

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Brad Rabinowitz
Jonathan Stevens
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, September 15, 2015

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday, September 15, 2015 at 5:00 p.m. in Contois Auditorium, City Hall.**

1. **16-0205CA; 1127 North Ave (NAC, Ward 4N) Hauke Building Supply, Inc**
Construct car wash.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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).

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, September 15, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AMENDED AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. 13-0019CA; 11 Lakeview Terrace (RM, Ward 7) David Del Piero

Time extension for renovation and addition to existing single family home. (Project Manager, Mary O'Neil)

2. 13-1318CA; 79 Front Street (NC, Ward 3) Emma J. Mulvaney-Stark

Time extension to construct new 2-story addition at rear of existing single family home and associated site improvements. Install new fence on north and south sides. (Project Manager, Scott Gustin)

3. 15-1123CA; 83 Hyde Street (RM, Ward 2C) Nathan Cross

Remove existing side porch, remove rear addition and construct new 1 1/2 story addition to home. (Project Manager, Mary O'Neil)

4. 16-0266CA; 25 Cherry Street (D, Ward 3C) Burlington Harbor Hotel Group

Construct open air pavilion and masonry barbecue with structure to cover existing outdoor dining and event space. (Project Manager, Scott Gustin)

V. Public Hearing

1. 16-0205CA; 1127 North Ave (NAC, Ward 4) David Hauke

Construct car wash. (Project Manager, Scott Gustin)

VI. Other Business

VII. Adjournment

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Department of Planning and Zoning

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(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
vacant, Assistant Director
vacant, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: September 15, 2015
RE: 13-1318CA/CU; 79 Front Street

=====

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

Zone: NMU Ward: 3

Owner/Applicant: Emma Mulvaney-Stanak / Megan Moir

Request: Time extension for zoning permit to construct new 2-story addition at rear of existing single family home and associated site improvements. Install new fence on north and south sides.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a 1-year time extension for an addition to a single family home. As the home is a nonconforming use in the NMU zone, conditional use review was required for this project and, therefore, requires DRB approval of the time extension. No project changes are included in this extension request.

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

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

This zoning permit was approved August 12, 2013. As required, construction commenced within 1 year of approval. Construction; however, was not complete as of the 2-year expiration date of August 12, 2015. The requested extension was submitted prior to the permit expiration.

Insofar as construction activity commenced within 1 year of the effective date of the zoning permit, and the extension request was filed prior to expiration of the permit, the requested 1 year extension may be approved. Construction must be complete by August 12, 2016. **(Affirmative finding)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit 13-1318CA/CU remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than August 12, 2016).

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Bob Schwartz
Missa Aloisi
Jim Drummond
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Burlington Development Review Board

Minutes/Findings of Fact

August 12, 2013

In RE: 13-1318CA/CU; 79 Front Street (Ward 3, NMU) (Tax Lot No. 044-1-291-000)

Owner/Representative: Emma Mulvaney-Stanak / Megan Moir

Request: Construct new two story addition at rear of existing single family home. Install new fence on north and south sides, and install permeable paver walkways.

Members Present:

Jonathan Stevens
Michael Long
Brad Rabinowitz
Missa Aloisi
Alexandra Zipparo

Evidence Presented:

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

I. FINDINGS

Background Information:

The applicant is seeking approval to construct a rear addition on an existing single family home. Associated site work includes a new fence, landscaping, and walkways. As the single family home is located in the NMU zone, it is a nonconforming use. Its expansion is permissible subject to conditional use review.

Previous zoning actions for this property are noted below.

- 8/11/00, Approval to remove portion of slate roof and to install clapboard siding, fencing, rear deck, and expanded porch
- 3/27/86, Approval to construct a rear dormer to expand interior living space

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

(a) Conditional Use Review Standards

(1) The capacity of existing or planned community facilities;

The existing home is served by municipal water and sewer service. The use as a single family home will remain unchanged. Therefore, no additional impacts to community facilities are anticipated. **(Affirmative finding)**

(2) The character of the area affected;

The subject property is on the border between the NMU zone and the RM zone. As a result, the immediate neighborhood contains a variety of commercial and residential uses. The scale of the built environment varies but generally consists of moderately to small-sized buildings. The proposed addition will significantly increase the size of the existing home; however, the end result remains well within the established neighborhood pattern. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;

The single family home use will remain unchanged. No increase in traffic impacts are anticipated.. **(Affirmative finding)**

(4) Bylaws then in effect;

As conditioned, the project complies with all applicable zoning bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;

No utilization of renewable energy resources is evident in the project plans; however, as proposed, the addition will have no adverse impact on the potential utilization of such energy onsite or on neighboring properties. **(Affirmative finding)**

(6) Cumulative impacts of the proposed use;

Not applicable.

(7) Functional family;

Not applicable.

(8) Vehicular access points;

See Sec. 6.2.2 (i).

(9) Signs;

No signage is included in this proposal. **(Not applicable)**

(10) Mitigation measures;

The proposed addition will not produce noise or glare sufficient to warrant mitigation measures. **(Affirmative finding)**

(11) Time limits for construction;

The zoning permit is valid for 2 years; 1 year to start construction and another to finish. No additional time is being sought by the applicant. **(Affirmative finding)**

(12) Hours of operation and construction;

Hours of operation do not apply to the proposed residential use. Given the project's proximity to other surrounding residences, hours of construction should be limited to Monday – Saturday,

7:00 AM – 6:00 PM. No construction on Sunday. These limitations are consistent with those imposed for other development within residential areas. **(Affirmative finding as conditioned)**

(13) Future enlargement or alterations;

Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time. **(Affirmative finding)**

(14) Performance standards;

See Sec. 5.5.3 for erosion control.

(15) Conditions and safeguards;

As conditioned, the proposed addition complies with the applicable requirements of the Comprehensive Development Ordinance. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The subject property is located in the NMU zone. This zone is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. The existing single family home is a nonconforming use in the NMU zone; however, expansion within dimensional limits is acceptable per Sec. 5.3.4, *Nonconforming Uses*, (a) 2, *Nonconforming Residential Uses*, as noted under Article 5 of these findings. **(Affirmative finding)**

(b) Dimensional Standards & Density

The proposed addition will increase the FAR to 0.37. The FAR limit in the NMU zone is 2. The proposed rear addition is subject only to a minimum 15' side yard setback along the district boundary with the RM zone. As proposed, most of the addition is set back 18' along this district boundary. A single story open porch will project into this setback; however, its encroachment is acceptable as an accessory structure less than 15' tall. The home in its existing and proposed conditions is more than 20' tall and less than 35' and is two stories. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The single family home is a nonconforming use in the NMU zone; however, its expansion is acceptable as noted under Article 5 of these findings. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.3.4, Nonconforming Uses

(a) Changes and Modifications

2. Nonconforming Residential Use

The proposed expansion will not increase the number of dwelling units. The use will remain a single family home. The structure itself is not nonconforming, nor will any nonconformities be established. **(Affirmative finding)**

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The subject building has always been used as a single family residence and will continue to be used as such. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The sides and rear of the existing historic structure will remain essentially untouched. A rolled asphalt roof on the front porch will be replaced with membrane. A 1986 zoning permit approval allowed for construction of a rear 2nd story dormer. The proposed addition will tie into this altered rear elevation. As proposed, the rear addition will leave in place the distinctive materials, features, and spatial relationships of the existing building. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed addition is clearly distinct from the existing building. No changes to the historic structure that would create a false sense of historical development are proposed. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

No historically significant alterations are slated for removal. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All of the existing home's significant materials, features, and finishes will be retained.
(Affirmative finding)

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Little alteration to the historic building is proposed. Only the rolled asphalt porch roofing will be replaced with membrane roofing. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

(Not applicable)

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archeological resources on the property. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition will be located behind the historic building. Its sides will be recessed, and its height will not exceed that of the existing building. The front and sides of the historic structure will remain essentially unchanged and fully intact. As noted previously, the new addition is clearly distinct from the historic building. It is situated and sized to be subordinate to the historic building, particularly as viewed from the street. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

See #9 above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion.
(Affirmative finding)

Sec. 5.5.2, Outdoor Lighting

Lighting fixture locations are depicted on the elevation drawings. They are acceptably placed to illuminate all building entries. Lighting fixture cutsheets have been provided and depict acceptable cutoff or down-shielded fixtures. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” form has been provided. Approval by the Dept. of Public Works has been granted. Although not required, a residential stormwater management plan has also been provided that emphasizes infiltration into the site’s sandy soils. **(Affirmative finding)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features on the subject property. **(Affirmative finding)**

(b) Topographical alterations

The property is generally flat and will remain so. No significant alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

There are no known archaeological resources on the property. The building is historically significant as noted in Sec. 5.4.8. **(Affirmative finding)**

(e) Supporting the use of alternative energy

There is no indication that the proposed addition will utilize alternative energy; however, its orientation and southern and western exposures makes it a good candidate for solar energy utilization. In any event, the addition will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

(Not applicable)

(g) Provide for nature’s events

The property’s sandy soils are ideal for infiltrating stormwater. Pervious pavers will be utilized for the patio to take advantage of the site’s infiltrative capacity. The side entry into the addition will be sheltered under a proposed porch roof. **(Affirmative finding)**

(h) Building location and orientation

The orientation and location of the existing building will remain unchanged. The rear addition will not affect existing location and orientation. **(Affirmative finding)**

(i) Vehicular access

The site is presently served by a private driveway. That driveway will be retained and will continue to provide adequate access to the property. **(Affirmative finding)**

(j) Pedestrian access

The home presently has a front walkway that connects to the public sidewalk as required. This walkway will be retained. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Affirmative finding)**

(l) Parking and circulation

The existing tandem parking arrangement will be retained and will continue to be adequate for the single family home. **(Affirmative finding)**

(m) Landscaping and fences

A landscaping plan has been provided. Much of the existing landscaping will be retained; however, a single mature tree will be lost to the new construction. Proposed landscaping consists of a new crab apple tree and assorted shrubs and perennials. An existing gate will be replaced, and a new gate will be installed. **(Affirmative finding)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new site infrastructure or ground-mounted mechanical equipment is proposed. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

While the proposed rear addition will approximately double the size of the home, its scale and massing are well within the context of the existing neighborhood pattern. Its location behind the existing building will largely conceal the addition from the street. Height of the proposed addition is slightly less than that of the existing home. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed addition will have a slightly pitched shed roof. The rooflines will be hidden behind the original structure and will have little visibility from the street. **(Affirmative finding)**

3. Building Openings

Fenestration in the proposed addition differs from that in the original building; however, it is consistent with the distinctly more contemporary look of the new construction. The proposed fenestration is appropriately scaled and placed in consistent rhythm throughout the building. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is historically significant and is included in the Vermont Historic Sites & Structures survey. See Sec. 5.4.8 for review criteria.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The existing street edge will remain unchanged. The clearly defined front entry and open front porch will remain intact. **(Affirmative finding)**

(e) Quality of materials

The proposed addition will be clad in fiber cement clapboards. Cedar posts and cable railings are included in the porch and balconies. Windows will be fiberglass. Roofing material will be membrane on the main roof of the addition with a small section of metal roofing over the side porch. The proposed materials are acceptable. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization

The proposed building must comply with the city's current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No new utility meters are proposed, nor is any additional building-mounted mechanical equipment. The building elevations depict typical accessory elements like vents, lights, and a hose bib in acceptable locations. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed addition must comply with the city's current egress requirements. Existing and new building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The one residential unit requires two parking spaces. The 38' long driveway will contain two tandem parking spaces. **(Affirmative finding)**

II. MINUTES

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

III. MOTION

Motion: Michael Long

I move that the Board grant Certificate of Appropriateness and Conditional Use approval to construct a new two story addition at the rear of an existing single family home, install a new fence on the north and south sides, and install permeable paver walkways for the property at 79 Front Street in the NMU zone in accordance with Articles 3, 4, 5, 6, and 8. Approval is subject to the following conditions:

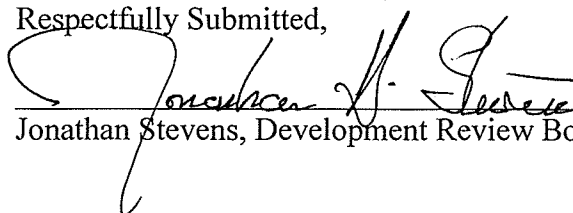
1. This permit incorporates the EPSC approval issued by Steve Roy at the Dept. of Public Works on July 30, 2013.
2. Hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction on Sunday
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
4. The proposed addition shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
5. Standard permit conditions 1-15.

Seconded: Brad Rabinowitz

Vote: 4-0-1, motion carried

Dated at Burlington, Vermont, this 12th day of August 2013

Respectfully Submitted,


Jonathan Stevens, Development Review Board Vice Chair

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article 17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person

may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

RECEIVED
JUL 25 2013

-- NOTE --

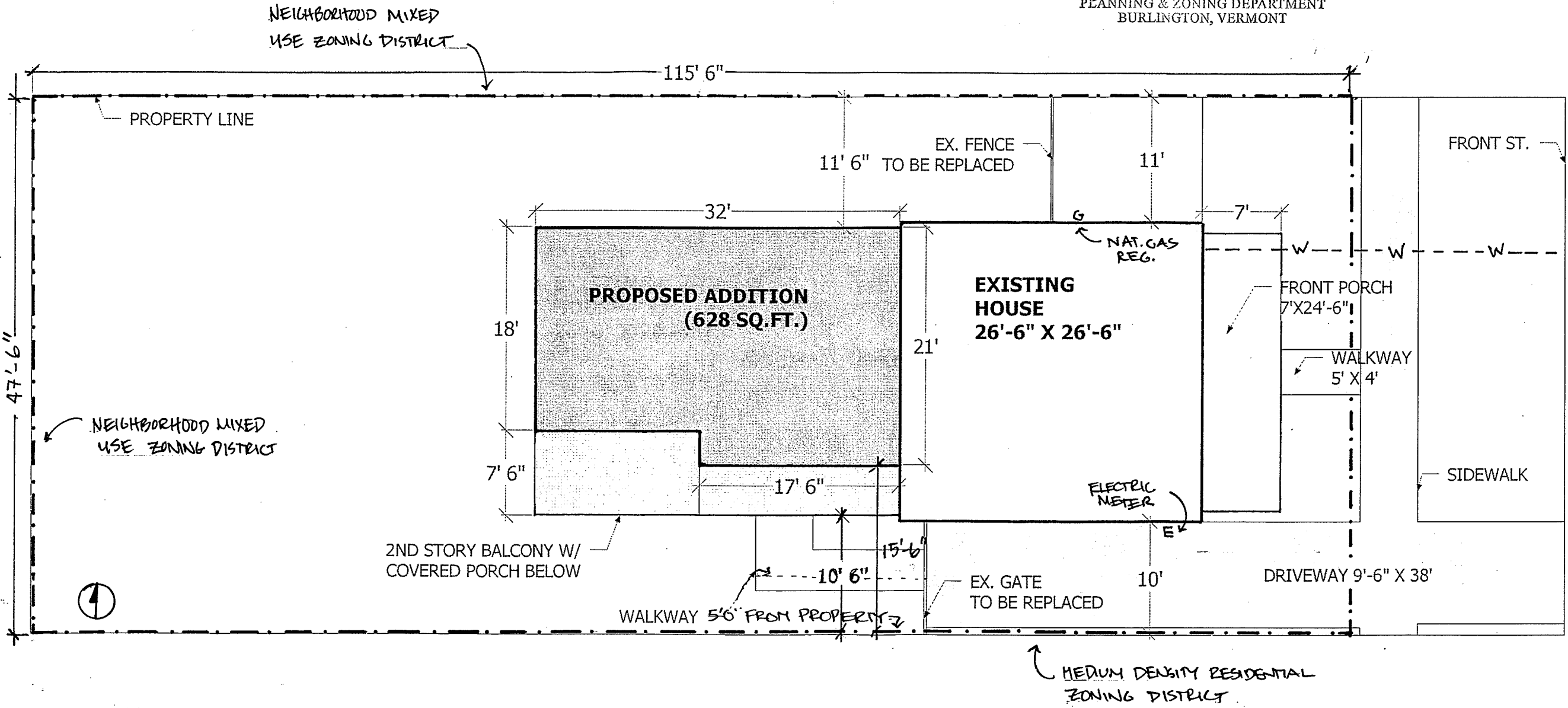
ANY MODIFICATIONS OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

DEPARTMENT OF
PLANNING & ZONING

FINAL APPROVAL

SIGNED [Signature] DATE 8/12/13

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT



SITE PLAN

SCALE 1" = 10'

34 muddy dog run
essex jct, vt 05452
802-324-1615
contact@skada.com

skada
quality building.
custom design.

MOIR & MULVANEY STANAK RESIDENCE
79 FRONT STREET, BURLINGTON VT

DATE:
REV. 7/2

A1

RECEIVED
JUL 25 2013

DEPARTMENT OF
PLANNING & ZONING

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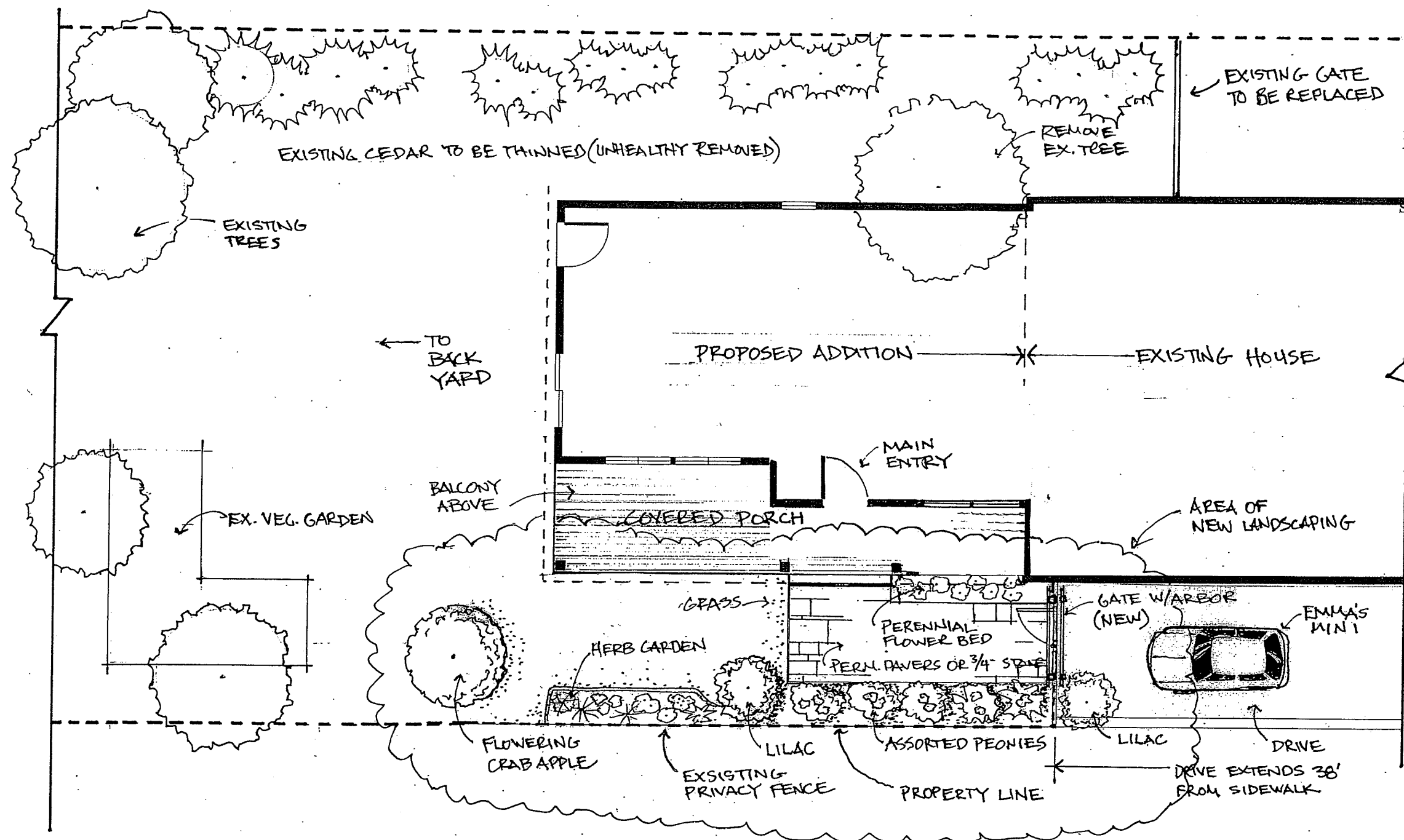
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SIGNED [Signature] DATE 8/12/13

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

→
FRONT ST.

NOTE: NO NEW
LANDSCAPING
ON STREET FACADE



LANDSCAPE PLAN

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

34 muddy dog run
essex jct, vt 05452

skada

MOIR & MULVANEY STANAK RESIDENCE

DATE
REV.

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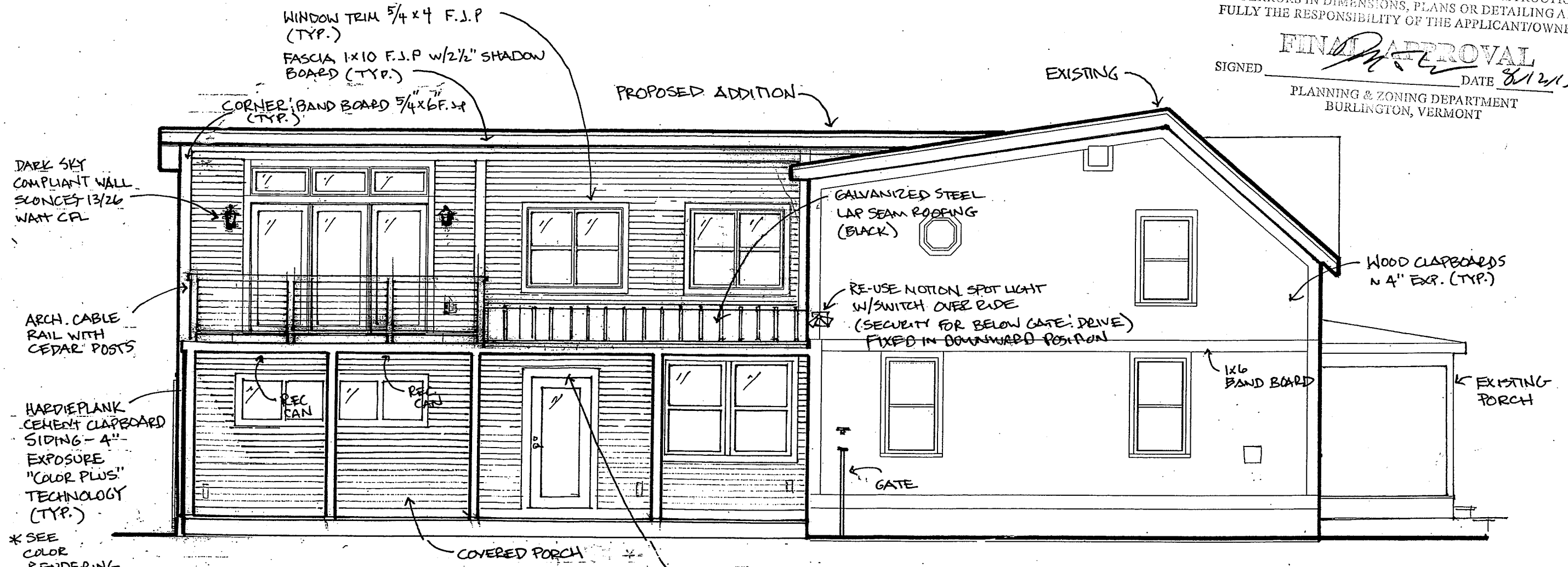
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SIGNED *[Signature]* DATE 8/12/13
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BURLINGTON, VERMONT



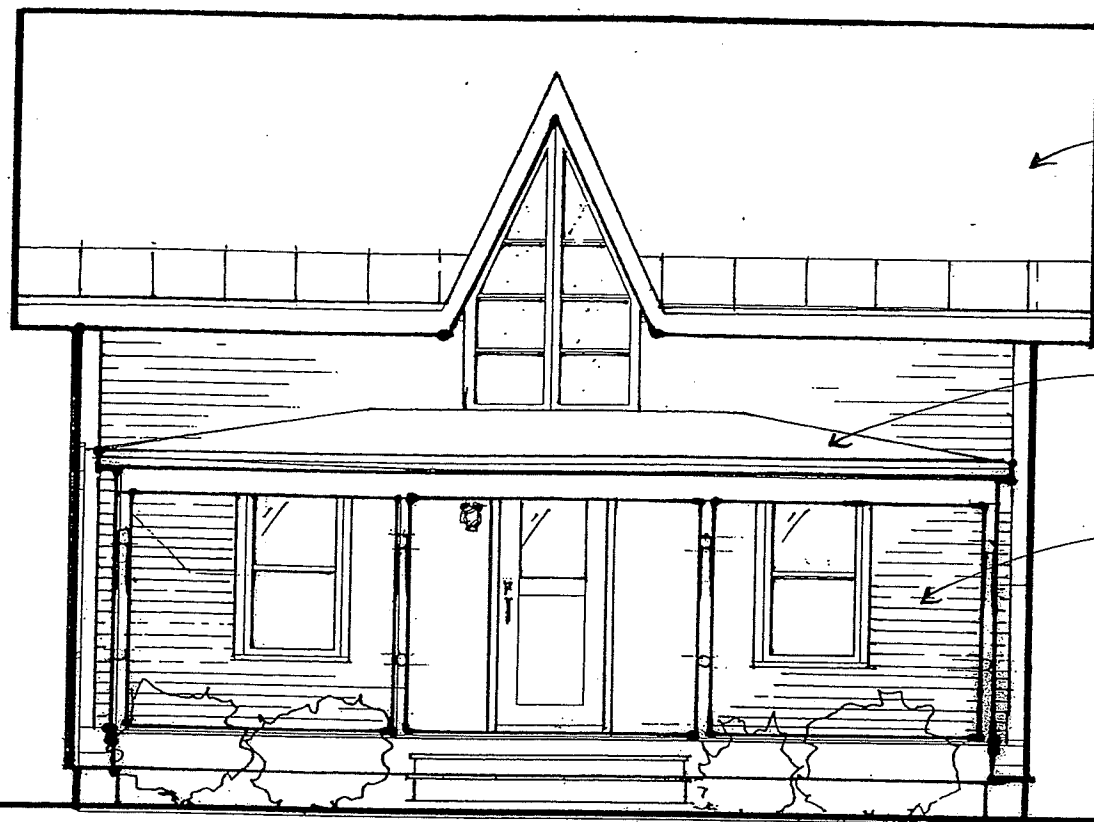
34 muddy dog run
essex jct, vt 05452
802.321.1615

skåda

MOIR & MULVANEY STANAK RESIDENCE

DATE
REV. 7

A



EAST ELEVATION

SCALE 3/16" = 1'0"

EXISTING SLATE ROOF

ASPHALT ROLL UP ROOFING
TO BE REPLACED W/EPDM

EXISTING WOOD CLAPBOARDS
(N4" EXP.)

RECEIVED
JUL 25 2013

DEPARTMENT OF
PLANNING & ZONING

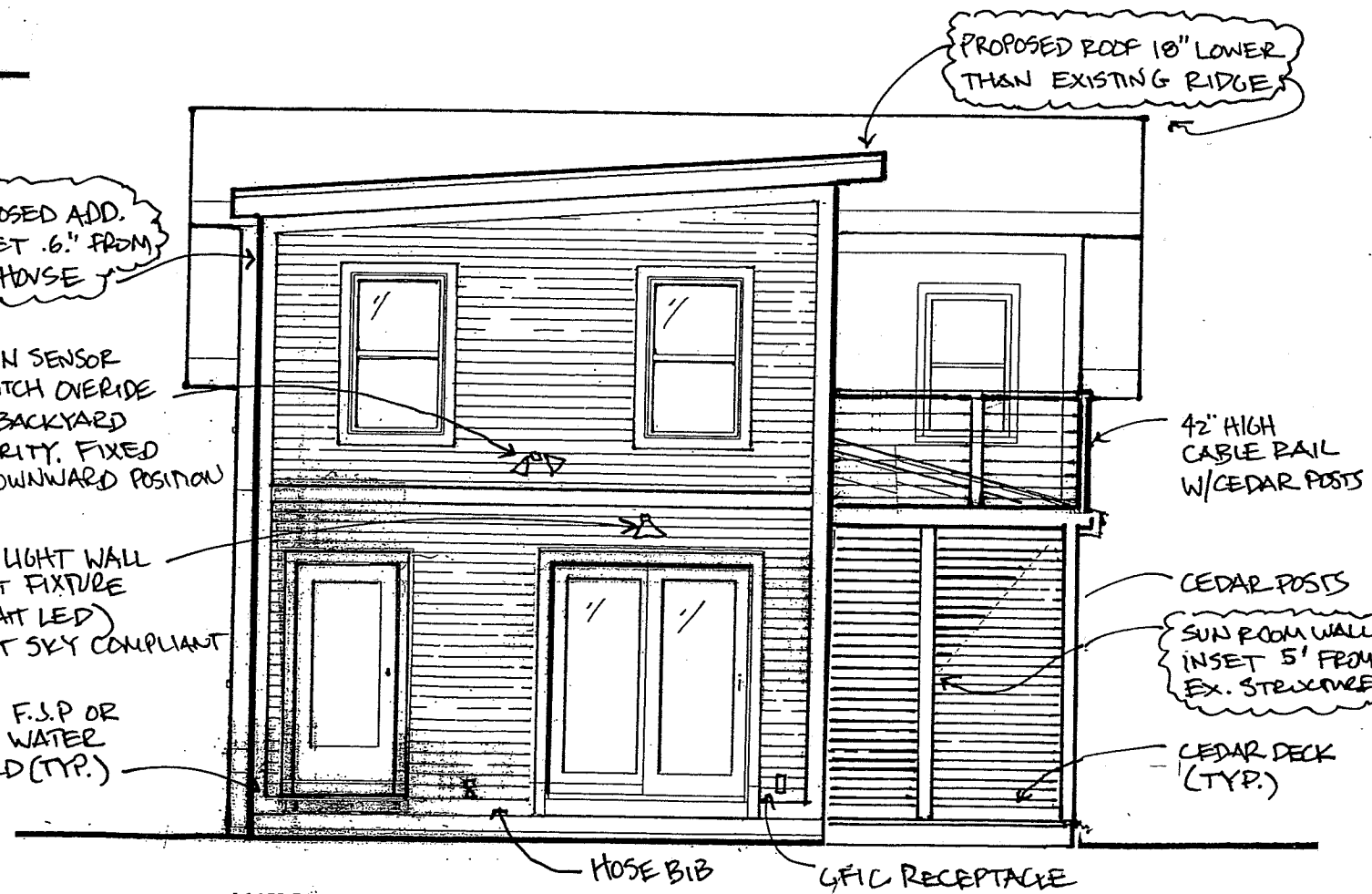
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FINAL APPROVAL

SIGNED [Signature] DATE 8/12/13

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT



WEST ELEVATION

SCALE 3/16" = 1'0"

PROPOSED ROOF 18" LOWER
THAN EXISTING RIDGE

PROPOSED ADD.
(INSET .6" FROM
EX. HOUSE)

MOTION SENSOR
W/SWITCH OVERRIDE
FOR BACKYARD
SECURITY. FIXED
IN DOWNWARD POSITION

DOWNLIGHT WALL
MOUNT FIXTURE
(15 WATT LED)
NIGHT SKY COMPLIANT

5/4x6 F.J.P OR
P.V.C WATER
BOARD (TYP.)

42" HIGH
CABLE RAIL
W/CEDAR POSTS

CEDAR POSTS
SUN ROOM WALL
INSET 5' FROM
EX. STRUCTURE

CEDAR DECK
(TYP.)

HOSE BIB

GFCI RECEPTACLE

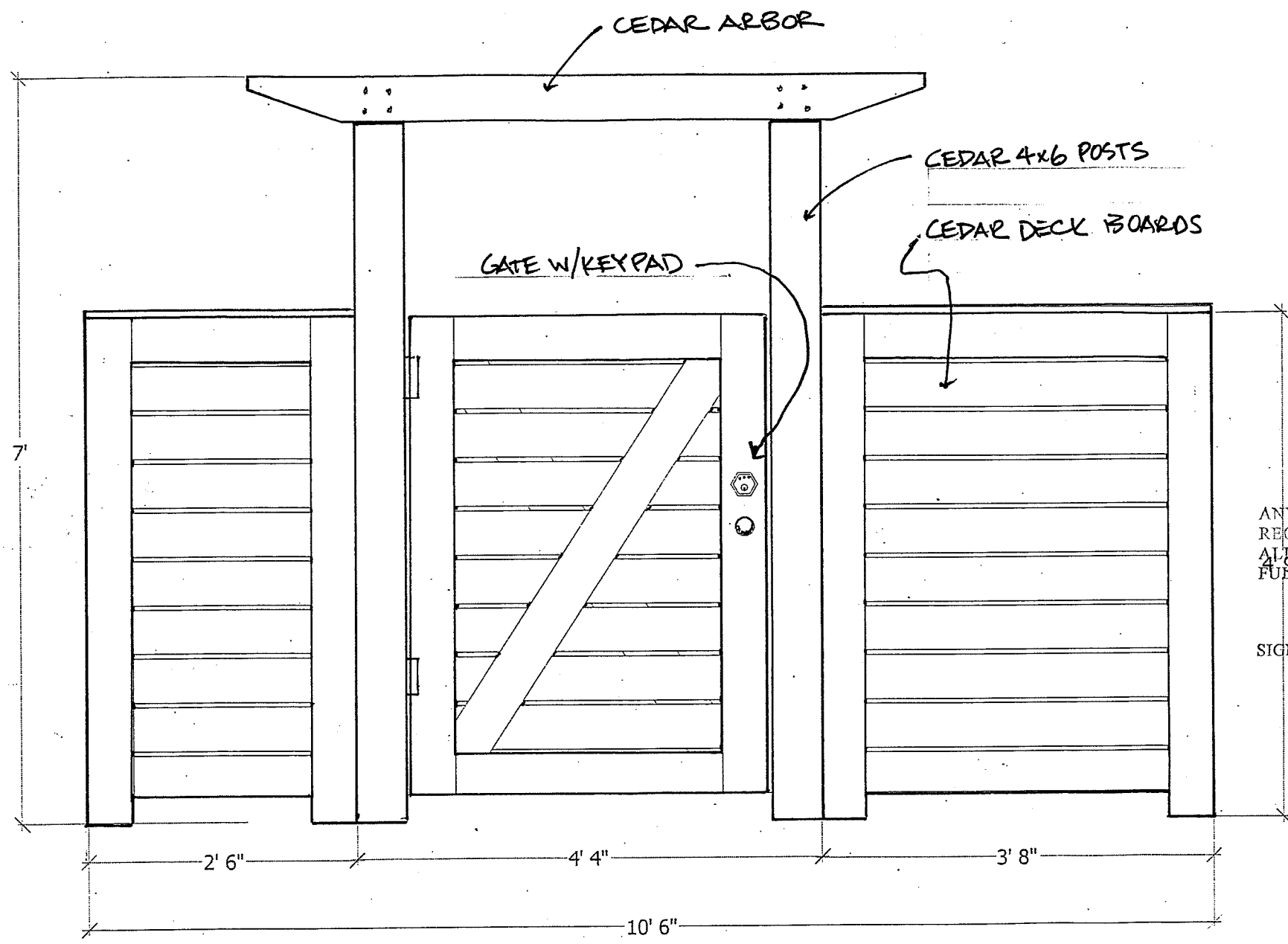
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skada
quality building

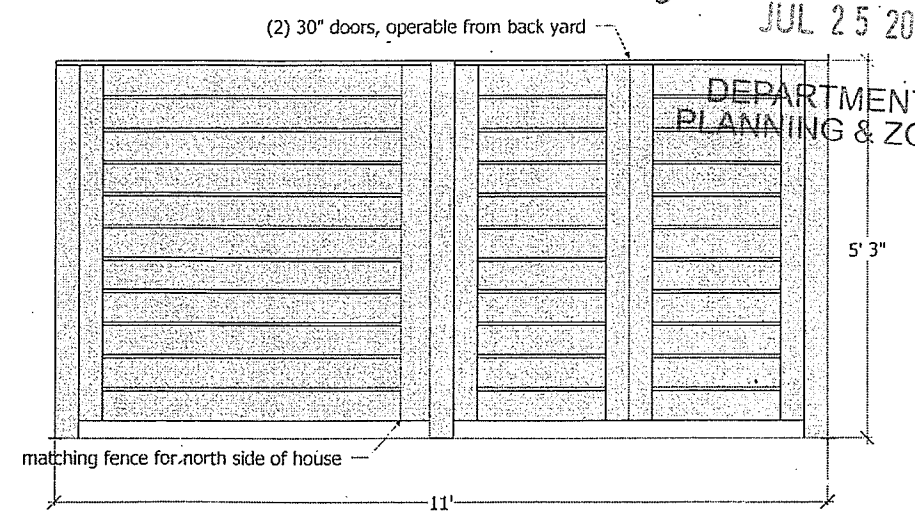
MOIR & MULVANEY STANAK RESIDENCE

DATE
REV. 7/

A

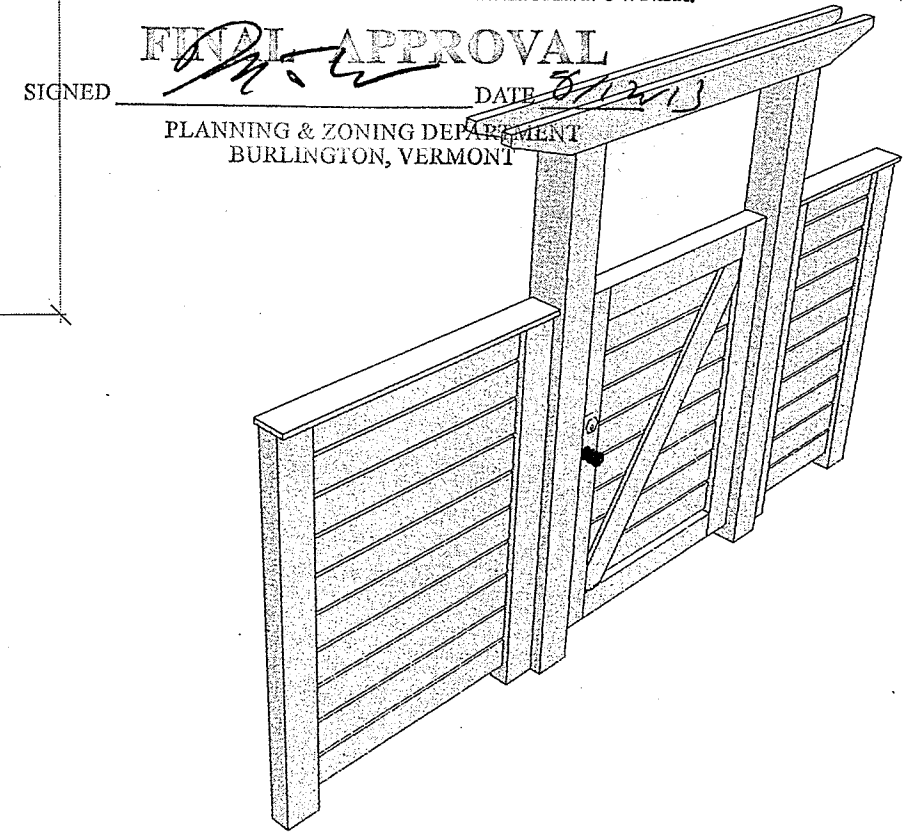


PROPOSED GATE AND FENCE
 SCALE 3/4" = 1'0"



FENCE ELEVATION (N.SIDE OF HOUSE)

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



GATE: ARBOR PERSPECTIVE
 N.T.S.

34 muddy dog run
 essex jct, vt 05452
 802-324-1615

skada
 quality building.

MOIR & MULVANEY STANAK RESIDENCE
 70 FRONT STREET BURLINGTON VT

DATE

AS

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, AICP, Director
vacant, Assistant Director
vacant, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: September 15, 2015
RE: 16-0266CA; 25 Cherry Street

=====

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

Zone: D Ward: 3C

Owner/Applicant: Burlington Harbor Hotel Group, LLC

Request: Construct open air pavilion and masonry barbecue with structure to cover existing outdoor dining and event space

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to construct an open air pavilion to provide shelter for an existing outdoor dining and event space behind the Marriott hotel. No change in use is proposed, and little about the site will change. The pavilion's size exceeds 500 sf and, therefore, requires DRB review.

Previous zoning actions for this property are noted below.

- 4/17/15, Approval of courtyard, circulation, and landscaping changes
- 11/5/14, Approval of restaurant sign
- 6/29/10, Approval of building material changes
- 6/11/10, Approval of signs
- 5/28/10, Approval of sculpture lights
- 11/7/08, Approval of sign
- 5/30/08, Approval of addition to hotel
- 3/9/07, Approval to split hotel component into separate phase 2 of original mixed use project
- 8/30/04, Approval to construct mixed use hotel, condominium, office, and garage development

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

I. Findings

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(1) Downtown (D)

The subject property is located in the Downtown zone, the city's primary urban center. The pavilion will serve as an amenity to an existing hotel, appropriately located in this zone.

(Affirmative finding)

(b) Dimensional Standards & Density

The proposed open air pavilion will not affect existing FAR.

Lot coverage is virtually 100% and will not change with construction of the pavilion. Onsite "greenery" is mostly green roof material.

No setbacks are required for the proposed pavilion.

The pavilion will be 11' tall with a somewhat taller chimney at one end. This height is well below the maximum permissible 65'. As an accessory structure, the pavilion does not need to achieve the standard 30' minimum Downtown zone height. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Hotels are a permitted use in the D zone. The proposed pavilion will be accessory thereto.

(Affirmative finding)

(d) District Specific Regulations

1. Use Restrictions

A. Ground Floor Residential Uses Restricted

No residential use is included in this proposal. **(Not applicable)**

B. Residential/Nonresidential Mix Required

Residential uses onsite will remain unchanged by this application. **(Not applicable)**

2. Public Trust Restrictions

The subject property is not located within the Public Trust. **(Not applicable)**

3. Facades and Setbacks on Side and Rear Property Lines

It appears that the proposed pavilion will be set back at least 10' from the southern and eastern property lines. The neighboring Hilton hotel is more than 10' from the southern property line, making this setback moot. The Lakeview Garage to the east is set on the property line, thereby necessitating a 10' pavillion setback from the eastern property line. **(Affirmative finding)**

4. Building Height Setbacks

A. Principal View Corridors

The proposed pavilion will not impact the Cherry Street view corridor in any way.

(Affirmative finding)

B. Church Street Buildings

The subject property is not located along the Church Street Marketplace. **(Not applicable)**

5. Lake Champlain Waterfront Setbacks

The subject property is not located along the Lake Champlain waterfront. **(Not applicable)**

6. Development Bonuses/Additional Allowances

No development bonuses or additional allowances are sought under this criterion. **(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the D zone. **(Not applicable)**

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

The pavilion will be illuminated, and lighting fixture details have been provided. The fixtures themselves are acceptable, but there is no photometric plan depicting illumination levels within the pavilion. One is needed in order to confirm acceptable illumination levels. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

No excavation is proposed, nor is any increase in lot coverage. Note that the pavilion will have a “green roof” to offset the green roof being lost under its footprint. **(Affirmative finding)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No trees or other significant vegetation will be removed as part of this proposal. There are no significant natural areas on the property. **(Affirmative finding)**

(b) Topographical alterations

No topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

As noted previously, the pavilion will not affect the Cherry Street view corridor. **(Affirmative finding)**

(d) Protection of important cultural resources

There are no known archaeological resources on the property. The subject property contains no historic structures. **(Affirmative finding)**

(e) Supporting the use of alternative energy

There is no indication that the pavilion will utilize alternative energy; however, the new structure will not inhibit the use of alternative energy either onsite or on neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Not applicable)**

(g) Provide for nature's events

Lot coverage will not change, and the existing stormwater system will remain unchanged as well. Green roof area lost to the footprint of the pavilion will be offset with new green roof space on top of the pavilion. **(Affirmative finding)**

(h) Building location and orientation

The pavilion is an accessory structure and is appropriately set to the rear of the site, behind the primary structures set close to the city streets. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site will not change. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access to the site will not change. Existing walkways internal to the site will provide access to the proposed pavilion. **(Affirmative finding)**

(k) Accessibility for the handicapped

It appears that the pavilion will be handicap accessible. Accessibility standards are administered through the building code. It is the applicant's responsibility to comply with all applicable ADA requirements. **(Affirmative finding as conditioned)**

(l) Parking and circulation

The pavilion will not impact parking or circulation onsite. **(Affirmative finding)**

(m) Landscaping and fences

New “landscaping” is limited to the green roof proposed on top of the pavilion. No new fencing is evident in the project plans. **(Affirmative finding)**

(n) Public plazas and open space

The proposed pavilion will be placed next to an existing plaza space and will afford shelter not presently available. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The pavilion is an accessory structure and is appropriately scaled. As an open air structure, its massing is slight and clearly secondary to that of the primary structures onsite. **(Affirmative finding)**

2. Roofs and Rooflines

The pavilion will have a flat roof. This roof form reflects that of the neighboring hotels and also serves as a functional basis for the proposed green roof system. **(Affirmative finding)**

3. Building Openings

Not applicable.

(b) Protection of important architectural resources

There are no historic structures on the subject property. The proposed pavilion will not adversely impact Burlington’s cultural or architectural heritage. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

Not applicable.

(e) Quality of materials

The pavilion will be a steel structure. Cedar fascia will be installed along the roofline. Retractable fabric sides are proposed for additional protection from inclement weather. The chimney will be board-formed concrete. These materials are acceptable. **(Affirmative finding)**

(f) Reduce energy utilization

Lighting within the pavilion must adhere to the city’s current energy efficiency requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

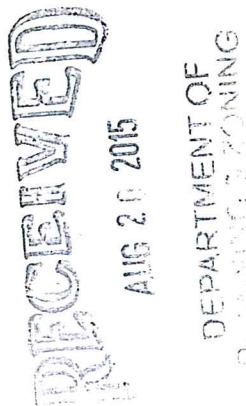
Grilles, tables, serving counters, etc. are proposed within the pavilion. No rooftop mechanical equipment is proposed. **(Affirmative finding)**

(i) Make spaces safe and secure

Illumination within the pavilion is proposed. As noted previously, onsite access and circulation remains unchanged. The outdoor grille should be reviewed by the fire marshal if not done so already. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, a photometric plan for pavilion lighting shall be provided in conformance with the standards of Sec. 5.5.2, subject to staff review and approval.
2. **Prior to release of the zoning permit**, the applicant shall obtain written approval from the Burlington Fire Marshal for the proposed outdoor grille.
3. It is the applicant's responsibility to comply with all applicable ADA requirements.
4. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
5. Standard Conditions 1-15.



No. Description Da

41 Cherry Street, LLC

Asado Pavilion

Title Sheet

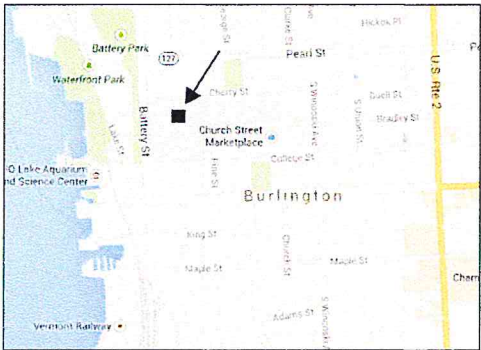
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Date : 14 APRIL
Drawn by :
Checked by :
Project Phase : FOR PE

G001

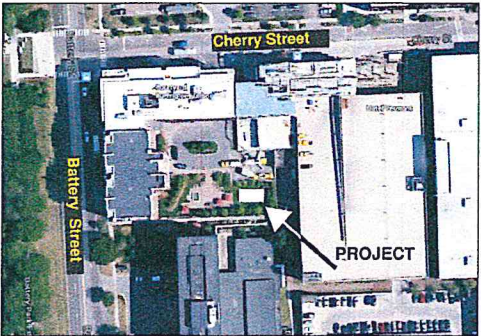
Asado Pavilion

Top Level of Westlake Parking Garage
Cherry and Battery Streets
Burlington, VT 05401

Owner:
41 Cherry Street, LLC
25 Cherry Street
Burlington, VT 05401

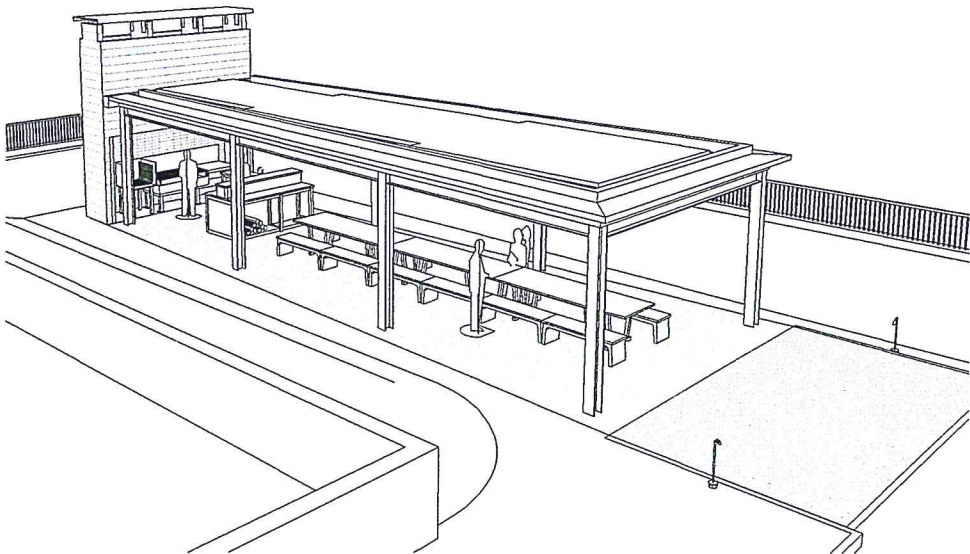


SITE LOCATION MAPS



SHEET LIST

G001	Title Sheet
S1.0	Foundation Plan
S1.1	Pavilion Framing
S3.0	Details
A101	Floor Plan / Reflected Ceiling Plan
A102	Roof Plan & Building Elevations
A103	Building Elevations & Sections
A104	Details
A105	Equipment Details
A106	Equipment Details



Building Code Summary:

Reference: Westlake Parking Garage Drawings, Gardner Kilcoyne Architects, Dated 6-7-2005

Adopted code at time of original construction: BOCA 1996, NFPA 101 1997.

Construction Type: 1B (Non-combustible, Protected)

Original Occupancy Group: S-2 Storage (Parking Garage)

Automatic Sprinkler System: Yes

Maximum permitted height: Unlimited

New Occupancy Group: Assembly A-2 Restaurant. (2012 IBC)

Permitted maximum height for A-2 Occupancy: 11 stories

Egress: Proposed structure is open (no walls). Direct egress path or public way.

Finish Schedule

Steel structure and chimney cap: pre- oxidized weathered steel.

Roofing: Fully adhered 60 mil Samafil G476 PVC membrane roofing system, Color: Dark Gray

Ceiling and fascia: 1x6 Rough Sawn Ship Lap Western Red Cedar

Brick: Belden Glazed Brick, glazed corner bricks at wall ends, Color: Red

Concrete: Board formed with 2x8 rough sawn (not dressed) green Hemlock

Vegetated Roof:

Live Roof Lite System. Provide complete system including 1' x 2' x 1 3/4" interlocking plastic trays filled with 2 1/2" of engineered soil and a combination of succulent ground cover, water conserving accent plants and spring blooming bulbs. Saturated weight: 15-17 lbs / sf. Install over 40 mil polyethylene slip sheet.

Irrigation System:

Complete system including controller unit, weather data collecting unit, low voltage electric solenoid control valve, weatherproof system enclosure panel, spray heads, polyethylene drip piping, root intrusion prevention system, lower source and electrical connection.

Lighting Fixture Schedule

TYPE	MANUFACTURER	CATALOG NUMBER	SOURCE	COLOR TEMP	FOCUS (FIELD CHANGEABLE)	STEM LENGTH	COLOR	WATTS	FUNCTION	DIMMING GROUP	DIMMING GROUP NAME	DIMMER TYPE	QTY ON GROUP	TOTAL WATTS	MOUNTING	POWER SUPPLY	NOTES
AS-3	BK LIGHTING	PM-3-4-4-LED-E37-SP-R2P-12-11-D	LED	2,700 k	SPOT	3'	DARK BRONZE	8	ENTRANCE ACCENT	1	WEST END CEILING	MAGNETIC LOW VOLTAGE DIMMER	2	16	SURFACE CEILING	REMOTE	
AS-3	BK LIGHTING	PM-3-4-4-LED-E37-SP-R2P-12-11-D	LED	2,700 k	SPOT	3'	DARK BRONZE	8	ENTRANCE ACCENT	1	WEST END CEILING	MAGNETIC LOW VOLTAGE DIMMER	2	16	SURFACE CEILING	REMOTE	
AS-3-TRA-1	BK LIGHTING	TR159-120	MLV	NA	NA	NA	DARK BRONZE	150	TRANSFORMER	1	SERVING PREP-AREA	MAGNETIC LOW VOLTAGE DIMMER	3	24	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
AS-3-TRA-2	BK LIGHTING	TR159-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1	COMMUNITY TABLE	MAGNETIC LOW VOLTAGE DIMMER	3	24	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
AS-6	BK LIGHTING	PM-6-4-4-LED-E37-SP-R2P-12-11-D	LED	2,700 k	SPOT	6'	DARK BRONZE	8	DINING	3	COMMUNITY TABLE	MAGNETIC LOW VOLTAGE DIMMER	3	24	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
AS-6-TRA-1	BK LIGHTING	TR159-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1	SECURITY	MAGNETIC LOW VOLTAGE DIMMER	1	8	WALL MOUNTED	WALL MOUNTED	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
BS	BK LIGHTING	DS-LED-136-WRL-R2P-12-11-A-360SL-FC	LED	2,700 k	FLOOD	NA	DARK BRONZE	8	SECURITY	NA	SECURITY	NA	1	8	WALL MOUNTED	WALL MOUNTED	CANOPY POWER SUPPLY
CS-18	BK LIGHTING	PM-6-4-4-LED-E37-SP-R2P-12-11-D	LED	2,700 k	SPOT	18'	DARK BRONZE	150	GRILL	4	GRILL	MAGNETIC LOW VOLTAGE DIMMER	2	32	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
CS-18-TRA-1	BK LIGHTING	TR159-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1	GRILL	MAGNETIC LOW VOLTAGE DIMMER	2	32	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
D	NOT USED																
E	BK LIGHTING	SF-35'-L-LED-E37-WFL-AG-R2P-13-11-A	LED	2,700 k	FLOOD	35'	DARK BRONZE	8	RAMP	5	RAMP	MAGNETIC LOW VOLTAGE DIMMER	2	16	IN GROUND WITH ANCHOR BASE	REMOTE	REPLACE EXISTING LIGHTS
FS	BK LIGHTING	TR159-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER					MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
FS-TRA-1	BK LIGHTING	TR159-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER					MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS

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- RTD - Mike Lucallin

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BASIS OF DESIGN

1.	Building Code:	2012 VERMONT FIRE AND BUILDING SAFETY CODE/ 2012 INTERNATIONAL BUILDING CODE
2.	Dead Loads:	
a.	Roof Dead Load:	15 psf
b.	Green Roof System Dead Load:	20 psf
3.	Live Loads:	
a.	Roof Live Load:	Snow Load Governs
4.	Roof Snow Load:	
a.	Ground Snow Load, Pg:	40 psf
b.	Flat Roof Snow Load, Pf:	40 psf
c.	Snow Exposure Factor, Ce:	1.0
d.	Snow Load Importance Factor, I:	1.0
e.	Thermal Factor, Ct:	1.2
5.	Wind Design Data:	
a.	Basic Wind Speed, V:	115 mph
b.	Risk Category:	II
c.	Wind Exposure:	C
d.	Internal Pressure Coefficients:	+/- 0.55
e.	Components and Cladding Wind Pressure:	per ASCE 7
6.	Earthquake Design Data:	
a.	Risk Category:	II
b.	Seismic Importance Factor, I:	1.0
c.	Mapped Spectral Response Acceleration, SS:	0.350
d.	Mapped Spectral Response Acceleration S1:	0.107
e.	Site Class:	D
f.	Spectral Response Coefficient, SDS:	0.360
g.	Spectral Response Coefficient, SD1:	0.169
h.	Seismic Design Category:	C
i.	Basic Seismic-Force-Resisting System:	Steel System Not Specifically Detailed For Seismic Resistance
j.	Design Base Shear:	4k
k.	Seismic Response Coefficient, Ca:	0.12
l.	Response Modification Factor, R:	3.0
m.	Analysis Procedure Used:	Equivalent Lateral Force Procedure

ABBREVIATIONS

AB	ANCHOR BOLT	MC	MOMENT CONNECTION
AFF	ABOVE FINISH FLOOR	N.S.	NEAR SIDE
AL	ALUMINUM	OC	ON CENTER
B.O.F.	BOTTOM OF FOOTING	PD	PIER DESIGNATION
DWG	DRAWING	PL	PLATE
E.F.	EACH FACE	SS	STAINLESS STEEL
ELEV.	ELEVATION	STD	STANDARD
EP	EMBED PLATE	T.O.C.	TOP OF CONCRETE
EQ	EQUAL	T.O.S.	TOP OF STEEL
E.S.	EACH SIDE	T.O.SHELF	TOP OF SHELF
E.W.	EACH WAY	T.O.W.	TOP OF WALL
EX	EXISTING	TYP.	TYPICAL
F#	FOOTING DESIGNATION	U.N.O.	UNLESS NOTED OTHERWISE
FND	FOUNDATION	V.I.F.	VERIFY IN FIELD
F.S.	FAR SIDE		
H.T.	HEAVY TIMBER		

DRAWING LEGEND

NOTE: NOT ALL SYMBOLS AND NOTATIONS USED

	NORTH ARROW		CONCRETE
	ELEVATION		GROUT or FINE CRUSHED GRAVEL
	TOP OF FOOTING ELEV.		GRATING
	SECTION NUMBER DRAWING WHERE SHOWN		LEDGE/ROCK
	DECK SPAN DIRECTION OR GRATING DIRECTION		3/4" CRUSHED STONE
	SLOPE DIRECTION, and MAGNITUDE		COMPACTED GRANULAR FILL
	BEAM/COLUMN SPLICE		RIGID INSULATION
	ROOF PITCH		WOOD
	FOOTING STEP		UNDISTURBED SUBGRADE
	OPENING		CMU BLOCK
	MOMENT CONNECTION		BRICK
	GUARDRAIL/RAILING		
	BEAM PENETRATION		

FOR PERMIT ONLY

truexcollin

208 BATTERY STREET, BURLINGTON, VERMONT 05401
Phone 802.658.2775 800.227.1076

ARCHITECTURE + INTERIOR DESIGN | TRUEXCULLIN

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PLANNING & ZONING



No. Description D

41 Cherry Street, LL

ASADO PAVILION
BASIS OF DESIGN,
NOTES

Project number: 14

Date: 14 APRIL 2015

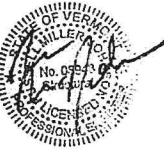
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Project Phase: FOR PERMIT ONLY

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No.	Description	D.
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41 Cherry Street, LL

ASADO PAVILION

FOUNDATION PLAN

Project number: 1

Date: 14 APRIL 2015

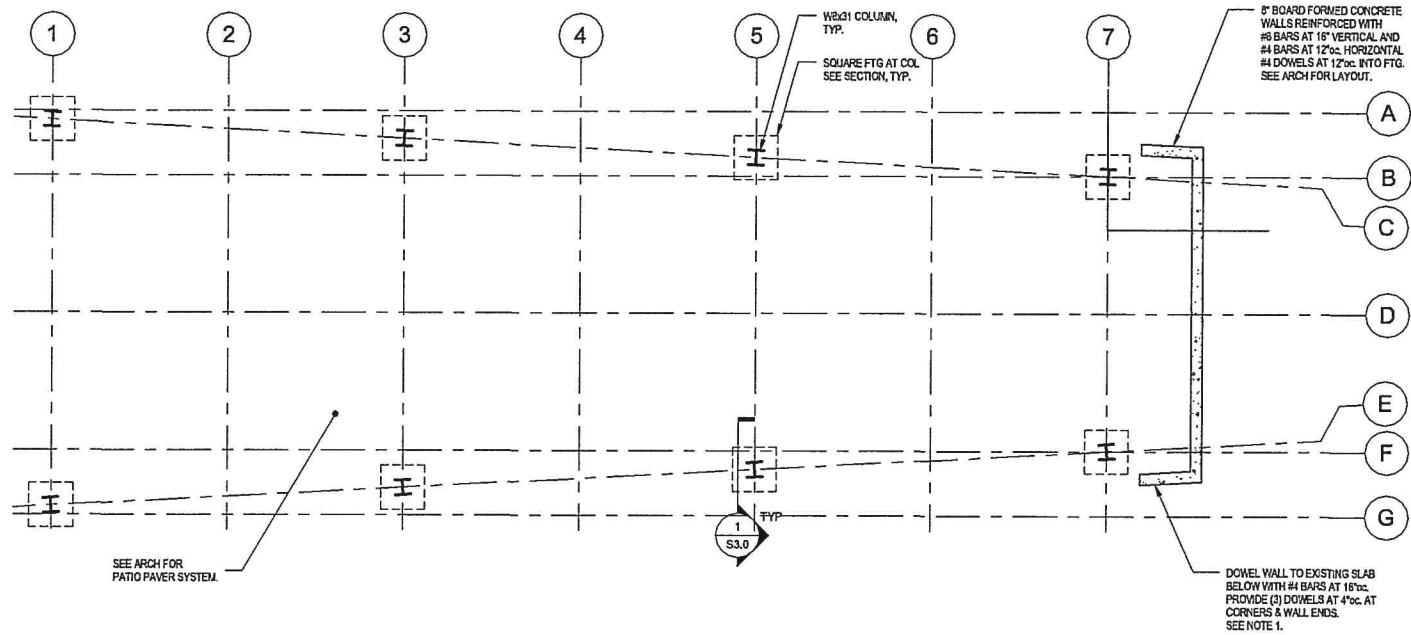
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Project Phase: FOR PERMIT ONLY

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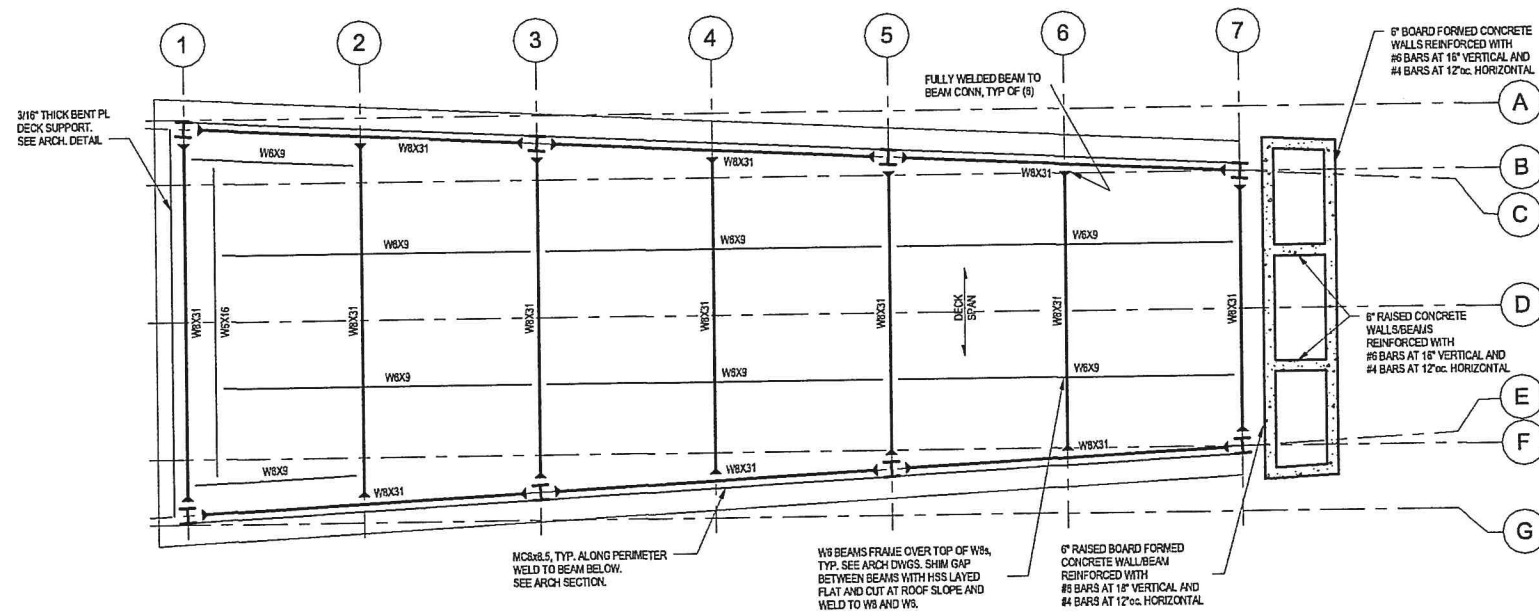
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No.	Description	D
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1 PAVILION FRAMING
1/4" = 1'-0"

- NOTES:
1. TOP OF STEEL BEAM ELEVATION DENOTED AS XX'-XX".
2. ROOF DECK TO BE 1 1/2" TYPE B, 22GA, 2 SPAN MINIMUM. FASTEN WITH 384 PATTERN WITH HILTI X-EMP-19 L15 POWDER ACTUATED FASTENERS (OR EQUIVALENT) AT EACH SUPPORT. USE HILTI S-SLC 02 1/4"X1/4" SCREWS (OR EQUIVALENT) FOR SIDELAP FASTENERS AT 1'-0" MAX.
3. MOMENT CONNECTIONS INDICATED BY TRIANGLE AT END OF BEAM. SEE DETAILS.
4. STEEL TO BE COR-TEN OR EQUIVALENT. TREAT FIELD WELDS, GRINDS, ABRASIONS TO MATCH SURROUNDING WEATHERED APPEARANCE.

FOR PERMIT ONLY

41 Cherry Street, L
ASADO PAVILION

PAVILION FRAMING

Project number:
Date: 14 APRIL
Drawn by:
Checked by:
Project Phase: FOR PERMIT

S1.1

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

truexcullin

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Phone 802.658.2775 800.227.1076
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PUBLIC WORKS



No.	Description	D.
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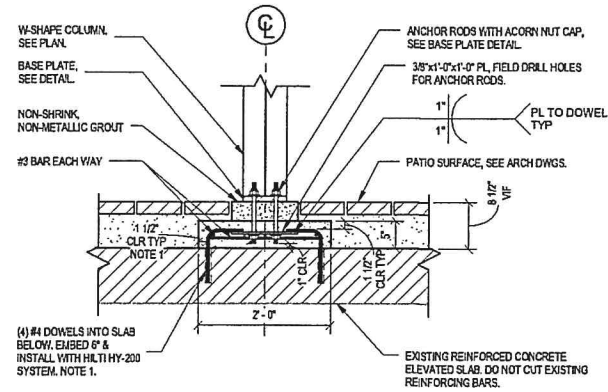
41 Cherry Street, LL
ASADO PAVILION

DETAILS

Project number:	14
Date:	14 APRIL 2015
Drawn by:	
Checked by:	
Project Phase:	FOR PERMIT ONLY

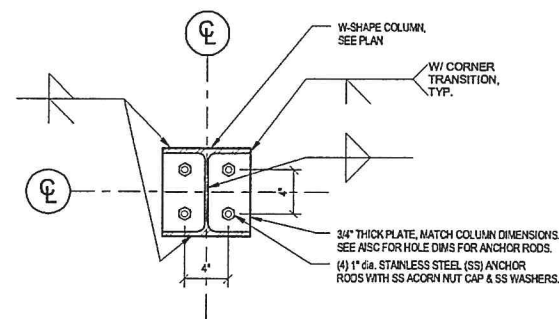
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FOR PERMIT ONLY

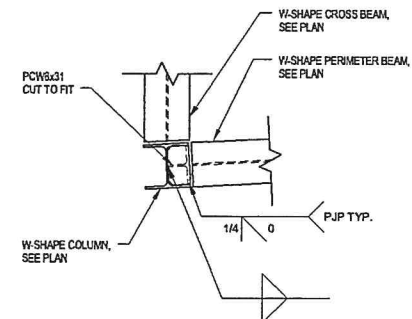


NOTES:
1. DOWEL LOCATION MAY BE SHIFTED UP TO 3\"/>

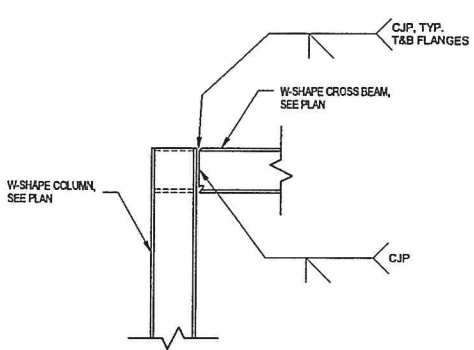
1 SECTION AT COLUMN BASE
3/4\"/>



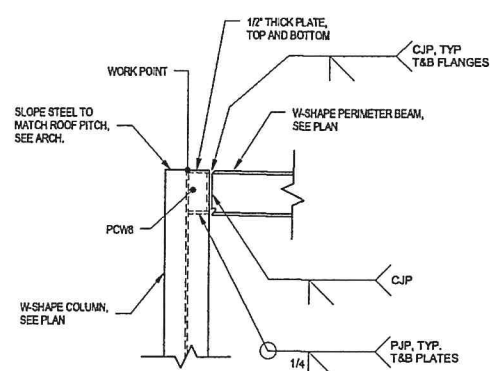
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1 1/2\"/>



3 TYPICAL MOMENT FRAME CONNECTION
3/4\"/>



4 TYPICAL MOMENT FRAME CONNECTION
3/4\"/>



5 TYPICAL MOMENT FRAME CONNECTION
3/4\"/>

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No. Description D

41 Cherry Street, LLC

Asado Pavilion

Floor Plan / Reflected
Ceiling Plan

Project number: A20140

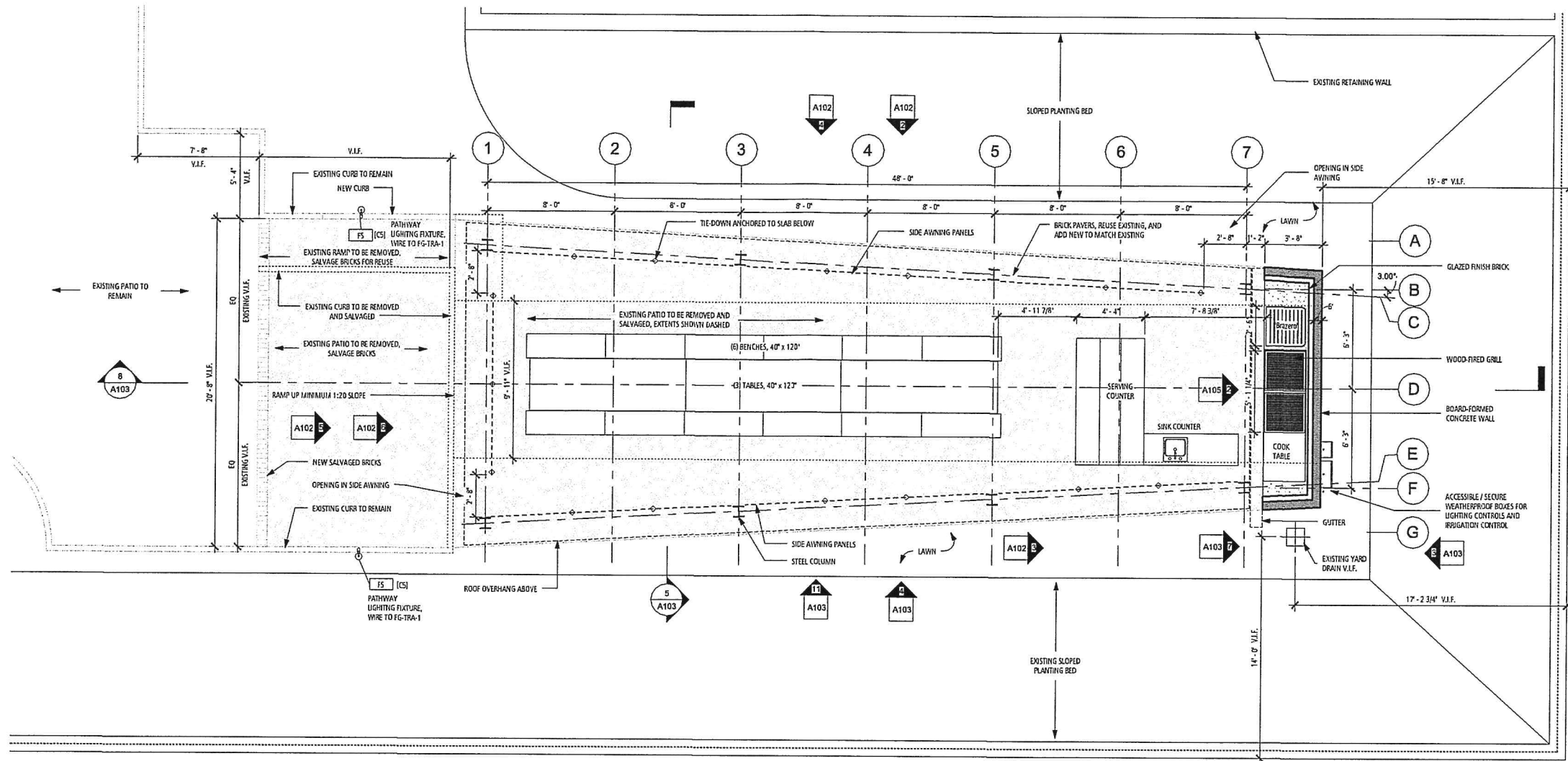
Date: 14 APRIL

Drawn by:

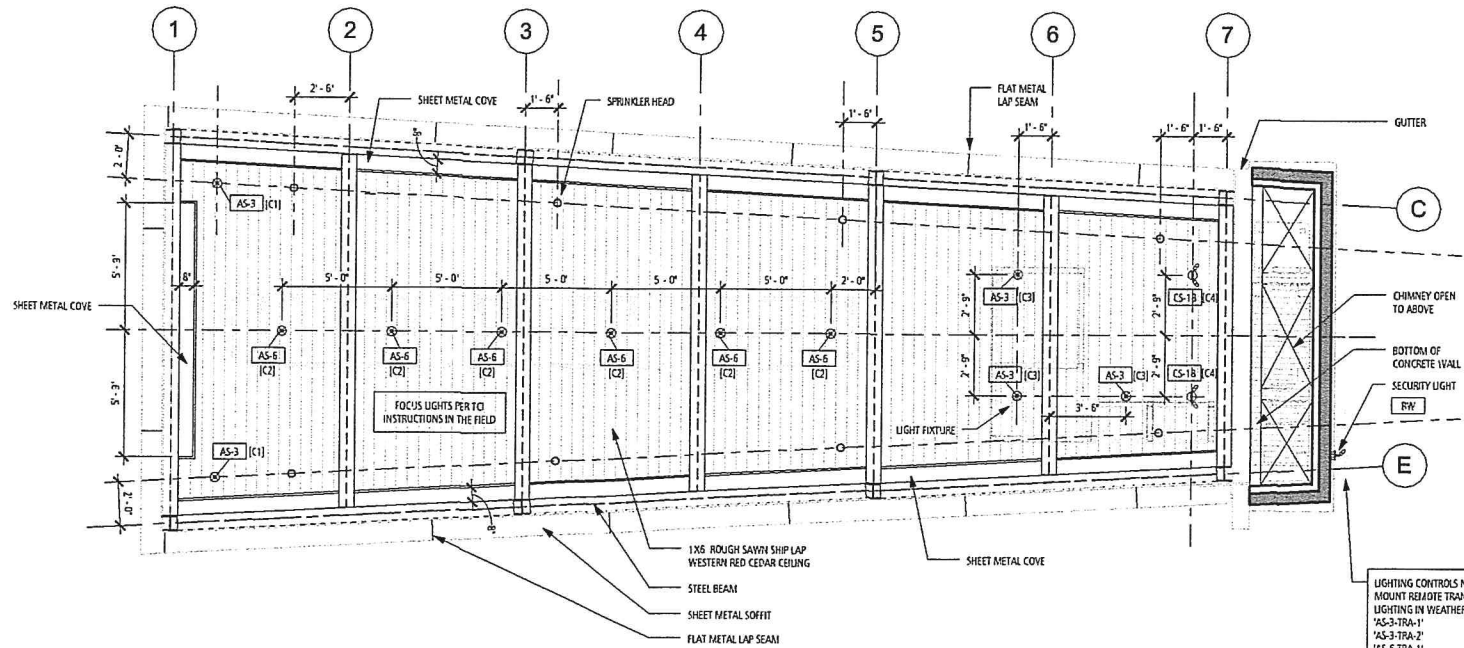
Checked by:

Project Phase: FOR PE

A101



1 Floor Plan
1/4" = 1'-0"



2 Reflected Ceiling Plan
1/4" = 1'-0"

LIGHTING CONTROLS NOTES:
MOUNT REMOTE TRANSFORMERS FOR
LIGHTING IN WEATHERPROOF BOX
'AS-3-TRA-1'
'AS-3-TRA-2'
'AS-6-TRA-1'
'CS-18-TRA-1'
'FG-TRA-1'

MOUNT DIMMERS IN WEATHERPROOF
BOX - DIMMERS TO BE APPROVED BY
LEDA MANUFACTURER FOR USE WITH LED
AND TRANSFORMER/DIMMER

PROPOSED LIGHTING CIRCUIT NOTES:
CIRCUIT DESIGNATION (C#)
CIRCUIT (C1), TRANSFORMER 'AS-3-TRA-1'
CIRCUIT (C2), TRANSFORMER 'AS-6-TRA-1'
CIRCUIT (C3), TRANSFORMER 'AS-3-TRA-2'
CIRCUIT (C4), TRANSFORMER 'CS-18-TRA-1'
CIRCUIT (C5), TRANSFORMER 'FG-TRA-1'

ALL WIRING TO BE PER MANUFACTURERS
INSTRUCTIONS AND LOCAL CODES

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No.	Description	D
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41 Cherry Street, LLC

Asado Pavilion

Roof Plan & Building
Elevations

Project number: A20140

Date: 14 APRIL

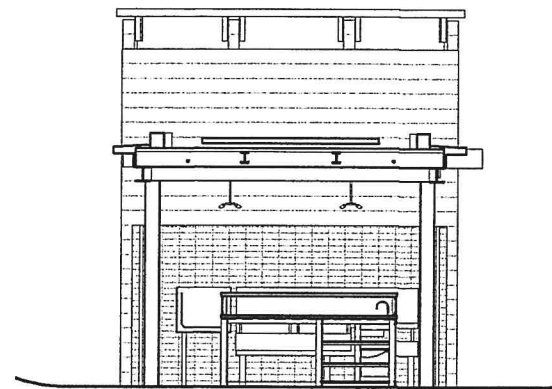
Drawn by:

Checked by:

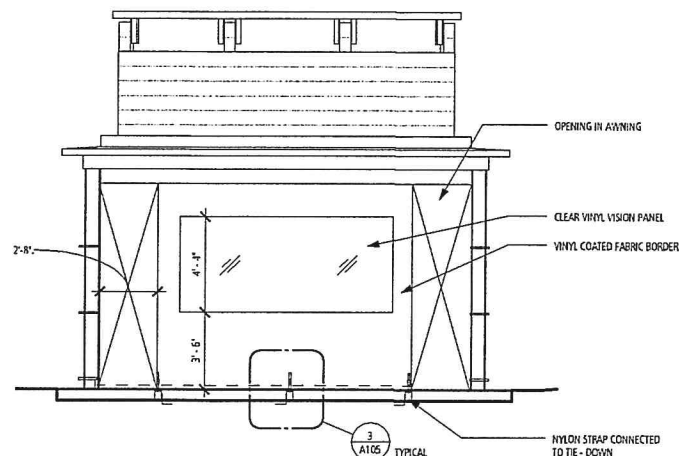
Project Phase: FOR PE

A102

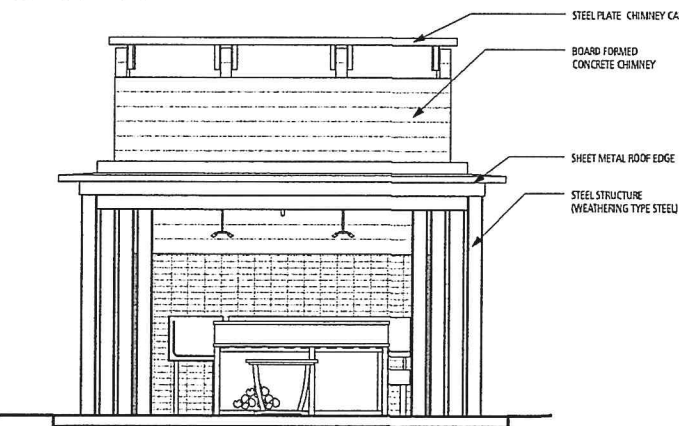
Scale: 1/4"



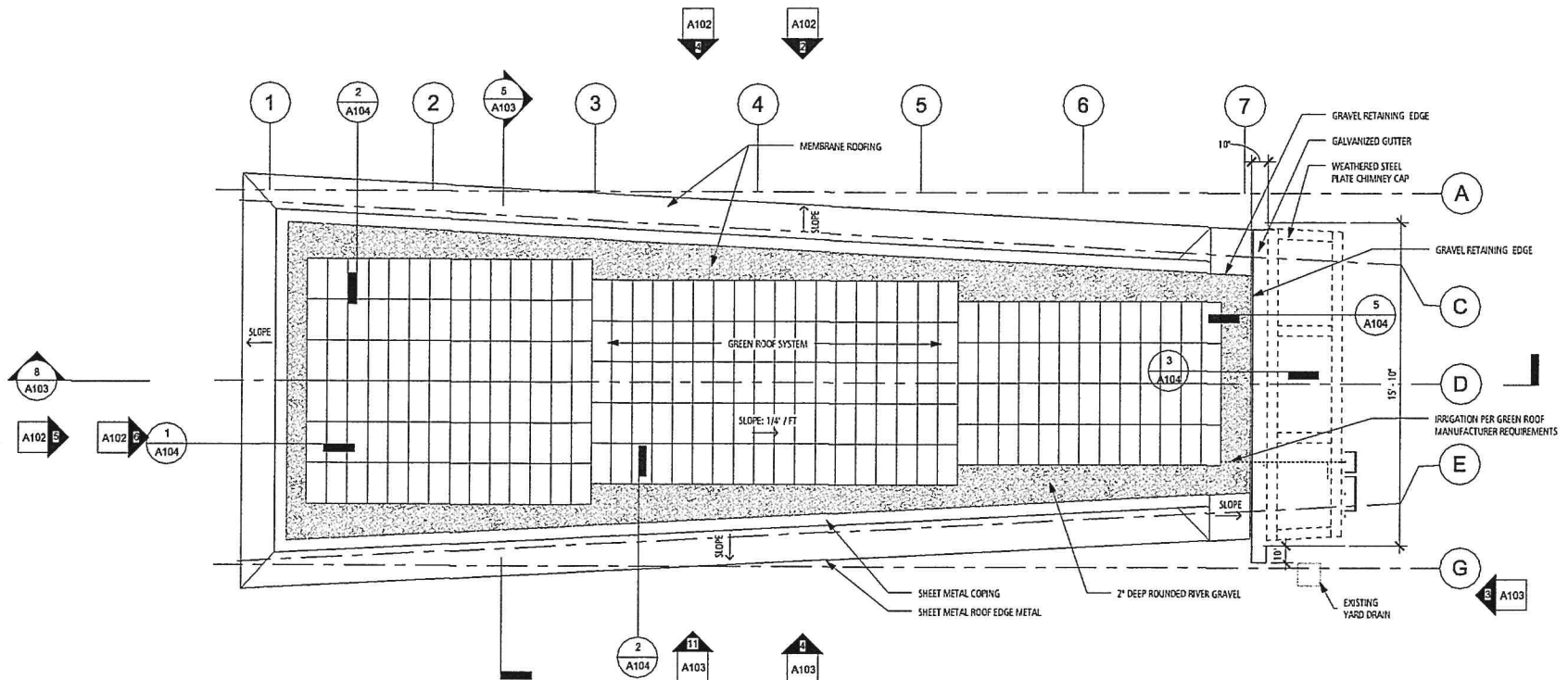
3 Elevation at Serving Counter
1/4" = 1'-0"



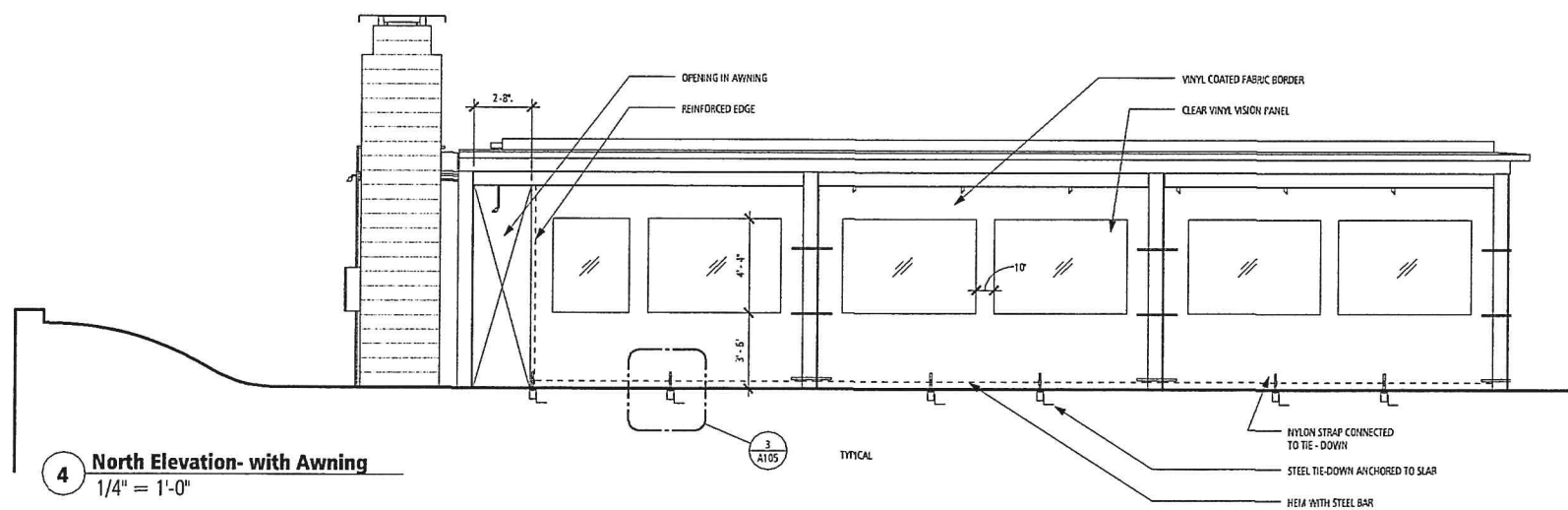
6 West Elevation with Awning
1/4" = 1'-0"



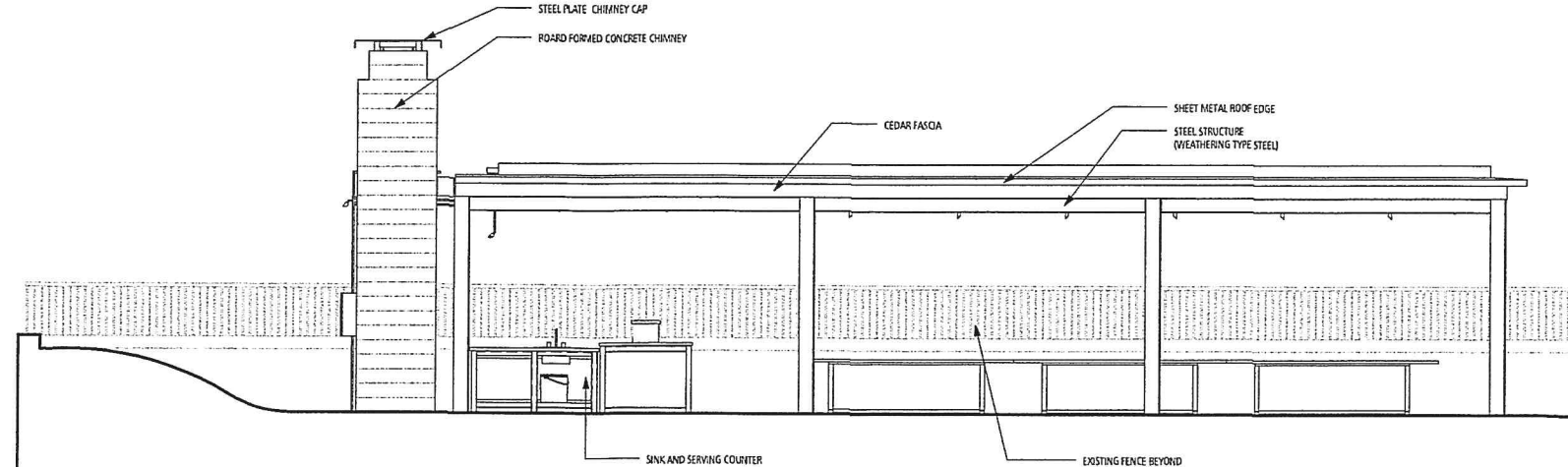
5 West Elevation
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"



4 North Elevation- with Awning
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

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No.	Description	D
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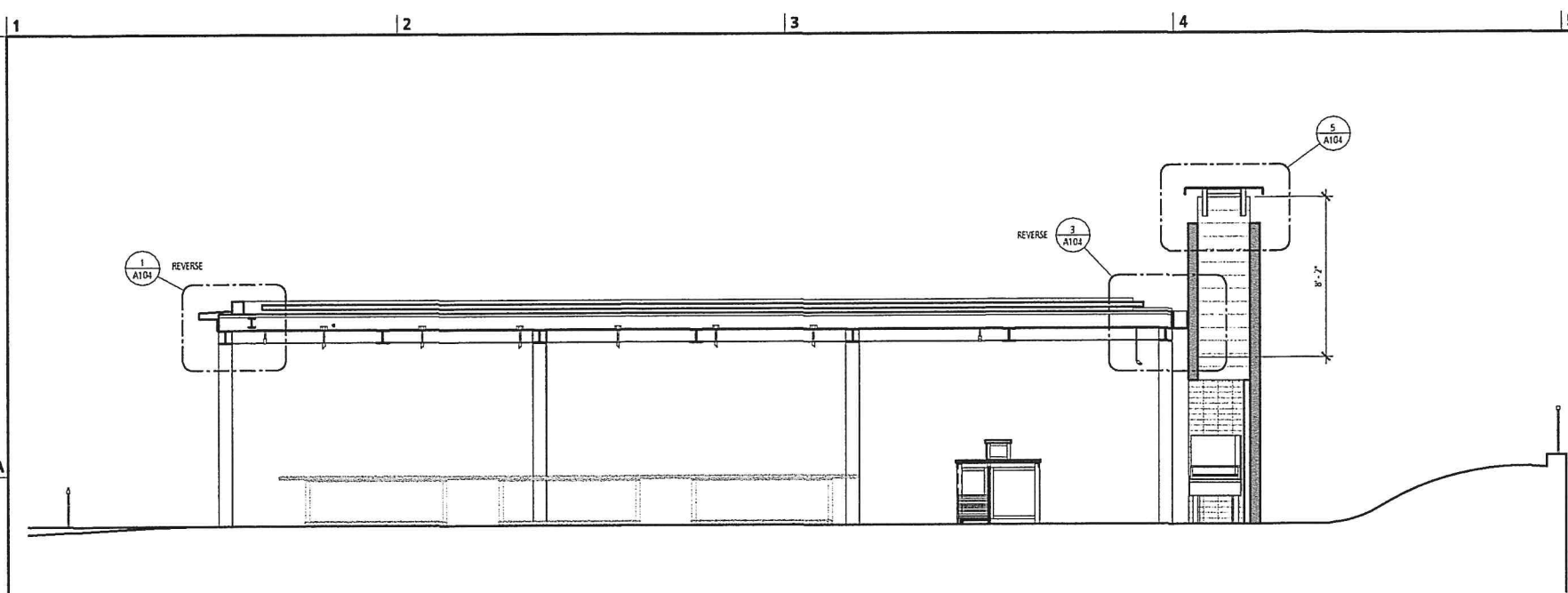
41 Cherry Street, LLC

Asado Pavilion

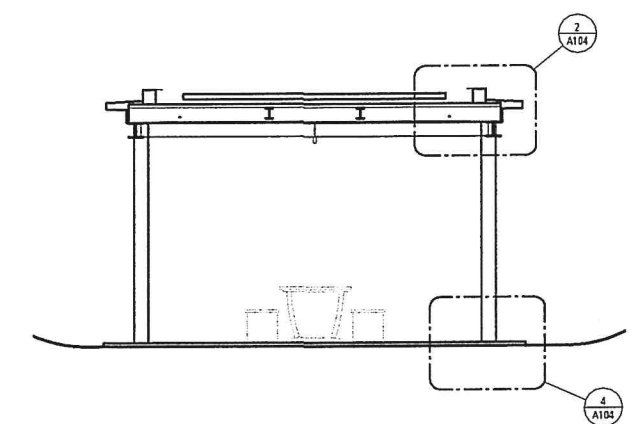
Building Elevations &
Sections

Project number: A2014
Date: 14 APR
Drawn by:
Checked by:
Project Phase: FOR

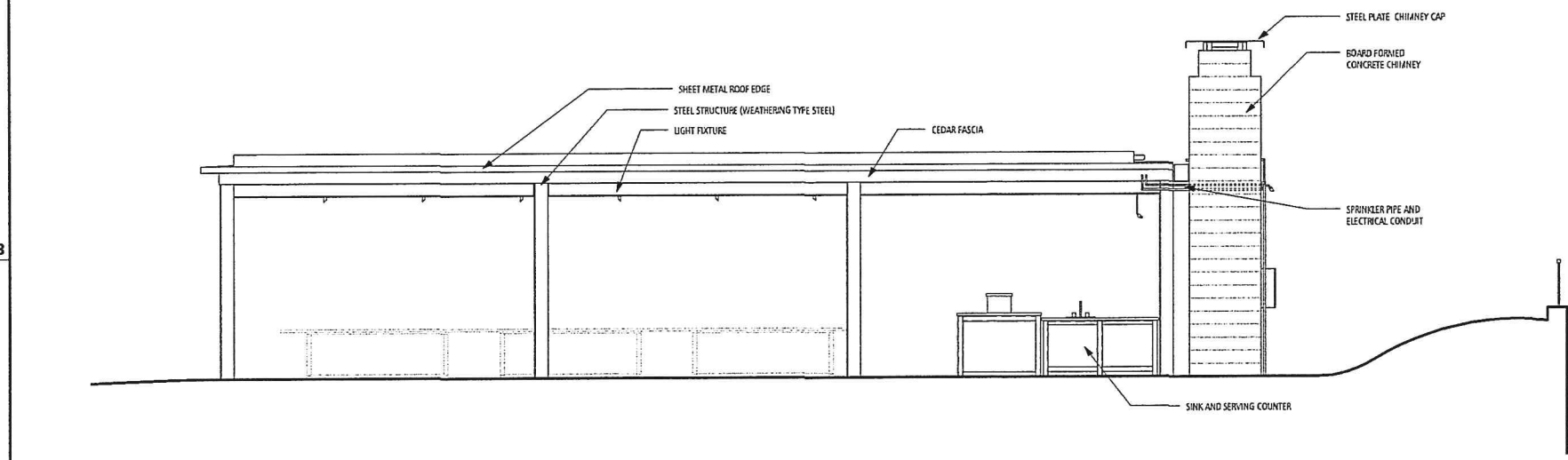
A103



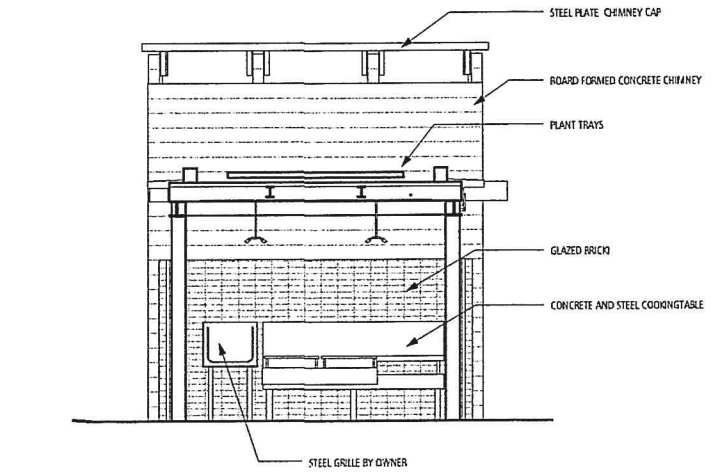
8 Building Section B
1/4" = 1'-0"



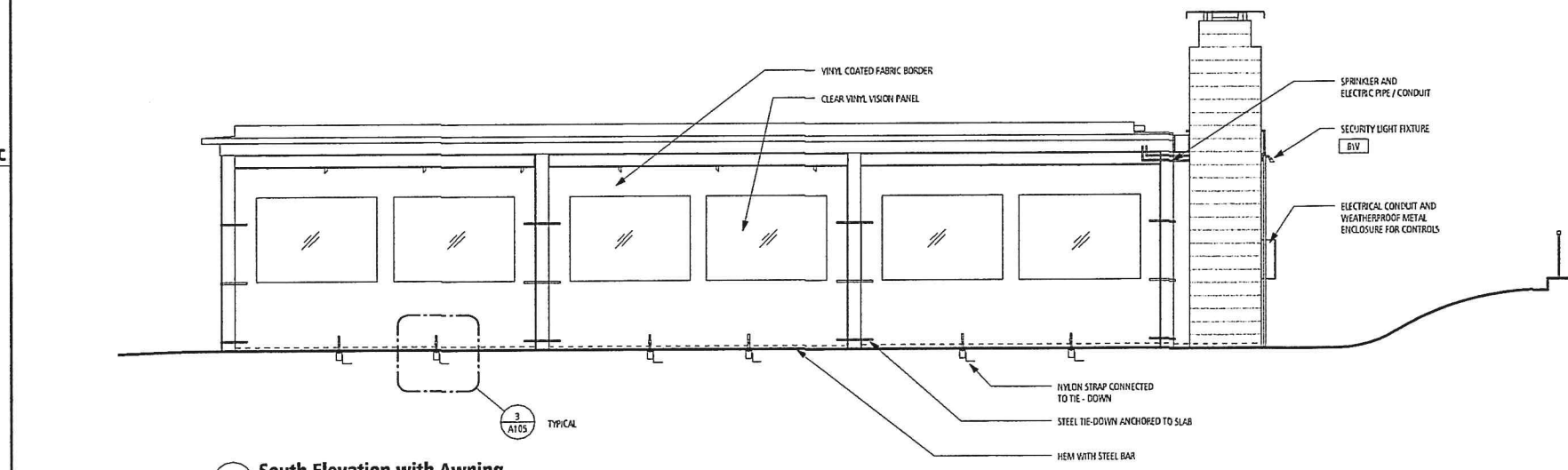
5 Building Section A
1/4" = 1'-0"



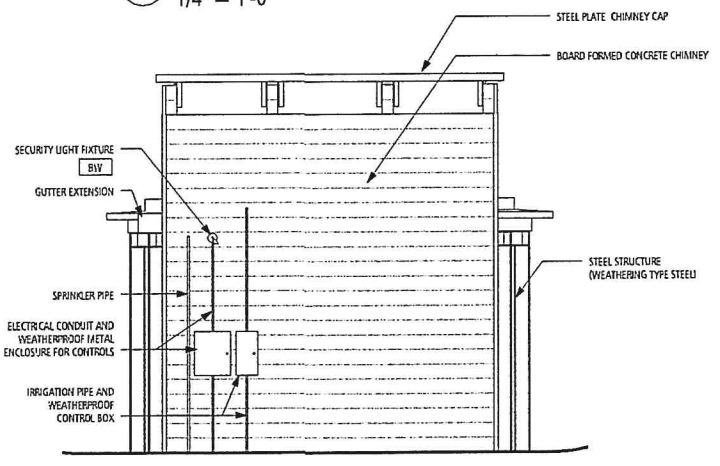
4 South Elevation
1/4" = 1'-0"



7 Elevation at Grille
1/4" = 1'-0"



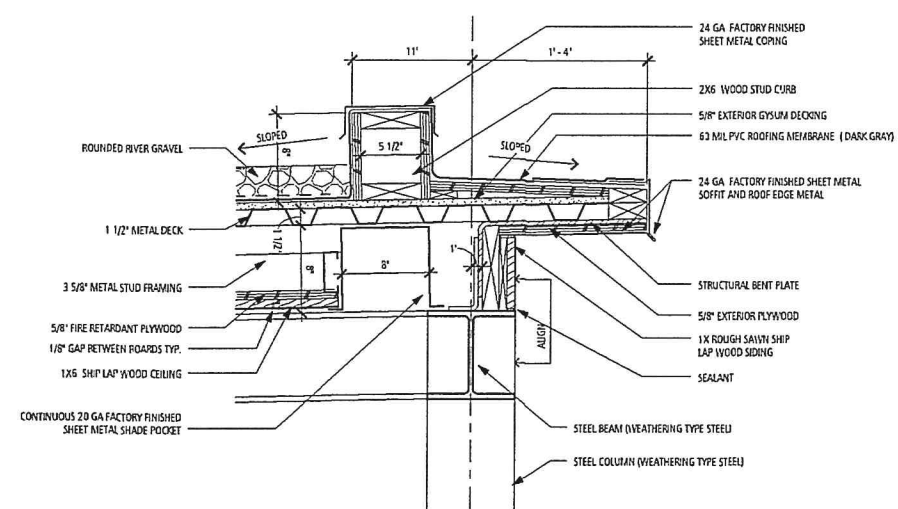
11 South Elevation with Awning
1/4" = 1'-0"



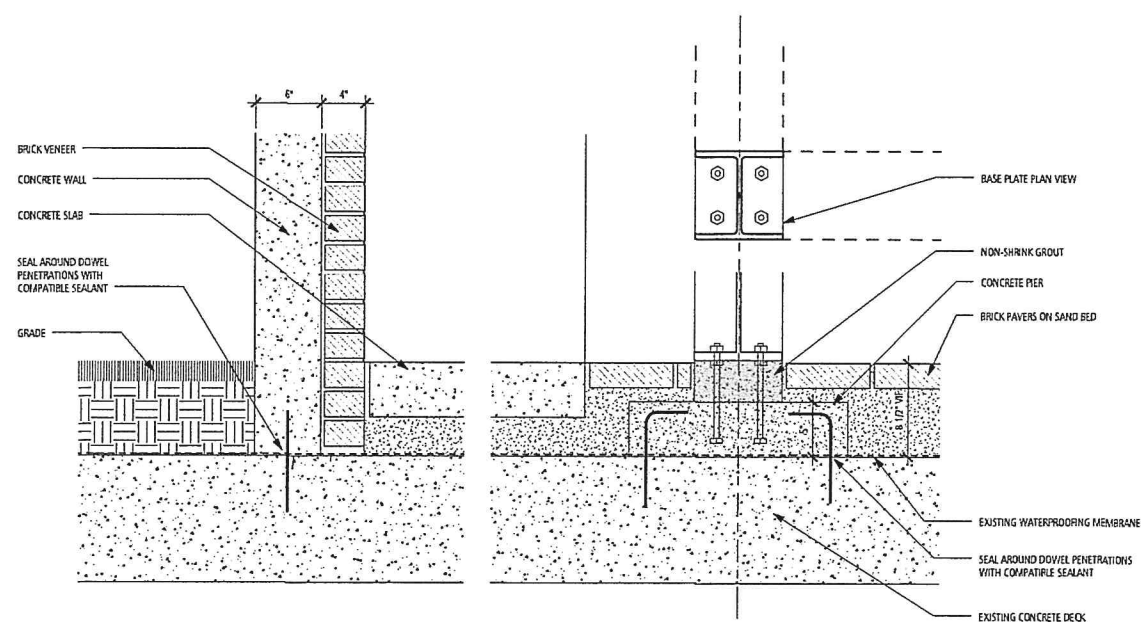
3 East Elevation
1/4" = 1'-0"

C:\Users\jcl\Documents\A2014\A103_A4.dwg
Pavilion_VS_Indoor.dwg

15 3/28/2014



1 Eave Detail
1 1/2" = 1'-0"

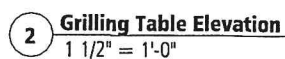
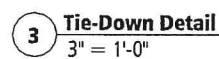
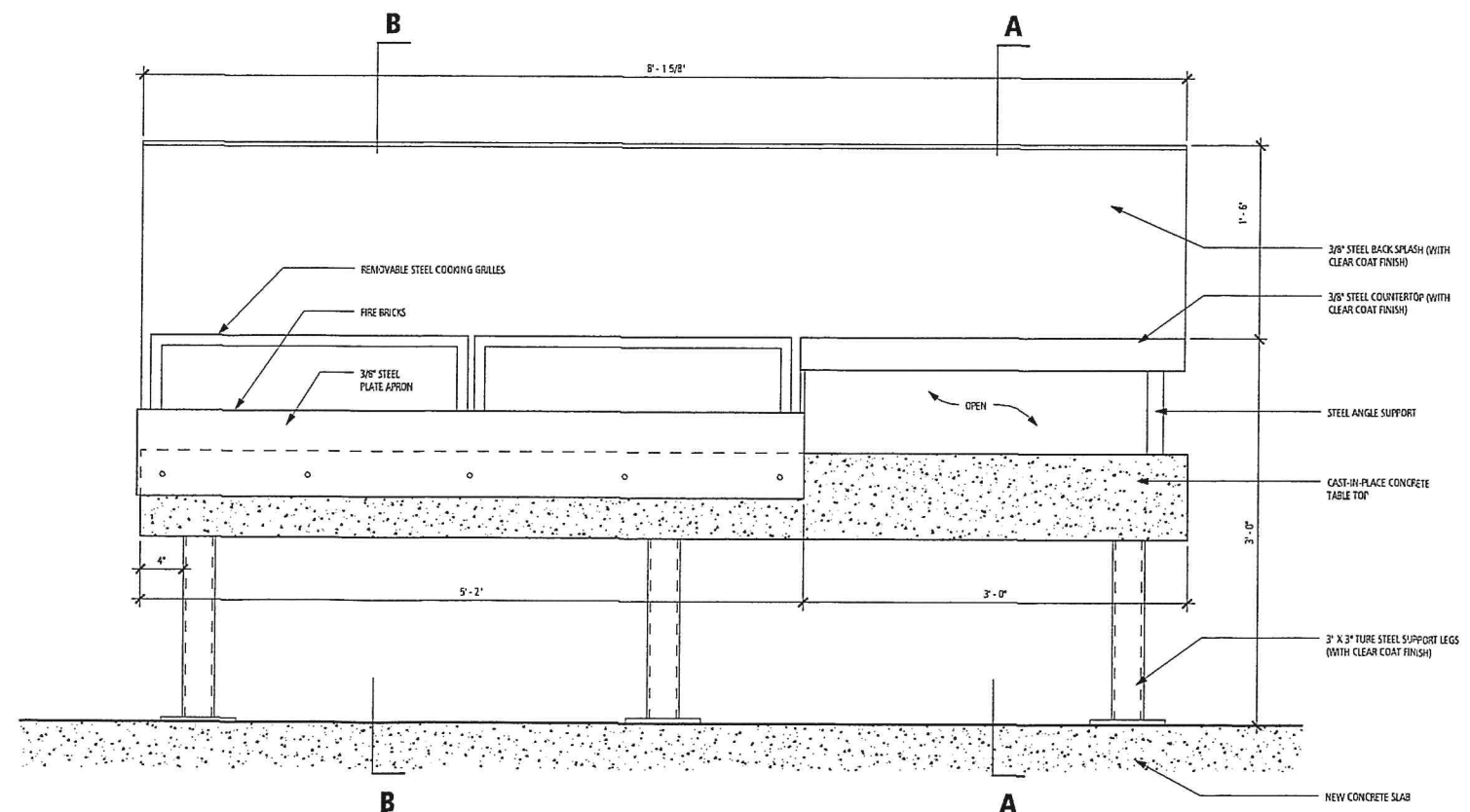
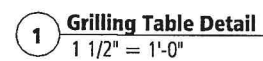
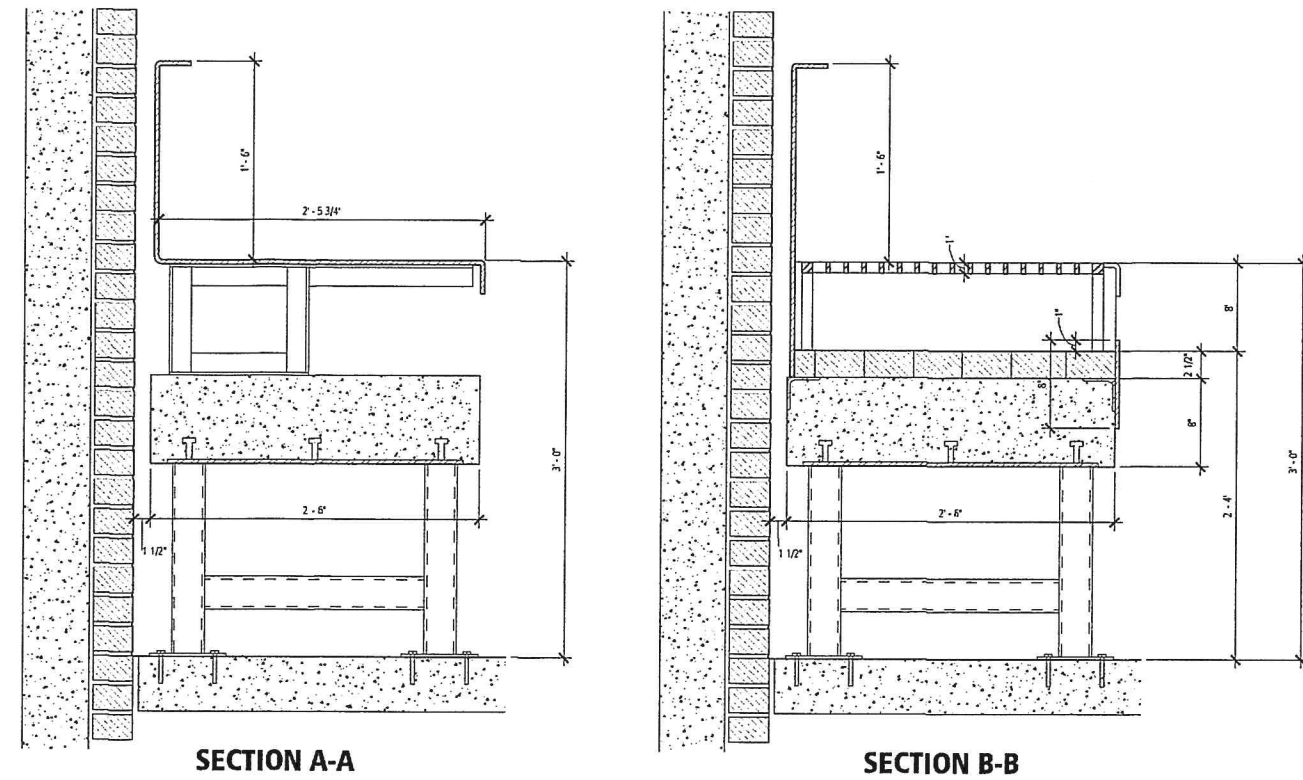


3 Gutter Detail
1 1/2" = 1'-0"

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Scale : $1\frac{1}{2}'' =$

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PLANNING & ZONING

No.	Description	D.
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Scale : As ind

APPROVED
AUG 20 2015
DEPARTMENT OF

No.	Description	D
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41 Cherry Street, LLC

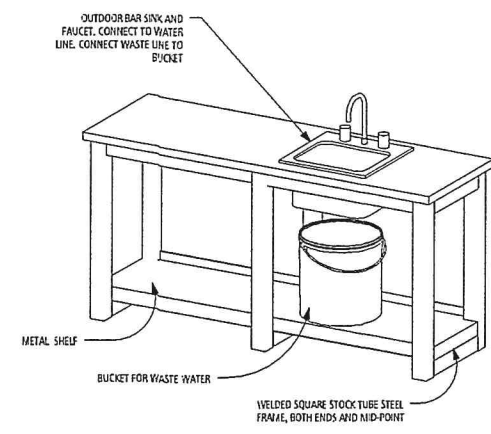
Asado Pavilion

Equipment Details

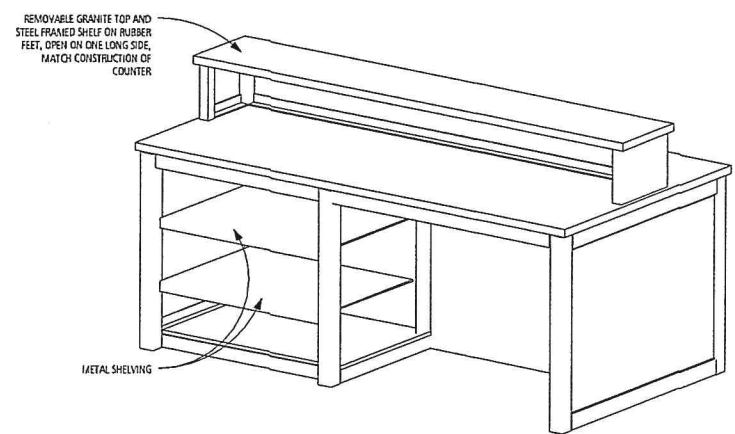
Project number: A2014
Date: 14 APR 2015
Drawn by:
Checked by:
Project Phase: FOR P

A106

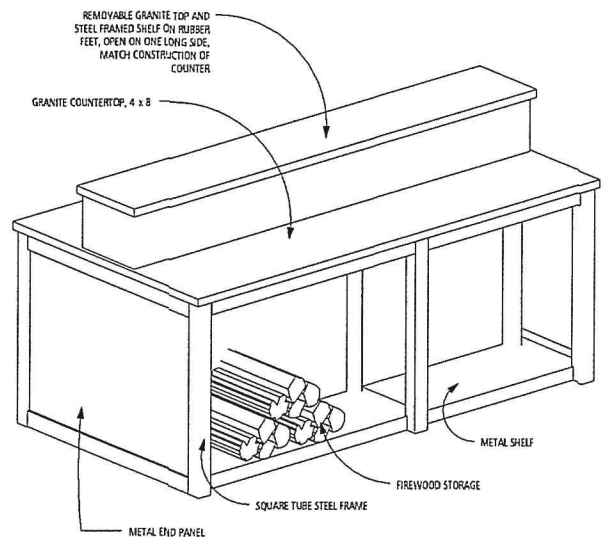
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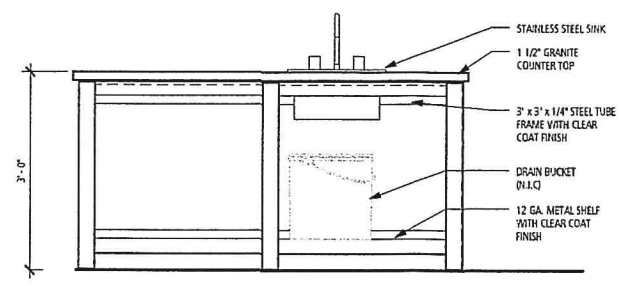
5 Sink Counter Isometric- Rear
3/4" = 1'-0"



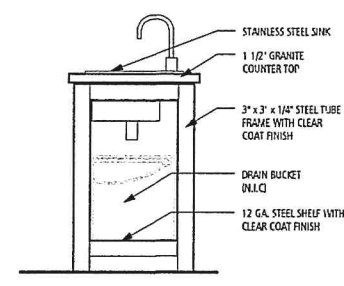
4 Serving Counter Isometric- Rear
3/4" = 1'-0"



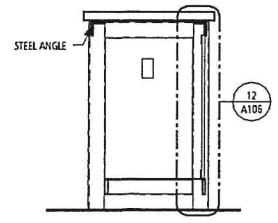
3 Serving Counter Isometric- Front
3/4" = 1'-0"



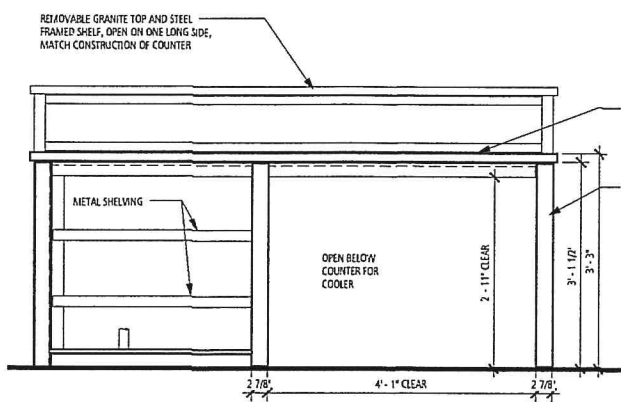
10 Sink Counter Front Elevation
3/4" = 1'-0"



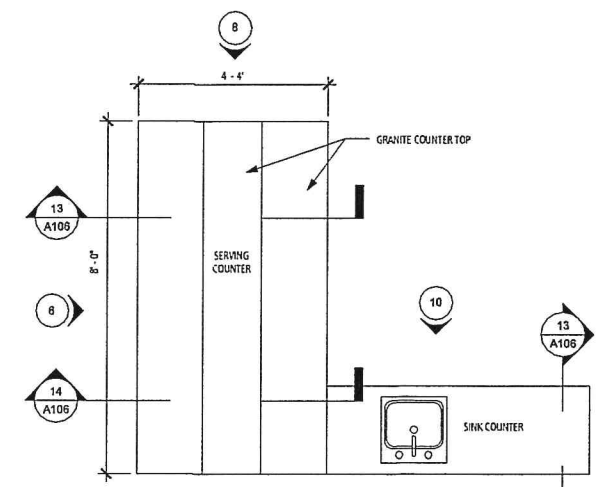
11 Sink Counter Side Elevation
3/4" = 1'-0"



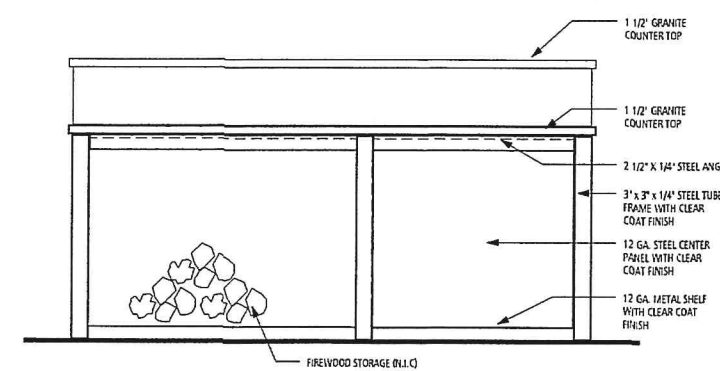
13 Sink Counter- Section
3/4" = 1'-0"



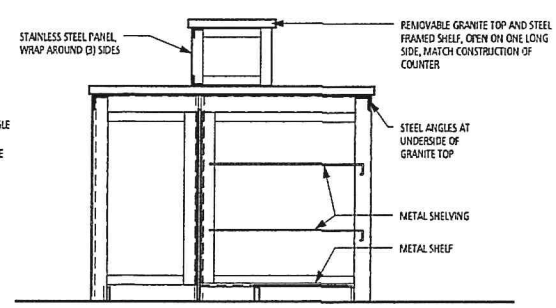
7 Serving Counter Rear Elevation
3/4" = 1'-0"



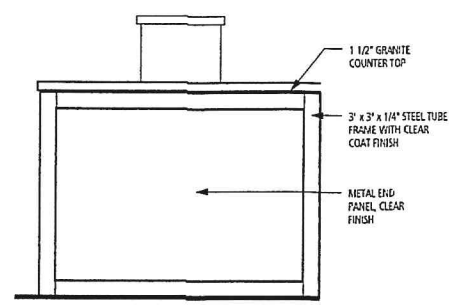
1 Serving Counter - Plan
1/2" = 1'-0"



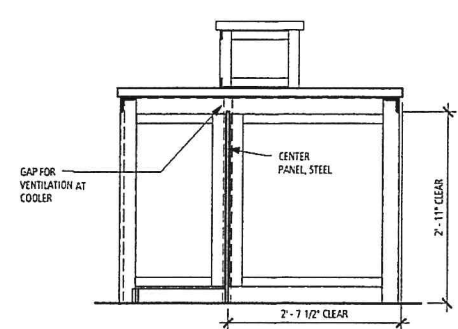
6 Serving Counter Front Elevation
3/4" = 1'-0"



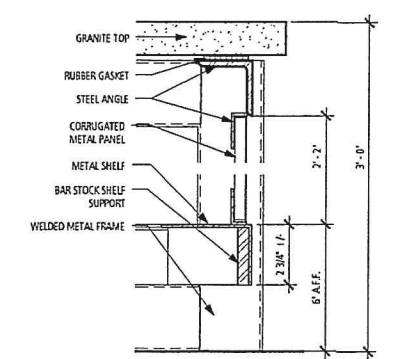
14 Serving Counter Section
3/4" = 1'-0"



8 Serving Counter Side Elevation
3/4" = 1'-0"



9 Serving Counter Section
3/4" = 1'-0"



12 Serving Counter - Detail
3" = 1'-0"

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
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DECIDUOUS TREES

BN	3	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	2"	AS SHOWN
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SHRUBS

DL	15	Diervilla lonicera	DWARF DIERVILLA	#3	30" O.C.
RA	15	Rhus Aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	#5	3" O.C.

ORNAMENTAL GRASSES

CA	14	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	18" O.C.
CI	188	Carex 'Ice Dance'	ICE DANCE SEDGE	#1	12" O.C.
FE	20	Festuca 'Elijah Blue'	BLUE FESCUE	#1	12" O.C.
MS	11	Miscanthus sinensis 'Purpurea'	PURPLE FLAME GRASS	#3	30" O.C.
PV	14	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCH GRASS	#3	30" O.C.

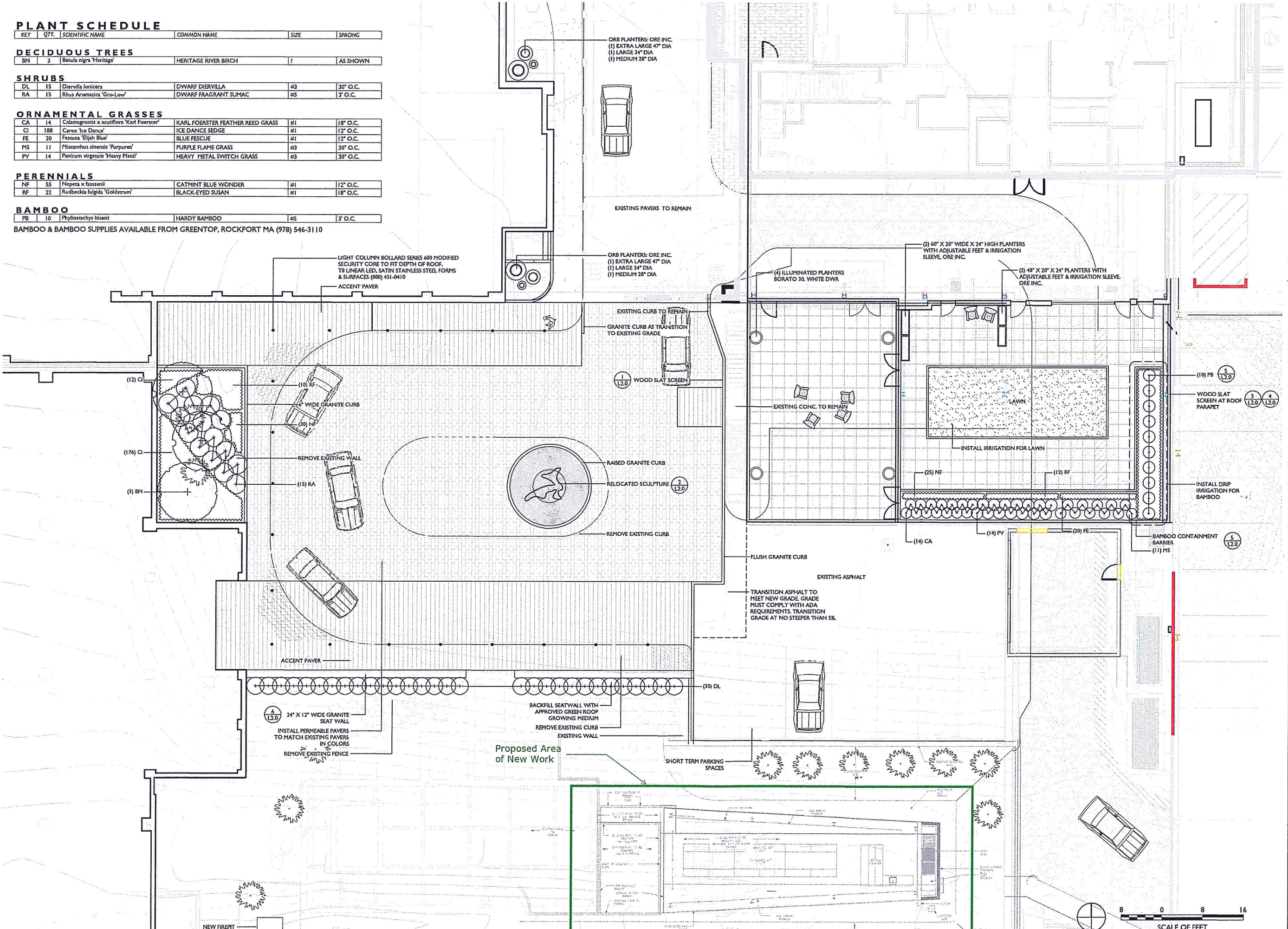
PERENNIALS

NF	55	Nepeta x faassenii	CATMINT BLUE WONDER	#1	12" O.C.
RF	22	Rudbeckia fulgida 'Goldstrum'	BLACK-EYED SUSAN	#1	18" O.C.

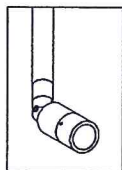
BAMBOO

PB	10	Phyllosachys bisseti	HARDY BAMBOO	#5	3" O.C.
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BAMBOO & BAMBOO SUPPLIES AVAILABLE FROM GREENTOP, ROCKPORT MA (978) 546-3110



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1																		
2	TYPE	MANUFACTURER	CATALOG NUMBER	SOURCE	COLOR TEMP	FOCUS (FIELD CHANGEABLE)	STEM LENGTH	COLOR	WATTS	FUNCTION	DIMMING GROUP	DIMMING GROUP NAME	DIMMER TYPE	QTY ON GROUP	TOTAL WATTS	MOUNTING	POWER SUPPLY	NOTES
3																		
4	AS-3	BK LIGHTING	PM-3-MN-LED-E37-SP-B2P-12-11-D	LED	2,700 k	SPOT	3"	DARK BRONZE	8	ENTRANCE ACCENT	1	WEST END CEILING	MAGNETIC LOW VOLTAGE DIMMER	2	16	SURFACE CEILING	REMOTE	
5	AS-3-TRA-1	BK LIGHTING	TR150-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER			WALL		MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
6	AS-3	BK LIGHTING	PM-3-MN-LED-E37-SP-B2P-12-11-D	LED	2,700 k	SPOT	3"	DARK BRONZE	8	PREP-AREA	2	SERVING PREP AREA	MAGNETIC LOW VOLTAGE DIMMER	3	24	SURFACE CEILING	REMOTE	
7	AS-3-TRA-2	BK LIGHTING	TR150-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER			WALL		MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
8	AS-6	BK LIGHTING	PM-6-MN-LED-E37-SP-B2P-12-11-D	LED	2,700 k	SPOT	6"	DARK BRONZE	8	DINING	3	COMMUNITY TABLE	MAGNETIC LOW VOLTAGE DIMMER	3	24	SURFACE CEILING	REMOTE	
9	AS-6-TRA-1	BK LIGHTING	TR150-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER			WALL		MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
10	8' BW	BK LIGHTING	DS-LED-E36-WFL-B2P-12-11-A -3605L-PC-TRe20-B2P-1-120	LED	2,700 k	FLOOD	NONE	DARK BRONZE	8	SECURITY	NA	SECURITY	NA	1	8	WALL	WALL MOUNTED	CANOPY POWER SUPPLY
11	CS-18	BK LIGHTING	PM-6-MN-LED-E37-SP-B2P-12-11-D	LED	2,700 k	SPOT	18"	DARK BRONZE	16	GRILL	4	GRILL	MAGNETIC LOW VOLTAGE DIMMER	2	32	SURFACE CEILING	REMOTE	MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
12	CS-18-TRA-1	BK LIGHTING	TR150-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER			WALL		MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS
13	D	NOT USED																
14	E	NOT USED																
15	FS	BK LIGHTING	SF-36"-L-LED-e37-WFL-A9-B2P-13-11-A	LED	2,700 k	FLOOD	36"	DARK BRONZE	8	RAMP	5	RAMP	MAGNETIC LOW VOLTAGE DIMMER	2	16	IN GROUND WITH ANCHOR BASE	REMOTE	REPLACE EXISTING LIGHTS
16	FS-TRA-1	BK LIGHTING	TR150-120	MLV	NA	NA	NA	STANDARD	150	TRANSFORMER	1		MAGNETIC LOW VOLTAGE DIMMER			WALL		MOUNT POWER SUPPLY AS INDICATED ON DRAWINGS



BKSL
SOLID STATE LIGHTING

the power of
dimming



MICRO
PENDANT

PROJECT: ASADO PAVILION

TYPE: AS-3
CATALOG NUMBER: SEE BELOW
SOURCE: LED
NOTES:

CATALOG NUMBER LOGIC

Example: **PM** - **3"** - **MN** - **LED** - **e37** - **SP** - **BZP** - **12** - **11** - **D**

Material: Blank - Aluminum

Series: PM - Pendant

Projection: 18", 24", 30", 36", 42", or 48" (specify in inches)

Fixture: MN - Micro Nite Star™

Source: LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
Designed for use with remote 12VAC BKSL* transformers. Requires magnetic Low Voltage dimmer.

LED Type: e37 - 8WLED/2.7K e17 - 18WLED/4K e16 - 8WLED/3K e21 - 18WLED/Amber

Optics*: SP - Spot (Green Indicator) NFL - Narrow Flood (Yellow Indicator) FL - Flood (Blue Indicator)

Finish: Aluminum Finish, Brass Finish, Premium 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	OCF	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type: 12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding: 11 - Honeycomb Baffle

Cap Style: C - Flush D - 45° less Weep Hole E - 90° less Weep Hole

DRIVER DATA

Input Volts
12VAC/DC 50/60Hz

InRush Current
<250mA MAX (non-dimmed)

Dimmable
Magnetic Low Voltage Dimmer

Operation Ambient Temp
-22°F-194°F (-30°C-90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e37	2700K	8.3	90
e16	3100K	8.3	90
e17	4100K	8.3	75
e21	Amber (590nm)	7.8	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	CBCP	Visual Intensity
Spot	20°	2934	Green
Narrow Flood	25°	1252	Yellow
Flood	30°	945	Blue

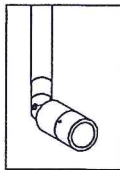
B-K LIGHTING

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

SUBMITTAL DATE
02-05-15

DRAWING NO.
SUB-23

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BKSSL
SOLID STATE LIGHTING

the power of
dimming

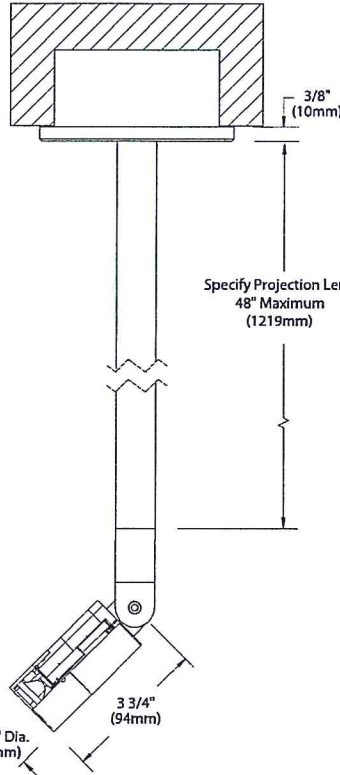


**MICRO NITE™
PENDANT**

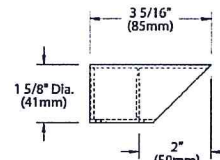
PROJECT: ASADO PAVILION

TYPE: AS-3

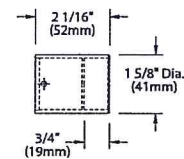
SIDE VIEW



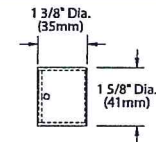
"D" CAP



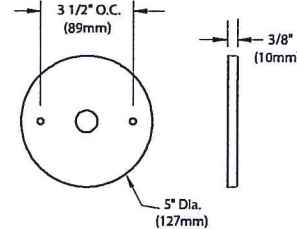
"E" CAP



"C" CAP



CANOPY DETAIL



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PLANNING & ZONING

Accessories (Configure separately)

Remote options:



TR Series



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 for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), 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. 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 ('D'), 1" deep bezel with 90° cutoff ('E'), flush lens, or ('C') cap styles.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

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 <250mA (non-dimmed). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Optics

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

Installation

5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

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. LOCK™ aiming screw and canopy mounting screws are 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. Lighting Facts Registration per USD OE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.



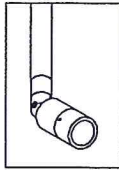
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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

SUBMITTAL DATE
02-05-15

DRAWING NUMBER
STR-2369-00



B-K LIGHTING
SOLID STATE LIGHTING

the power of
dimming



**MICRO
PEND.**

PROJECT: ASADO PAVILION

TYPE: AS-6
CATALOG NUMBER: SEE BELOW
SOURCE: LED
NOTES:

CATALOG NUMBER LOGIC

Example PM 6" MN LED e37 SP BZP 12 11 D

Material Blank - Aluminum

Series PM - Pendant

Projection 24 18", 24", 30", 36", 42", or 48"
(specify in inches)

Fixture MN - Micro Nite Star™

Source LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
Designed for use with remote 12VAC B-KSSL* transformers. Requires magnetic Low Voltage dimmer.

LED Type e37 - 8WLED/2.7K e17 - 18WLED/4K
e16 - 8WLED/3K e21 - 18WLED/Amber

Optics* SP - Spot (Green Indicator) NFL - Narrow Flood (Yellow Indicator) FL - Flood (Blue Indicator)

Finish Aluminum Finish Brass Finish Premium Finish

Aluminum Finish		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish	
Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish					
ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OC	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type 12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding 11 - Honeycomb Baffle

Cap Style C - Flush
D - 45° less Weep Hole
E - 90° less Weep Hole

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

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e37	2700K	8.3	90
e16	3100K	8.3	90
e17	4100K	8.3	75
e21	Amber (590nm)	7.8	~

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial Lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	CBCP	Visual Int.
Spot	20°	2934	Green
Narrow Flood	25°	1252	Yellow
Flood	30°	945	Blue

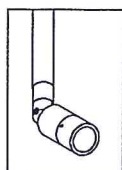
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SUBMITTAL DATE
02-05-15

DRAWING NO.
SUB-23

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BKSSL
SOLID STATE LIGHTING

the power of
dimming

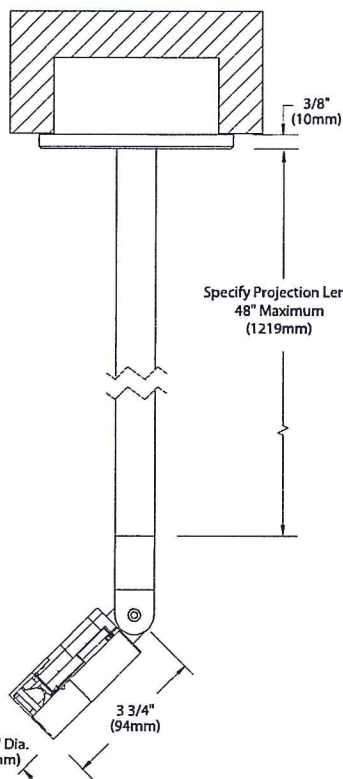


MICRO NITE™ PENDANT

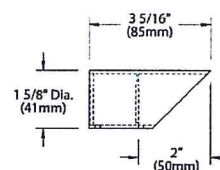
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TYPE: AS-6

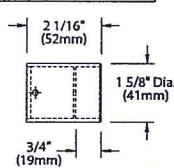
SIDE VIEW



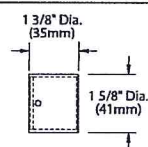
"D" CAP



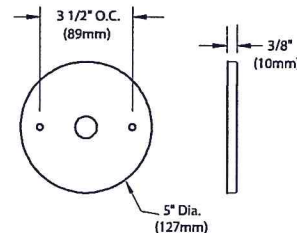
"E" CAP



"C" CAP

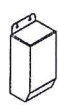


CANOPY DETAIL



Accessories (Configure separately)

Remote options:



TR Series



UPMRM™

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 for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), 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. 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 ('D'), 1" deep bezel with 90° cutoff ('E'), flush lens, or ('C') cap styles.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

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 <250mA (non-dimmed). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Optics

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

Installation

5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

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

Remote Transformer

For use with 12VAC B-K 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. LOCK™ aiming screw and canopy mounting screws are 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. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.



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B-K LIGHTING

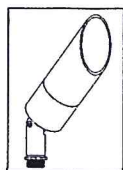
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SUBMITTAL DATE

02-05-15

DRAWING NUMBER

SUB-2369-00



B-K LIGHTING
SOLID STATE LIGHTING



DELTA STAR

DEPARTMENT OF
PLANNING & ZONING

AUG 20 2015

CATALOG NUMBER LOGIC

Example

Material

Blank - Aluminum
B - Brass
S - Stainless Steel

Series

DS - Delta Star™

Source

LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
*Requires magnetic Low Voltage dimmer

LED Type

e36 - 8WLED/2.7K e23 - 8WLED/4K
e22 - 8WLED/3K e27 - 8WLED/Amber

Optics*

NSP - Narrow Spot (Red Indicator) MFL - Medium Flood (Yellow Indicator)
SP - Spot (Green Indicator) WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** (Choose factory setting)

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

**Please see Adjust-e-Lume® photometry to determine desired intensity.

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU Interior use only.

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type

12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Cap Style

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

Option

360SL - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA

Input Volts 12VAC/DC 50/60Hz InRush Current <1A (non-dimmed) Dimmable Magnetic Low Voltage Dimmer Operation Ambient Temp -10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Intensity
Narrow Spot	14°	Red D
Spot	18°	Green
Medium Flood	25°	Yellow
Wide Flood	36°	Blue D

B-K LIGHTING

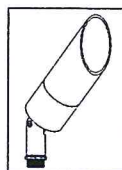
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SUBMITTAL DATE
1-8-14

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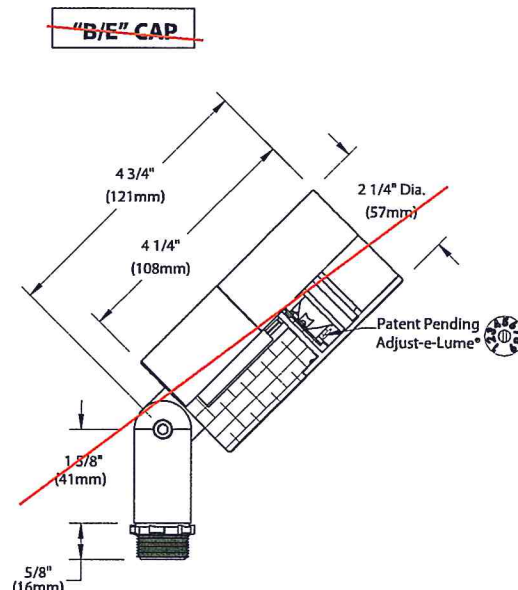
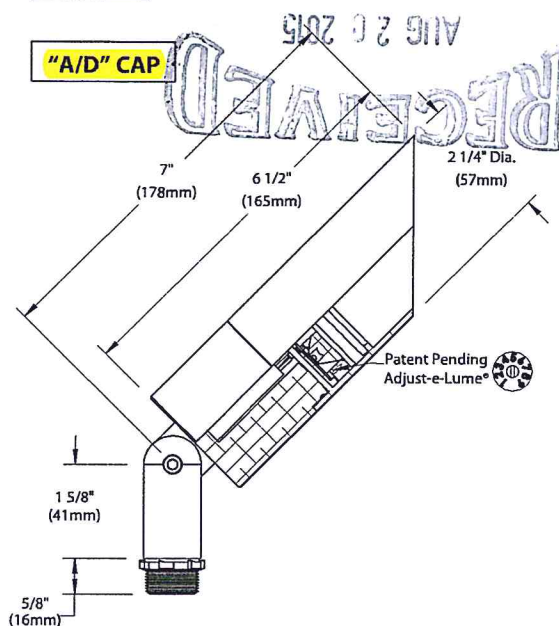
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DELTA STAR™



PROJECT: ASADO PAVILION

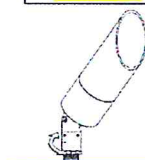
TYPE: BW



360 SL™

Accessories (Configure separately)

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



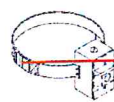
Horizontal Rotation
(Optional 360SL™ Knuckle)

Mounting:



Power Pipe™

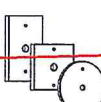
Power Canopy™



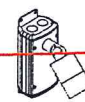
Tree Strap™



Sterns

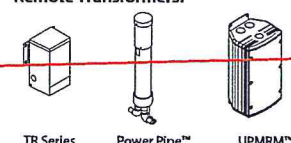


Canopies



UPM™

Remote Transformers:



TR Series

Power Pipe™

UPMRM™

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. 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 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. 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 vertical 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'), or 1" deep bezel with 90°

cutoff ('B' or 'E') 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.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics

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

Remote Transformer

For use with 12VAC BKSSL remote transformer.

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. 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. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9, CSA TIL B-58B. 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

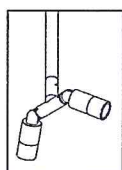
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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE

1-8-14

DRAWING NUMBER

SUB000930



MICRO
TWIN PEND

DEPARTMENT OF
PLANNING & ZONING

AUG 20 2015

CATALOG NUMBER LOGIC

PROJECT:	ASADO PAVILION
TYPE:	CS-18
CATALOG NUMBER:	SEE BELOW
SOURCE:	LED
NOTES:	

	WM	18	MN	LED	e37	SP	BZP	12	11	D
Example	- WM -	36 -	MN -	LED -	e21 -	NFL -	VER -	13 -	11 -	E
Material	Blank - Aluminum									
Series	WM - Twin Pendant									
Projection	18", 24", 30", 36", 42", or 48" (specify in inches)									
Fixture	MN - Micro Nite Star™									
Source	LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed) Designed for use with remote 12VAC BKSL* transformers. Requires magnetic Low Voltage dimmer.									
LED Type	e37 - 8WLED/2.7K e16 - 8WLED/3K e17 - 18WLED/4K e21 - 18WLED/Amber									
Optics*	SP - Spot (Green Indicator) NFL - Narrow 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 See submittal SUB-1439-00	

Lens Type	12 - Soft Focus Lens	13 - Rectilinear Lens
Shielding	11 - Honeycomb Baffle	
Cap Style	C - Flush D - 45° less Weep Hole E - 90° less Weep Hole	

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

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e37	2700K	8.3	90
e16	3100K	8.3	90
e17	4100K	8.3	75
e21	Amber (590nm)	7.8	—

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

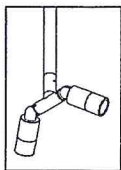
Beam Type	Angle	CBCP	Visual Intensity
Spot	20°	2934	Green
Narrow Flood	25°	1252	Yellow
Flood	30°	945	Blue

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DRAWING
SUB-23



BKSSL
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the power of
dimming

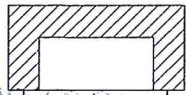


MICRO NITE™ TWIN PENDANT

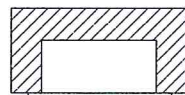
PROJECT: ASADO PAVILION

TYPE: CS-18

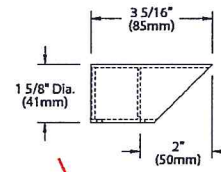
FRONT VIEW



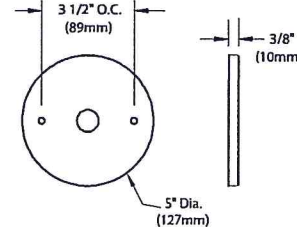
SIDE VIEW



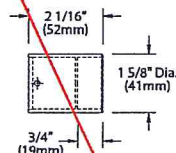
"D" CAP



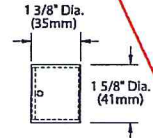
CANOPY DETAIL



"E" CAP



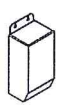
"C" CAP



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DEPARTMENT OF
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Accessories (Configure separately)

Remote options:



TR Series



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 for program requirements.

Materials

Furnished In Copper-Free Aluminum (Type 6061-T6), 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. 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 ('D'), 1° deep bezel with 90° cutoff ('E'), flush lens, or ('C') cap styles. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

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 <250mA (non-dimmed). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Optics

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

Installation

5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

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. LOCK™ aiming screw and canopy mounting screws are 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. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.



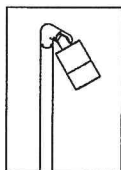
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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SUBMITTAL DATE
02-05-15

DRAWING NUMBER
SUB-2371-00



BKSSL
SOLID STATE LIGHTING

the power of



STAFF STAR™ STY

PROJECT: ASADO PAVILION

TYPE: FS

**CATALOG
NUMBER:**

SOURCE:

NOTES:

CATALOG NUMBER LOGIC

Example: SF - 42 - L - LED - e27 - MFL - A3 - BZW - 13 - 11 - B - PP18B

Series _____
SF - Staff Star™ Pathlight

Stem Length _____
24", 30", 36", 42", 48", *54", *60", *66", or *72"
(Specify in inches) * For use with Standard Anchor Base Only

Style _____
L - 90° Radius

Source _____
LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type _____
e36 - 8WLED/2.7K e23 - 8WLED/4K
e22 - 8WLED/3K e27 - 8WLED/Amber

Optics* _____
NSP - Narrow Spot (Red Indicator) MFL - Medium Flood (Yellow Indicator)
SP - Spot (Green Indicator) WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** (Choose factory setting) _____
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
**Please see Adjust-e-Lume® photometry to determine desired intensity.

Finish _____

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type _____
12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding _____
11 - Honeycomb Baffle

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

Options _____
Blank - Anchor Base (Standard, for use with remote transformer)
PP18B - 18" Power Pipe™ stake with 'B' Cap (for use with remote transformer)**
PP-TR20 - Power Pipe™ "T" option with 18" stake and TR20 Electronic Transformer** (105-300 VAC, 50/60 Hz, Non-Dimming)
**For use with up to 48" maximum stem length
SF - Stability Flange (for use with Power Pipe™)

DRIVER DATA

Input Volts	InRush Current	Dimmable	Operation Ambient Temp
12VAC/DC 50/60Hz	<250mA MAX (non-dimmed)	Magnetic Low Voltage Dimmer	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	e23 CBCP	Visual I
Narrow Spot	14°	3594	Red
Spot	18°	2456	Green
Medium Flood	25°	1335	Yellow
Wide Flood	36°	747	Blue

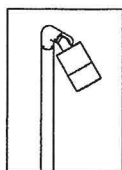
B-K LIGHTING

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SUBMITTAL DATE
01-26-15

DRAWING N
SUB-23

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BKSSL
SOLID STATE LIGHTING



STAFF STAR™ STYLE L

PROJECT: ASADO PAVILION

TYPE: FS

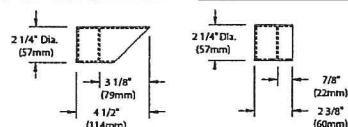
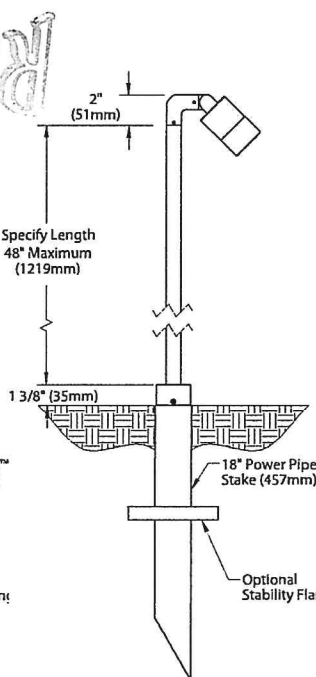
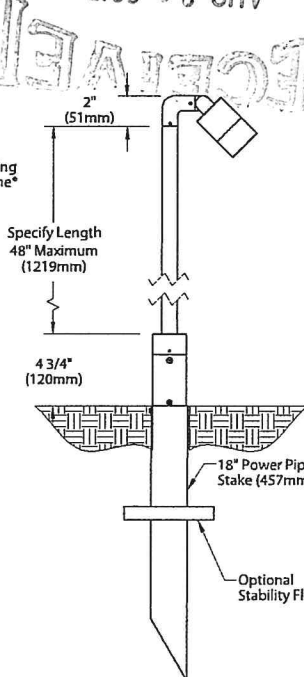
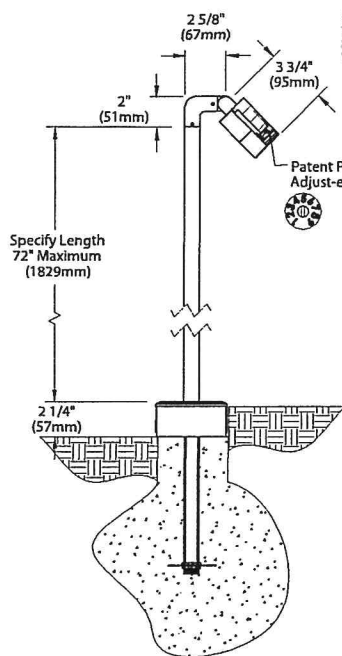
ANCHOR BASE

POWER PIPE™ (Mounting Option)

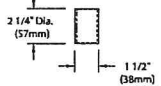
POWER PIPE™ (Mounting Option)

"A/D" CAP

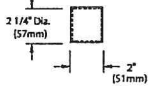
"B/E" CAP



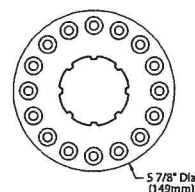
"C" CAP



"F" CAP



STABILITY FLANGE (optional)



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 for program requirements.

Style

'L' Style provides clean, 90° transition from fixture to stem.

Materials

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

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. 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'), 1° deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1° deep cutoff with flush mounted lens ('F'). Accommodates up to (2) lens or louver media. '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.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum overall (with Anchor Base) and 48" maximum overall (with Power Pipe™).

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 <250mA. Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics

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

Installation

Available for installation in three distinct mounting conditions:

Anchor Base (Standard)

Cast aluminum junction box with pass-through cover. 10" galvanized anchor stem for installation into soil or concrete. For use with 12VAC ~~ELSL~~ remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Power Pipe™ (Optional)

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 ~~ELSL~~ remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

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.

Wiring

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

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw 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.

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. 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.



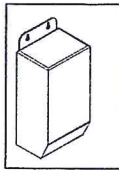
*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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SUBMITTAL DATE
01-26-15

DRAWING NUMBER
SUB-2343-00



Magnetic Transformer

TR SE

PROJECT: ASADO PAVILION

TYPE: AS-3-TRI-1-2

CATALOG NUMBER:

SOURCE: LED
NOTES: MOUNT BEHIND STRUCTURE

CATALOG NUMBER LOGIC

Example **TR150** - **120**

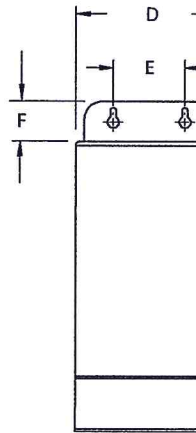
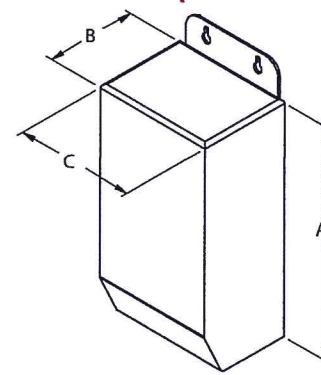
Series **TR150**

Input Voltage **120**

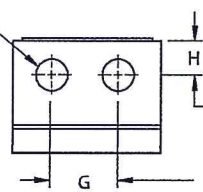
TR60 - 60W Magnetic Transformer
TR150 - 150W Magnetic Transformer
TR300 - 300W Magnetic Transformer
TR600 - 600W Magnetic Transformer

120 - 120 Volt
277 - 277 volt

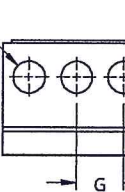
$$150 \times 25\% = 37.5 \text{ WATTS}$$



(2) 7/8" Dia.
Knockouts
(TR60)



(3) 7/8" Dia.
Knockouts
(TR150-600)



TRANSFORMER DATA

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

Series	Input Voltage	Max. Load	Circuit Breaker	Weight	Height A	Depth B	C	D	E	F	G
TR60	120V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"
TR150	120V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR300	120V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR600	120V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"
TR60	277V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"
TR150	277V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR300	277V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR600	277V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"

SPECIFICATIONS

Housing

Stainless steel, NEMA Outdoor 3R rated enclosure. (2) (TR60) or (3) (TR150-600) bottom entry 7/8" knockouts provide access to wiring compartment. Riveted, hinged cover opens vertically from bottom to top for service access.

Transformer

Fully encapsulated, Class B insulated, low voltage magnetic transformer. 120VAC or 277VAC input. 12VAC output (fully loaded). 0.6A (120VAC) or 0.3A (277VAC) maximum no load input current. Manual thermal reset. Secondary circuit breaker. Enclosure temperature <65° C when fully loaded (in 40° C ambient).

For use with halogen and **B-K** products. Fully dimmable utilizing magnetic low voltage dimmers. Consult fixture specification for dimming capability.

Output Wiring

See B-K Lighting Low Voltage Design Guide on reverse.

Warranty

Limited five year warranty.

Certification and Listings

Nema Type 3R Enclosure. Suitable for indoor and outdoor use. UL Listed to ANSI/UL Standard 1012.



B-K LIGHTING

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SUBMITTAL DATE
7-30-13

SUBMITTAL
TR-SE

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Low Voltage Guide

DEPARTMENT OF
PLANNING & ZONING

AUG 26 2015

Many B-K LIGHTING fixtures operate on 12 volts. Taking advantage of these energy-saving fixtures requires appropriate care in planning the electrical wiring system. To maintain expected lamp performance, we recommend the following procedures in sizing your low-voltage wiring system.

SIZING OF LOW VOLTAGE WIRING

1. Locate and plot fixtures on plan. Choose the lighting equipment necessary to create the desired lighting effects. Mark lamp wattage for each fixture location.
2. Identify potential transformer locations. The ideal locations are those which provide for the shortest possible low voltage distances (inconspicuous areas, behind rocks, shrubbery, etc., within the landscape). UPM, Power Pipe™, Power Pipe II™, or, if available, transformers integral in the fixture are good ways to hide the transformer and reduce voltage drop problems.
3. Add the total wattage for the proposed low voltage run. Measure the wire lengths from the transformer to the fixture locations. Find the distance to the "CENTER OF LOAD" of the low voltage run.

$$\text{CENTER OF LOAD} = \frac{\text{Distance from first to last fixture}}{(2) \text{ Two}} + \text{Distance from transformer to first fixture}$$

4. Using the B-K LIGHTING Wire Selection Table, select the wattage column which applies. Look down the column stopping at a distance, in feet, that is equal or greater than the "CENTER OF LOAD" distance. Look across to find the proper wire size for your layout.

Note: In the event of multiple runs from a given transformer, treat each run separately.

12-VOLT WIRE SELECTION TABLE

WIRE SIZE	TOTAL WATTAGE																
	12	20	24	35	40	50	60	70	80	100	105	120	140	150	160	200	250
12	178	106	89	60	53	42	35	30	26	21	20	17	15	13	—	—	—
10	283	169	141	96	85	67	56	48	42	33	32	28	24	22	19	17	13
8	450	269	225	154	135	107	90	77	67	54	51	45	38	36	31	27	21
6	715	428	357	245	214	171	143	122	107	85	81	71	61	57	49	42	34

CENTER OF LOAD WIRING DISTANCES IN FEET

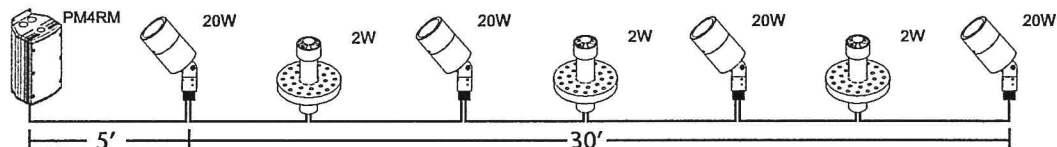
The Wire Selection Table provided is based on a maximum allowable voltage drop of 5%. Electrical designs which allow greater than 5% voltage drop, reduce rated light output beyond acceptable levels.

The importance of the proper wire selection is demonstrated below. Both examples have the same total watts and identical overall lengths of wire run, yet require different wire sizes, or multiple wire runs, to operate within the 5% maximum voltage drop B-K LIGHTING criteria.

EXAMPLE:

Total wattage:
(20w x 4) + (2w x 3) = 86 watts
CENTER OF LOAD:
 $\frac{(30')}{2} + 5' = 20'$

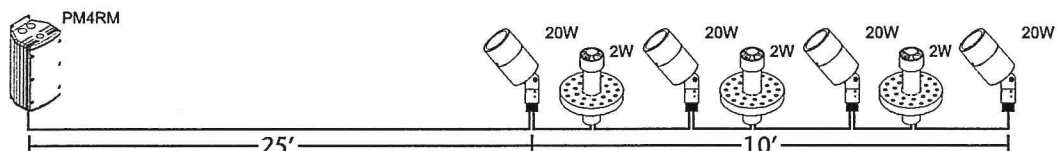
SINGLE WIRE RUN:
12 gauge



EXAMPLE:

Total wattage:
(20w x 4) + (2w x 3) = 86 watts
CENTER OF LOAD:
 $\frac{(10')}{2} + 25' = 30'$

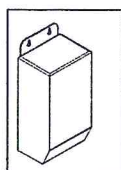
SINGLE WIRE RUN:
10 gauge



TRANSFORMERS

For areas which are far reaching from fixtures, running 120 volt power to each fixture location with individual transformers, such as TRSS75 or TRSS150, provides an excellent economic solution to voltage drop. These transformers can also be specified in the UPM, Power Pipe™, and Power Pipe II™ transformer housings.

Note: Installations should be in accordance with the National Electric Code and applicable local codes.



Magnetic Transformer

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AUG 20 2015
DEPARTMENT OF PLANNING & ZONING

TR SE

PROJECT: ASADO PAVILION

TYPE: AS-6-TRI-1

CATALOG NUMBER:

SOURCE:

NOTES:

LED
MOUNT BEHIND STRUCTURE

CATALOG NUMBER LOGIC

Example **TR150** - **120**

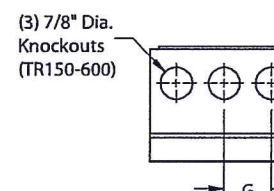
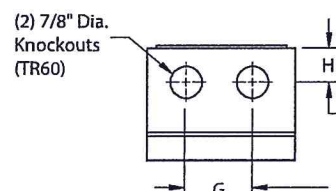
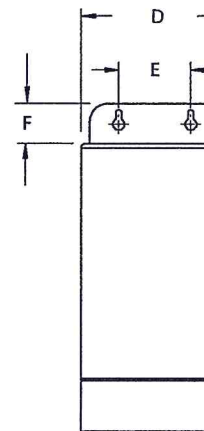
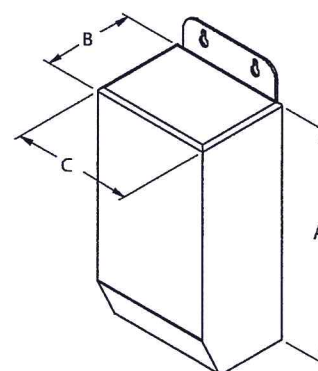
Series **TR150**

Input Voltage **120**

TR60 - 60W Magnetic Transformer
TR150 - 150W Magnetic Transformer
TR300 - 300W Magnetic Transformer
TR600 - 600W Magnetic Transformer

120 - 120 Volt
277 - 277 Volt

$$150 \times 25\% = 37.5 \text{ WATTS}$$



TRANSFORMER DATA

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

Series	Input Voltage	Max. Load	Circuit Breaker	Weight	Height A	Depth B	C	D	E	F	G
TR60	120V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"
TR150	120V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR300	120V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
TR600	120V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"
TR60	277V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"
TR150	277V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"
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TR600	277V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"

SPECIFICATIONS

Housing

Stainless steel, NEMA Outdoor 3R rated enclosure. [2] (TR60) or [3] (TR150-600) bottom entry 7/8" knockouts provide access to wiring compartment. Riveted, hinged cover opens vertically from bottom to top for service access.

Transformer

Fully encapsulated, Class B insulated, low voltage magnetic transformer. 120VAC or 277VAC input. 12VAC output (fully loaded). 0.6A (120VAC) or 0.3A (277VAC) maximum no load input current. Manual thermal reset. Secondary circuit breaker. Enclosure temperature <65° C when fully loaded (in 40° C ambient).

For use with halogen and **B-K LIGHTING** products. Fully dimmable utilizing magnetic low voltage dimmers. Consult fixture specification for dimming capability.

Output Wiring

See B-K Lighting Low Voltage Design Guide on reverse.

Warranty

Limited five year warranty.

Certification and Listings

Nema Type 3R Enclosure. Suitable for indoor and outdoor use. UL Listed to ANSI/UL Standard 1012.



B-K LIGHTING

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

SUBMITTAL DATE
 7-30-13

SUBMITTAL
 TR-SE

Low Voltage Guide

DEPARTMENT OF
PLANNING & ZONING

AUG 26 2015

Many B-K LIGHTING fixtures operate on 12 volts. Taking advantage of these energy-saving fixtures requires appropriate care in planning the electrical wiring system. To maintain expected lamp performance, we recommend the following procedures in sizing your low-voltage wiring system.

SIZING OF LOW VOLTAGE WIRING

1. Locate and plot fixtures on plan. Choose the lighting equipment necessary to create the desired lighting effects. Mark lamp wattage for each fixture location.
2. Identify potential transformer locations. The ideal locations are those which provide for the shortest possible low voltage distances (inconspicuous areas, behind rocks, shrubbery, etc., within the landscape). UPM, Power Pipe™, Power Pipe II™, or, if available, transformers integral in the fixture are good ways to hide the transformer and reduce voltage drop problems.
3. Add the total wattage for the proposed low voltage run. Measure the wire lengths from the transformer to the fixture locations. Find the distance to the "CENTER OF LOAD" of the low voltage run.

$$\text{CENTER OF LOAD} = \frac{\text{Distance from first to last fixture}}{(2) \text{ Two}} + \text{Distance from transformer to first fixture}$$

4. Using the B-K LIGHTING Wire Selection Table, select the wattage column which applies. Look down the column stopping at a distance, in feet, that is equal or greater than the "CENTER OF LOAD" distance. Look across to find the proper wire size for your layout.

Note: In the event of multiple runs from a given transformer, treat each run separately.

12-VOLT WIRE SELECTION TABLE

WIRE SIZE	TOTAL WATTAGE																
	12	20	24	35	40	50	60	70	80	100	105	120	140	150	160	200	250
12	178	106	89	60	53	42	35	30	26	21	20	17	15	13	—	—	—
10	283	169	141	96	85	67	56	48	42	33	32	28	24	22	19	17	13
8	450	269	225	154	135	107	90	77	67	54	51	45	38	36	31	27	21
6	715	428	357	245	214	171	143	122	107	85	81	71	61	57	49	42	34

CENTER OF LOAD WIRING DISTANCES IN FEET

The Wire Selection Table provided is based on a maximum allowable voltage drop of 5%. Electrical designs which allow greater than 5% voltage drop, reduce rated light output beyond acceptable levels.

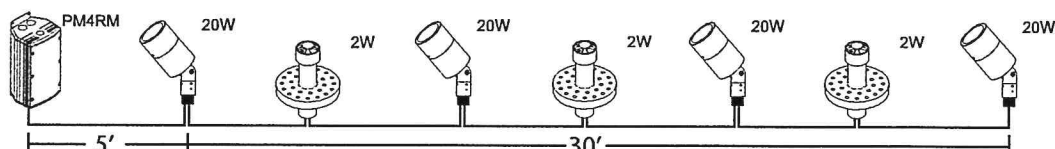
The importance of the proper wire selection is demonstrated below. Both examples have the same total watts and identical overall lengths of wire run, yet require different wire sizes, or multiple wire runs, to operate within the 5% maximum voltage drop B-K LIGHTING criteria.

EXAMPLE:

Total wattage:
(20w x 4) + (2w x 3) = 86 watts

CENTER OF LOAD:
 $(\frac{30'}{2}) + 5' = 20'$

SINGLE WIRE RUN:
12 gauge

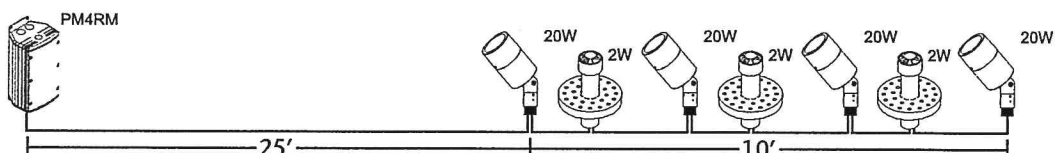


EXAMPLE:

Total wattage:
(20w x 4) + (2w x 3) = 86 watts

CENTER OF LOAD:
 $(\frac{10'}{2}) + 25' = 30'$

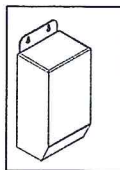
SINGLE WIRE RUN:
10 gauge



TRANSFORMERS

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Magnetic Transformer

DEPARTMENT OF
PLANNING & ZONING

AUG 20 2015

RECEIVED

TR SE

PROJECT: ASADO PAVILION

TYPE: CS-6-TRI-1

CATALOG NUMBER:

SOURCE: LED
MOUNT BEHIND STRUCTURE

NOTES:

CATALOG NUMBER LOGIC

Example **TR150** - **120**

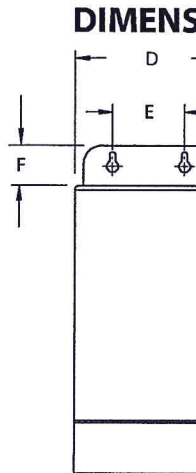
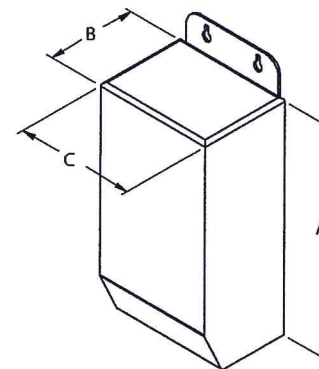
Series **TR150**

Input Voltage **120**

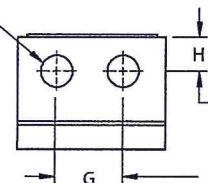
TR60 - 60W Magnetic Transformer
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TR600 - 600W Magnetic Transformer

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277 - 277 volt

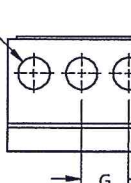
$$150 \times 25\% = 37.5 \text{ WATTS}$$



(2) 7/8" Dia.
Knockouts
(TR60)



(3) 7/8" Dia.
Knockouts
(TR150-600)



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SUBMITTAL DATE
7-30-13

SUBMITTAL
TR-SE

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Low Voltage Guide

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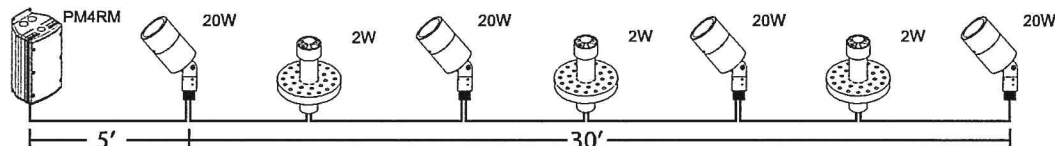
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12 gauge

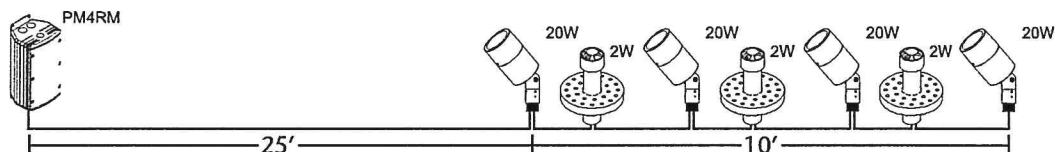


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SINGLE WIRE RUN:
10 gauge



TRANSFORMERS

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Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

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David E. White, AICP, Director

Vacant, Comprehensive Planner

Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Interim Chief Administrative Officer

Mary O'Neil, AICP, Senior Planner

Elsie Tillotson, Department Secretary

Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 15, 2015
RE: ZP15-1123CA; 83 Hyde Street

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

File: 15-1123CA

Location: 83 Hyde Street

Zone: RM **Ward:** 2C

Lot Size: 4064 sq. ft.

Date application accepted: May 8, 2015

Applicant/ Owner: Nate Cross

Request: Remove porch and rear addition. New 2 story rear addition to single family home.

Revised plans received: May 15, 2015.



DAB hearing: May 26, 2015.

Revised Plans submitted: July 27, 2015 and September 3, 2015.

Background:

- o **Zoning Permit 05-595FC;** replace chicken wire fence with 6' wooden stockade fence on south and west boundaries. May 2005.
- o **Zoning Permit 99-055;** metal roof over shingles on existing garage. July 1998.
- o **Zoning Permit 98-038;** install metal roofing over existing asphalt shingles on main portion of the single family house. July 1997.
- o **NPR (No permit required);** erect a 4' x 60' wire fence on the south property line. Grade back yard and install boards along the fence to retain the soil and water on his own property. September 1974. Decision appealed by neighbor relative to re-grading property; appeal upheld by Zoning Board of Adjustment November 1974.

Overview: The applicant wishes to demolish a single story rear addition and a southerly porch to construct a new, attached 2 story addition. Coverage as calculated by the consulting architect is proposed to increase from 38% to 43%.

The **Design Advisory Board** reviewed this project at their May 26, 2015 meeting, voting to **table** the application to await revisions. New plans were delivered to the P & Z office the week of July 27, 2015. The DAB reviewed revised plans August 11, 2015, and took the following action:

Motion by Matt Bushey: I move we recommend **approval**, with a preference for Option 2A (cross gable) as compatible with the existing building scale and proportion. The Board feels the main entrance door to the existing structure does not presently face the street, therefore the covered porch entry is acceptable and not subject to the standard of Section 6.2.2 (h). The Board approves the removal of the screen door on the south elevation. The Board approves the project conditioned upon a walkway provided from the new entry on the north elevation to the public right-of-way. The Board recommends re-labeling the new entry to “additional entrance.” Existing entrance on south elevation to be retained.

The Board incorporates the following conditions:

1. Prior decisions under this ordinance have found development proposals for large rear additions on small historic structures to be in conflict with applicable standards. Compatibility relative to scale, massing and proportion must be assured for an affirmative finding.
2. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
3. A landscaping plan will be required.
4. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
5. An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer.
6. Materials will need to be defined prior to review by the Development Review Board.
7. A survey may be required to discern true property boundaries, lot size, and vehicular access that are assured to this parcel.
8. An area for snow storage will be identified on the site plan.
9. Section 6.2.2 (h) requires that “Principal buildings shall have their main entrance facing and clearly identifiable from the public street.” The proposed entrance is on the north elevation, not facing the street (east). The DAB finds that as there is no existing door facing the street, the proposal to add a porch and door to the north elevation is consistent with existing conditions and will make the main building entrance clearly discernable. The DAB finds no conflict with Section 6.2.2. (h).
10. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.

11. The applicant shall confirm the location of trash and recycling facilities.
12. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
13. A pedestrian access must be illustrated from the public right-of-way to the residence. Any such walkway must be identified on a revised site plan.
14. Coverage calculations will need to be submitted prior to advancement to the DRB.
15. Standard Permit Conditions 1-15.

2nd – Sean McKenzie

Vote 5-0

Applicable Regulations: Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking.)

Recommendation: At present the application is missing important supporting information and details; **tabling** is recommended.

I. Findings

Article 4: Zoning Maps and Districts

Table 4.4.5-3 limits coverage to 40% in the RM zone, with a residential bonus of 10% for open amenities. The application proposes 43% coverage; allowable with the proposed open porch considered under the bonus provision.

Dimensional standards required setback of 10% of lot width or average of side yard setbacks of 2 adjacent lots. Rear setback is 25% of lot depth. Lot depth 131' x .25 = 32.75' required minimum rear setback. The addition as proposed is outside the rear yard setback.

The proposed porch is 2"6" from the north property line. **The applicant must demonstrate that this setback reflects the average of the side yard setback of 2 adjacent lots on both sides.**

The height is not proposed to exceed the 35' limitation.

No finding possible.

Section 4.4.5(d) District Specific Regulations 3. Lot Coverage

Exceptions for Accessory Residential Features

In the RL, RL-W, RM and RM-W districts, an additional ten (10) per cent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed or be used for parking:

- i. Decks
- ii. Patios
- iii. Porches
- iv. Terraces
- v. Tennis or other outdoor game courts
- vi. Swimming pools and swimming pool aprons
- vii. Walkways, and/or
- viii. Window wells

The additional 3% coverage above allowable limits is acceptable per the bonus provision, reflecting the open north porch and the walkways included in the plan.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

83 Hyde Street has access to the public street; lot frontage is 30'. The driveway is over a right-of-way on the northerly most neighboring property. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

Lot coverage is proposed to increase from 38% to 43%. A 10% bonus allowance for open amenities like porches, patios and terraces is provided in the RM zoning district. As proposed, coverage is within allowable limits. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

The lot is not more than 2 acres in size. Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks required

There is no change proposed to the front setback.

The rear setback will meet the required 25% of lot depth. At issue is the side yard setback, which may be calculated using the average of the correlating side yard setbacks of principal structures on the four neighboring lots (2 on either side) and within the same block. The site plan defines the northerly porch 2'6" from the property line. The applicant will be required to demonstrate that this is consistent with the average setbacks of the aforementioned lots.

Otherwise, the porch must meet a minimum side yard setback of 5'. **No finding possible.**

Section 5.2.6 Building Height Limits

The proposed building height has not been provided. The applicant will be required to provide this information. **No finding possible.**

Section 5.2.7 Density and Intensity of Development

No change is proposed to the existing use. The property will remain a single family dwelling.

Affirmative finding.

Section 5.3.6 Nonconforming Lots

(a) Existing Small Lots

Subject to approval by the DRB pursuant to the requirements of Article 3, Part 4 – Site Plan and Design Review, any lot of record existing as of January 1, 2007 may be developed for the purposes permitted in the district in which it is located even though not conforming to minimum lot size requirements, provided such lot is not less than four thousand (4,000) square feet in area with a minimum width and depth dimension of forth (40) feet.

83 Hyde Street is an existing, developed lot of 4,312 sf. and a frontage of 30' with a single family home. The use is not proposed to change. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. The building is 50 years old or older;

83 Hyde Street was constructed prior to 1890; therefore greater than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history; or,

B. Association with the lives of persons significant in the past; or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction;

83 Hyde Street represents the modest 1 ½ -2 ½ story residential buildings that dominate the Old North End of Burlington. Typically built as affordable residential structures for the growing number of immigrants that flooded the city to work in shops, mills, and factories, these buildings characterize the close harmony of neighborhood development in the latter half of the 19th century. Within the streetscape and as part of the Old North End, 83 Hyde Street retains its integrity of location, association, feeling, design, workmanship, and setting.

or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,

- E. *Yielding, or may be likely to yield, information important to prehistory; and,*
3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

(b) Standards and Guidelines:

These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
Its use was and remains residential.
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The alteration of features and spaces (in this instance, the rear addition) has the potential to negatively impact the character of the property. In addition, the loss of the side porch removes a traditional element of these familiar dwellings. Revised plans have helped to address, and respect both.

Precedent here is drawn from previous applications proposing oversized rear additions which been denied by the Development Review Board. (13 Lakeview Terrace, ZP06-406CA, ZP07-018CA). Several other projects that proposed similar alteration were redesigned to meet the standards of this ordinance. (65 George St., ZP 06-265CA.) New plans for 83 Hyde Street have provided greater refinement in the design, with a new option in the revised roof plan. The DAB has determined that “Option 2” meets this standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The addition, as revised, demonstrates an “evolution” in the building’s growth; sympathetic to existing buildings in the Old North End yet respectful of the original.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

A new side porch is proposed on the northerly side to facility resident entry and access to the driveway. The southerly porch is proposed to be removed. That porch may or may not have been original to the structure, but benefits from its importance as a feature pattern of the neighborhood, building type, and characteristic building component in this period of dwelling. A replacement porch continues that feature.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

See above note about the side porches, a predictable appendage to this type of residential building.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and*

provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The applicant has submitted that the existing rear addition is not constructed on a foundation or with structural members with sufficient integrity and structural strength for continued dwelling use. Its replacement may be considered; however scale, compatibility and visual impact remain primary issues. The DAB believes that revised plans have adequately addressed that concern.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical treatments are proposed. The demolition of the rear one-story addition is included, with the intent of replacing an under-performing and under-structured portion of the house. The new addition will be of greater durability and strength; but require attentive examination to assure compatibility with the existing structure and surrounding streetscape.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None have been identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

As proposed, the new work will be clearly differentiated from the old. Materials have not yet been defined. The DAB has addressed the issue of scale and compatibility.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Although unlikely, it is conceivable that the addition could be removed at some future date leaving the historic structure intact. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

The existing single family home presents no undue nuisance as defined in this standard. Not applicable.

Section 5.5.2 Outdoor Lighting

No information has been submitted for lighting. The applicant is required to submit fixture specifications, location and lighting levels to assure compliance with this standard. **No finding possible.**

Section 5.5.3 Stormwater and Erosion Control

An EPSC plan is required as more than 400 sf. will be disturbed; none has been submitted. **No finding possible.**

Section 5.5.4 Tree Removal

No landscaping plan or tree removal information has been submitted. As the proposed addition is the location of an existing single story structure, it is not anticipated that trees will be removed for this project. Tree removal from a lot containing a single family home on less than $\frac{3}{4}$ of an acre is exempt from zoning review in any case, per **Section 3.1.2 (c) Exemptions**.

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The submitted site plan lacks information about natural features or landscaping. A Google image illustrates plantings along the front property line and a cedar tree at the entrance to the driveway. A landscaping plan will be required. **No finding possible.**

(b) Topographical Alterations:

No information has been provided. An EPSC plan has been provided to the stormwater engineering staff; however earlier review identified a drainage issue that caused impact to a neighboring property. **No finding possible.**

(c) Protection of Important Public Views:

There are no protected public views from this parcel. **Not applicable.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and



respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design

standards pursuant to Sec. 5.4.8(b).

Although the building is not listed on the state or National Register of Historic Resources, its age and the context of the street make it eligible for consideration. See Section 5.4.8.

(e) Supporting the Use of Renewable Energy Resources:

The close proximity to the neighbor on the south makes opportunities for passive solar limited, as the abutting building rises a full 2 stories.

The shadow impacts from this proposed addition will be to the north and east; where the driveway and road exist. No adverse shadow impact to neighboring properties is anticipated.

Affirmative finding.

(f) Brownfield Sites:

None identified. Not applicable.

(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.

There may be heightened concern about grade changes on this parcel, as a previous decision by the Zoning Board of Adjustment overturned a decision that would have allowed re-grading of the lot due to impacts on a neighboring property.

An EPSC and Stormwater Management Plan will be required, with written approval of the Stormwater Engineer. As of this date, no EPSC or Stormwater Plan has been submitted or reviewed by engineering staff.

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.

A new entrance with porch is illustrated on the north elevation, exiting toward the driveway. The applicant will be required to define the average of side yard setbacks to offer assurance that the porch may be designed as close to the property line as illustrated.

There is no identified location for snow storage, although there is the potential to plow to the south of the driveway/garage. **No finding possible.**

(h) Building Location and Orientation:

The addition is proposed to replace a single story addition at the rear with a two story structure. Although oriented behind the primary structure as is typical of many residential additions, it is proportionally much larger than the existing structure. Option 2 (with a cross-gable) helps to ameliorate the difference in scale.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

There is, at present, no main entrance facing the street. The Design Advisory Board accepted the new porch on the north elevation as the equivalent of existing conditions, and found no conflict with this standard. The principle entrance will remain clearly identifiable from the street via the new porch. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access is proposed to remain as existing. The driveway crosses the abutting property to the north, entering 83 Hyde mid-way on the north boundary. **Affirmative finding.**

(j) Pedestrian Access:

An existing sidewalk leads to the principle entrance on the east. A new entrance and porch are proposed on the north, with a sidewalk leading to the public ROW. **Affirmative finding.**

(k) Accessibility for the Handicapped:

Full ADA access is not required for a single family home. The building inspector will determine if Vermont “visitability” standards apply for the new construction. **Affirmative finding.**

(l) Parking and Circulation:

There is an existing driveway leading to a 2 car garage. The driveway is not entirely on this parcel but appears to utilize a right-of-way over a neighboring lot. Adequate parking is evident for the single family use. **Affirmative finding.**



(m) Landscaping and Fences:

No landscaping information has been provided. A replacement fence was permitting in 2005. A landscaping plan will be required. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

There are no public plazas on site. Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been submitted; spec sheets and fixture location will be required. **Affirmative finding as conditioned.**

(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.

All meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility and any need for appropriate screening.

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.

The applicant shall confirm the location of meters, mailboxes, mechanical equipment, trash and recycling facilities.

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 have been identified. **No finding possible.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes

reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

It is indeed challenging to propose a building addition that meets code on such a modest structure. The existing building measures just 14' feet in width on the primary elevation. Primary submission materials suggested a rear addition exceeding the height and width of the primary structure; towering over the existing building. In mass, scale and proportion, the proposed addition lacked any transition and was not sympathetic or complementary to the existing building or context. Hyde Street is characterized by residential structures 1 ½ to 2 ½ stories, most with gable front orientation. 83 Hyde Street is smaller in scale than most and very subordinate in scale to the buildings that surround it.

Revised elevations give an enhanced image of the proposed addition, drawn professionally to better illustrate scale and proportion. Option 2 (as identified in revised plans) presents a cross gable plan that would provide a similar amount of new habitable area while diminishing the visual impact of the abrupt roof height proposed for the rear. It also reflects a continued eave line on the rear that more closely associates with the front part of the building. These are visual tricks that soften what might be a brusque change in massing and scale, and make clear the progression of building growth. Particularly in the Old North End, these multi-gabled, multiple roofline buildings are the character of the neighborhood, and Option most closely reflects that. The Design Advisory Board found Option 2 to meet this standard. **Affirmative finding.**

2. Roofs and Rooflines.

A cross-gabled roof is proposed, which is a common roof form in the neighborhood; with gabled roofs the most prominent on the street. **Affirmative finding.**

3. Building Openings

Double hung windows are proposed for most of the dwelling on Option 2. There may have to be confirmation of egress adequacy for the wingle light window on the south elevation, 2nd storey by the building inspector if the building is not going to be sprinklered.

A new door is suggested on plans for the north elevation. A southerly porch and entrance are proposed to be removed. See comment under Section 6.2.2 (h) relative to the requirement for a building entrance facing the streetfront. **Affirmative finding.**

(b)Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Although the building is not listed on the state or National Register, it may be considered eligible by age and within the context of the neighborhood. See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected public views from this site. Not applicable.

(d)Provide an active and inviting street edge:

The principle building will remain, but the key is to minimize the visual impact of the larger rear addition. A new option has been provided; one that will enhance to livability of the residence. The roof plan illustrated in Option 2 is successful in minimizing that sudden disparity between the small size of the principle mass with the new addition. **Affirmative finding.**

(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.

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.

There is substitute siding on the existing house (aluminum.) The applicant has not defined the materials for the proposed new addition, and needs to. **No finding possible.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

New development is required to meet the Guidelines for Energy Efficient Construction as noted. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signs are proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

It will need to be confirmed that windows illustrated for the 2nd floor will meet egress requirements.

Development shall meet all applicable building and fire safety code as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-11 requires 2 parking spaces per residential unit in the Neighborhood Parking District. There is both a structured garage and a driveway that will accommodate 2 vehicles. **Affirmative finding.**

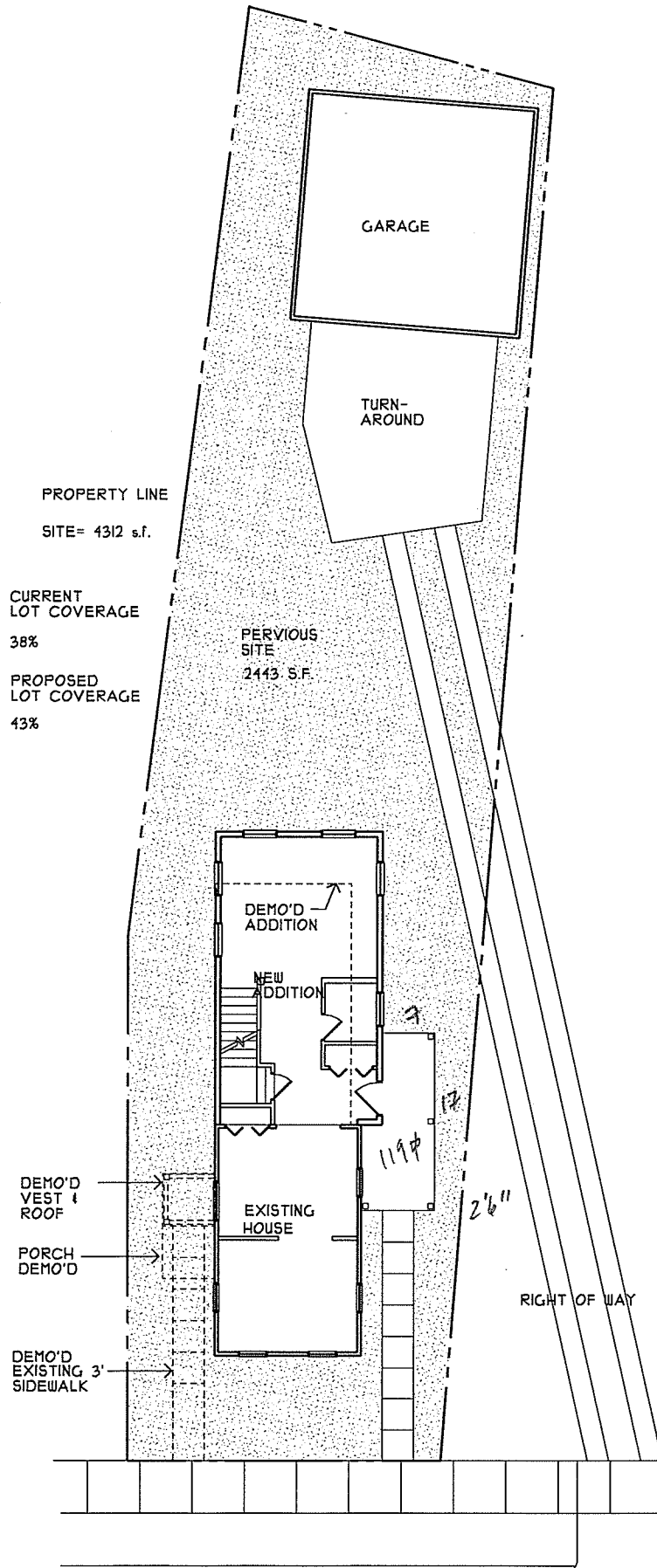
II. Conditions of Approval

1. The applicant needs to demonstrate adequate setback, particularly on the north elevation.
2. The applicant needs to define the proposed roof height, to assure compliance with Table 4.4.4-1.
3. The applicant will need to define any topographical alterations, if proposed or necessary for this application.
4. A landscaping plan will be required.
5. A lighting plan, with fixture cut sheets and location of fixture placement will be required.
6. An EPSC Plan will be required, with written approval of the Stormwater Engineer.
7. Exterior sheathing and trim materials will need to be defined. Window specs are required.
8. While ADA standards may not apply for the single family home, the building inspector will determine whether Vermont visitability standards are required for the new construction.
9. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. The applicant shall confirm the location of trash and recycling facilities.
11. All mailboxes, meters, utility connections, and HVAC equipment need to be illustrated on elevations or site plans, as appropriate to discern visibility, assess function and to determine any need for appropriate screening.
12. Standard Permit Conditions 1-15.

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

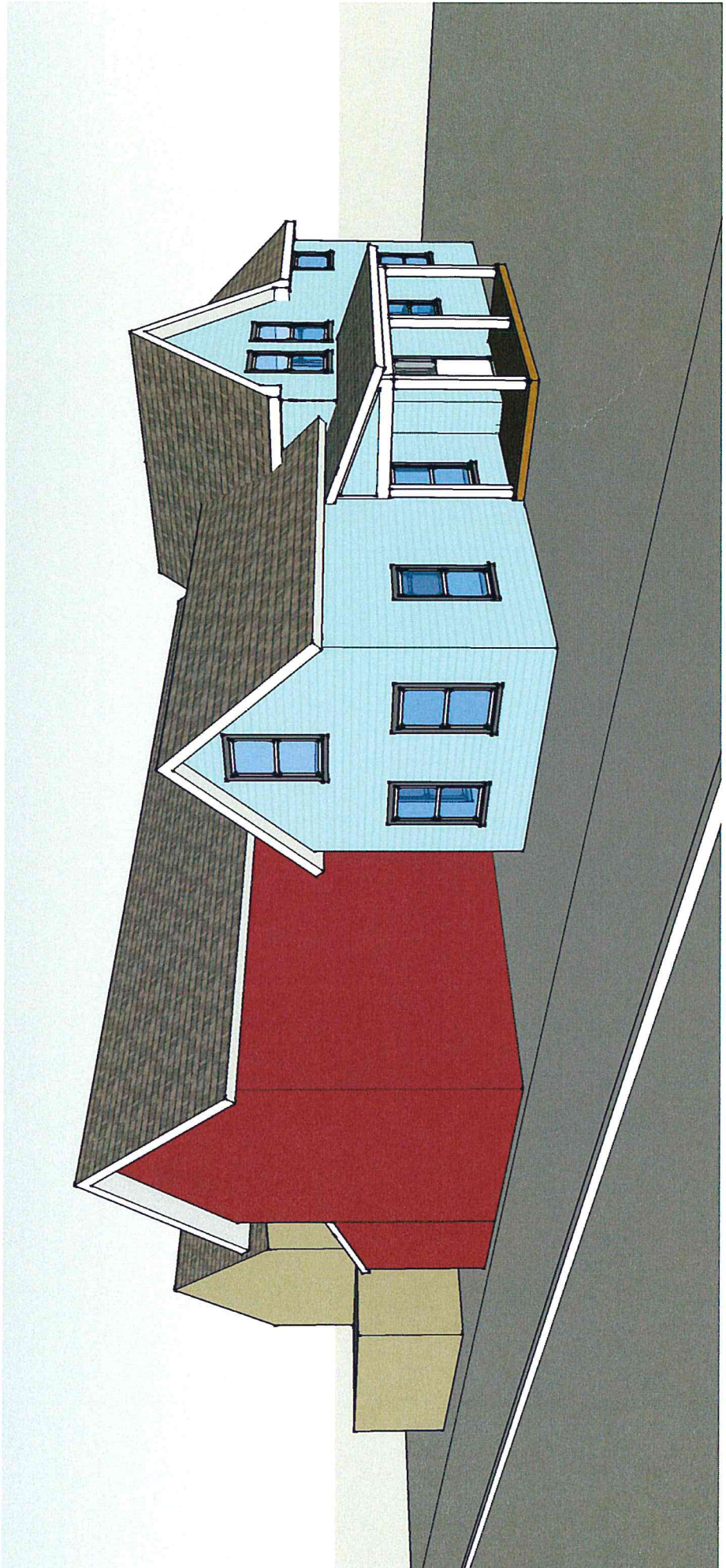


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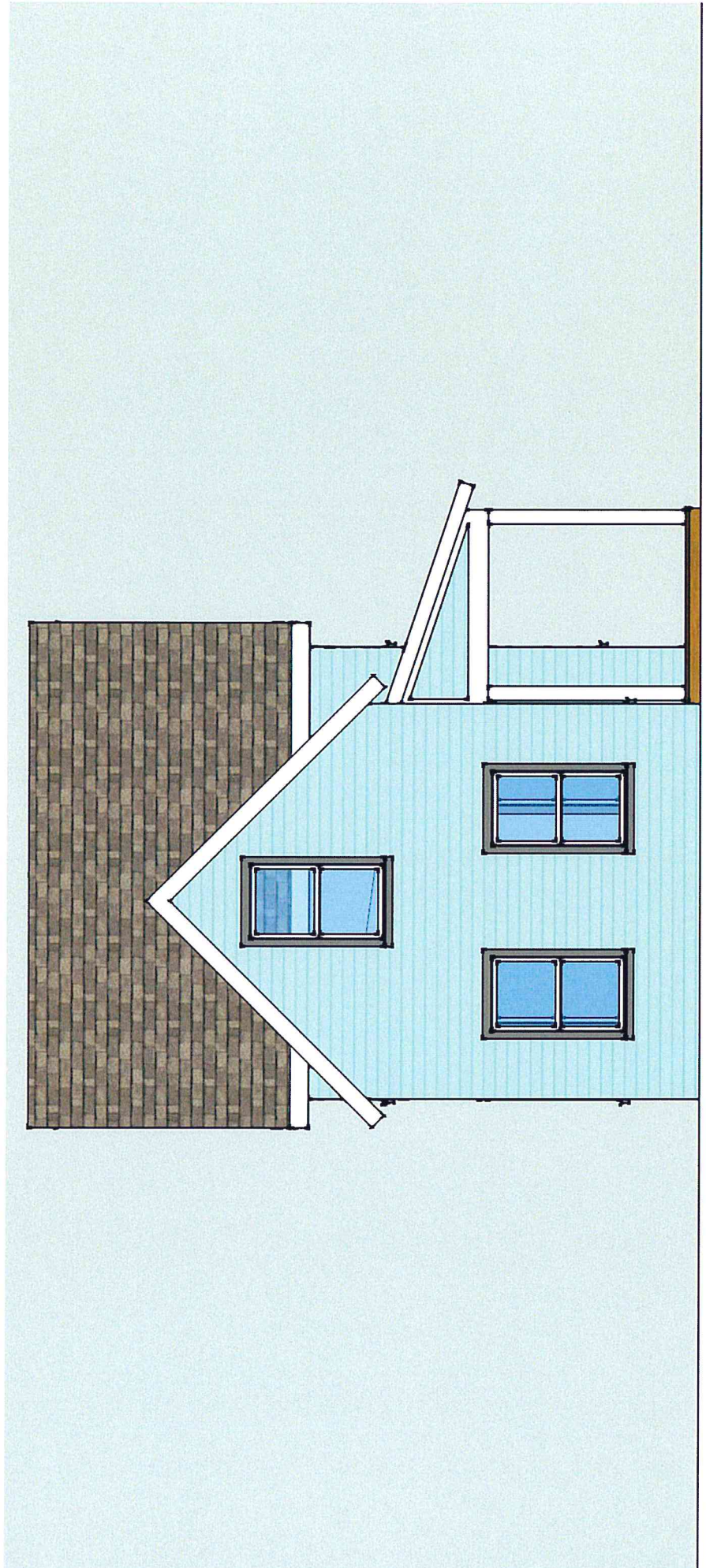


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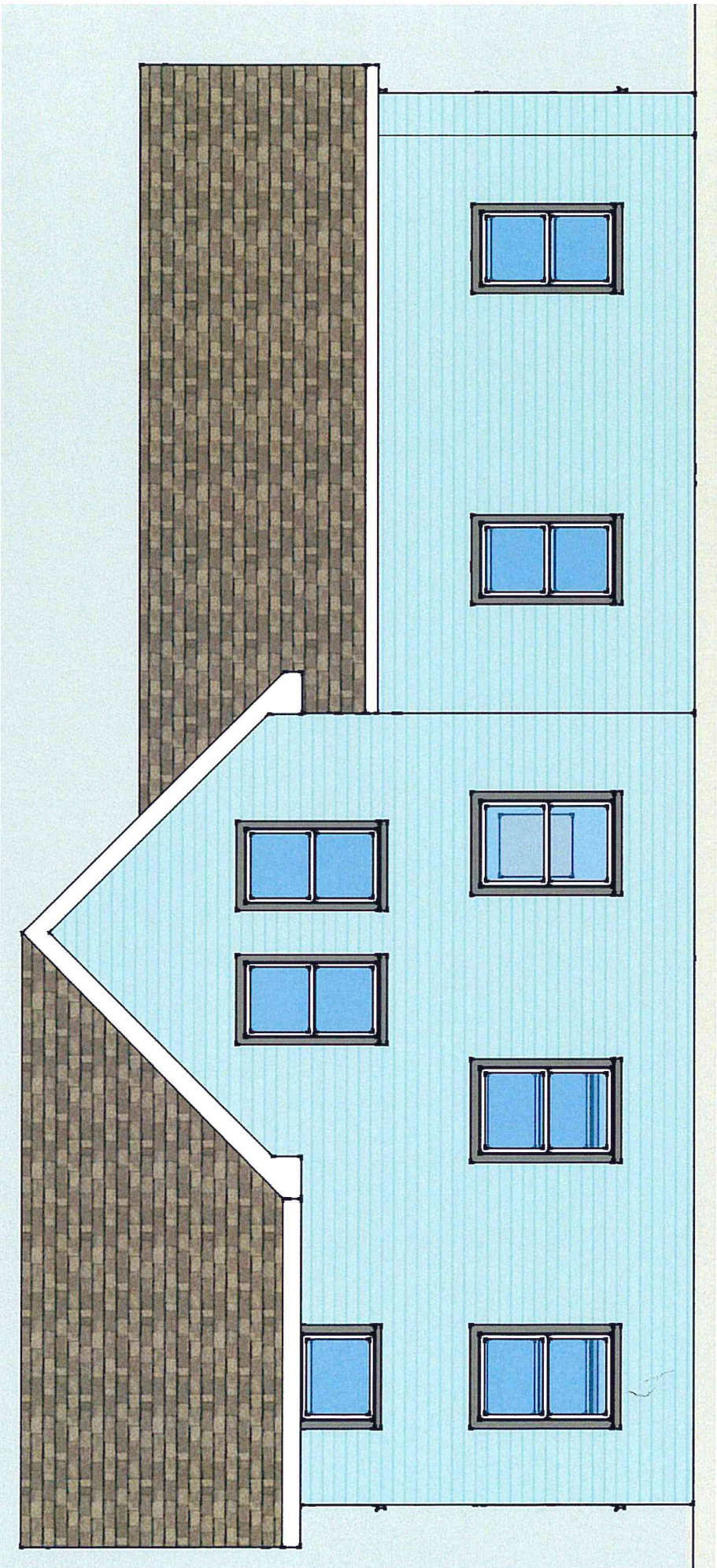




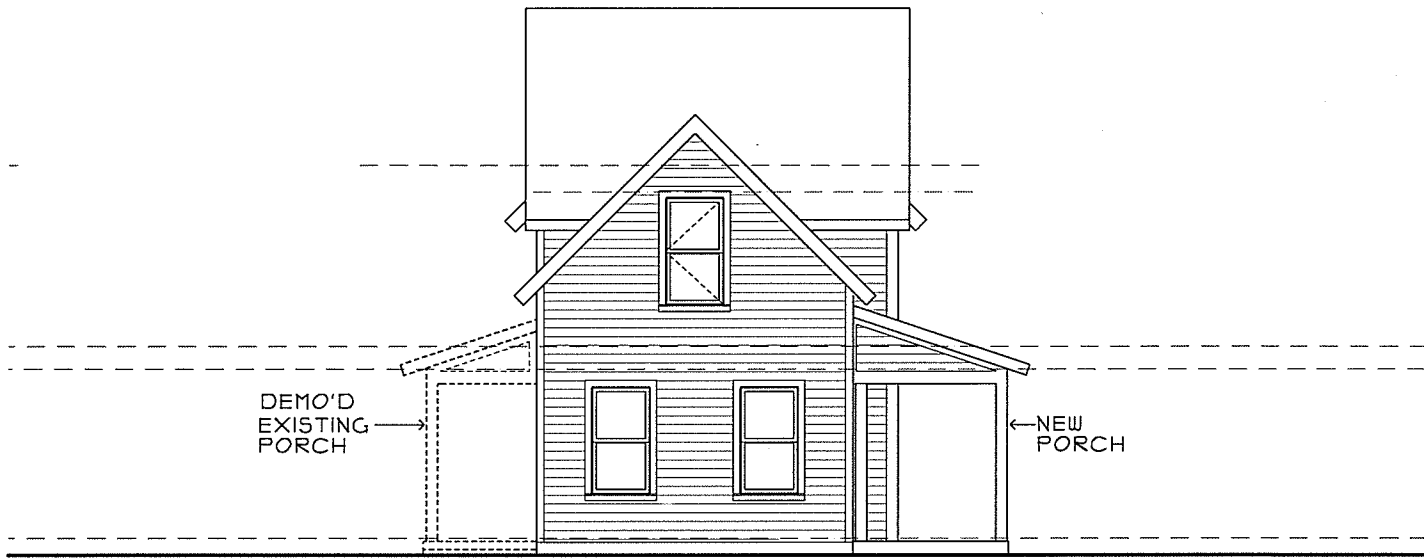
option 2 -
cross gable



STREET ELEV.



S. Elev.



Cross Residence
83 Hyde St., Burlington, Vermont

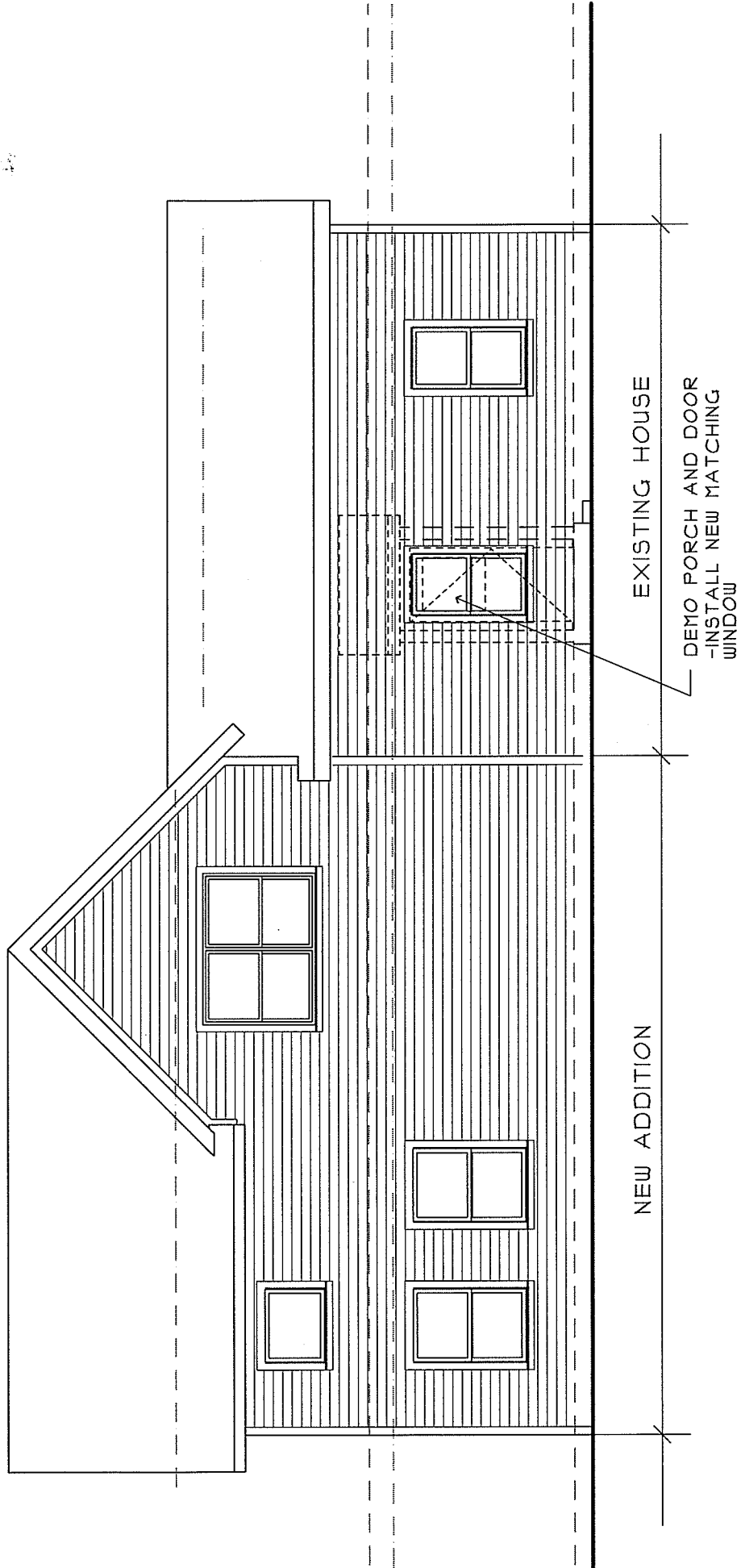
EAST ELEVATION
9/3/15

1/4"=1'-0"

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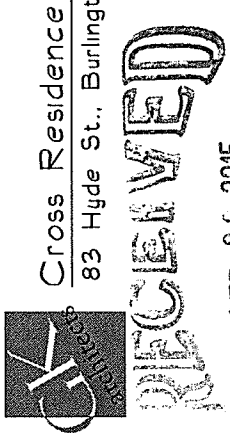
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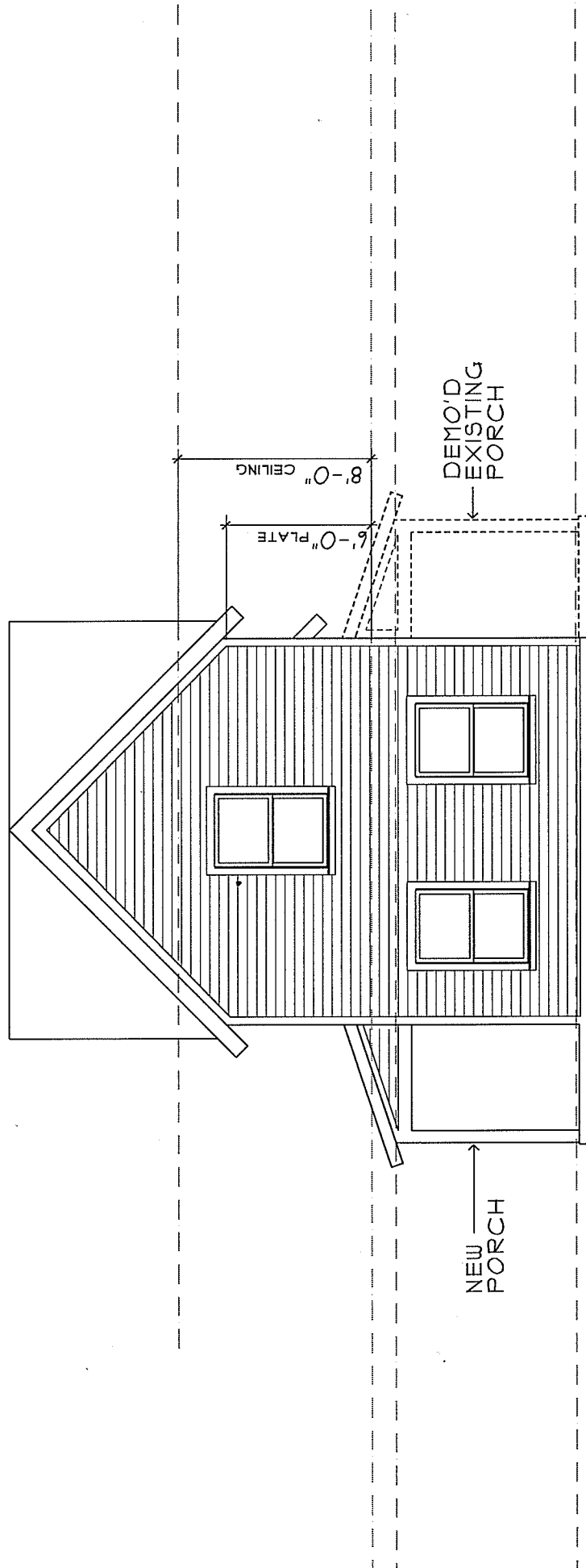
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SOUTH ELEVATION
9/3/15 1/4"=1'-0"

Cross Residence
83 Hyde St., Burlington, Vermont





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PLANNING & ZONING

Cross Residence

83 Hyde St., Burlington, Vermont

WEST ELEVATION

9/3/15

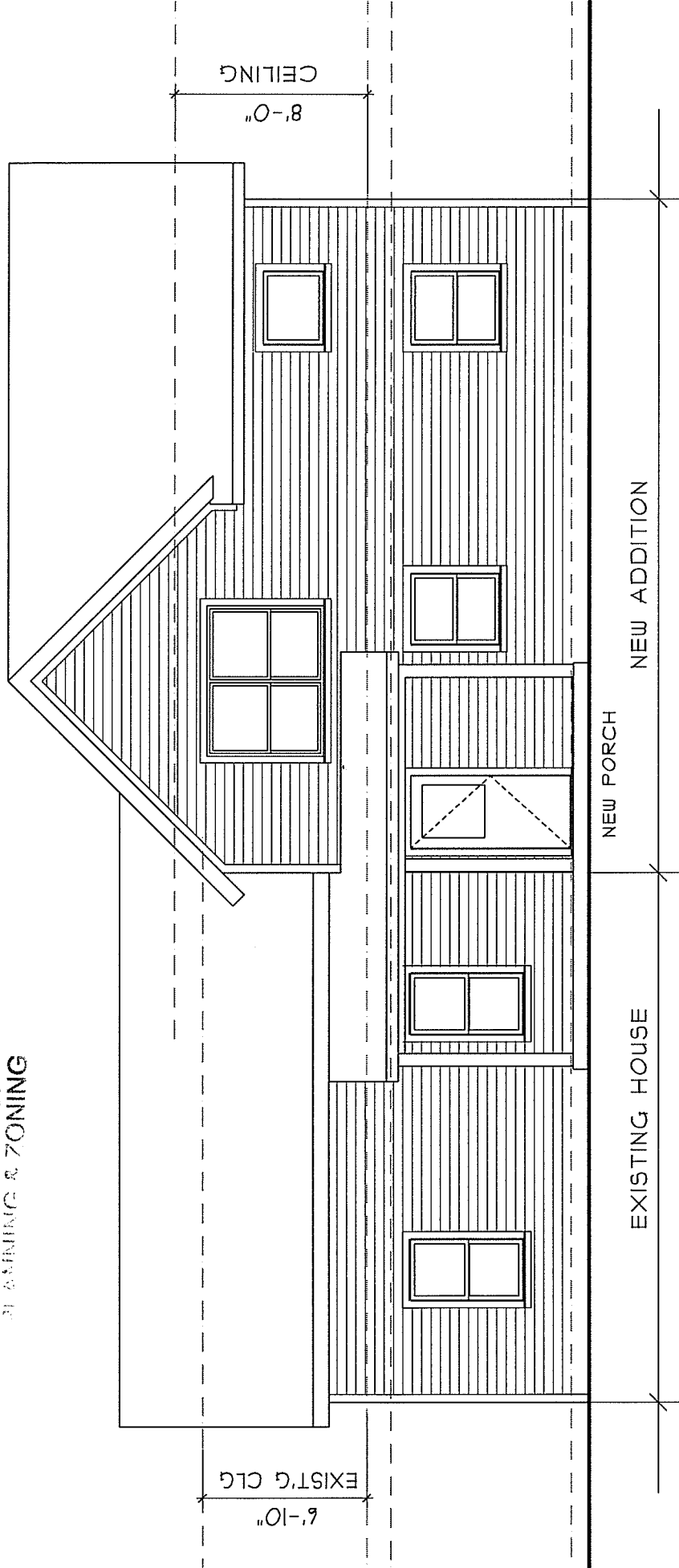
1/4"=1'-0"



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DEPARTMENT OF
PLANNING & ZONING



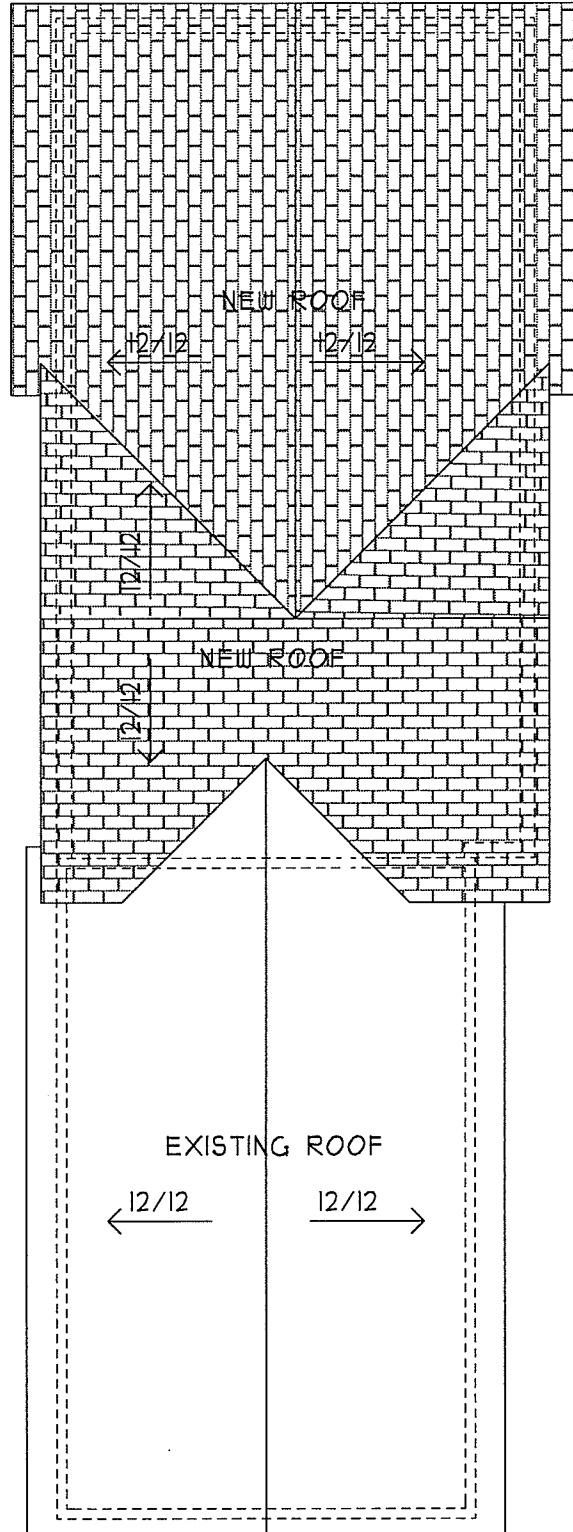
Cross Residence
83 Hyde St., Burlington, Vermont

NORTH ELEVATION
9/3/15 1/4"=1'-0"

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SEP 03 2015

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PLANNING & ZONING



CROSS RESIDENCE

83 Hyde St., Burlington, Vermont

Roof Plan

9/3/15

1/4"=1'-0"

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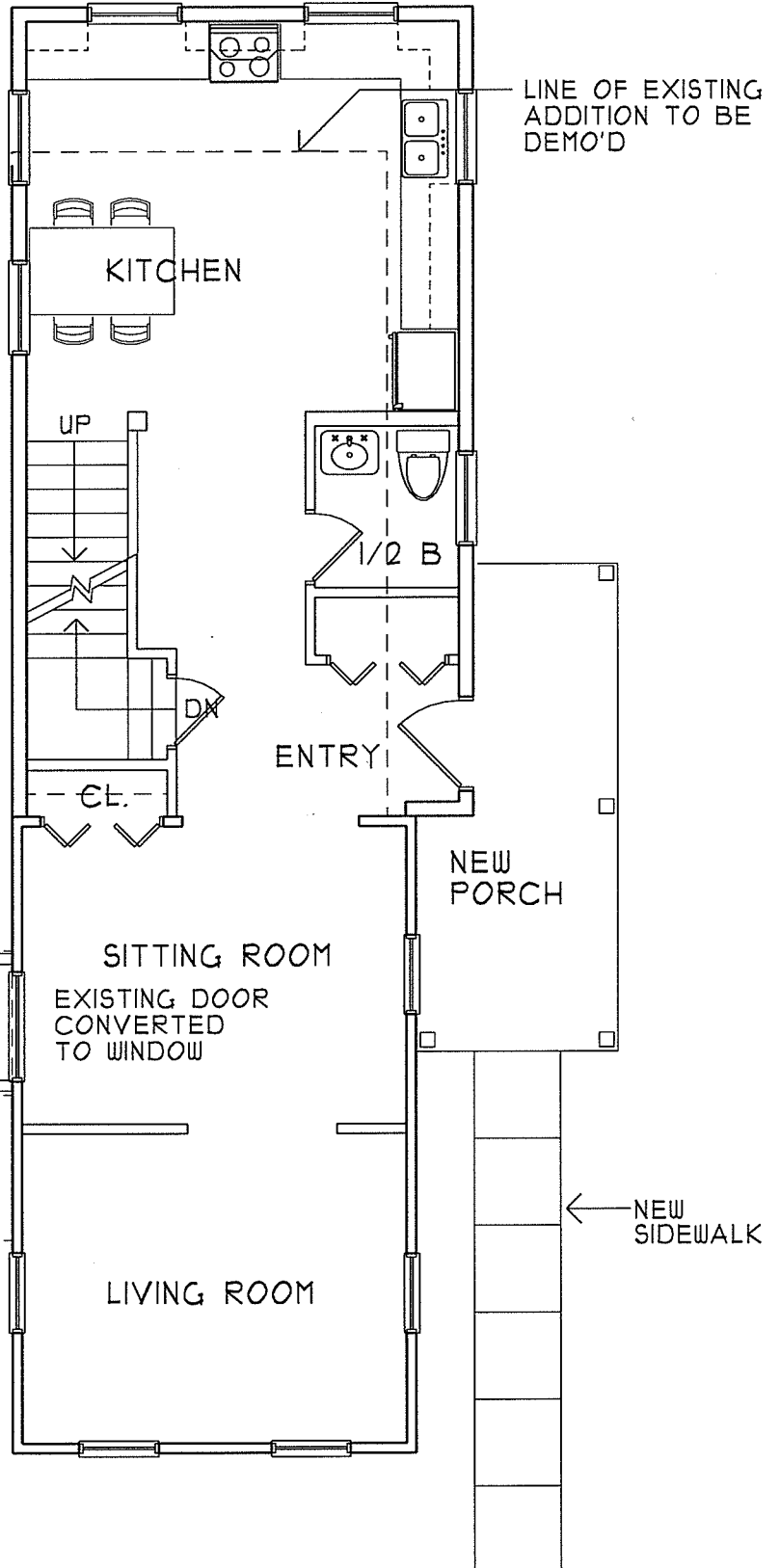
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DEPARTMENT OF
PLANNING & ZONING

DEMO'D
VESTIBULE

PORCH
DEMO'D

EXISTING
SIDEWALK



CROSS RESIDENCE

83 Hyde St., Burlington, Vermont

First Floor Plan

9/3/15

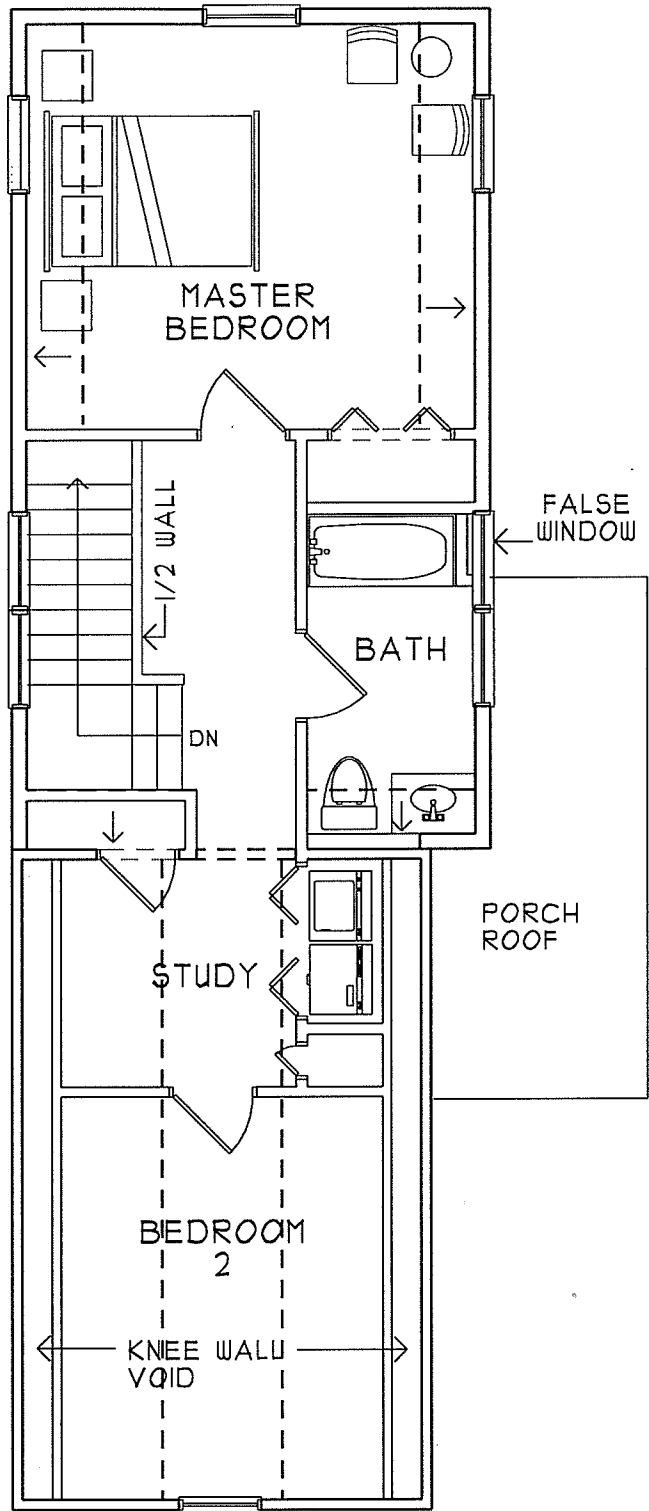
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SEP 03 2015

DEPARTMENT OF
PLANNING & ZONING



CROSS RESIDENCE

83 Hyde St., Burlington, Vermont

Second Floor Plan

9/3/15

1/4"=1'-0"

Mary O'Neil

From: Bill Gardner <bgardner@gk-architects.com>
Sent: Friday, September 04, 2015 1:16 PM
To: Mary O'Neil
Subject: RE: Hyde Street

Mary:

No. I haven't left yet. The gross new habitable area is 597 s.f. The Total Gross Habitable area in the proposed structure is 1512 s.f.

The original gross habitable area was 915 s.f.

I'll talk to you when I get back. Maybe I'll even see you at the DRB hearing!

Bill

From: Mary O'Neil [mailto:MCOneil@burlingtonvt.gov]
Sent: Friday, September 04, 2015 12:14 PM
To: Bill Gardner (bgardner@gk-architects.com)
Subject: Hyde Street

Hi Bill, and I assume you are away for the holiday weekend.

Can you give me a calculation for the gross new habitable area for Nathan Cross' project on Hyde Street?

Thanks!



Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

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

David E. White, AICP, Director
Vacant, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Interim Chief Administrative Officer
Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 15, 2015
RE: ZP13-0019CA; 11 Lakeview Terrace

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

File: ZP13-0019CA

Location: 11 Lakeview Terrace

Zone: RM **Ward:** 7

Date permit extension request accepted: August 11, 2015

Applicant/ Owner: David DelPiero and Heather Ferrell

Request: One-year time extension to renovate existing single family home including structural addition.

Background:

- o One year time extension issued by the DRB October 7, 2014. Expiration date September 4, 2015.
- o ZP13-0019CA; Renovate existing single family home including structural addition. Approved September 4, 2012. Permit expiration date September 4, 2014.
- o There are no other zoning permits on file for this property.

Overview: Work has been underway to renovate and add an addition to the existing single family home on the very small and challenging lot (1919 sf.) No change in use is proposed: The property will remain a single family residence.

The zoning permit faced expiration September 4, 2015 without an extension (This time extension request submission preceeded that date.)

The applicants believe they can complete the remaining work, which includes interior stairs, doors, plumbing, tiling; and exterior detail work within 3-4 months. Therefore they respectfully request a second time extension.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

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

Section 3.2.9 (d)

Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of the final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate or Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.

As a Level II zoning permit application, the original permit was subject to review by the Development Review Board. A time extension request has been made in a timely fashion by the applicants to extend the life of their zoning permit. Precedent has established that up to three time extensions may be considered by the Board. This is the second request. Given the limited work remaining on a construction site that has presented unique challenges, a one year time extension is reasonable to complete the approved plan.

Affirmative finding.

II. Conditions of Approval

1. The owner(s) shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy) by September 4, 2016 or be subject to enforcement action.
2. All conditions of ZP 13-0019CA not herein altered shall remain in effect.
3. Standard Permit Conditions 1-14.

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

September 8, 2015

RECEIVED

SFP 08 2015

DEPARTMENT OF
PLANNING & ZONING

City of Burlington
Department of Planning & Zoning
Development Review Board
City Hall
Burlington, VT 05401

Re: Assessment by the Development Review Board on 9/15/2015
Car Wash Proposal in Ethan Allen Shopping Center

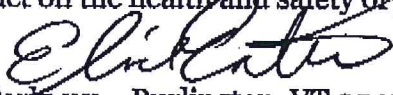
To the Development Review Board:

I am a 15+ year resident in the New North End who strongly opposes the installation of the proposed car wash facility in the Ethan Allen Shopping Center.

As I understand it, the Ethan Allen Shopping Center's zoning is a "Neighborhood Mixed Use District," a designation intended to "promote development that combines non-residential and residential uses on a single site."

A car wash offers zero-mix possibilities for other businesses to share the space; for housing; and should the car wash not prove a viable investment, for conversion to another mixed-use. In all likelihood, the lot would have to be cleared to attract any future investors, a similar and unpleasant process to demolishing the long-vacant movie theater building that once used the lot. I also think that with the Ace Hardware store's expansion probable, traffic congestion and its attendant pollution and inconvenience will be unavoidable.

Last but not least, the combination of the lot's close proximity to Lake Champlain, Leddy Park and the toxic dirt pile that continues to sit in Leddy Park that may or may not actually be removed as promised; and the indisputably sub-standard wastewater treatment facility for the City of Burlington, makes me very nervous indeed about run-off and the impact on the health and safety of people and the environment.

Elise Eaton 
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David Pope
44 Leonard St
Burlington VT 05408

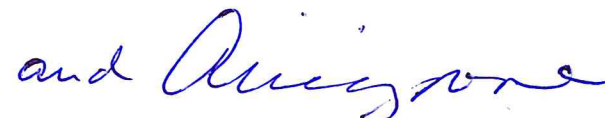
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DEPARTMENT OF
PLANNING & ZONING

RE: Car wash proposal (16-0205CA; 1127 North Ave Hauke Building Supply.)

To Members of the Development Review Board:

My Wife and I are seeking Interested Person status regarding the construction of a car wash in the Hannaford Shopping Center on North Ave in Burlington Vt. I have included a list of questions/concerns regarding the project below, and the conditional use review standards that a car wash falls under for a Neighborhood Activity Center, along with my comments in bold below. In addition I wonder if this project should fall under Major Impact Review given that Hauke Building Supply is also constructing an addition to the Ace Hardware and under the guidelines for Major Impact Review: *"8. Multiple projects by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on a property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria."*

Thank You for your consideration.

 and 
David and Abigail Pope

Concerns:

- What are the environmental impacts of a carwash so close to the wetlands and the lake?
- How will the additional traffic load be handled? The shopping center already has poor access. Will a carwash whose sole purpose of existence is to bring additional cars to it, impact traffic?
- How loud will the vacuums and car wash be? Currently the extent of noise coming from the shopping center is from passing cars and the occasional car beep. How will vacuums, high pressure sprays and garage doors opening and closing affect this?
- What will the hours of the car wash be? Most modern car washes are designed to be automated so that they can run anytime with little human interaction. Can you guarantee in the middle of the night I will not hear a vacuum cleaner running, and garage doors opening and closing, or high pressure sprays?
- There are already two carwashes within reasonable distance to the NNE.
- Would the citizens of the NNE benefit more from a greater variety of shops such as affordable restaurants, specialty food, (deli, bakery,) or office space.

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Conditional Use Review Standards (as adopted by City Council 8.10.2015.)

DEPARTMENT OF
PLANNING & ZONING

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

I have concerns as to whether our water/sewer utilities will be able to handle the additional demand but without specifics I cannot comment at this time.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

I would submit that a carwash is out of character for the area. The shopping center should be filled with shops. Shops that have an opening and closing time, and that fill the needs of the local community around it. Not an automated car wash that can run all hours of the day.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed use will most definitely have nuisance impacts. There will be noise from vacuums running constantly, noise from high pressure water jets running constantly, noise from garage doors opening and closing, increased noise from additional car traffic as well as increased odors from cars idling while getting washed and vacuumed.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

I submit that the transportation system is not capable of supporting the increase. With the addition of the access to Leddy Park Rd for Key Bank, traffic in general has increased on Leddy Park Rd using both "side" entrances to the shopping center. With no traffic signal on Leddy Park Rd crossing the road has become more dangerous to pedestrians as people are trying to 'beat the light' by turning left down Leddy Park Rd off North Ave to enter the shopping center, as well as turning right onto North Ave leaving Leddy Park Rd.

5. *The utilization of renewable energy resources;*
6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

Department of Planning and Zoning

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Mary O'Neil, AICP, Senior Planner
Elsie Tillotson, Department Secretary
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Scott Gustin, AICP, CFM , Senior Planner and Mary O'Neil, AICP, Senior Planner

Date: September 15, 2015

RE: 1127 North Avenue; ZP16-0205CA/CU

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

File: ZP15-0205 CA/CU

Location: 1127 North Avenue (Ethan Allen Shopping Center)

Zone: NAC **Ward:** 4N

Date application accepted: August 10, 2015

Applicant/ Owner: David Hauke / Hauke Building Supply Inc.

Request: Construct approx. 2,000 sf. two bay car wash with office and mechanical room at location of former Ethan Allen Cinema.

Background:

There are dozens of permits on file for the shopping center. Among the most recent:

- Zoning Permit 15-0397CA; construct single story building addition to existng hardware store for retail space. November, 2014.
- Zoning Permit 15-0659CA; demolish vacant cinema building and convert to gree space. December 2014.
- Zoning Permit 15-0394SN; install one parallel sign for 802 BWS. September 2014.
- Zoning Permit 14-0824CU; conditional use for small recycling center (bottle redemption) associated with change of use to VT State Liquor Store in portion of building. April 2014.
- Zoning Permit 14-1145SN; parallel sign for La Boca Pizzeria. June 2014.
- Zoning Permit 14-0670CA; change of use from bank to restaurant, expand covered walkway, update storefront. No change to building footprint. January 2014.

Overview: The applicant wishes to construct a car wash at the southwesterly corner of the Ethan Allen Shopping Center complex, at the site of the former cinema. The theatre was permitted for demolition in 2014.

Applicable regulations: Article 3 (Applications, Permits, and Project Reviews); Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking); Appendix A (Use table.)

Recommendation: Conditional Use **approval**, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

The construction of new non-residential building square footage will result in an assessment of Impact Fees, which shall be based on the total gross square footage of the building. Based on the submitted plans, the following is the estimated Impact Fee for the project:

SF of Project 1,952

Department	Retail	
	Rate	Fee
Traffic	0.709	1,383.97
Fire	0.191	372.83
Police	0.338	659.78
Parks	0.404	788.61
Library	0.000	0.00
Schools	0.000	0.00
Total	1.642	\$ 3,205.19

Affirmative finding as conditioned.

Section 3.3.7 Time and Place of Payment

(a) New Buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof.

Affirmative finding as conditioned.

Part 4: Site Plan and Design Review

Section 3.4.2 Applicability

(a) Site Plan

(b) Design Review

1. *Any development subject to the provisions of Article 3, Part 5 – Conditional Use and Major Impact review.*

See Part 5 and Articles 4, 5, 6, below.

Part 5: Conditional Use and Major Impact Review

Section 3.5.2 Applicability

1. *Any use identified under Article 4 and Appendix A – Use Table as a “Conditional Use” or “CU.”*

Carwash is a Conditional Use in Appendix A, Use Table.

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards (as adopted by City Council 8.10.2015)

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area.*

The new use will require a state stormwater permit and a letter of capacity from the Department of Public Works. **Affirmative finding**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The proposal for a carwash is consistent with the Neighborhood Activity Center, for convenient neighborhood and city wide oriented goods and services. The proposed carwash is intended to provide service for people driving along North Avenue – a primary transportation corridor for the New North End. From the Municipal Development Plan:

The intent of the NAC is to take underutilized commercial areas within a residential area and transform them into higher density, compact mixed use settlements. These will typically include childcare centers, local banks, grocery stores, offices, branch libraries, pharmacies, small businesses, churches, and housing. NAC's are close to where people live and oriented to serving the neighborhood, thus lessening the need to drive for local errands and convenience shopping. (Municipal Development Plan, Land Use Plan, Page I-20.) **Affirmative finding**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

A carwash will have some auditory impact from the proposed vacuums, which are placed interior to the development plan. The carwash itself will likely have closed bays during a wash cycle, limiting noise impacts. No dust, odor, vibration or heat is expected to be associated with the use. The associated impacts are not inconsistent with the impacts from vehicular traffic in the adjacent parking lots or uses within the shopping center. **Affirmative finding**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways;*

connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;

Customers to the carwash will typically arrive in their own vehicle. Alternative transportation is not consistent with the proposed use. Existing vehicular access and circulation paths will be employed with the new use.

And

5. The utilization of renewable energy resources;

No part of this application would foreclose an opportunity to use wind, water, solar, geothermal or other renewable energy resource.

And

6. Any standards or factors set forth in existing City bylaws and city and state ordinances.

See comment about capacity letter from DPW, requirement for a state wastewater permit.

Affirmative finding as conditioned.

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;

A landscaping plan has been provided (Plan L-1) that will provide plantings and mulch both north and south of the proposed structure, and along the sidewalk area north of the project site. The existing lawn to the west will remain.

2. Time limits for construction.

The zoning permit is good for two years, should be ample time for the construction of the project.

3. Hours of operation and/or construction to reduce the impact on surrounding properties.

The carwash is proposed to be open seven days a week and operate from 7:00 am to 8:00 pm. As most customers are expected to utilize the service while they are within the shopping center for other errands (grocery shopping, hardware store), the hours are consistent with area businesses within the same plaza.

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,

This is a statutory requirement, and will be a condition of approval.

and

5. Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

This is at the discretion of the Board.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.2 Neighborhood Mixed Use Districts

The Neighborhood Mixed Use districts promote development that combines non-residential and residential uses on a single site. These zones allow an increased intensity of development than would typically be found in the surrounding residential uareas, and provides neighborhood oriented goods and services and employment opportunities witin walking distance. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new commercial and residential opportunities in the City. The emphasis of nonresidential uses should primarily be oriented to serving the needs of the surrounding residential neighborhoods and other neighborhood commercial uses.

Development is intended to consist primarily of businesses on the ground floor with housing on upper stories. Development is intended to be pedestrian oriented with buildings oriented to the sidewalk, especially at corners.

(a) 1. Neighborhood Activity Centers (NAC) *are intended to provide convenient neighborhood and city wide oriented goods and services and employment opportunities with walking or biking distrance of many of the city’s residential areas.*

(b) Dimensional Standards and Density

NAC	Max. Intensity 2.0 FAR	Max Lot Coverage 80%	Min. Blds setbacks See footnotes 2, 4			Height max. 35’
			0 Front	0 Side	0 Rear	
Proposed	Overall intensity < 2 FAR across entire site.	80%	The development is significantly setback from North Avenue, and meets the minimum 15’ setback from a residential zoning district to the south.			14’ to the top of the flat roof. Measurement guidance given under Sec. 5.2.6. (a) 2. A.

2. Structures shall be setback a minimum of 15 feet along any property line that abuts a residential zoning district.

4. All structures shall be setback 12 feet from the curb on a public street.

Affirmative Finding.

(c) Permitted and Conditional Uses

Carwash is a Conditional Use in the NAC Zoning District. See Section 3.5.6.

(d) District Specific Regulations:

1. Ground Floor Residential Uses Restricts

The proposal does not include any residential component.

2. Exception to Maximum Lot Coverage in the NAC District

No additional lot coverage above the limitations of Table 4.4.2-1 is requested.

3. Development Bonuses/Additional Allowances

No development bonuses or additional allowances are requested.

Not applicable.

Article 5: Citywide General Regulations

Part 1: Uses and Structures

d. Conditional Uses

A conditional Use is listed in any district where denoted by the letters “CU” in Appendix A – Use Table. Such uses may be permitted by the DRB only after review under the conditional use provisions provided in Article 3 Part 5, such further restrictions as the DRB may establish and such additional requirements as may be established by this ordinance such as but not limited to dimensional and intensity limitations, performance and design standards, and parking requirements.

See Section 3.5.6. for Conditional Use Review Standards.

Part 2: Dimensional Requirements

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2. Required Frontage or Access

There is existing access to North Avenue. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.2-1, above.

Section 5.2.4 Buildable Area Calculation

The project area is not within the RCO, WRM, RM, WRL or RL zoning district. **Not applicable.**

Section 5.2.5 Setbacks

See Table 4.4.2-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.2-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

(b) Floor Area Ratio

The development does not exceed the 2.0 FAR allowable in the NAC Zoning District.

Affirmative Finding.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

A carwash is consistent with other neighboring small businesses that support area residential use. The structure is 165' from the property line at the south, where the residential district begins. No adverse impact can be determined given the specific zoning district in which the use is proposed and the distance from the property line and neighboring zoning districts. **Affirmative Finding.**

Section 5.5.2 Outdoor Lighting

(f.) Specific Outdoor Lighting Standards

Recessed lighting and one pole lamp are proposed. Although fixture information has been provided, the mounting height and anticipated footcandle measurement will need to be defined to assure compliance with this standard. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

An EPSC plan has been forward to the City Stormwater team for review and approval. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of Important Natural Features

This is a flat site; the location of a former movie theatre. There are no important natural features. **Affirmative finding**

(b) Topographical Alterations

No topographical alterations are proposed. **Affirmative finding**

(c) Protection of Important Public Views

There are no important public views. Not applicable.

(d) Protection of Important Cultural Resources

Not applicable.

(e) Supporting the Use of Renewable Energy Resources

See Section 3.5.6 (a) 5.

(f) Brownfield Sites

Not applicable.

(g) Provide for Nature's events

Customers will remain within their vehicles during the carwash, so will be unaffected by rain or snow events. The vacuum machines and trash will be utilized as necessary; employees will empty those containers on a regular basis without regard to weather conditions.

Affirmative finding

(h) Building Location and Orientation

The carwash is proposed to face east toward North Avenue and the existing available parking. **Affirmative finding**

(i) Vehicular Access

No change to the existing access or traffic circulation is proposed. Cars will continue to enter from North Avenue at the stop light entrance, or from the Leddy Park Drive access to the south. **Affirmative finding**

(j) Pedestrian Access

A pedestrian circulation path will continue east/west past the carwash, although the proposed use will have limited if any pedestrian demand. **Affirmative finding**

(k) Accessibility for the Handicapped

Access is open to all vehicular bound customers. It is not known if there are special provisions for access relative to carwashes.

(l) Parking and Circulation

There is an established circulation system within the shopping center. Access to the carwash is proposed on the north of the specific site; cars may circulate through one of two bays, or enter an area for vacuum facilities. Exits are to the east, or south. **Affirmative finding**

(m) Landscaping and Fences

See Plan L-1. Landscaping is proposed both north and south of the structure, and within an island adjacent to the pedestrian way. There is an existing chain link fence south and west of the development site. **Affirmative Finding.**

(n) Public Plazas and Open Space

There are no identified public plazas; however shopping centers in general function as community gathering areas. The public pedestrian circulation path will link the businesses within the plaza. **Affirmative finding**

(o) Outdoor Lighting

See Section 5.5.2.

(p) Integrate infrastructure into the design.

A spec sheet for a HVAC unit has been submitted; presumably this will be roof mounted. The applicant shall confirm. Utilities must be undergrounded.

Affirmative finding as conditioned.

Part 3: Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to the environment

1. *Massing, Height and Scale*

At one storey with a flat parapetted roof, the building design is compatible with other commercial buildings within the center and the district. **Affirmative finding.**

2. *Roofs and rooflines*

See above. **Affirmative Finding.**

3. *Building Openings*

The proposed openings are consistent with the proposed use; double bays for vehicles, pedestrian doors to the office. **Affirmative Finding.**

(b) *Protection of Important Architectural Resources*

Not applicable.

(c) *Protection of Important Public Views*

There are no protected public views from the site. **Not applicable.**

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

The east elevation (front) will have a parapetted roofline with a characteristic peaked gable profile, a building feature associated with automotive services since the 1920s. The technical vehicular entrance for the carwash (west elevation) will be similarly parapetted, with a visible door to the office. **Affirmative Finding.**

(e) *Quality of Materials*

Colored CMU lower walls are proposed to be topped with a fiber cement upper wall and a metal capped parapet. Doors and windows are insulated aluminum. **Affirmative Finding.**

(f) *Reduce energy utilization*

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

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

Any signs, including graphics or text on the awning, will require a separate sign permit. **Affirmative finding as conditioned.**

(h) *Integrate infrastructure into the building design*

See Section 6.2.2. (p).

(i) *Make spaces secure and safe.*

The development shall meet all applicable building and life safety code, as defined by the building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-1 requires 4 stacking spaces per wash bay. Table 8.1.11-1 gives a minimum parking space length of 20', so each bay would require 4 x 20', or 80' of stacking space per bay. There is adequate area on the westerly entrance / queue for each bay of the carwash. **Affirmative Finding.**

Appendix A: Use Table

Carwash is a Conditional Use in Appendix A. See Section 3.5.6 for review standards.

II. Conditions of Approval

1. Based on the submitted plans, the following is the estimated Impact Fee for the project:

**SF of
Project** 1,952

Department	<u>Retail</u>	
	Rate	Fee
Traffic	0.709	1,383.97
Fire	0.191	372.83
Police	0.338	659.78
Parks	0.404	788.61
Library	0.000	0.00
Schools	0.000	0.00
Total	1.642	\$ 3,205.19

Impact fees must be paid to the City's Administrative officer or City Treasurer at least seven days prior to occupancy of a new building or any portion thereof.

2. The new use will require a state wastewater permit and a letter of capacity from the Department of Public Works/Water/Wastewater Division.
3. Any future enlargement or alteration of the use will require return for review to the DRB to permit the specifying of new conditions under the regulations in effect at that time.
4. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
5. Any signs, including graphics or text on the awning, will require a separate sign permit.
6. The applicant shall confirm the installation location of the HVAC unit, which will be assessed for any required screening.
7. The mounting height and anticipated footcandle measurement of the proposed westerly pole light will need to be defined to assure compliance with this standard **prior to release of the zoning permit.**
8. Standard Permit Conditions 1-15.

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

RECEIVED

AUG 10 2015

DEPARTMENT OF PLANNING & ZONING

LEGEND

- PROJECT PROPERTY LINE
- ADJUTING PROPERTY LINE
- CONCRETE MONUMENT
- IRON PIPE FOUND
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- CHAIN LINKED FENCE
- GUARDRAIL
- OVERHEAD WIRE
- EXIST. GAS LINE AND METER
- EXIST. WATER LINE AND VALVE
- EXIST. SEWER LINE AND MANHOLE
- EXIST. STORMDRAIN AND CATCH-BASIN
- NEW LIGHT POLE
- UTILITY OR TRAFFIC POLE AND GUY WIRE
- EXISTING TRAFFIC OR DIRECTIONAL SIGN
- ELECTRIC PAD LOCATION
- BIKE RACK
- X168.75 SPOT GRADE

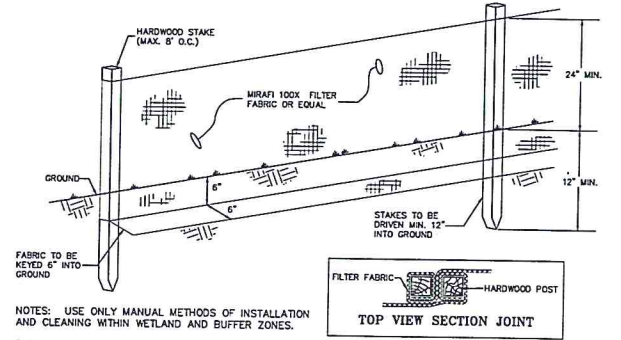
PROJECT STATISTICS

- BUILDING (A) EXISTING 3,325 SF KEY BANK
- BUILDING (B) EXISTING 10,600 SF COMMERCIAL (POST OFFICE, OFFICE SPACE)
- BUILDING (C) EXISTING 8,000 SF COMMERCIAL & PROPOSED 4,680 SF ADDITION (RETAIL SPACE)
- BUILDING (D) PROPOSED 2,016 SF CAR WASH
- BUILDING (E) EXISTING 47,800 SF COMMERCIAL (SUPERMARKET)
- BUILDING (F) EXISTING 12,950 SF COMMERCIAL (RETAIL, OFFICE, RESTAURANT, LAUNDROMAT, HAIRDRESSER)
- BUILDING (G) EXISTING 34,000 SF COMMERCIAL (RETAIL, OFFICE, FITNESS, HAIRDRESSER)
- BUILDING (H) EXISTING 10,200 SF COMMERCIAL (RETAIL, RESTAURANT, OFFICE)

AREA = 512,120 SF
 EXISTING LOT COVERAGE = 408,728 SF (79.8 %)
 PROPOSED LOT COVERAGE = 404,686 SF (80.0 %)
 EXISTING NUMBER OF PARKING SPACES = 487
 PROPOSED NUMBER OF PARKING SPACES = 487

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.
- NO MORE THAN 0.5-ACRES OF EARTH DISTURBANCE ALLOWED AT ANY ONE TIME.
- MARK LIMITS OF DISTURBANCE USING SILT FENCING AND/OR CONSTRUCTION FENCING.
- ALL DISTURBED AREAS SHALL BE TEMPORARILY MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE UNLESS:
 - A. IF NO PRECIPITATION WITHIN 24 HOURS IN FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS.
 - B. DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
- TO CONTROL DUST DURING CONSTRUCTION CALCULUM CHLORIDE AND/OR WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL PAVEMENT AND/OR VEGETATION IS FULLY ESTABLISHED.



NOTES: USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONES.
 SILT FENCE SHALL BE INSPECTED AFTER EVERY STORM EVENT, ANY SEDIMENT BUILD-UP REMOVED AND ANY DAMAGED SECTIONS SHALL BE REPAIRED/REPLACED.

SILT FENCE DETAIL

NTS

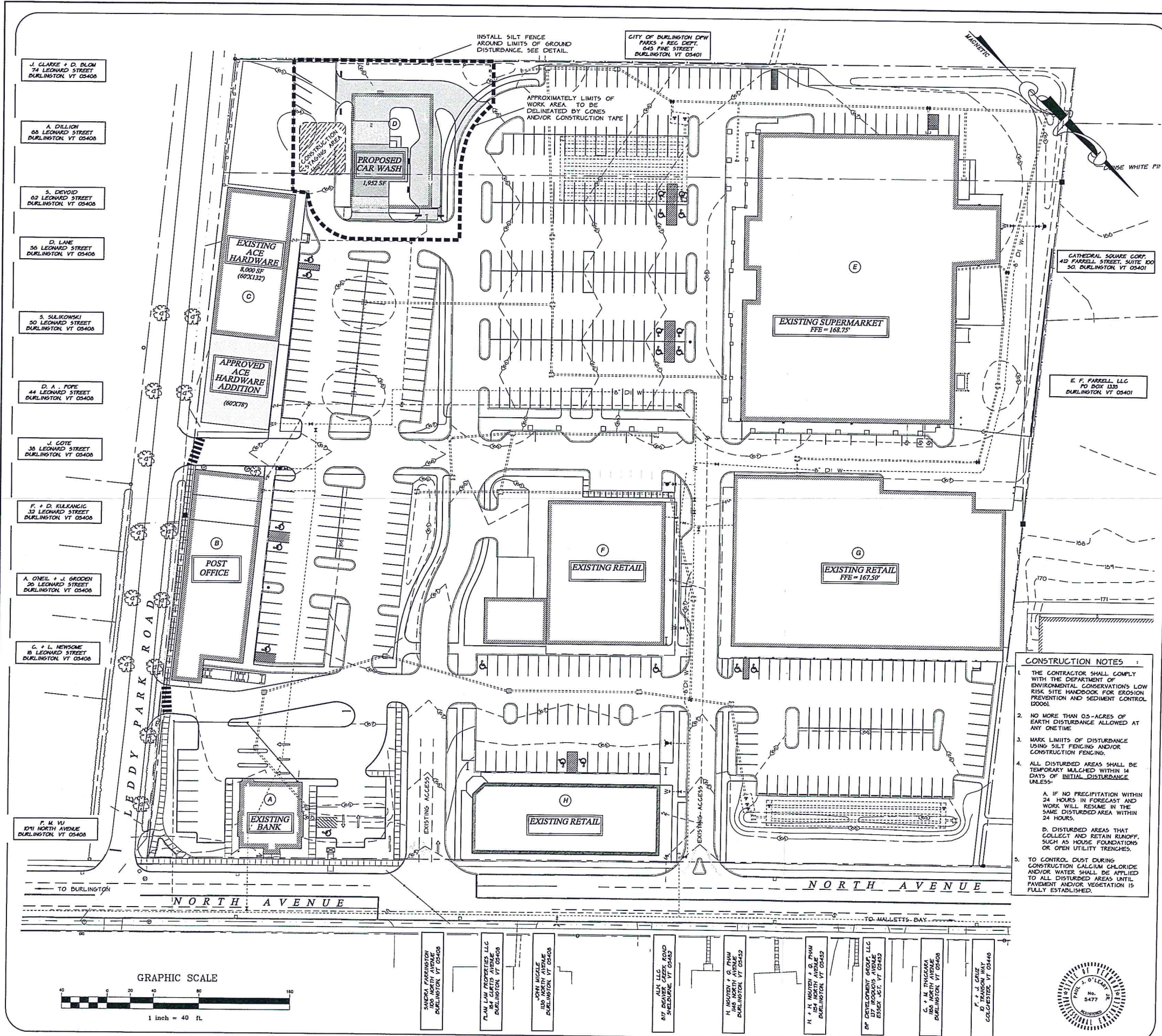
07-28-15	REVISED BUILDING FOOTPRINT	BUB
06-26-15	REMOVED CHINA AND ADDED CAR WASH	BUB
04-29-15	ADDED EROSION CONTROL DETAILS	BUB
03-14-15	ADDED EXISTING UTILITY INFORMATION	BUB
02-12-14	REVISED ACE HARDWARE BUILDING ADDITION	BUB
DATE	REVISION	BY
SURVEY	RECORD DRAWING	PRELIMINARY
DESIGN	FINAL	SKETCH/CONCEPT
DRAWN	HLS	
CHECKED	PJO	
SCALE	1" = 40'	

O'LEARY-BURKE
 CIVIL ASSOCIATES, PLC

ETHAN ALLEN SHOPPING CENTER
 PROPOSED CAR WASH

NORTH AVENUE - BURLINGTON

OVERALL PLAN



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AUG 10 2015

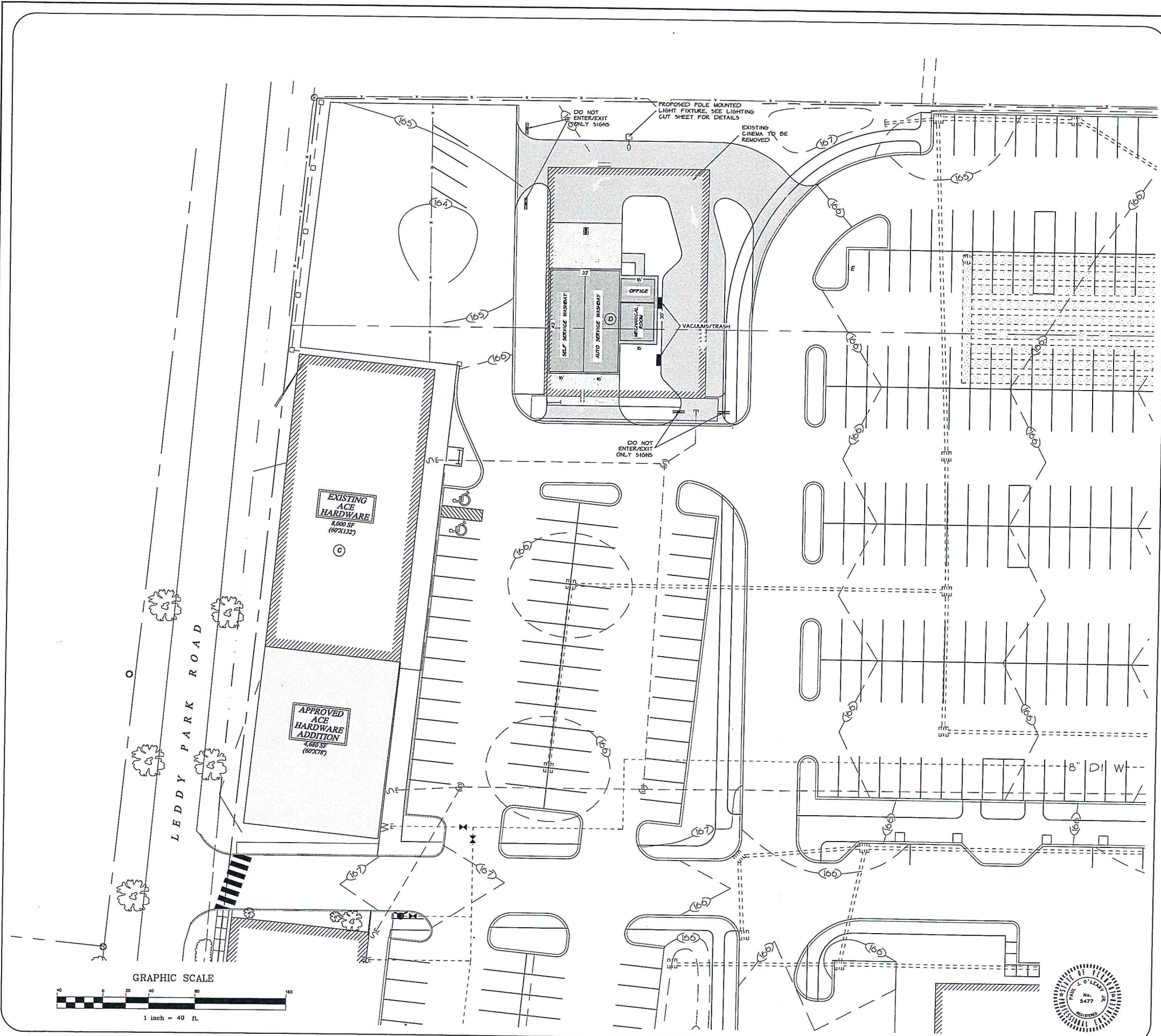
DEPARTMENT OF
PLANNING & ZONING

LEGEND

- PROJECT PROPERTY LINE
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- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- CHAIN LINKED FENCE
- GUARDRAIL
- OVERHEAD WIRE
- EXIST. GAS LINE AND METER
- EXIST. WATER LINE AND VALVE
- EXIST. SEWER LINE AND MANHOLE
- EXIST. STORMDRAIN AND CATCHBASIN
- NEW LIGHT POLE
- UTILITY OR TRAFFIC POLE AND GUY WIRE
- EXISTING TRAFFIC OR DIRECTIONAL SIGN
- ELECTRIC PAD LOCATION
- BIKE RACK
- SPOT GRADE

PROJECT STATISTICS

BUILDING (A)	EXISTING 3,325 SF KEY BANK
BUILDING (B)	EXISTING 10,600 SF COMMERCIAL (POST OFFICE, OFFICE SPACE)
BUILDING (C)	EXISTING 8,000 SF COMMERCIAL & PROPOSED 4,680 SF ADDITION (RETAIL SPACE)
BUILDING (D)	PROPOSED 2,016 SF CAR WASH
BUILDING (E)	EXISTING 47,800 SF COMMERCIAL (SUPERMARKET)
BUILDING (F)	EXISTING 12,950 SF COMMERCIAL (RETAIL, OFFICE, RESTAURANT, LAUNDROMAT, HAIRDRESSER)
BUILDING (G)	EXISTING 34,000 SF COMMERCIAL (RETAIL, OFFICE, FITNESS, HAIRDRESSER)
BUILDING (H)	EXISTING 10,200 SF COMMERCIAL (RETAIL, RESTAURANT, OFFICE)
AREA = 512,120 SF	
EXISTING LOT COVERAGE = 408,726 SF (79.8 %)	
PROPOSED LOT COVERAGE = 409,666 SF (80.0 %)	
EXISTING NUMBER OF PARKING SPACES = 487	
PROPOSED NUMBER OF PARKING SPACES = 487	

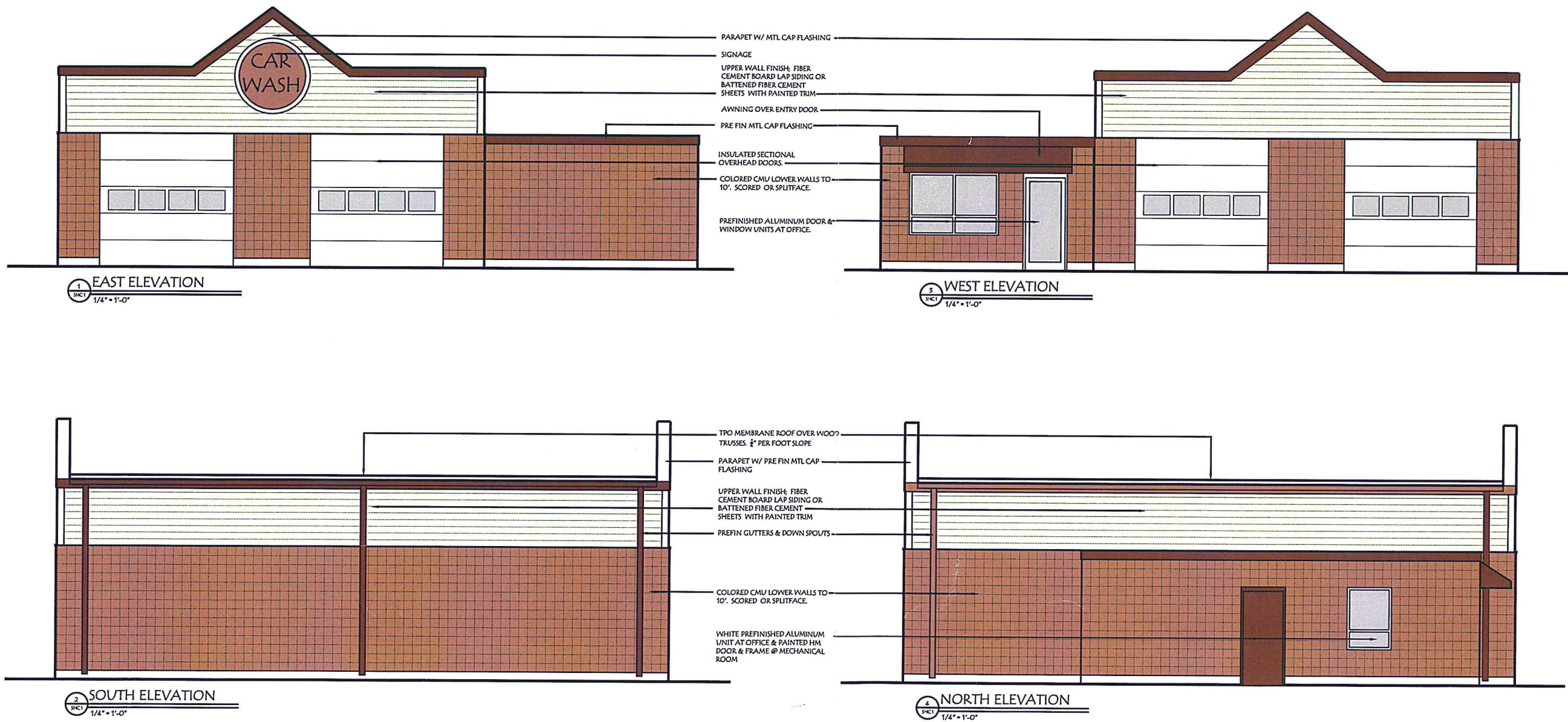


07-28-15	REVISED BUILDING FOOTPRINT	0.00
09-28-15	REMOVED CINEMA AND ADDED CAR WASH	0.00
01-14-15	ADD EXISTING UTILITY INFORMATION	0.00
09-02-14	REVISION ACE HARDWARE BUILDING ADDITION	0.00
SURVEY	OBSCA	0.00
DESIGN	DESIGN	0.00
DRAWN	HLS	0.00
CHECKED	PLD	0.00
SCALE	1" = 40'	0.00
O'LEARY-BURKE CIVIL ASSOCIATES, PLC		DATE: 05-13-12
1 CORPORATE DRIVE, SUITE 1		DATE: 05-13-12
ESSAUX, VT		DATE: 05-13-12
PHONE: 878-9600		DATE: 05-13-12
ETHAN ALLEN SHOPPING CENTER		DATE: 05-13-12
PROPOSED CAR WASH		DATE: 05-13-12
NORTH AVENUE - BURLINGTON		DATE: 05-13-12
20-SCALE SITE PLAN		DATE: 05-13-12

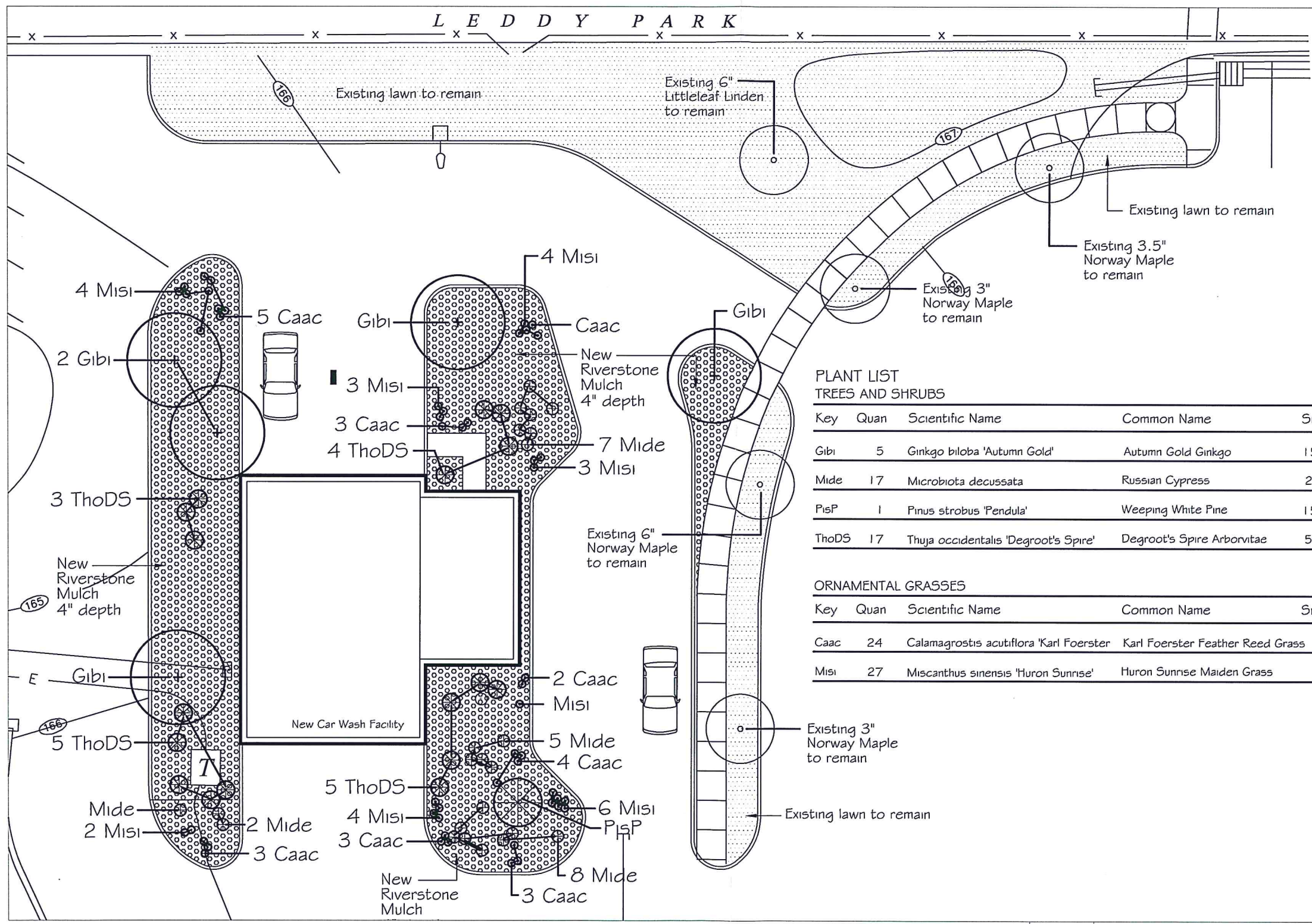
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PLANNING & ZONING



All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright therein.



PLANT LIST
TREES AND SHRUBS

Key	Quan	Scientific Name	Common Name	Size/Spec.
Gibi	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	15 gal.
Mide	17	Microbiota decussata	Russian Cypress	2 gal.
PisP	1	Pinus strobus 'Pendula'	Weeping White Pine	15 gal.
ThoDS	17	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	5 - 6 ft.

ORNAMENTAL GRASSES

Key	Quan	Scientific Name	Common Name	Size/Spec.
Caac	24	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.
Misi	27	Miscanthus sinensis 'Huron Sunrise'	Huron Sunrise Maiden Grass	2 gal.

Scott Gustin

Subject: FW: car wash

From: David Hauke [mailto:dhaukevt@comcast.net]
Sent: Monday, August 31, 2015 11:32 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Subject: RE: car wash

Hi Scott,

Sorry that information wasn't included. The car wash would be open seven days a week and operate from 7:00 AM to 8:00PM. We will only need one employee for approximately 4 hours per day, as one bay will be automatic and the other is a self-wash. We anticipate 60 washes per day. This was generated by capturing .004 percent of the 13,400 daily traffic count on North Ave. I believe a majority of these washes will be from customers frequenting Hannaford's. I'll drop a check off to your office. Please let me know if you need any additional information.

David

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McGRAW-EDISON®



DESCRIPTION

The TopTier™ parking garage and canopy luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics

Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

Electrical

LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. For 0-10V dimming driver(s), specify the DIM option. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 85% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting

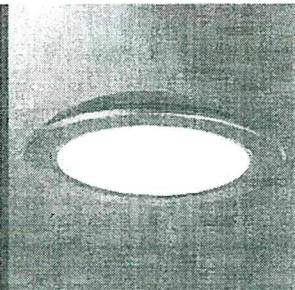
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish

Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



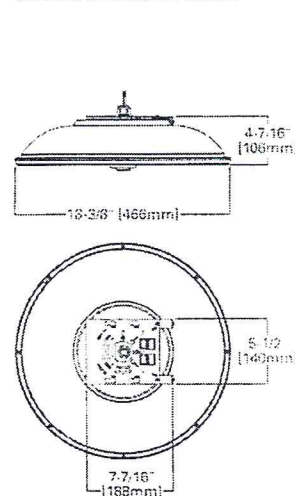
TT TOPTIER LED

Solid State LED

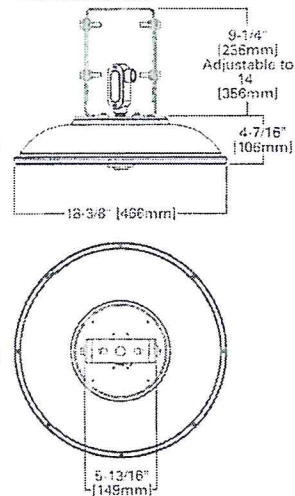
PARKING GARAGE AND CANOPY LUMINAIRE

DIMENSIONS

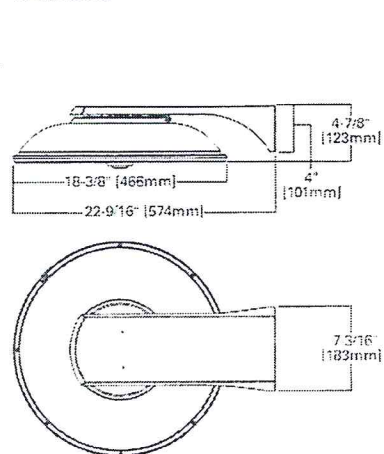
SURFACE OR PENDANT MOUNT



TRUNNION MOUNT



WALL MOUNT



powered by
frylight

CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
DesignLights Consortium (DLC) Qualified
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/60 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.2 kgs.)



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Cooper Lighting
by E.T.A.

*www.designlights.org



CONSTRUCTION — Rugged, heavy-gauge, .12" thick, lightweight extruded aluminum housing. Square shape, seam-welded and internally sealed for weather-tight integrity. Naturally anodized, extruded aluminum door frame is sealed to housing by a silicone, closed-cell gasket and is secured with closing screws. Can be hinged from any of the four sides.

OPTICS — Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff), Type IV (forward throw, wide), Type V (square). Lens is .125" thick impact-resistant tempered glass.

Ballasts are 100% factory-tested. Removable power tray and positive locking disconnect plugs.

INSTALLATION — Extruded 4" aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING—UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

Note: Specifications subject to change without notice.

Area Lighting

KSE2

METAL HALIDE: 250-400W

HIGH PRESSURE SODIUM: 250-400W

20' to 40' Mounting



EPA: 1.9 ft² (.18 m²)

(includes arm)

Square: 19 (48.3)

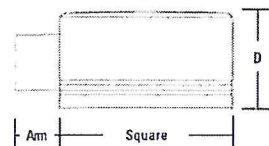
Depth: 10-15/16 (27.8)

Arm length: 4 (10.2)

*Weight: 39.9 lbs (18.1 kg)

*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



Mounting option

Drilling template

SPxx, RPxx, DA12P

WBxx, DA12WB

WWxx

Example: KSE2 400M R3 TB SCWA SP04 LPI

Options					Finish ¹⁴							Lamp ¹⁶	
<u>Shipped installed in fixture</u>		CSA	Listed and labeled to comply with Canadian standards	<u>Shipped separately⁹</u>	<u>(blank)</u> Dark bronze		<u>Super Durable Finishes</u>		<u>Striping¹⁵</u>		LPI	Lamp included	
PER	NEMA twist-lock receptacle only (no photocontrol)	INTL	Available for MH probe-start shipping outside the U.S.	PE1	NEMA twist-lock PE (120, 208, 240V)	DWH	White	DBXD	Dark bronze	SDDB	Dark bronze	L/LP	Less lamp
SF	Single fuse (120, 277, 347V) n/a TB			PE3	NEMA twist-lock PE (347V)	DBL	Black	DBLXD	Black	SDBL	Black		
DF	Double fuse (208, 240, 480V) n/a TB	KW1	KiloWatch® 120V control relay ¹²	PE4	NEMA twist-lock PE (480V)	DMB	Medium bronze	DNAXD	Natural aluminum	SDNA	Natural aluminum		
		KW4	KiloWatch® 277V control relay ¹²	PE7	NEMA twist-lock PE (277V)	DNA	Natural aluminum	DWHXD	White	SDTG	Tennis green		
QRS	Quartz restrike system ¹¹			SC	Shorting cap for PER option	DSS	Sandstone	DDBTXD	Textured dark bronze	SDBR	Bright red		
EC	Emergency circuit ¹¹	REGC1	California Title 20 effective 1/1/2010	HS	House side shield (R2, R3) ¹³	DGC	Charcoal gray			SDBUA	Dark blue		
				VG	Vandal guard ¹³	DTG	Tennis green	DBLBXD	Textured black	SDGYM	Gray		
						DBR	Bright red	DNATXD	Textured natural aluminum	SDYLB	Yellow		
						DSB	Steel blue	DWHGXD	Textured white				

KSE2 Premium Cutoff Lighting

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Accessories: Tenon Mounting Slipfitter (Number of fixtures. (RPX required.)						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8" (6)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8" (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4" (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

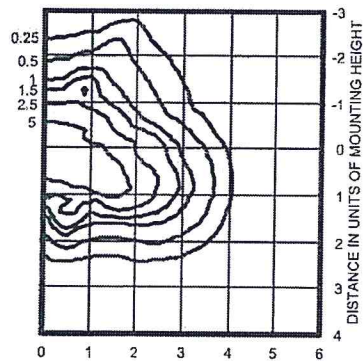
Notes

- These wattages require the REGC1 option to be chosen for shipment to California for Title 20 compliance. 250M REGC1 is not available in 347V or 480V.
- These wattages do not comply with California Title 20 regulations.
- Use with ED28 reduced jacket lamp.
- Not available with SCWA.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
- Consult factory for available wattages.

- Use 9" and 12" height (two or more luminaire) and oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Maximum allowable wattage lamp included.
- Kill-Watt® bulb is available only with 250S or 400S.
- Prefix with KSE2 when ordering as an accessory.
- See www.lithonia.com/architects for additional color options.
- Striping is available in the 9 colors listed only.
- Must be specified.

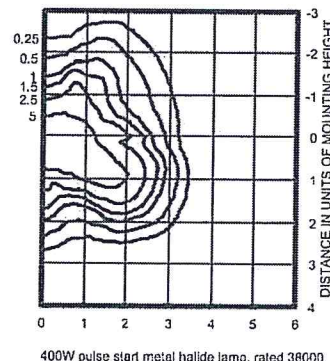
Coefficient of Utilization
Initial Footcandles

KSE2 400M R2 TEST NO: 1195020512P
ISOILLUMINANCE PLOT (Footcandle)



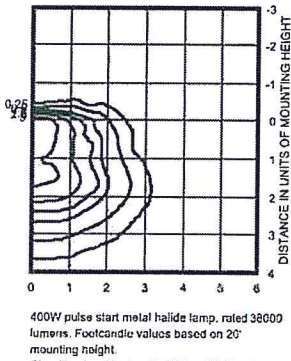
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSE2 400M R3 TEST NO: 1195020563P
ISOILLUMINANCE PLOT (Footcandle)



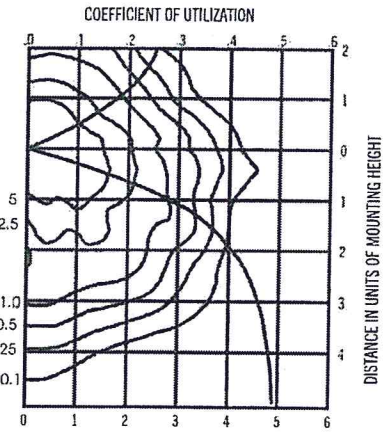
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Short, Full Cutoff

KSE2 400M R4SC TEST NO: 1195020521P
ISOILLUMINANCE PLOT (Footcandle)



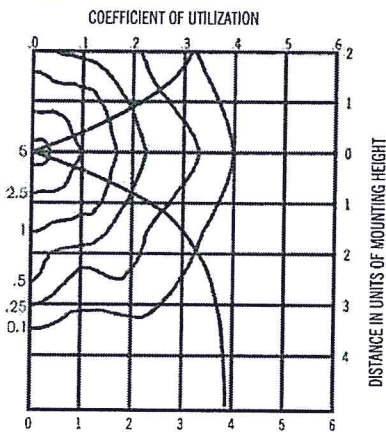
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSE2 400S R4W Test No. LTL8480



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 20' mounting height, Distribution IV wide, forward throw.

KSE2 400S R5S Test No. 1195020527



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution V, cutoff.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

20' mounting height	35' mounting height
25 ft. = 0.64	15 ft. = 5.40
39 ft. = 0.44	25 ft. = 1.96

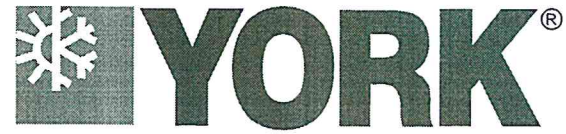
$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

NOTES:

- Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.lithonia.com)
- For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.
- Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
- Actual performance may differ as a result of end-user environment and application.

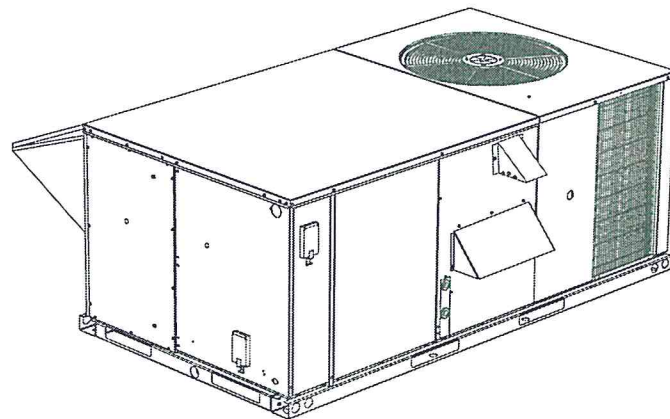


KSE2-M-S



Heating and Air Conditioning TECHNICAL GUIDE

R-410A ZF / ZR / XP SERIES 3 - 6 TON 60 Hertz



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251933-YTG-S-0412

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Description

YORK® ZF/ZR/XP Series units are convertible single package high efficiency rooftops with a common roof curb for the 3, 4, 5 and 6 Ton sizes (ZR, XP not available in 6 Ton). Although the units are primarily designed for curb mounting on a roof, they can also be slab-mounted at ground level or set on steel beams above a finished roof.

All ZF/ZR/XP Series units are self-contained and assembled on rigid full perimeter base rails allowing for overhead rigging. Every unit is completely charged, wired, piped and tested at the factory to provide a quick and easy field installation.

All models (including those with an economizer) are convertible between bottom and horizontal duct connections.

ZF/ZR Series units are available in the following configurations: cooling only, cooling with electric heat, and cooling with one or two stage gas heat. Electric heaters are available as factory-installed option or field installed accessory.

XP Series units are available in the following configurations: cooling and heating only and cooling and heating with electric heat.

Tested in accordance with:



Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Jonathan Stevens
Brad Rabinowitz
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, September 1, 2015, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

Board Members Present: Brad Rabinowitz, Austin Hart, Jonathan Stevens, Geoff Hand, Israel Smith, Alexandra Zipparo,

Board Members Absent: A.J. LaRosa, Jim Drummond

Staff Members Present: Scott Gustin, Mary O'Neil, Anita Wade

I. Agenda

II. Communications;

- a. Board accepted the supplemental for 281 Shelburne St

III. Minutes

IV. Consent Agenda

- 1. **16-0165CU; 747 Pine Street (ELM, Ward 5S) Cresta Coor Nedde, LLC**
Change use of unit #2 to retail warehouse and office (Project Manager, Mary O'Neil)

A.Hart - recused on this item.

B.Rabinowitz - asked applicant if staff findings and recommendations were acceptable.
Applicant affirmed.

J.Stevens - motioned to vote on adopting a change of use and staff findings and recommendations.

J.Drummond – seconded the motion

Board Vote 5-0-0

- 2. **16-0188CA; 111 Colchester Ave (I, Ward 1E) Fletcher Allen Health Care**
New roof deck addition to Shepardson South Building (Project Manager, Mary O'Neil)

A.Hart and G.Hand recused on this item.

B.Rabinowitz - asked applicant if staff findings and recommendations were read and acceptable.

D.Keelty – the response was affirmative.

Applicant and interested parties were sworn in.

D.Keelty - gave presentation and description of on an extension of a 3 season porch to be built adjacent to the present porch from 2005, which is located on the south side, 6th floor.

New screened in porch will have access for Psych unit patients expanding the present area.

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).

No additional parking or outside lighting necessary. Applicant conducted discussions with patients and families to develop access to the porch area. Interior lighting will be necessary for evening.

JStevens - asked if this is visible to the outside of the building.

D.Keelty - lighting is modest

J.Drummond - questioned if glazing is transparent

D.Keelty - will be semi opaque material.

J.Drummond - questioned about using perforated paneling

D.Keelty - decking material is steel reinforced

J.Drummond - questioned the number of patients served.

D.Keelty - said less than a dozen and not seen as assembly area

J.Drummond - questioned health of patients.

JStevens - objected to this inappropriate line of questioning

D.Keelty - said patients have been long term for which facility is providing amenities

M.Lang - resident at 138 Colchester Ave pointed out her interested party status as the owner of 6 properties on Colchester Ave visible from Fletcher Place

M.O'Neil - questioned M.Lang if she provided the one page diagram placed on the Board members table.

M.Lang - her response was affirmative.

B.Rabinowitz - asked if she was aware of the limited review

M.Lang - responded that she was aware. Not opposed to the concept of this project. She is opposed to the process regarding traffic and questions how the public can weigh in if there is no data or traffic study. Said that the Board can rule on traffic and asked if a traffic study will be completed. Suggested the traffic route for this project should not be Colchester Ave, and instead be Riverside Drive and Main St.

B.Rabinowitz - asked if her concern was truck routes

M.Lang - spoke to how the Board can issue permits due to construction. Requested the Board make a condition on the permit for trucks not to use Colchester Ave. Asked about the sketch plan on the north side facing her properties. Asked to the view from the porch overlooking over her properties, since the plan shows a blocked view. Does not understand why a traffic study is not included in this discussion.

S.Bushor - City Councilor Ward 1 questioned about the overview and air conditioner unit being moved to east side of the new enclosure. Questions sound studies and whether address of the new location has more noise now.

J.Stevens - mentioned that the original center created noise

S.Bushor - agreed and asks if this project will mitigate some noise

D.Keelty - doesn't feel project warrants a traffic study in relation to the cost being since construction is limited and is considered a minor project of only 1000 sq ft. Major traffic is not an issue with this project.

G.Hand - how long will construction take

D.Keelty - the project will take about 3 months. A sound consultant will do sound studies about the issues raised. Reduction of sound accomplished by replacing old air conditioner and relocating it. Option of putting unit on lower roof to reduce sound. Glass windows allows people to look out.

B.Rabinowitz closed the public hearing at 5:32pm.

3. 16-013CU; 702 Lake Street (UR, Ward 4N/3C) City of Burlington

Biennial review of winter snow storage for the City (Project Manager, Mary O'Neil)

Geoff Hand recused on this item.

A.Hart - asked if Board members objected to this item being a consent item

A.Zipparo - felt there were some questions

A.Hart - changes to public hearing and swears in applicant and interested parties

A.Hart - this is a continuation of a matter
 A.Zipparo - asks whether or not there were changes
 L. (rep from Dept of Public Works) the construction will not affect the operation
 A.Zipparo - there is a lot of runoff and it becomes an issue where to put snow and then salt runoff. Evidence shows the bike path has some run off.
 A.Zipparo - how does the ground affects new construction and Lake Champlain water quality studies.
 L.(rep from Dept of Public Works) - hoping road will contain affects
 D.Carlyle – as a resident, objects to the constant noise which she wakes her up to saying is not good for her health. Appreciates whatever can be done to reduce noise levels.
 S.Bushor - Councilperson for Ward 1, said the Conservation Board had no review or evidence of changes since 2009. Conservation board did due diligence to reveal the issues.
 A.Hart – asks what can be done
 L.(rep from Dept of Public Works) - all trucks have some noises from the diesel engine, tailgate dropping and the beeping noise from backing up. Bigger trucks are needed during heavy snow storms to remove snow from parking garage entrances removing more snow depending on snow fall.
 A.Hart - how often this would take place
 L.(rep from Dept of Public Works) - need space for higher snowfall and finding that dead end street snow removal operation can be several times a year maybe more
 J.Drummond – how much do operations result in small runoff
 L.(rep from Dept of Public Works) - less than five %
 A.Zipparo - asks if infiltration goes out to the Lake
 L.(rep from Dept of Public Works) - not familiar with what amount goes into the ground.

A.Hart closed the Public Hearing at 5:52pm.

V. Public Hearing

1. 15-1386FC; 281 Shelburne Street; (RL, Ward 5S) Barry Heath

Appeal of zoning permit denial for installation of fence around portion of front yard. (Project Manager, Scott Gustin)

B.Rabinowitz - mentioned this item was a clarification on Shelburne Street project.
 Applicant and interested parties are sworn in
 Board asks senior staff planner to provide details of this project.
 S.Gustin – said this was a basic fence application accepted in May or June. After application was submitted fence was installed. Clear sight triangle problem with fence installed since it is 4 ft tall and parallel to property on Shelburne Street right of way. Two key issues pertain to the denied application and that Code Enforcement can not issue an encumbrance.
 J.Stevens - asks about code enforcement.
 Appellant - Barry Heath decided to have fence installed and asked fence company to talk to the City of Burlington. Claimed they did and waited until spring to install fence. Had not heard whether or not fence permit was not approved. Surprised about fences in PROW with no fence clearance and be unlikely the fence would be ripped up.
 M.Hall - there are three issues; one regarding the application filing, second regarding the property rights of owner and third not being able to use the public right of way. Does not want to run foul of zoning. Said the Board is not suited to decide what can be done in PROW; Applicant has a right as long as City is not using PROW. This is not the purview of the Board about what can be placed on property that's owned.
 A.Hart - the DPW has authority to determine what can be done in the PROW.
 M.Hall - said whether they can or not this is a statutory process.
 A.Hart - what do you have in mind to meet the clear sight triangle rule.
 M.Hall - it would not be a solid fence
 M.Hall - trying to demarcate area near the bus stop with a see through fence and that a triangle is not called for in this area
 B.Rabinowitz - the DR Board cannot approve or disapprove

S.Gustin - agreed with this comment
 B.Rabinowitz - the DR Board has no jurisdiction over PROW
 M.Hall - spoke to the rights of City's control over PROW and the property owner's right to control the PROW.
 G.Hand - asked if fence was placed in area
 B.Heath - it was a foot over the clear sight, but putting in a metal fence
 G.Hand - asked if fence was pre-existing or non-conforming fence
 B.Heath - submitted a display to Board
 G.Hand - gave information on what changes need to happen for the fence
 M.Hall - there was no specificity when a fence borders a road
 S.Gustin - a clear sight triangle is needed
 J.Drummond - questioned if this pertains to a street or driveway
 S.Gustin - it is necessary for the driveway
 M.Hall - there is no sliding scale in ordinance and questioned where this is determined
 B.Heath - new fence is taller and happy to go smaller and put in metal fence
 M.Hall - could put in shrubs and can landscape but not fence. Mentioned a letter from a neighbor says it's a nice fence
 Height of fence and
 R.Rivers - as neighbor says this is a nice fence. Feels it is heavy handed by city to ask for the fence to be taken down
 S.Rivers - like the fence; wish she could afford one; B.Heath, tried to grow various hedges and could not; in favor
 B.Rabinowitz - mentioned a response from DPW referring to DPW staff, Sarah Wheelock
 S.Gustin - questioned encumbrance
 M.Hall - not proper forum for DPW and this is a process. Checked citation federal row allows if it's okay.
 A.Hart- happy to stay away from federal regulations
 S.Gustin - point out Google earth image from L.Wheelock as point of reference.
 The Public Hearing was closed at 6:17pm.

VI. Certificate of Appropriateness

1. 16-0122CA; 316-322 Flynn Ave; (RL, Ward 5) G & C Properties

Amendment to zoning permit15-0809CA/MA for requested reduction in parking lot shading (Project Manager, Scott Gustin)

M.Alvanos as one of the property owners mentioned there was a reduction in the requirement of shading for new business and was asking for a waiver to add another parking island and analysis of shading asking for a 10% waiver.

A.Hart – asked staff about removal of one or two spots

S.Gustin - waiver relates to one tree. The Board needs to approve the waiver to reduce from 20% to 10%. Buildings often offer shading.

M.ONeil – mentioned that King St is similar, where buildings shade the north side

M.Alvanos - difficult to meet the target

I.Smith - talking about last one target, 2B

S.Gustin eastern parking spaces were removed

M.Alavnos – providing an island with new landscaping on eastern side and adding more trees based on staff recommendations

A.Hart - when are you building

M.Alvanos - Hopefully next within the next 3 months

Public Hearing was closed at 6:24pm.

VII. Other Business; summary of recent amendments to Zoning Ordinance

S.Gustin provided information to the Board on the recent zoning amendments pertained to

Conditional Use Standards, PD distinctions and inclusionary zoning, Residential District setback changes, the LLM district in the south end allowing for a Performing Arts District, and Community Garden waivers on new development with park and recreation impact fee credits.

VIII. Adjournment

The meeting adjourned at 6:39pm.

Deliberative Session scheduled for Monday, September 14, 2015 at 5:00pm.

A.Hart, Chairperson for DRB

Date

Anita Wade, Planning and Zoning Clerk

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.