

(j) Pedestrian access

The existing front entry connects to the public sidewalk by way of a private walkway that connects to the top of the driveway where the sidewalk crosses. The walkway will be reconstructed but will retain this connectivity. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicapped accessibility is not required; however, the addition will include accessibility features such as a wheelchair route and elevator. **(Affirmative finding)**

(l) Parking and circulation

Parking and circulation are unchanged. Two vehicles may park in tandem in the single-width driveway. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

Some existing vegetation proximate to construction activity will be removed and appears to consist largely of previous landscaping installations. The project plans clearly note landscaping to be removed, retained, and/or replaced.

A section of existing fence along the northerly property line will be removed and replaced in-kind. No changes to the existing retaining wall at the property's western edge are noted. **(Affirmative finding)**

(n) Public plazas and open space
(Not applicable)

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
An HVAC unit is proposed along the northerly side of the addition and is screened by nearby fencing. No additional ground-mounted infrastructure is included in the project. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Massing and scale of the home as perceived from the street is little changed. As noted previously, the addition is located behind the existing building and is set in along the sides and is shorter than the existing structure. While joined together as one building, the original and new clearly read as separate and unique. There is no confusing what is new versus original. The addition is largely uniform as compared to the original structure. Unsurprisingly, there is ample glazing and open sitting areas on the western elevation. As expanded, the home remains within the scale of homes in the Lakeview Terrace neighborhood. **(Affirmative finding)**

Roofs and Rooflines

The addition includes a flat roof. While unusual for a single family home, it appropriately relates to the overall design of the new addition. **(Affirmative finding)**

2. Building Openings

As with the rest of the addition, proposed fenestration is a departure from that in the original home. Both side elevations include large windows screened behind the siding battens. As noted above, the western elevation contains ample glazing to take advantage of expansive views across the downtown waterfront and beyond. The proposed fenestration appropriately contributes to the design of the addition. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing home is not included in an historic register, nor apparently has it been surveyed for inclusion. **(Affirmative finding)**

(c) Protection of important public views
See Sec. 6.2.2 above.

(d) Provide an active and inviting street edge

As noted above, the street edge will be little changed by the proposed rear addition. **(Affirmative finding)**

(e) Quality of materials

High quality materials are proposed and include cedar board-and-batten siding, clad wooden triple glazed windows, fluid-applied roofing, and hardwood decking. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed addition must comply with current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site
(Not applicable)

(h) Integrate infrastructure into the building design

The addition will make use of existing utilities serving the property. No roof-top equipment is evident. Two exposed downspouts are located along the northern elevation and will be painted to match the siding. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. As noted previously, locations of outdoor lighting fixtures must be depicted on project plans. **(Affirmative finding)**

II. Conditions of Approval

1. Prior to release of the zoning permit:

- a. The EPSC plan shall be reviewed and approved by the city's Stormwater Program; and,
 - b. Lumens information for both proposed exterior lighting fixtures showing compliance with "low output lamp" standards or provision of a photometric plan demonstrating compliance with the outdoor lighting standards of Sec. 5.5.2.
2. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
3. Standard Conditions 1-15.



3104 HUNTINGTON ROAD
RICHMOND, VERMONT
802.434.2112
WWW.BIRDSEYEV.T.COM

LIONNI-ZUCKER RESIDENCE
63 LAKEVIEW TERRACE
BURLINGTON, VT

SHEET	TITLE	05-14-2024
G-000	TITLE SHEET	X
G-005	ARCHITECTURAL SITE PLAN	X
C1.0	EXISTING CONDITIONS PLAN	X
A-120	RCP/ELECTRICAL PLANS	X
A-200	EXTERIOR ELEVATIONS	X
A-201	EXTERIOR ELEVATIONS	X

LIONNI-ZUCKER RESIDENCE

63 LAKEVIEW TERRACE
BURLINGTON, VT 05401

ZONING PERMIT
14 MAY, 2024

ARCHITECT
BIRDSEYE
3104 HUNTINGTON RD
RICHMOND, VT 05477
802.434.2112

STRUCTURAL ENGINEER
ARTISAN ENGINEERING
120 GRAHAM WAY
SHELburne, VT 05482
802.497.3531

CIVIL ENGINEER
CIVIL ENGINEERING ASSOC. INC.
10 MANSFIELD VIEW LN
SOUTH BURLINGTON, VT 05403
802.864.2323

GENERAL CONTRACTOR
RED HOUSE BUILDING
PO BOX 296
BURLINGTON, VT
802.655.0009

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Issue / Revision Log	
ZONING PERMIT	05-14-2024

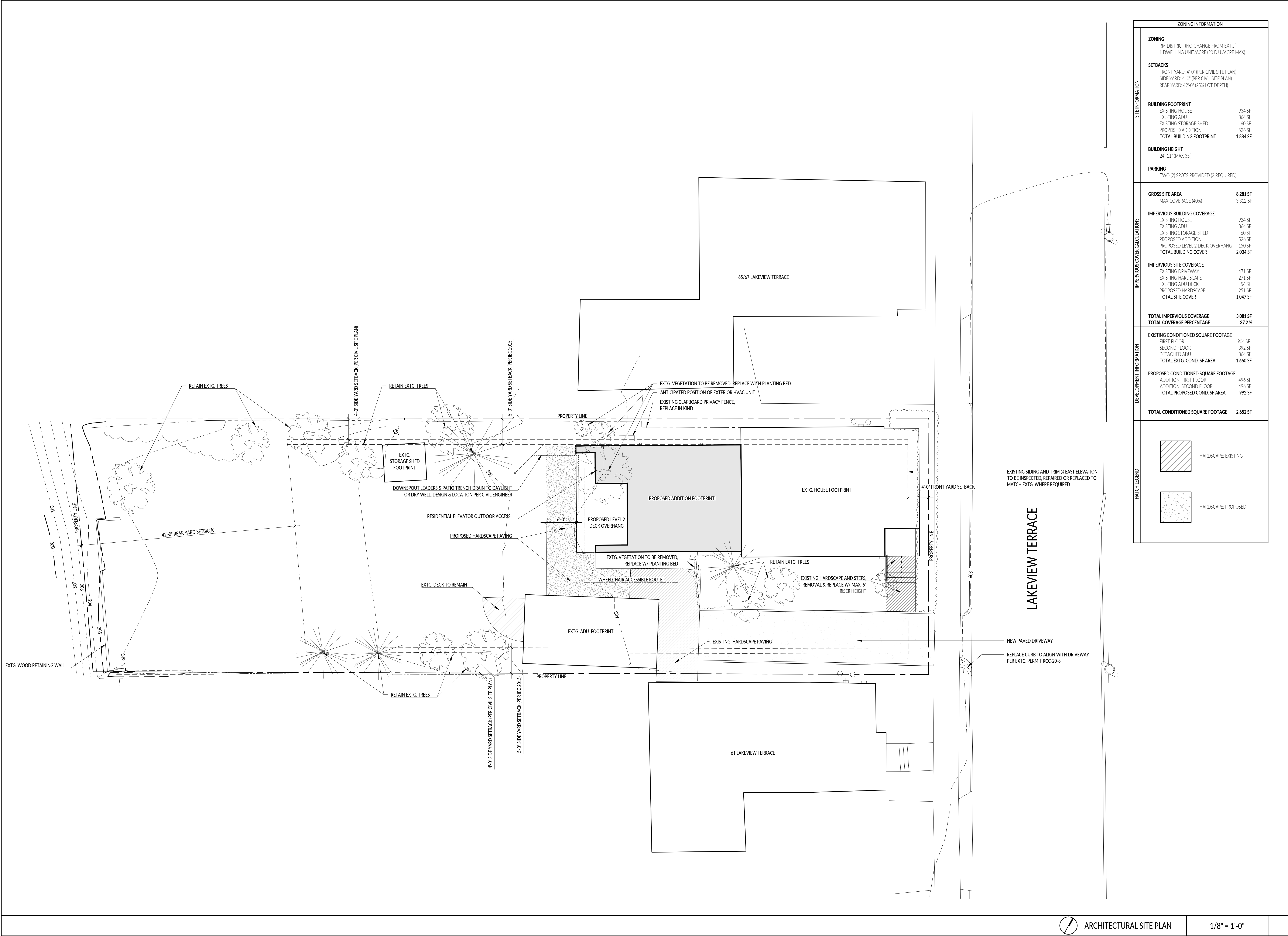
Title
TITLE SHEET

Sheet Number

G000

DRAWING INDEX

PROJECT TEAM



3104 HUNTINGTON ROAD
RICHMOND, VERMONT
802.434.2112
WWW.BIRDSEYEV.T.COM

LIONNI-ZUCKER RESIDENCE

63 LAKEVIEW TERRACE
BURLINGTON, VT

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Issue / Revision Log
ZONING PERMIT 05-14-2024

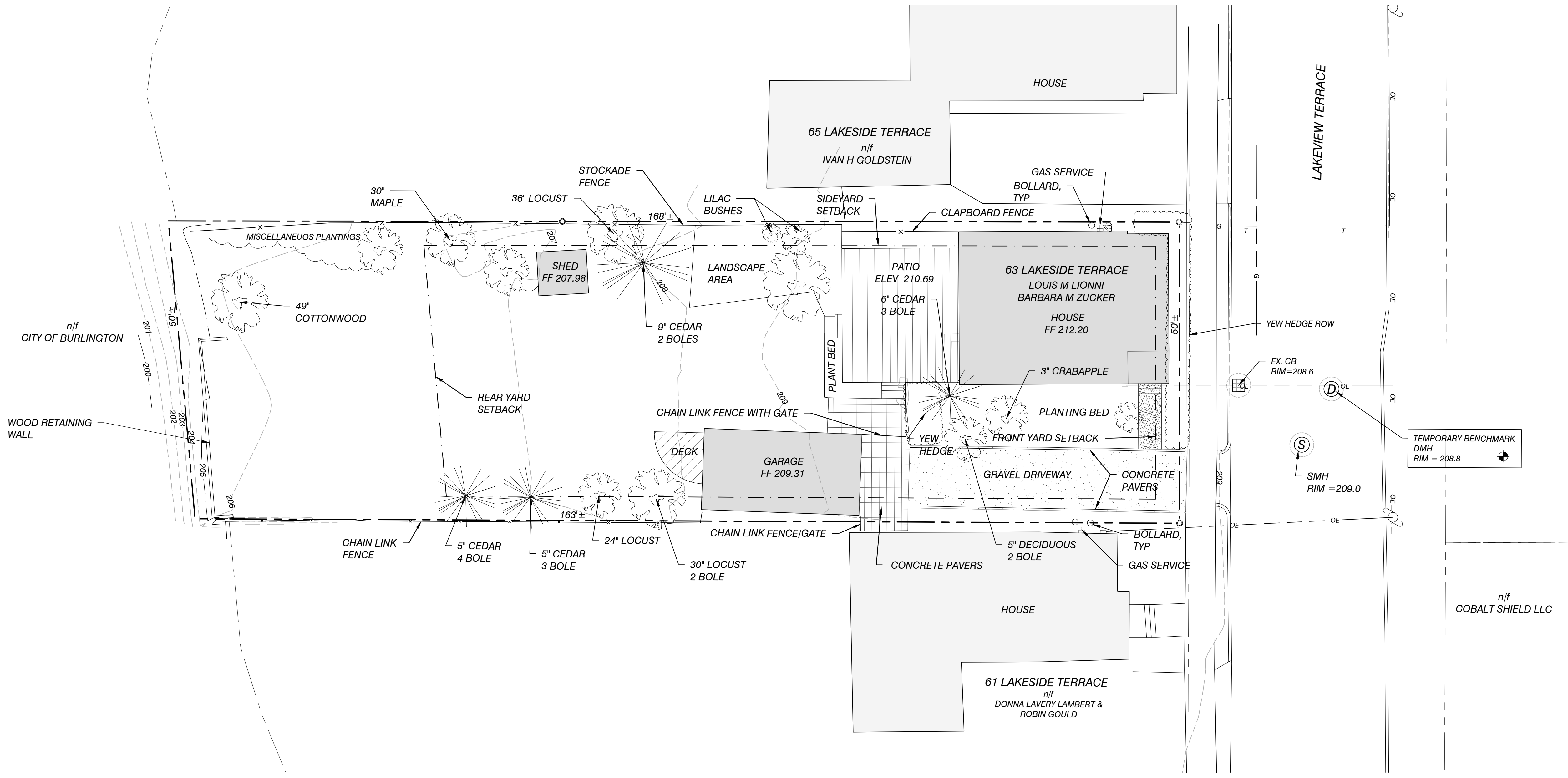
Title
ARCHITECTURAL SITE PLAN

Sheet Number

G005

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



- NOTES**
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
 - THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
 - PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION, INFORMATION ABSTRACTED FROM THE CITY OF BURLINGTON LAND RECORDS AND MONUMENTS LOCATED ON SITE. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
 - SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC JULY 2022. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.

ZONING DISTRICT: RM - RESIDENTIAL MEDIUM

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	20,000 S.F.	8,281 S.F. ±
COVERAGE		
BUILDING COVERAGE	40%	30.7%
SETBACK - BUILDING & PARKING		
FRONT YARD	*	4'
SIDE YARD	**	4'
REAR YARD	***	42'
BUILDING HEIGHT	35'	

* FRONT YARD - AVERAGE OF 2 ADJACENT LOTS ON BOTH SIDES ± 5'
** SIDE YARD - AVERAGE SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES
*** REAR YARD - 25% OF LOT DEPTH BUT IN NO EVENT LESS THAN 20'

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING OVERHEAD UTILITY/ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING GAS
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- PROJECT BENCHMARK

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN
AN

CHECKED
JLM

APPROVED
DSM

CLIENT:

**TRUEX CULLINS
ARCHITECTURE**

209 BATTERY ST
BURLINGTON VERMONT
05401

PROJECT:

**LOUIS M LIONNI
BARBARA M ZUCKER**

63 LAKEVIEW TERRACE
BURLINGTON, VT

LOCATION MAP
1" = 1000'

DATE	CHECKED	REVISION

**EXISTING
CONDITIONS
PLAN**

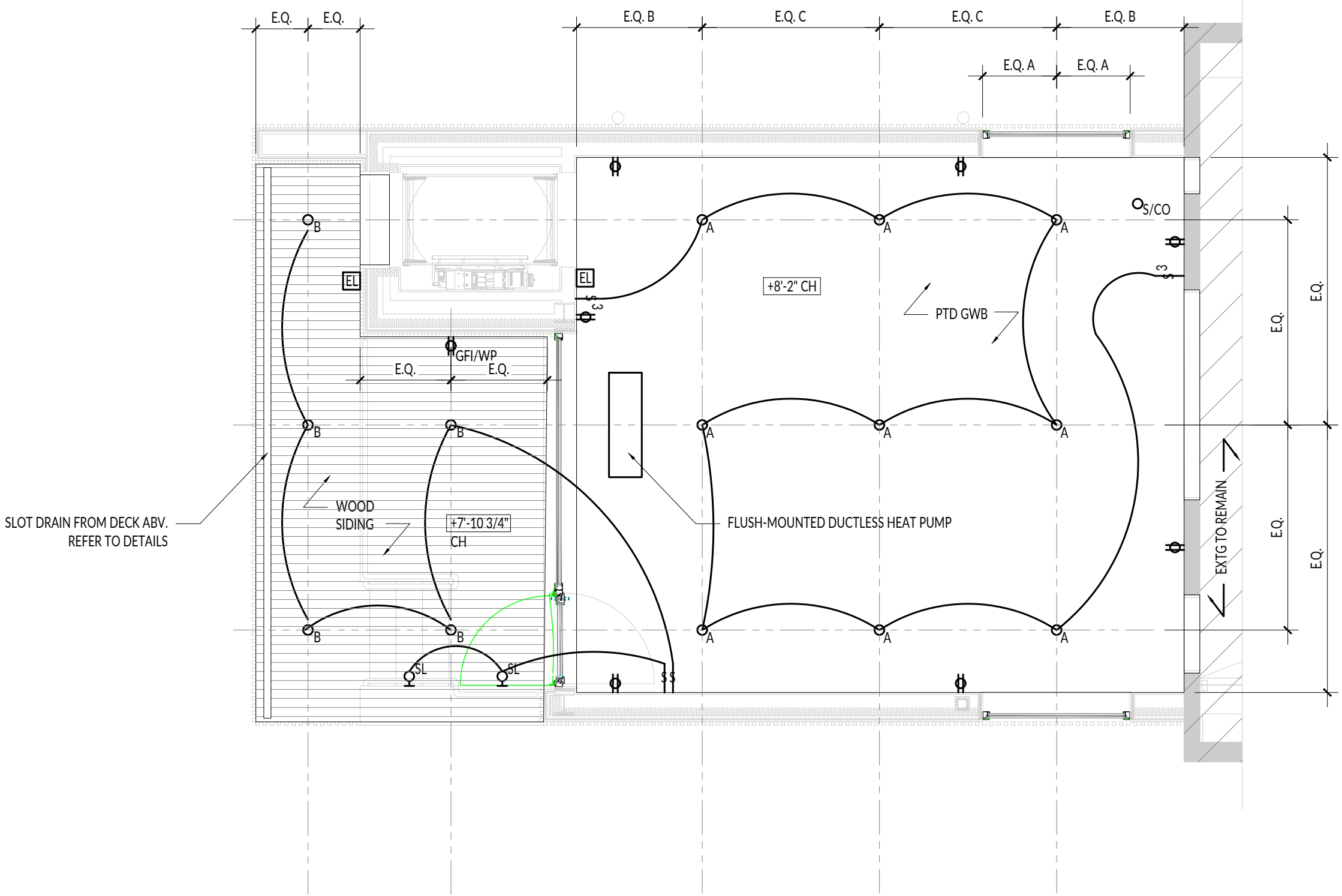
DATE
JULY 2022

SCALE
1" = 10'

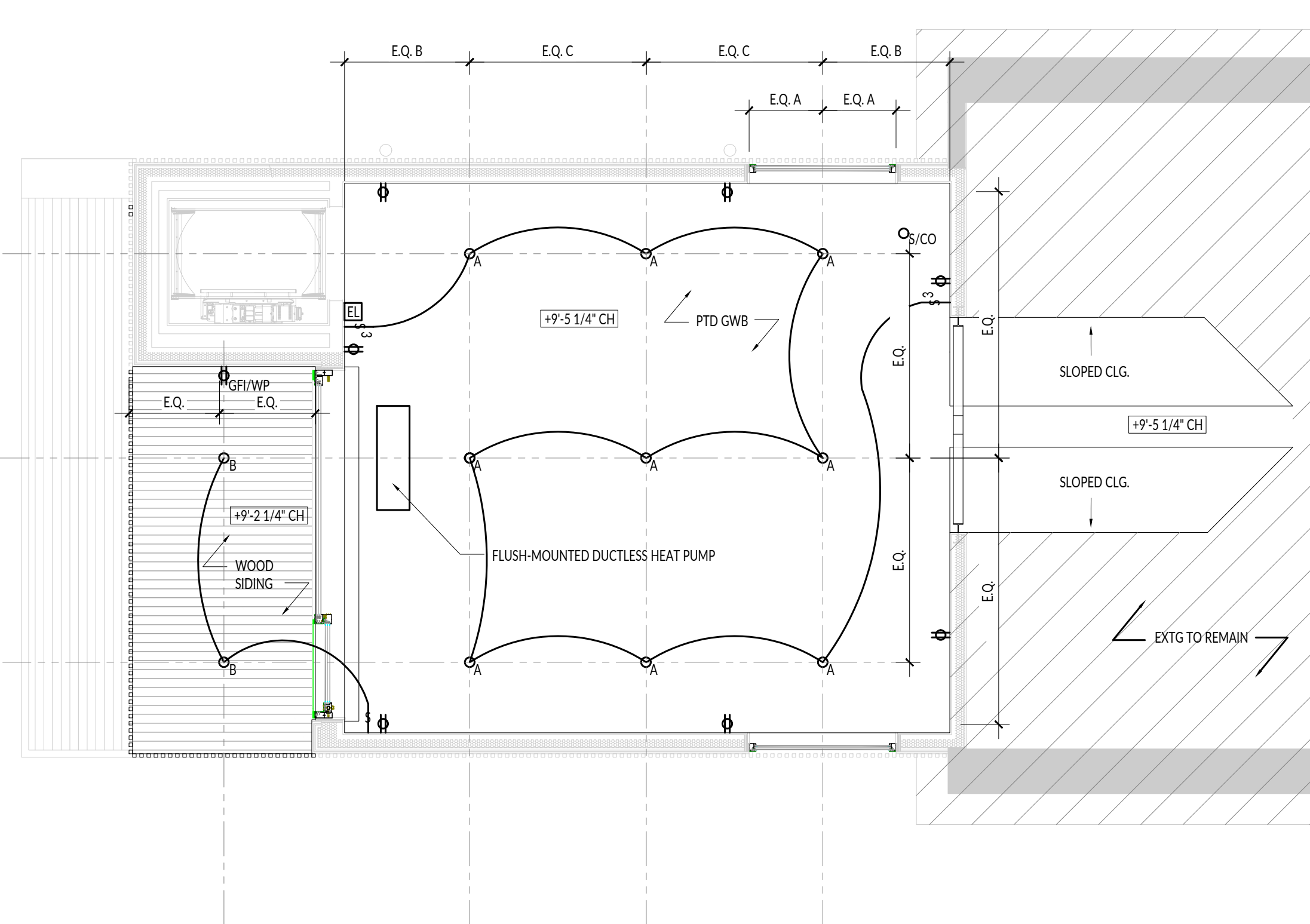
PROJ. NO.
22188

DRAWING NUMBER
C1.0

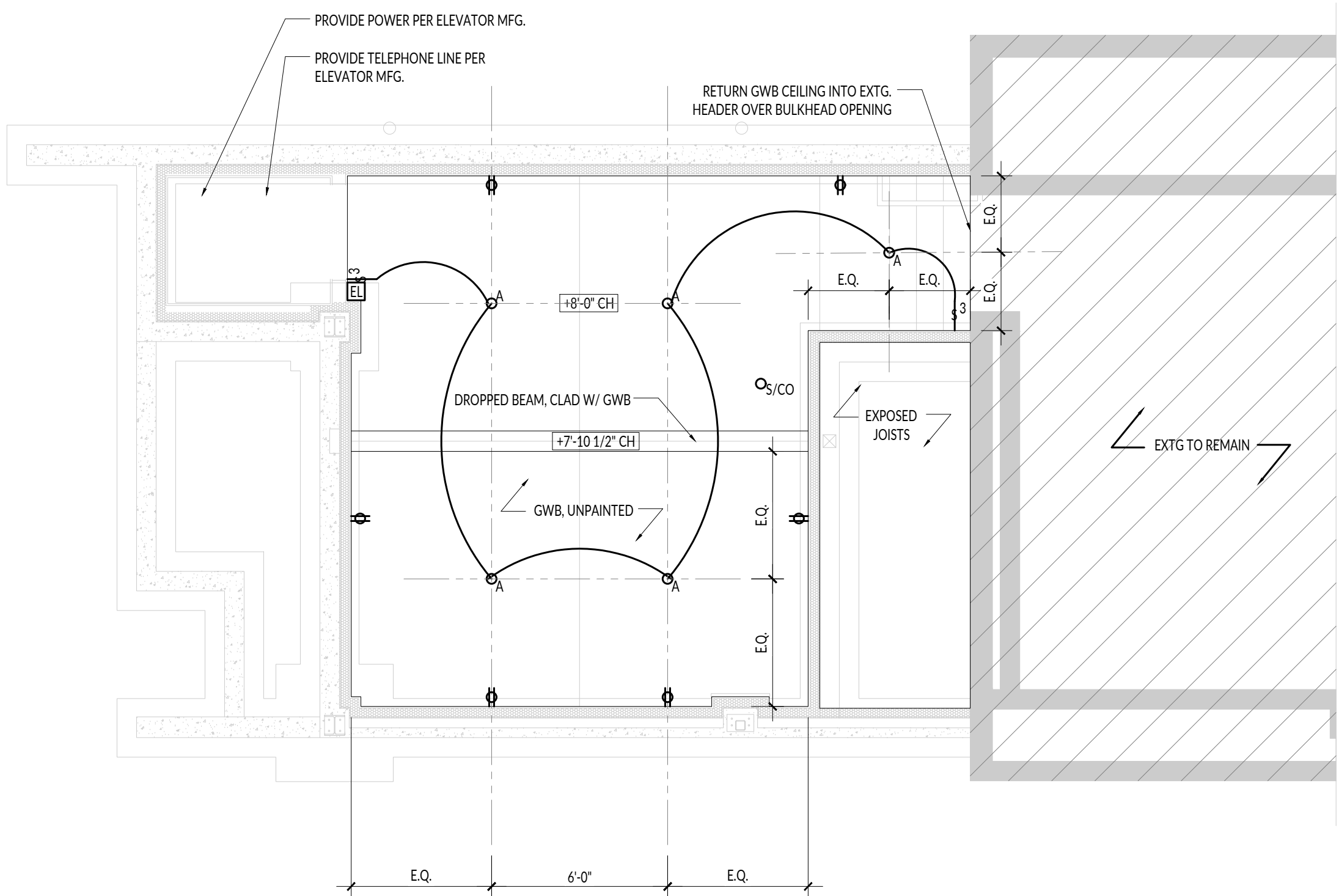
GENERAL NOTES	
1.	ALL LIGHT SWITCHES TO BE INSTALLED TO MATCH EXIST. HEIGHT CL AFF AND HORIZ. DISTANCE FROM ALL DOOR AND WINDOW CASINGS OR SHEETROCK RETURNS UNO.
2.	ALL OUTLETS TO BE MOUNTED TO MATCH EXISTING HEIGHT CL AFF AND ORIENTATION UNO.
3.	SEE LIGHTING SCHEDULE FOR LIGHTING SPECIFICATIONS (TO FOLLOW).
4.	INSTALL OUTLETS AND SWITCHES PER CODE - GC TO VERIFY ALL LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
5.	MECHANICAL CONTRACTOR TO LOCATE THERMOSTAT.
LIGHTING FIXTURE LEGEND	
○ _A	RECESSED DOWNLIGHT - INTERIOR ALPHABET LIGHTING NU3RD-WD, BLACK TRIM
○ _B	RECESSED DOWNLIGHT - EXTERIOR ALPHABET LIGHTING NU3RD-WD, BLACK TRIM
○ _{SL}	STEP LIGHT - EXTERIOR LUCIFER LIGHTING ISL1 IMPACT, BLACK TRIM
POWER LEGEND	
⌀	DUPLEX OUTLET
⌀ _{GFI/WP}	WATERPROOF DUPLEX OUTLET - GFI
⌋	WALL SWITCH
○ _{S/CO}	SMOKE/CO DETECTOR
EL	ELEVATOR CALL STATION



FIRST FLOOR RCP 1/4" = 1'-0" 2



SECOND FLOOR RCP 1/4" = 1'-0" 3



BASEMENT RCP 1/4" = 1'-0" 1

LIONNI-ZUCKER RESIDENCE
63 LAKEVIEW TERRACE
BURLINGTON, VT

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05-14-2024

EXTERIOR ELEVATIONS

Sheet Number

A200



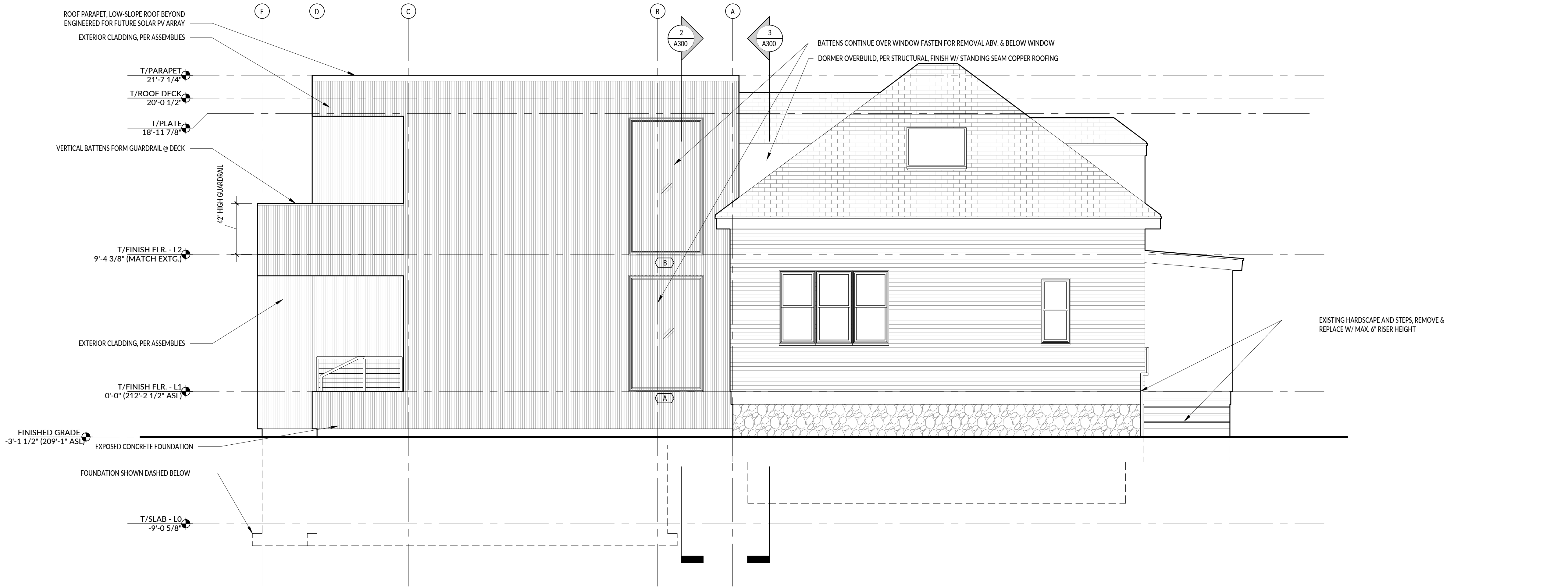
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BURLINGTON, VT

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Issue / Revision Log
ZONING PERMIT 05-14-2024

Title
EXTERIOR ELEVATIONS
Sheet Number

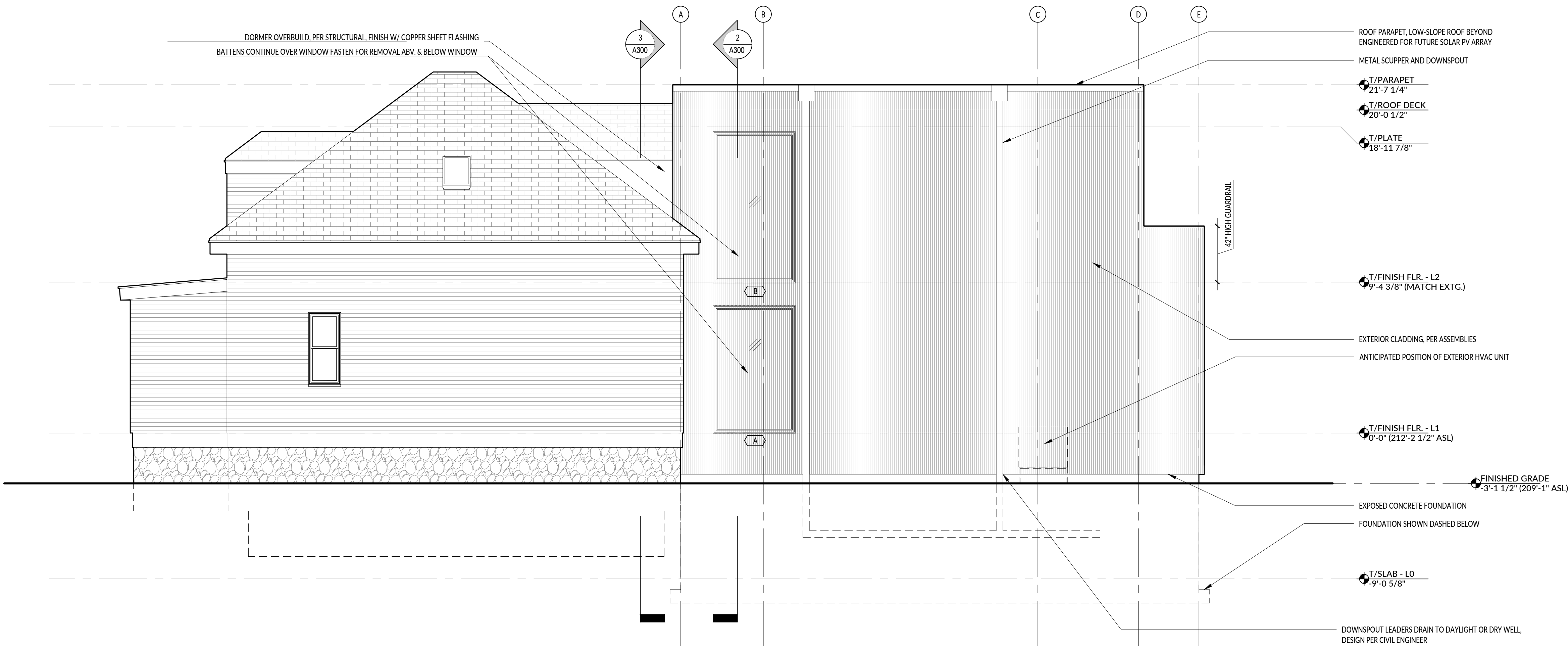
A201



SOUTH ELEVATION

1/4" = 1'-0"

2



NORTH ELEVATION

1/4" = 1'-0"

1

63 LAKEVIEW TERRACE

DESIGN ADVISORY BOARD REVIEW

MAY 14, 2024





63 LAKEVIEW TERRACE
MAY 14, 2024



PROJECT LOCATION & EXISTING CONDITIONS



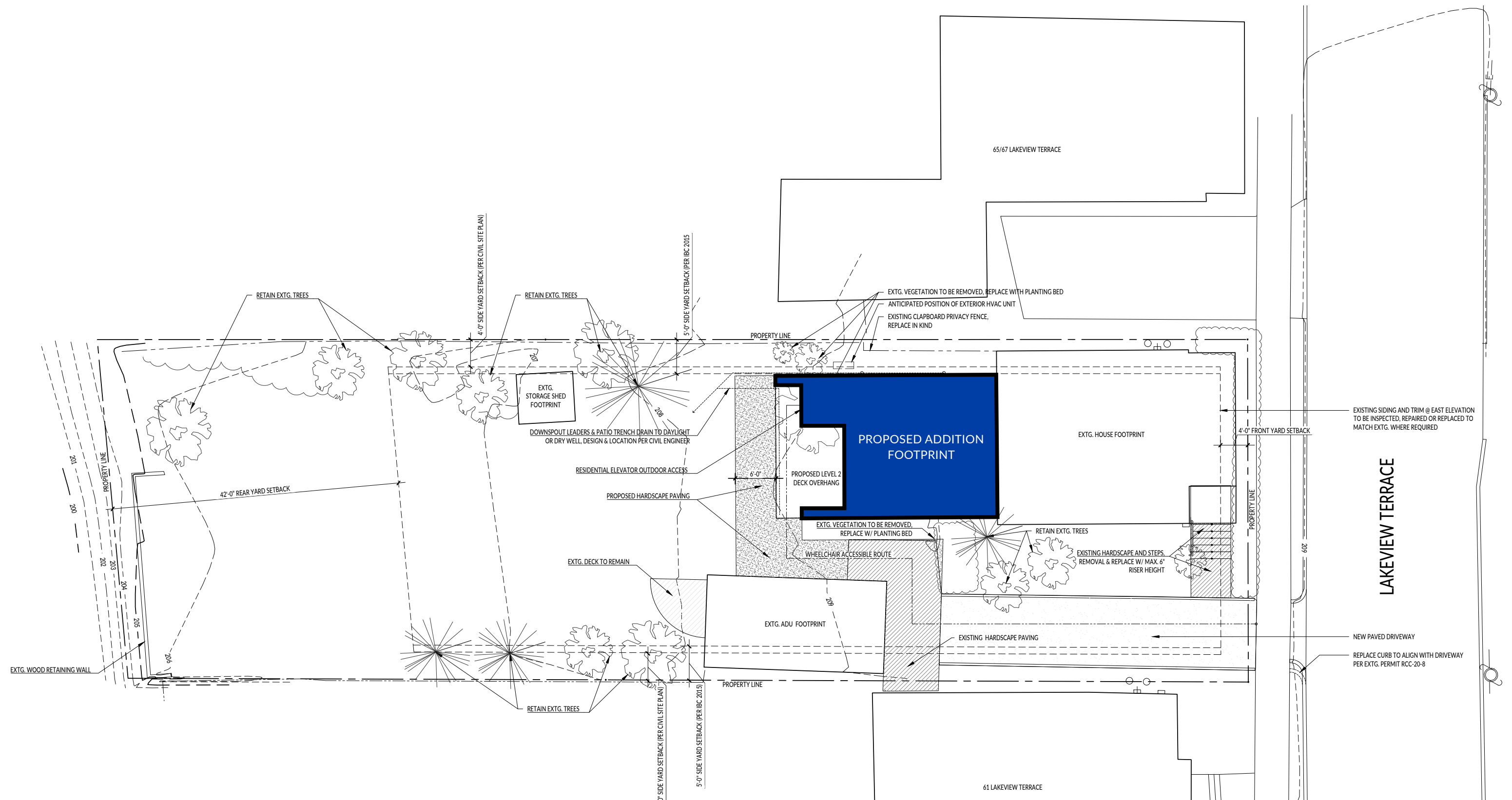


63 LAKEVIEW TERRACE
MAY 14, 2024



ARCHITECTURAL CONTEXT

BIRDSEYE



63 LAKEVIEW TERRACE
MAY 14, 2024

🕒 SITE PLAN





63 LAKEVIEW TERRACE
MAY 14, 2024



63 LAKEVIEW TERRACE
MAY 14, 2024

EAST ELEVATION





EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

63 LAKEVIEW TERRACE
MAY 14, 2024





63 LAKEVIEW TERRACE
MAY 14, 2024

WEST ELEVATION





63 LAKEVIEW TERRACE
MAY 14, 2024

WEST ELEVATION: OVERHEAD VIEW





63 LAKEVIEW TERRACE – PROJECT SPECIFICATIONS & PHOTOS

14 MAY, 2024

EXTERIOR WINDOWS AND DOORS

- M-Sora aluminum-clad wood windows and lift-slide doors, triple-glazed.
- Window A: 5'-1 ½" Wide x 8'-0" Tall – (2) total.
- Window B: 5'-1 ½" Wide x 9'-6" Tall – (2) total.
- Door EX101: 12'-3" Wide x 8'-0" Tall – (1) total.
- Door EX201: 12'-3" Wide x 9'-6" Tall – (1) total.





HARDSCAPE PAVERS

- Bluestone paving stones.



WOOD DECKING

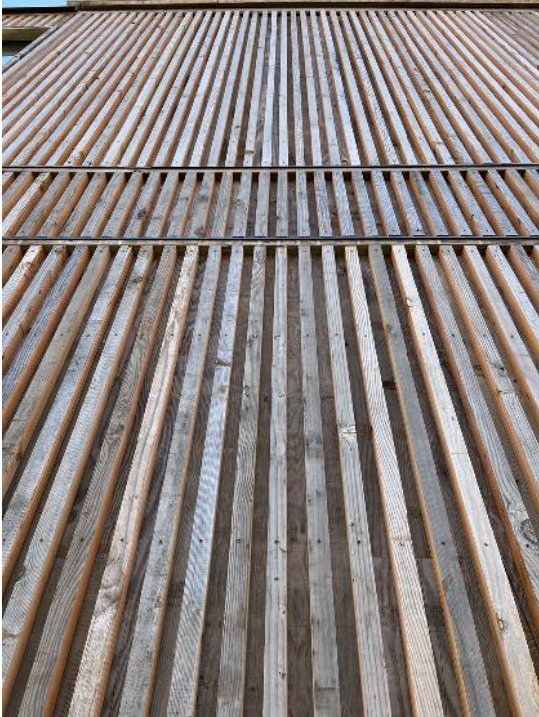
- Hardwood decking.





EXTERIOR SIDING

- Material: Western red cedar board and batten siding.



- Finish: Dark stain with clear seal.





ROOFING

- Flat Roof: Acrylabs fluid-applied roofing (not visible due to parapet).
- Sloped Roof: Slate shingles (matching existing roof of house).



- Drainage Crickets: Copper sheet flashing.





EXTERIOR LIGHT FIXTURES

- Recessed Lights: Alphabet Lighting NU3RD Pro – see appended cut sheet for specifications.
- Note: Installed units will be specified with black trim.



- Step Lights: Lucifer Lighting ISL1 Impact Steplight - see appended cut sheet for specifications.





EXTERIOR PHOTO: WEST ELEVATION - EXISTING CONDITIONS



RENDERING: WEST ELEVATION

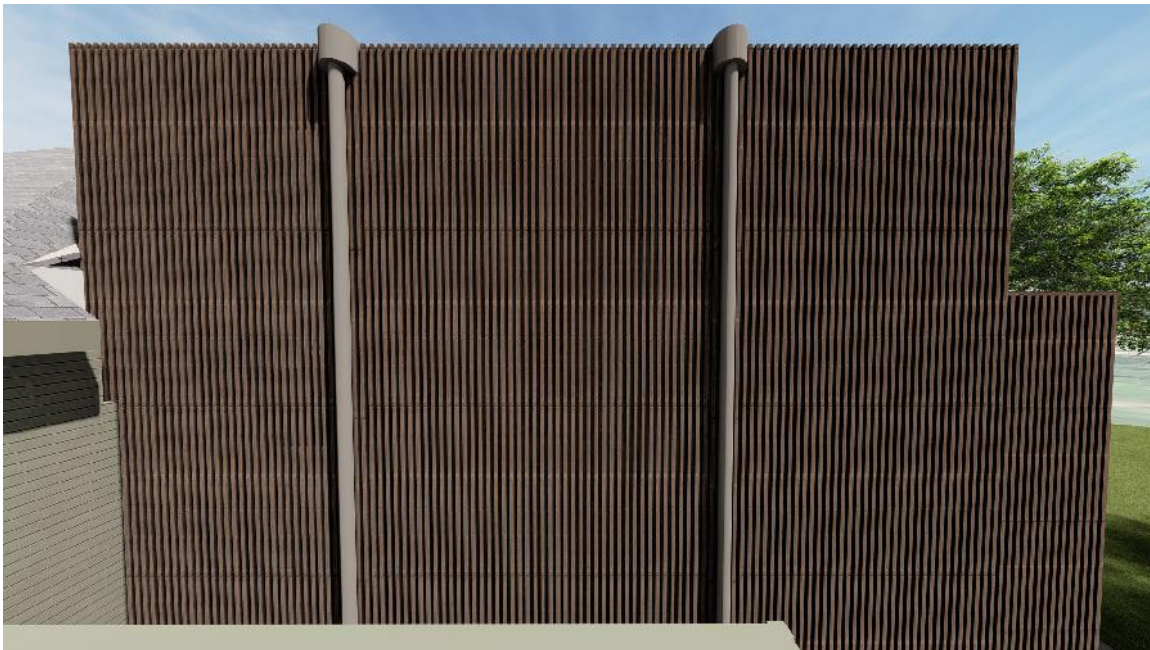




RENDERING: SOUTH ELEVATION



RENDERING: NORTH ELEVATION



Raiffeisen Kärnten,
 IBAN: AT 5939 0000 0001 028208
 BLZ: 39000
 BIC: RZKTAT2K

 =====
 Custom Fenestration Limited
 65 Birkirkara Hill
 STJ 1143 St. Julians, Malta

Identification No. for VAT: MT 26318612

 Project: SL-ŽI-2024-00423 **Offer: P2402357**
 Date: 26.4.2024

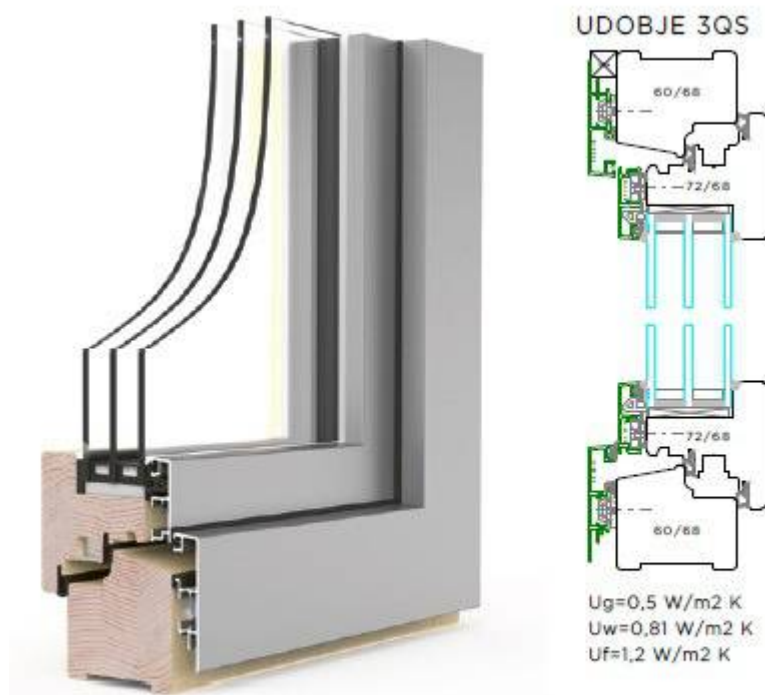
Dear Sirs!

 Thank you for your inquiry of our products. Enclosed we send you offer for windows, **P2402357.**

 Prices are based on the description of your project positions. **Lionni-Zucker Residence**

Any deviations from the estimated quote are charged separately.

Made by our details;


 type: m sora "**COMFORT_3QS**" - alu/wood window

glass: termopan by the description of the position in the offer

Up to 850m of sea level - without preasure valves in the glass; with safety glass (tempered); TGI black spacer and SKN154 (g=0,26, LT=0,47)

 surface treatment of the wood: final water glaze by M SORA scale, no.: **M Sora spruce RAL__**

=====

colour of alu-coating: from price group 1, by our proposal RAL no.:

(RAL 1013, 5014, 6005, 7001, 7015, 7016, 7035, 7040, 7047, 8001, 8003, 8007, 8014, 8017, 8019, 9004, 9005, 9006, 9007, 9016)

(BIANCA 03; SILVA 01, 03, 05; NERA 03; AZZURA 01, 05; ROSSA 01; TERRA 01, 02, 03, 05, 07; VERDA 05)

(GS Epsilon, GS Zeta, GS Gamma, RAL 7016 Feinstruktur, DB 703 Feinstruktur, RAL 8017 Feinstruktur)

-with welded corners on alu

silicon: transparent- colourless

hinges: ROTO NT

rubber gasket: by detail (grey/brown)

handle: by the offer, not in the price of the window

Your consultant: **John Thompson**

For any further information, please contact us: , cell-phone
or our e-mail

The view of the informative sketches of the windows on the offer are viewed from the inside! Doors are viewed from outside. All dimensions are production dimensions.

Advisory notice to all our valued customers.

Given the erratic product price rises that are happening globally, driven by increasing energy costs, material costs and availability, we must advise all of our customers, current and future, that we have no choice but to publish the following directive given to us by our supplying production facilities.

Until further notice:

All quotes are subject to revision after 10 days.

While we will make every effort hold production schedule space on receipt of a deposit, this deposit, in itself, is not adequate to guarantee pricing provided at time of deposit.

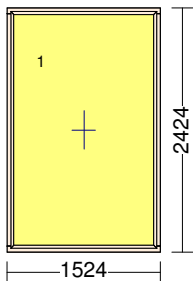
Pricing can only be confirmed with the receipt of fully signed and agreed set of shop drawings. Receipt of shop revisions titled "Approved as Noted" or "Approved as redlined" or similar will not suffice.

Final factory provided shops must have been reviewed, confirmed, signed & dated. Only then can they be considered a fully approved order.

If these approvals are received within 10 days of the latest price quotation, then we will honour that price, with appropriate allowances for changes made

Position of plan: A

Position: 1 2 piece



COMFORT 3QS fix window FIB

Measure: 1524 / 2424

Wood: spruce

Surface treatment: * f. RAL

Colour of alu parts: RAL ____ premium matt

Fittings / opening: F fixed

Glazing / filling:

1.1 6/18/6/18/6 Ug=0.50 W/m2K Outside: ESG SKN=

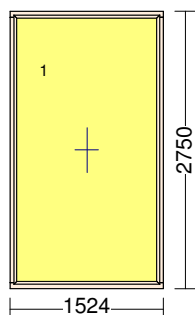
6mm Middle: ESG=6mm Inside: ESG Low-e=6mm

wrapping element and placement of paper brackets

welded aluminum frame corners

Position of plan: B

Position: 2 2 piece



COMFORT 3QS fix window FIB

Measure: 1524 / 2750

Wood: spruce

Surface treatment: * f. RAL

Colour of alu parts: RAL ____ premium matt

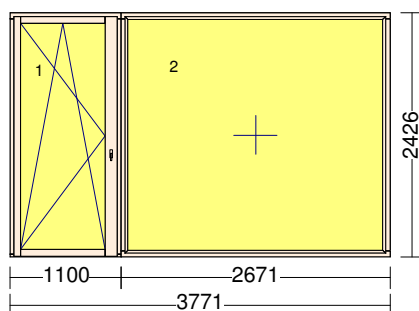
Fittings / opening: F fixed

Glazing / filling:

1.1 6/18/6/18/6 Ug=0.50 W/m2K Outside: ESG SKN=6mm Middle: ESG=6mm Inside: ESG Low-e=6mm wrapping element and placement of paper brackets welded aluminum frame corners

Position of plan: EX 101

Position: 3 1 piece



COMFORT 3QS assembly of separate types

Measure: 3771 / 2426

enokriken balkon DK, fiksno okno FIB

Wood: spruce / fir

Surface treatment: * f. RAL

Colour of alu parts: RAL ____ premium matt

Fittings / opening: DK left, F fixed

Glazing / filling:

1.1 6/18/4/18/4 Ug=0.50 W/m2K Outside: ESG Low-e=6mm Middle: ESG=4mm Inside: ESG Low-e=4mm

2.1 6/18/6/18/6 Ug=0.50 W/m2K Outside: ESG Low-e=6mm Middle: ESG=6mm Inside: ESG Low-e=6mm

Low threshold (alu, pvc) up to 35mm

Height to the final floor elevation: 2428mm

wrapping element and placement of paper brackets

welded aluminum frame corners

hardware for transitional handle and locking on

ALU/WOOD

transitional handle Toulon F9

cylindric safety inserted piece PZ3K-thumb/key

system on the same key PZ

total 5 keys

in 2 pieces

special packing

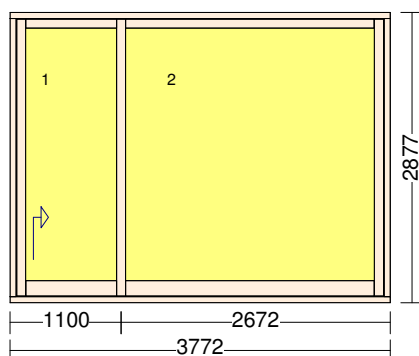
Swing insect screen

- Angle of cutting 45°

- coloring by RAL scale

Position of plan: EX 201

Position: 4 1 piece



COMFORT 3Q sliding wall HS Schema A

Measure: 3772 / 2877

Wood: spruce / fir

Surface treatment: * f. RAL

Colour of alu parts: RAL ____ premium matt

Fittings / opening: Sliding left, FF fixed

Glazing / filling:

1.1 6/16/6/16/6 Ug=0.60 W/m2K Outside: ESG SKN=6mm Middle: ESG=6mm Inside: ESG Low-e=6mm

2.1 6/16/6/16/6 Ug=0.60 W/m2K Outside: ESG SKN=6mm Middle: ESG=6mm Inside: ESG Low-e=6mm

Height to the final floor elevation: 2877mm + 65mm in the flooring

wrapping element and placement of paper brackets

handle of GU wall Toulon F9

welded aluminum frame corners on wings

Sliding door insect screen

NU3

3" Round Downlight Warm Dim



AT
airtight

DF
dead-front

PR
plenum rated

wet rated

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

40° - 70° BEAM		
(Note: Specifications are subject to change without notice)		
14mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	760LM @30K/97CRI	13W
13LM	980LM @30K/97CRI	17W
20LM	1510LM @30K/97CRI	27W
30LM	2180LM @30K/97CRI	40W
Notes	Delivered lumens based on 60° optic with diffused lens (see page 2)	

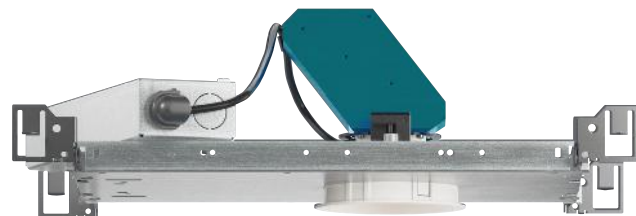
LUMINUS

eldoLED
your perfect four drive



CASAMBI

nLIGHT



Trim



Trimless



Trimless Millwork

FEATURES

- 3/4" bezel regress with 1/16" micro flange
- 40° - 70° optical beam control
- UGR < 15
- Up to 58 LPW
- Glare control, specialty optics, trim options, and custom finishes available
- Microban® antimicrobial finish available on all exposed painted surfaces

LED

- Luminus Dim-to-warm COB:
97 CRI: SDCM = 3-step MacAdam Ellipse; Lumen Maintenance: L₇₀ > 54,000 hrs

DIMMING AND CONTROLS

- eldoLED flicker free 0-10V dimming to 0% and 1%
- eldoLED flicker free DALI dimming to 0% and 1%
- Lutron Hi-lumen 2-Wire (Eco System) dimming to 0.1% and 1%
- Leading & trailing edge (Triac/ELV) dimming to 1%
- Casambi bluetooth dimming to 1.0%
- NLight control interface dimming to 0%

LISTING

- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- 5 Year Limited warranty

CONSTRUCTION

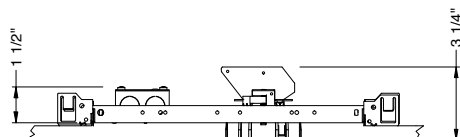
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless BLE signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-3/8"

ELECTRICAL

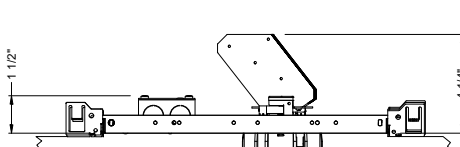
- 120V-277V, 120 only Triac / ELV
- Power factory ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

FIXTURE HEIGHT

LED LIGHT ENGINE 10LM-20LM



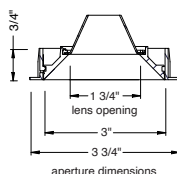
LED LIGHT ENGINE 30LM



TRIMMED

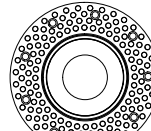


ceiling cutout
3-3/8" diameter
ceiling thickness
1/8" to 1-1/4"

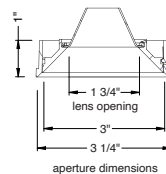


aperture dimensions

TRIMLESS



ceiling cutout
3-1/2" diameter
ceiling thickness
3/8" to 1-3/8"

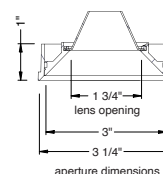


aperture dimensions

MILLWORK



ceiling cutout
3-1/2" diameter
ceiling thickness
1/2" to 1-3/8"



aperture dimensions

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

40°- 70° BEAM ORDERING CODE							
SERIES	NU3	NU3					
TYPE	RD	round downlight					
	RDT	round downlight trimless					
	RDTMW	round downlight trimless millwork					
LED	WD	warm dim (Luminus)					
DELIVERED LUMENS	10LM	760 lm					
	13LM	980 lm					
	20LM	1510 lm					
	30LM	2180 lm					
	Standard Configuration: 3000K 97CRI HE60 Calculated Delivered Lumens = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]						
CCT	3018	3000K, dim to 1800K	CCT at Light Level (%LF)				
			%LF	30LM	20LM	13LM	10LM
			100%	3000	3000	3000	3000
			50%	3000	3000	3000	2800
			25%	2800	2800	2500	2300
			10%	2200	2200	2000	1900
			5%	1800	1800	1800	1800
CRI	97	97 CRI					
OPTIC & LM MULTIPLIER SEE PAGE 3	HE40	40° high efficiency diffused lens (0.97)					
	HE60	60° high efficiency diffused lens (1.00)					
	D40	40° diffused with clear lens (0.92)					
	D60	60° diffused with clear lens (0.91)					
	WH70	70° brilliant white with clear lens (0.90)					
ACCESSORY SEE PAGE 3	HCL ¹	honeycomb louver					
	Attached to bezel						
TRIM COLOR SEE PAGE 3	BK	black					
	WH	white					
	MC	matte chrome					
	BZ	bronze					
	WT	wheat					
	CC ²	custom color, consult factory for details					
Antimicrobial finish, add AM to black, white or matte chrome i.e. BKAM.							
Not applicable to trimless option. Do not include in trimless ordering code.							
BEZEL COLOR SEE PAGE 3	BK	black (0.98)					
	WH	white (1.00)					
	MC	matte chrome (0.99)					
	BZ	bronze (0.98)					
	WT	wheat (0.99)					
	CC ²	custom color, consult factory for details					
Antimicrobial finish, add AM to black, white or matte chrome i.e. BKAM.							

40°- 70° BEAM ORDERING CODE		
MOUNTING OPTIONS SEE PAGE 5, 6	NC	new construction with ceiling fitting plate
	IC ³	insulation contact housing
	ICAT ³	insulation contact/airtight housing
	CP ³	chicago plenum housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	I20	120V
	UNV	120V-277V
DIMMING	DIM10	eldoLED flicker free 0-10V dimming to 1%
	DIM10Z	eldoLED flicker free 0-10V dimming to 0%
	DALI	eldoLED flicker free DALI dimming to 1%
	DALIZ	eldoLED flicker free DALI dimming to 0%
	ELV1 ⁴	leading & trailing edge (Triac/ELV) dimming to 1%
	LUTP ⁵	Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black
	NLT	nLight control interface: standard Cat-5/RJ45 connection (female), dimming to 0%
ELECTRICAL OPTIONS	CAS	Casambi Bluetooth control with flicker free 1% dimming
	EM7	emergency battery backup, 90 minutes at 7W to LED
	EM12	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20	emergency battery backup, 90 minutes at 10W to LED, CA title 20

ADDITIONAL MOUNTING INFO	
New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	<i>Extends a pair of Bar Hangers</i> Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE	
Follow the steps to specify your fixture, example:	
NU3 - RD - WD - 10LM - 3018 - 97 - HE40 - WH - WH - NC - UNV - DIM10 - EM7	

- NOTES**
1. HCL not available with lens.
 2. Custom set up fee plus minimum quantity required per color.
 3. IC/ICAT/CP not available in 30LM.
 4. ELV1 (120V) not available in 10LM
 5. LUTP not available in 20LM/30LM.

* Values shown are for reference only. Actual CCT may vary.

alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ



WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 13LM fixtures, unless otherwise noted.

TIR OPTIC ACCESSORY

Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
D40	42	12.5
D60	53	15
WH70	70	20.5

NL

No Lens



OPTIC	BEAM ANGLE	UGR
D40	46	17.5
D60	57	19.8
WH70	80	25.7

CL

Clear Lens



OPTIC	BEAM ANGLE	UGR
D40	46	17.7
D60	57	19.6
WH70	80	25.4

DL

Diffused Lens



OPTIC	BEAM ANGLE	UGR
HE40	49	21.5
HE60	63	23.4

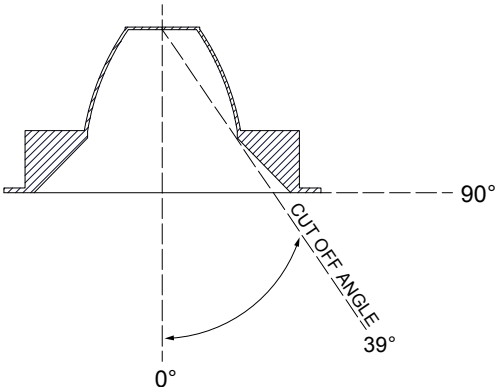
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle is 39° degrees;

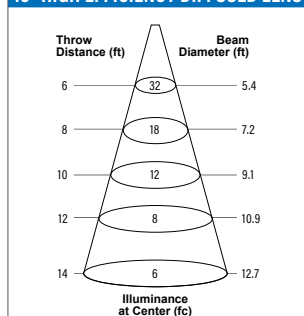


PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

13LM

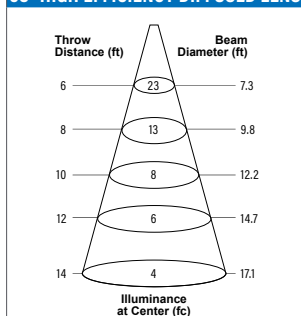
HE40
49° HIGH EFFICIENCY DIFFUSED LENS



WATTS: 17	LPW: 57.6
LUMENS: 979	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	1153
5	1117
15	876
25	556
35	302
45	146

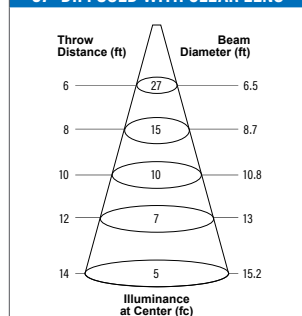
HE60
63° HIGH EFFICIENCY DIFFUSED LENS



WATTS: 17	LPW: 57.8
LUMENS: 982	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	817
5	802
15	698
25	526
35	346
45	194

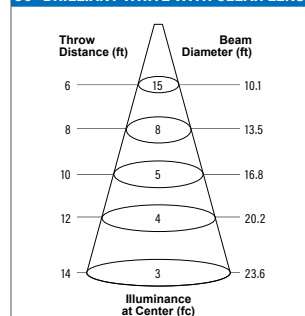
D60
57° DIFFUSED WITH CLEAR LENS



WATTS: 17	LPW: 51.2
LUMENS: 870	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	969
5	948
15	799
25	579
35	296
45	97

WH70
80° BRILLIANT WHITE WITH CLEAR LENS

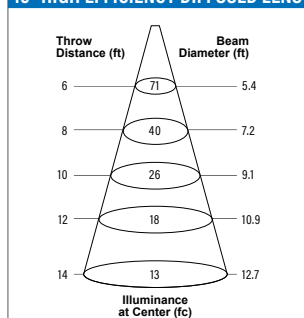


WATTS: 17	LPW: 52.9
LUMENS: 899	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	534
5	530
15	492
25	417
35	319
45	214

30LM

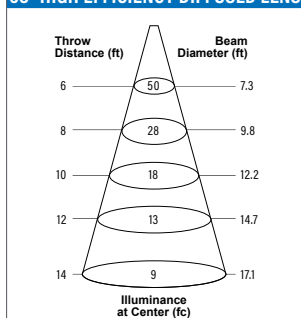
HE40
49° HIGH EFFICIENCY DIFFUSED LENS



WATTS: 39	LPW: 55.8
LUMENS: 2175	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	2562
5	2483
15	1948
25	1235
35	672
45	324

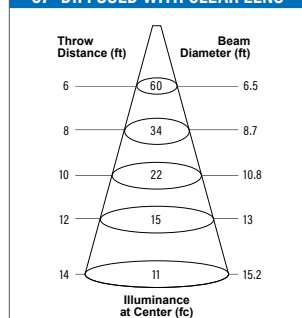
HE60
63° HIGH EFFICIENCY DIFFUSED LENS



WATTS: 39	LPW: 56
LUMENS: 2183	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	1815
5	1783
15	1550
25	1169
35	768
45	432

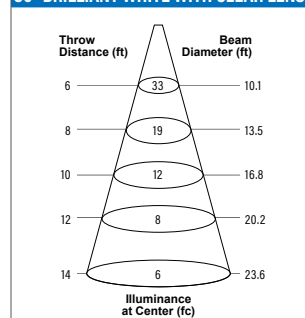
D60
57° DIFFUSED WITH CLEAR LENS



WATTS: 39	LPW: 49.6
LUMENS: 1933	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	2154
5	2106
15	1775
25	1286
35	658
45	215

WH70
80° BRILLIANT WHITE WITH CLEAR LENS



WATTS: 39	LPW: 51.2
LUMENS: 1998	CCT: 3000K

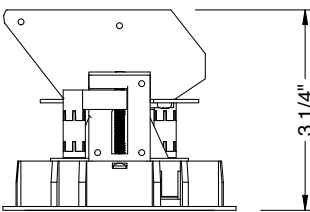
INTENSITY	
DEGREE	CANDELA
0	1186
5	1179
15	1093
25	927
35	710
45	476

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

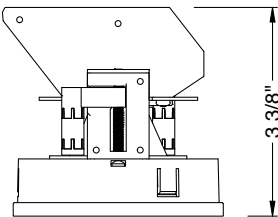
MOUNTING OPTIONS

FIXTURE HEIGHT

LED LIGHT ENGINE 10LM-20LM

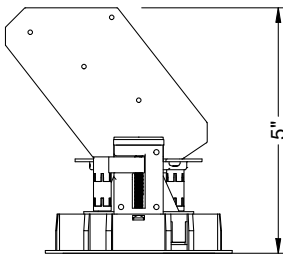


TRIMMED

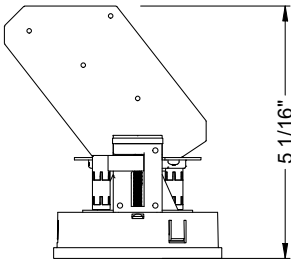


TRIMLESS & MILLWORK

LED LIGHT ENGINE 30LM



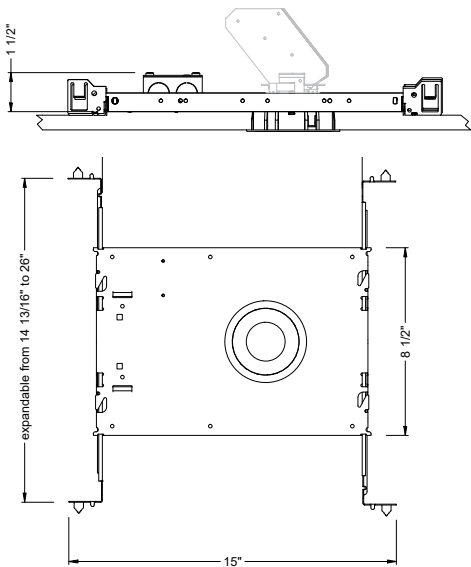
TRIMMED



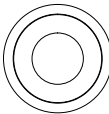
TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

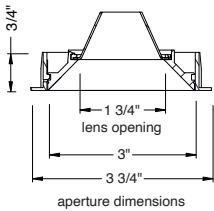
TRIM



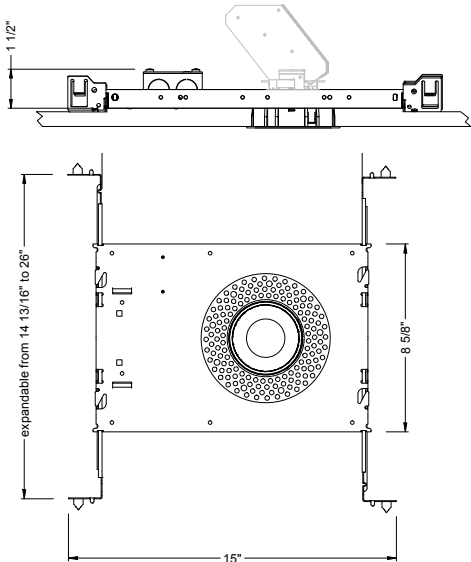
TRIM



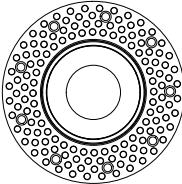
ceiling cutout
3-3/8" diameter
ceiling thickness
1/8" to 1-1/4"



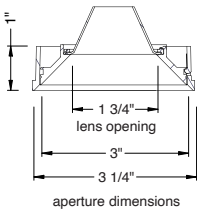
TRIMLESS



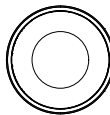
TRIMLESS



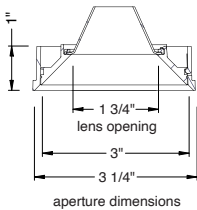
ceiling cutout
3-1/2" diameter
ceiling thickness
3/8" to 1-3/8"



TRIMLESS/MILLWORK



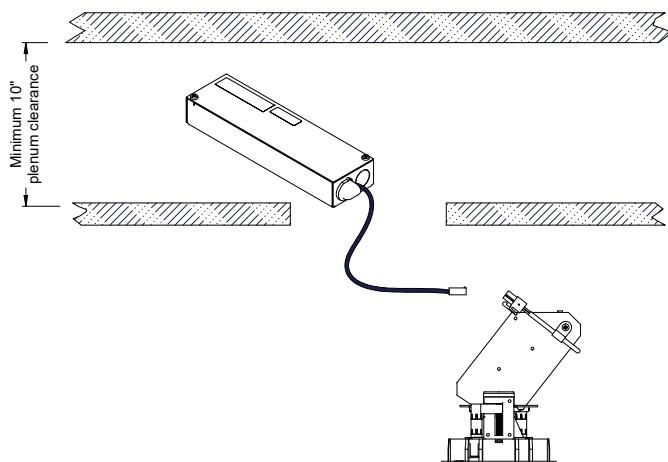
ceiling cutout
3-1/2" diameter
ceiling thickness
1/2" to 1-3/8"



PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

RET - RETRO TRIM/TRIMLESS



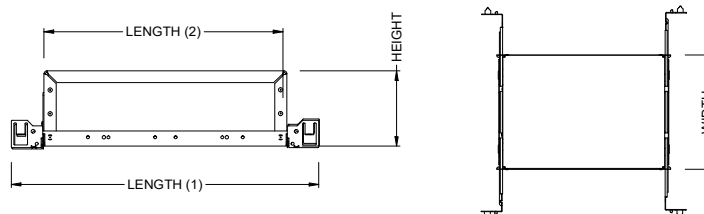
RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
TYPE NON-IC	✓	✓			
TYPE IC			✓	✓	
CHICAGO PLENUM (CCEA)					✓
SUITABLE FOR AIR HANDLING PLENUMS	✓	✓	✓	✓	✓
REDUCED AIRFLOW (WITH LENS) ASTM E283	✓	✓	✓	✓	✓

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	NC, IC, ICAT, CP, RET
	STANDARD CEILING THICKNESS
TRIM	1/8" to 1-5/8"
TRIMLESS	3/8" to 1-3/8"
MILLWORK (TRIMLESS)	1/2" to 1-3/8"

IC - INSULATION CONTACT HOUSING

ICAT - INSULATION CONTACT / AIR TIGHT

CP - CHICAGO PLENUM



BOX SIZE	L1	L2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	6 - 3/4"

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (40° - 70°)			
LUMEN OUTPUT	BOX - A		
	IC	ICAT	CP
10LM	✓	✓	✓
13LM	✓	✓	✓
20LM	✓	✓	✓
30LM			

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

BATTERY OPTIONS

EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminaires.

REMOTE TEST SWITCH

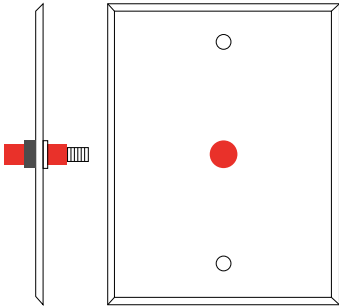
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

REMOTE LOCATION

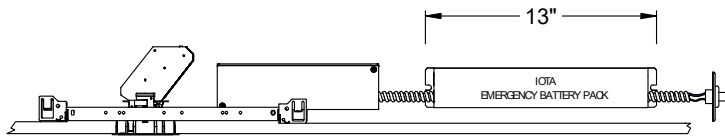
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



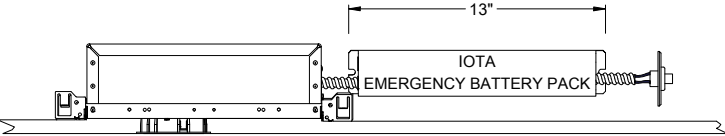
Remote Test Switch

EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	290LM	460LM	560LM
Notes: Based on 30K, 80CRI			

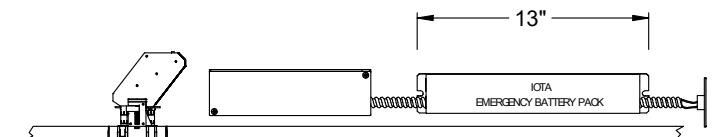
NC - NEW CONSTRUCTION
WITH EM BATTERY (REMOTE TEST SWITCH)



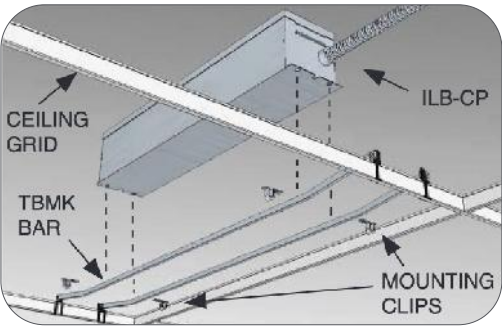
IC / ICAT / CP - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)



RET - RETROFIT
WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory
76066 Optional T-Grid Mounting Kit¹



1. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

PATHLIGHTS

STEALTH AND IMPACT®

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

PROJECT NAME:

TYPE:



ORDERING INFORMATION AND DRAWINGS - FIXTURE



Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH			CRI / WATTAGE PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	NATURAL FINISH IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome* *(Increased lead time) PB Polished Oil-Rubbed Bronze* *(Increased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Increased lead time, not available for wet location)	STEALTH & IMPACT 90L04B 90+ CRI, 4.2 Watts SSL1 Delivered Lumens - 89 ISL1 Delivered Lumens - 134	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____ K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

A LED

Regressed DC LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. Dimming by power supply.

B MEDIA

Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING

Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET

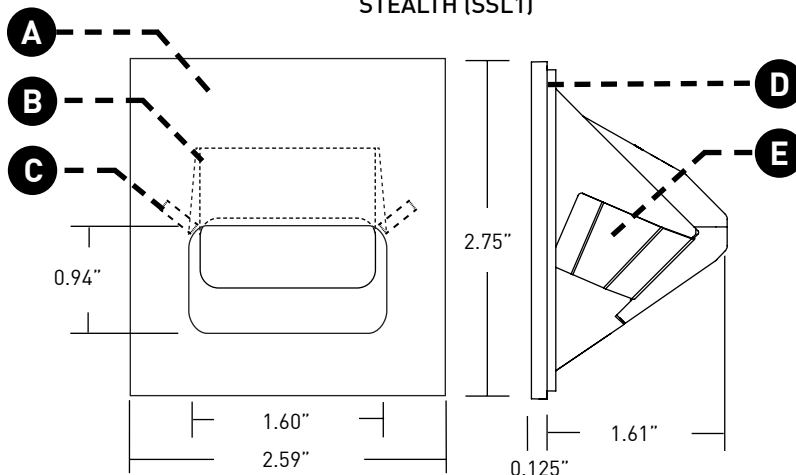
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION

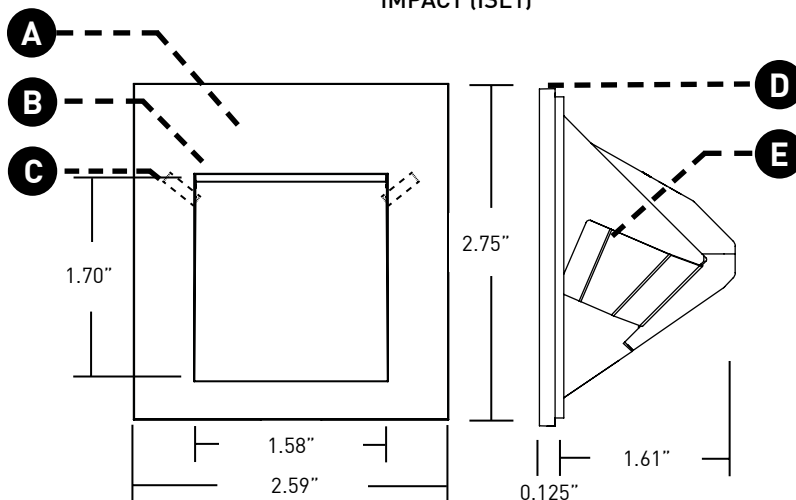
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit [WEBSITE](#) for additional information.
- Double Impact ISL2 pathlight available, please visit [WEBSITE](#) for additional information.

STEALTH (SSL1)



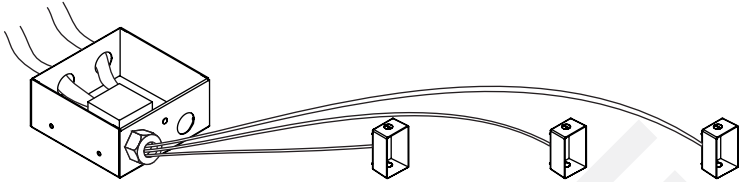
IMPACT (ISL1)



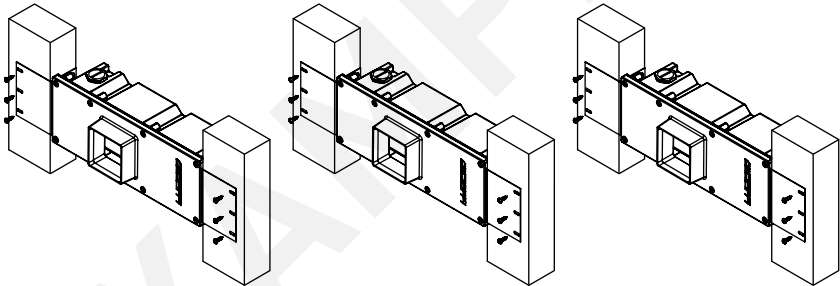
PATHLIGHTS STEALTH AND IMPACT

SPECIFICATION GUIDE - EXAMPLES

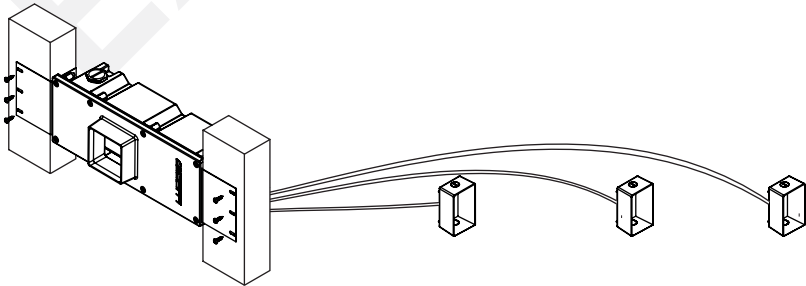
THREE FIXTURES WITH REMOTE POWER SUPPLY	
PART NUMBER	QTY.
SSL1-1-AB-90L04B2	3
SSL-BB	3
PSA-24V-60-XXXX	1



THREE FIXTURES WITH INTEGRAL POWER SUPPLIES	
PART NUMBER	QTY.
SSL1-1-AB-90L04B2	3
UBB-SL1-24V-60-XXXX-BKT	3



ONE FIXTURE WITH INTEGRAL POWER SUPPLY, POWERING THREE REMOTE MOUNTED FIXTURES	
PART NUMBER	QTY.
ISL1-1-AB-90L04B2	4
UBB-SL1-24V-60-XXXX-BKT	1
SSL-BB	3



*Quantities given are for the purposes of the examples only, max quantity of fixtures per power supply varies.

PATHLIGHTS STEALTH AND IMPACT

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

Fixture Qty. _____

WET, DRY / DAMP OR CONCRETE POUR LOCATION

QTY.

- **SSL-BB** ⓘ
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.
- **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)** ⓘ
Back Box equipped with SSL-MP-XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.
- **UBB-SL1-FL-LVF-(BKT / HGR)** ⓘ
Universal Back Box, wet location and concrete pour rated. Specified with remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.

WET OR DRY / DAMP LOCATION

QTY.

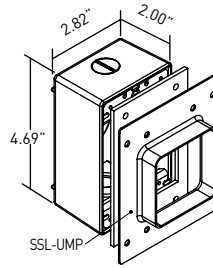
- **SSL-UMP** ⓘ
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry / damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.
- **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)** ⓘ
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.
- **SSL-SMB-(finish)**
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

DRY / DAMP LOCATION ONLY

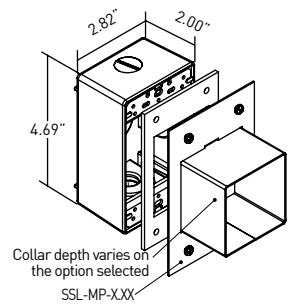
QTY.

- **SSL-RM** ⓘ
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.
- **SSL-CC** ⓘ
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.
- **SSL-SC3** ⓘ
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.
- **SSL-SC6** ⓘ
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

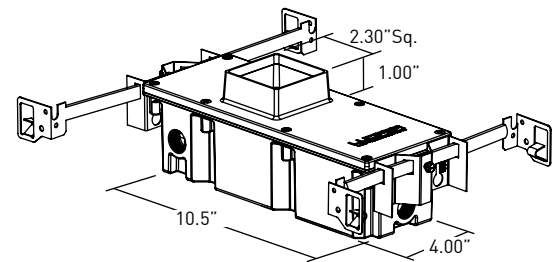
SSL-BB



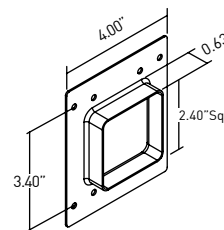
SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



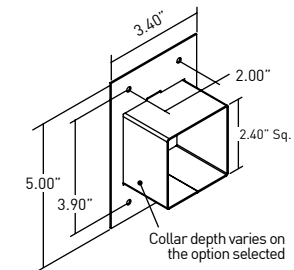
UBB-SL1-FL-LVF-(BKT / HGR)



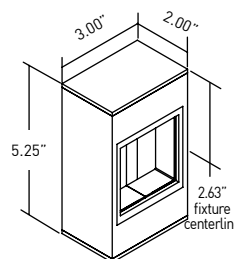
SSL-UMP



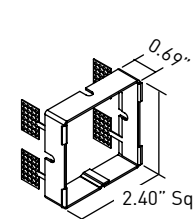
SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



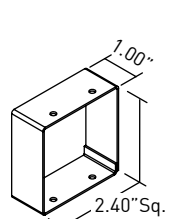
SSL-SMB-(finish)



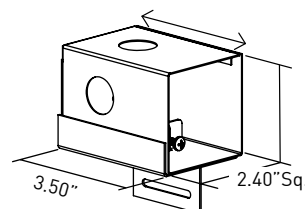
SSL-RM



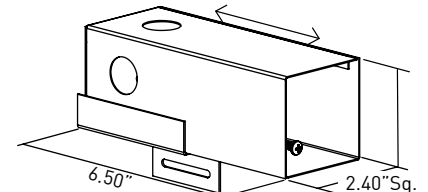
SSL-CC



SSL-SC3



SSL-SC6



PATHLIGHTS STEALTH AND IMPACT

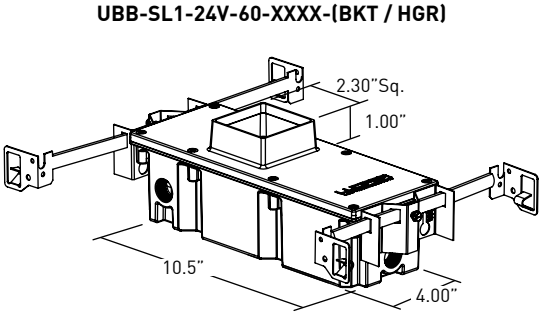
MOUNTING OPTION WITH INTEGRAL POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWER SUPPLY	ATTACHMENT
UBB-SL1-24V-60			
UNIVERSAL BACK BOX 1.00" COLLAR 24 VOLT OUTPUT 60 WATT	1 120 VAC 3 277 VAC	PH1 LTF Leading / Trailing edge (Supports 1 - 12 fixtures) *120 VAC ONLY AT2 LTF 0-10V Analog (Supports 1 - 12 fixtures)	HGR Hangar Bars BKT Brackets

UBB-SL1-24V-60-XAT2-(BKT / HGR)

Universal Back Box, wet location and concrete pour rated. Specified with integral power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



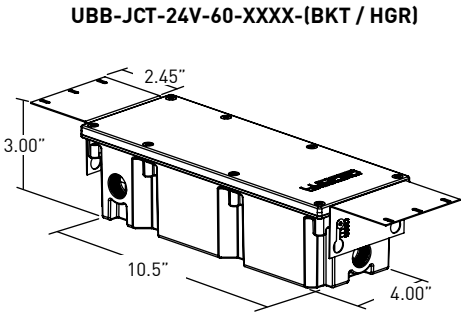
REMOTE POWER SUPPLY OPTIONS

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWER SUPPLY	ATTACHMENT
UBB-JCT-24V-60			
JUNCTION BOX 24 VOLT OUTPUT 60 WATT	1 120 VAC 3 277 VAC	PH1 LTF Leading / Trailing edge (Supports 1 - 12 fixtures) *120 VAC ONLY AT2 LTF 0-10V Analog (Supports 1 - 12 fixtures)	HGR Hangar Bars BKT Brackets

UBB-JCT-24V-60-XXXX-(BKT / HGR)

Universal Junction Box, wet location and concrete pour rated. Specified as a remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



DRY / DAMP LOCATION

	POWER SUPPLY
PSA-24V	
POWER SUPPLY ASSEMBLY 24 VOLT OUTPUT	40-1L22 40 Watt, 120VAC, Lutron 2-Wire, Forward Phase (supports 1 - 10 fixtures) 60-1PH1 60 Watt, 120VAC, LTF Leading / Trailing edge (supports 1 - 12 fixtures) 60-1AT2 60 Watt, 120VAC, LTF 0-10V Analog (supports 1 - 12 fixtures) 60-3AT2 60 Watt, 277VAC, LTF 0-10V Analog (supports 1 - 12 fixtures) 66-UEX2 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DMX (supports 1 - 18 fixtures) 66-UED3 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DALI (supports 1 - 18 fixtures) 96-ULP1 96 Watt, 120 - 277VAC, Hi-lume Premier, EcoSystem / 3-wire (supports 1 - 26 fixtures)

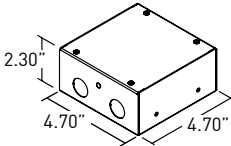
PSA-24V-XX-XXXX

Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method.

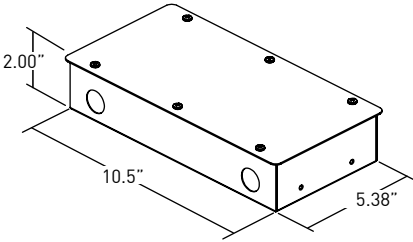
FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

- ❑ PSA-24V-25-1EL2 Plug-in 120V Class 2 power supply (Supports 1 fixture)

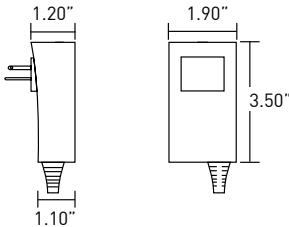
PSA USED FOR PH1 & AT2



PSA USED FOR L22, EX2, ED3 & LP1



PSA-24V-25-1EL2



PATHLIGHTS STEALTH AND IMPACT

TECHNICAL

CONSTRUCTION

Stealth: Cast 316 stainless steel or brass, depending on finish.
Mounting Plates and Mounting Collars: Stainless Steel.
Single-gang Weatherproof Box: Aluminum.
Surface Mount Box: Aluminum.
Universal Back Box: Polycarbonate.

LED

Proprietary 2 step MacAdam ellipse LED module available with 90+ CRI in color temperatures of 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH1	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	5.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply.

May be integral to back box or remote. Secondary run lengths vary depending on power supply specified.

DRIVER	WIRE AWG				
	12	14	16	18	20
AT2, PH1	75'	60'	50'	40'	-
L22, LP1	60'	40'	25'	15'	-
EX2, ED3	-	-	118'	72'	45'

LISTING

cTUVus Listed; Dark-Sky Compliant; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location. NEMA 410 compliant.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller. Consult website for full warranty terms and conditions.

CHANGE LOG

- 1.07/05/2022: ADDED PH1 LEADING / TRAILING EDGE DRIVER, AND UPDATED AT2 DRIVER TO 0-10V ONLY.
- 2.6/12/2023: ADDED 90 CRI WATTAGE PACKAGE

PATHLIGHTS STEALTH AND IMPACT

LUTRON DIMMING COMPATIBILITY

Power supply L22 Product Family	Part No.	Drivers Per Control (120V only)
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply LP1 Product Family	120V Part No.	277V Part No.	Drivers per Control	
			120V	277V
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

From: Alexander J. LaRosa [REDACTED]
Sent: Tuesday, May 28, 2024 11:40 AM
To: Ivan Goldstein [REDACTED]
Cc: Mary O'Neil [REDACTED]; Scott Gustin [REDACTED]; Kimberlee Sturtevant [REDACTED] >
Subject: RE: Hi A.J. I need a little help with my neighbor's addition plans going to DRB Burlington

[WARNING]: This email was sent from someone outside of the City of Burlington.

Mr. Goldstein –

I cannot engage with you in this manner as that would be an ex parte communication. All correspondence about a project shall be made to the City's Planning and Zoning Department or at a Public Meeting.

Thank you,

A.J. LaRosa

MSK Attorneys
275 College Street, P.O. Box 4485
Burlington, VT 05406-4485
Tel: 802-861-7000 ext 1270 | Fax: 802-861-7007
www.mskvt.com

This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies or records of the original message.

From: Ivan Goldstein [REDACTED]
Sent: Tuesday, May 28, 2024 11:21 AM
To: Alexander J. LaRosa [REDACTED]
Subject: Hi A.J. I need a little help with my neighbor's addition plans going to DRB Burlington

The plan will be going before the Burlington DRB on June 4th. I just found out about this on Friday. Their address is 63 Lakeview Terrace, I live at 65. I filed (what I have now learned was a premature) appeal the night I found out about it. I have some learning disabilities and hopefully my submission will be legally acceptable. I didn't know about the design advisory board meeting on May 14th and the deadline for the appeal is tomorrow.

My grounds for the appeal are:

The planned construction will completely block 4 of my south facing windows with a steel wall 10 feet away from them (both setbacks combined). The computer generated images for the

presentation to the design advisory board clearly and purposefully hid the existence of the above mentioned windows.

The construction, being 10 feet away, includes a full basement in sand while also ripping up some large lilacs thus putting my home at risk. I believe an engineering report is necessary.

There is a proposed reconstruction and extension of a 10 foot high non compliant (insufficiently set back to allow for maintenance) “privacy wall” that was built without zoning or building permits while my neighbor, Louis Mannie Lionni was chair of the DRB.

I have the funds and intent to appeal this through an environmental court lawsuit.

What I don’t have are the verbal skills to adequately defend myself in a public meeting especially because I am really angry.

Ivan Goldstein

65 Lakeview Terrace



Sent from my iPhone

Department of Permitting and Inspections

Zoning Division
45 Pine Street
Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 4, 2024
RE: ZPS-24-3; 266 / 270 Pine Street (The Soda Plant)

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZPS-24-3

Location: 266 + 270 Pine Street

Zone: E-LM **Ward:** 5

Date application accepted: February 5, 2024

Applicant/ Owner: Hendrik Glaeser / Molly Conant

Request: Revise Master Sign Plan ZP-20-0931MP to allow for flexibility in location for blade signs.

Background:

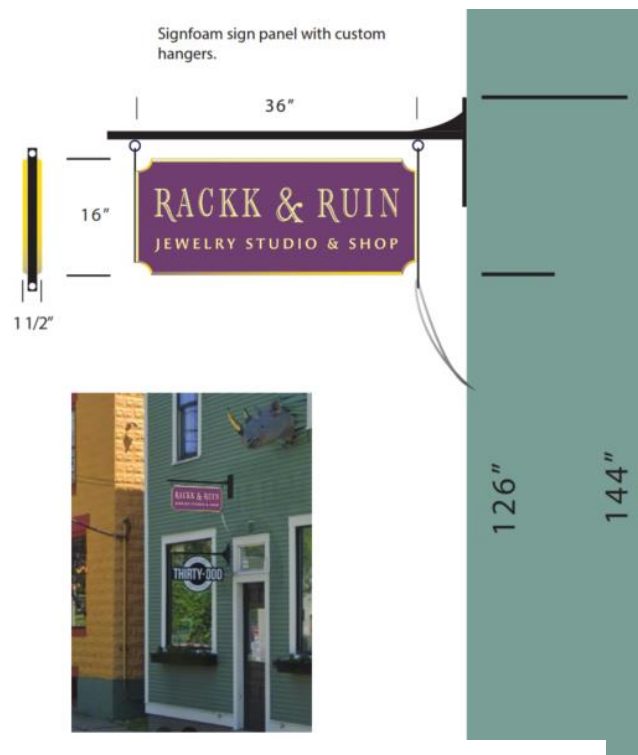
266 Pine Street

- **Zoning Permit ZP-20-0931MP;** Master sign plan for 266 + 270 Pine Street. July 2020.
- **Zoning Permit 20-121;** install replacement freestanding sign for the Soda Plant. External illumination included. March 2020. [This permit needs a Certificate of Occupancy.]
- **Zoning Permit 19-535;** install an awning at the Tom Girl store front. August 2019. [This permit needs a Certificate of Occupancy.]
- **Zoning Permit 19-237;** install concrete block retaining wall. May 2019. [This permit needs a Certificate of Occupancy.]
- There are dozens of older zoning permits for this parcel.

270 Pine Street

- **Zoning Permit ZP-20-0931MP;** Master sign plan for 266 + 270 Pine Street. July 2020.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).



PPPProposed installation of Rackk & Ruin blade sign; above existing "Thirty Odd" sign and below Rhino.

- **Zoning Permit ZPS-22-25**; renew permit for existing sign. Zoning Permit not applicable. June 2022.
- **Zoning Permit 18-0870SN (ZP-18-211 OG)**; Projecting and parallel signs for Thirty Odd. May 2018.
- **Zoning Permit 13-0692SN**; replace two existing parallel signs with new signs in same locations for Conant Metal and Light. January 2013.
- **Zoning Permit 08-807SN**; two parallel replacement signs for Conant Metal and Light. May 2008.
- **Zoning Permit 08-081CA**; replace clapboards and trim on west and south side of building in kind. Replace two upper windows on west side with new wooden windows, and add two wooden windows to the south side of the building. August 2007.
- **Zoning Permit 07-050AW**; eight awning for 266 and 270 Pine Street. July 2006. Permit relinquished.
- **Zoning Permit 90-170**; construction of 10' x 12'6" addition, single story to rear of existing building as covered loading dock area. May 1990.
- **Zoning Permit 87-901**; construct shed roof addition to rear of building to provide door and stairs to basement of adjacent building. June 1988.
- **Zoning Permit 85-302**; construct and erect a copper and steel awning over the front entrance. Construct a 14' x 18' addition to the rear of the structure to provide additional manufacturing and storage space. August 1985.
- **Zoning Permit 82-077**; erect a projecting, directly illuminated sign, carved gold leaf wood for Conant Custom Brass. February 1982. Denied. Appealed. Tabled March 1982.

Overview: In July of 2020, the DRB approved a Master Sign Plan for both 266/270 Pine Street, which are adjacent lots under common ownership and as such are eligible for a Master Sign Plan under Section 7.3.2. In that review, linear street frontage of each structure was combined to calculate allowable wall sign area.

The approved Master Sign Plan offered flexibility in sign placement; specifically wall signs were permitted to be installed in excess of height limitations. The MSP was silent on blade signs, other than acknowledging an earlier approval of the 30 Odd sign and a proposed sign for Brandthology. The Findings of Fact note that latter complies with height and location requirements, but needed modification to width.

Sign plans offer flexibility in location, but are required to be compatible with the site and buildings as well as character of the surrounding area.

The present application seeks to allow blade signs for a second floor tenant; specifically prohibited by Article 7.

The proposed location is consistent with the requirement to place blade signs within 4' of a principal entrance, however.

The proposed blade sign is intended for “Raack & Ruin”, a tenant that has been approved under ZP-20-0931MP for two window/doors signs and a wall



sign on the south elevation. The wall sign, as approved, in fact exceeds the allowance for wall signs for upper floor tenants, which is limited to 10 sf. [Section 7.2.13]. From the MSP staff report, it may not have been clear to the project reviewer that the

tenant in question was a second floor tenant only.

Recommended motion: The Comprehensive Development Ordinance specifically prohibits blade signs for 2nd floor tenants. [Section 7.2.4: 1 per ground floor tenant.] The original application defined “five to-be-determined second floor tenants”, so approval of this requested revision will potentially and collectively allow that many new blade signs. The application is contrary to the intent of Section 7.2.4; however the DRB has discretionary review to assess the acceptability of placement of a blade sign for a 2nd floor tenant within this Master Sign Plan.

I. Findings

Article 2: Administrative Mechanisms Section 2.7.8 Withhold Permit

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.

Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

There are a significant number of “open” zoning permits for 266 Pine Street that require a Certificate of Occupancy. Any permit issued will require closure of all “open” zoning permits before a Certificate of Occupancy can be issued for this permit. **Affirmative finding as conditioned.**

Article 6: Development Review Standards Section 6.3.2 (g)

Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 – Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of

proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

See Article 7, Below.

Article 7: Signs

Section 7.1.1 Authority and Intent

(d) Effectively optimize communication that support the community's sustained economic development, and reduce visual clutter within or directed upon the public realm.

The requested allowance for blade signs for second floor tenants will collectively allow the installation of up to 5 blade signs, when 270 Pine Street already has one blade sign (*Thirty-Odd*) and a projecting rhinoceros. If included within the Master Sign Plan, it will increase the number of signs which may contribute to visual clutter on the structure. **Adverse finding.**

Section 7.2.4 Blade Signs

Description

This Sign type consists of 1-2 faces, and projects perpendicular from the Building facade on a Primary or Secondary Frontage, or elevation where street frontage is not available.

Specifications

Location (max)	within 4-feet of a principal entrance.
Quantity (max)	1 per ground floor tenant
Width, Sign (max)	3-ft
Height, Sign (max)	3-ft
Depth, Sign (max)	6-in
Offset from Building (min/max)	6-in min and 12-in max from the facade
Projection (max)	4-ft from the facade
Area, Sign (max)	9 sqft
Height, Clear (min)	8-ft min. above finished sidewalk (the lowest portion of the overhanging sign and/or bracket)
Height, Overall (max)	The lesser of the floor level of the second floor or 18-ft above the finished sidewalk.

Miscellaneous

ie bracket must be an integral part of the Sign design.

Blade Sign erected on a building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the building.

Blade Sign may be attached to the face or underside of a canopy illuminated, Blade Signs shall only be externally illuminated. Blade Signs in any Residential, RCO, or Urban Reserve district shall not be illuminated. Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

Although the blade sign meets the building offset, projection, area and height installation requirements, it is not associated with a first floor tenant; a specific requirement of this section. **Adverse finding.**

Part 3: Master Sign Plans

Section 7.3.1 Intent

In order to provide for a higher degree of design quality, flexibility, compatibility, and creativity in larger buildings and building complexes with multiple tenants or uses, Signs shall be allowed as specified in a Master Sign Plan for the property.

Sec. 7.3.2 Applicability

Within any Mixed Use, Enterprise, or Institutional zoning district, all Signs located on a site, building, or a complex of buildings with three or more owners, tenants, or uses located on a single lot or adjacent lots under common ownership may be granted a Master Sign Plan submitted by the building owner and reviewed and approved by the DRB under the provisions of this Part. Signs located on City property erected by or at the direction of the City or any of its departments in the performance of their public duty or responsibility may also seek approval under the provisions of this Part.

Where a Master Sign Plan includes sufficient detail regarding the location, type, lighting, and other requirements for individual Signs, those Signs may be approved as part of the Master Sign Plan without the necessity for an individual permit(s). Otherwise the installation of individual Signs proposed pursuant to, and in compliance with, an approved Master Sign Plan shall receive administrative review and approval pursuant to the procedural requirements of Sec. 3.2.7.

266 and 270 Pine Street are adjacent lots under common ownership, and as such are eligible for a Master Sign Plan. **Affirmative finding.**

Sec. 7.3.3 Submission Requirements

A Master Sign Plan shall be a comprehensive plan of all planned Signs to be located on the site(s) and on all facades of the building(s) or building complex.

Information to be included in a Master Sign Plan shall include, but not be limited to, the following in sufficient detail as necessary to render a decision for the Master Sign Plan and individual Signs as may be applicable:

- (a) *Total number of Signs proposed, including any existing Signs that will remain.*
- (b) *Sketch of Signs clearly indicating size/dimensions of all Signs – including height above finished grade, lettering, logos or other graphics, colors, materials, texture.*
- (c) *Types of Signs – see Part 2.*
- (d) *Building elevations/photographs clearly illustrating the placement of Signs placed on all buildings.*
- (e) *A site plan indicating the location of all freestanding Signs, buildings, and structures.*
- (f) *Methods of illumination.*

This application is to amend the Master Sign Plan approved in June 2020, to include flexibility in allowance of a blade sign for a 2nd floor tenant. The specific request is to add one new blade sign for an *upper* floor tenant. The earlier MSP allowed flexibility in placement of wall signs, and did not address any request for different installation of blade signs. The proposed blade sign (Racck & Ruin) meets size, installation height, building projection and offset requirements for blade signs in general; however it is associated with an upper floor tenant, which is specifically disallowed under Section 7.2.4 (see above.) **Adverse finding.**



Sec. 7.3.4 Flexibility from Existing Standards

- (a) *The Master Sign Plan must establish standards of consistency applicable to all Signs to be provided on the subject property with regard to:*
 - Colors;
 - Letter/graphics style;
 - Location and Sign Type;
 - Materials;
 - Methods of illumination; and/or
 - Maximum dimensions and proportion.
- (b) *A Master Sign Plan shall be consistent with the intent and purpose of the form or zoning district within which the site is located and the intent of this Article, and be compatible with the site and character of the surrounding area.*
- (c) *All of the Signs in a Master Sign Plan shall be designed and organized in a manner consistent and complementary with the overall architecture of the Building, and employ complimentary materials, colors, design, and scale of letters while still providing diversity and differentiation among individual tenants,*
- (d) *Individual Signs in an approved Master Sign Plan may vary from the locational standards of Part 2 of this Article pertaining to each Sign Type, and be granted Alternative Compliance per Sec. 7.1.11. However, no individual Sign may exceed the maximum area limitations for the specified Sign Type, or conflict with the limitations and prohibitions of Sec. 7.1.4 .*

(e) Except for such variations approved by the DRB by acceptance of a Master Sign Plan pursuant to this Article, all other requirements, permits, and restrictions regarding Signs shall remain in effect.

The proposed blade sign does not conflict with the limitations of Section 7.1.4 [Prohibited Signs]; however it does conflict with the allowance limitations of **Section 7.2.4, Blade Signs** in that they are limited to first floor tenants. Racck & Ruin is a second floor tenant.

Per Section (d) above, individual signs may vary from locational standards of Part 2 pertaining to each Sign type. The applicant is requesting allowance of blade signs for 2nd floor tenants. The restriction of blade signs to first floor tenants only is not a *locational* issue, but an *allowance* issue.

While the proposed sign is attractively designed, the building façade threatens to look cluttered with two blade signs and the projecting rhino on the 270 Pine Street facade. The Thirty Odd blade sign is compliant while the proposal for the 2nd is inconsistent with the intent of the Article.

Any requests to revise the Master Sign Plan are subject to discretionary review by the DRB.
Adverse finding.

Sec. 7.3.5 On the Record Review

Pursuant to the authority of 24 V.S.A. §4471(b), any permit request for a Master Sign Plan approval by the DRB will be on the record, so that any appeal is not a de novo review, in accordance with the Vermont Rules of Civil Procedure.

If considered for approval, the following Conditions of Approval are recommended:

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit.
2. All conditions of ZP-20-09331MP unless otherwise altered within this review shall remain in effect.
3. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Signfoam sign panel with custom hangers.



Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/Boards/Development-Review-Board
Phone: (802) 865-7188
Fax (802) 865-7195

*Brad Rabinowitz
AJ LaRosa
Geoffrey Hand
Springer Harris
Brooks McArthur
Kienan Christianson
Ravi Venkataraman (Alt)
Sean McKenzie (Alt)*



Burlington Development Review Board Findings of Fact Deliberative Hearing Tuesday, July 21, 2020

In RE: 20-0931MP; 266 & 270 Pine Street (Ward 5S, ELM) (Tax Lot No. 049-2-013-000 & 049-2-014-000)

Owner/Representative: Pine Properties LLC / Steve Conant

Request: Master sign plan.

Members Present:

Brad Rabinowitz
AJ LaRosa
Ravi Venkataraman
Kienan Christianson
Sean McKenzie

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is seeking approval for a master sign plan for use at the Soda Plant (266-270 Pine Street). There are multiple tenants in this complex that will be subject to this plan. These include: Brandthropology, Brio, Conant Metal & Lighting, Groove & Grain, Rackk & Ruin, S.P.A.C.E., Soda Plant (building brand), 30 Odd, Tom Girl, and five to-be-determined second floor tenants.

Some of the signs in the Master Sign Plan have already been permitted separately, and some are proposed for future installation. The existing and proposed sign types include wall, window, blade, and freestanding.

Each future sign identified within this Master Sign Plan may be exempt from obtaining individual sign permits if their location, type, lighting and other requirements are not altered from this plan. Any alterations (size, location, type, lighting, etc.) from the signs identified within this plan will trigger the requirement for a separate sign permit.

Sign plans offer flexibility but are required to be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs

in the plan may vary from the standards in Article 7, Part 2: *District Regulations*, as to the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations.

Except for such variations approved by the Development Review Board by acceptance of a master sign plan pursuant to this Article, all other standards regarding signs shall remain in effect.

I. Findings

Article 7: Signs

Several signs subject to this Master Plan have already been approved and installed per prior sign permits. These include the illuminated freestanding sign fronting along Pine Street, several wall and window signs, and a blade sign for 30 Odd. Proposed new signage will include wall, blade and window signs.

The majority of the signs included are wall signs. Signage area allotted to wall signs is '*2 sf per linear foot of street frontage, or elevation where no street frontage is available, associated with a first floor tenant.*' and '*10 sf for a second floor tenant with only a ground floor entryway.*' The application doesn't break down the street frontage and elevations (per non-street frontage availability) per first floor tenant. Rather, they include the linear street frontage of each façade running north to south. For both 266 & 270 Pine Street combined, linear street frontage totals 240 ft, which equates to 480 sf of wall sign area. Overall, 318 sf of wall sign area is proposed, and for those wall signs located on a non-street facing façade, those also meet the allotted size-to-elevation ratio.

Blade signs are limited to 1 per ground floor tenant, with specific dimensions outlined. Two blade signs are included as part of this plan, one is existing (30 Odd) and one proposed for Brandthropology. While the Brandthropology blade sign complies with the height and location requirements of Art. 7, it exceeds the 3 ft maximum width, and will have to be reduced in the width.

The freestanding sign included in this plan was permitted in March, 2020 and complies with the standards of Art. 7.

Additional clarity is needed for the window sign sizes in relation to the percentages allowed. Specifically, the total signage area cannot exceed 30% of the total window area of all windows with signs per façade. And more specifically, for any signs located between 4 and 7 ft above the adjacent sidewalk or finished grade, said sign cannot exceed 20% of the window area. The applicant has provided sign percentage information, but does not specify whether or not the signage is located within the 4 to 7 ft height area. This information will need to be submitted, and any proposed window sign that exceeds these size limits will need to be reduced in order to comply. (**Affirmative finding as conditioned**)

Sec. 7.3.4 Flexibility from Existing Standards

- (a) *The Master Sign Plan must establish standards of consistency applicable to all Signs to be provided on the subject property with regard to:*
- *Colors;*
 - *Letter/graphics style;*
 - *Location and Sign Type;*
 - *Materials;*
 - *Methods of illumination; and/or*
 - *Maximum dimensions and proportion.*
- (b) *A Master Sign Plan shall be consistent with the intent and purpose of the form or zoning district within which the site is located and the intent of this Article, and be compatible with the site and character of the surrounding area.*
- (c) *All of the Signs in a Master Sign Plan shall be designed and organized in a manner consistent and complementary with the overall architecture of the Building, and employ complimentary materials, colors, design, and scale of letters while still providing diversity and differentiation among individual tenants,*
- (d) *Individual Signs in an approved Master Sign Plan may vary from the locational standards of Part 2 of this Article pertaining to each Sign Type, and be granted Alternative Compliance per Sec. 7.1.11. However, no individual Sign may exceed the maximum area limitations for the specified Sign Type, or conflict with the limitations and prohibitions of Sec. 7.1.4 .*
- (e) *Except for such variations approved by the DRB by acceptance of a Master Sign Plan pursuant to this Article, all other requirements, permits, and restrictions regarding Signs shall remain in effect.*

The proposed master sign plan varies from the standard sign regulations in terms of sign placement. Specifically, there are three wall signs that appear to slightly exceed the height maximum – the Groove & Grain wall sign, the Rack & Ruin wall sign, and the top ‘2nd Floor Tenants’ sign. The height requirement limits wall signs to locate no higher than the floor level of the second story. Interestingly, these signs are lower than another wall sign that happens be on single story façade, thus being able to locate higher. Article 6 is addressed below. **(Affirmative finding)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

- (g) *Make advertising features complimentary to the site*

The proposed master sign plan depicts signage typically associated with commercial uses. With the exception of one blade sign, and possibly a few windows signs, all signs proposed and existing comply with the size limitations. The signs are fairly small and unobtrusive. They provide the necessary information and nothing else. No new illumination is proposed.

(Affirmative finding)

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: Kienan Christianson

I move that the Board approve the master sign plan as proposed, adopt staff's findings and conditions of approval.

II. Conditions of Approval

1. The individual signs included in this Master Sign Plan are subject to separate zoning permits only if they differ from what is included in this Master Sign Plan and/or where they may be exempt due to location within a public right-of-way.
2. The Brandthropology blade sign exceeds the maximum width allowance of 3 ft and shall be revised to achieve compliance, subject to staff review and approval.
3. All window signs within the 4' to 7' height area above adjacent sidewalks or finished grade shall be limited to 20% of the window area within that height area. Verification shall be provided, subject to staff review and approval.

Seconded: AJ LaRosa

Vote: 5-0-0, motion carried

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.



MASTER PLAN
MASTER SIGN PLAN REVIEW
City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 05/27/2020

Appeal Expiration Date: 08/20/2020

Project Location: 266 PINE STREET

District: E-LM

Owner: Pine Properties LLC

Ward: 5S

Address: 266 PINE ST SUITE 2
BURLINGTON VT 05401

Tax ID: 049-2-013-000

Project Type: Commercial - Other Project Type

Project Description: Master Sign Plan for The Soda Plant

Construction Cost:	\$0.00	Lot Size (Sq Ft):	58,266
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 20-0931MP

Decision By: Development Review Board

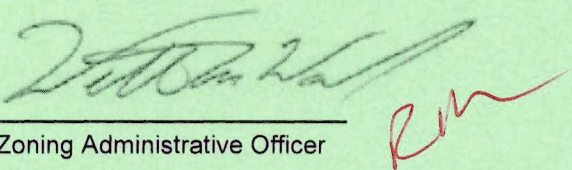
Level of Review: 1

Decision: Approved

See Conditions of Approval

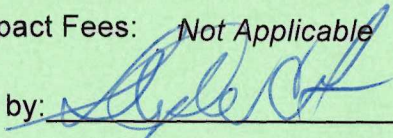
Decision Date: July 21, 2020

Project File: 20-0931MP

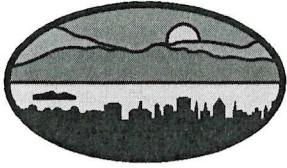

Zoning Administrative Officer

An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division until 4 pm on August 20, 2020.

Fee Type	Amount	Paid in Full	Balance Due: \$0.00
Application Fee(s):	\$140.00	Y	Date Paid: _____
Development Review Fee:	\$0.00	NA	Check # _____
Land Records Filing Fee:	\$15.00	Y	
Impact Fees:	Not Applicable		Building Permit Required: No

Permit Received by: 

Date: 8/25/20



City of
Burlington, Vermont
645 Pine Street

Zoning Master Plan Review – Conditions of Approval

ZP #: 20-0931MP

Tax ID: 049-2-013-000

Issue Date: July 21, 2020

Decision: Approved

Property Address: 266 PINE STREET

Description: Master Sign Plan for The Soda Plant

Project Permit Conditions:

1. The individual signs included in this Master Sign Plan are subject to separate zoning permits only if they differ from what is included in this Master Sign Plan and/or where they may be exempt due to location within a public right-of-way.
2. The Brandthorology blade sign exceeds the maximum width allowance of 3 ft and shall be revised to achieve compliance, subject to staff review and approval.
3. All window signs within the 4' to 7' height area above adjacent sidewalks or finished grade shall be limited to 20% of the window area within that height area. Verification shall be provided, subject to staff review and approval.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by . The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by , or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

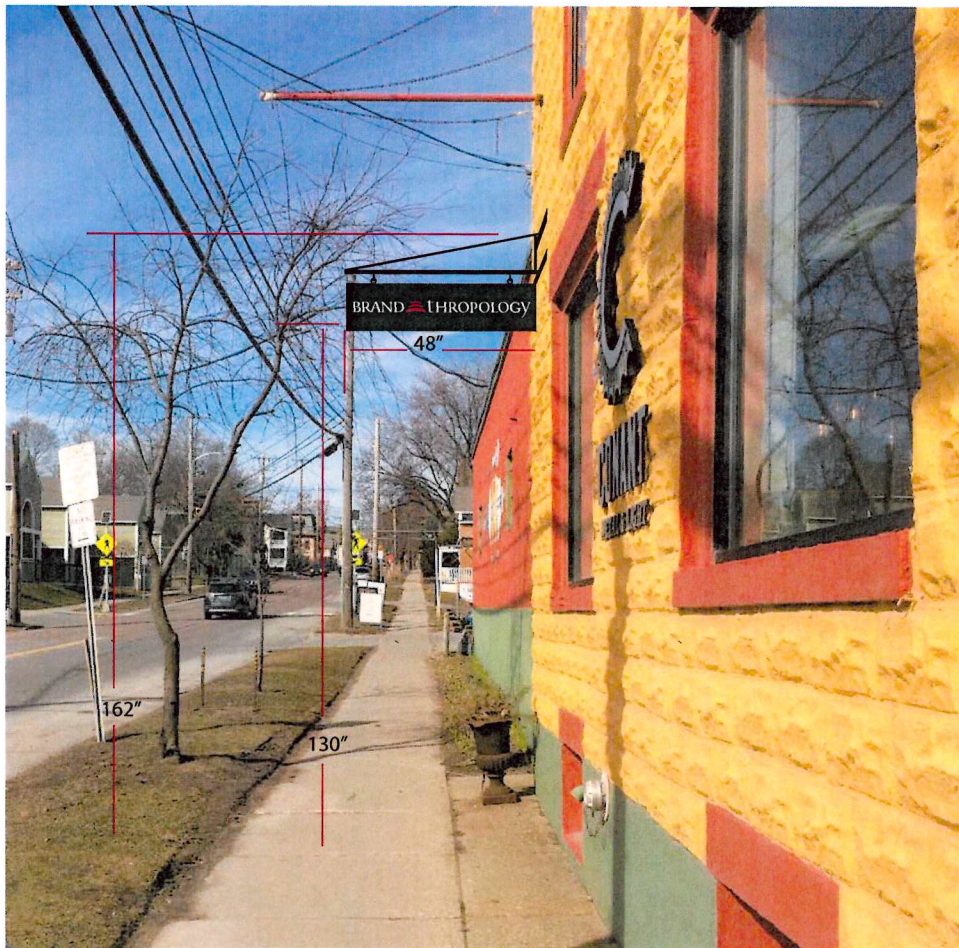
If the project is partially completed, meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project,** applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted

and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.



12.5" BRAND  THROPOLOGY

max. 3 ft
wide

Projecting Sign at the Soda Plant:

Size: H 12"x W 48"

Materials: Black ACM panel with

Cut vinyl decals

Hanger: Welded steel painted flat black.

2 steel eye screw sign brackets painted black

Sign Hanger mount: Masonry anchors

Hanger

Fabrication amount: Sign with bracket: \$ 420.00

Installation: \$ 300.00

Includes mount, drill template: \$ 660.00

7% sales tax: \$ 29.40

total for project: \$ 689.40

If you want a 1/8" solid aluminum panel with a powder coat surface: \$ 192.60

If you want a powder coated panel please add another:

ANY MODIFICATION OR DEVIATION FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

Please Note:

Prices are good for 60 days.

Turn around time: fabrication could start somewhere around the approval date.

(about 3 weeks for approval - April 15 -)

Installation estimate, around May 11 -

I'm not sure how long it will take to process the Soda Plant plan will be and

what the turn around time is for the Burlington P&I Dept.

**DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT**

RECEIVED

JUL 14 2020

**BURLINGTON
PERMITTING & INSPECTIONS**

3/16/20

**GLAESER
S · I · G · N · S**

BRAND THROPOLOGY Projecting Sign

180 Flynn Ave. Ste. 5, Burlington, Vt. 05401-5482 802-862-1060 hglaesersco@gmail.com www.glaesersigns.com

Brio



Under 20% of the window pane



Art Category



H 4'xW 6'
Total area: 24 sq. ft.
90" to top of Banner



Door is H 70"xW 24"
Area: 11.9 sq. ft.
Decal is H 23"xW 14"
Area: 2.23 sq. ft.
Decal is less than 20%
of the door glass.

Lorem ipsum

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William D. Ash DATE 7/21/20
ZONING PERMIT # 20-0931MP
REVIEWED BY: RM
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

RECEIVED
JUL 14 2020
BURLINGTON
PERMITTING & INSPECTIONS

Conant



Out of Compliance
No permit pulled
It will be removed or reduced
to less than 20% of the glass area.
Size limit: 8" x 7"



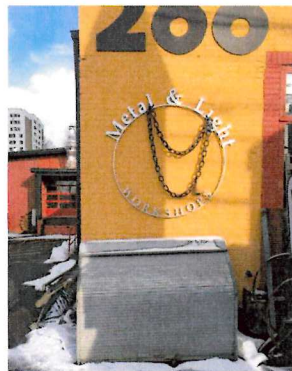
No permit pulled
Small lettering is less than 20% of the glass area.
3D lettering leaning on the inside of the
glass at top of window is 8" x 68"
Area: 3.75 sq. ft.
Window pane is 21" x 122"
Area: 17.8 sq. ft.



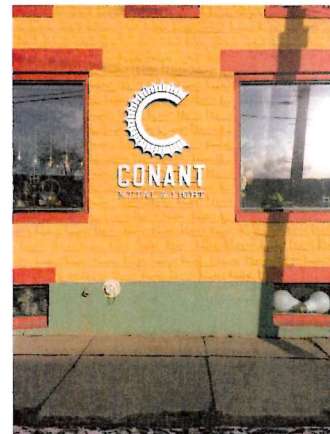
No permit pulled
Sign is 6.25" x 12.75"
Sign area: .6 sq.ft



Above North Wall Garage Space:
Size: H 41" x W 88"
Sign area: 26.9 sq. ft.
Ht to top of sign: 15 ft. (single story)



Under Large Address Numbers
Size: H 68.75" x W 64"
Sign area: 30.7 sq. ft. sq. ft.
Ht to top of sign: 7 ft. (single story)



Near West Entrance
Size: H 64" x W 48"
Sign area: 21.3 sq. ft.
Ht to top of sign: 7.5 ft.

- NOTE -

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REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William Zup DATE 7/21/20
ZONING PERMIT # 20-0931 MP
REVIEWED BY: Ron
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

RECEIVED

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIONS

Groove & Grain



No permit pulled
Size: H 36" x W 94"
Ht to top of sign: 162"
Building is 270 Pine St.
South facing

S.P.A.C.E.



Decorative art

Painted lettering on the wall: H 32" x W 102"
Area: 23.7 sq. ft.
Ht to top of sign: 116"
3D lettering above the entrance: H 7" x 96"
Area: 4.7 sq. ft.
Ht to top of sign: 147"

Soda Plant

West Entrance:
Soda Plant branding decal
is ok, less than 20% of the
door glass.

Door Glass: 75" x 30"
Area: 15.6 sq. ft.
Decal: 20" x 20"
Area: 2.8 sq. ft.

The Conant Metal and Light
decal will be removed.



North Entrance:
Soda Plant branding decal
is ok, less than 20% of the
door glass.

Same as West entrance,

RECEIVED

JUL 14 2020

BURLINGTON
PERMITTING & INSPECTIONS

Free Standing : Complex ID Sign:

This I believe is being permitted separately.
Approximate size: H 40" x W 84"

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William A. Wolf DATE 7/21/20
ZONING PERMIT # 20-0931MP
REVIEWED BY: km
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



CONANT
METAL & LIGHT

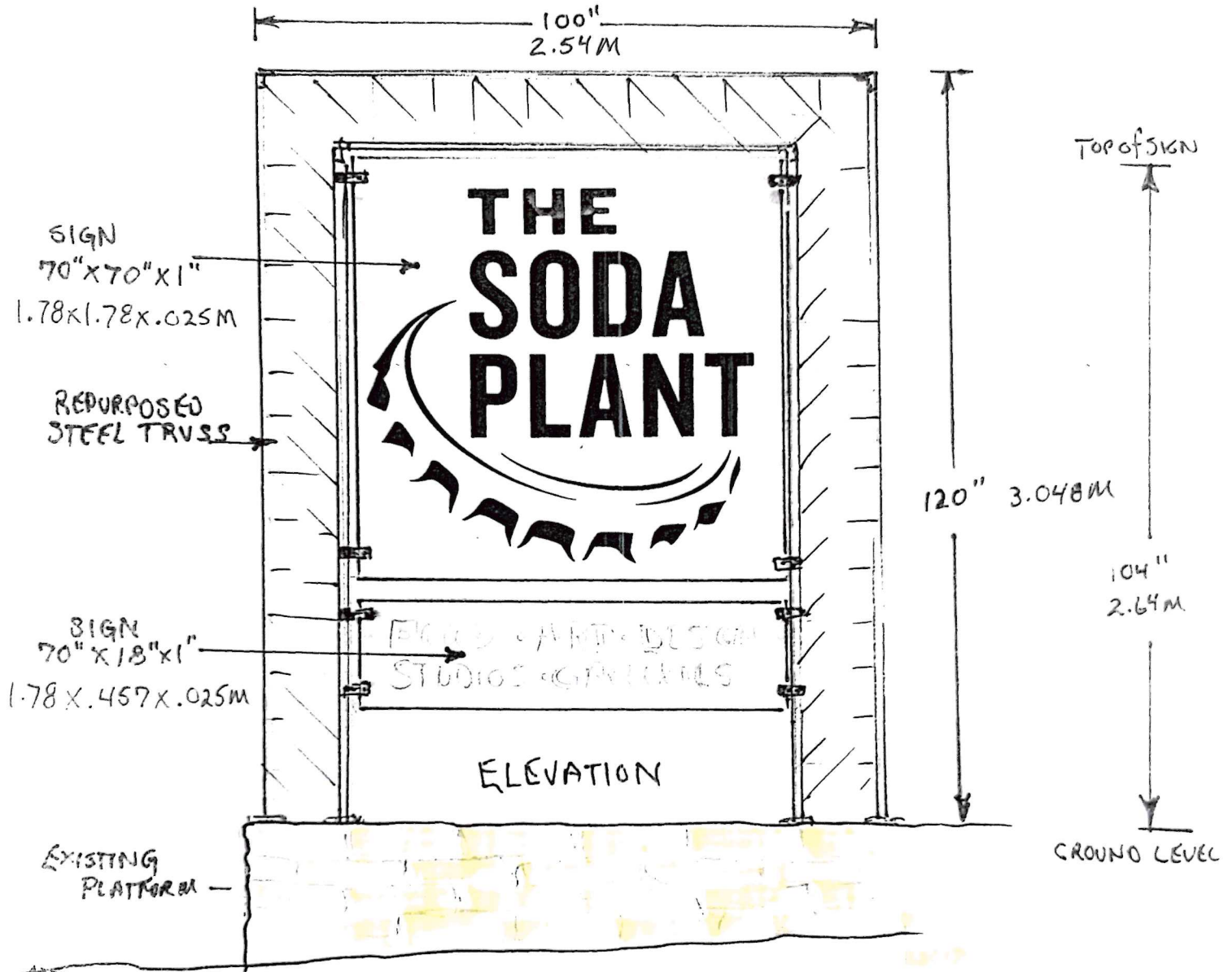
...working wonders since 1979

Pine Properties, LLC
CLIENT

2/25/20
DATE

Soda Plant Sign
PROJECT

STEVE
TECHNICIAN



ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED *[Signature]* DATE *7/24/20* PLAN
ZONING PERMIT # *20-0931 MP*
REVIEWED BY: *Rm*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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PERMITTING & INSPECTIONS

JUL 14 2020

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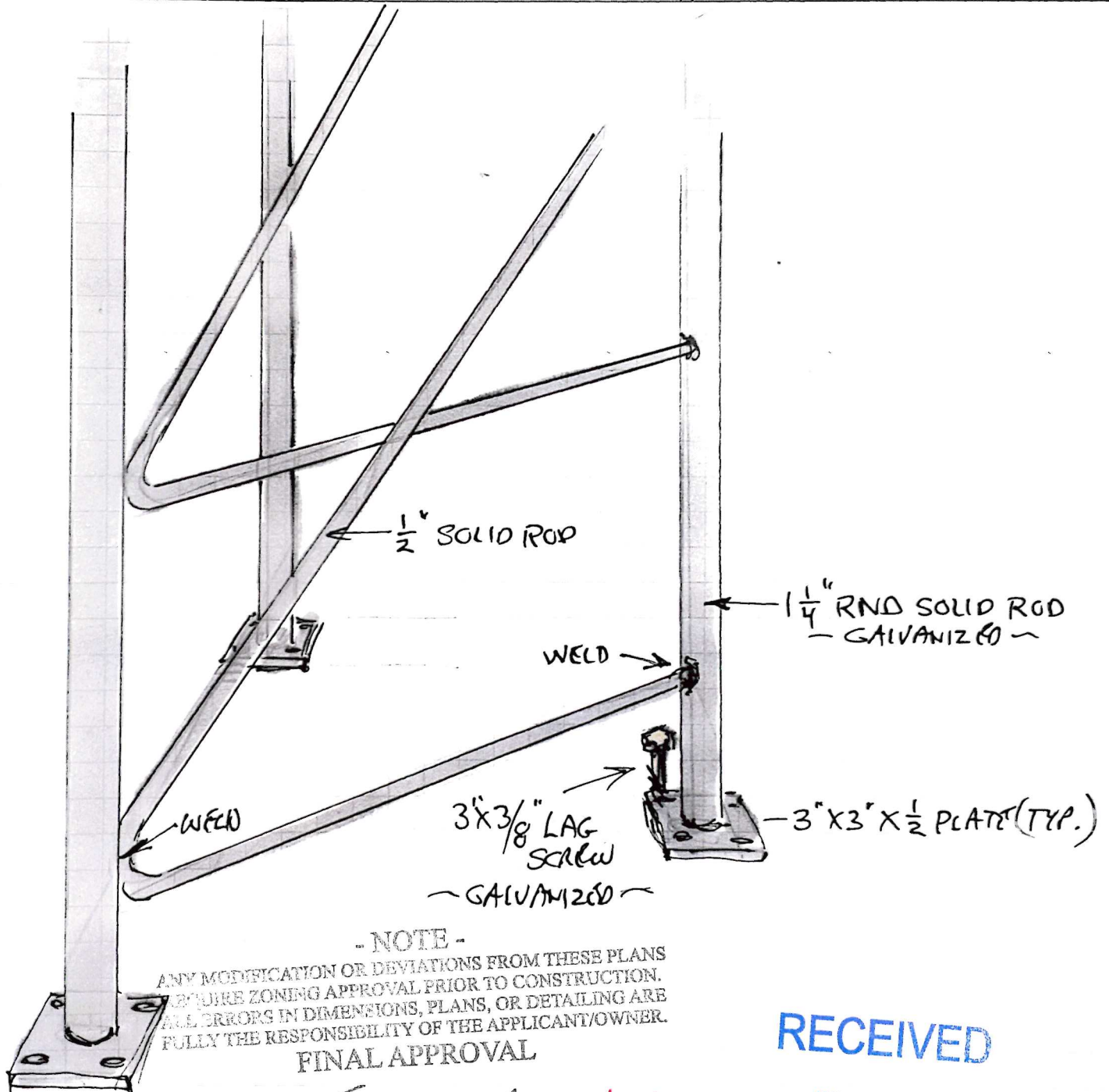
CONANT

METAL & LIGHT

...working wonders since 1979

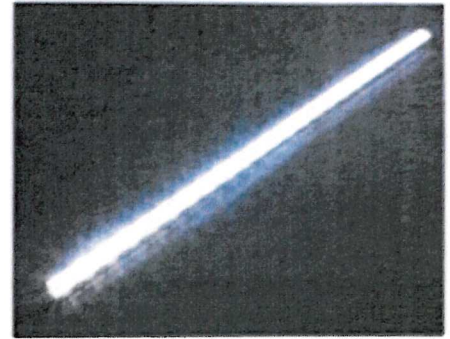
PINE PROPERTIES, LLC 2/25/20
CLIENT DATE

SOOA PLANT SIGN STEVE
PROJECT TRUSS STRUCTURE TECHNICIAN



SIGNED William A. Asplund DATE 7/21/20
ZONING PERMIT # 20-0931MP
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Micro Series Low Profile 48" LED Wall Washer (36W)

MODEL: AL-WW-M-48

DESCRIPTION

aspectLED's Micro Series low profile wall wash fixtures are perfect for interior or exterior wall wash applications and are easily concealed due to their compact size. These wall wash fixtures are the choice of electricians, lighting designers and architects worldwide for their high performance light output, attractive styling, and accurate colors. They are rotatable and can be mounted on a vertical or horizontal axis. Available in a variety of colors.

This product comes with power connections on each end for daisy chaining multiple fixtures. If you only want an input connection, please contact us to order.

CERTIFICATIONS

ANY MODIFICATION OR DEVIATION FROM THESE PLANS SHALL BE MADE PRIOR TO CONSTRUCTION. ANY ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William Z. Wolf DATE 7/21/20

ZONING PERMIT # 20-0931MP

REVIEWED BY: cm

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT

PHYSICAL DIMENSIONS + SPECIFICATIONS

Dimensions	49.8" Long 1.25" Wide 1.25" Deep
Input Voltage	24VDC
Beam Angle	15, 30, or 45 Degrees
Dimmable	Yes
Max Power Consumption	36 Watts
Max Luminous Flux	3240 Lumens (white), 2880 Lumens (color)
LED Type	SMD LED Chips
LED Color	Warm White Neutral White DayWhite Blue Green Red RGB Custom colors available
LED Quantity	36 LEDs
Fixture Material	Aluminum Body
Glass	Polycarbonate
IP Rating	IP65
Weight	11 lbs
Estimated Lifespan	Up to 50,000 hours
Warranty	1 Year
Suitable Uses	Indoor/Outdoor, Dry or Damp Locations Only
Standards/Certifications	Built with UL Listed and cUL Components, RoHS

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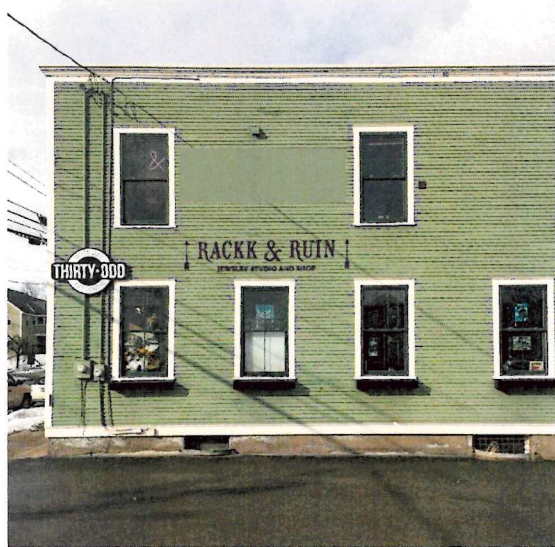
JUL 14 2020

**BURLINGTON
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30 ODD

Permit pulled
Size: H 39" x W 60"

Ht to top of sign: 162"

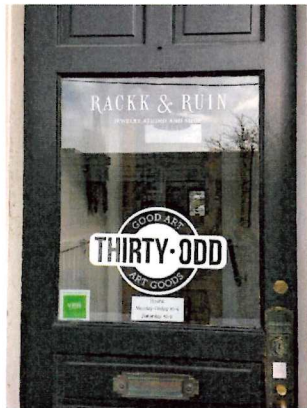


Rackk & Ruin

No permit pulled
Size: H 36" x W 94"
Ht to top of sign: 168"
Building is 270 Pine St.
South facing

30 ODD Door Decals:

H 10" x W 19"
Front and back doors
Area: 1.8 sq. ft. each door



Rackk & Ruin:
H 4" x W 19"
Front and back doors
Area: .7 sq. ft. each door

- NOTE -

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REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
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FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED William D. Paul DATE 7/21/20
ZONING PERMIT # 20-0931 MP
REVIEWED BY: RM
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Soda Plant Prospective 2nd Floor Tanants
Above Tomgirl



2nd Floor entrance next to To,girl storefront
4 signs total
Each sign size: H 15" x 48"
Total sign area: 24 sq. ft.

- NOTE -

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FINAL APPROVAL

SIGNED William Z. Hall DATE 7/21/20
ZONING PERMIT # 20-0931 MP
REVIEWED BY: per
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Tomgirl



Sign over store front windows:
Permit already pulled.
266 Pine St.
Size: H 22" x W 80"
Ht to top of sign: 14'
Total signs area: 12.2 sq. ft.

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Soda Plant Sign Area Totals

266 Pine St.

270 Pine St.

Total linear feet frontage:

266 Pine St.: 212'

270 Pine St.: 28'

Total for both: 240'

Total allowable sign area for 266 Pine St.:**Total allowable sign area for 270 Pine St.:****Total allowable Directory Sign area:**

480 sq. ft.

60 sq. ft.

List of Tenants:

Brandthropology:

Not permitted yet

West wall by Pine St., Projecting Sign

4 sq. ft.

Total Brandthropology sign area:

4 sq. ft.

Brio:

Total sq. ft.

Not yet permitted for
window decals.

Door decal, logo with store hours:

2.2 sq. ft.

Additional 3 words on windows: 1 sq. ft. ea.

3 sq. ft.

West Facing Banner:

24 sq. ft.

Decorative art decal in window, not included in count

Total Brio sign sq. ft.

29.2 sq. ft.

Conant Metal & Light:

Window decals not permitted

South Entrance: Conant Metal & Light

Out of compliance: decal is too large
and out of compliance. The allowable size:

.5 sq. ft.

North Facing Building Windows:

Decal lettering at bottom of North facing windows:

Quantity, 4 windows

Size: H 85" x W 45"

Sq. ft. total per window: 26.5 sq. ft.

Total decal area: @ .7 x 4 2.8 sq. ft.

2.8 sq. ft.

- NOTE -

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FINAL APPROVAL

SIGNED Walter A. Zabel DATE 7/21/20
ZONING PERMIT # 20-0931MP
REVIEWED BY: RM
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Conant Metal & Light: Cont.

North Side Building Wall:

Small Directional Way Finding Sign: mounted to wall

Sign size: H 8" x W 68"

Total sq. ft. size: .6 sq. ft.

Larger Dimensional letter and logo signs:

Inside the North wall windows, leaning against the window glass: MANUFACTORY

3.75 sq. ft.

North Wall logo sign above overhead door:

26.9 sq. ft.

West Wall logo sign below the large building ID street numbers:

30.7 sq. ft.

West wall by Pine St.:

21.3 sq. ft.

Total Conant Metal & Light Sign Area:**86.55 sq. ft.****- NOTE -****Groove & Grain:**

Not permitted

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South Side:

FINAL APPROVAL

23.5 sq. ft.

Total Groove & Grain Sign Area:**23.5 sq. ft.**SIGNED William A. 2nd DATE 7/21/20ZONING PERMIT # 20-0931 MPREVIEWED BY: RMDEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT**Rackk & Ruin:**

Not yet permitted

South Side building Wall of 270 Pine St.

Out of compliance: Cloth banner sign

Proposed replacement:

Dimensional, wall mounted, metal lettering:

16 sq. ft.

Rackk & Ruin total window decals on 2 entrance doors:

2 sq. ft.

Total Rackk & Ruin sign area:**18 sq. ft.****S.P.A.C.E.:**

Not yet permitted

South Side of 266 Pine St.

Painted logo graphics on building wall

23.7 sq. ft.

Building mounted 3 D lettering:

4.7 sq. ft.

Total S.P.A.C.E. sign area:**28.4 sq. ft.**

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Soda Plant (Building Branding):

Not yet permitted

South Entrance: Soda Plant Decal, allowed size: .5 sq. ft.
 Out of compliance: Present Soda Plant decal is too large and out of compliance.

West Entrance: Soda Plant Decal, allowed size: .5 sq. ft.
 Out of compliance: Present Soda Plant decal is too large and out of compliance. Remove
 out of compliance, Conant Metal & Light decal.

Total Soda Plant Sign Area: 1 sq. ft.

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30 ODD:

Already permitted

Window decals on entrance doors 3 sq. ft.

South Side on 270 Pine St. 16.25 sq. ft.

Projecting Building Mounted: 4 sq. ft.

Total 30 ODD Sign Area: 23.25 sq. ft.

Tom Girl

Already permitted

Wall facing West, building wall mounted sign above windows: 12.2 sq. ft.

Total Tomgirl Sign Area: 12.2 sq. ft.

Second Floor Above Tomgirl:

Entrance Facing West

Not yet permitted

5 uniform sign panels for tenant use above entrance door to second floor.
 Sign size: H 15" x W 48"

Total Sign Area for Second Floor Tenant Spaces Above Tomgirl: 25 sq. ft.

Total sign area existing and proposed: 251.1 sq. ft.

Total allowed: 480 sq. ft.

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SIGNED William Z. Hall DATE 7/21/20
 REVIEWED BY: RA
 DEPARTMENT OF PERMITTING & INSPECTIONS
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Exterior Directories:

West Entrance (pine St entrance)	12	sq. ft.
North Entrance (delivery entrance)	12	sq. ft.
North Entrance (next to Tomgirl)	12	sq. ft.

Total Wall Mounted Tenant Directory sign panel area: **36** sq. ft.

Soda Plant (Branding) Complex ID Sign
(Permitted separately) **58** sq. ft.

Could you please check to see whether Soda Plant (Branding) Complex ID Sign is being permitted separately ?

Soda Plant Complex Tenant Sandwich Boards Along Pine St. at 8 sq. ft. each

I realize that these are permitted through Caleb Mana but they may need to be counted toward the complex total sign area maximum.

Allowance for 10 tenant sandwich boards along Pine St. **80** sq. ft.

- NOTE -

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FINAL APPROVAL

SIGNED *William Wolf* DATE *7/21/20*
ZONING PERMIT # *20-0931 MCP*
REVIEWED BY: *RM*
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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PERMITTING & INSPECTIONS

Zoning Division
645 Pine Street
Burlington, VT 05401

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 4, 2024
RE: ZPS-24-14; 75 Cherry Street

Request: Master Sign Plan for South Building only.



- **Zoning Permit ZP-23-553**; amendment to CityPlace mixed use development to add hotel (south building). January 2024.
- **Zoning Permit ZP-23-164**; amendment to existing permit for additional dwelling units and exterior building changes. June 2023.
- **Zoning Permit ZP-20-717**; mixed use redevelopment of the former Burlington Town Center mall site. Amends ZP-17-0662CA/MA. April 2021.
- **Zoning Permit ZP-19-841**; amend ZP 17-0662CA/MA phasing schedule. February 2021.
- **Zoning Permit ZP-18-310**; fenestration changes above the podium. Minor changes to accent materials changing metal panel between the windows, on selected corners, and partial facades to limestone finish precast panel. Elevations include approved cable railings. Original permit ZP-17-0662CA/MA. May 2018.
- **Zoning Permit ZP-18-139**; 7th and 12th floor amenity space; change to project phasing. April 2018.
- **Zoning Permit ZP-18-43**; amendment to JZP 17-0662CA/MA; addition of 16 residential units on the east and west elevations at level 2, 3 and 4 reflected in exterior revisions and floorplans. Elimination of awnings at retail. Parking layout revision. February 2018.
- **Zoning Permit ZP-17-820**; exterior boiler flue. December 2017.
- **Zoning Permit ZP-17-595**; install roof top unit to support existing retail. August 2017.
- **Zoning Permit ZP-16-920**; mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments. March, 2017.

Overview:

75 Cherry Street is an entire block, with streetfronts on Cherry, St. Paul, Bank and Pine Streets. This Master Signage application includes signage for the South Building ONLY of the CityPlace Burlington project. (The brick-clad North Building will have a separate master sign permit application at a future date.) The Master Sign Plan is looking to provide appropriate signage for multiple building tenants. The Master Sign Plan must establish standards of consistency, and be compatible with the site and character of the surrounding area. While individual signs in an approved Master Sign Plan may vary from the locational standards of Part 2, no individual sign may exceed the maximum area limitations for the specified sign.

Part 2 of Article 7 has specific limitations for tenants above the first floor, and limits to sign installation height. The proposed occupancy by a major hotel on upper floors (the largest building tenant) challenges these specific limitations; for which the applicants seek relief.

Recommended motion: Master Sign Plan approval, per the following Findings and conditions:

I. Findings

Article 2: Administrative Mechanisms **Section 2.7.8 Withhold Permit**

The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.

Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

There are a significant number of “open” zoning permits for 75 Cherry Street that require a Certificate of Occupancy. Any permit issued will require closure of all “open” zoning permits before a Certificate of Occupancy can be issued for this permit. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Section 6.3.2 (g)

Make advertising features complementary to the site:

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

See Article 7, Below.

Article 7: Signs

Section 7.1.3 Exemptions

(d) Property Management, Information, and Directional Signs

Signs D2, D3, and D5 appear to be information and/or directional signs; therefore exempt from requiring a sign permit. As informational, they must be limited to 2 sf in area, and have no illumination.

If not informational/directional, they shall be calculated toward the Wall Sign allowance, and must have either exterior illumination or be backlit. **Affirmative finding as conditioned.**

Section 7.1.10 Sign Lighting

Lighting allowances are specific to sign type. See Part 2 for each specific sign, below.

Affirmative finding as conditioned.

7.2.2 Awning and Canopy Signs

The application notes that Awnings may supplement some proposed Band signs; but they are not specifically illustrated within the Plan so are not assessed.

A canopy sign is proposed above the hotel entrance; lettering extends above the canopy face as allowed by the *miscellaneous* provisions of this section. Lettering is limited to 24” max and 75% of the canopy face. The proposal falls within those limitations.

While encroachment within the ROW is specifically allowed by Article 14, agreements will be required with DPW/City Council for identified occurrences. **Affirmative finding as conditioned.**

7.2.3 Band Signs

This section limits installation height to the lesser of the floor level of the second floor or 18' above the finished sidewalk. This building was designed with a “pedestal” upon which upper floors rest. The band signs are uniformly at the 2nd floor level height, despite the grade change at the southwest corner. As inclusion within this MSP are for location and size but do not specifically identify the tenants/logos/design, individual sign permits will be required when desired. **Affirmative finding as conditioned.**

7.2.4 Blade Signs

While all tenants have not as yet been identified, the MSP proposes 5 blade signs associated with ground floor tenants, as required by this Section. Dimensional standards are consistent with those outlined.

Any encroachment into or over the public right-of-way must also be approved by the Department of Public Works and/or City Council as may be applicable. **Affirmative finding as conditioned.**

Section 7.2.13 Wall Sign

Specifications:

Height: No higher than the floor level of the second story

Area (Max): -2 sf per linear foot of street frontage, or elevation where no street is available, associated with a first floor tenant.

-10 sf for a second floor or above tenant with only a ground floor entryway



-In no case may the total area of all Wall Signs exceed the lesser of two hundred (200) sf. or fifteen (15%) percent of the area of the façade or elevation to which they are attached.

Depth/projection: 12" max from the façade

*If illuminated, Wall Signs may be **externally illuminated or backlit.***

The application proposes 5 wall signs:

2 for AC Hotels Marriot, each 5 x 5' and installed at the top of the building pedestal (at the floor level of the third floor) on both St. Paul Street and Bank Street. Although divergent from the specified height installation of this Section, the proposed location makes sense from the design aspect of the building. Flexibility in location is an allowance of the Master Sign Plan.

A third wall sign, 8' x 8' for the hotel is proposed at the 10th floor level, facing east. Sign regulations do not specifically respond to the building heights allowable within the Specific Height Areas of the Form Code. Some consideration may be given to the growing phenomena of taller buildings within the Downtown Core/Center where consideration of locational flexibility of signage may be permitted within a Master Sign Plan.

Illumination is limited to external illumination or backlit. The proposed interior illumination must be adjusted to meet Section 7.1.10 (e).

Two other wall signs are proposed: One announcing the Residences at 130 Bank, and a wall sign for the parking entrance (St. Paul St.)

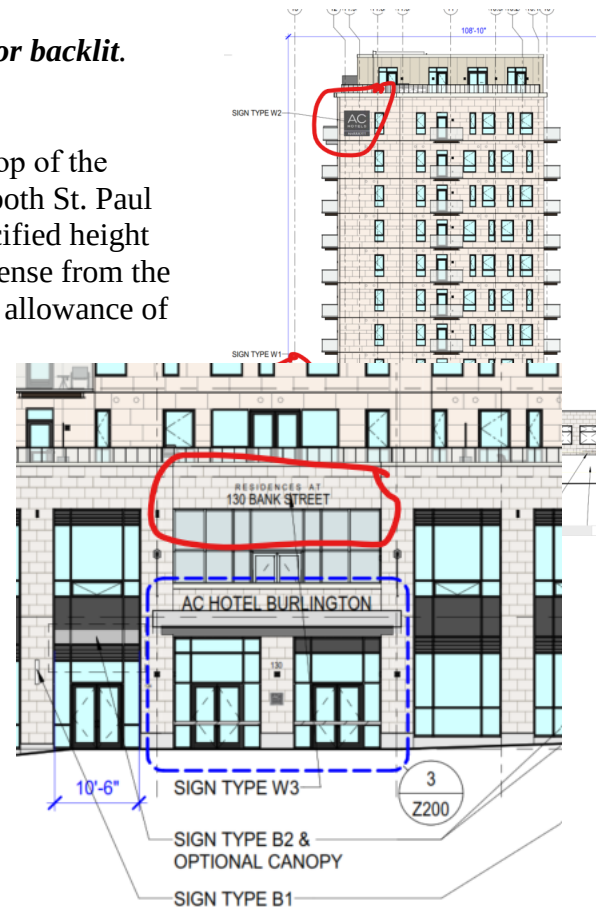
The Residences sign is proposed at the floor level of the third floor, but above the hotel canopy

Flexibility in installation height is relevant here, to identify the location of the entrance as well as to allow visibility above the canopy.

The parking entrance sign is compliant with Section. 7.2.13 in height.

The overall application is compliant with the 200 sf limitation of total wall signage for the South building, although shared with ground floor and upper floor tenants.

Affirmative finding, with locational flexibility concurrence by DRB.



Section 7.2.14 Window Signs

Quantity: 1 per first or second floor window and/or ground floor entry

*Area (max): -20% of the area of any individual window located between 4 and 7 feet above the adjacent sidewalk or finished grade.
-total area may no exceed 30% of the total window area of all windows with signs per façade or elevation*

Height Lettering (max): 8"

Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.

The application includes an allowance for 40 window signs for retail, and 1 for the hotel. Window signs are proposed on first floor windows/doors only. It would be a far stretch to consider exceeding 30 % of the total window area of either elevation. **Affirmative finding.**

Part 3: Master Sign Plans

Section 7.3.1 Intent

In order to provide for a higher degree of design quality, flexibility, compatibility, and creativity in larger buildings and building complexes with multiple tenants or uses, Signs shall be allowed as specified in a Master Sign Plan for the property.

Sec. 7.3.2 Applicability

Within any Mixed Use, Enterprise, or Institutional zoning district, all Signs located on a site, building, or a complex of buildings with three or more owners, tenants, or uses located on a single lot or adjacent lots under common ownership may be granted a Master Sign Plan submitted by the building owner and reviewed and approved by the DRB under the provisions of this Part

Where a Master Sign Plan includes sufficient detail regarding the location, type, lighting, and other requirements for individual Signs, those Signs may be approved as part of the Master Sign Plan without the necessity for an individual permit(s). Otherwise the installation of individual Signs proposed pursuant to, and in compliance with, an approved Master Sign Plan shall receive administrative review and approval pursuant to the procedural requirements of Sec. 3.2.7.

75 Cherry Street is a city block of connected structures with multiple tenants and residential apartments within. While specific retail tenants have not as yet been defined, the Master Sign Plan anticipates those businesses with proposed canopy, blade, wall, window and band signs.

Affirmative finding.

Sec. 7.3.3 Submission Requirements

A Master Sign Plan shall be a comprehensive plan of all planned Signs to be located on the site(s) and on all facades of the building(s) or building complex.

Information to be included in a Master Sign Plan shall include, but not be limited to, the following in sufficient detail as necessary to render a decision for the Master Sign Plan and individual Signs as may be applicable:

- (a) Total number of Signs proposed, including any existing Signs that will remain.*
- (b) Sketch of Signs clearly indicating size/dimensions of all Signs – including height above finished grade, lettering, logos or other graphics, colors, materials, texture.*
- (c) Types of Signs – see Part 2.*
- (d) Building elevations/photographs clearly illustrating the placement of Signs placed on all buildings.*

(e) *A site plan indicating the location of all freestanding Signs, buildings, and structures.*

(f) *Methods of illumination.*

While the total number of signs proposed, their intended location and dimensions are included within the Sign Permit Table, lettering, logos and other graphics have not as yet been defined.

(The exception to that is Signage for the Hotel, which has been specifically defined.) Dimensional limitations and installation height requirements are subject to Part 2 of this Article (Types of Signs) unless specific flexibility is requested. As noted, directional signs may not be illuminated, and illumination for wall signs is limited to external or backlit. **Affirmative finding as conditioned.**

Sec. 7.3.4 Flexibility from Existing Standards

(a) *The Master Sign Plan must establish standards of consistency applicable to all Signs to be provided on the subject property with regard to:*

- *Colors;*
- *Letter/graphics style;*
- *Location and Sign Type;*
- *Materials;*
- *Methods of illumination; and/or*
- *Maximum dimensions and proportion.*

(b) *A Master Sign Plan shall be consistent with the intent and purpose of the form or zoning district within which the site is located and the intent of this Article, and be compatible with the site and character of the surrounding area.*

(c) *All of the Signs in a Master Sign Plan shall be designed and organized in a manner consistent and complementary with the overall architecture of the Building, and employ complimentary materials, colors, design, and scale of letters while still providing diversity and differentiation among individual tenants,*

(d) *Individual Signs in an approved Master Sign Plan may vary from the **locational standards** of Part 2 of this Article pertaining to each Sign Type, and be granted Alternative Compliance per Sec. 7.1.11. However, no individual Sign may exceed the maximum area limitations for the specified Sign Type, or conflict with the limitations and prohibitions of Sec. 7.1.4 .*

(e) *Except for such variations approved by the DRB by acceptance of a Master Sign Plan pursuant to this Article, all other requirements, permits, and restrictions regarding Signs shall remain in effect.*

The two biggest challenges in this review are:

1. Limitations on signage for upper floor tenants (Part 2 prohibits blade signs and limits wall signs to 10 sf.); and
2. Installation height of proposed wall signs for the major tenant, a hotel.

Article 7 does not reflect the opportunities provided for and anticipated under the Form Districts, where mixed-use tenancy, requirements for storefronts, and taller structures are encouraged. The application seeks to “share” the allowance for wall signs among all tenants in the South building, with installation heights in excess of allowances provided in Section 7.2.13.

If the DRB concurs, **Affirmative finding as conditioned.**

Sec. 7.3.5 On the Record Review

Pursuant to the authority of 24 V.S.A. §4471(b), any permit request for a Master Sign Plan approval by the DRB will be on the record, so that any appeal is not a de novo review, in accordance with the Vermont Rules of Civil Procedure.

Article 14: Plan BTV Downtown Code

Section 14.3.4-6 Encroachments Public ROW

Aside from Freestanding signs, signs are generally permitted as an encroachment along primary and secondary elevations in the Form Districts. Any encroachment into or over the public right-of-way must also be approved by the Department of Public Works and/or City Council as may be applicable. **Affirmative finding as conditioned.**

Section 14-5-12-D

Street-facing, street-level window area must remain unobstructed up to a minimum interior depth of 8-feet, with the exception of obstructions such as street-facing window signs or product displays that do not take up more than 25% of the total window area.

Shopfront doors, windows, awnings, signs, and lighting shall be designed as a unified whole.
Affirmative finding as conditioned.

14.7.1 - Applying for a Zoning Permit: Submission Requirements and Review

C. ix. *A plan for signs, including type, design and dimensions of all existing and proposed ground and/or Building or Structure-mounted signs and/ or sign bands.*

See Sign Permit Table and CPB Master Signage plan.

II. Conditions of Approval

1. There are a number of open zoning permits that require Certificates of Occupancy before a CO can be issued for this permit. Among them:

ZP-18-310	Zoning Permit	May. 7, 2018	ACTIVE
ZP-18-139 23729 – PROJECT...	Zoning Permit	Mar. 12, 2018	ACTIVE
ZP-18-43 23729 – PROJECT...	Zoning Permit	Jan. 26, 2018	ACTIVE
ZP-17-820 23729 – PROJECT...	Zoning Permit	Dec. 1, 2017	ACTIVE
ZP-17-595 23729 – PROJECT...	Zoning Permit	Aug. 28, 2017	ACTIVE
ZP-16-920 23729 – PROJECT...	Zoning Permit	Dec. 19, 2016	ACTIVE

2. Directional signs (D2-D5) shall be limited to 2 sf. and remain unilluminated: Otherwise they shall be calculated toward the wall sign limitation.
3. Where the Master Sign Plan includes sufficient detail regarding the location, type, lighting and other requirements for individual signs, those signs may be approved as part of the Master Sign Plan without the necessity for an individual permit(s). Otherwise, the installation of individual signs proposed pursuant to, and in compliance with the approved Master Sign Plan shall receive administrative review and approval.
4. Any encroachment into or over the public right-of-way must also be approved by the Department of Public Works and/or City Council as may be applicable.
5. Wall sign illumination is limited to exterior illumination or backlit.
6. Street-facing, street-level window area must remain unobstructed up to a minimum interior depth of 8-feet, with the exception of obstructions such as street-facing window signs or product displays that do not take up more than 25% of the total window area.
7. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



Signage not shown on rendering, see elevation drawings

CityPlace Burlington- South Building Master Signage Permit Application Summary, May 8, 2024

This Master Signage application includes signage for the South Building ONLY of the CityPlace Burlington project. This is the portion of the project that is clad in limestone; the brick-clad North Building will have a separate master signage permit.

This is a mixed-use project that includes several retail tenants yet to be determined, a 161 room AC Marriott hotel, and 53 residential units. The project is among the largest single development projects that Burlington has seen and stretches the signage ordinance which may not have contemplated some of the aspects of this project. We are submitting a package that is largely in line with the ordinance and, we believe, is in spirit with the intent of the ordinance in most respects.

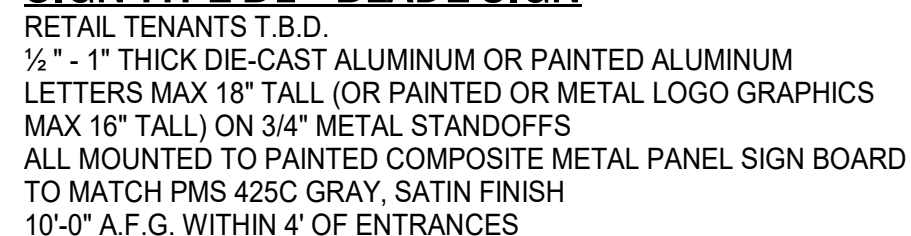
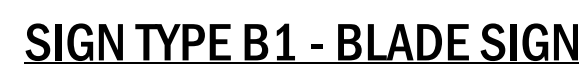
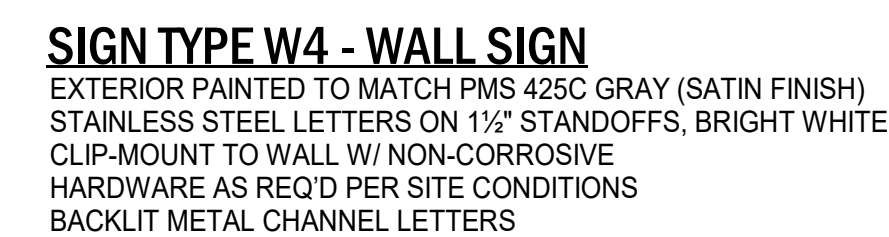
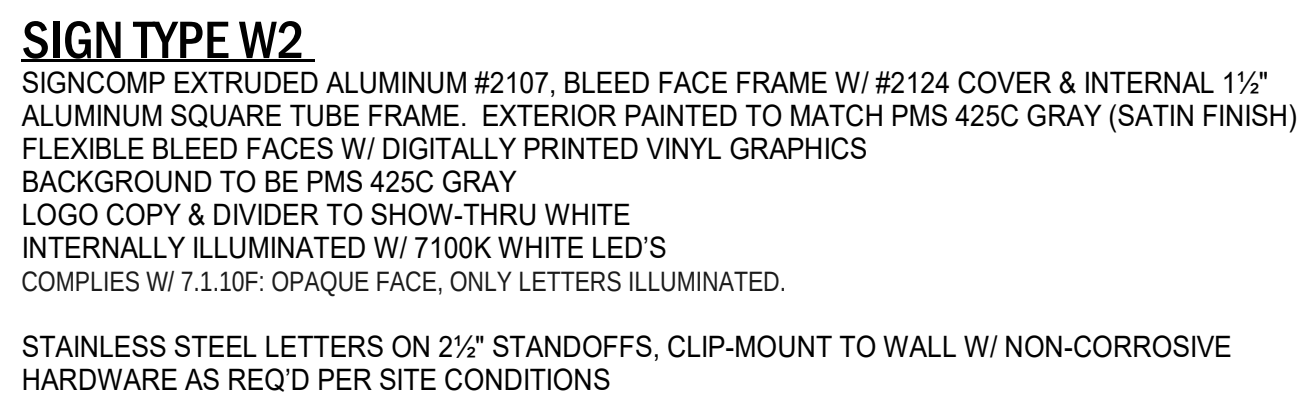
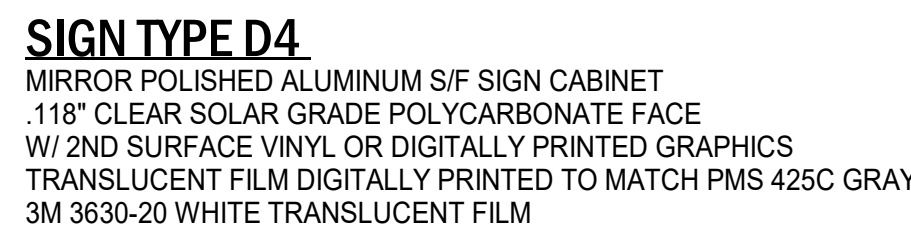
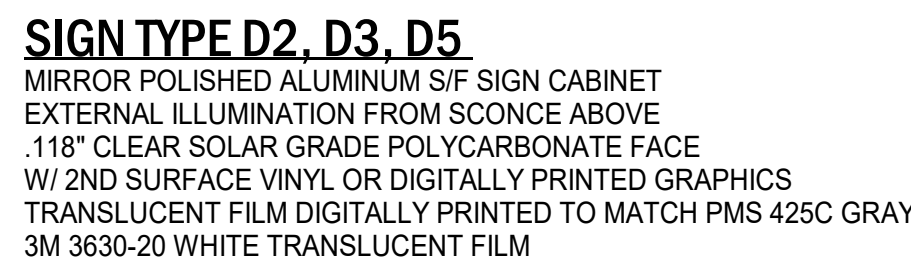
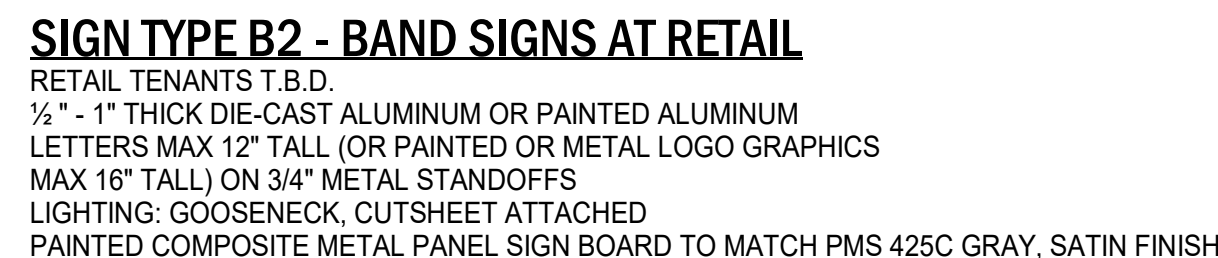
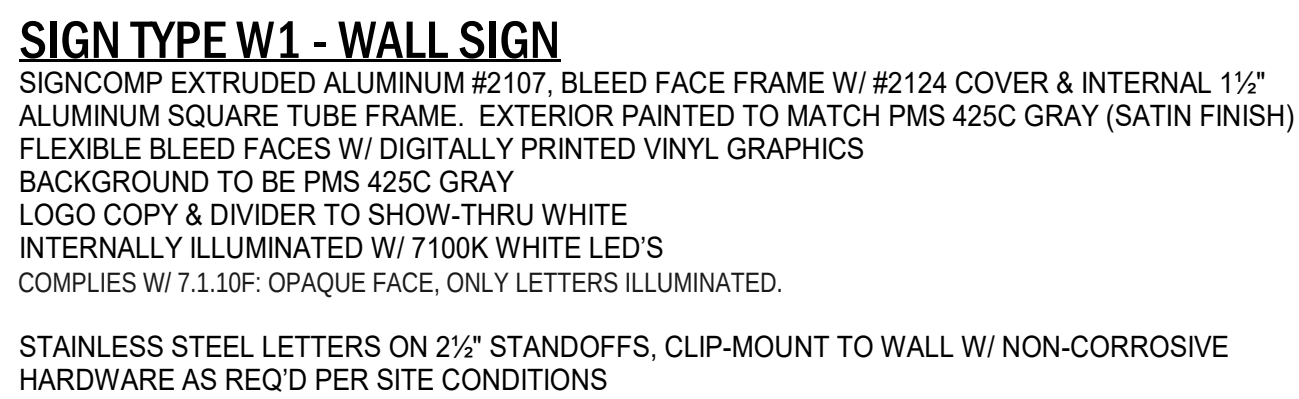
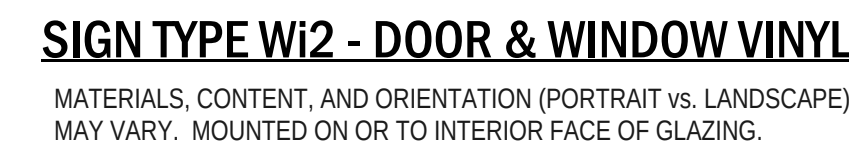
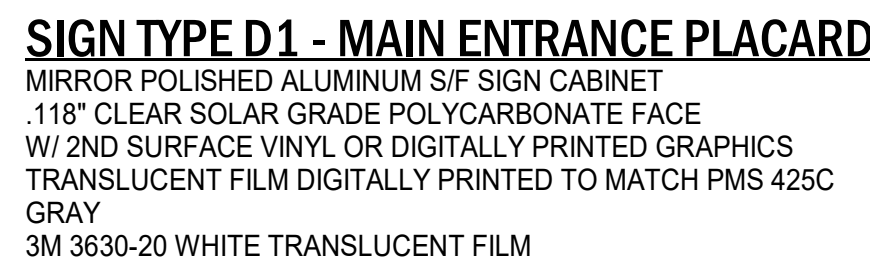
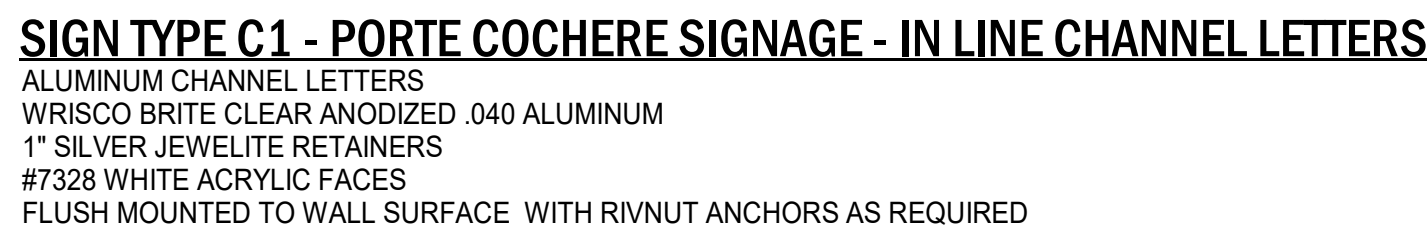
Because we imagine there will be some dialogue regarding path to compliance and approval, we are proposing a path for wall signage that requests flexibility with a limitation in the current ordinance that we feel clashes with requirements elsewhere in the zoning ordinance and is a reasonable request. As written, wall signs exceeding 10sf for “a second floor or above tenant with only a ground floor entryway” are prohibited (7.2.13). The hotel occupies more than 80,000 square feet and is the major tenant of the building. It does not seem reasonable to limit a tenant of that size to 10 square feet of wall signage. Furthermore, we feel that the form-based code is intended to spur this type of mixed-use development; it also has verbiage requiring a shopfront typology and encouraging street level retail uses. We are compliant with the 200sf of total wall signage allowed in the same section. We are proposing a sharing of the total square footage of wall signage that would be allowed if the entire street frontage were calculated at the 2sf/lf of frontage allowed for ground floor tenants. FFF is aware of other potential downtown projects that will also have challenges with this upper floor tenant signage limitation as written.

Below are examples of AC Marriott signs for reference. These are supplemental/ informational images representative of the typical AC Marriott signage and not specific to this project.



Chicago





	Sign ID	Materials, Description, Location	Type	Quantity	Length (ft)	Height(ft)	Area	Units	Illumination/ notes
Directory									
	D1	Main Entrance Placard - AC Hotels Marriot	Directory	1	1.5	1.5	2.25	sf	no new (below prior approved extr. light
	D2	CPB Receiving Placard	Directory	1	1.5	1.5	2.25	sf	no new (below prior approved extr. light
	D3	Parking Garage Placard	Directory	1	1.5	1.5	2.25	sf	none
	D4	Entrance Placard - Retail	Directory	1	1.5	1.5	2.25	sf	none
	D5	Entrance Placard - Retail	Directory	1	1.5	2	3.00	sf	none
Code Language: 1 per principal entrance (8 principal entrances shown; some may become secondary entrances based on how retail spaces are demised)									
TOTAL Proposed							5		
TOTAL Allowable							8	quantity	
Blade									
	B1	Blade Signs at Retail Entries, Quantity 5	Blade	5	3	3	45.00	sf	none
Code Language: 1 per ground floor tenant. Currently 3 retail spaces are shown but subdivision of retail space is not finalized, we will not exceed 1 per tenant.									
TOTAL Proposed							45.00	sf	
TOTAL Allowable							45.00	sf	
Band									
	B2	Band Signs at Retail	Band	7	10.5	1.5	110.25	sf	gooseneck, cutsheet attached* or interlal illumination or backlighting compliant with 7.1.10 d/e/f
	B2	Band Signs at Retail	Band	2	16.833	1.5	50.50	sf	
Code Language: 75% of that portion of the Sign Band associated with the street-level use. Awnings may supplement or replace band signage									
TOTAL Proposed							160.75		
TOTAL Allowable					222.666	1.5	333.999		
Wall									
	W1	Wall Sign - AC Hotels Marriot	Wall	2	5	5	50.00	sf	internal (see drawing), compiant w 7.1.10f
	W2	Wall Sign - AC Hotels Marriot	Wall	1	8	8	64.00	sf	internal (see drawing), compiant w 7.1.10f
	W3	Wall Sign - RESIDENCES AT 130 BANK STREET	Wall	1	3	11	33.00	sf	backlit metal channel letters
	W4	Wall Sign - Parking Entrance	Wall	1	8	1.5	12.00		backlit metal channel letters
Code Language: 2 sf per linear foot of street frontage. 374 lf x 2 = 748 for first floor tenants; 10sf max for tenants on 2nd floor or above; 200sf total allowable									
TOTAL Proposed							159.00	sf	
TOTAL Allowable							200	sf	
Window									
	Wi1	Door & Window Vinyl - AC Hotels Marriot	Window	1	12	0.5	6.00	sf	none
	Wi2	Door & Window Signage- Retail allowance	Window	40	4.5	2	360.00	sf	40 max based on 1 per curtainwall bay * 2 floors
Code Language: 20% of the area of any indivudal window located between 4 and 7 feet above the djacent sidewalk or finished grade. Total area may not exceed 30% of the total window area of all windows with signs per façade or elev.									
Proposed: Door vinyl as shown per hotel standard; additional window signs possible for tenant spaces. Potential window signs for second floor spaces.									
TOTAL Proposed							366.00	sf MAX	
TOTAL Allowable							1018.00	sf MAX	based 20% of street level & Level 2 glazed area
Canopy									
	C1	Canopy Signage - AC Hotels Burlington	Canopy	1	24	1.5	36.00	sf	none
Awning									
	B2/ option	Printed lettering on awning	Awning	4	24	1.5	144.00	sf	lettering size shown/ no illumination or gooseneck
Awnings compliant with 7.2.2 may supplement or replace band signs, not to exceed the total number of awning and band signs indicated in this table.									
TOTAL Proposed							36.00	sf	
TOTAL Allowable							112.00	sf	
Total number of signs (MAX)				70					

Notes: - All dimensions are total size of sign, except awnings, where dimensions of lettering/ graphics is given based on diagram in ordinance