

## **Burlington Design Advisory Board**

149 Church Street, City Hall

Burlington, VT 05401

[www.burlingtonvt.gov/PZ/DAB](http://www.burlingtonvt.gov/PZ/DAB)

Phone: (802) 865-7188

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Matthew Bushey  
Leo Sprinzen  
Ron Wanamaker  
Steven Offenhartz  
Tom Cullins  
Philip Hammerslough, Alt.  
Phil Wagner, Alt.



### **DESIGN ADVISORY BOARD Tuesday November 13th 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT**

#### **Session I – 3:00 PM – 3:30 PM**

**19-0401CA; 189-191 South Champlain St (RH, Ward 5S) A & R Development LLC**

Construct a duplex on a vacant lot

#### **Session II – 3:30 PM – 4:00 PM**

**19-0395CA; 65 Oakledge (RL-W, Ward 5S) 65 Oakledge Trust**

Construct new single family home, associated site improvements included.

#### **Session III – 4:00 PM – 4:15 PM**

#### **2019 Calendar Revisions**

*The programs and services of the City of Burlington are accessible to people with disabilities.*

*Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*

## **DESIGN ADVISORY BOARD**

January – December 2019  
Regularly Scheduled Meetings

| Date of Meeting         | Day of Week    | Time       | Location                         | Application Deadline-<br>Wednesday 4pm |
|-------------------------|----------------|------------|----------------------------------|----------------------------------------|
| January 8, 2019         | Tuesday        | 3pm        | Conference Room 12               | December 26, 2018                      |
| <b>January 15, 2019</b> | <b>Tuesday</b> | <b>5pm</b> | <b>Joint/ Contois Auditorium</b> | <b>January 2, 2019</b>                 |
| February 12, 2019       | Tuesday        | 3pm        | Conference Room 12               | January 30, 2019                       |
| February 26, 2019       | Tuesday        | 3pm        | Conference Room 12               | February 13, 2019                      |
| March 12, 2019          | Tuesday        | 3pm        | Conference Room 12               | February 27, 2019                      |
| March 26, 2019          | Tuesday        | 3pm        | Conference Room 12               | March 13, 2019                         |
| April 9, 2019           | Tuesday        | 3pm        | Conference Room 12               | March 27, 2019                         |
| April 23, 2019          | Tuesday        | 3pm        | Conference Room 12               | April 10, 2019                         |
| May 14, 2019            | Tuesday        | 3pm        | Conference Room 12               | May 1, 2019                            |
| May 28, 2019            | Tuesday        | 3pm        | Conference Room 12               | May 15, 2019                           |
| June 11, 2019           | Tuesday        | 3pm        | Conference Room 12               | May 29, 2019                           |
| June 25, 2019           | Tuesday        | 3pm        | Conference Room 12               | June 12, 2019                          |
| July 9, 2019            | Tuesday        | 3pm        | Conference Room 12               | June 26, 2019                          |
| July 23, 2019           | Tuesday        | 3pm        | Conference Room 12               | July 10, 2019                          |
| August 13, 2019         | Tuesday        | 3pm        | Conference Room 12               | July 31, 2019                          |
| August 27, 2019         | Tuesday        | 3pm        | Conference Room 12               | August 14, 2019                        |
| September 10, 2019      | Tuesday        | 3pm        | Conference Room 12               | August 28, 2019                        |
| September 24, 2019      | Tuesday        | 3pm        | Conference Room 12               | September 11, 2019                     |
| October 8, 2019         | Tuesday        | 3pm        | Conference Room 12               | September 25, 2019                     |
| October 22, 2019        | Tuesday        | 3pm        | Conference Room 12               | October 9, 2019                        |
| November 12, 2019       | Tuesday        | 3pm        | Conference Room 12               | October 30, 2019                       |
| November 26, 2019       | Tuesday        | 3pm        | Conference Room 12               | November 13, 2019                      |
| December 10, 2019       | Tuesday        | 3pm        | Conference Room 12               | November 27, 2019                      |



PROPERTY OWNER: A+R DEVELOPMENT  
187 S. WINOOSKI AVENUE  
BURLINGTON, VT 05401  
802-860-7068

APPLICANT: ANNE ROTHWELL  
187 S. WINOOSKI AVENUE  
BURLINGTON, VT 05401  
802-860-7068

ZONE: RH - RESIDENTIAL HIGH-DENSITY

PROJECT SUMMARY: CONSTRUCT NEW DUPLEX ON EXISTING VACANT LOT  
DUPLEX IS A PERMITTED USE IN THE RH DISTRICT.

| Sheet List   |                        |                  |                       |
|--------------|------------------------|------------------|-----------------------|
| Sheet Number | Sheet Name             | Sheet Issue Date | Current Revision Date |
| 000          | COVER SHEET            | 10/30/2018       |                       |
| 001          | SITE LOCATION DIAGRAM  | 10/30/2018       |                       |
| 002          | CONTEXT PHOTOS         | 10/30/2018       |                       |
| 003          | SITE PHOTOS            | 10/30/2018       |                       |
| 004          | SITE PLAN              | 10/30/2018       |                       |
| 005          | LANDSCAPE PLAN         | 10/30/2018       |                       |
| 006          | LOT COVERAGE           | 10/30/2018       |                       |
| A102         | FIRST FLOOR PLAN       | 10/30/2018       |                       |
| A103         | SECOND FLOOR PLAN      | 10/30/2018       |                       |
| A104         | THIRD FLOOR PLAN       | 10/30/2018       |                       |
| A105         | ROOF PLAN              | 10/30/2018       |                       |
| A108         | EAST & WEST ELEVATIONS | 10/30/2018       |                       |
| A109         | NORTH ELEVATION        | 10/30/2018       |                       |
| A110         | SOUTH ELEVATION        | 10/30/2018       |                       |
| S104         | WALL SECTION - FRONT   | 10/30/2018       |                       |
| S105         | WALL SECTIONS - SIDES  | 10/30/2018       |                       |
| V100         | VIEWS                  | 10/30/2018       |                       |
| V101         | VIEWS                  | 10/30/2018       |                       |
| V102         | VIEWS                  | 10/30/2018       |                       |
| V103         | VIEWS                  | 10/30/2018       |                       |

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1 VIEW FROM NORTHEAST ON S. CHAMPLAIN



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LOTS ON EAST SIDE  
CHAMPLAIN HAVE  
FRONTAGES. AVER  
THE FRONT SETBACK  
THIS SIDE OF THE S  
(NOT INCLUDING CO  
LOTS) IS:

1'-4"  
2'-5"  
4'-2"  
6'-4"  
1'-8"  
4'-5"

/ 6 = 3'-5"

Write a description for your map.

Legend

S

TWO ADDITIONAL ADJACENT  
LOTS TO NORTH ARE NOT  
COMPARABLE FRONTAGES  
WITH REGARD TO FRONT  
SETBACK DETERMINATION

ADJACENT LOT TO NORTH  
IS PUBLIC PARK

ADJACENT LOT TO SOUTH IS  
PARKING LOT







1'-6" SETBACK  
176 S. CHAMPLAIN = 4'-5" SETBACK



182 S. CHAMPLAIN = 1'-8" SETBACK



4'-2" SETBACK  
194 S. CHAMPLAIN = 2'-5" SETBACK

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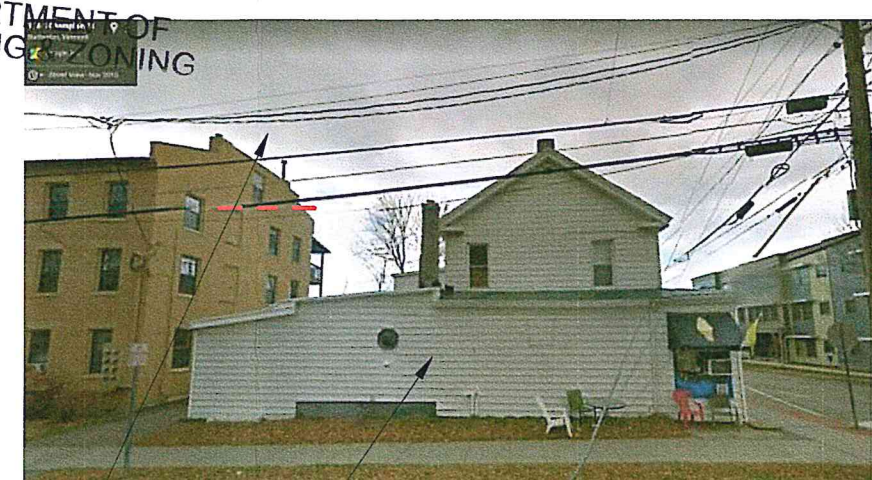


1'-4" SETBACK 1'-11" SETBACK

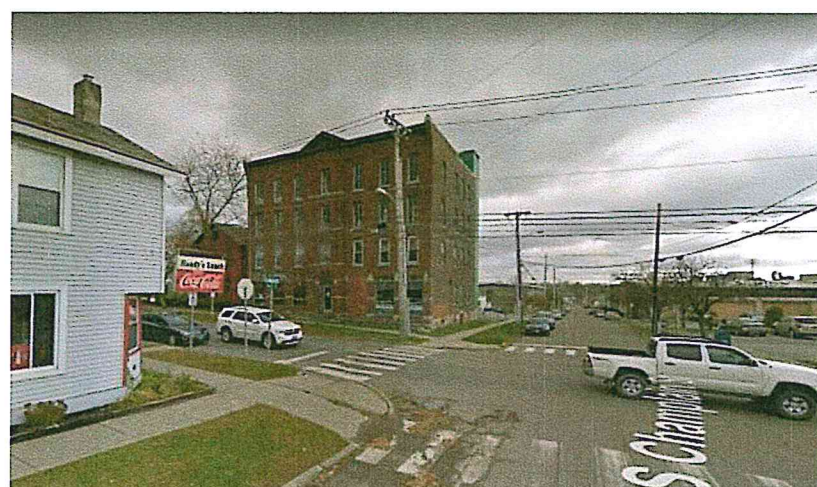


9'-6" SETBACK (NOT COMPARABLE FRONTAGE)

B.O. EAVE APPROX. 32 FT  
T.O. STRUCTURE APPROX. 40'+



5'-9" SETBACK - NOT COMPARABLE FRONTAGE

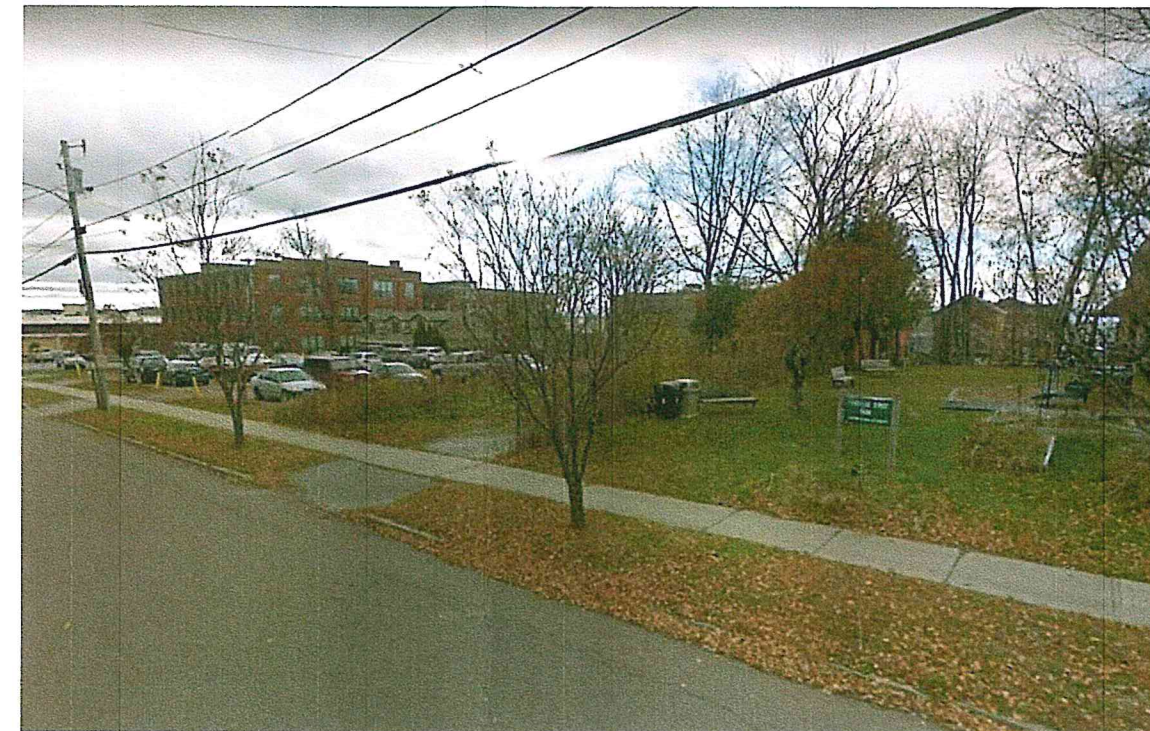


MIXTURE OF LARGER SCALES AT THE CORNERS





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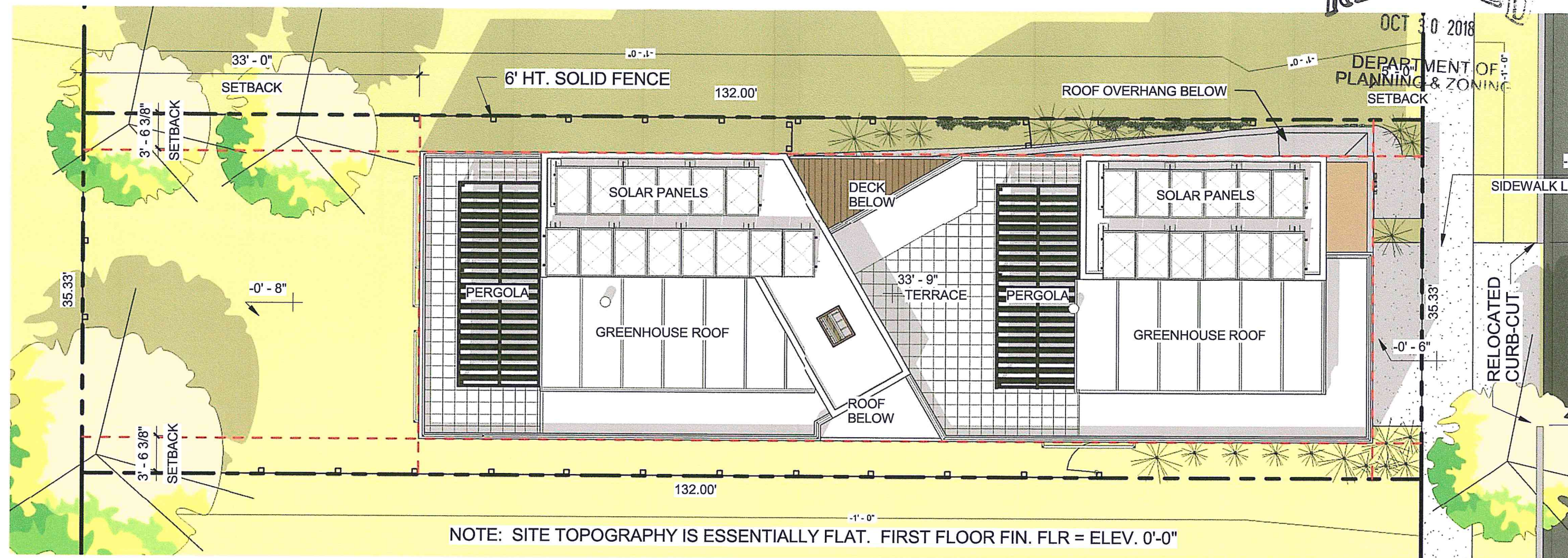
THE ONLY SIGNIFICANT EXISTING TREES ARE AT THE REAR OF THE SITE  
- NOT AFFECTED BY CONSTRUCTION. REVIEW WITH ARBORIST - ANY  
TREE REMOVAL TO BE UNDER SEPARATE PERMIT



STREET TREE TO  
BE REMOVED



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# **ZONING DATA:**

DISTRICT: RH  
 LOT SIZE: 4,670 SF  
 PROPOSED NUMBER OF UNITS: TWO (2) (DUPLEX IS PERMITTED USE IN RH)  
 PARKING DISTRICT: NEIGHBORHOOD  
 OFF-STREET PARKING REQUIRED: 2 SPACES PER UNIT = 4 SPACES REQUIRED  
 PARKING PROVIDED IN TANDEM FORMAT IN COMPLIANCE WITH SECTION 8.1.14(b)

Table 4.4.5-2: Base residential density: 40 units/acre max:  $0.10721 \times 40 = 4.28$  units max  
 Proposed duplex will be equivalent to 18.6 units per acre

## **Table 4.4.5-3: Residential District Dimensional Standards**

Maximum Lot Coverage: 80% = 3,735 SF  
 Front Setback: Min/Max = Average of two adjacent lots on both sides +/- 5'  
 See Site Location Diagram & Context Photos  
 3'-5" MIN. DETERMINED **5'-0" PROVIDED**

Side Setbacks:  
 Min. is 10% of lot width or average of side setbacks of two adjacent lots both sides 10% of 35.33' = 3'-6 3/8"  
**3'-6 3/8" PROVIDED**

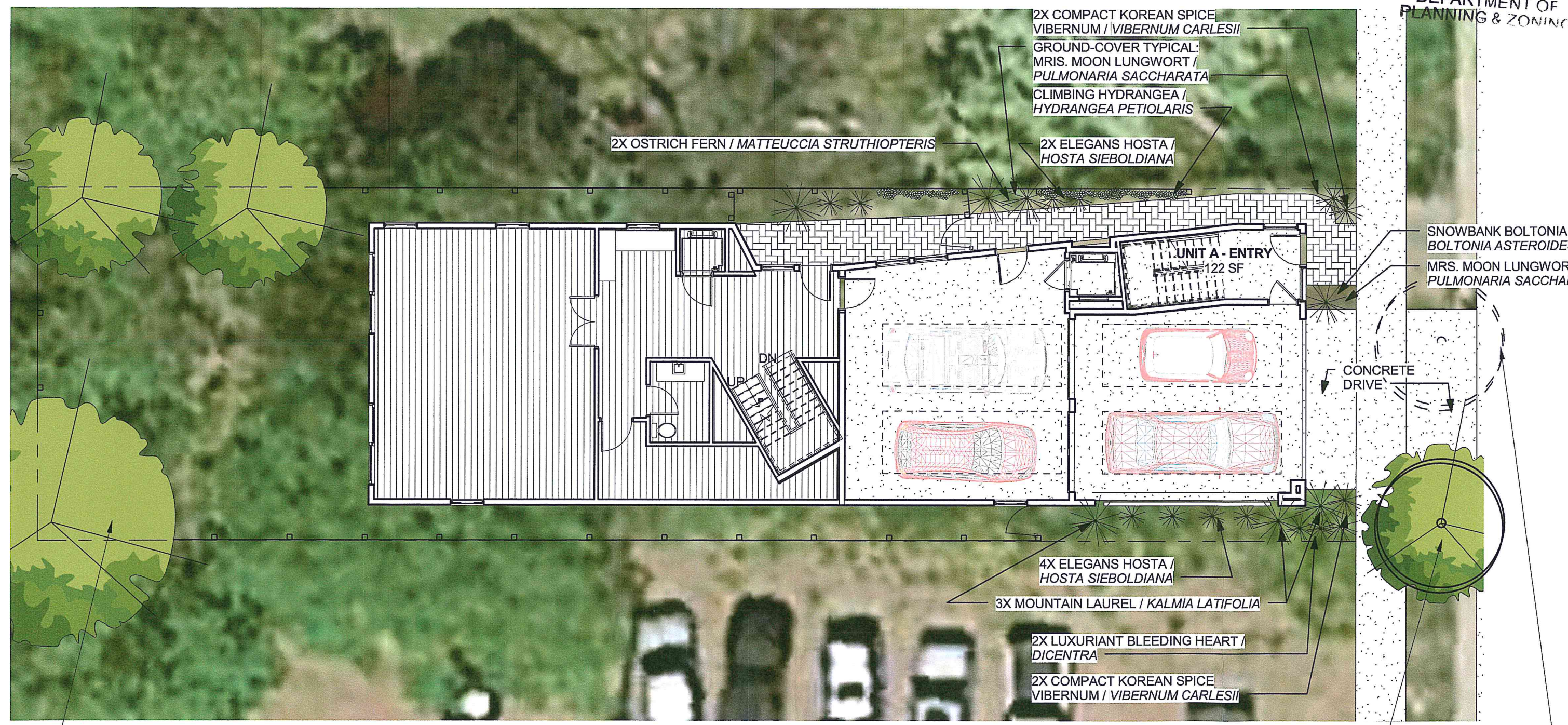
Rear Setback:  
 Min. is 25% of lot depth but not less than 20': 25% of 132' lot depth = 33'-0"  
**33'-0" PROVIDED**

Maximum Height: 35' - MEASURE FROM THE PUBLIC SIDEWALK TO THE HIGHEST POINT OF THE FLAT ROOF DECK **34'-5" PROVIDED**. PARAPET IS 42" TALL MAX.



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THE ONLY SIGNIFICANT EXISTING TREES ARE AT THE REAR OF THE SITE - NOT AFFECTED BY CONSTRUCTION - REVIEW WITH ARBORIST - ANY TREE REMOVAL TO BE UNDER SEPARATE PERMIT

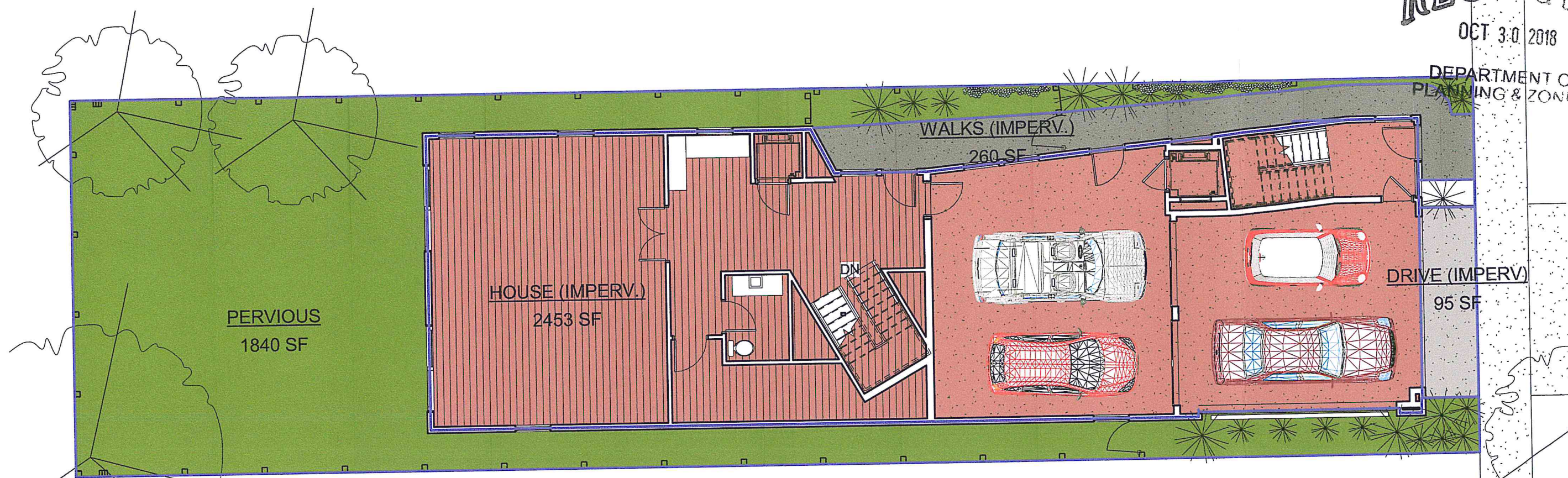
NEW STREET TREE  
EXISTING STREET TREE TO BE REMOVED



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| LOT COVERAGE    |         |            |
|-----------------|---------|------------|
| Name            | Area    | AREA TYPE  |
| HOUSE (IMPERV.) | 2453 SF | IMPERVIOUS |
| WALKS (IMPERV.) | 260 SF  | IMPERVIOUS |
| DRIVE (IMPERV)  | 95 SF   | IMPERVIOUS |
|                 | 2808 SF |            |
| PERVIOUS        | 1840 SF | PERVIOUS   |
|                 | 1840 SF |            |
|                 | 4648 SF |            |

LOT SIZE: 4,670 SF  
MAX LOT COVERAGE: 80% (3,736 SF)

## LOT COVERAGE TYPES

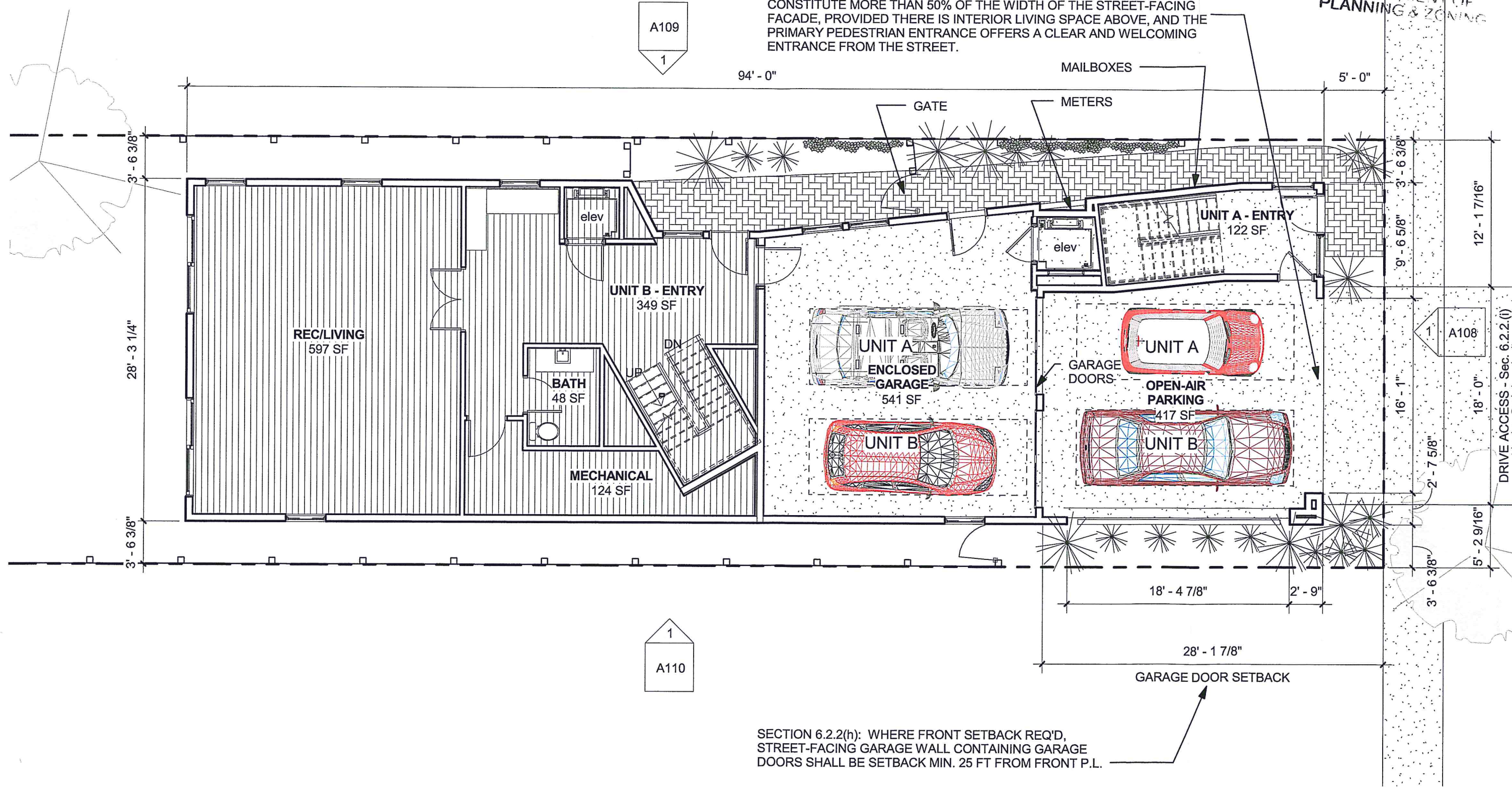
- DRIVE (IMPERV)
- HOUSE (IMPERV.)
- PERVIOUS
- WALKS (IMPERV.)



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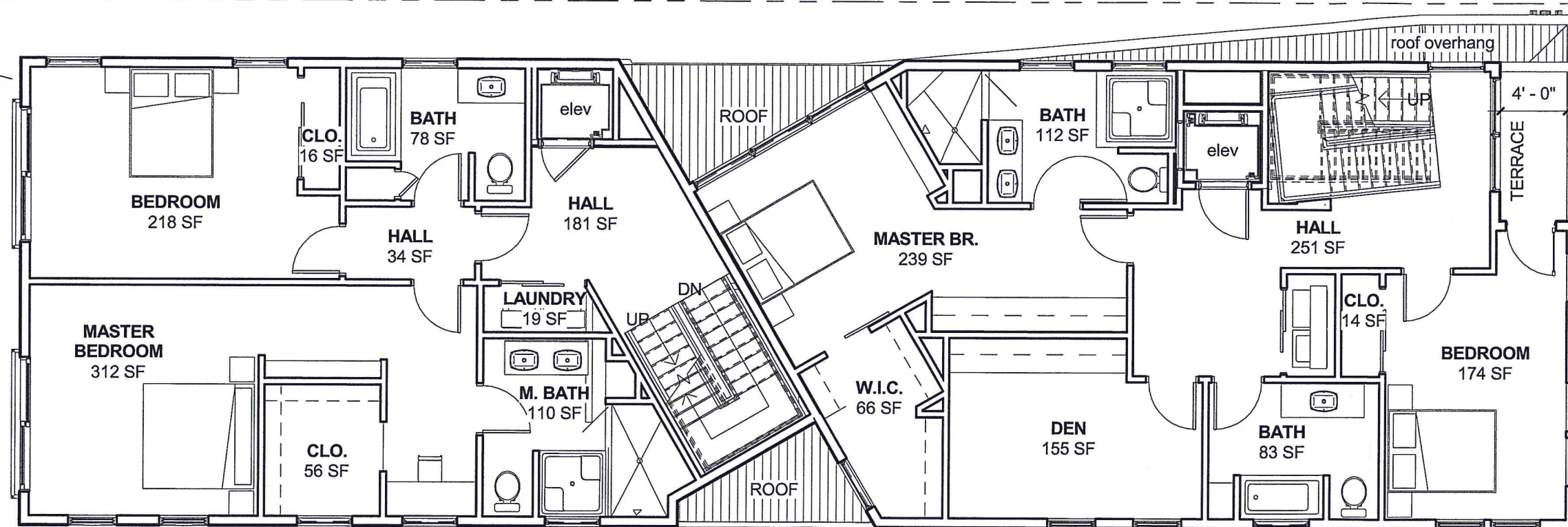
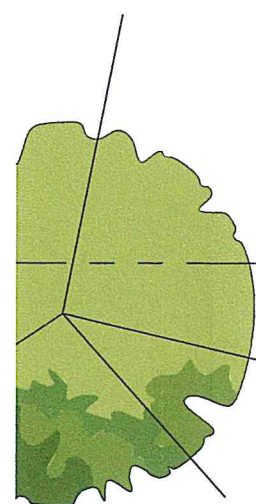
SECTION 6.2.2.(h), 4 - DUPLEX RESIDENTIAL STANDARDS: WHERE GARAGE ENTRANCE IS WITHIN A SINGLE ROOFLINE AND WHOLLY INTEGRATED INTO THE OVERALL DESIGN OF THE FRONT FACADE, IT MAY CONSTITUTE MORE THAN 50% OF THE WIDTH OF THE STREET-FACING FACADE, PROVIDED THERE IS INTERIOR LIVING SPACE ABOVE, AND THE PRIMARY PEDESTRIAN ENTRANCE OFFERS A CLEAR AND WELCOMING ENTRANCE FROM THE STREET.



SECTION 6.2.2(h): WHERE FRONT SETBACK REQ'D, STREET-FACING GARAGE WALL CONTAINING GARAGE DOORS SHALL BE SETBACK MIN. 25 FT FROM FRONT P.L.



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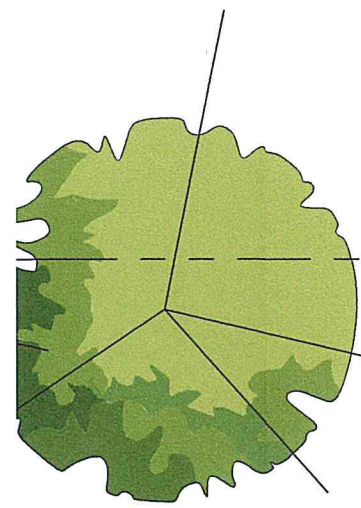
A109  
1

1 A108

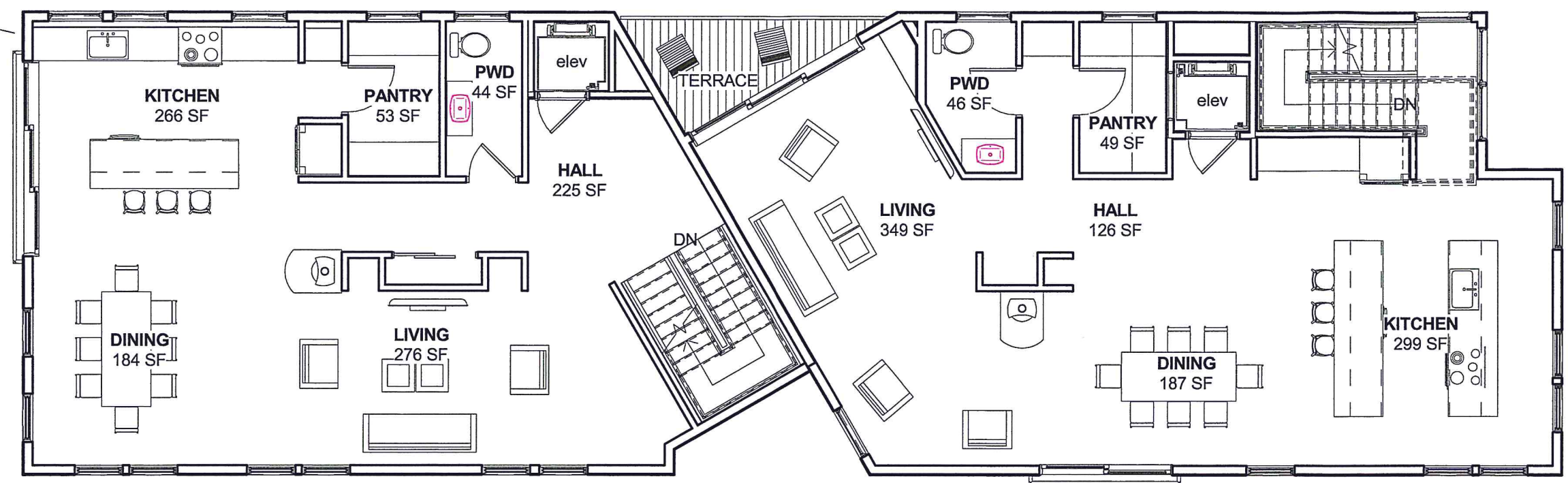
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A110



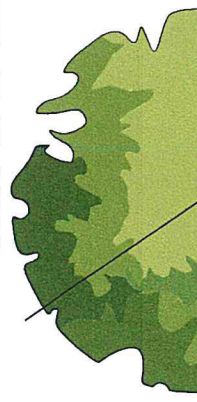
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A109  
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1 A108



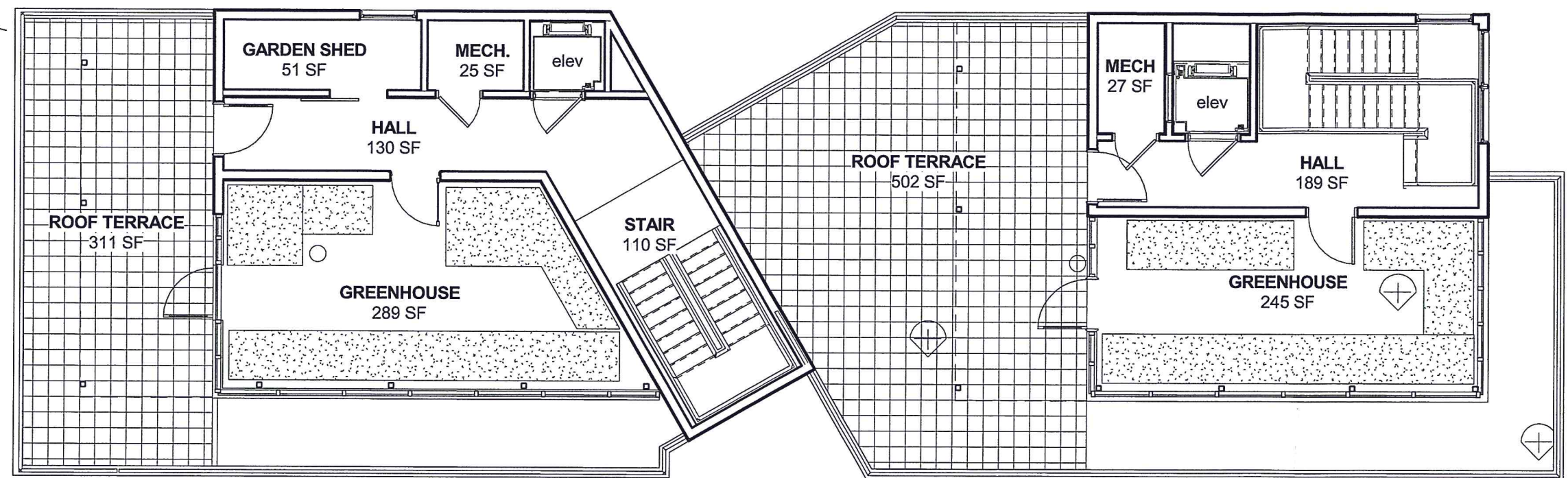
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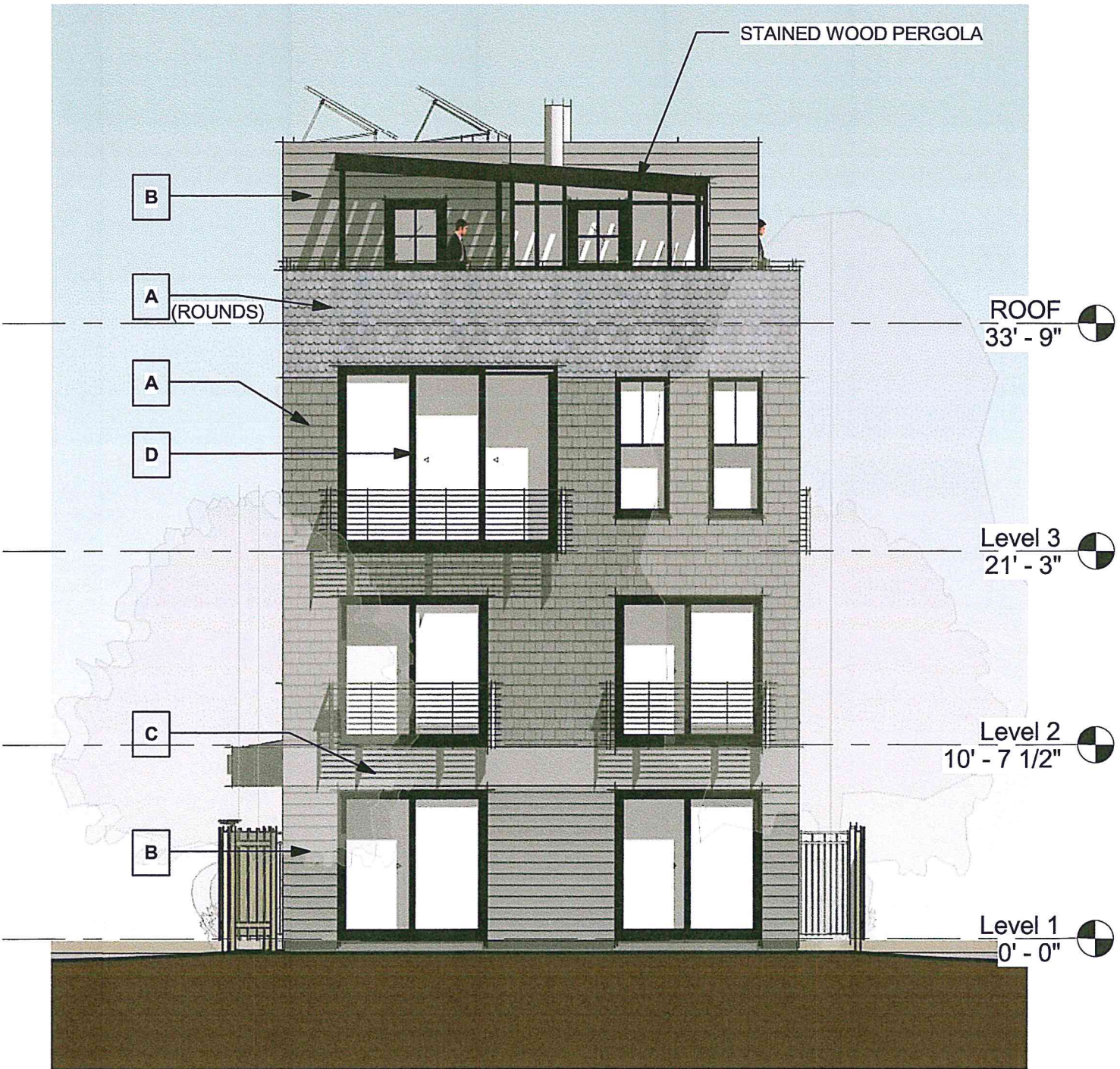
**EXTERIOR MATERIALS**

- A** FIBERCEMENT SHINGLE SIDING, STRAIGHT-EDGE, 6" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS, (ROUNDS WHERE INDICATED)
- B** FIBERCEMENT LAP SIDING, SMOOTH, 7" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS
- C** FIBERCEMENT PANELS, SMOOTH, WITH RECESS TRIM IN MATCHING COLOR, COLOR - NIGHT GRAY
- D** ALUMINUM CLAD WINDOWS, COLOR - BLACK

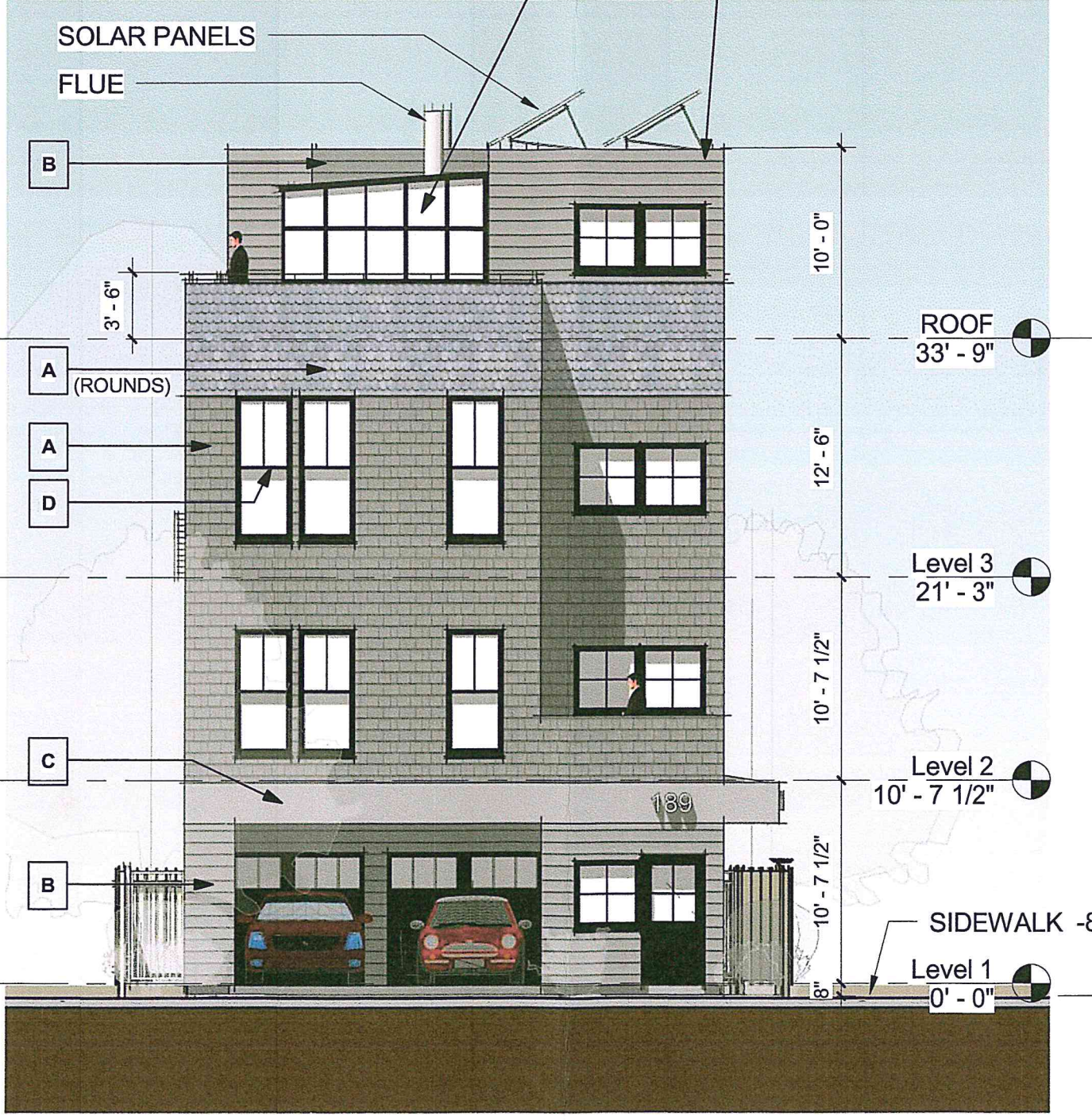
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SECTION 5.2.6(b),3: EXCEPTIONS TO  
HEIGHT LIMITS: FULLY-ENCLOSED  
ELEVATOR OVERRUN & MECHANICAL  
ROOMS; GREENHOUSE, TERRACES



③ West  
1/8" = 1'-0"



① East  
1/8" = 1'-0"



EXTERIOR MATERIALS

- A FIBERCEMENT SHINGLE SIDING, STRAIGHT-EDGE, 6" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS, (ROUNDS WHERE INDICATED)
- B FIBERCEMENT LAP SIDING, SMOOTH, 7" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS
- C FIBERCEMENT PANELS, SMOOTH, WITH RECESS TRIM IN MATCHING COLOR, COLOR - NIGHT GRAY
- D ALUMINUM CLAD WINDOWS, COLOR - BLACK

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IBC - OPENINGS AT AT PROPERTY LINES

DUPLEX IS R3 OCCUPANCY

TABLE 705.8 - BUILDING IS SPRINKLERED

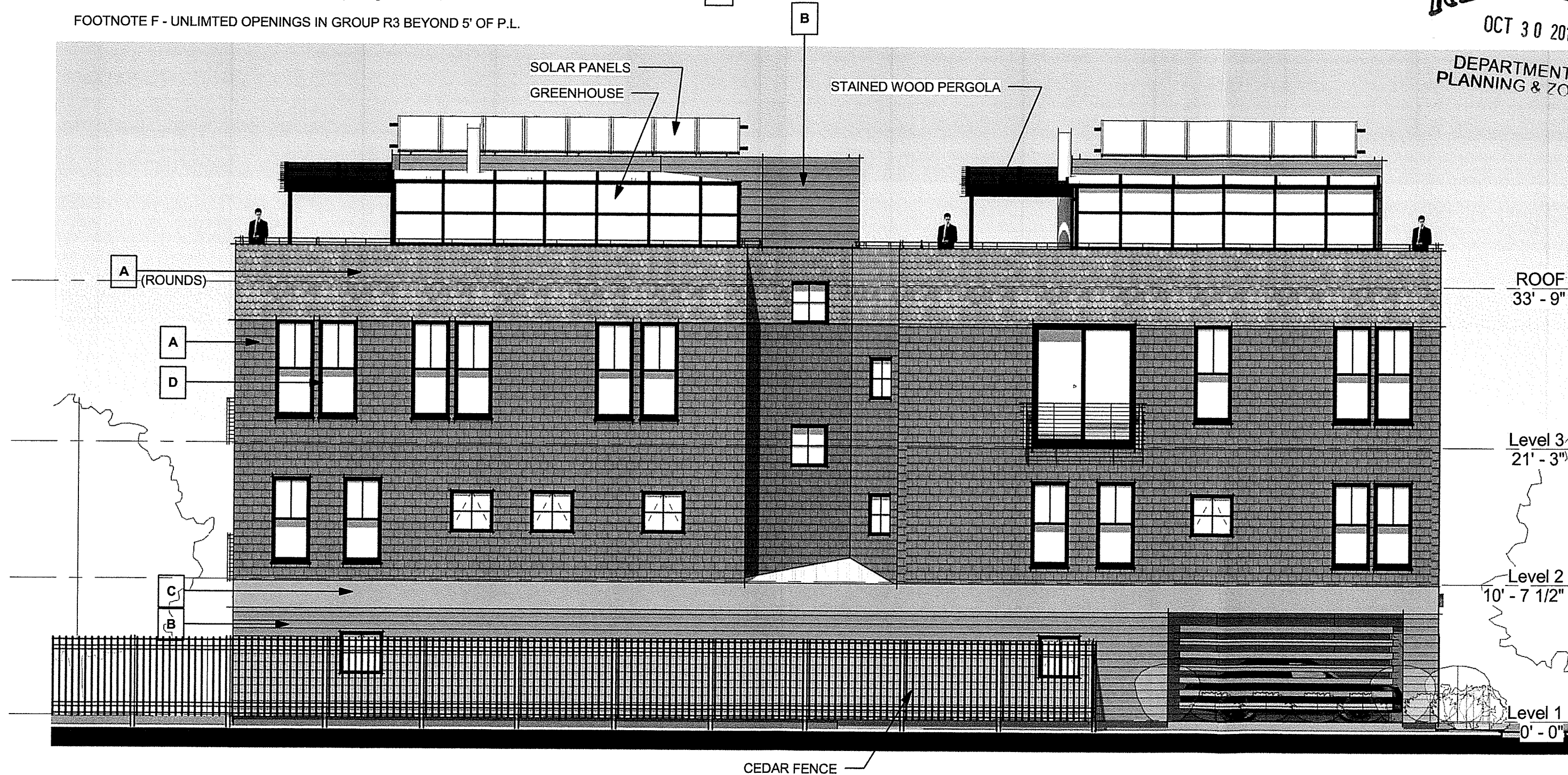
FOOTNOTE D - 25% OPENINGS IN GROUP R3 WITHIN 3' TO 5' OF P.L.

Facade within 3' to 5' = 2,968 sf; 25% max. openings = 742 sf; 443 sf shown

FOOTNOTE F - UNLIMITED OPENINGS IN GROUP R3 BEYOND 5' OF P.L.

EXTERIOR MATERIALS

- A FIBERCEMENT SHINGLE SIDING, STRAIGHT-EDGE, 6" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS, (ROUNDS WHERE INDICATED)
- B FIBERCEMENT LAP SIDING, SMOOTH, 7" EXPOSURE, COLOR - NIGHT GRAY, WOVEN CORNERS
- C FIBERCEMENT PANELS, SMOOTH, WITH RECESS TRIM IN MATCHING COLOR, COLOR - NIGHT GRAY
- D ALUMINUM CLAD WINDOWS, COLOR - BLACK





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① NORTHEAST VIEW



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① SOUTHEAST VIEW



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① NORTHWEST VIEW



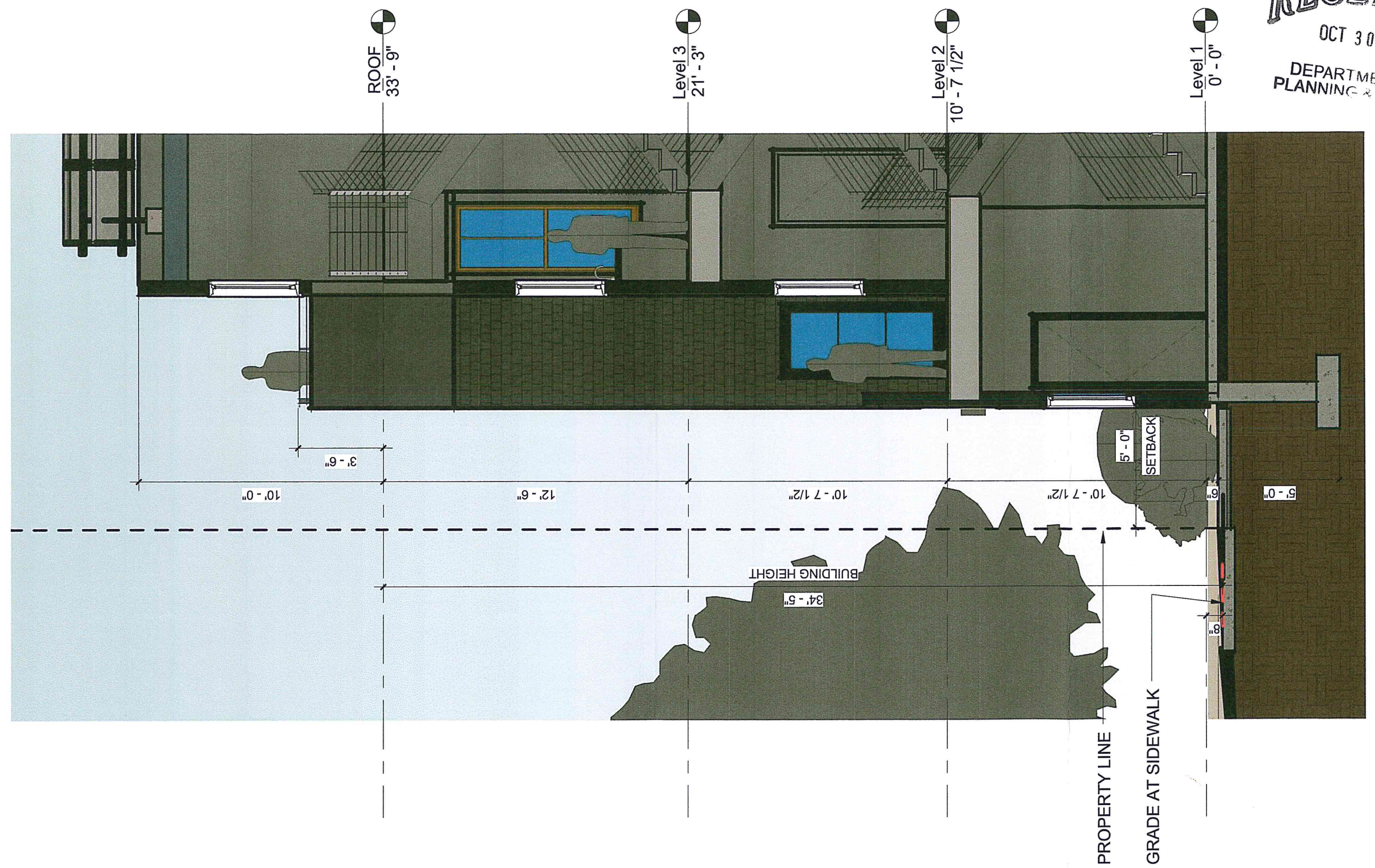


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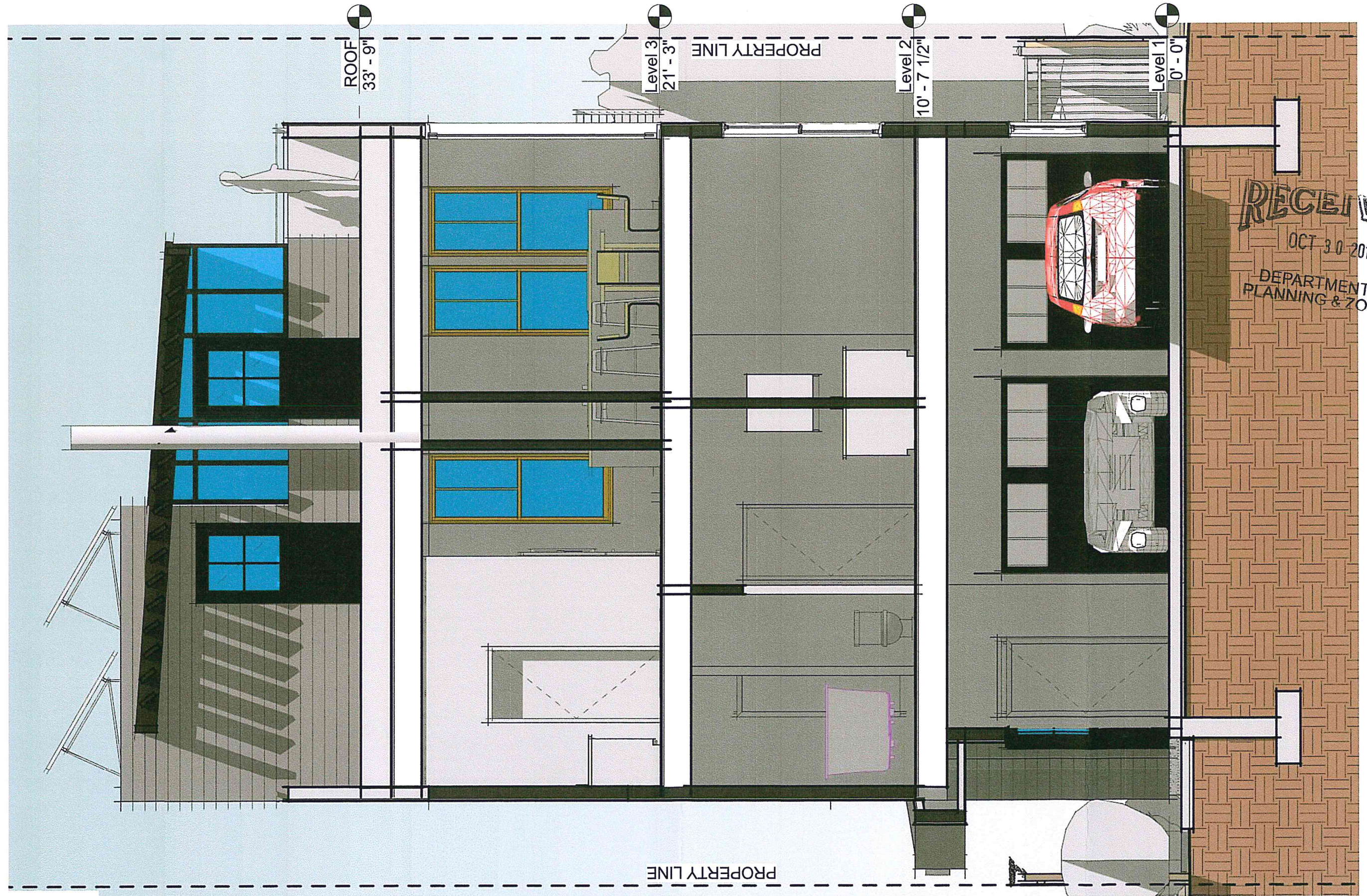
① SOUTHWEST VIEW



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## Department of Planning and Zoning

149 Church Street, City Hall  
Burlington, VT 05401  
[www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz)  
Phone: (802) 865-7188  
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Jay Appleton, Senior GIS/IT Programmer/Analyst  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Ryan Morrison, Associate Planner  
Layne Darfler, Planning Technician  
Shaleigh Draper, Zoning Clerk



### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Principal Planner  
**RE:** 189-191 South Champlain Street, ZP19-0401CA  
**Date:** November 13, 2018

**File:** ZP19-0401CA  
**Location:** 189-191 South Champlain Street  
**Zone:** RH **Ward:** 5S  
**Parking District:**  
Neighborhood  
**Date application accepted:**  
October 30, 2018  
(incomplete); November 1, 2018 (complete.)  
**Applicant/ Owner:** Anne Rothwell / A&R Development  
**Request:** Build duplex on vacant lot.

#### Background:

- Owner pays fees required of Settlement Agreement October 27, 2017.
- Code Enforcement: Failure to meet condition of approval re: housing replacement and demo by neglect. October 2017.
- Stipulated agreement with owner; owner to pay \$8,000 into City's historic preservation fund to address demolition by neglect of historic property; and payment of \$26,253.00 into Housing Trust Fund for failure to replace housing. July 28, 2017.
- Zoning violation AV #317818; allowing demolition of neglect of an historic structure (prior to fire and ordered demolition by the building inspector) and failure to provide required housing replacement for the demolished building.
- **Violation ZV#317818. Demolition by neglect.** Specifically, failing to adequately secure and maintain an historic residential structure resulting in its deterioration to be determined dangerous whereby the structure was ordered to be demolished. The





demolition also resulted in the loss of housing that has not been replaced as required under housing replacement requirements. February 2013.

- Remove dangerous building respective to dangerous building order issued by Building Inspector. Also: Remove and dispose of asbestos contaminated materials in accordance with State & Fed rules and regulations. December, 2012.
- **Zoning Permit ZP12-0953CA/CU**; Demolish existing single family residence; replace with multi story duplex, parking below. **Application withdrawn** November 13, 2012.
- **Zoning Permit 10-1132CU**; Demolish existing vacant single family home. Re-seed lawn to create vacant lot. No development proposed. **Denied** by DRB August 24, 2010; Appealed to VEC, Dismissed with prejudice September 12, 2011.
- December 11, 2009 Interior fire.
- **Zoning Permit 10-0129**; Remove front porch and replace with new stairs and railing. {Required by building inspector due to failed condition of existing.] Approved August, 2009.
- November, 2008; Complaint regarding condition of building. Complainant stated the interior is a serious health concern with feces, urine, and various used personal products throughout. Complainant stated that transients have been living in a shed behind the building and are running electricity to the shed from the building. Complainant stated transients have been told to leave but they return. Complainant stated city has not been able to get in contact with owners of property.
- October, 2008; Rental billing transferred to **vacant** building.
- February 2008; property transfer to A & R Development, LLC (current owner.)
- **Zoning Permit 97-017**; Installation of a 6' fence approximately 64' long along the side property line of the existing single family home. Approved July 1996.
- **Zoning Permit 88-017**; Convert existing single family house to duplex; site changes to include continuing driveway and construction of 4 parking spaces in rear. **Denied** August 1988. [Reasons for denial; driveway does not meet required 5' side yard setback
- **Zoning Permit** to replace fence posts; May 1975.

**Overview:** 189-191 South Champlain Street has been a vacant lot since December 2012 when ordered demolished by the building inspector. Zoning enforcement and agreements were satisfied and completed in October 2017. This is an application for construction of a new duplex on a vacant lot.

## **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:**

This is a very small lot (4670 sq. feet) with no identified change in topography. Plan 003 notes significant treescape at the west (rear) of the property. Although the annotation indicates tree cutting will be addressed in a separate permit, and tree removal should be addressed as part of this permit. The applicant will need to identify any existing trees, and whether they are proposed for removal or retention.

#### **(b) Topographical Alterations:**

This is a relatively flat site. No changes are proposed.

#### **c) Protection of Important Public Views:**

There are no protected views from or through this site. Not applicable.

#### **(d) Protection of Important Cultural Resources:**

Not applicable.

#### **(e) Supporting the Use of Renewable Energy Resources:**

Site Plan 004 identifies solar panels above both the mechanical/elevator space and the garden shed/elevator on the roof.

#### **(f) Brownfield Sites:**

The property is not listed on Vermont's Department of Environmental Conservation brownfields sites.

#### **(g) Provide for nature's events:**

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

No Erosion Prevention and Sediment Control Plan or Stormwater management plan has been submitted; both of which are required.

*Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.*

Residents can either enter through the (covered) garage, or through entries immediate to the front or side walkways; escaping inclement weather.

As the garage is covered and the building is only 5' from the front property line, only the area immediately adjacent to the apron will need to be shoveled. There is room directly to the south that will accommodate the minor area required of snow removal.



**(h) Building Location and Orientation:**

The proposed duplex will maintain (and help re-establish) the existing development pattern and rhythm of structures along the street. There is an empty lot immediately south of this parcel that is used for parking, and a pocket park to the immediate north. The only existing structure on the west side of South Champlain Street in this block is the former carriage factory at 183 South Champlain Street; now a residential building. The building front is aligned with this building to reinforce the existing street-edge.

There is a main entrance on the front façade that is clearly identifiable from the public street. The garage wall is set back a minimum of 25' from the front property line, as required by this standard. The garage width is consistent with subsection 4:

*Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.*

**(i) Vehicular Access:**

The proposed access drive will be widened to the maximum width of 18'. A curb cut permit will be required to accomplish this work within the ROW. The required 5' minimum setback for driveways is met both north and south (Plan A102.)

**(j) Pedestrian Access:**

A pedestrian walkway that connects the public sidewalk to dual entrances of the residence is illustrated.

**(k) Accessibility for the Handicapped:**

Compliance with ADA regulations is the jurisdiction of the building inspector.

Two elevators are proposed within the structure. The elevators are assumed required by building code for a four story building. The applicant is advised that nothing above the 35' regulatory height limit may be used for human occupancy. (Section 5.2.6 (b) 3.)

**(l) Parking and Circulation:**

For two units, four parking spaces are required. All are provided on-site in a tandem configuration; allowable for duplexes.

**(m) Landscaping and Fences:**

A landscape plan is provided on Sheet 005. Generally lower profile shrubbery is proposed around the front; appropriate to prevent blocking visibility from the driveway. There currently exists a chain link style fence on the northerly property boundary. A gate is illustrated on Plan A102, and full surround fencing of the parcel (views 101-103.) Fencing is not identified as part of the narrative. No fence within the clear site triangle (within 25' of a driveway) may exceed 3' in height.

A street tree is proposed to be removed and replaced. Any work within the public right-of-way will require consultation with and agreement by the city arborist.



**(n) Public Plazas and Open Space:**

There is no requirement for public plazas or open space for this residential project; however, ample outdoor space is provided via rooftop terraces. See Plans A104 and A105.

**(o) Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

No information has been provided about lighting, which is a required review component.

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

Meters are identified on the north elevation at a building recess. Mailboxes are within the stair entry; See plan A102.

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

A mechanical room is internal to the first floor. No other exterior mechanicals are illustrated. Utilities shall be undergrounded.

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

None are identified.

**Part 3: Architectural Design Standards**

**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

**1. Massing, Height and Scale:**

At three stories with a penthouse-type fourth floor mass, the building is taller than those across the street, but stands close to the former carriage manufactory at 183 South Champlain Street; an imposing edifice. The proposed building is tall for its narrowness, unusual on the street.

**2. Roofs and Rooflines.**

Flat roofs are proposed, with a solar installation on the greenhouses.

**3. Building Openings**



See Plans A1-8-110 for the proposed fenestration pattern of all elevations. Entrances are on the east (front) and north (side) elevations, as well as within the garage.

**(b) Protection of Important Architectural Resources:**

Not applicable.

**(c) Protection of Important Public Views:**

Not applicable.

**(d) Provide an active and inviting street edge:**

Although the streetfront is met with two open garage stalls, the plan meets the requirement for any garage doors to be set back 25' from the front property line. The dedication of so much street frontage to parking is also permissible (> 50% of front elevation) as living space is proposed above. The entry door with a slight roof overhang is the welcoming element on the street edge.

**(e) Quality of materials:**

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

Fiber cement siding (shingle, lap and panels) with aluminum clad windows are proposed. Roofing is not identified. The third floor will be capped with rooftop terraces, a garden shed, greenhouses, and enclosed stairwells. None of these amenities may be for human occupancy under Section 5.2.6 (b) 3.

*Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.*

Not applicable.

**(f) Reduce energy utilization:**

All new construction is required to meet the guidelines for Energy Efficient Construction according to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

**(g) Make advertising features complementary to the site:**

Not applicable.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2. (p), above.



**(i) Make spaces secure and safe:**

The building will be sprinklered.

All construction must meet required building and life safety code as defined by the building inspector and fire marshal.

**Sec. 5.4.8 Historic Buildings and Sites**

Although the lot is within the Battery Street / King Street Historic District, it is now a vacant lot. This standard is no longer applicable.

**Items for the Board's consideration:**

1. Although the applicant has calculated the front setback incorrectly, the proposed front setback is compliant with Table 4.4.5-3, Residential District Dimensional Standards.
2. No lighting information has been submitted, and is required.
3. No Erosion Prevention and Sediment Control Plan or Stormwater Management Plan has been forwarded. Both are required.
4. No plan has been submitted for removal of the trees in the rear yard, if part of the plan.
5. The city Arborist must be consulted about the plan to remove a street tree and replace with another. This action, with the selection of species and location, are at his discretion.
6. All utilities must be undergrounded.
7. Any new fencing must be defined. The Clear Site Triangle requires that any fencing within 25' of a driveway not exceed 3' in height.
8. This review is limited to the request for a duplex at 189-191 South Champlain Street. No additional units, or units with more than 4 unrelated adults, are assumed or implied with this review under the regulations in effect at this time.



## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

David White, FAICP, Director  
Meagan Tuttle, AICP, Comprehensive Planner  
Jay Appleton, GIS Manager  
Scott Gustin, AICP, CFM, Principal Planner  
Mary O'Neil, AICP, Principal Planner  
Ryan Morrison, Associate Planner  
Layne Darfler, Planning Technician  
Shaleigh Draper, Zoning Clerk



**TO:** Design Advisory Board  
**FROM:** Scott Gustin  
**DATE:** November 13, 2018  
**RE:** 19-0395CA; 65 Oakledge

=====  
Zone: RL-W Ward: 5S

Owner/Applicant: 65 Oakledge Trust / Birdseye (Brian Mac)

**Request:** Construct new single family home, associated site improvements included.

### **Background Information:**

The applicant is seeking approval to construct a new single family home on a presently vacant waterfront lot. The prior home was demolished this past summer under separate permit. The existing boathouse will be added onto, and the driveway will be reworked. Note that the floor plans include a “nanny suite.” While permissible, it amounts to an accessory apartment. The application must be clarified to include notation of this accessory unit.

The parcel is largely affected by the lakeshore’s Riparian & Littoral Conservation Zone, and it has a small unmapped wetland onsite. As a result, Conservation Board review will be required in addition to review by the Design Advisory Board and the Development Review Board.

## **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***

The property contains a mix of open and wooded areas. Mature trees are concentrated along the lakeshore. Shrubs and additional trees help to define the side property lines. Almost the entire property is affected by the riparian and littoral conservation zone. This overlay restricts tree clearing and also requires stormwater management. Limited tree clearing is planned, and substantial new plantings are proposed. The stormwater management plan has been provided to the city’s stormwater program staff.

##### ***(b) Topographical alterations***

The property slopes gently towards the lake. No significant topographic alterations are proposed. The new home will be situated approximately where the prior home had been.

##### ***(c) Protection of important public views***



The subject property is not affected by any identified public view corridor. The proposed home is relatively large; however, it is set far back from the nearest public road. Mature lakeshore vegetation will remain in place and will lessen the home's visibility from the lake.

*(d) Protection of important cultural resources*

The property is within an archaeologically sensitive area; however, there are no specifically identified archaeological sites on the property. This archaeological sensitivity stems from the property's lakeshore location. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

*(e) Supporting the use of alternative energy*

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

*(f) Brownfield sites*

The subject property is not an identified brownfield.

*(g) Provide for nature's events*

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. All of the impervious surface associated with this project is disconnected from the municipal stormwater system. Onsite management measures include new catch basins with related piping to direct runoff into a new rain garden. A small portion of green roof is also proposed. As noted above, the city's stormwater program will review the proposed stormwater management.

The front entrance into the home is sheltered, and ample room is available onsite for seasonal snow storage.

*(h) Building location and orientation*

The home is set back 75' from the front property line. The front yard setback/build-to line is ~ 130' +/- 5'. The prior home; however, was set back just 55' from the front property line. As a result, the proposed 75' setback is acceptable as a lessened degree of nonconformity.

As noted above, the new home, although substantially larger than the home it replaces, is set in approximately the same location as the prior home. The primary façade faces the private Oakledge Drive with a clearly identifiable front entrance.

The garage is set back more than the minimum required 25' from the road; however, it is not set behind the front plane of the home as required. Adjustment is necessary. The garage doors do not face the street. Therefore, limitations as to width do not apply.

*(i) Vehicular access*

A private driveway will continue to provide adequate access to the home. It will access the attached garage and surface parking to the side. Note that two "guest parking" spaces are located within the front yard setback and cannot be approved. They must be provided at least behind the front plane of the home or further back from the front property line.



*(j) Pedestrian access*

This criterion requires provision of a walkway connecting the front entry to the public sidewalk. In this case, there is no public sidewalk or public road to connect to. Given that Oakledge Drive basically ends as the driveway to the new home, provision of a walkway in any event may prove unwarranted.

*(k) Accessibility for the handicapped*

No handicap accessibility is evident or required with this proposal.

*(l) Parking and circulation*

The attached garage contains sufficient space for the two parking spaces required for the single family home. The “nanny suite” requires its own parking space and may be accommodated within the proposed parking configuration. Two additional surface parking spaces for guests are proposed. As noted above, they must be relocated to comply with the front yard parking standard of Sec. 8.1.12 (c).

*(m) Landscaping, fences, and retaining walls*

Clearing limits are depicted, and a tally of existing trees and those to be removed has been provided (69 and 16, respectively). Most mature vegetation will be retained. Extensive new plantings are proposed and include a variety of new trees and shrubs along with perimeter gardens and a new rain garden. The proposed landscaping helps to define spaces within the property and to enhance the visual appeal of the proposed home.

An existing seawall will be retained and refinished. Two new retaining walls along the northern and southern property lines will be installed and enhanced with associated plantings. Several “boardform” concrete accent walls are also proposed.

*(n) Public plazas and open space*

No public plaza or open space is included or required in this proposal.

*(o) Outdoor lighting*

New outdoor lighting is included in the project design. Building entries, walkways, and circulation areas will be illuminated. Two landscaping accent lights will be installed within two trees. Note that a “sign” light is also included. No signage is included in this application. If signage is proposed, it must be permitted separately, and illumination must be down-lit (not up-lit as presently proposed). Acceptable LED lantern fixtures will be used in all cases.

*(p) Integrate infrastructure into the design*

New utility lines must be buried. The site plan notes an exterior generator set to the side of the home and within a landscaped area. Two buried propane tanks will fuel the generator. No ground-mounted mechanical equipment such as AC condensers are noted. If any are proposed, they must be included on the plans and screened. Utility meters also must be noted and screened.

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*



The proposed home is significantly larger than the home it replaces. Compared to its neighbors, the prior home was relatively small. The surrounding built environment consists of fairly large single family homes on large lots. The new home will more closely approximate the scale of other homes in this lakeside neighborhood. Overall massing of the structure is broken into several distinct sections, thereby diminishing the perceived mass of the building. Fenestration and differing exterior finishes add further dimension to the building's otherwise sleek, uniform design. Building height is compliant at ~ 33'.

Note that the existing boathouse will be expanded with a small rear addition. Its scale remains clearly subordinate to the primary residence and massing remains simple and rectangular.

## *2. Roofs and Rooflines*

Roof forms are generally gable. Several minor roof sections are flat. The gable roof form is common among residential structures, including the homes within this neighborhood.

## *3. Building Openings*

The fenestration is clean and simple. Style is consistent throughout the building. Some variation is achieved with installation of wooden slats in front of some windows. Not surprisingly, glazing is most concentrated along the home's lakeshore elevation.

### *(b) Protection of important architectural resources*

The new home is to be constructed on a vacant lot. It will not adversely impact Burlington's wealth of historic buildings.

### *(c) Protection of important public views*

See 6.2.2 (c) above.

### *(d) Provide an active and inviting street edge*

As noted previously, the front entry to the proposed home is clearly articulated. The building design is intentionally uncluttered. Fenestration and variation in cladding preclude large blank walls or expanses of roof. While there is little in the way of street frontage for this property, the south-facing façade successfully presents an active and inviting primary elevation.

### *(e) Quality of materials*

The proposed home will be clad entirely in wooden board siding. Variation in finish, orientation, and configuration are proposed. Metal-framed windows will be installed throughout.

### *(f) Reduce energy utilization*

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

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

No advertising is included in this proposal.

### *(h) Integrate infrastructure into the building design*

Utility meters are not noted and must be.

### *(i) Make spaces safe and secure*



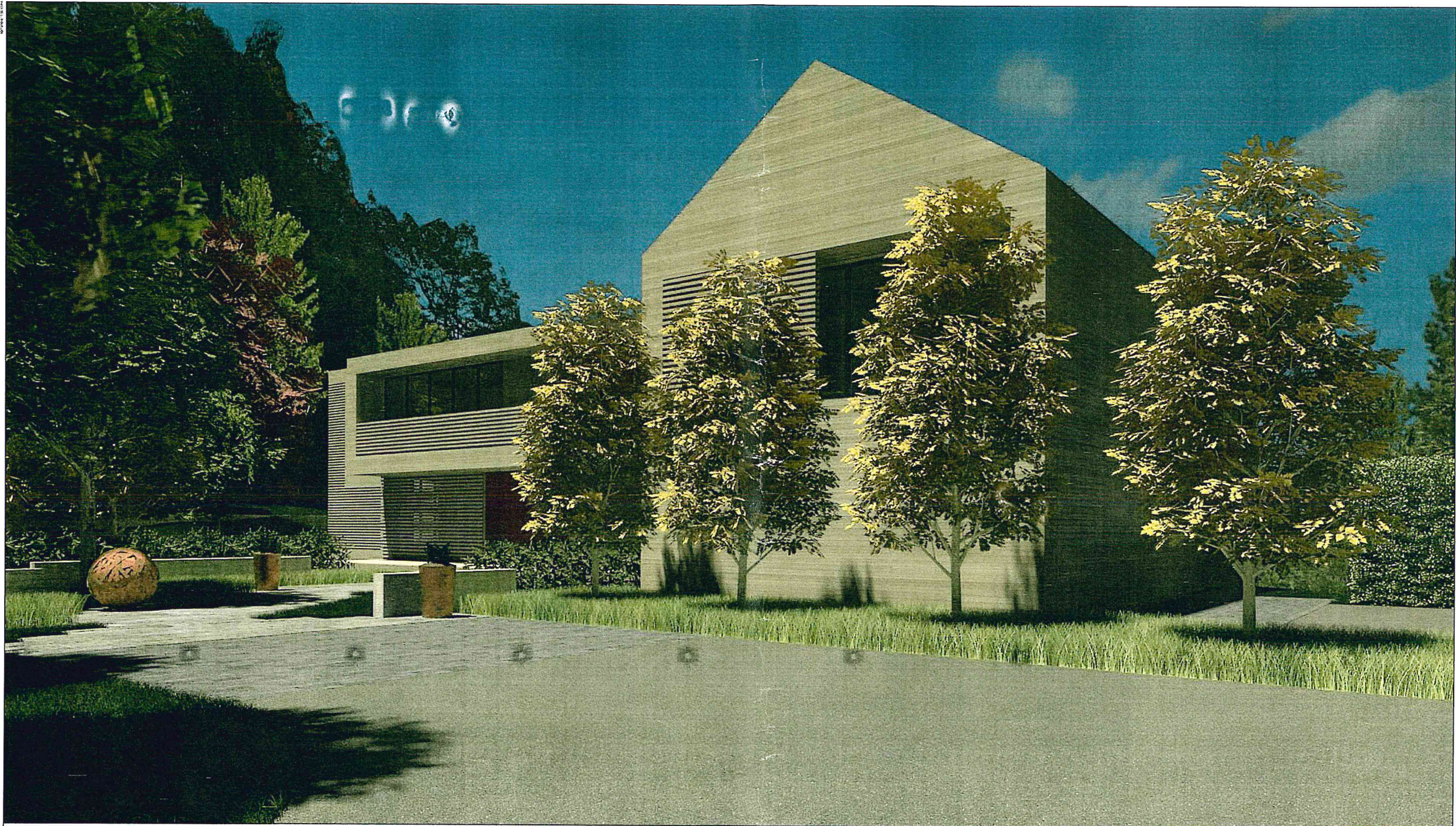
The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

## **II. Recommendation**

Forward to the Development Review Board with the following conditions:

1. Correct the application to include accessory apartment (i.e. the nanny suite) and related conditional use review.
2. The garage must be set behind the front plane of the home's southern façade.
3. The "guest" parking spaces must be relocated in compliance with the front yard parking standards of Sec. 8.1.12 (c).
4. No exterior signage, or related lighting, is included in this approval.
5. All exterior mechanical equipment, if proposed, must be included on the plans and screened. Utility meters also must be noted and screened.





65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

**BIRDSEYE**  
3104 HUNTINGTON ROAD  
RICHMOND, VERMONT  
05464-2112  
WWW.BIRDSEYEVT.COM

EXTERIOR VIEW FROM SOUTHEAST

| SHEET #           | TITLE                                        | 10.18.18 |
|-------------------|----------------------------------------------|----------|
| 00. GENERAL       |                                              |          |
| G000              | TITLE SHEET                                  | X        |
| G002              | ZONING                                       | X        |
| 01. CIVIL         |                                              |          |
| C1.0              | EXISTING CONDITIONS SITE PLAN                | X        |
| C1.1              | PROPOSED CONDITIONS SITE PLAN                | X        |
| C1.2              | CONSTRUCTION AND OPERATIONAL STORMWATER PLAN | X        |
| C2.0              | DETAILS                                      | X        |
| C2.1              | DETAILS                                      | X        |
| 02. LANDSCAPE     |                                              |          |
| L000              | LANDSCAPE PLAN                               | X        |
| L001              | ILLUSTRATIVE LANDSCAPE PLAN                  | X        |
| L100              | LANDSCAPE LAYOUT, MATERIALS, AND GRADING     | X        |
| L200              | PLANTING                                     | X        |
| L300              | LANDSCAPE DETAILS                            | X        |
| L301              | PLANTING DETAILS                             | X        |
| 04. ARCHITECTURAL |                                              |          |
| A100              | LOWER FLOOR PLAN                             | X        |
| A101              | MAIN FLOOR PLAN                              | X        |
| A102              | UPPER FLOOR PLAN                             | X        |
| A103              | ROOF PLAN                                    | X        |
| A110              | BOATHOUSE PLANS                              | X        |
| A200              | EXTERIOR ELEVATION                           | X        |
| A201              | EXTERIOR ELEVATION                           | X        |
| A202              | EXTERIOR ELEVATION                           | X        |
| A210              | BOATHOUSE EXTERIOR ELEVATION                 | X        |

| SHEET # | TITLE                      | 10.18.18 |
|---------|----------------------------|----------|
| A300    | BUILDING SECTIONS          | X        |
| A320    | WALL SECTION               | X        |
| A800    | EXISTING CONDITIONS PHOTOS | X        |
| A900    | ENTRY RENDERING            | X        |
| A901    | REAR FACADE RENDERING      | X        |
| A902    | LAKEFRONT RENDERING        | X        |

OWNER  
65 OAKLEDGE RESIDENCE  
65 OAKLEDGE DRIVE  
BURLINGTON, VT 05401

ARCHITECT  
BIRDSEYE  
3104 HUNTINGTON ROAD  
RICHMOND, VT 05477  
(c) 802.434.3100

LANDSCAPE ARCHITECT  
WAGNER HODGSON LANDSCAPE ARCHITECTS  
7 MARBLE STREET  
BURLINGTON, VT 05401  
(c) 802.865.0010

STRUCTURAL ENGINEER  
ENGINEERING VENTURES  
208 FLYNN AVENUE  
BURLINGTON, VT 05401  
(c) 802.863.6225

CIVIL ENGINEERINGS  
CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE  
SOUTH BURLINGTON, VT 05403  
(c) 802.864.2323

OWNER'S REPRESENTATIVE  
RICHARD EASTMAN  
1163 THOMPSON'S POINT ROAD  
CHARLOTTE, VT 05455  
(p) 802.355.4932

OWNER'S REPRESENTATIVE  
BARDEN INSPECTION & CONSULTING SERVICES, INC.  
196 BALDWIN ROAD  
WINDSOR, VT 05441

FOR PERMIT  
TITLE SHEET

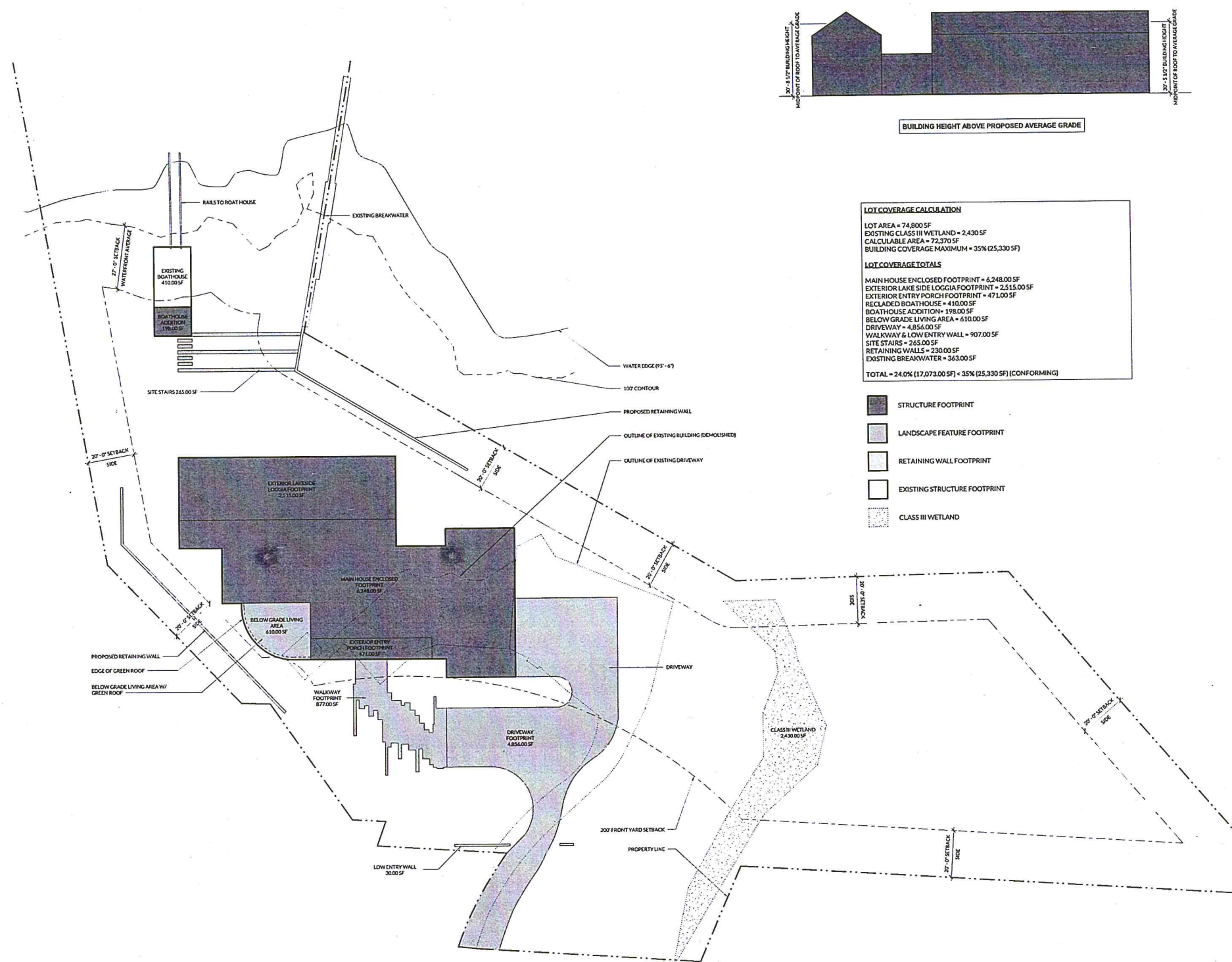


65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

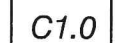
**TRAINING AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL DESIGN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE LOANED OR IN PART FOR ANY OF PROJECTS OR PURPOSES OR BY ANY OTHER PARTY, OTHER THAN THOSE PROPERLY AUTHORIZED BY CONTRACT. NOT FOR USE WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BROWNIE.**

**FOR PERMIT**

## THE ZONING



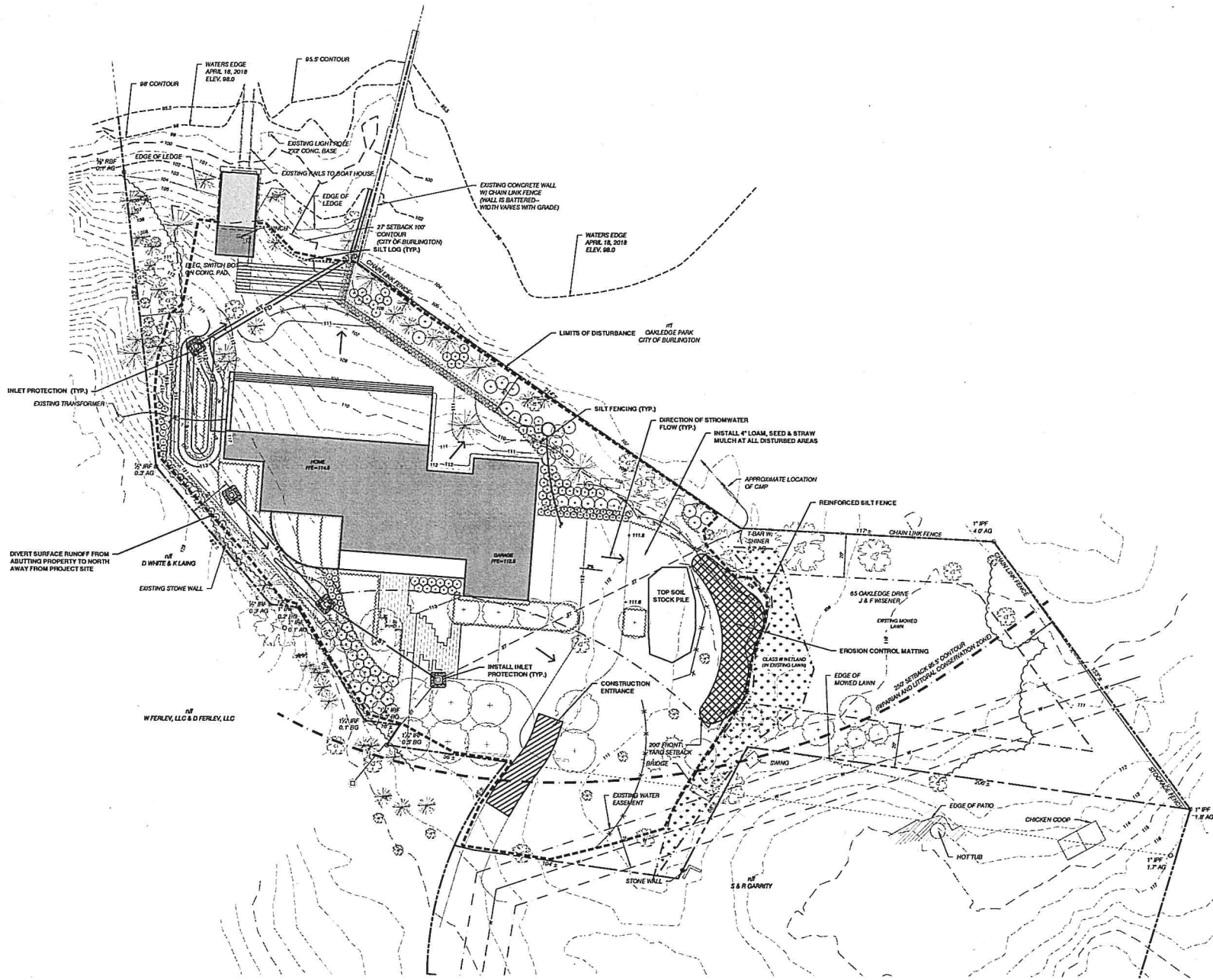












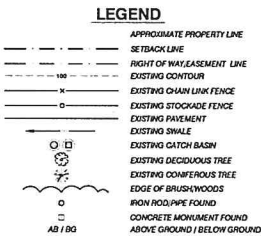
OPERATIONAL STORMWATER MANAGEMENT PLAN

Stormwater runoff from the building will be collected and conveyed to the rain garden/infiltration area on the west side of the structure. The rain garden will be comprised of the materials outlined in the attached details.

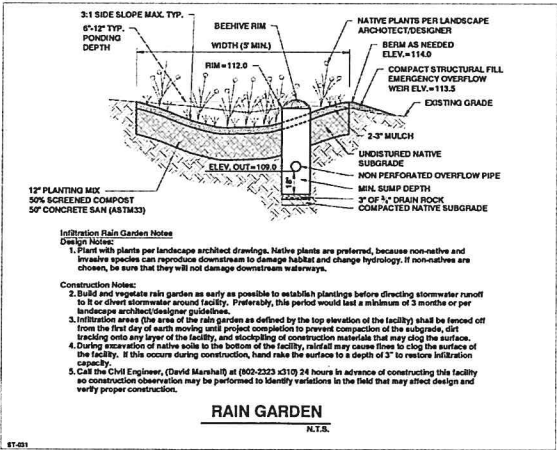
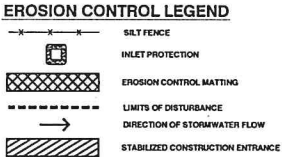
The proposed rain garden has surface area of 1,170 SF at elevation 113.0 which will provide a storage capacity in the rain garden of approximately 1,460 CF. The house and garage roof area and patios on the west side of the building have a total surface area of 8,467 SF. The rain garden will provide 2.32 inches of storage/infiltration from the contributory impervious surfaces or roughly the equivalent of a 2-year storm event.

When large stormwater events exceed the infiltrative capacity of the facility and water ponds to a depth of elevation 112.0, water will be collected at CB#1 and conveyed via a 6" SDR 35 PVC pipe to the edge of the exposed bedrock surface at the face of the existing retaining wall.

For storm events or circumstances that cause runoff to exceed the collection capacity of CB#1, an emergency overflow weir will be provided on the north side of the rain garden at elevation 112.5 to discharge overland across to the lawn and down to the lake.



- EROSION CONTROL NOTES
- SILT FENCE TO BE INSTALLED WHERE SHOWN PRIOR TO SOIL DISTURBANCE IN UPHILL AREAS.
  - EROSION CONTROL MEASURES SHOWN ON PLANS ARE CONCEPTUAL. ADDITIONAL MEASURES MAY BE NECESSARY BASED ON SITEWEATHER CONDITIONS DURING CONSTRUCTION.



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.  
10 HANCOCK VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-884-2323 FAX: 802-884-2377 WWW: WWW.CEA-VERMONT.COM

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DRAWN:  
MAB  
CHECKED:  
DSM  
APPROVED:  
DSM

CLIENT:

BIRDSEYE

3104 HUNTINGTON ROAD  
RICHMOND, VERMONT 05477

PROJECT:

65 OAKLEDGE

65 OAKLEDGE DRIVE  
BURLINGTON VT 05401



LOCATION MAP

| DATE | EXCISES | REVISION |
|------|---------|----------|
|      |         |          |
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CONSTRUCTION  
AND OPERATIONAL  
STORMWATER  
PLAN

DATE

10/18/2018

SCALE

1" = 20'

PAGE NO.

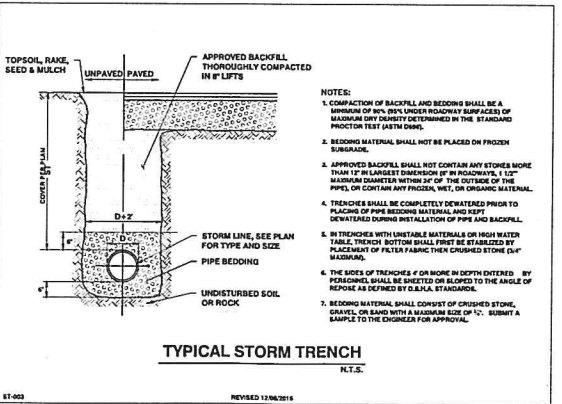
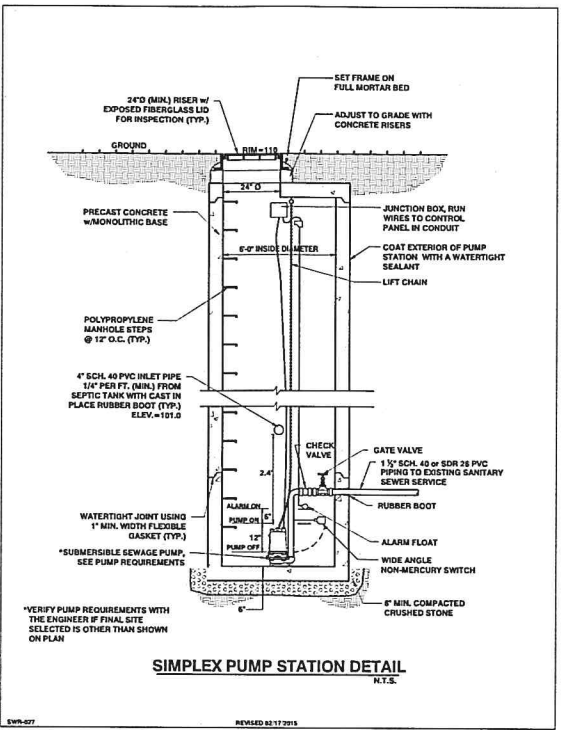
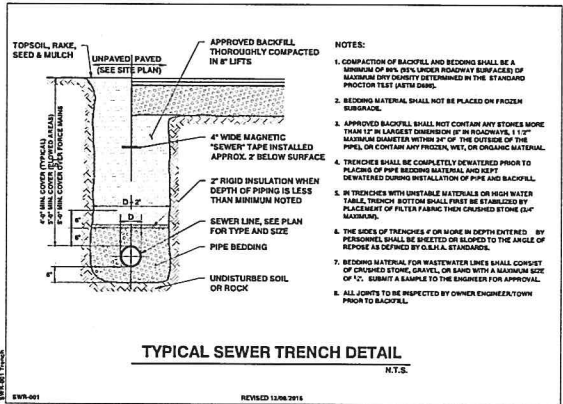
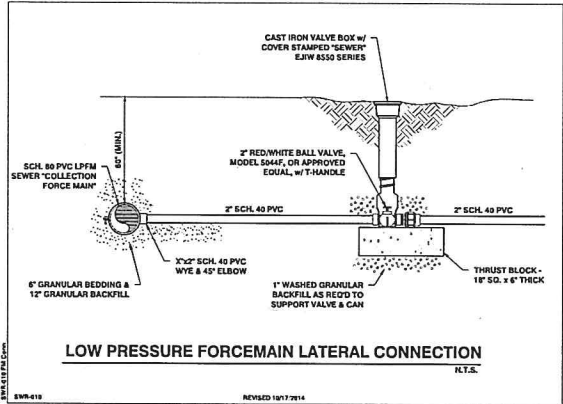
DRAWING NUMBER

C1.2









65 Oakledge Drive  
Burlington, Vermont

Pump Station Basis of Design

|                               |                 |
|-------------------------------|-----------------|
| Design Flow                   | 490 GPD         |
| Infiltration                  | 0 GPD           |
| 20% Municipal Credit          | 0               |
| Total Design Flow             | 490 GPD         |
| Average Daily Flow            | 0.91 GPM        |
| Peaking Factor                | 5.00            |
| Peak Flow                     | 4.55 gpm        |
| Required Storage              | 490 gallons     |
| Storage Provided              | 500 gallons     |
| Force Main Dia.               | 1.50 inches     |
| Min. Clearing Velocity        | 2.00 FPS        |
| Min. Pumping Rate             | 11.01 GPM       |
| Chosen Pumping rate           | 15.00 GPM       |
| Length of FM to Sedic Tank    | 120.00 feet     |
| Friction Losses to Sedic Tank | 2.47 feet       |
| High Point of FM at SMH       | 112.60 feet     |
| Low Elevation in FS           | 102.00 feet     |
| Elevation Change              | 12.50 feet      |
| Minor headlosses              | 3.00 feet       |
| Headloss                      | 0.00 feet       |
| TDM                           | 18.07 feet      |
| Pump Cycle Storage            | 100 Gallons     |
| Run Cycle                     | 9.95 minutes    |
| System Curve                  |                 |
|                               | GPM      TDM    |
|                               | 10.0      18.80 |
|                               | 20.0      19.60 |
|                               | 30.0      24.50 |
|                               | 40.0      20.00 |
|                               | 50.0      28.60 |
|                               | 25      27.50   |

Pump Selection

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.  
10 MARCEL VERLANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2311 web: www.cen-a.com

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DRAWN  
MAB

CHECKED  
DSM

APPROVED  
DSM

CLIENT:

**BIRDSEYE**  
3104 HUNTINGTON ROAD  
RICHMOND, VERMONT 05477

PROJECT:

**65 OAKLEDGE**

65 OAKLEDGE DRIVE  
BURLINGTON VT 05401



LOCATION MAP

1" = 200'

| DATE | CHECKED | REVISION |
|------|---------|----------|
|      |         |          |
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|      |         |          |

DETAILS

DATE  
10/18/2018

SCALE  
1" = 20'

PROJ. NO.  
C2.1

PERMIT SET





3188 HARTINGTON ROAD  
RICHMOND, VERMONT  
852-434-2112  
WWW.BIRDSEYEVT.COM

WAGNERHODGSON  
LANDSCAPE ARCHITECTS  
WWW.WHVA.COM

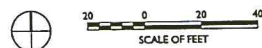
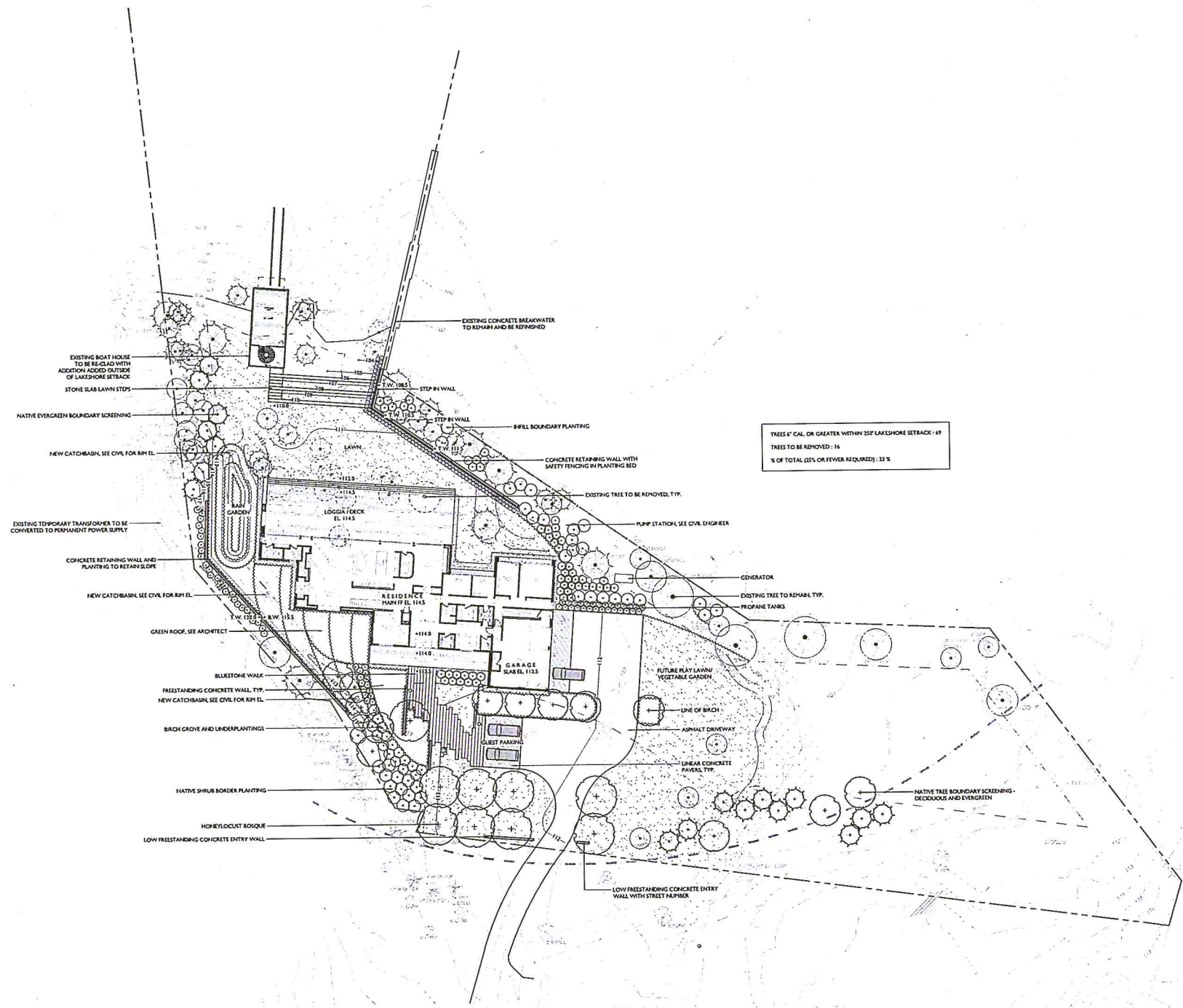
65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

DESIGNED AND PREPARED FOR  
WAGNERHODGSON LANDSCAPE ARCHITECTS  
BY BIRDSEYE LANDSCAPE ARCHITECTS  
DATE: 10/20/2018  
SCALE: 1/8" = 1'-0"

FOR PERMIT

LANDSCAPE PLAN

1000







65 OAKLEDGE RESIDENCE  
 BURLINGTON, VT





65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

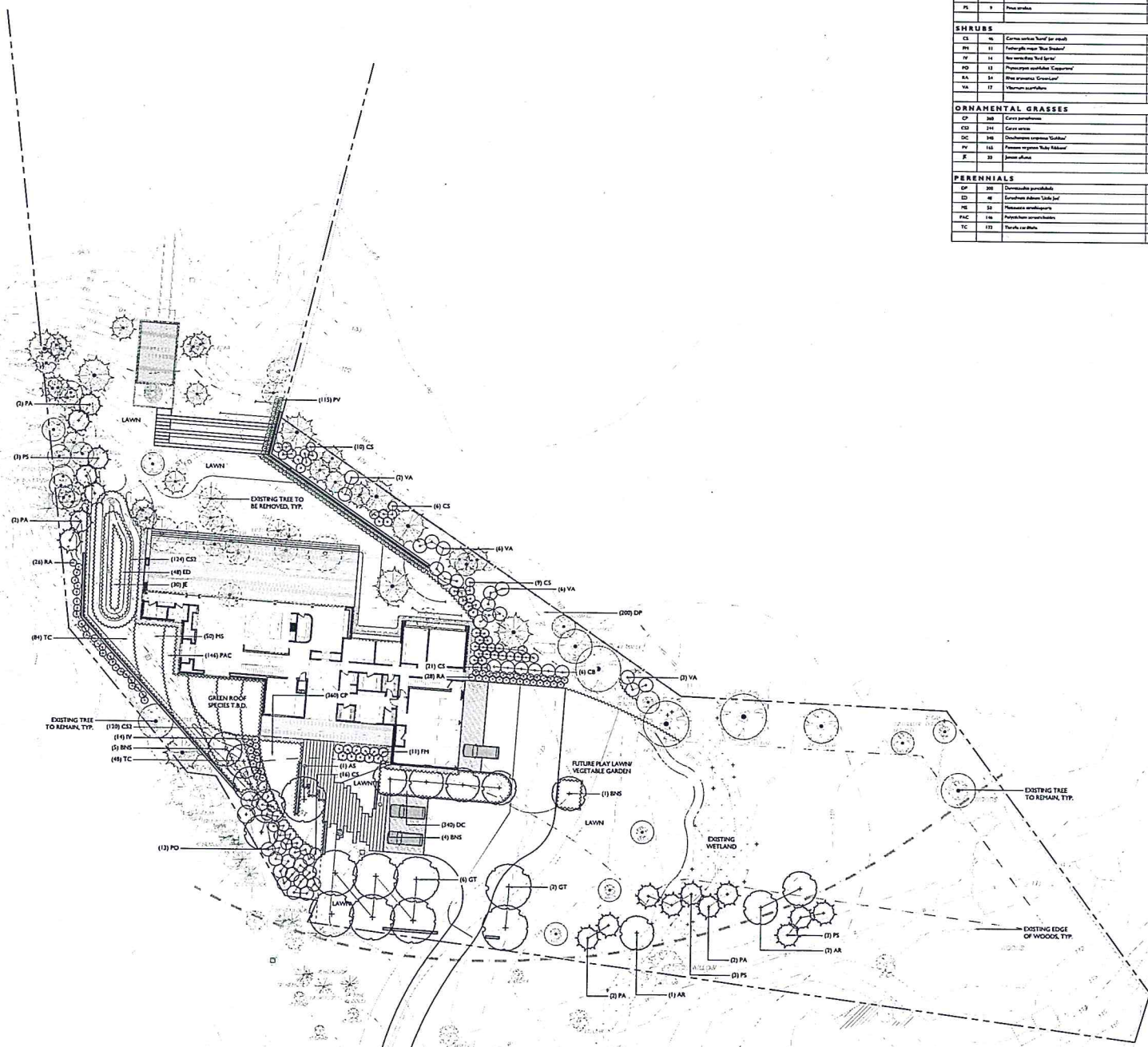
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| FOR PERMIT |
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**Title**  
**LANDSCAPE LAYOUT  
MATERIALS & GRADING**

Model Number  
**L100**





| PLANT SCHEDULE     |     |                                 |                  |            |          |
|--------------------|-----|---------------------------------|------------------|------------|----------|
| REF                | QTY | IDENTIFY NAME                   | COMMON NAME      | SIZE       | SPACING  |
| TREES              |     |                                 |                  |            |          |
| AS                 | 3   | Amelanchier 'Red Jewel'         | RED BUD          | 12" F.CAL. | AS SHOWN |
| AS                 | 1   | Amelanchier 'Star Million'      | STAR MILLION     | 12" F.CAL. | AS SHOWN |
| CS                 | 4   | Cornus 'Lancea Tempus'          | LANCER CORNUS    | 12" F.CAL. | AS SHOWN |
| BR                 | 12  | Betula 'Royal Wych'             | ROYAL WICH BIRCH | 12" F.CAL. | AS SHOWN |
| GT                 | 8   | Quercus 'Imbricaria' (per spec) | IMBRICARIA OAK   | 12" F.CAL. | AS SHOWN |
| PA                 | 6   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| PS                 | 7   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| SHRUBS             |     |                                 |                  |            |          |
| CS                 | 16  | Cornus 'Lancea Tempus'          | LANCER CORNUS    | 12" F.CAL. | AS SHOWN |
| BR                 | 12  | Betula 'Royal Wych'             | ROYAL WICH BIRCH | 12" F.CAL. | AS SHOWN |
| GT                 | 8   | Quercus 'Imbricaria' (per spec) | IMBRICARIA OAK   | 12" F.CAL. | AS SHOWN |
| PA                 | 6   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| PS                 | 7   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| ORNAMENTAL GRASSES |     |                                 |                  |            |          |
| GT                 | 24  | Grass 'Moulin Rouge'            | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| CS                 | 24  | Cornus 'Lancea Tempus'          | LANCER CORNUS    | 12" F.CAL. | AS SHOWN |
| BR                 | 12  | Betula 'Royal Wych'             | ROYAL WICH BIRCH | 12" F.CAL. | AS SHOWN |
| GT                 | 8   | Quercus 'Imbricaria' (per spec) | IMBRICARIA OAK   | 12" F.CAL. | AS SHOWN |
| PA                 | 6   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| PS                 | 7   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| PERENNIALS         |     |                                 |                  |            |          |
| GT                 | 24  | Grass 'Moulin Rouge'            | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| CS                 | 24  | Cornus 'Lancea Tempus'          | LANCER CORNUS    | 12" F.CAL. | AS SHOWN |
| BR                 | 12  | Betula 'Royal Wych'             | ROYAL WICH BIRCH | 12" F.CAL. | AS SHOWN |
| GT                 | 8   | Quercus 'Imbricaria' (per spec) | IMBRICARIA OAK   | 12" F.CAL. | AS SHOWN |
| PA                 | 6   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |
| PS                 | 7   | Prunella 'Moulin Rouge'         | MOULIN ROUGE     | 12" F.CAL. | AS SHOWN |

- PLANTING NOTES**
- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with 2.6.1.1. Standards for measurement of nursery stock.
  - All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
  - Replacement plants will be required prior to final Acceptance for any plants which are missing, not true to specification, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, disease or other reasons).
  - All plant materials shall be selected and tagged at the nursery by the Landscape Architect.
  - The Landscape Architect's approval is required for any plant material substitutions.
  - The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies arise between the planting plan and the plant list. All shrubs and trees will be sprayed with the insecticide "Wipe-Out" (or approved equal) prior to the first Winter (no later than November 30). The Landscape Architect shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior approval by the Landscape Architect.
  - All plant beds, shrubs and tree locations shall be located in the field by the Contractor for the Landscape Architect's approval prior to installation. Adjustments to plant beds shall be approved by the Landscape Architect.
  - The General Contractor is responsible for all erosion control measures during construction.
  - All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
  - Plush shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to the Landscape Architect. Plush plant materials as shown on plan and details.
  - It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for removal or removal.
  - Landscape Architect shall be responsible for trees damaged by construction operation shall be \$100 per caliper inch. Shrubs shall be \$100 each.
  - During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per year at 12" - 14" depth with Posa's 332070 fertilizer or Landscape Architect approved equal.
  - Contractor is responsible for watering and conditioning of plant roots as supplied by the Landscape Architect with field conditions as communicated. Any plant species shall be reported to the Landscape Architect for approval and direction.
  - Tree transplanting shall be performed by a suitable hydraulic tree spade, used as necessary to perform the work.
  - Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

**BIRDSEYE**

3154 HUNTINGTON ROAD  
RICHMOND, VERMONT  
802.434.2113  
WWW.BIRDSEYEVT.COM

**WAGNERHODGSON**  
LANDSCAPE ARCHITECTS  
1000 W. MAIN ST. SUITE 100  
BURLINGTON, VT 05401

**65 OAKLEDGE RESIDENCE**  
BURLINGTON, VT

DESIGNED AND PREPARED BY  
WAGNERHODGSON LANDSCAPE ARCHITECTS  
1000 W. MAIN ST. SUITE 100  
BURLINGTON, VT 05401  
DATE: 01.15.2018  
PROJECT: 65 OAKLEDGE RESIDENCE

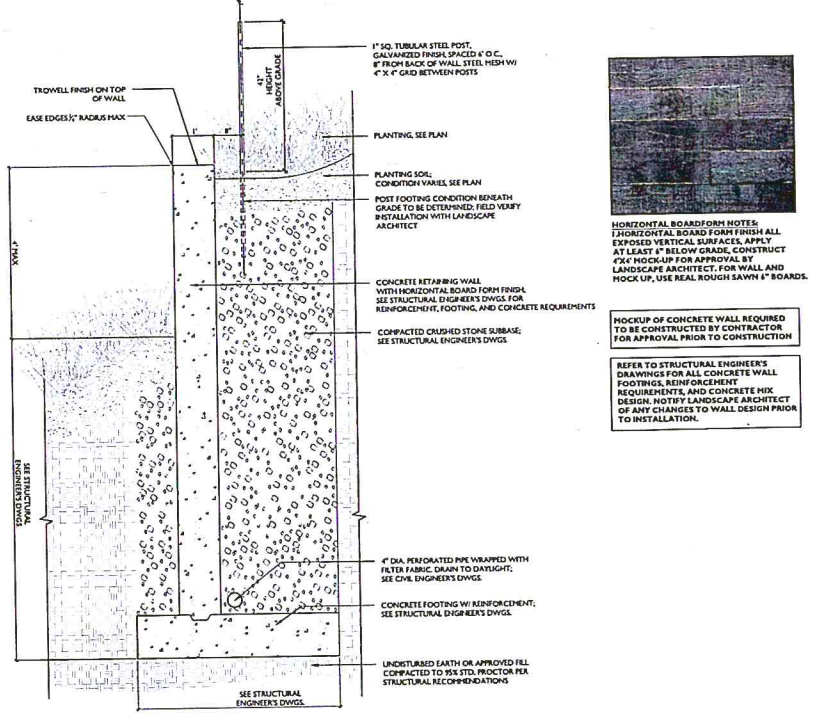
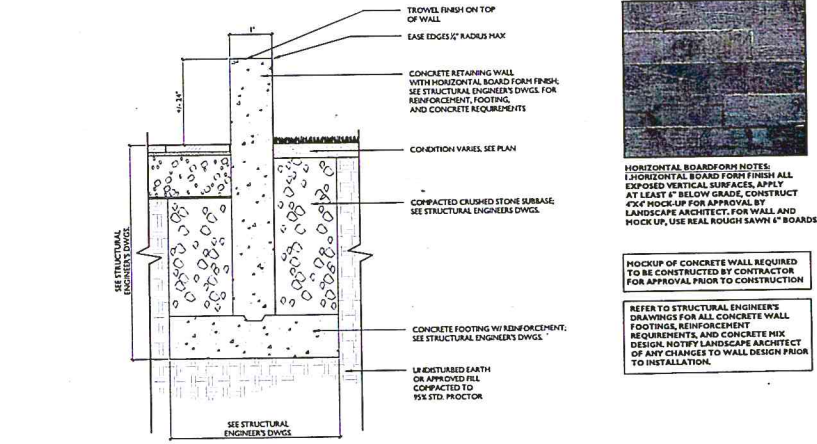
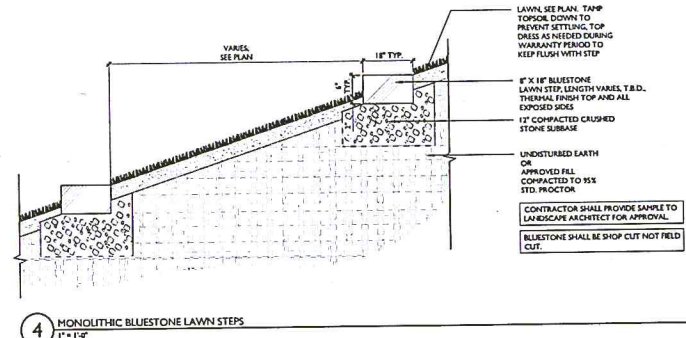
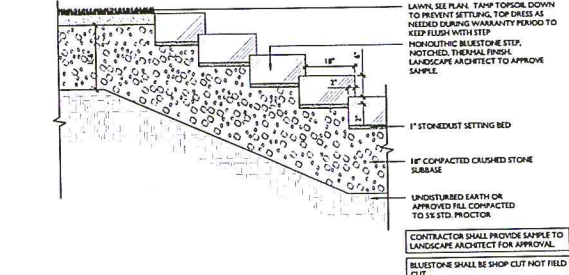
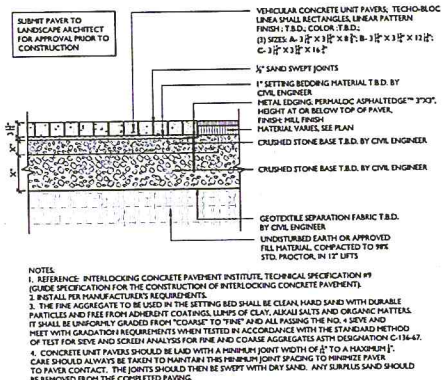
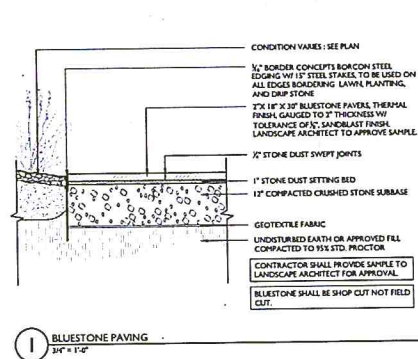
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**FOR PERMIT**

**PLANTING**

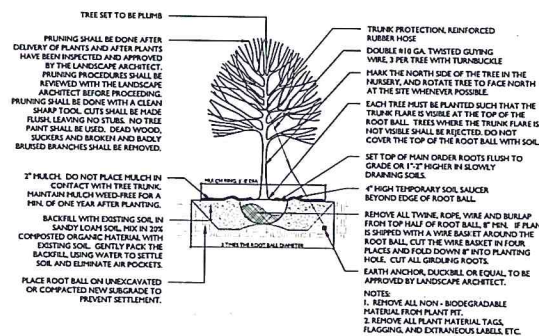
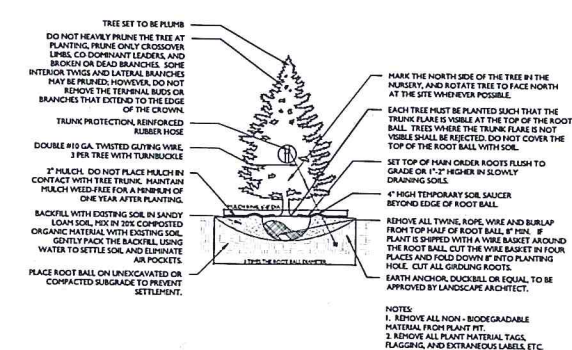
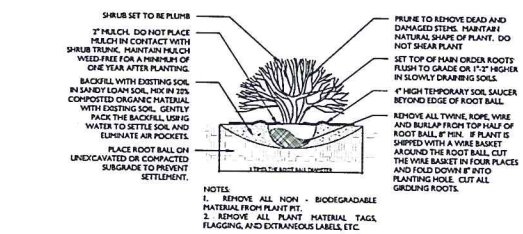
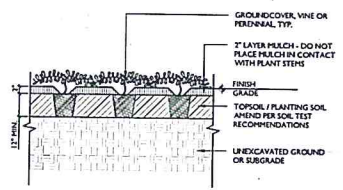
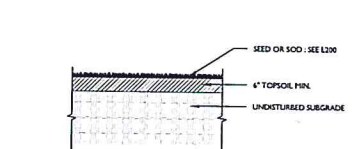
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65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

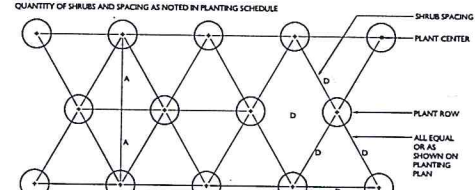
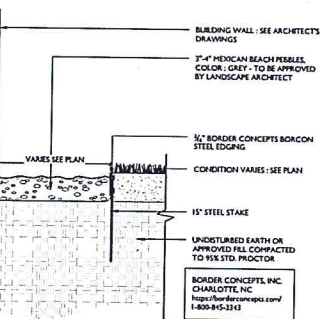
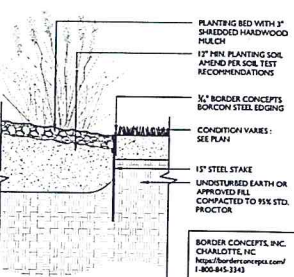


1 DECIDUOUS TREE PLANTING  
1/2" = 1'-0"2 EVERGREEN TREE PLANTING  
1/2" = 1'-0"3 SHRUB PLANTING  
1/2" = 1'-0"4 GRASS/PERENNIAL PLANTING  
3/4" = 1'-0"5 SEED/SOD PLANTING  
1/2" = 1'-0"

| SPACING "D" | ROW "A" | NUMBER OF PLANTS/50 FT. |
|-------------|---------|-------------------------|
| 60" O.C.    | 51.96"  | 0.94                    |
| 48" O.C.    | 41.52"  | 0.57                    |
| 42" O.C.    | 36.52"  | 0.10                    |
| 36" O.C.    | 31.20"  | 0.12                    |
| 30" O.C.    | 26.00"  | 0.18                    |
| 24" O.C.    | 20.76"  | 0.28                    |

NOTE:

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

6 PLANT SPACING CHART  
1/2" = 1'-0"7 STONE MAINTENANCE EDGE WITH STEEL EDGING  
1" = 1'-0"8 PLANTING BED WITH STEEL EDGING  
1" = 1'-0"

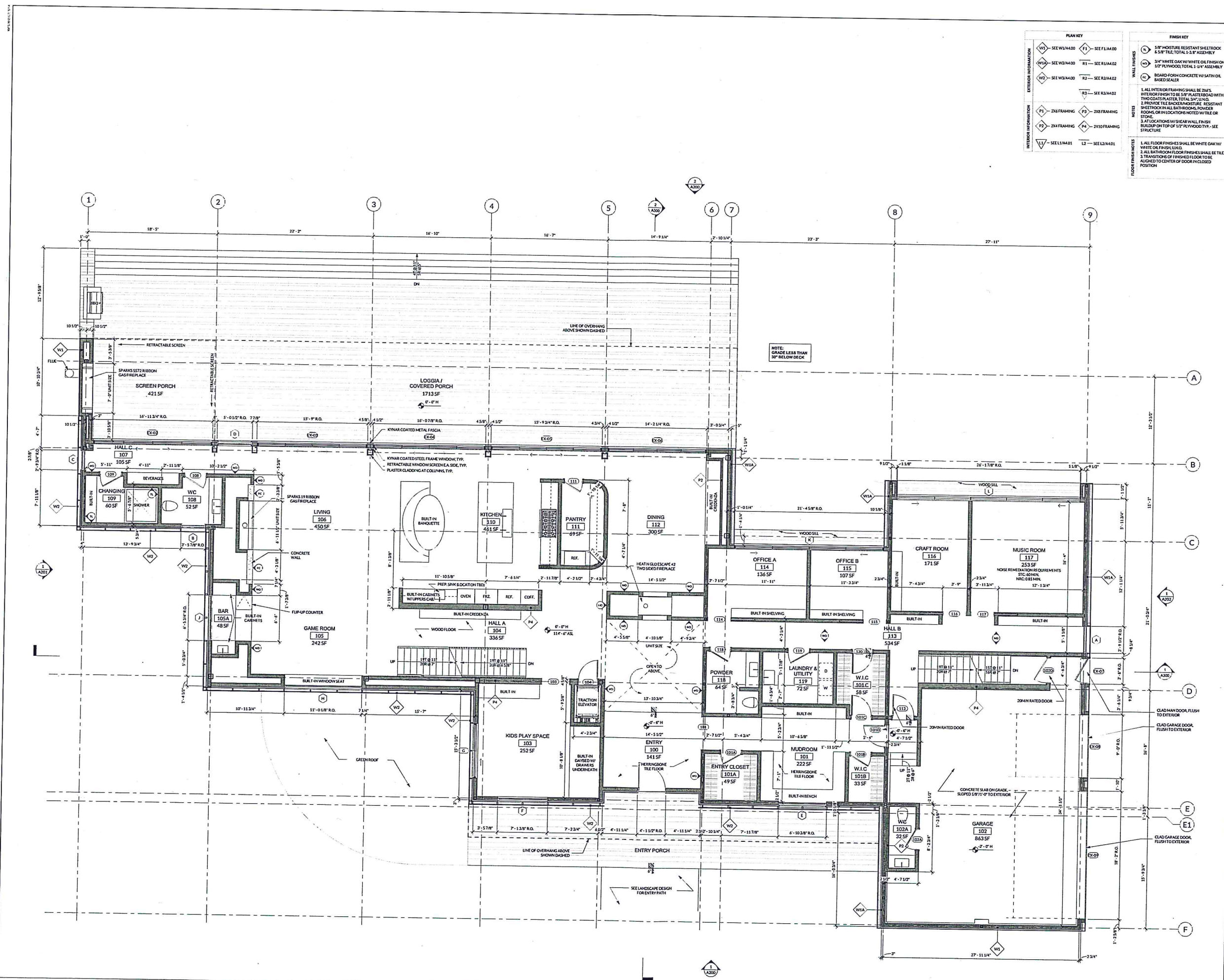






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## FLOOR PLAN





**65 OAKLEDGE RESIDENCE**  
BURLINGTON, VT

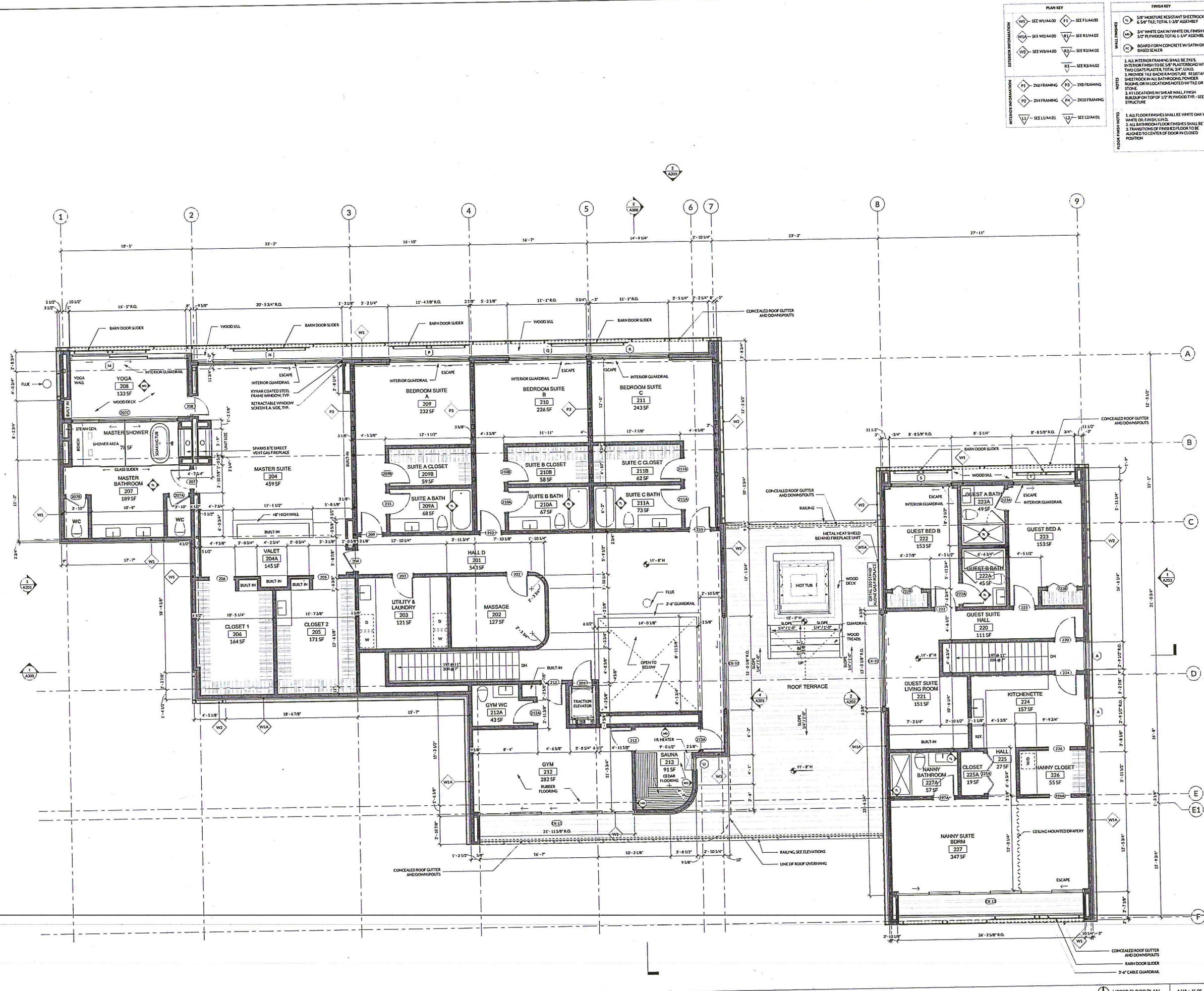
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Scale: 1/4" = 1'-0"

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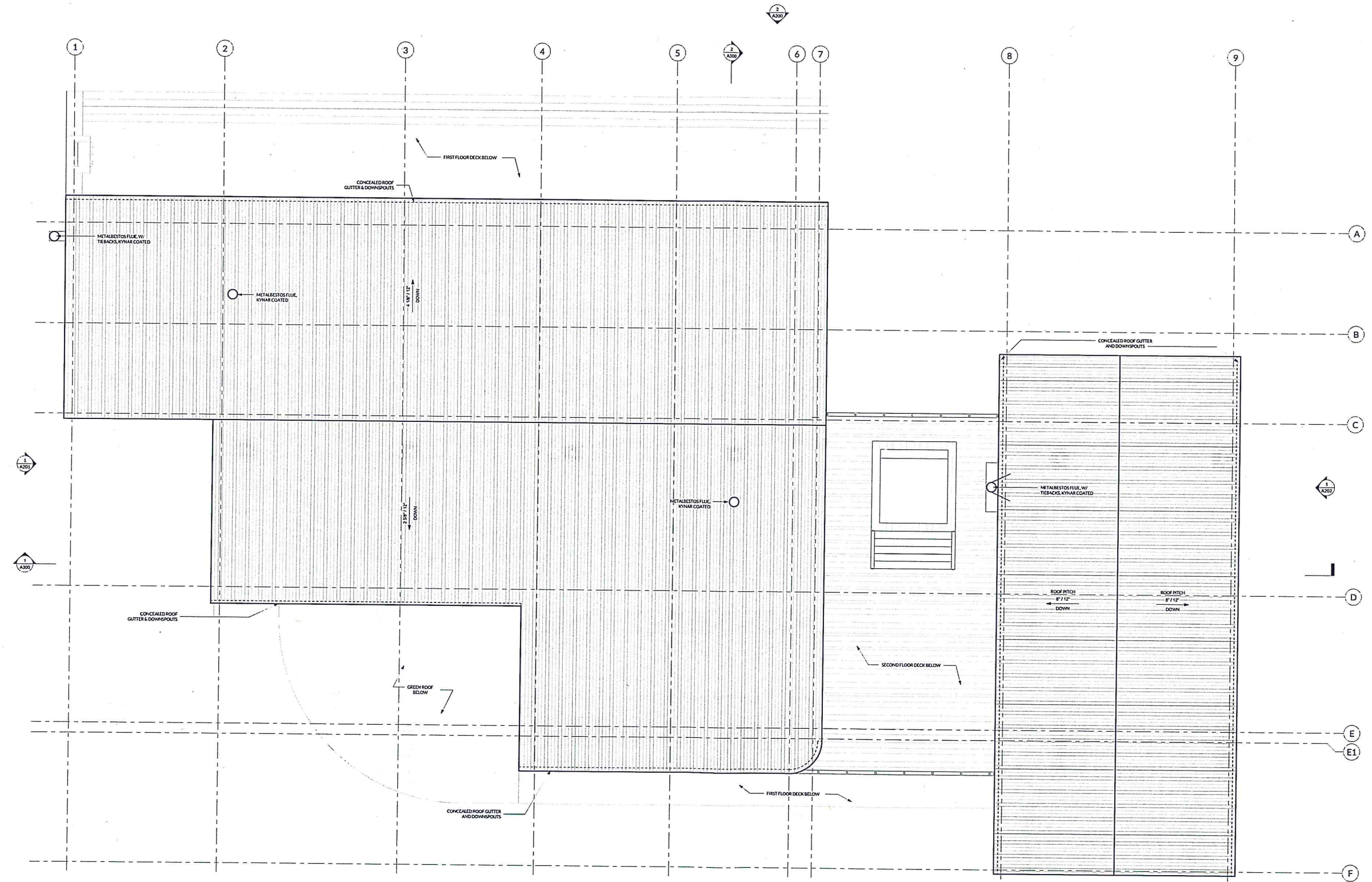
UPPER FLOOR PLAN

A102





NO SCALE



| PLAN KEY |                |      |                |
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65 OAKLEDGE RESIDENCE  
BURLINGTON, VT

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Scale: 1/8" = 1'-0"  
10/20/2020

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NO SCALE

NO SCALE



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BURLINGTON, VT

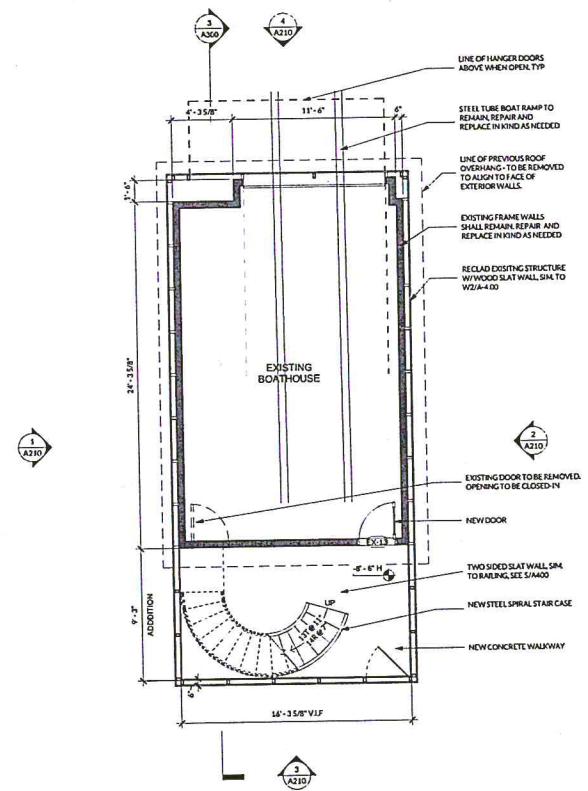
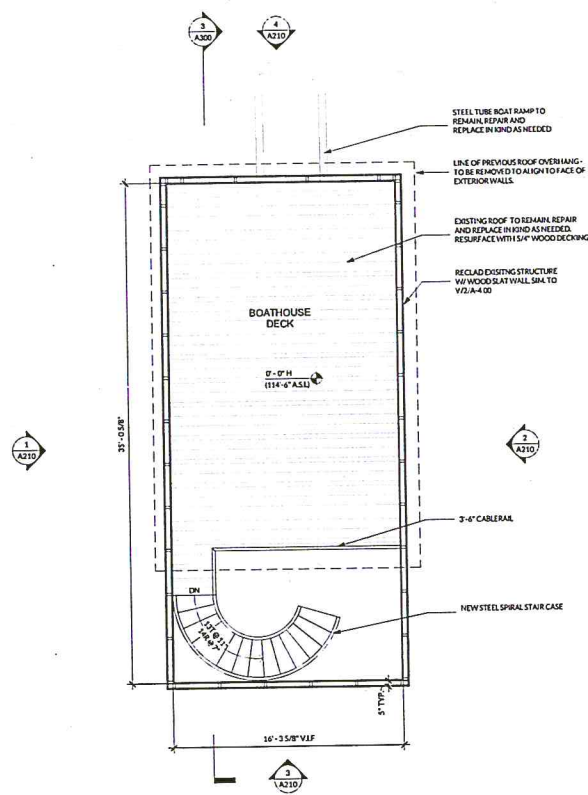
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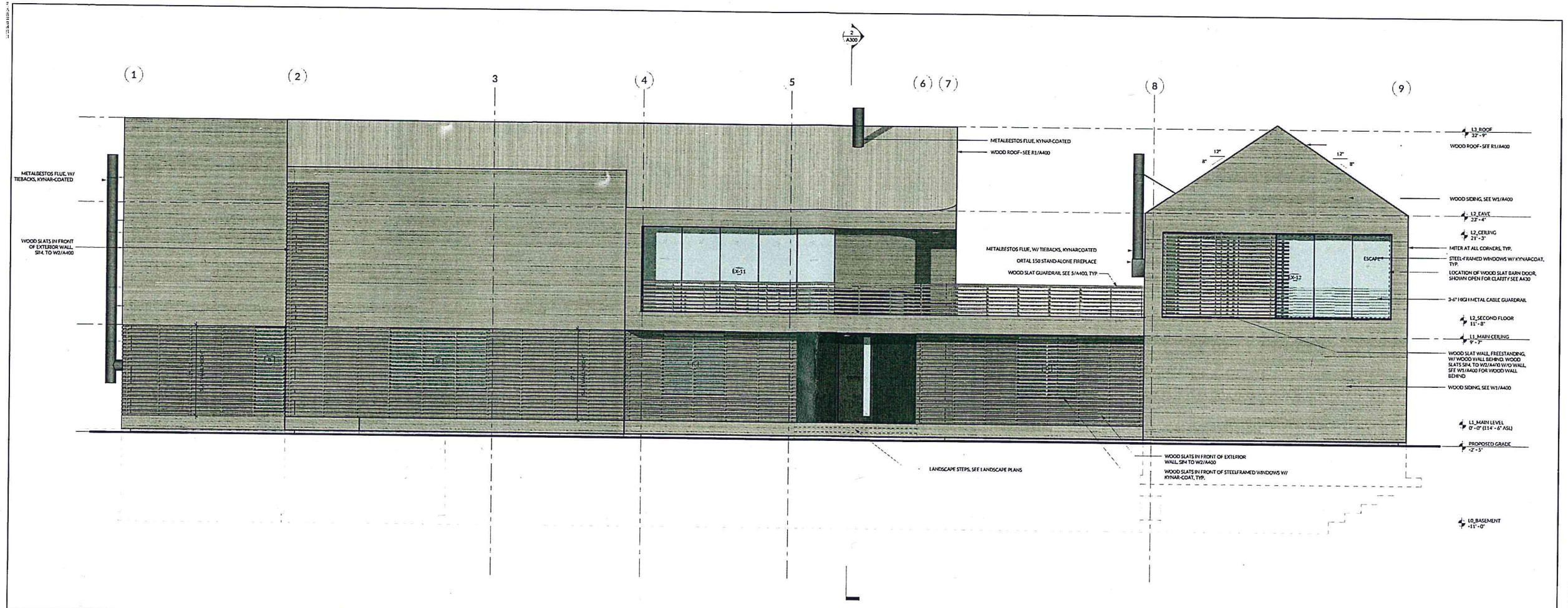
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BOATHOUSE PLANS

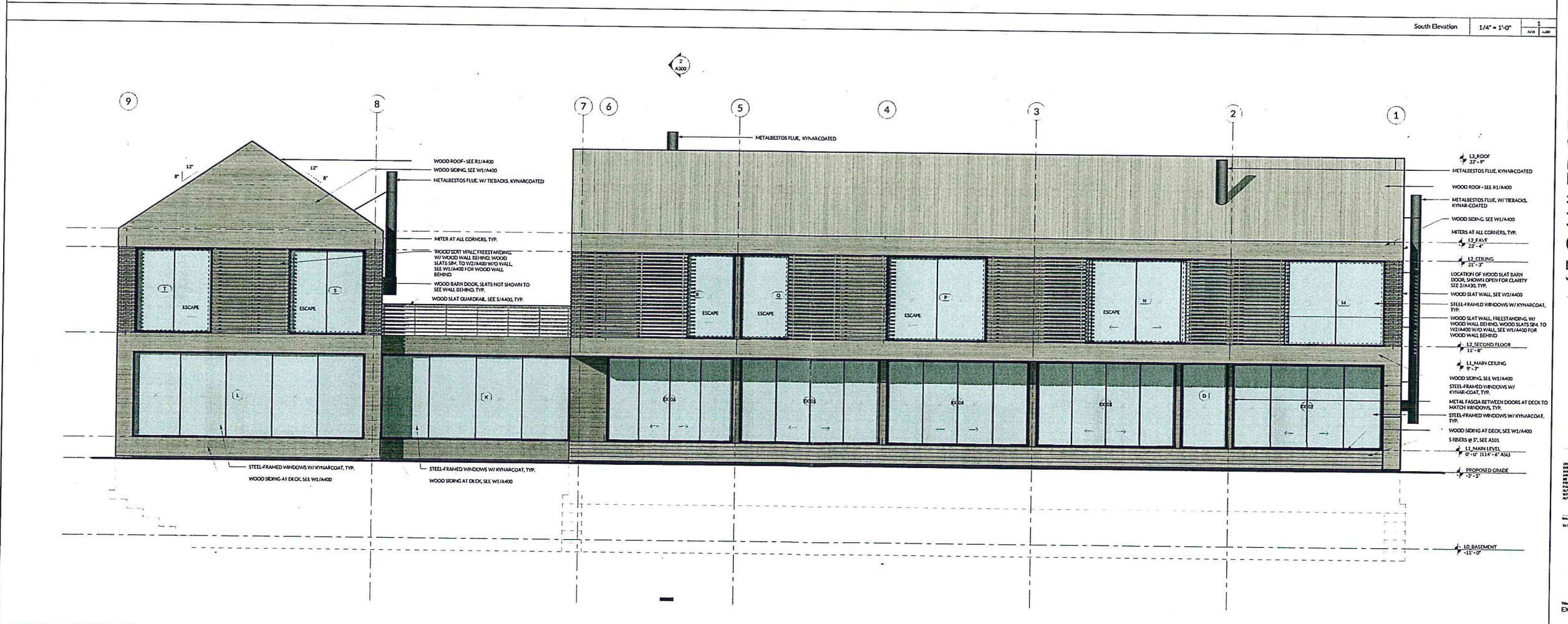
Sheet Number  
**A110**







South Elevation 1/4" = 1'-0" 1/8" = 1'-0"



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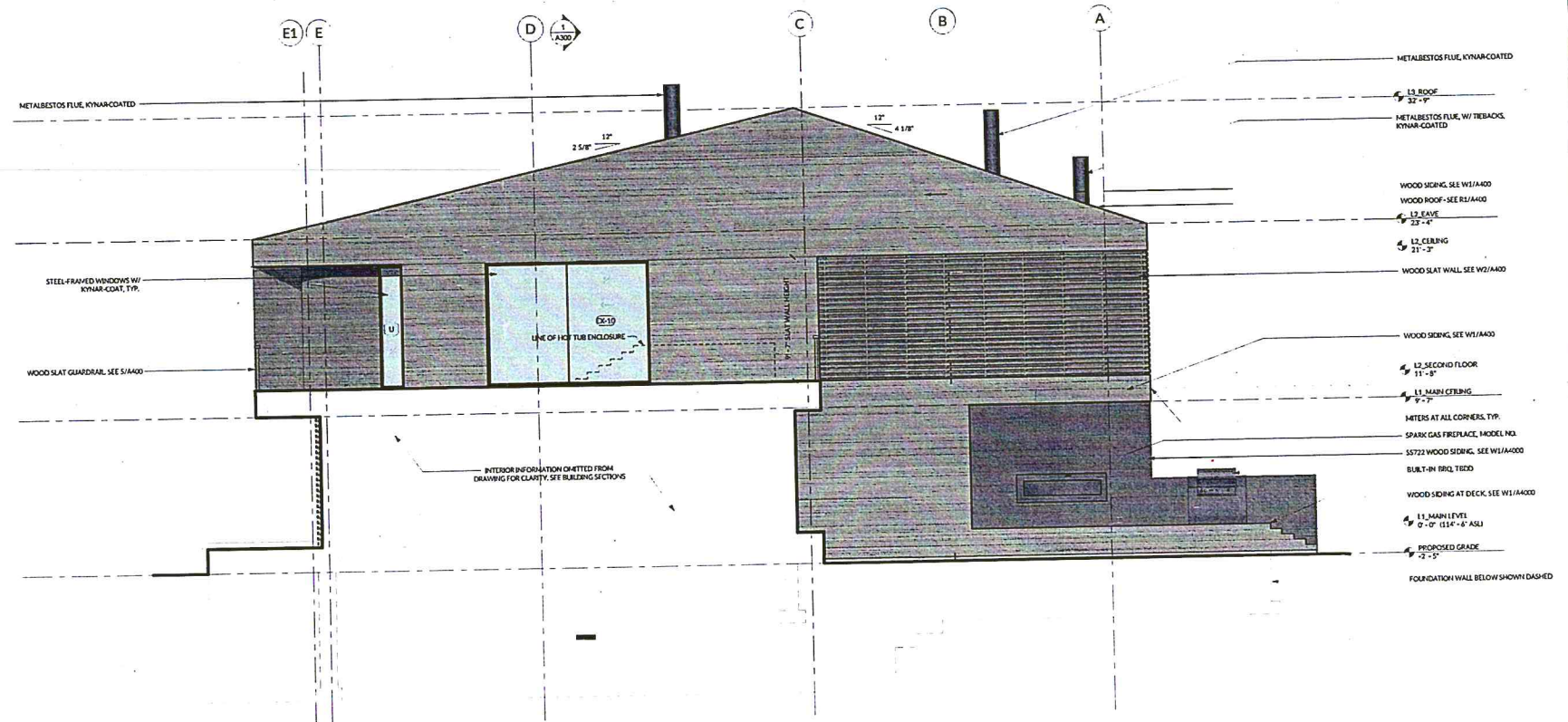
Sheet 1 of 2

06/13/18 TWP/BB/VT

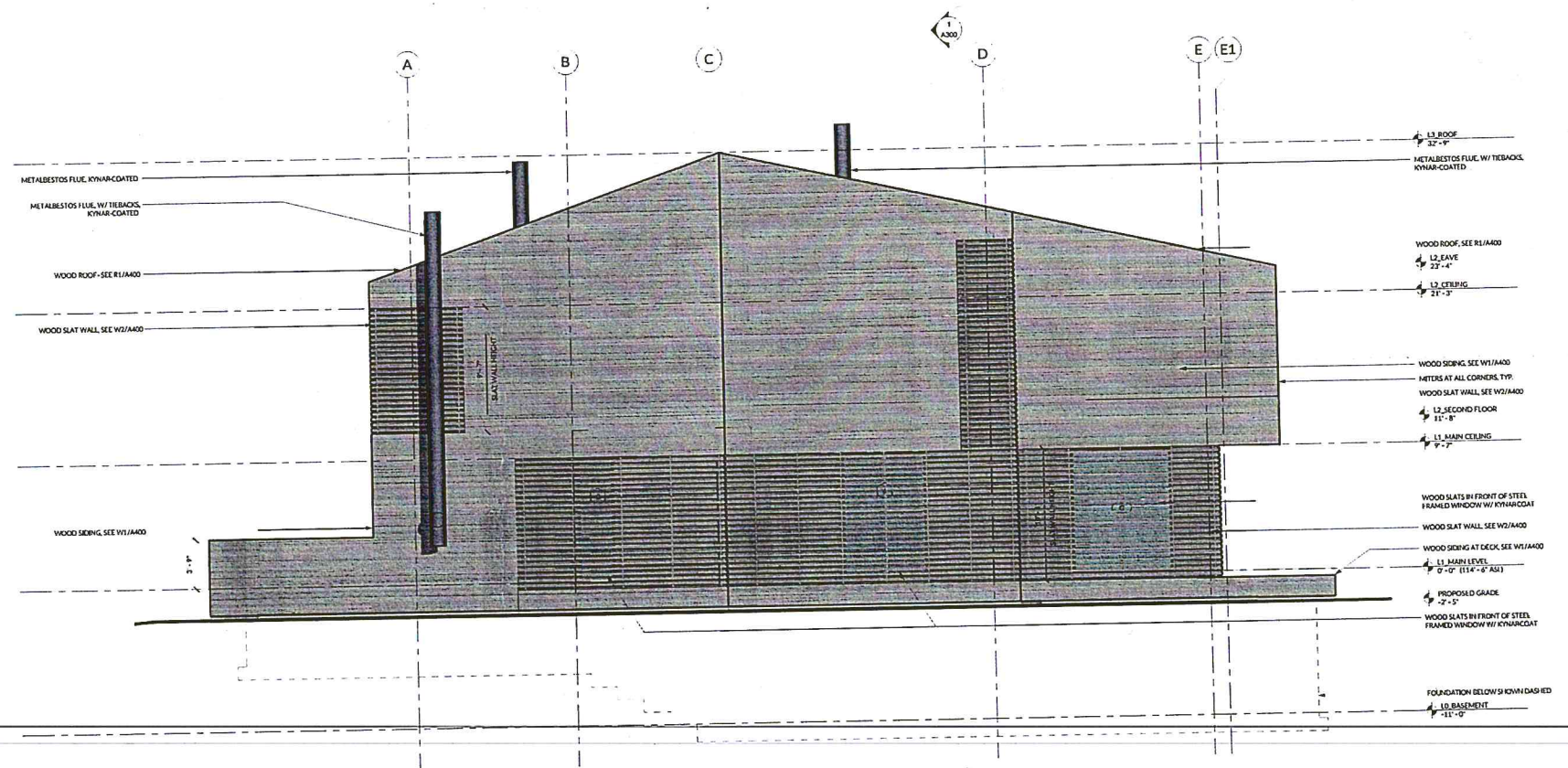
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EXTERIOR ELEVATION





East Elevation Partial 1/4" = 1'-0"



West Elevation 1/4" = 1'-0"

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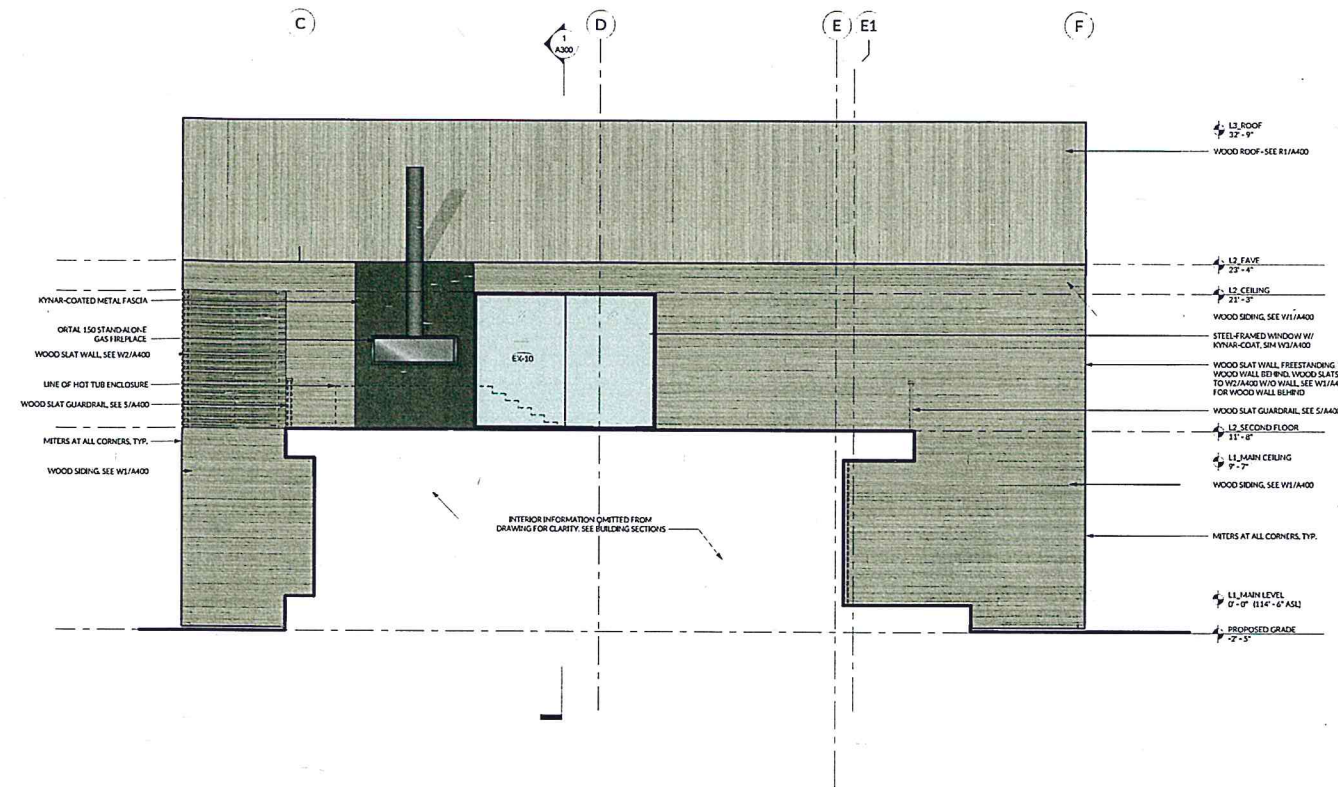
Sheet 2 of 2  
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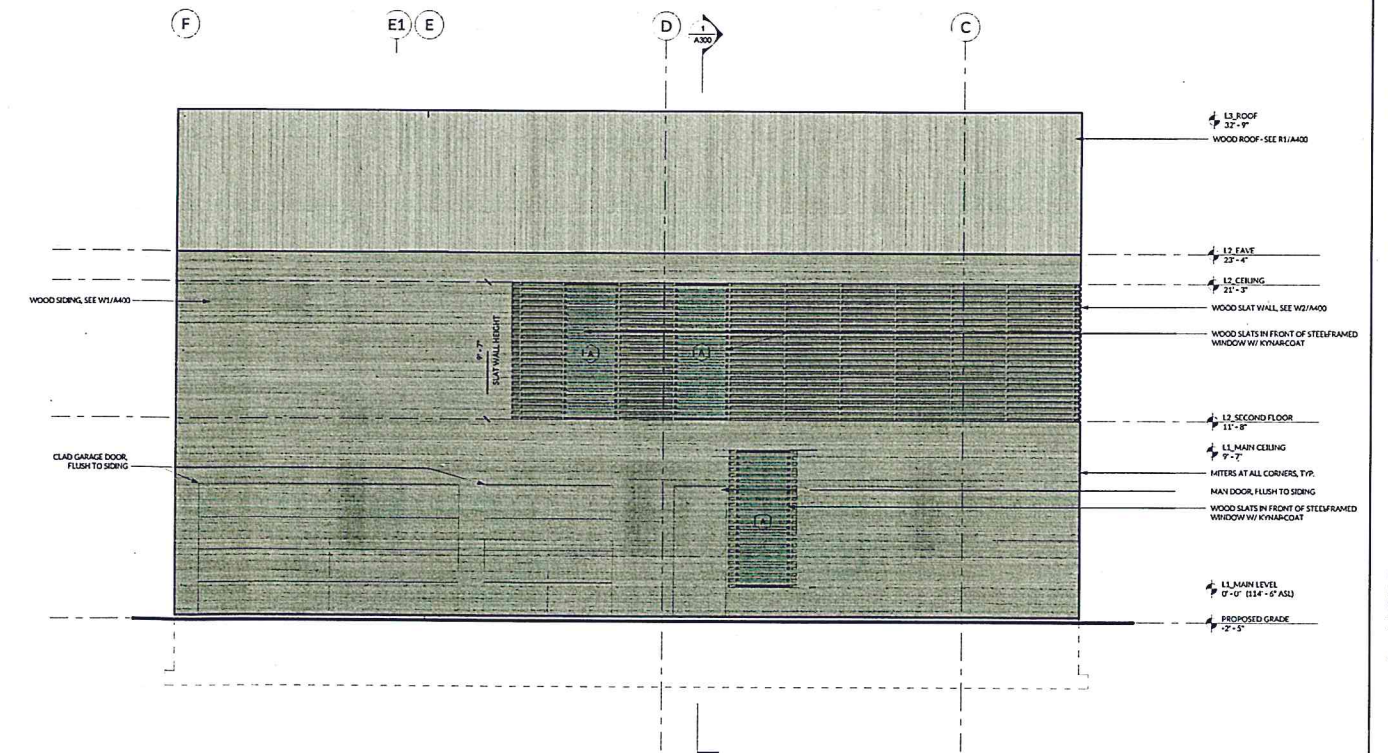
EXTERIOR ELEVATION

A201





West Elevation Partial 1/4" = 1'-0" 2

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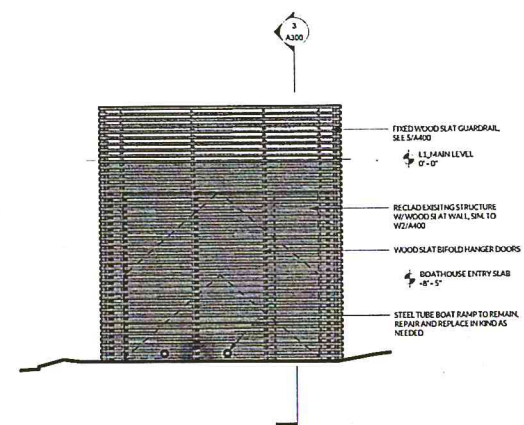
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THE  
EXTERIOR ELEVATION

Sheet Number

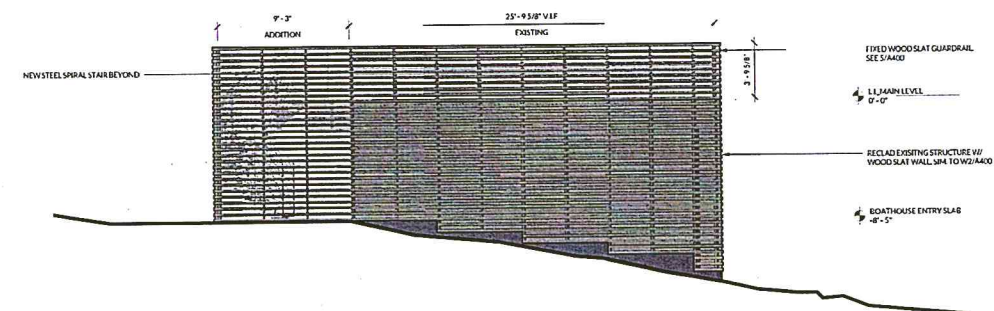
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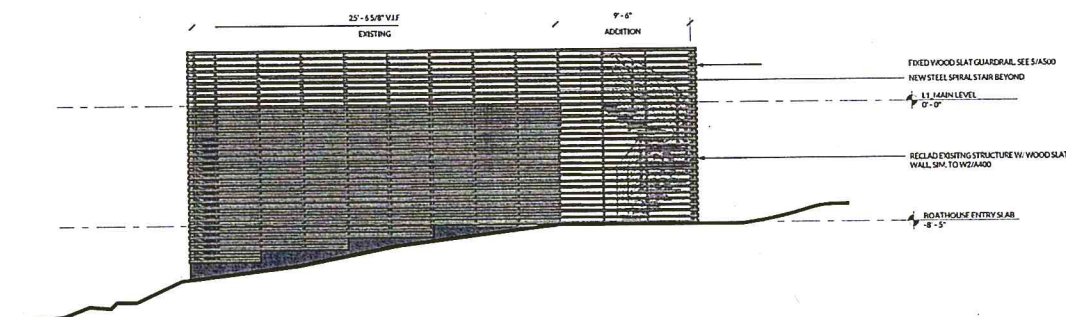
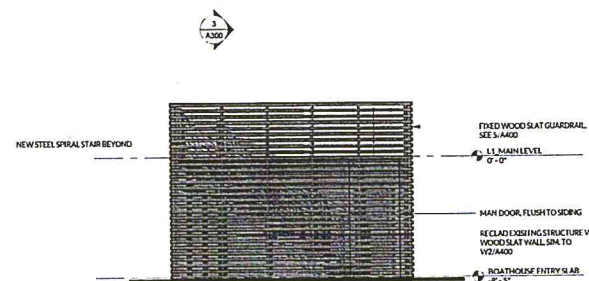
North Elevation - Boathouse

1/4" = 1'-0"

4  
A18 A20

East Elevation - Boathouse

1/4" = 1'-0"

2  
A18 A20

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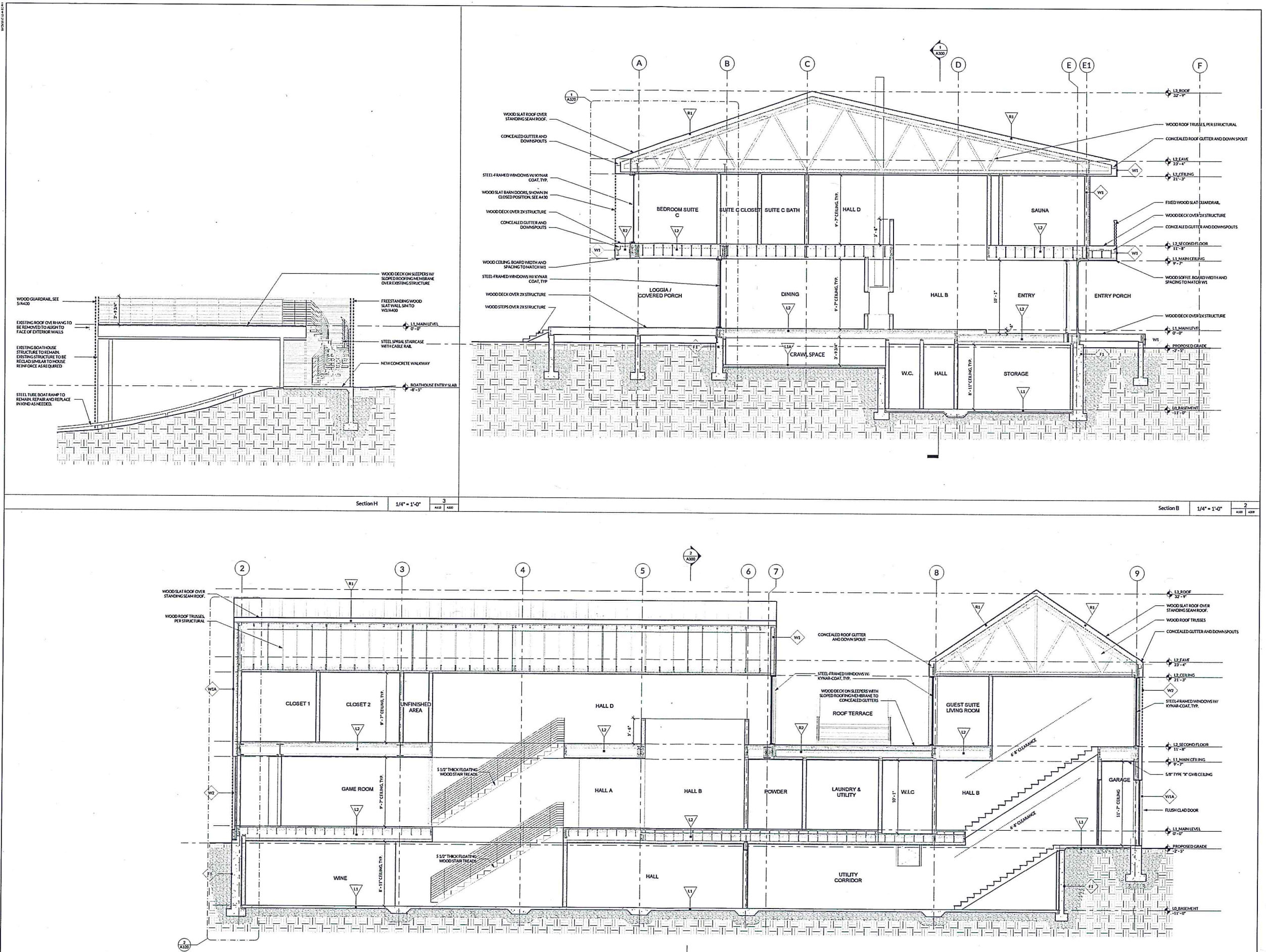
The  
BOATHOUSE EXTERIOR  
ELEVATION

A210

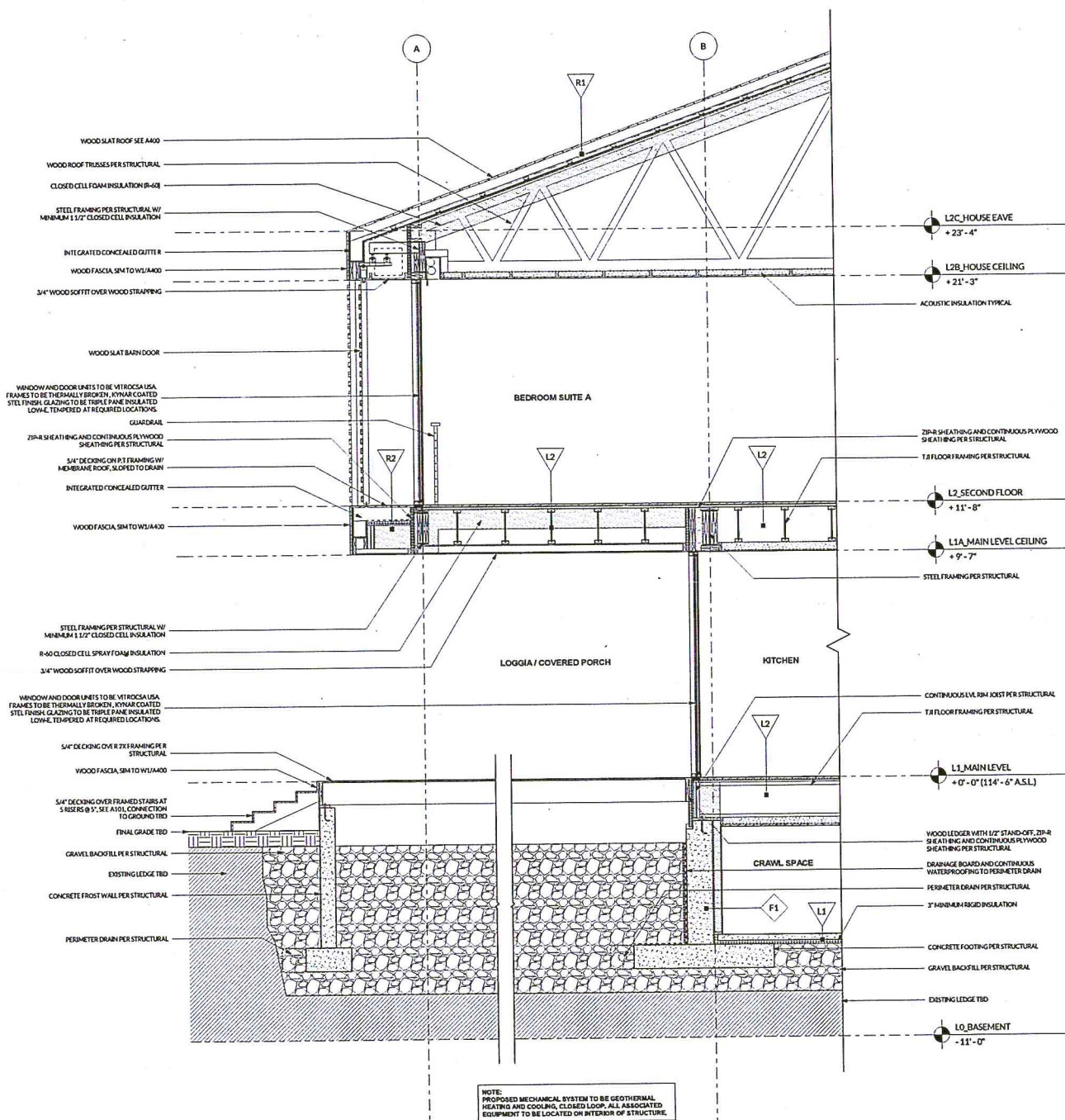
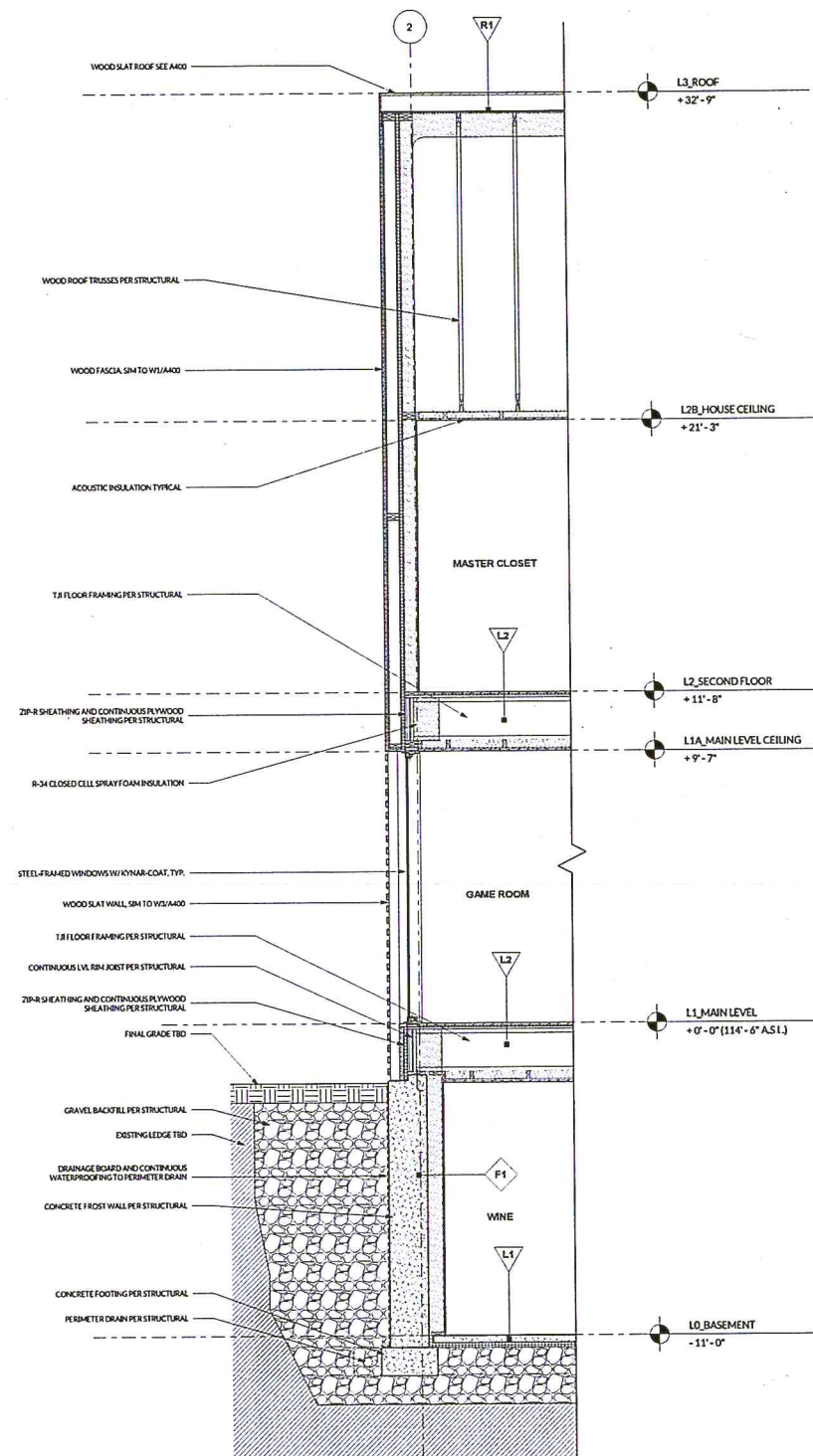


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WALL SECTION

Sheet Number

A320





LOCATION 6 SITE VIEW EAST



LOCATION 3 DRIVEWAY ENTRY



LOCATION 5 SITE VIEW NORTHEAST



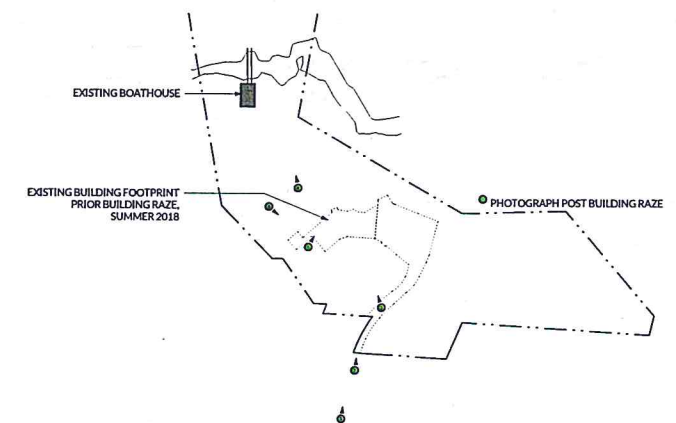
LOCATION 2 SITE ENTRY



LOCATION 4 SITE VIEW NORTH



LOCATION 1 OAKLEDGE DR. APPROACH





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RICHMOND, VERMONT  
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**Title**  
**ENTRY RENDERING**

**Abstract**

A900

ENTRY COURSE



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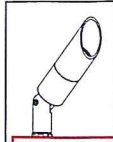
THE  
LAKEFRONT RENDERING

Sheet Number

A902

NORTH ELEVATION FROM LAKE





**BKSSL**  
SOLID STATE LIGHTING

the power of  
dimming



## MICRO NITE STAR

**TREE DOWN LIGHT - SEE L100 FOR LOCATION.  
ALL ELECTRICAL COMPONENTS AND  
CONNECTIONS TO BE SPECIFIED BY  
ELECTRICIAN. LANDSCAPE ARCHITECT TO  
REVIEW PRIOR TO INSTALLATION.**

PROJECT: 65 OAKLEDGE DRIVE

TYPE:  
CATALOG NUMBER: MN-LED-E68-MFL-BLP-12-B-360SL  
SOURCE:  
NOTES: TO INCLUDE POWER CANOPY FOR TREE MOUNTING

### CATALOG NUMBER LOGIC

|                                                                                                                                                                                          | MN | LED | E68 | MFL | BLP | 12 |    | B | 360SL |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|-----|-----|-----|----|----|---|-------|
| Example                                                                                                                                                                                  | MN | LED | e67 | SP  | BZW | 12 | 11 | B | 360SL |
| Material                                                                                                                                                                                 |    |     |     |     |     |    |    |   |       |
| Blank - Aluminum                                                                                                                                                                         |    |     |     |     |     |    |    |   |       |
| B - Brass                                                                                                                                                                                |    |     |     |     |     |    |    |   |       |
| Series                                                                                                                                                                                   |    |     |     |     |     |    |    |   |       |
| MN - Micro Nite Star™                                                                                                                                                                    |    |     |     |     |     |    |    |   |       |
| Source                                                                                                                                                                                   |    |     |     |     |     |    |    |   |       |
| LED - 'e' Technology with Integral Dimming Driver (see Specifications for Dimming)<br>Designed for use with remote 12VAC BKSSL™ transformers. Requires magnetic low voltage transformer. |    |     |     |     |     |    |    |   |       |
| LED Type                                                                                                                                                                                 |    |     |     |     |     |    |    |   |       |
| e67 - 7WLED/2.7K                                                                                                                                                                         |    |     |     |     |     |    |    |   |       |
| e68 - 7WLED/3K                                                                                                                                                                           |    |     |     |     |     |    |    |   |       |
| e69 - 7WLED/4K                                                                                                                                                                           |    |     |     |     |     |    |    |   |       |
| e75 - 7WLED/Amber                                                                                                                                                                        |    |     |     |     |     |    |    |   |       |
| Optics                                                                                                                                                                                   |    |     |     |     |     |    |    |   |       |
| SP - Spot (Green Indicator)                                                                                                                                                              |    |     |     |     |     |    |    |   |       |
| MFL - Medium Flood (Yellow Indicator)                                                                                                                                                    |    |     |     |     |     |    |    |   |       |
| FL - Flood (Blue Indicator)                                                                                                                                                              |    |     |     |     |     |    |    |   |       |
| Finish                                                                                                                                                                                   |    |     |     |     |     |    |    |   |       |

#### Aluminum Finish

#### Brass Finish

#### Premium Finish

| Powder Coat Color | Satin | Wrinkle | Machined | MAC | ABP | Antique Brass Powder      | CMG | Cascade Mountain Granite | RMG                                                         | Rocky Mountain Granite   |
|-------------------|-------|---------|----------|-----|-----|---------------------------|-----|--------------------------|-------------------------------------------------------------|--------------------------|
| Bronze            | BZP   | BZW     | Polished | POL | AMG | Aleutian Mountain Granite | CRI | Cracked Ice              | SDS                                                         | Sonoran Desert Sandstone |
| Black             | BLP   | BLW     | Mitique™ | MIT | AQW | Antique White             | CRM | Cream                    | SMG                                                         | Sierra Mountain Granite  |
| White (Gloss)     | WHP   | WHW     |          |     | BCM | Black Chrome              | HUG | Hunter Green             | TXF                                                         | Textured Forest          |
| Aluminum          | SAP   | —       |          |     | BGE | Beige                     | MDS | Mojave Desert Sandstone  | WCP                                                         | Weathered Copper         |
| Verde             | —     | VER     |          |     | BPP | Brown Patina Powder       | NBP | Natural Brass Powder     | WIR                                                         | Weathered Iron           |
|                   |       |         |          |     | CAP | Clear Anodized Powder     | OCP | Old Copper               | Also available in RAL Finishes<br>See submittal SUB-1439-00 |                          |

Lens Type \_\_\_\_\_

12 - Soft Focus Lens      13 - Rectilinear Lens

Shielding \_\_\_\_\_

11 - Honeycomb Baffle

Cap Style \_\_\_\_\_

A - 45°      B - 90°      C - Flush      D - 45° less Weep Hole  
(Interior Use Only)      E - 90° less Weep Hole  
(Interior Use Only)

Option \_\_\_\_\_

360SL - 360SL™ Rotational Knuckle Mounting System

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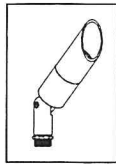
**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
www.bklighting.com • info@bklighting.com

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07-25-17

DRAWING NUMBER  
SUB00092





**BKSSL**  
SOLID STATE LIGHTING

the power of  
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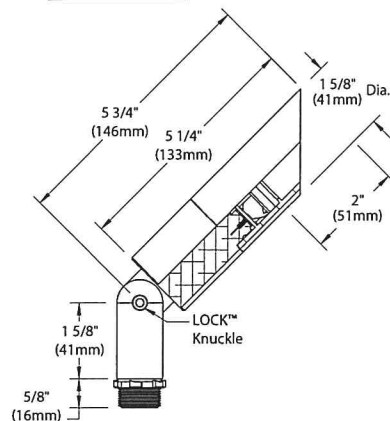
**DECELV**  
**MICROTESTAR**

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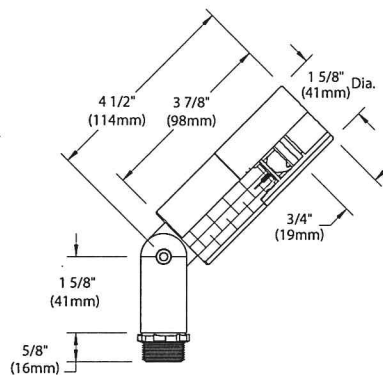
PROJECT: 65 OAKLEDGE DRIVE

TYPE: DEPARTMENT OF  
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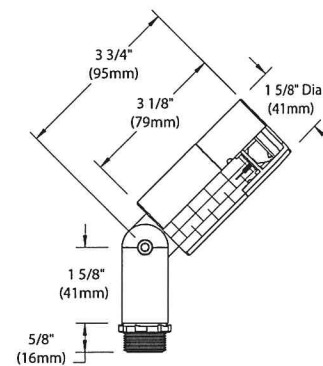
"A/D" CAP



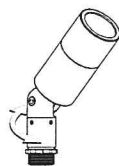
"B/E" CAP



"C" CAP



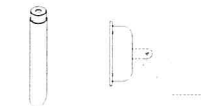
360 SL™



Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.  
Contact Technical Sales if you require more stringent specifications.

**Mounting:**



**Remote Transformers:**



**Horizontal Rotation**  
(Optional 360SL™ Knuckle)

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6) or Brass (Type 360).

### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

### Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

### Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 5/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

### Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

### BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

### Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

### Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Spot (SP) = Green. Medium Flood (MFL) = Yellow. Flood (FL) = Blue.

### Remote Transformer

For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

### Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

### Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

### Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

### Warranty

5 year limited warranty.

### Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



\*Teflon is a registered trademark of DuPont Corporation.

\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

**B-K LIGHTING**

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DRAWING NUMBER  
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**LAMP & DRIVER DATA**OCT 29 2018  
e67, e68, e69, e75DEPARTMENT OF  
PLANNING & ZONING

| DRIVER DATA | Input Volts      | InRush Current      | Operating | Dimmable                    | Operation Ambient Temperature |
|-------------|------------------|---------------------|-----------|-----------------------------|-------------------------------|
|             | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA     | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C)    |

**LM79 DATA**

| BK No. | CCT (Typ.)    | CRI (Typ.) | Input Watts (Typ.) |
|--------|---------------|------------|--------------------|
| e67    | 2700K         | 80         | 7                  |
|        | 2700K         | 80         | 7                  |
|        | 2700K         | 80         | 7                  |
| e68    | 3000K         | 80         | 7                  |
|        | 3000K         | 80         | 7                  |
|        | 3000K         | 80         | 7                  |
| e69    | 4000K         | 80         | 7                  |
|        | 4000K         | 80         | 7                  |
|        | 4000K         | 80         | 7                  |
| e75    | Amber (590nm) | ~          | 7                  |

**L70 DATA**

| Minimum Rated Life (hrs.)<br>70% of initial lumens (L70) |
|----------------------------------------------------------|
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |

**OPTICAL DATA**

| Angle | CBCP | Delivered Lumens |
|-------|------|------------------|
| 17°   | 3632 | 459              |
| 25°   | 1708 | 435              |
| 30°   | 1337 | 438              |
| 17°   | 3871 | 489              |
| 25°   | 1821 | 464              |
| 30°   | 1425 | 467              |
| 17°   | 3991 | 504              |
| 25°   | 1877 | 478              |
| 30°   | 1469 | 481              |
| ~     | ~    | ~                |

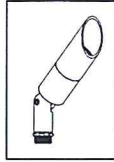
**FOR USE WITH**

|       |                               |
|-------|-------------------------------|
| CH    | Chart Star™                   |
| MN    | Micro Nite Star™              |
| PM-MN | Micro Nite™ Pendant           |
| RM-MN | Micro Nite™ Ring Mount        |
| SF-MN | Micro Nite™ Staff Star™       |
| SM-MN | Micro Nite™ Surface Downlight |
| SN-MN | Micro Nite™ Sign Star™        |
| ST-MN | Micro Nite™ Twin Sign Star™   |
| TF-MN | Micro Nite™ Twin Staff Star™  |
| TT    | Teton Series™                 |
| WM-MN | Micro Nite™ Twin Pendant      |

**OPTICS**

| Optic              | Angle |
|--------------------|-------|
| SP - Spot          | 17°   |
| MFL - Medium Flood | 25°   |
| FL - Flood         | 30°   |





the power of  
dimming



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MICRO NITE STAR  
OCT 29 2018

SIGN LIGHT - SEE L100 FOR LOCATION.  
ALL ELECTRICAL COMPONENTS AND  
CONNECTIONS TO BE SPECIFIED BY  
ELECTRICIAN. LANDSCAPE ARCHITECT  
TO REVIEW PRIOR TO INSTALLATION.

|                 |                                     |
|-----------------|-------------------------------------|
| PROJECT:        | 65 OAKLEDGE DRIVE<br>DEPARTMENT C   |
| TYPE:           | PLANNING & ZON                      |
| CATALOG NUMBER: | MN-LED-E68-MFL-BLP-12-B-360         |
| SOURCE:         |                                     |
| NOTES:          | TO INCLUDE POWER CANOPY FOR TREE MO |

## CATALOG NUMBER LOGIC

Example  -  MN -  LED -  e67 -  SP -  BZW -  12 -  11 -  B -  360SL

Material   
Blank - Aluminum  
B - Brass

Series   
MN - Micro Nite Star™

Source   
LED - 'e' Technology with Integral Dimming Driver (see Specifications for Dimming)  
Designed for use with remote 12VAC BKSSL\* transformers. Requires magnetic low voltage transformer.

LED Type   
e67 - 7WLED/2.7K e69 - 7WLED/4K  
e68 - 7WLED/3K e75 - 7WLED/Amber

Optics   
SP - Spot (Green Indicator) MFL - Medium Flood (Yellow Indicator) FL - Flood (Blue Indicator)

Finish

### Aluminum Finish

### Brass Finish

### Premium Finish

| Powder Coat Color | Satin | Wrinkle | Machined | MAC | ABP | Antique Brass Powder      | CMG | Cascade Mountain Granite | RMG                                                         | Rocky Mountain Granite   |
|-------------------|-------|---------|----------|-----|-----|---------------------------|-----|--------------------------|-------------------------------------------------------------|--------------------------|
| Bronze            | BZP   | BZW     | Polished | POL | AMG | Aleutian Mountain Granite | CRI | Cracked Ice              | SDS                                                         | Sonoran Desert Sandstone |
| Black             | BLP   | BLW     | Mitique™ | MIT | AQW | Antique White             | CRM | Cream                    | SMG                                                         | Sierra Mountain Granite  |
| White (Gloss)     | WHP   | WHW     |          |     | BCM | Black Chrome              | HUG | Hunter Green             | TXF                                                         | Textured Forest          |
| Aluminum          | SAP   | —       |          |     | BGE | Beige                     | MDS | Mojave Desert Sandstone  | WCP                                                         | Weathered Copper         |
| Verde             | —     | VER     |          |     | BPP | Brown Patina Powder       | NBP | Natural Brass Powder     | WIR                                                         | Weathered Iron           |
|                   |       |         |          |     | CAP | Clear Anodized Powder     | OCP | Old Copper               | Also available in RAL Finishes<br>See submittal SUB-1439-00 |                          |

Lens Type   
12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding   
11 - Honeycomb Baffle

Cap Style   
A - 45° B - 90° C - Flush D - 45° less Weep Hole (Interior Use Only) E - 90° less Weep Hole (Interior Use Only)

Option   
360SL - 360SL™ Rotational Knuckle Mounting System

**B-K LIGHTING**

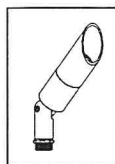
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SUB0009

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**BKSSL**  
SOLID STATE LIGHTING

the power of  
dimming



**MICRO RECESSED**

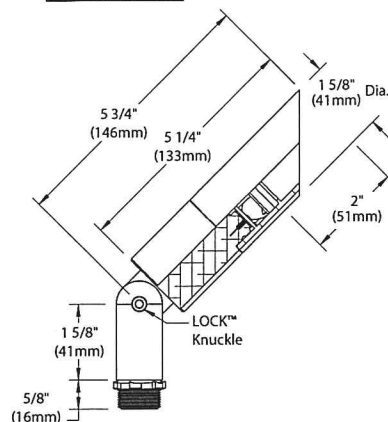
PROJECT: 65 OAKLEDGE DRIVE

OCT 29 2011

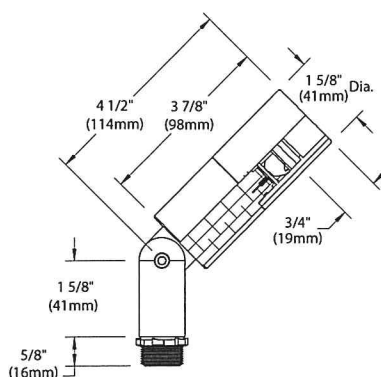
TYPE:

DEPARTMENT  
PLANNING & ZONING

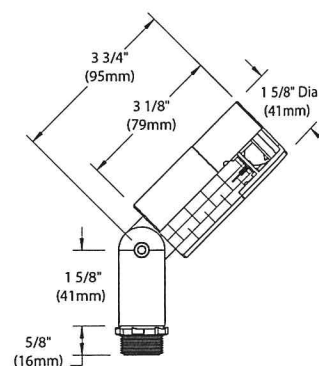
"A/D" CAP



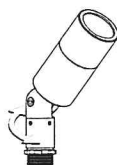
"B/E" CAP



"C" CAP



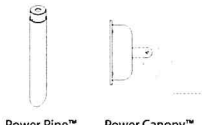
360 SL™



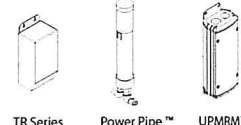
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.  
Contact Technical Sales if you require more stringent specifications.

**Mounting:**



**Remote Transformers:**



**Horizontal Rotation**  
(Optional 360SL™ Knuckle)

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6) or Brass (Type 360).

### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

### Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

### Cap

Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 5/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

### Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

### BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

### Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

### Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Spot (SP) = Green. Medium Flood (MFL) = Yellow. Flood (FL) = Blue.

### Remote Transformer

For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

### Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

### Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

### Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

### Warranty

5 year limited warranty.

### Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



\*Teflon is a registered trademark of DuPont Corporation.  
\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

**B-K LIGHTING**

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# LAMP & DRIVER DATA

**e67, e68, e69, e75**

DEPARTMENT  
PLANNING & Z

| DRIVER DATA | Input Volts      | InRush Current      | Operating | Dimmable                    | Operation Ambient Temperature |
|-------------|------------------|---------------------|-----------|-----------------------------|-------------------------------|
|             | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA     | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C)    |

## LM79 DATA

| BK No. | CCT (Typ.)    | CRI (Typ.) | Input Watts (Typ.) |
|--------|---------------|------------|--------------------|
| e67    | 2700K         | 80         | 7                  |
|        | 2700K         | 80         | 7                  |
|        | 2700K         | 80         | 7                  |
| e68    | 3000K         | 80         | 7                  |
|        | 3000K         | 80         | 7                  |
|        | 3000K         | 80         | 7                  |
| e69    | 4000K         | 80         | 7                  |
|        | 4000K         | 80         | 7                  |
|        | 4000K         | 80         | 7                  |
| e75    | Amber (590nm) | ~          | 7                  |

## L70 DATA

| Minimum Rated Life (hrs.)<br>70% of initial lumens (L70) |
|----------------------------------------------------------|
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |
| 50,000                                                   |

## OPTICAL DATA

| Angle | CBCP | Delivered Lumens |
|-------|------|------------------|
| 17°   | 3632 | 459              |
| 25°   | 1708 | 435              |
| 30°   | 1337 | 438              |
| 17°   | 3871 | 489              |
| 25°   | 1821 | 464              |
| 30°   | 1425 | 467              |
| 17°   | 3991 | 504              |
| 25°   | 1877 | 478              |
| 30°   | 1469 | 481              |
| ~     | ~    | ~                |

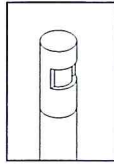
## FOR USE WITH

|       |                               |
|-------|-------------------------------|
| CH    | Chart Star™                   |
| MN    | Micro Nite Star™              |
| PM-MN | Micro Nite™ Pendant           |
| RM-MN | Micro Nite™ Ring Mount        |
| SF-MN | Micro Nite™ Staff Star™       |
| SM-MN | Micro Nite™ Surface Downlight |
| SN-MN | Micro Nite™ Sign Star™        |
| ST-MN | Micro Nite™ Twin Sign Star™   |
| TF-MN | Micro Nite™ Twin Staff Star™  |
| TT    | Teton Series™                 |
| WM-MN | Micro Nite™ Twin Pendant      |

## OPTICS

| Optic              | Angle |
|--------------------|-------|
| SP - Spot          | 17°   |
| MFL - Medium Flood | 25°   |
| FL - Flood         | 30°   |





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B-K LIGHTING

PATH LIGHT - SEE L100 FOR LOCATIONS.  
ALL ELECTRICAL COMPONENTS AND  
CONNECTIONS TO BE SPECIFIED BY  
ELECTRICIAN. LANDSCAPE ARCHITECT  
TO REVIEW PRIOR TO INSTALLATION.

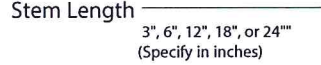
|                 |                                 |
|-----------------|---------------------------------|
| PROJECT:        | 65 OAKLEDGE DRIVE               |
| TYPE:           | DEPARTMENT OF PLANNING & ZONING |
| CATALOG NUMBER: | LT-12-LED-E71-BLP-A18           |
| SOURCE:         |                                 |
| NOTES:          |                                 |

## CATALOG NUMBER LOGIC

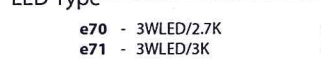
Example: 

Material   
Blank - Aluminum  
B - Brass  
S - Stainless Steel

Series   
LT - Litestick® Pathlight

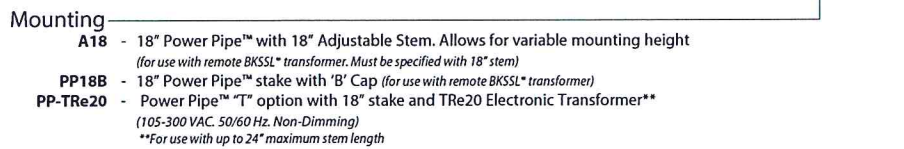
Stem Length   
3", 6", 12", 18", or 24"  
(Specify in inches)

Source   
LED - 'e' Technology with Integral Driver  
Designed for use with remote 12VAC BKSSL® transformers.

LED Type   
e70 - 3WLED/2.7K e72 - 3WLED/4K  
e71 - 3WLED/3K e73 - 3WLED/Amber

Finish 

| Aluminum & Brass Finishes |       |         | Brass Finishes     |     | Premium Finish |                           |     |                          |                                                             |                          |
|---------------------------|-------|---------|--------------------|-----|----------------|---------------------------|-----|--------------------------|-------------------------------------------------------------|--------------------------|
| Powder Coat Color         | Satin | Wrinkle | Machined           | MAC | ABP            | Antique Brass Powder      | CMG | Cascade Mountain Granite | RMG                                                         | Rocky Mountain Granite   |
| Bronze                    | BZP   | BZW     | Polished           | POL | AMG            | Aleutian Mountain Granite | CRI | Cracked Ice              | SDS                                                         | Sonoran Desert Sandstone |
| Black                     | BLP   | BLW     | Mitique™           | MIT | AQW            | Antique White             | CRM | Cream                    | SMG                                                         | Sierra Mountain Granite  |
| White (Gloss)             | WHP   | WHW     | Stainless Finishes |     | BCM            | Black Chrome              | HUG | Hunter Green             | TXF                                                         | Textured Forest          |
| Aluminum                  | SAP   | —       | Machined           | MAC | BGE            | Beige                     | MDS | Mojave Desert Sandstone  | WCP                                                         | Weathered Copper         |
| Verde                     | —     | VER     | Polished           | POL | BPP            | Brown Patina Powder       | NBP | Natural Brass Powder     | WIR                                                         | Weathered Iron           |
|                           |       |         | Brushed            | BRU | CAP            | Clear Anodized Powder     | OCP | Old Copper               | Also available in RAL Finishes<br>See submittal SUB-1439-00 |                          |
|                           |       |         | Interior use only. |     |                |                           |     |                          |                                                             |                          |

Mounting   
A18 - 18" Power Pipe™ with 18" Adjustable Stem. Allows for variable mounting height  
(for use with remote BKSSL® transformer. Must be specified with 18" stem)  
PP18B - 18" Power Pipe™ stake with 'B' Cap (for use with remote BKSSL® transformer)  
PP-TRe20 - Power Pipe™ "T" option with 18" stake and TRe20 Electronic Transformer\*\*  
(105-300 VAC, 50/60 Hz, Non-Dimming)  
\*\*For use with up to 24" maximum stem length

Options   
GS - Adjustable Glare Shield  
SF - Stability Flange (for use with Power Pipe™)

**B-K LIGHTING**

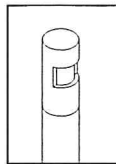
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**BKSSL**

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**LITESTICK®**  
OCT 29 2018

PROJECT:

DEPARTMENT  
PLANNING & ZONING

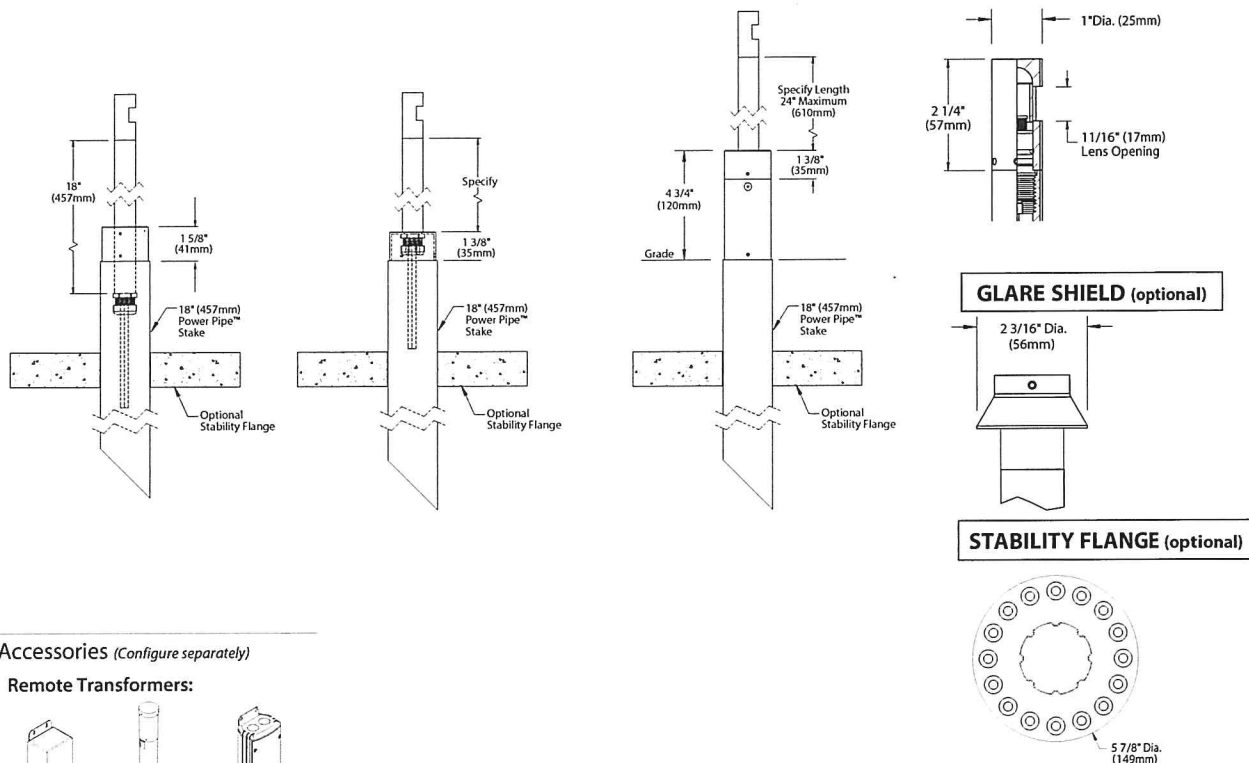
TYPE:

#### A18 (Mounting Option)

#### POWER PIPE™ (Mounting Option)

#### POWER PIPE 'T' (Mounting Option)

#### DETAIL VIEW



#### Accessories (Configure separately)

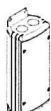
##### Remote Transformers:



TR Series



Power Pipe™



UPMRM™

All dimensions indicated on this submittal are nominal.  
Contact Technical Sales if you require more stringent specifications.

## SPECIFICATIONS

#### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

#### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

#### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Weather-tight cable connector with 5', 2 wire low voltage cable.

#### Cap

Fully machined from solid billet with 11/16" lens opening. 360° rotation for precise optic positioning. Tamper resistant, stainless steel set screw.

Optional 2-3/16" dia. machined glare shield reduces aperture brightness.

#### Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 24" maximum overall.

#### Lens

Shock resistant, tempered, frosted glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

#### BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Side emitting optical grade lens delivers high efficiency, radial light distribution.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

#### Installation

Available for installation in three distinct mounting conditions:

#### Power Pipe™

Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC BKSSL remote transformer.

#### Power Pipe™ with Adjustable Mount

Features 18" Power Pipe™ and 18" stem which passes through a machined Delrin® bushing within the Power Pipe™ Cap. (3) stainless steel set screws secure fixture position (Not available with integral transformer).

#### Power Pipe™ with Transformer Housing (Optional)

Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz Non Dimming. 20VA maximum load.

#### Remote Transformer

For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

#### Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

#### Hardware

Tamper-resistant, stainless steel hardware.

#### Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

#### Warranty

5 year limited warranty.

#### Certification and Listing

ITL tested to IESNA LM-79, UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.



\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

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09-05-18

DRAWING NUMBER  
SUB001109





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**BK LIGHTING**

## LAMP & DRIVER DATA

**e70, e71, e72, e73**

| DRIVER DATA | Input Volts      | InRush Current      | Operating Current | Operation Ambient Temperature |
|-------------|------------------|---------------------|-------------------|-------------------------------|
|             | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA             | -22°F-194°F (-30°C - 90°C)    |

| LM79 DATA |               |            |                    | L70 DATA                                                 |  | OPTICAL DATA |                                  |                  |
|-----------|---------------|------------|--------------------|----------------------------------------------------------|--|--------------|----------------------------------|------------------|
| BK No.    | CCT (Typ.)    | CRI (Typ.) | Input Watts (Typ.) | Minimum Rated Life (hrs.)<br>70% of initial lumens (L70) |  | Beam Type    | Angle                            | Delivered Lumens |
| e70       | 2700K         | 80         | 3                  | 50,000                                                   |  | Radial       | 360°h x 270°v<br>w/ Glare Shield | 31<br>13         |
| e71       | 3000K         | 80         | 3                  | 50,000                                                   |  | Radial       | 360°h x 270°v<br>w/ Glare Shield | 32<br>13         |
| e72       | 4000K         | 80         | 3                  | 50,000                                                   |  | Radial       | 360°h x 270°v<br>w/ Glare Shield | 36<br>15         |
| e73       | Amber (590nm) | ~          | 3                  | 50,000                                                   |  | Radial       | 360°h x 270°v                    | ~                |

| FOR USE WITH |            |
|--------------|------------|
| LT           | Litestick® |

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OCT 29 2018

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PLANNING & ZONING

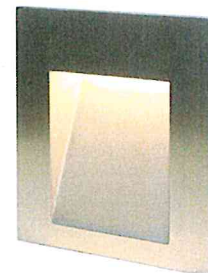


# IMPACT ISL1-LED

## RECESSED LED LUMINAIRE PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creates discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

WALL STEP LIGHT- SEE L100 FOR LOCATION.  
ALL ELECTRICAL COMPONENTS AND  
CONNECTIONS TO BE SPECIFIED BY  
ELECTRICIAN. ARCHITECT TO REVIEW PRIOR  
TO INSTALLATION.



Designates Quick Ship product. Add "Q" at end of model number to have up to units shipped within 10 business days. Quick Ship offerings have 3-4 week lead time.

### PERFORMANCE

| LUMINAIRE PERFORMANCE |                     |                     |                        |
|-----------------------|---------------------|---------------------|------------------------|
| LED Configuration     | Delivered Lumens lm | Power Consumption W | Luminous Efficacy lm/W |
| 80L-02B               | 43                  | 3.4                 | 12.6                   |

### ORDERING INFORMATION - FIXTURE

| ISL1                                                                                                                                                                                          |                                                               |                                                                                                                           |                                                                                                              |                                                                                                                           |                                                                       | 80L                        | 02B                                                                                  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|---|
| ↑                                                                                                                                                                                             | ↑                                                             | ↑                                                                                                                         | ↑                                                                                                            | ↑                                                                                                                         | ↑                                                                     | ↑                          | ↑                                                                                    | ↑ |
| IMPACT<br>STEPLIGHT                                                                                                                                                                           | RATING<br>1 Dry / Damp<br>(Non-Locking)<br>2 Wet<br>(Locking) | POWDER COAT FINISH<br>WH White<br>BK Black<br>AG Satin Silver<br>AB Architectural Bronze<br>CF Custom Finish <sup>1</sup> | NATURAL FINISH<br>IG Industrial Gray<br>SS Brushed Stainless Steel<br>BR Brushed Bronze<br>NB Natural Bronze | PLATED FINISH<br>CH Chrome<br>PB Polished Oil-Rubbed<br>Bronze <sup>2</sup><br>MB Matte Oil-Rubbed<br>Bronze <sup>2</sup> | CRI / LED<br>80L 80+ CRI                                              | SOURCE LUMENS<br>02B 200lm | CCT<br>1 2700K<br>2 3000K<br>3 3500K<br>4 4000K<br>C Custom Color (gel) <sup>2</sup> |   |
| <sup>1</sup> Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost<br><sup>2</sup> Dry / Damp location only |                                                               |                                                                                                                           |                                                                                                              |                                                                                                                           | <sup>2</sup> Custom gels assigned unique suffix upon receipt of order |                            |                                                                                      |   |

### MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE [SEE PAGE 3 FOR MOUNTING PROVISION DETAILS]

#### WET OR DRY / DAMP LOCATION

- ☐ **SSL-UMP** ④  
Universal Mounting Plate
- ☐ **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**  
Mounting Plate; specify collar depth
- ☐ **SSL-BB** ④  
Back Box with SSL-UMP mounting plate
- ☐ **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**  
Back Box with SSL-MP mounting plate; specify collar depth
- ☐ **SSL-SMB(finish)**  
Surface Mount Box; specify finish, powder coat only

#### DRY / DAMP LOCATION ONLY

- ☐ **SSL-RM**  
Remodel-Mount collar (drywall / plasterboard)
- ☐ **SSL-CC**  
Cavity Collar
- ☐ **SSL-SC3**  
Stud-Mount collar (3")
- ☐ **SSL-SC6**  
Stud-Mount collar (6")

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## POWER SUPPLY OPTIONS



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 and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

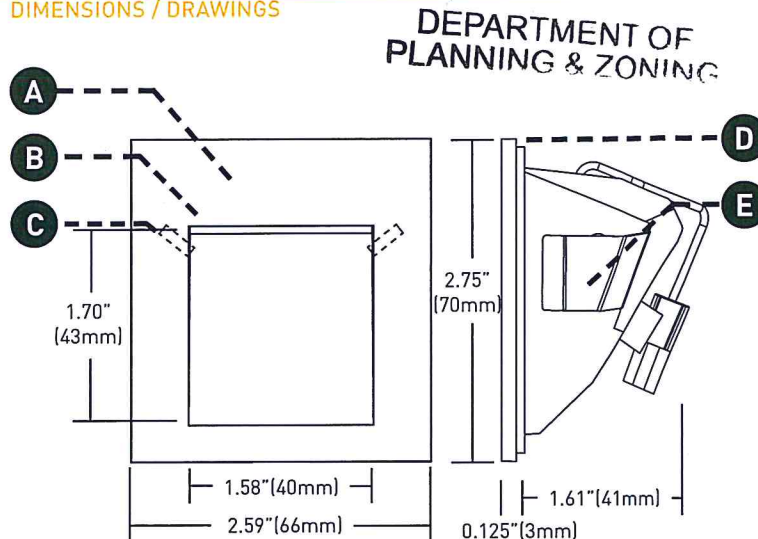
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## FIXTURE

- A LED**  
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
- B EFFECTS DEVICES**  
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.

## DIMENSIONS / DRAWINGS



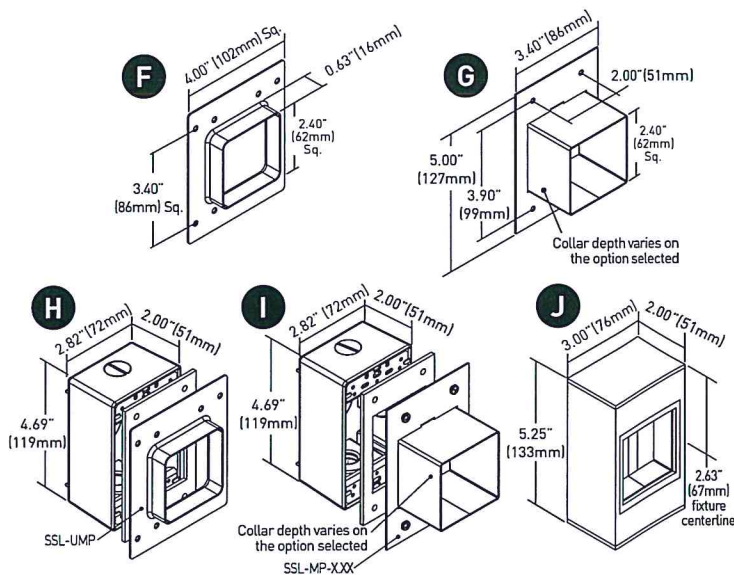
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## MOUNTING

### REQUIRES REMOTE POWER SUPPLY

- F 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.
- G 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.
- H SSL-BB**  
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.
- I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**  
Back Box equipped with SSL-MP-XXX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.
- J 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.

## WET AND DRY / DAMP LOCATION

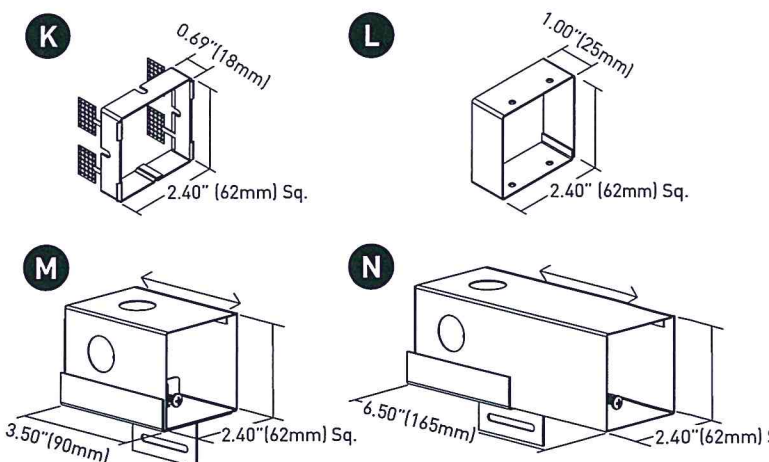


## MOUNTING

### REQUIRES REMOTE POWER SUPPLY

- K SSL-RM**  
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.
- L SSL-CC**  
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.
- M 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.
- N 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.

## DRY / DAMP LOCATION ONLY





## IMPACT ISL1

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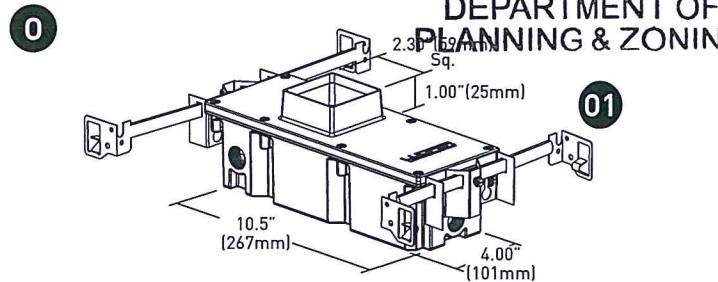
### MOUNTING WITH INTEGRAL POWER SUPPLY

#### 0 UBB-SL1-24V-60-XAT2-XXX

Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

- 01 Hanger bars, adjust from 14" to 24" for standard joist spacing.

### DIMENSIONS / DRAWINGS



### REMOTE POWER SUPPLIES

#### P UBB-JCT-24V-60-XAT2-XXX

Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

- P1 Brackets, universal stainless steel mounting flange.

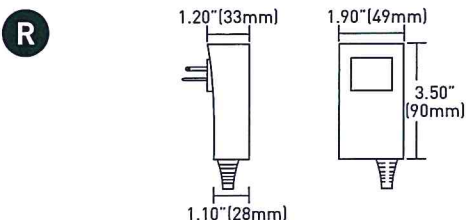
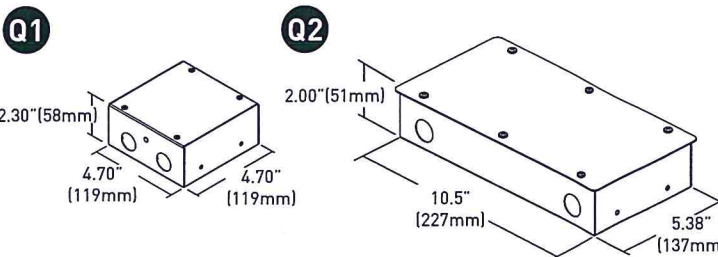
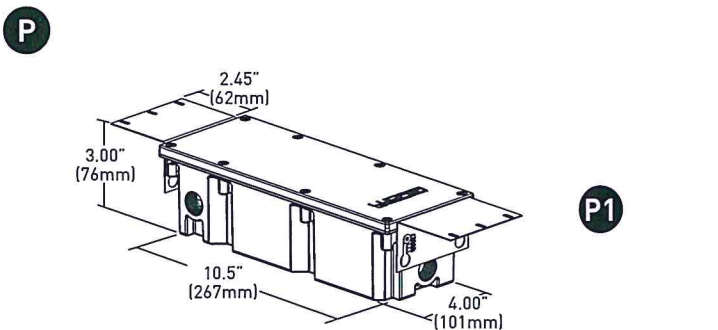
#### Q PSA-24V-XX-XXXX

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. See page 2 for power supply options.

- Q1 Used for 60W electronic transformer (AT2).  
Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1, L22 & L32).

#### R PSA-24V-60-1EL2

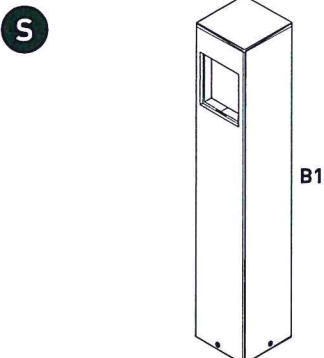
Plug-in Class 2 power supply, wires may be spliced to accommodate multiple luminaires in a parallel or home run method.



### BOLLARD

#### S BOLLARD

Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.





LUTRON DIMMING COMPATIBILITY

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| Power supply L22 Product Family                               | Part No.                        | Drivers Per Control (120V only)                  | Power supply LP1 Product Family  | 120V Part No.                                                          | 277V Part No.   | Drivers per Control 120V | 277V |
|---------------------------------------------------------------|---------------------------------|--------------------------------------------------|----------------------------------|------------------------------------------------------------------------|-----------------|--------------------------|------|
| Maestro WirelessR 600 W dimmer                                | MRF2-6ND-120-                   | 1-8                                              | NovaT®                           | NTF-10-                                                                | NTF-10-277-     | 1-16                     | 1-19 |
| Maestro WirelessR 1000 W dimmer                               | MRF2-10ND-120-                  | 1-13                                             |                                  | NTF-103P-                                                              | NTF-103P-277-   | 1-8                      | 1-14 |
| Caséta® Wireless Pro 1000 W dimmer                            | PD-10NXD-                       | 1-13                                             | Nova®                            | NF-10-                                                                 | NF-10-277-      | 1-8                      | 1-19 |
| GRAFIK T™ CL® dimmer                                          | GT-250M-, GTJ-250M-             | 1-10                                             |                                  | NF-103P-                                                               | NF-103P-277-    | 1-8                      | 1-14 |
| HomeWorks® QS adaptive dimmer                                 | HQRD-6NA-                       | 1-8                                              | Skylark®                         | SF-10P-                                                                | SF-12P-277-     | 1-8                      | 1-14 |
| HomeWorks® QS 600 W dimmer                                    | HQRD-6ND-                       | 1-8                                              |                                  | SF-103P-                                                               | SF-12P-277-3    | 1-8                      | 1-14 |
| HomeWorks® QS 1000 W dimmer                                   | HQRD-10ND-                      | 1-13                                             | Diva®                            | DVF-103P-                                                              | DVF-103P-277-   | 1-8                      | 1-14 |
| RadioRA® 2 adaptive dimmer                                    | RRD-6NA-                        | 1-8                                              |                                  | DVSCF-103P-                                                            | DVSCF-103P-277- | 1-8                      | 1-14 |
| RadioRA® 2 1000 W dimmer                                      | RRD-10ND                        | 1-13                                             | Ariadni®                         | AYF-103P-                                                              | AYF-103P-277-   | 1-6                      | 1-14 |
| myRoom™ DIN power module                                      | MQSE-4A1-D                      | 1-6 (per output),<br>1A max driver input current | Maestro®                         | MAF-6AM-                                                               | MAF-6AM-277-    | 1-6                      | 1-14 |
| HomeWorks® QS DIN power module                                | LQSE-4A1-D                      | 1-6 (per output),<br>1A max driver input current |                                  | MSCF-6AM-                                                              | MSCF-6AM-277-   | 1-6                      | 1-14 |
| HomeWorks® QS wallbox power module                            | HQRJ-WPM-6D-120                 | 2-10 (per output),<br>26 total per module        | Maestro Wireless®                | MRF2-F6AN-DV-                                                          |                 | 1-6                      | 1-14 |
| HomeWorks® wallbox power module                               | HWI-WPM-6D-120                  | 2-10 (per output),<br>26 total per module        | RadioRA® 2                       | RRD-F6AN-DV-                                                           |                 | 1-6                      | 1-14 |
| GRAFIK Eye® QS control unit                                   | QSGR-, QSGRJ-                   | 2-10 (per output),<br>26 total per module        | HomeWorks® QS                    | HQRD-F6AN-DV                                                           |                 | 1-6                      | 1-14 |
| GRAFIK Eye® 3000 control unit                                 | GRX-3100-, GRX-3500-            | 2-10 (per output),<br>26 total per module        | Interfaces                       | PHPM-3F-120                                                            | -               | 1-16                     | -    |
| RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®) | HW-RPM-4U-120,<br>LP-RPM-4U-120 | 2-26 (per output),<br>26 total per module        |                                  | PHPM-3F-DV                                                             |                 | 1-16                     | 1-38 |
| RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®) | HW-RPM-4A-120,<br>LP-RPM-4A-120 | 1-13 (per output),<br>26 total per module        |                                  | BCI-0-10                                                               |                 | 1-16                     | 1-38 |
| GP dimming panels                                             | Various                         | 1-26                                             | GP Dimming Panels                | Various                                                                |                 | 1-16                     | 1-38 |
| Ariadni CL 250W dimmer                                        | AYCL-253P-                      | 1-8                                              | PowPak™ with EcoSystem           | RMJ-ECO32-DV-B                                                         |                 | 32 per EcoSystem link    |      |
| Diva CL 250W dimmer                                           | DVCL-253P-<br>DCSCCL-253P-      | 1-8                                              |                                  | URMJ-ECO32-DVB                                                         |                 | 32 per EcoSystem link    |      |
| Nova T CL 250W dimmer                                         | NTCL-250-                       | 1-10                                             |                                  | FCJ-ECO                                                                |                 | 3 per EcoSystem link     |      |
|                                                               |                                 |                                                  | Energi Savr Node™ with EcoSystem | QSN-1ECO-S, QSN-2ECO-S,<br>QSN-2ECO-PS120, UQSN-1ECO-S,<br>UQSN-2ECO-S |                 | 64 per EcoSystem link    |      |
|                                                               |                                 |                                                  | GRAFIK Eye® QS with EcoSystem    | QSGRJ-_E<br>QSGR-_E                                                    | -               | 64 per EcoSystem link    |      |
|                                                               |                                 |                                                  | HomeWorks® QS with EcoSystem     | LQSE-2ECO-D,<br>QSGRJ-_E,<br>QSGR-_E                                   |                 | 64 per EcoSystem link    |      |
|                                                               |                                 |                                                  | Quantum®                         | QP2-_P_C                                                               |                 | 64 per EcoSystem link    |      |

| Power supply L32 Product Family  | 120V Part No.          | 277V Part No.   | Drivers per Control   |      |
|----------------------------------|------------------------|-----------------|-----------------------|------|
|                                  |                        |                 | 120V                  | 277V |
| NovaT®                           | NTF-10-                | NTF-10-277-     | 1-41                  | 1-44 |
|                                  | NTF-103P-              | NTF-103P-277-   | 1-20                  | 1-33 |
| Nova®                            | NF-10-                 | NF-10-277-      | 1-41                  | 1-44 |
|                                  | NF-103P-               | NF-103P-277-    | 1-20                  | 1-33 |
| Skylark®                         | SF-10P-                | SF-12P-277-     | 1-20                  | 1-33 |
|                                  | SF-103P-               | SF-12P-277-3    | 1-20                  | 1-33 |
| Diva®                            | DVF-103P-              | DVF-103P-277-   | 1-20                  | 1-33 |
|                                  | DVSCF-103P-            | DVSCF-103P-277- | 1-20                  | 1-33 |
| Ariadni®                         | AYF-103P-              | AYF-103P-277-   | 1-20                  | 1-44 |
| Maestro®                         | MAF-6AM-               | MAF-6AM-277-    | 1-15                  | 1-20 |
|                                  | MSCF-6AM-              | MSCF-6AM-277-   | 1-15                  | 1-20 |
| Maestro Wireless®                | MRF2-F6AN-DV-          |                 | 1-15                  | 1-33 |
| RadioRA® 2                       | RRD-F6AN-DV-           |                 | 1-15                  | 1-33 |
| HomeWorks® QS                    | HQRD-F6AN-DV           |                 | 1-15                  | 1-33 |
| Interfaces                       | PHPM-3F-120            | -               | 1-41                  | -    |
|                                  | PHPM-3F-DV             |                 | 1-41                  | 1-88 |
| GP Dimming Panels                | Various                |                 | 1-41                  | 1-88 |
| PowPak™ with EcoSystem           | RMJ-ECO32-DV-B         |                 | 32 per EcoSystem link |      |
|                                  | FCJ-ECO                |                 | 3 per EcoSystem link  |      |
| Energi Savr Node™ with EcoSystem | QSN-1ECO-S, QSN-2ECO-S |                 | 64 per EcoSystem link |      |
| GRAFIK Eye® QS with EcoSystem    | QSGRJ-_E<br>QSGR-_E    | -               | 64 per EcoSystem link |      |
| Quantum®                         | QP2-_P_C               |                 | 64 per EcoSystem link |      |



RECESSED CEILING LIGHT- SEE L100 FOR LOCATION. ALL ELECTRICAL COMPONENTS AND CONNECTIONS TO BE SPECIFIED BY ELECTRICIAN. ARCHITECT TO REVIEW PRIOR TO INSTALLATION.

## TRIM: **INS-BV-W** - BEVEL SERIES™

4" TRIM, 1 3/4" APERTURE FOR WOOD/STONE CEILING APPLICATIONS

|              |                         |
|--------------|-------------------------|
| Project Name |                         |
| Date         | Type                    |
| Prepared By  |                         |
| Comments     |                         |
| Catalog #    | <b>INS - BV - W -</b> / |



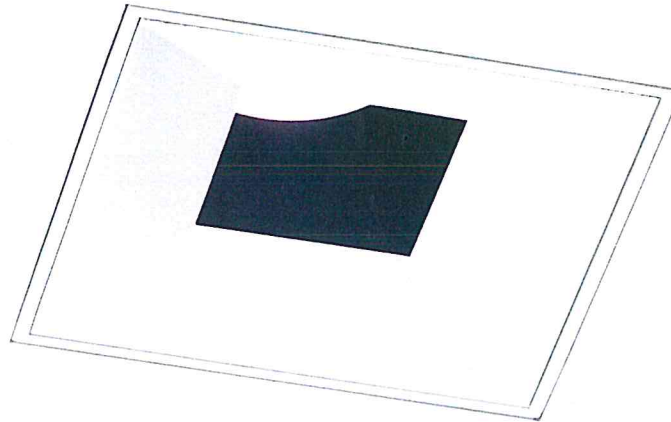
Cotati, CA 94931  
USA  
P 707.794.0888  
F 707.795.4379  
www.8lighting.com

All No. 8 Lighting fixtures and components are UL/CSA listed. U.S. Patents Pending on the Seamless™ and Inset™ Series trims as well as the type A Lamp Module. No. 8 Lighting reserves the right to change details of design, materials, and finish.

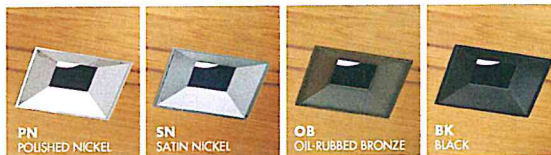
© 2018 No. 8 Lighting  
Doc # 91320-11.3



### PRODUCT FEATURES



**WH**  
WHITE - FIELD PAINTABLE TO MATCH CEILING FINISH



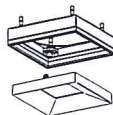
#### Trim Assembly

- **INS-BV-W** trim bevels from finished ceiling to 1/2" above ceiling surface. Designed for wood/stone ceilings.
- Optimized for use with type A, J2-HI, and K2-HI lamp modules. Not recommended for use with B, L2-HI, or M2-HI lamp modules.
- Field adjustable to accommodate ceiling thickness between 1/2" - 1 1/2".
- Die-cast from Zinc alloy for maximum strength, stability, and corrosion resistance.
- Minimal 1 3/4" aperture.
- Unique magnetic trim plate is removable without marring finishes.
- 4 5/16" wide trim installs flush within 4 3/8" ceiling cut out.
- Features +/- 3° rotational adjustment for squaring trim to other fixtures or nearby walls.
- Can be installed before or after ceiling installation.
- Works with all Number Eight 800 Series housings.
- Available with optional factory installed lenses for harsh environment and beam modification applications. **All lensed trim plates are rated for use in dry, damp, or wet locations (covered ceiling applications only).**
- Available in many designer finishes including: White, Polished Nickel\*\*, Satin Nickel\*\*, Oil-Rubbed Bronze\*\*, and Black\*\*.

**\*\*Lot variations in specialty finishes may occur. Ordering ALL trim kits at the same time is recommended to minimize variations in finishes.**

### PRODUCT SPECIFIER/PRODUCT ORDER NUMBER

|               |   |                  |   |             |
|---------------|---|------------------|---|-------------|
| <b>INS-BV</b> | - | <b>W</b>         | - | /           |
| TRIM ASSEMBLY | + | TRIM APPLICATION | + | TRIM FINISH |



**INS-BV**  
INSET trim bevels from finished ceiling to 1/2" above  
4 5/16" flangeless trim installs flush into 4 3/8" ceiling cut out

**W**  
WOOD/STONE ceiling applications (1/2" min - 1 1/2" max)

**WH**  
WHITE - Field paintable to match ceiling finish

**PN**  
POLISHED NICKEL\*

**SN**  
SATIN NICKEL\*

**OB**  
OIL-RUBBED BRONZE\*

**BK**  
BLACK\*

\*Specialty finish. Additional lead time required.

**CL**  
CLEAR LENS installed in trim plate\*

**SF**  
SOFT FOCUS LENS installed in trim plate\*

\*Lensed trim plate rated for use in DRY, DAMP, or WET locations (covered ceiling applications only).

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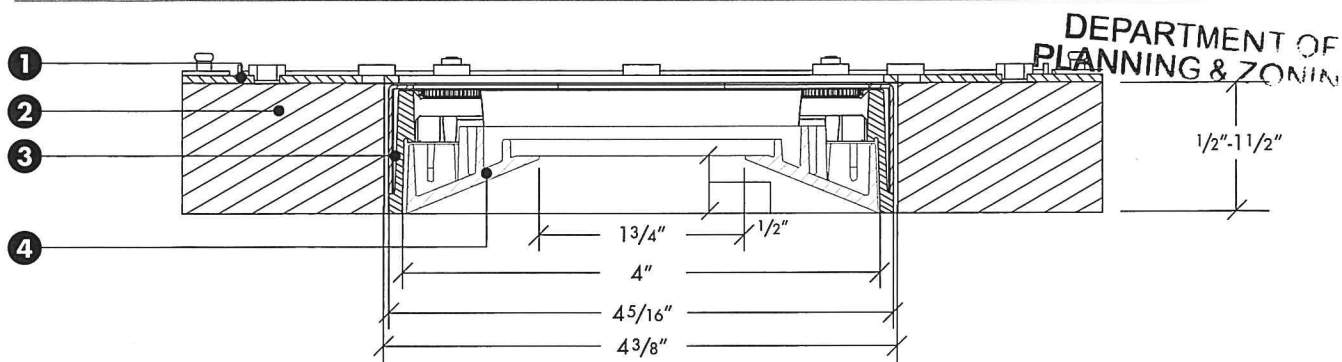
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## TRIM ASSEMBLY CROSS SECTION DETAIL



- 1) Housing**
- 2) Wood/Stone Ceiling Material** – Accommodates all thickness from 1/2" to 1 1/2".
- 3) Inset Trim Kit** – 4 5/16" wide trim installs flush within 4 3/8" ceiling cut out. Height and rotation may be adjusted before or after ceiling installation.
- 4) Trim Plate** – Features unique magnetic attachments. Bevels from finished ceiling to 1/2" above.

**Note:** Cross sections are for illustration purposes only. Refer to W-Series trim installation instructions for complete installation details.



## DG150-2 Generator Set

### Electric Power



Image shown may not reflect actual configuration

Caterpillar is leading the power generation marketplace with Power Solutions engineered to deliver unmatched flexibility, expandability, reliability, and cost-effectiveness.

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## Specifications

| Generator Set Specifications |                     |
|------------------------------|---------------------|
| Rating (Natural Gas)         | 150 ekW (187.5 kVA) |
| Rating (LP Vapor)            | 140 ekW (175 kVA)   |
| Voltage                      | 480 Volts           |
| Frequency                    | 60 Hz               |
| Speed                        | 1800 rpm            |

| Generator Set Configurations |                                                         |
|------------------------------|---------------------------------------------------------|
| Emissions/Fuel Strategy      | U.S. EPA Certified for Stationary Emergency Application |

| Engine Specifications          |                                     |                     |
|--------------------------------|-------------------------------------|---------------------|
| Engine Model                   | 8.8L V8, 4-cycle                    |                     |
| Bore                           | 110.5 mm                            | 4.35 in             |
| Displacement                   | 8.8 L                               | 535 in <sup>3</sup> |
| Stroke                         | 114.3 mm                            | 4.5 in              |
| Compression Ratio              | 10.1:1                              |                     |
| Aspiration                     | Turbocharged Air-to-Air Aftercooler |                     |
| Governor Type                  | Electronic                          |                     |
| Fuel Type                      | Natural Gas, LP Vapor               |                     |
| Fuel Pressure Operating Range* | 2.7 - 3.5 kPa                       | 11 - 14 in. water   |

| Package Dimensions** |         |          |
|----------------------|---------|----------|
| Length               | 3037 mm | 119.6 in |
| Width                | 1110 mm | 43.7 in  |
| Height               | 1655 mm | 65.2 in  |
| Weight†              | 1616 kg | 3563 lb  |

\*Optional fuel pressure options may be available, please contact your local dealer.

\*\*Note: For reference only – do not use for installation design. Please contact your local dealer for exact weight and dimensions.

†Weight includes: Oversize generator, skid base, circuit breaker, oil, and coolant.



## DG150-2 Generator Set

### Electric Power



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### Benefits & Features

#### Generator

- Matched to the performance and output characteristics of engine
- Industry-leading mechanical and electrical design
- Industry-leading motor starting capabilities
- High efficiency

#### Cat® EMCP Control Panel

The EMCP 4 controller features the reliability and durability you have come to expect from your Cat equipment. EMCP 4 is a scalable control platform designed to ensure reliable generator set operation, providing extensive information about power output and engine operation. EMCP 4 systems can be further customized to meet your needs through programming and expansion modules.

#### Design Criteria

- The generator set facilitates compliance with NFPA 110
- Cooling system designed to operate in 50°C/122°F ambient temperatures with an air flow restriction of 0.5 in. water

#### UL 2200/CSA – Optional

- UL 2200 Listed
  - CSA Certified
- Certain restrictions may apply. Consult with your Cat dealer.

#### Worldwide Product Support

Cat dealers provide extensive post-sale support including maintenance and repair agreements. Cat dealers have over 1,800 dealer branch stores operating in 200 countries.



## DG150-2 Generator Set

### Electric Power



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### Standard Equipment

#### Air Inlet

- Single element air filter

#### Cooling

- Radiator and cooling fan complete with protective guards
- Standard ambient temperatures up to 50°C (122°F)

#### Exhaust

- Exhaust outlet with 2.5" pipe

#### Fuel

- Natural Gas or LP Vapor
- Dual lock off valves
- NPT connection

#### Generator

- Matched to the performance and output characteristics of engine
- IP23 protection
- Integrated Voltage Regulator

#### Governor

- Electronic governor (non adjustable)

#### Control Panels

- EMCP 4.2 Series generator set controller

#### Mounting

- Rubber vibration isolators

#### Starting/Charging

- 12 volt starting motor
- Batteries with rack and cables



**DG150-2 Generator Set**  
**Electric Power**



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**Optional Equipment**

**Generator**

- Excitation: ☐ Permanent Magnet Excited (PM)
- Oversize and premium generators
- Anti Condensation heater

**Starting/Charging**

- Battery charger – UL Listed 10 amp
- Jacket water heater
- Battery heater
- Lube oil sump heater

**General**

- UL 2200 Listed
- CSA Certified
- Enclosures: sound attenuated, weather protective
- Automatic transfer switches (ATS)
- Suitable for Use as Service Equipment (SUSE)



# **ELECTRIC POWER – Technical Spec Sheet** **STANDARD**

**DG150-2**

**150 ekW/ 187.5 kVA/ 60 Hz/ 1800 rpm/ 480V/ 0.8 Power Factor**

**Rating Type: STANDBY**

**Emissions: U.S. EPA Certified for Stationary Emergency Application**



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150 ekW/ 187.5 kVA  
60 Hz/ 1800 rpm/ 480V

## **Package Performance**

| Fuel                                                   | Natural Gas | LP Vapor |
|--------------------------------------------------------|-------------|----------|
| Generator Set Power Rating with Fan @ 0.8 Power Factor | 150 ekW     | 140 ekW  |
| Generator Set Power Rating                             | 187.5 kVA   | 175 kVA  |

## **Fuel Consumption with Natural Gas**

|                    |            |             |
|--------------------|------------|-------------|
| 100% Load With Fan | 50.4 m³/hr | 1778 ft³/hr |
| 75% Load With Fan  | 40.3 m³/hr | 1423 ft³/hr |
| 50% Load With Fan  | 30.5 m³/hr | 1079 ft³/hr |

## **Fuel Consumption with LP Vapor**

|                    |            |            |
|--------------------|------------|------------|
| 100% Load With Fan | 19.6 m³/hr | 691 ft³/hr |
| 75% Load With Fan  | 15.4 m³/hr | 542 ft³/hr |
| 50% Load With Fan  | 11.6 m³/hr | 409 ft³/hr |

## **Cooling System¹**

|                                                |          |                |
|------------------------------------------------|----------|----------------|
| Engine Coolant Capacity                        | 13.7 L   | 3.6 gal        |
| Radiator Coolant Capacity                      | 11.8 L   | 3.1 gal        |
| Engine Coolant Capacity with Radiator/Exp Tank | 25.5 L   | 6.7 gal        |
| Air Flow Restriction (System)                  | 0.12 kPa | 0.48 in. water |

## **Inlet Air**

|                                |             |         |
|--------------------------------|-------------|---------|
| Combustion Air Inlet Flow Rate | 10.3 m³/min | 365 cfm |
|--------------------------------|-------------|---------|



## ELECTRIC POWER – Technical Spec Sheet STANDARD

DG150-2

150 ekW/ 187.5 kVA/ 60 Hz/ 1800 rpm/ 480V/ 0.8 Power Factor

Rating Type: STANDBY

Emissions: U.S. EPA Certified for Stationary Emergency Application

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| Exhaust System                                  |             |                |
|-------------------------------------------------|-------------|----------------|
| Exhaust Stack Gas Temperature                   | 690°C       | 1274°F         |
| Exhaust Gas Flow Rate                           | 33.3 m³/min | 1178 cfm       |
| Exhaust System Backpressure (maximum allowable) | 10.2 kPa    | 40.9 in. water |

| Heat Rejection                              |         |              |
|---------------------------------------------|---------|--------------|
| Heat Rejection to Coolant (total)           | 88.3 kW | 5021 Btu/min |
| Heat Rejection to Atmosphere from Generator | 10.8 kW | 614 Btu/min  |

| Alternator <sup>2</sup>                     |              |       |
|---------------------------------------------|--------------|-------|
| Motor Starting Capability @ 30% Voltage Dip | 452 skVA     |       |
| Frame                                       | LC3114J      |       |
| Temperature Rise                            | 130°C        | 234°F |
| Excitation                                  | Self Excited |       |

| Lube System             |       |          |
|-------------------------|-------|----------|
| Sump Refill with Filter | 7.6 L | 2.00 gal |

| Emissions (Nominal) <sup>3</sup> |             |
|----------------------------------|-------------|
| NOx + HC                         | 2.7 g/kW-hr |
| CO                               | 4.4 g/kW-hr |

<sup>1</sup> For ambient and altitude capabilities consult your Cat dealer. Air flow restriction (system) is added to the existing restriction from the factory.

<sup>2</sup> Generator temperature rise is based on a 40°C (104°F) ambient per NEMA MG1-32.

<sup>3</sup> The nominal emissions data shown is subject to environment, instrumentation, measurement, facility and engine to engine variations.



**ELECTRIC POWER – Technical Spec Sheet  
STANDARD**

**DG150-2**

**150 ekW/ 187.5 kVA/ 60 Hz/ 1800 rpm/ 480V/ 0.8 Power Factor**

**Rating Type: STANDBY**

**Emissions: U.S. EPA Certified for Stationary Emergency Application**

**RECEIVED**  
OCT 29 2018

**DEFINITIONS AND CONDITIONS**

**DEPARTMENT OF  
PLANNING & ZONING**

**Applicable Codes and Standards:**

CSA C22.2 No 100-04, UL 489, UL 869, UL 2200, NFPA 37, NFPA 70, NFPA 99, NFPA 110, IBC, IEC60034-1, ISO3046, NEMA MG 1-22, NEMA MG 1-33.

**STANDBY:** Output available with varying load for the duration of the interruption of the normal source power. Average power output is 70% of the standby power rating. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

**Ratings** are based on SAE J1349 standard conditions. These ratings also apply at ISO3046 standard conditions.

**Fuel Rates** are based on heat values of 1015 BTU/SCF for Natural Gas and 2500 BTU/SFC for Propane Vapor @77°F (25°C) and 328 ft (100m) above sea level.

Additional ratings may be available for specific customer requirements, contact your Cat representative for details.

Feature Code: 88LGE02  
Generator Arrangement: 454-5283  
Date: 08/04/2016  
Source Country: U.S.

LEHE1003-01

[www.Cat-ElectricPower.com](http://www.Cat-ElectricPower.com)  
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## Burlington Design Advisory Board

149 Church Street, City Hall  
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

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

*Matt Bushey, Chair  
Leo Sprinzen, Vice Chair  
Tom Cullins  
Steve Offenhartz  
Ron Wanamaker  
Philip A. Wagner, Alternate  
Phil Hammerslough, Alternate*



### Minutes

#### Burlington Design Advisory Board

**Tuesday, November 13, 2018 3:30 p.m.**

**Conference Room 12, City Hall, 149 Church Street, Burlington, VT**

**Present:** Matt Bushey (Chair), Leo Sprinzen, Steve Offenhartz, Ron Wanamaker, Phil Hammerslough (alt.), Phil Wagner (alternate)

**Absent:** Tom Cullins

**Staff present:** Scott Gustin

#### Session I – 3:30 PM – 4:30 PM

##### **19-0395CA; 65 Oakledge (RL-W, Ward 5S) 65 Oakledge Trust**

Construct new single family home, associated site improvements included.

Present: Brian Mac, Jeff McBride, Peter Abiles, Cynthia Silvey, Richard Eastman

Motion by Steven Offenhartz: I move we recommend approval and forward to the DRB with the following conditions:

1. Correct the application to include accessory apartment (i.e. the nanny suite) and related conditional use review.
2. The “guest” parking spaces must be relocated in compliance with the front yard parking standards of Sec. 8.1.12 (c).
3. No exterior signage, or related lighting, is included in this approval.
4. All exterior mechanical equipment, if proposed, must be included on the plans and screened. Utility meters also must be noted and screened.
5. With respect to the garage, the DAB feels that the spirit of Sec. 6.2.2 (h) is satisfied. The garage doors do not face the street, and the requirement for street facing elements such as windows and other elements has been satisfied in addition to the living space above.

2<sup>nd</sup> – Ron Wannamaker

Vote 5-0.

Motion carries.

#### Session II – 4:30 PM – 4:35 PM

#### Revised Annual Meeting Schedule

Motion by Leo Sprinzen: Accept 2019 meeting schedule revision.

2<sup>nd</sup> – Steve Offenhartz

Vote 5-0.

Motion carries.

*The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).*