

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 16th, 2019, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday July 16th, 2019, at 5:00 PM in Contois Auditorium, City Hall.**

- 1. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers
Investment Group**
Reapplication for 57 unit apartment building with underground parking.
- 2. 19-0996CA/CU; 1143 Pine St (RL, Ward 5S) RM2 Properties LLC**
Convert single family dwelling into a small daycare center and install a backyard fence.

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/drdb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

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 July 16th, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Public Hearing**

1. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group

Reapplication for 57 unit apartment building with underground parking. (Project Manager: Mary O'Neil)

~~2. 19-0996CA/CU; 1143 Pine St (RL, Ward 5S) RM2 Properties LLC~~

~~Convert single family dwelling into a small daycare center and install a backyard fence.~~

This project has been withdrawn

V. Certificate of Appropriateness

1. 19-0981CA; 475 Lake St (DW-PT, Ward 3C) City of Burlington

Moran Redevelopment - partial building deconstruction and installation of public restroom and site improvements (Project Manager: Scott Gustin)

VI. Other Business

Annual Organizational Meeting

VII. Adjournment

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

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Department of Planning and Zoning

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Tracey Crocker, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: July 16, 2019
RE: ZP19-0980CA/MA, 110 Riverside Avenue

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 Number: ZP19-0980CA/MA

Zone: NAC-R **Ward:** 1

Date application accepted: June 12, 2019

Applicant/ Owner: G4 Design Studio/Sisters and Brothers Investment Group / Joe Handy

Request: Reapplication to demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Originally approved with amended conditions, July 2, 2013. Two time extensions procured; permit expired without exercise.

NPA Review Date: May 8, 2019.

Background:

- **ZP18-1007AP** (ZP13-0680CA/MA); Administrative determination that Zoning Permit 13-0680CA/MA had expired. Appeal of administrative decision; Upheld up DRB June 2018; appealed to Vermont Superior Court Environmental Decision. Agreement reached December 27, 2018' Stipulation of Dismissal with Prejudice January 3, 2019.
- ZP13-0680CA/MA, 2nd DRB Time Extension July 25, 2016.

- Application filed for Act 250 June 30, 2015. Per **Section 3.2.9 (f), Exception to Permit Time Limits**: *Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.*

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of decision of the state or federal permitting authority.

The application for Act 250 review tolled the approval date. Act 250 approval date July 21, 2016.

- **ZP13-0650CA.MA**; One Year Time Extension approved by DRB June 3, 2014.
- **ZP13-0650CA.MA**; Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved April 23, 2013; hearing re-opened; approved with amended conditions, July 2, 2013.
- **.ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN**; 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314**; Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029**; Installation of a new nonilluminatd parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362**; Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B**; Installation of a nonilluminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.
- **Zoning Permit 99-570 / COA 097-029C**; Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029**; replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B**; Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A**; Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.
- **Zoning Permit 97-274 / 097-029**; Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.

- **Zoning Permit 88-031**; one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199**; Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A**; install one sign. Approved April 1988.
- **Zoning Permit 85-491**; construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.
- **Zoning Permit 84-446 / COA 84-118**; Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088**; construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546**; parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525**; To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75**; Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73**; establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292**; Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162**; Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891?** ; Erect a pylon sign flat against the building. May 1975.
- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom. Issued August 1971.

Overview:

The application for a 57 unit residential building was originally approved in 2013, with 32 permit conditions. Despite several time extensions, the permit expired. The applicant has re-applied to raze all buildings on this corner site and develop a multi-story 57 unit residential building with 61 parking spaces, 49 of those provided under the building and 12 more on a small surface lot. 25%



of the units (14) are intended to be low to moderate income Senior Housing to qualify for the additional height bonus.

Recommended motion: Table the application and continue review, pending resolution to unresolved issues and submission of revised plans as identified in the Findings, below.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. There are a number of open permits, all of which must be closed out. See attached list.

Affirmative finding as conditioned.

Article 3: Applications, Permits, and Project Reviews

Part 3: Section 3.3.2 Impact Fees: 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 Sec. 3.3.4.

Impact fees will be assessed for the gross new floor area, with a credit for the existing square footage currently associated with the automobile service use.

As submitted, the estimated Impact Fee calculation:

Estimated Impact Fees

SF of Project	88,772	
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.196	17,399.31
Fire	0.222	19,707.38
Police	0.044	3,905.97
Parks	0.743	65,957.60
Library	0.460	40,835.12
Schools	0.961	85,309.89
Total	2.626	\$ 233,115.27

Credit for existing service use:13,666 sq. ft.

	<u>Offices & Other</u>	
Department	Rate	Fee
Traffic	0.676	9,238.22
Fire	0.199	2,719.53
Police	0.351	4,796.77
Parks	0.418	5,712.39

Library	0.000	0.00
Schools	0.000	0.00
Total	1.644	\$ 22,466.91

Estimated Impact Fees Due: **\$210,648.36**

Allocation by Department:

Enter Total Fee:	\$210,648.36	
	Residential	
Department	Rate	Fee
Traffic	0.196	15722.42
Fire	0.222	17808.05
Police	0.044	3529.52
Parks	0.743	59600.81
Library	0.460	36899.56
Schools	0.961	77087.99
Total	2.626	\$210,648.35

Article 3.3.3 Exemptions and Waivers

(a) Exemptions

If units are dedicated to Senior Housing, the following exemption will apply:

(b) School Impact Fee Exemption:

That portion of impact fees attributable to school impacts shall not be required for senior citizen housing projects or for that portion of a project where certain units are reserved specifically for the elderly. Any project, or portion thereof, which meets either state or federal guidelines for elderly housing, shall be deemed a senior citizen housing project and eligible for a full or partial waiver of school impact fees.

A waiver of Impact Fees is applicable to affordable housing units:

Sec. 3.3.3 (c) Affordable Housing Waivers

Any residential project containing newly constructed units or substantially rehabilitated housing units that are affordable for households as described in subsections (1), (2) or (3) below are eligible for a waiver of impact fees for that portion of the project. The terms, rules and regulations used herein shall be the same as those defined and specified in this Ordinance pertaining to Inclusionary Zoning (Article 9).

The applicability of any waiver of Impact Fees shall be determined by the Housing Trust Fund Manager in the Community and Economic Development Office. Any such waiver, if determined, will be provided to staff (with the associated square foot measurement) so as to correct the calculated impact fee assessment. **Affirmative finding as conditioned.**

Sec. 3.3.7 Time and Place of Payment

Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. **Affirmative finding as conditioned.***

Part 4: Site Plan and Design Review

(a) Site Plan Review, and

- (b) **Design Review** will both be applicable for this project.

Section 3.4.3 Submission Requirements

In addition to the applicable application and submission requirements pursuant to Sec. 3.2.2, all applications for a zoning permit subject to Site Plan and/or Design Review under this Part shall provide any additional information necessary for the adequate review of the proposal under the applicable development principles and standards found in Article 6.

Given the historic use of the property for many decades as an automotive service center, it is appropriate to investigate the health of this particular parcel further prior to development. A Phase I Environmental Assessment (ESA) and a Phase II are warranted to both discern if there remains any residual contamination that requires corrective action and to determine the disposition of known underground storage tanks (USTs). The applicant has submitted a Phase I study, which had, at the last review been reviewed by the Vermont Department of Environmental Conservation. No further information has been provided relative to the environmental status of the parcel. **No finding possible.**

Part 5: Conditional Use and Major Impact Review

Sec. 3.5.2 Applicability

(b) Major Impact Review

In Neighborhood Mixed Use districts, Major Impact Review is required for the creation of twenty-five or more dwelling units. The development proposes 57 new residential units. Therefore, Major Impact Review is required.

Sec. 3.5.6 Review Criteria

(c) Major Impact Review Standards:

1. *Not result in undue water, air or noise pollution;*

110 Riverside Avenue was originally mis-identified as Site #94-1733 by the Vermont Department of Environmental Conservation. In an email of January 16, 2013, DEC acknowledges the error, but notes the following:

There are other significant potential environmental issues with 110 Riverside property too. It was a filling station at one time and had at least 3 gasoline underground storage tanks and a few garage bays for auto repairs (likely with floor drains and/or mechanics pits and associated dry wells or other subsurface drainage appurtenances.) From photographs taken from a UVM archive site, it is apparent that the dispenser pumps are not all located just above the tanks – expanding the areas for potential onsite releases.

While the construction of new residential dwelling units does not immediately trigger alarm, the previous use as commercial / car repair coupled with the expressed concern of the Department of Environmental Conservation warrants attention. There exists the potential for significant soil contamination, which would have an impact on appropriate soil disturbance as well as storm and

groundwater. A Phase I Environmental Site Assessment was submitted to staff March 11, 2013, and the Executive Summary indicates “recognized and historic environmental conditions.” A Phase II is warranted to fully understand the site conditions and to actively pursue a clean-up as recommended by the Conservation Board (and if deemed appropriate by the Department of Environmental Conservation.) Staff has requested that the owner/applicant provide revised and updated information relative to DEC review and disposition of the site. **No finding possible.**

2. Have sufficient water available for its needs;

A letter dated November 12, 2012 from Burlington’s Department of Public Works informs that Burlington’s water and wastewater treatment facilities have sufficient capacity to handle demand associated with the proposed apartment building. The application will need to provide renewed confirmation from the Water division to confirm the continued capacity.

No finding possible.

3. Not unreasonably burden the city’s present or future water supply or distribution system;

See comment above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

This is a challenging site, which rises approximately 60’ from front to rear. The applicant has supplied engineered plans to demonstrate avoidance of bank disturbance and the ability to develop the site without adverse impact to the rear embankment. An erosion prevention and sediment control plan was submitted and has been subject to review by the Conservation Board and the Stormwater Administrator. The Conservation Board accepted the development plan subject to Phase II site evaluation; however this condition was imposed with the understanding that this was a state-listed contaminated site. The Department of Environmental Conservation has since made a correction about the mis-identification of this site but remains concerned due to the long history of automotive repairs. A Phase I study raises concern about likely site contamination due to previous and historic use.

The City Stormwater administrator approved the Stormwater plan March 12, 2013. Any zoning permit will be conditioned upon renewed approval by the City Stormwater Administrator for stormwater management and the EPSC. Site disposition relative to the Department of Environmental Conservation is required, with a Corrective Action Plan (CAP) if warranted. No further information has been provided. **No finding possible.**

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

Representatives from the Department of Public Works indicated at Technical Review that a traffic study was required for development of this site. Revised plans (2013) provided this estimate:

ITE Trip Generation, 8th edition provides the following estimates for apartments (applied to this proposal):

Weekday: 379 trips
AM Peak (7:30-8:30 am) - 32 trips (6 entering, 26 exiting)

PM Peak (4:30 – 5:30 pm) - 49 trips (32 entering, 17 exiting)

There was little initial analysis of how pedestrians can move from this site. While there are bicycle lanes on both sides of Riverside Avenue, there is no crosswalk, and sidewalk linkage is on the other side of the road (as is a public park.) The nearest crosswalk is at Hillside Terrace, approximately 1988 feet to the west. It is not clear how a resident pedestrian will accomplish a trip toward Winooski.

A sidewalk is proposed on the ROW in front of this development; however it will terminate at the boundary line.

The plans were forwarded to the City traffic engineer for an assessment in 2013; he submitted these comments:

- We would like to see a sight distance analysis included in the traffic analysis
- As per parking ordinance, the developer is required to provide bicycle parking (I don't know if they are proposing it, but didn't see it in the site plan).
- Is it necessary to have bi-directional traffic in both driveways? It could be beneficial to have one driveway for entering traffic and one for exiting (to minimize conflicts along riverside)
- Is there any sense of the volume of traffic into the existing site, to better assess what the incremental traffic impact is?
- Please include the queues at the Colchester Avenue intersection as part of the analysis
- Make sure there is adequate lighting next to the driveways (for pedestrian safety)
- The site is somewhat isolated and not properly connected to the sidewalk network. While there is sidewalk directly in front of the site, pedestrians heading towards Colchester Avenue don't have a reasonable option to cross Riverside Avenue and use the existing sidewalk or the shared use path. One option would be to provide some type of mid-block crossing (with rapid flashing beacons or a hawk signal). This requires a detailed analysis to assess the safest location and features of the crosswalk.

A City of Burlington Traffic Engineer presented information, concerns and potential solutions at the March 19, 2013 DRB hearing.

The applicant returned with a more robust traffic report, with a traffic engineer for the April 2, 2013 DRB hearing.

In response to questions raised at the first public hearing, the applicant's modified circulation plan included a right-turn only into the garage at the western curb cut. The applicant also proposed a modified pedestrian crossing across Riverside Avenue with warning lights to slow traffic. The warning lights are not sufficient to provide a safe pedestrian route across Riverside Avenue to the sidewalk on the far side. The applicant, with DPW's approval, must install either a pedestrian-activated stoplight/crosswalk or the continuation of the sidewalk from this site along the southerly side of Riverside Avenue to the intersection of Colchester Avenue. Additionally, the board accepted the recommendation that the garage security gate remain open during the day to prevent traffic queues; but permitted to remain closed and activated by residents during the evening hours.

Staff has requested updated traffic analysis, since even the 5-year projection on the 2013 traffic plan would no longer be valid, As of this writing, no further information has been submitted. **No finding possible.**

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*

Staff made initial inquiries and repeated notifications to the school district when the plan came for sketch plan review, and forwarded information as the project progresses through review. The school department continues to be interested in the number of bedrooms and overall units, although impact should be somewhat ameliorated given the 14 units dedicated to Senior Housing. In any event, required Impact Fees should off-set any new demand on city educational services. **Affirmative finding as conditioned.**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;* Letters of sufficient water supply and wastewater capacity were submitted in 2013 from the Department of Public Works. The applicant has been advised to provide a current letter of water/waste capacity. A State Wastewater Permit will be required as well. Required impact fees will address other service demands. **Affirmative finding as conditioned.**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area of any part of the city;*

This site is not identified as having irreplaceable historic or archaeological merit; however, the steep embankment at the rear is a concern with the large development proposed. The application includes information addressing specific site disturbance with engineered studies to accompany the request. **Affirmative finding.**

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

This is a developed lot. A letter of supply was provided from the Department of Public Works to address water capacity in 2013; an updated letter confirming the same is a condition of any approval. It is understood that water pressure issues will be resolved during site development by the applicant. The applicant is encouraged to work with engineering staff from the Department of Public Works to address and remedy any deficiencies relative to public water pressure/supply infrastructure. **Affirmative finding.**

10. *Be in substantial conformance with the city's municipal development plan and all incorporated plans;*

planBTV: Comprehensive Plan (2019 Update) includes the following policies that are in sync with this development proposal:

- *Creating new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the City's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. (P. 37)*
- *Expand housing opportunity, fill gaps in the housing tenure ladder, ensure perpetual affordability, and increase the overall supply and inclusiveness of housing. (P. 61)*
- *Neighborhood Center: The purpose of these areas is to provide nodes of neighborhood-supporting commercial activity and services. These are areas that allow for commercial, residential, and community-oriented uses, sometimes in mixed-use buildings, at a higher density than nearby residential areas. These areas feature a variety of building and architectural types and are typically within walking or biking distance of nearby homes.(p. 95)*

- *Evaluate capacity of neighborhood mixed-use areas to support additional development. (Appendices, cross-reference to 2014 Plan Chapters, p. 110.)*
- *Remove barriers and disincentives to housing production, and encourage infill and redevelopment of underutilized sites. (Appendices, Cross- Reference to 2014 Plan Chapters.) p. 114.*
- *Cleanup and redevelop brownfield sites, particularly in the South End. (Appendices, Cross-Reference to 2014 Plan Chapters.) p. 110.*
- *This plan (planBTV) anticipates a more urban configuration of higher-density mixed residential and commercial uses on the south side of Riverside Avenue...Studies are currently underway to identify short and long term improvements that can be made to these important gateways to Burlington. Implementing these enhancements will improve pedestrian and bicyclist safety, efficiency of and access to public transit, enhance these important city gateways, improve the quality of life in nearby residential areas, facilitate connectivity between Burlington and nearby Winooski and better link recreation resources to the city's transportation system. (p.105.)*

Affirmative finding for increased density. **Affirmative finding** for access to bicycle and pedestrian routes with condition of approval that requires installation of a pedestrian-activated crosswalk light or continuation of the public sidewalk from this site to the intersection of Colchester Avenue.

- *Re: Brownfields: "The Burlington Brownfields Pilot Initiative is a US Environmental Protection Agency program that facilitates redevelopment of properties with real or perceived contamination issues through the assessment of environmental risk, remediation planning, and relief from liability. The City has made the cleanup and redevelopment of Brownfields a high priority to improve the environment, increase the tax base, create and retain jobs, and curb sprawl."*

No finding possible. A Phase I and II ESA (if warranted) will be required, with coordination with the Department of Environmental Conservation to determine a plan for clean up.

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability, and location;

The proposal will provide 57 new housing units, 14 of which will be set aside for low to moderate senior residents of the City. The one and two bedroom units will be most welcome due to their size, location, and easy access to public transportation. **Affirmative finding.**
and/or

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Impact Fees will substantially offset any impacts to park and recreation needs. **Affirmative finding.**

Article 4: Zoning Maps and Districts

Sec. 4.4.2 Neighborhood Mixed Use Districts

(a) Purpose: *The NAC-Riverside is intended to allow commercial development in areas already predominantly built along this corridor while encouraging emerging mixed-use development. The zone's development standards promote attractive development, an open and pleasant street*

appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves. Parking is intended to be placed behind or to the side of principle buildings.

The proposal, to construct a large multi-unit residential building, conforms to the intent to allow new development in areas already developed along a major traffic corridor. Although no service or commercial use is proposed, residential uses are permitted within the NAC-R. These new residential units will profit from close proximity to the travel corridor and public transit. Parking is proposed both beneath, and next to the primary structure. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.2-1, Dimensional Standards and Density

NAC-R	Max Intensity(floor area ration)	Max lot coverage	Minimum Building Setbacks			Height
			0 Front*	0 Side**	0 Rear**	
NAC-R(iverside)	2.0 FAR See bonus provision, below.	80%				Min 22' two stories Max 35'
110 Riverside Avenue proposal	1.49 per plan dated 8.8.12	51.7%	Approx. 40' from Riverside Avenue	50' east 10' west	150'	45' at elevator shaft
Table 4.4.2-2 Sec. 4.4.2 (d) C., Maximum Bonus)	3.0 FAR					Max height 45'

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

** Structures shall be set back a minimum of 15 feet along any property line that abuts a residential zoning district. [In practice, this has only applied to primary structures and not parking areas. See zoning district map, below. Yellow is residential; purple is NAC-R. Per footnote 2, a 15 foot setback is required on any boundary line abutting a residential zone.]



Affirmative finding, using bonus provision.

(c) Permitted and Conditional Uses

Attached dwellings – Multi-Family (3 or more) is a permitted use in the NAC-R.

(d) District Specific Regulations

3. Development Bonuses/Additional Allowances

B. Senior Housing

A maximum of an additional 10 feet of building height, and corresponding FAR, may be permitted at the discretion of the DRB in the NAC and NAC-Riverside districts where no less than twenty-five per cent (25%) of the total number of onsite units are reserved for low-moderate income senior households as defined by state or federal guidelines, including no less than ten percent (10%) reserved for low-income households. The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance.

The applicant has agreed to dedicate 25% of the proposed (57) residential units to low-moderate seniors, with 10% of those reserved for low-income senior households, to achieve an additional 10' in height and corresponding FAR. The proposal exercises the height bonus within this application. Plan A1-1 details the gross floor area of the fourth floor (bonus allowance) as 13,066

sq. ft. The required Senior Housing is 25% of the units, or 14 dedicated residential units to exercise the height bonus. This provision states *The total gross floor area dedicated to the senior housing shall be equivalent to the gross floor area resulting from the additional allowance*. Therefore, the area dedicated to Senior Housing (14 dedicated senior residential units, 25% of 57.) shall be equivalent to the area of the fourth floor. The senior housing does not need to be located on the fourth floor; but the gross floor area provided by the height bonus shall be equal to or less than the gross floor area of the dedicated senior units.

The applicant shall provide an annotated floor plan to identify the senior housing units to assure the equivalent gross floor area (13,066 sq. ft.) with the gross floor area achieved through the height bonus. Although the entire fourth floor is identified as Senior Housing, an additional four units for a total of 14 are required to secure the height bonus. **Affirmative finding as conditioned.**

Article 5: Citywide General Regulations

Sec. 5.1.1 Uses

(c) Permitted Uses

Per Appendix A, Attached Multi-Family, 3 or more units, is a permitted use in the NAC –R zoning district. **Affirmative finding.**

Part 2: Dimensional Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.1.2 (d) Accessory Residential Structures

The plan includes an area for trash, with a plan for a trash enclosure. **Affirmative finding.**

Sec. 5.2.3, Lot Coverage Requirements

See Section 4.4.2 (b), above. **Affirmative finding.**

Sec. 5.2.4, Buildable Area Calculation

For any properties two or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district...

110 Riverside Avenue is not over two acres in size nor part of RCO, WRM, RM, WRL, or RL zoning district; but within the NAC-R zoning district. This standard does not apply.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above. Note that while the easterly property boundary abuts a Residential district, the required 15' setback has only been exercised for primary structures. Parking is allowable with a 5' minimum setback. **Affirmative finding.**

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) and Sec. 4.4.2 (d). 4. (C), above. **Affirmative finding.**

Sec. 5.2.7, Density and Intensity of Development Calculations

(a) District-specific provisions of Article 4 are based on FAR, not units-per-acre.

(b) Floor Area Ratio

In accordance with the district-specific provisions of Article 4 where the intensity of development is measured on a floor area ration basis, the calculation of development intensity shall be measured by dividing the gross floor area of all structures on a site, or portion of the site where split by a zoning district boundary, by the gross site area.

For a site of 53,143 square feet (provided on the Engineer's Plan, C2-01), the maximum FAR allowance would be 159,429 sq. ft. (Bonus max 3.0 FAR.) The application proposes 88,772 (69,499 total gross floor area of the building, 19,273 surface parking = 88,772); or 1.67 FAR.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability

Although the core building is estimated to have been constructed in 1935, significant modifications and alteration (especially loss by fire) have rendered the extant building without historic merit. The building is not listed on any historic register, nor identified as eligible for historic designation. **Not applicable.**



Sec. 5.4.9 Brownfield Remediation

The City of Burlington encourages the remediation and redevelopment of brownfield sites through the waiver or modification of the requirements of this ordinance in situations where development otherwise authorized by the underlying zoning is constrained due to the presence of surface and subsurface contamination. Specifically, these regulations seek to achieve the following goals:

- *To promote the public health and safety by remediating contaminated sites that pose a threat to human and environmental health; and*
- *To encourage an efficient pattern of development in Burlington by supporting the redevelopment of previously developed sites.*

(c) Application Submission Requirements:

In addition to the submission requirements pursuant to Article 3, the following information as applicable specifying any and all use and development limitations of the site shall also be provided at the time of application:

1. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to 10 VSA 6615a (h);*
2. *A Record of Decision (ROD) issued by the US EPS;*
3. *A VT DEC Approved Corrective Action Plan (CAP) pursuant to VHWMR 7-105(b); and*
4. *Any warranty deed specifying any and all use and development limitations of the site.*

None of the above specified required submission materials have been submitted.

This parcel is identified with a “star” on the Vermont Department of Environmental Conservation Hazardous Sites map. After lengthy communication with DEC, it was ultimately determined that the site had been misidentified as an existing hazardous site. An official of DEC did remark, however, that given the known use of the parcel as an automobile repair shop since the 1930s, there is a probability of site involvement for contaminants. An overlay of a Sanborn Fire Insurance Map with Google Maps indicates the historic presence of at least 3 underground storage tanks (USTs) on the site. There is no documentation for their present condition, or removal. A Phase I ESA was submitted to staff March 11, 2013, who requested a copy be forwarded to the Department of Environmental Conservation.

Given the historic use of the site, and the proposed redevelopment, review and either approval or direction from Vermont’s DEC for site corrective action needs to be received prior to issuance of a zoning permit.

The applicant is obliged to seek appropriate professional guidance in addressing any surface or subsurface contamination.

If the site is deemed a brownfield, the State of Vermont has the authority to require this work be completed under Title 10 VSA 6615b.

If a Corrective Action Plan (CAP) or Site Management Activity Completed (SMAC) is required, these must be developed and implemented prior to redevelopment of the site.

All documentation relative to site evaluation and treatment plan, if warranted, needs to be under the direction and with the approval of the Vermont Division for Environmental Conservation and the City Stormwater Engineer. **No finding possible.**



Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance as defined under this criterion. **Affirmative finding.**

Sec. 5.5.2 Outdoor Lighting

Sec. 5.5.2 (e) General Outdoor Lighting Standards

5. *All outdoor lighting fixtures, other than those using only low output lamps and alternative specifically allowed under these regulation, shall be “Full Cut-Off” or “Cut-Off” as defined by the Illuminating Engineering Society of North America to*

ensure that glare is minimized, that lighting is directed only to the area to be illumination, that illumination is directed below a horizontal plane, and that illumination does not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site.

The submitted photometric plan includes several lighting measurements on the northerly boundary exceeding the .1 threshold 20' outside the property boundary. Walkway lighting also exceeds 2.0 fc in several places (particularly under the "B" fixtures. No average illumination schedule has been provided; no max/min calculation as well; both are required. Revision of the lighting plan, with the noted omissions shall be a condition of approval. **Affirmative finding as conditioned.**

5.5.2 (f) Specific Outdoor Lighting Standards

1. Parking Lot Lighting

A. *The Maximum mounting height for any fixture shall be 25 ft.*

A detail on the lighting plan (L2-01) indicates "Mounting height varies..." This standard limits maximum mounting height for any fixture to 25' **Affirmative finding as conditioned.**

A. *The maximum illumination level shall not exceed 4 footcandles at any point.*

The lighting plan does not indicate any illumination levels that exceed 4 fc in the parking lot area. **Affirmative finding.**

B. *The maximum illumination level shall only be computed for the functional area of the parking lot.*

The parking lot area is defined by color on the photometric plan. No separate calculation is offered for the parking lot area; however, the light levels do not exceed the maximum as defined by this section. **Affirmative finding.**

C. *The maximum to minimum uniformity ration shall not exceed 20:1.* The reported ratio was 15:1 per the detail on the 2013 plan L2-01. The detail is omitted in current submission materials, and is required. **Affirmative finding as conditioned.**

D. *Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours.*

This is a residential development; although there are no public business hours, encouragement is offered in the spirit of this standard. **Affirmative finding.**

1. Walkway Lighting:

A. *The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles.*

Several of the photometric readings along the northerly walkway are in excess of the 2 footcandle limitation (2.4, 2.7). No average illumination has been provided. As noted, the rear walkway, under fixtures "B" are also elevated above these standards. Adjustments are required to the lighting at these walkway locations. **Affirmative finding as conditioned.**

Staff notes that a pole mounted light fixture is proposed within the ROW. It is not on the "existing conditions" plan C1-03, but may be visible in photographs of the site. Any lighting installation within the public ROW shall be in cooperation, approval and partnership with Burlington Electric Department.

Additionally, catalog identification of lighting fixtures is not completely consistent with the Lighting plan specification. Consistency between specs and plan is a requirement. **Affirmative finding as conditioned.**

5. Parking Garage Lighting

- A. *Light Levels shall not exceed minimums recommended in IESNA document RP-20-98 or current edition.*
- B. *Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be constructed in a manner that prevents glare to be visible from the exterior of the parking garage.*

Revised lighting fixture information for the parking garage was submitted June 15, 2017 and resubmitted for this application.

Affirmative finding.

Sec. 5.5.3 Stormwater and Erosion Control

Work associated with development of this site will require review and approval of a small project erosion control form by the Stormwater Administrator. The scope of development is anticipated to be above the ½ acre threshold for requiring a post-construction stormwater management plan. The applicant provided an erosion prevention and sediment control plan (EPSC), as well as a stormwater management plan at application. All were forwarded to the Stormwater Engineer for this review. Approval of these by the City Stormwater Engineer will be a condition of any approval. **Affirmative finding as conditioned.**

Sec. 5.5.4 Tree Removal

The limits of the tree clearing are identified on Plan 5-01. This is particularly important, given the steep slope and potential for erosion at the rear of the site. An email from Trudell Engineering notes that they have contacted Knigh Consulting to work with this project relative to steep slopes, as they did the original geo exploration in 2012 and made recommendations for slope stabilization and sheeting. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There is an existing and significant embankment that rises at the rear of the site. Any application should include information relative to the protection, stabilization, engineered development, or avoidance of the steep grade. A Grading Plan has been provided as part of this application (C2-02.) As site drainage is expected to be altered, confirmation and approval of the City Stormwater Administrator will be essential. As previously noted, a tree clearing area has been identified on Plan C5-01. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

Plans illustrate proposed hillside alteration, although minimization of alteration is intended. Significant retaining walls, some 8' in height are proposed. Proposed design and construction details for any cut and fill shall be subject to review and approval by the city engineer before receiving approval of the site plan. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Although the existing building is greater than 50 years old, it is not historically sensitive or to retain any characteristics that would merit attentive examination. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

The proposed building will back into a site cratered on the south by a large elevation change that will likely hinder opportunity to maximize solar gain. Proposed broad expanses of window glass are likely the limited exercise in capturing solar gain. The Design Advisory Board has previously recommended the installation of conduit to permit the future use of rooftop solar. **Affirmative finding.**

(f) Brownfield Sites:

*Where a proposed development involves a known **or suspected brownfield**, the site plan shall indicate areas of known or **suspected** contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).*

110 Riverside Avenue was originally misidentified as Hazardous Site #941733 by the Vermont Department of Environmental Conservation. Since that time, DEC has acknowledged the error, but expressed concern that given the historic use of the site as an automotive service center, there is the potential for site contamination. Sanborn Maps confirm the historic presence of underground storage tanks (USTs; see Sanborn Map overlay above.) An assessment is recommended to explore evidence of any contamination from the longstanding use. A Phase I study was submitted to staff on March 11, 2013, however no research has been identified that would shed light on the disposition of the USTs.

The applicant has submitted an email from Russell W. Barton, indicating the intent to monitor soil excavation activities and collect soil samples. Given the lengthy use as an automotive garage, the common use of pit drains for that use, and the likelihood of extant USTs, further site examination is appropriate. If warranted, a Phase II and Corrective Action Plan / Site Management Action Complete (SMAC) should be in place prior to soil disturbance and site excavation. The applicant shall work either directly or through consultants with the State of Vermont Department of Environmental Conservation to appropriately and adequately address site conditions and document appropriate remediation, if necessary. Conversely, a site evaluation may identify the site as clean and of no concern to further development, which would free the applicant from further investigation. The DRB requires that approval or certification from DEC on the suitability of the site as remediated for residential use. **No finding possible.**

(g) Provide for nature's events:

The application includes Stormwater Management and erosion prevention measures. This information has been forwarded to the City Stormwater Engineer to assess and comment upon.

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 are required. Balconies would provide some measure of weather protection, as will drive-in parking. The pedestrian entrances on the north elevation and the access door to the south (playground) should be revised to include a canopy or other protection from inclement weather. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The proposed residential building is “L” shaped, with the backbone facing Riverside Avenue and the base projecting into the southerly hillside. There is a significant Right-of Way expanse of land between the project site and the street, so meeting the required 12’ setback from the public curb does not pose a problem. The developer will be required to work with the Department of Public Works for any work proposed within the ROW. **Affirmative finding as conditioned.**

(i) Vehicular Access:

Two curb cuts are proposed: One for direct access to the underground parking area; the other to the small surface parking lot on the east. A modified version of the traffic pattern was accepted in 2013: right turn only into the garage at the western curb cut as described in the hearing on March 19, 2013.

See Section 3.5.6 c) 5, above. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

Sidewalks are provided to two entrances on the north, and from the building to the playground area on the south. The public sidewalk terminates at the property line on the east; it is not clear how pedestrians can maneuver off-side (no crosswalk within 1900’, no traffic light, the absence of a continuous sidewalk toward Winooski.) The DRB approved either of two options: An extension of the sidewalk on the south side of Riverside Avenue to Colchester Avenue, or alternately, a pedestrian activated crosswalk that would spur a red light for oncoming traffic. For the 2013 review, a pedestrian activated crosswalk was accepted and is therefore submitted for this review. **Affirmative finding.**

(k) Accessibility for the Handicapped:

An internal elevator is proposed to allow access to all levels of the development. Handicapped parking spaces have been identified (A1-1 shows parking spaces 10 and 11 to be H/C; plan C2-01 shows a surface parking space H/C with a loading area as required by ADA. The two interior handicapped parking spaces are located adjacent to the elevator access within the first floor parking area, although they lack loading areas. ADA access compliance is under the jurisdictional review of the building inspector, and subject to his approval.

Affirmative finding as conditioned.

(l) Parking and Circulation:

For the 57 unit residential building, one space per unit is required. The application proposes 49 spaces within the underground lot, and a 12 space surface parking area on the east of the lot. As this does not meet the 15 space threshold, the standard to provide parking lot shading does not apply. The applicant is certainly encouraged to provide shade in an attempt to reduce the effect of the parking area on the local microclimate, air quality, and stormwater runoff.

The plan proposes 6 compact parking spaces within the underground lot (per Plan A1-1), which is compliant with the 15% limitation under Article 8. A maximum of 7 compact spaces may be provided (15% of 49 structured spaces.)

Plan A1-1 illustrates optional 5' x 2' storage bins within the parking spaces 5-28. This would render all of those spaces as compact (less than 20' in length), and therefore unacceptable. The storage bins shall be removed these spaces to render them compliant with parking space standards.

A proposed pedestrian walkway is proposed that provides a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to the building entrance and the public sidewalk.

Bicycle parking is provided within the parking garage. Three locations have been identified on Plan A1-1. None provide secure storage (lockers or similar, as recommended by the Design Advisory Board.) From a use standpoint, the isolated location of bike storage facilities is not commensurate with the anticipated need and likely use of the facilities.

Short-term bike storage/parking is identified on the exterior of the building, immediately adjacent to the building entrance and the pedestrian walkway (Plan C-2.01.)

All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

For 57 units, **14 long term bicycle parking spaces are required** (one for every 4 units); **6 short term parking spaces** (one for every 10 units.) While a sufficient number of long term spaces appears to be provided within the parking garage area, these are recommended to be locker-style or capable of being locked storage to prevent theft. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

A list of proposed plantings and a landscaping plan has been submitted. The C2-01 site plan notes removal of a tree fronting Riverside Avenue and removal of wood planters and stone wall.

A rain garden is proposed for the northeastern part of the ROW, within the public right-of-way (Plan L1-01). The Conservation Board noted that the identification, maintenance and retention of the rain garden should be included within the Homeowners Association (HOA) recording (or similar ownership documentation) to prevent the filling-in and removal of the rain garden in the future. The proposed rain garden will drain to the city overflow, into the city system.

Details provided within the submission note concrete block retaining walls, of a maximum height of 8' proposed. *Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or begetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties.* A spec sheet was provided to illustrate the

appearance, which will include textured blocks, landscaping and terracing; consistent with this standard.

Per Sec. 5.2.5 (b) 2, retaining walls are permitted within setbacks.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. Consultation with the city arborist will be required.

No fences are proposed.

Affirmative finding as conditioned.

(n) Public Plazas and Open Space:

While this is proposed to be a private residential development, the plan includes a play and recreational in the rear (south) for the residents. This is a private area, which will be secure from the street area in visibility and access.

Shadow impacts are not anticipated due to the development being seated into a significant (south) slope; therefore a shadow analysis relative to solar impacts based on sun angle during the Vernal and Autumnal equinox is not needed. **Affirmative finding.**

(o) Outdoor Lighting:

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

See Section 5.5.2.

(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.

Utility meters/connections shall be illustrated on site plans and building elevations. Plan C2-01 notes removal of existing gas meter; the new location is on the north/east corner of the building. No plan for screening the meter has been provided, and needs to be identified.

The gas meter and any other utility connections should be illustrated on building elevations as well.

Utilities must be undergrounded for all new development.

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. A dumpster location is identified on two different plans in different locations. See Plan A0, and C2-01. The applicant must clearly define the intended location. An area for recycling needs to be identified as well.

A plan for the dumpster enclosure, enclosed on all four (4) sides to prevent blowing trash, and screened from public view is on plan A0. **Affirmative finding as conditioned.**

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.

If the applicant proposes any HVAC or rooftop equipment, the submission should be augmented with that information and anticipated noise level (dB) of each unit. **Affirmative finding as conditioned.**

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.

There are no four story buildings on Riverside Avenue; however the looming embankment that rises to the south and connects to Colchester Avenue/Nash Place alters the perspective of the proposed building.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures

The proposed residential building is presented as “layers”; with horizontal elements (materials, colors) that break up the vertical mass. The window alignment accentuates the horizontality of the plan as well. Additionally, the basement/parking level is situated partly below grade and the fourth floor is set back (see plan A6) so the full four stories are not readily apparent.

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.)

The proposed building has an undulated wall surface that alternates between projecting/receding, articulated with balconies and varying window groupings. The heavy cornice line “caps” the building, providing a strong terminus to the building’s height.

The proposed development site is at a major turn on Riverside Avenue; therefore a visual terminus of a different sort. The building will be clearly visible to travelers from either the north west or northeast. In that manner, the building will be monumental as a visual and structural anchor on the Riverside Avenue corridor. **Affirmative finding.**

2. Roofs and Rooflines.

As noted above, the building has a strong cornice line along the proposed flat roof that minimizes the actual structural height. Existing conditions on Riverside Avenue are a mixture of development styles and patterns. A flat-roofed building would not be out-of-place at this location.

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

None have been identified; however if any are proposed, it is unlikely that they will be visible from the pedestrian way due to the building's siting and height.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

A working rooftop is encouraged; specifically for stormwater retention/mitigation or for solar collection. The Design Advisory Board has recommended installation of conduit to allow the future inclusion of solar technology. The applicant is encouraged to explore all options.

Affirmative finding.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

There are several pedestrian access points: Two on the north (street) elevation, one on the west, one through the east (parking entrance), and one on the rear for access to the play space. There is a feel of polite entry on the north elevation, if the proposed landscaping is installed and the access walkway is permitted to be constructed within the public ROW (This needs to be confirmed with officials from the Department of Public Works.) Plan A6 suggests that entry may be achieved at grade; however the color illustration accompanying the plans show access steps at this entrance. Confirmation is needed.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not

encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

The proposed window arrangement displays a rhythm and cadence that break up the building mass yet provide needed daylight to the residences. No awnings are illustrated on the plan, or any building mass that encroaches into the public right-of-way. Much of the site development on the north, however, is within the ROW. Agreement needs to be secured with the department of public works about the feasibility of completing this work (pedestrian walkways, plantings, curbing, utility locations).

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

While no setbacks may be required within the NAC-R district, a 15' setback is required for any development that abuts a residential zoning district. This is the case on all but one property line of 110 Riverside Avenue.

The building along the westerly portion of the site, is set back at least 5' from the property line. This elevation proposes to have both windows and a door, which is acceptable per this standard.
Affirmative finding as conditioned.

(b) Protection of Important Architectural Resources:

The existing buildings on the site have no documented architectural significance or merit; therefore this standard does not apply. Not applicable.

(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:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

As previously noted, the proposed building exercises a variety of methods to provide interest: varying materials, planes, recesses, balconies, material colors, window arrangements, and a heavy cornice line.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience.

Although this is within the NAC-R corridor rather than the downtown, the broad setback due to an extraordinarily large public ROW offers the possibility of providing similar amenities: benches, plantings, public art, or sitting walls. The applicant is encouraged to work with the Department of Public Works to maximize the potential for a comfortable residential structure at this very visible corner.

Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

Plans detail handicap curb ramps within the public ROW. Confirmation that all pedestrian access walks and at least one building entrance is h/c accessible is required. **Affirmative finding as conditioned.**

(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.

The principle building elevation (north) is illustrated with brick veneer, standing seam metal roofing, vertical metal siding, and vinyl siding within balcony areas. Vinyl has been proposed for much of the rest of the building, particularly those areas not readily visible from the street. Vinyl is not a notably durable material, and does not age well. Brick and metal are appropriate and acceptable. Material of greater durability and beauty, perhaps cement composite or alternate that has a life expectancy to match that of the intended structure, is highly recommended.

The DAB included an allowance for differing material on the rear elevation, recommending a more substantial clapboard material on visible elevations and within the balconies; but encouraged consistency throughout.

The DAB also favored metal railings, which are identified on plans A6.

Window specs define proposed double hung vinyl windows. Steel entry doors, with glazing are proposed. **Affirmative finding as conditioned.**

(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 construction will be required to meet the above noted Guidelines for Energy Efficient Construction. As previously noted, solar access is encouraged. The DAB has recommended installation of conduit to allow for its future exercise. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signs will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(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.

All requirements for building ingress and egress shall meet the approval of the building inspector and fire marshal.

An intercom system for resident safety is encouraged per this standard.

Affirmative finding if conditioned.

Article 7: Signs

No signage is proposed. Any signage will require a separate sign permit. **Affirmative finding if conditioned.**

Article 8: Parking

This is a Shared-Use Parking District. Per Table 8.1.8-1, 1 parking space is required per residential unit. With 57 units proposed, 57 parking spaces will be required. The application proposes 61 parking spaces. Overall the application appears to be adequate in the number of parking spaces, but there remain a few problems. The minimum back-up length (24', as noted in **Table 8.1.11-1, Minimum Parking Dimensions**) is not available in the easterly under-ground parking area. Scaled from the submitted site plan, the back-up area appears to be 20-21 feet at this location. Additionally, some of the parking spaces are undersized based on the above noted minimum parking dimensions (those located at building jogs) or lack any back-up space at all (last parking space on the south/west corner.) As there is adequate parking provided when exterior spaces are considered, some of these "odd" undersized interior spaces may be delegated to lockable bicycle storage. (See Sec. 8.2.5, below.) **Affirmative finding as conditioned.**

Sec. 8.1.9 Maximum Parking Spaces

The total number of parking spaces provided in all parking districts shall not be more than 125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1.

This is not the Neighborhood Parking District, but the Shared Use Parking District.

(a) Exemptions

1. **Structured parking:** Spaces provided within the footprint of a structure containing one or more other uses, including rooftop, at-grade, or below grade spaces shall not be counted towards the maximum, provided the floor area dedicated to parking is less than 50% of the total gross floor area of the structure.

The provided parking is less than 50% of the total gross floor area of the structure; therefore the project is exempt from the maximum parking spaces accounting. **Not applicable.**

Sec. 8.2.5 Bicycle Parking Requirements

Table 8.2.5-1

Long Term Bicycle Parking requirement = 1 for every 4 units

Short Term Bicycle Parking requirement = 1/10 units.

For **57 units**, requirement will be **14 long term** bicycle parking spaces, **6 short term** bicycle spaces. The location of these bicycle parking / storage areas has been identified on the parking lot (floor) plan, with 3 dedicated areas for secure bicycle parking. At the DAB it was presented that an average (car) parking space would fit 9 bicycles for storage. The application appears to exceed the required number of long term bicycle parking spaces. The DAB noted that the bicycle parking plan, as presented, was acceptable and that they encourage lockable, enclosed/secure bicycle parking to deter theft.

A short term bicycle parking location to meet the required 6 short term parking spaces is illustrated on Plan C2-01; adjacent to the entrance stairs and pedestrian path. **Affirmative finding.**

Article 9: Inclusionary and Replacement Housing

(See Section 9.1.6, below)

The applicant proposes exercising the opportunity for a height and FAR bonus for providing senior housing. To exercise the height and FAR bonus, 25%, or **14 units will have to be dedicated to senior housing.** The applicant is encouraged to have early discussion with the housing representative from the Community and Economic Development Office, to determine the level of affordability, and whether any bonus provisions or waivers from Impact Fees will apply. In any case, the project must provide 14 senior units (25% of 57 units) to achieve the height bonus (up to 45'), with 10% of the total reserved for low-income households. As previously noted under Sec. 4.4.2 (d) 3.B., the total gross floor area dedicated to the additional senior housing shall be equivalent to the gross floor area resulting from the additional allowance; or 13,066 sq. ft. Confirmation of that area equivalency is required.

Affirmative finding as conditioned.

Sec. 9.1.6 Exemptions

Exempt from the requirements of this article are:

- c) *Projects created using the Senior Housing Development Bonus pursuant to the provisions of Article 4.*

The redevelopment of 110 Riverside Avenue, proposed to exercise the Senior Housing (height) bonus, is therefore exempt from the requirements of Article 9. Income requirements for affected units, however, shall remain per Sec. 4.4.2 (d) 3. B., Senior Housing. **Affirmative finding as conditioned.**

II. Unresolved issues which need attention, & Recommended Conditions of approval:

1. There are a number of open permits on the property, which must be closed out with issuance of a Final Certificate of Occupancy. This must occur before a CO may be issued for this permit.
2. Impact Fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:
 - (a) *New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.*

Fees shall be as noted in Sec. 3.3.2 and 3.3.3, unless revised to reflect a change in the total gross square footage of the development or to reflect the appropriateness of Impact Fee waivers or reductions. Any request for waivers or reductions of Impact Fees shall be accompanied by a Certificate of Inclusionary Housing Compliance issued by the manager of the city's Housing Trust Fund, confirming applicability for any such waiver or reduction, and providing the Square foot calculation benefiting from the waiver.

3. This plan assumes the accuracy of the provided Estimated Construction Cost (previously submitted as Condition #2: \$4,560,000) Any increase in the ECC will result in revised application fees as allowed under the Stipulated Agreement of January 3, 2019. Any additional application or development review fees incurred as a result of cost estimation adjustment shall be paid **prior to release of any zoning permit.**
4. Any signage will require a separate sign permit.
5. Confirmation of continued adequate capacity of water/wastewater must be provided by the water engineering division. Additionally, the owner must agree to resolve any pressure issues as necessary to accommodate the development of new residential units.
6. The development plan, including site stabilization, retaining walls, stormwater, and erosion prevention and sediment control (EPSC) and Stormwater Management plans, shall be approved in writing by the City Stormwater Engineer or building inspector, as appropriate.
7. A State Wastewater Permit (on confirmation of the continued validity of issued permit) will be required for water and sewer service. It is the obligation of the owner/applicant to seek this or provide evidence that prior approval is still valid.
8. The project must provide **14 low to moderate income senior housing units, (25% of 57), with not less than 10% of those (6) reserved for low-income households** to secure the building height bonus identified in **Sec. 4.4.2 (d) 3. B; Senior Housing** (up to 45'.)

Although the development is exempt per Article 9 for Inclusionary Housing (See Article 9, Sec. 9.1.6), income eligibility for reserved senior units shall remain. Per the Housing Trust Fund officer:

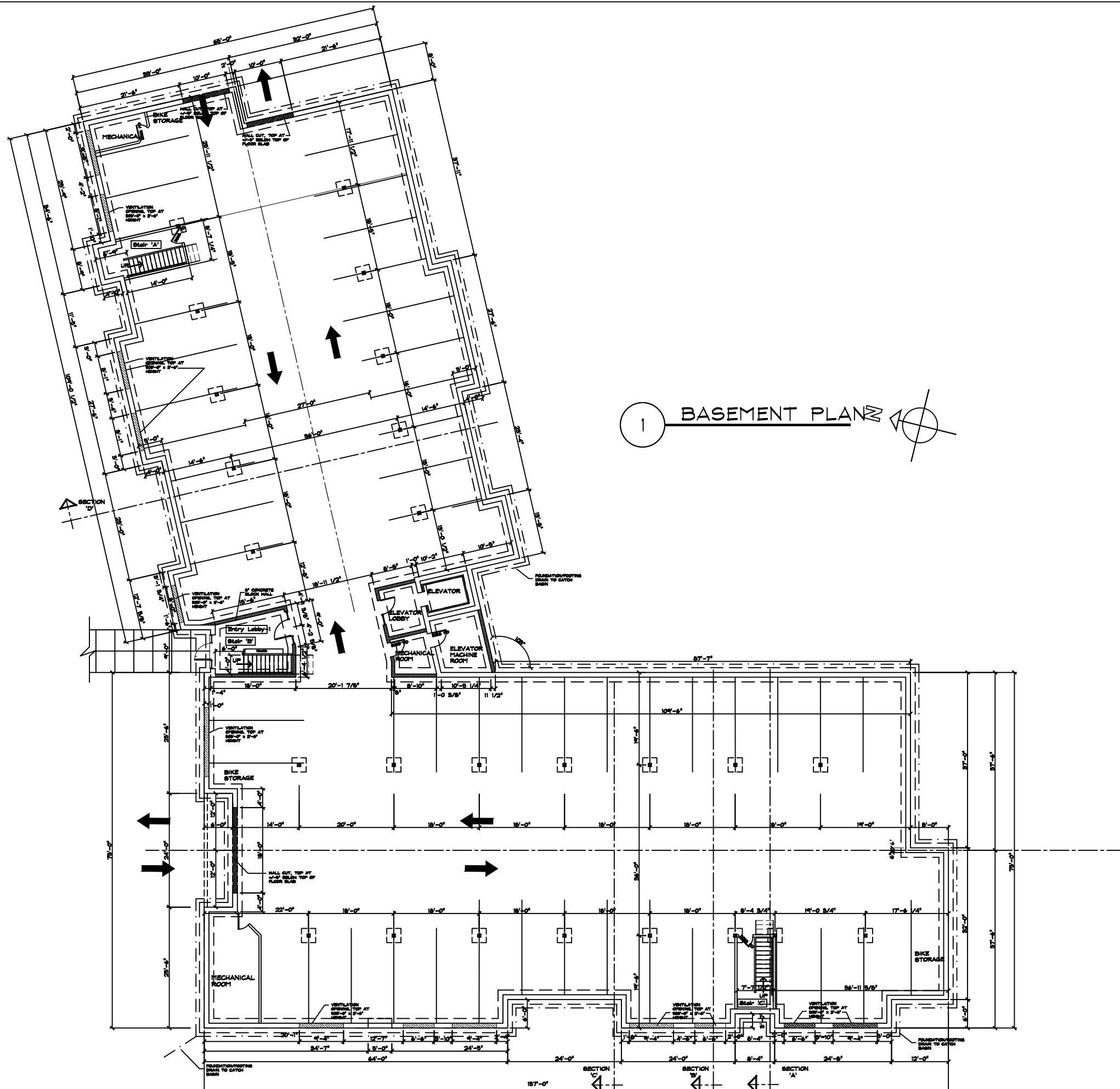
Under the Senior Housing bonus, 10% of the units are affordable to and occupied by low-income households (80% Area Median Income), and another 15% are affordable to and occupied by moderate-income households (100% of AMI). Article 9 Inclusionary Housing requires at least 15% of the units be affordable to and occupied by households at 65% of AMI.

Compliance will be monitored by the Housing Trust Fund Manager

9. The height bonus is available where no less than 25% of the total number of onsite units are reserved for low-moderate income senior households, including no less than 10% reserved for low-income households. The total gross floor area dedicated to the senior housing must be equivalent to the gross floor area resulting from the additional allowance, or 13,066 sq. ft.. Only 10 units are identified at the fourth floor; to meet the required 14 units, 4 more units specifically for senior housing must be identified within the building.
10. The applicant submits a pedestrian crossing with the pedestrian activated flashing light signal. This must be acceptable to the Department of Public Works. There will be limited access at the westerly entrance into the garage with stops signs and gate to control improper use.
11. The applicant has provided no evidence of a Phase II study, a CAP or SMAC issued by the Department of Environmental Conservation. Any demolition, site disturbance, development or other work on the site shall be in concert with plans and actions approved by the Vermont Department of Environmental Conservation. The DRB requires approval or certification from the Vermont Department of Environmental Conservation (DEC) on the suitability of the site as remediated for residential use. Absent that, the applicant shall return to the DRB for further review. Any site remediation, which may include Site Management Activity Completion (SMAC) shall be defined by and coordinated by the Vermont Department of Environmental Conservation.
12. The Maximum mounting height for any lighting fixture shall be 25 ft. The applicant shall remove reference to 30' on the lighting plans.
13. The maximum illumination level within the parking lot shall not exceed 4 footcandles at any point.
14. Illumination levels of the parking lot are encouraged to be reduced by at least 50% within one hour after the end of public business hours.
15. The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles. A revised lighting plan/photometric shall be provided to staff to confirm adjustments to meet this standard.
16. Light levels on adjacent properties shall not exceed one tenth (0.1) footcandle as a direct result of the on-site lighting measured 20 feet beyond the property line of the development site. This shall be confirmed with photometric readings that include those adjacent areas within the specified 20' of all property boundaries.
17. Specifications for lighting fixtures shall be consistent with fixtures noted on the lighting plan.
18. Light Levels within the parking garage shall not exceed minimums recommended in IESNA document RP-20-98 or current edition.
19. Any fixture visible from the exterior of the garage facility shall be a full cutoff or cut-off fixture or shall be installed in a manner that prevents glare to be visible from the exterior of the parking garage.
20. All handicap parking spaces will meet ADA guidelines for size and required loading area. ADA compliance is under the jurisdiction of the building inspector.
21. Internal bicycle storage shall be provided to accommodate at least **14 long term bicycle parking spaces**. It is highly recommended that these are locker-style or secure/lockable storage units to prevent theft. Per the ordinance, **6 short term bicycle parking spaces** are required as well (1/10 units.)

22. The storage container illustrated at the head of parking spaces 5-28 shall be removed from plan A1-1, as they render the parking spaces sub-standard in dimension.
23. New or replacement street trees shall be provided consistent with the city's *Street Tree Master Plan*. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist. That information shall be provided to the DRB.
24. If HVAC or rooftop equipment is proposed, the submission should be augmented with that information (including any additional height,) with anticipated noise level (dB) of each unit. **This information is subject to review and decision of the DRB.**
25. Utility meters/connections shall be illustrated on site plans and building elevations.
26. The location of the dumpster and enclosure differs on plans (C2-01, A0). The applicant shall define the location.
27. An area for recycling must be identified **prior to release of the zoning permit.**
28. The applicant/owner will receive written approval from the Department of Public Works in the development of any part of this project within the public right-of-way, including but not limited to lighting, rain gardens, sidewalk installation, utilities, landscaping, etc.
29. Balcony and other railings will be metal.
30. A more durable exterior sheathing than vinyl is recommended. Also, the composite trim proposed has a tendency to fade in color over a period of time. Deep colors of Azek (or similar) are therefore not recommended.
31. An entry canopy is recommended for all exterior doors, including two on the north and one on the west.
32. Conflict exists between the color illustration accompanying the submission, and the plan on A6, which shows stairs in front of the primary entrance. Confirmation that all pedestrian access walks and at least one building entrance is h/c accessible is required.
33. 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.



1 BASEMENT PLAN

PERMITS ONLY
NOT FOR
CONSTRUCTION
1/18/13

STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802.255.1111 FAX: 802.255.1112

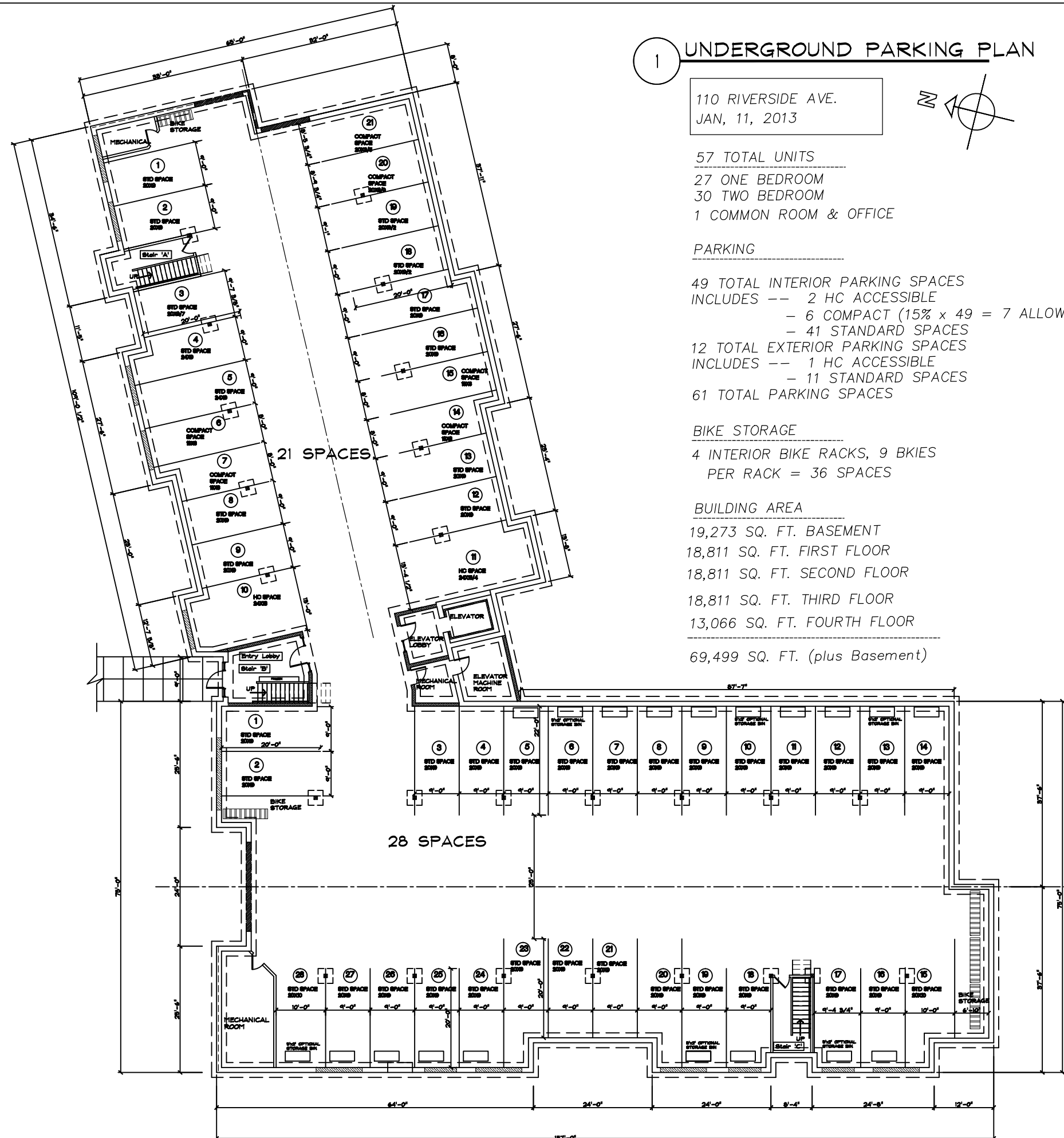
NO.	DATE:	REV:

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

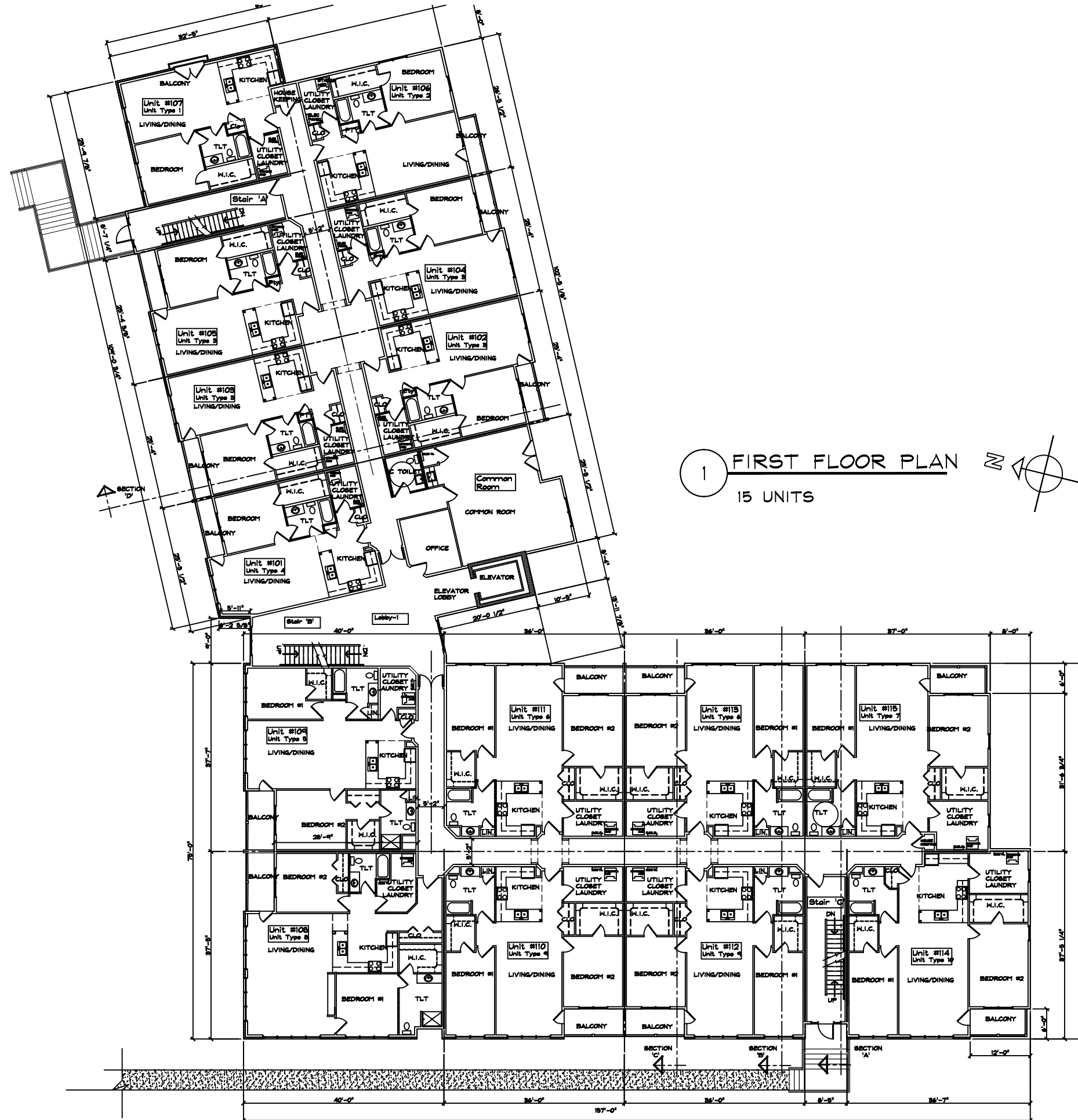
SHEET TITLE:
BASEMENT
FLOOR PLAN

DRAWING NO.
A1



NO.	DATE:	REV:

SCALE: 3/32" = 1'
DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:



1 FIRST FLOOR PLAN
15 UNITS

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401

NO.	DATE:	REV:

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'
DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

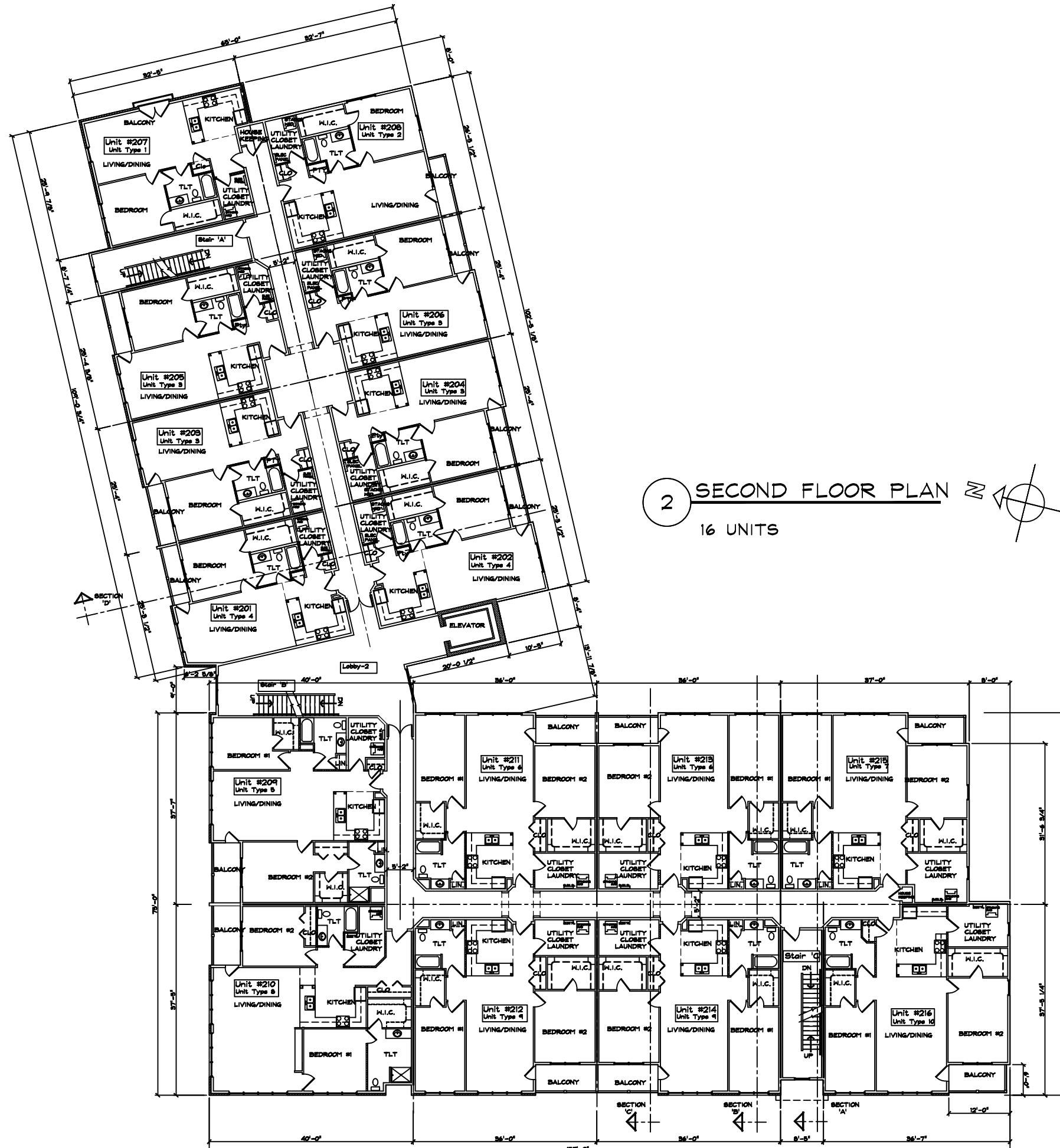
SHEET TITLE:

PROPOSED
1ST FLOOR
PLAN

DRAWING NO.

A2

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CONSTRUCTION
1/18/13



2 SECOND FLOOR PLAN
16 UNITS

PERMITS ONLY
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CONSTRUCTION
1/18/13

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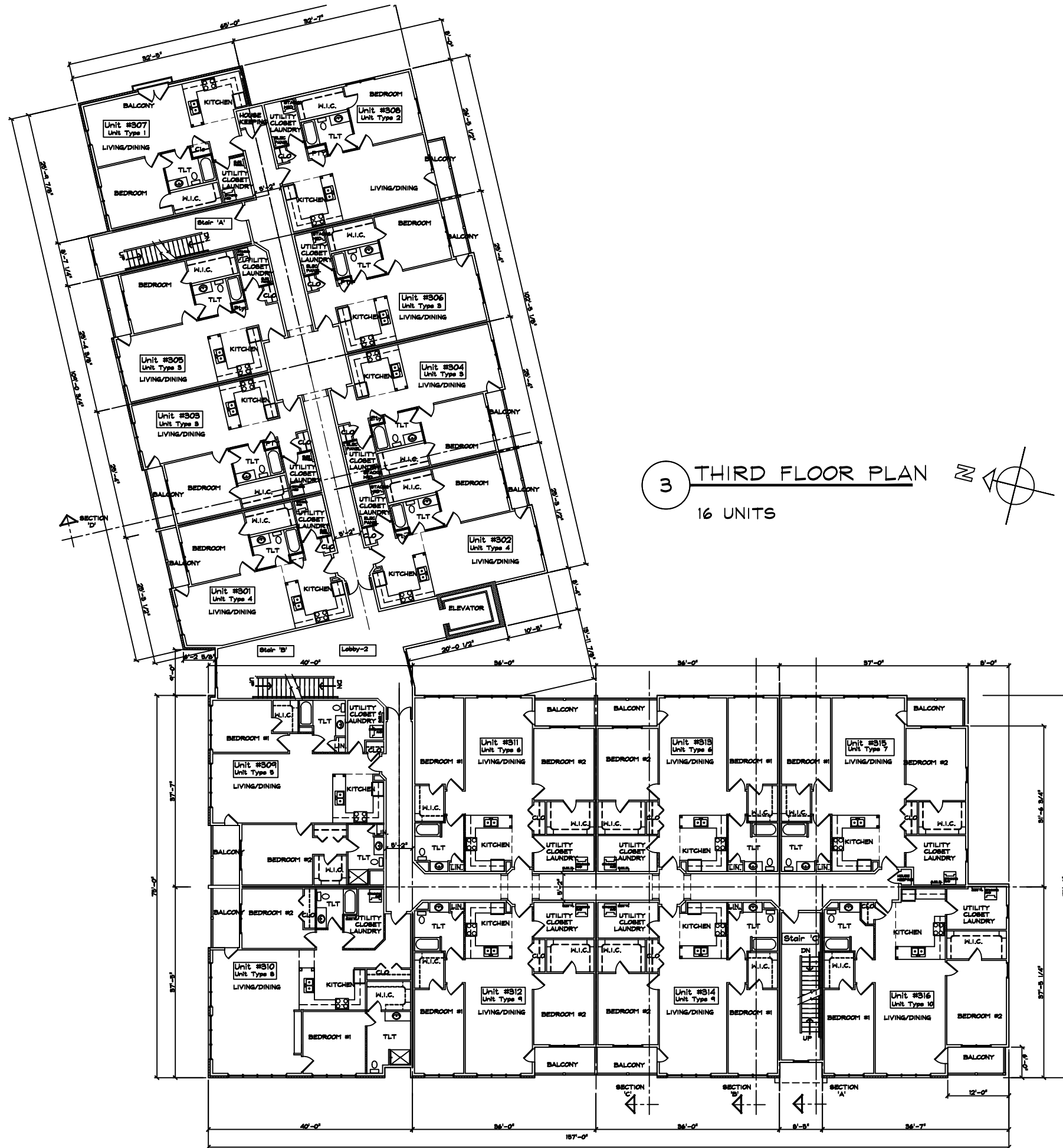
NO.	DATE:	REV:

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

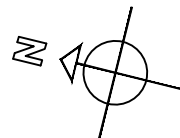
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DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

SHEET TITLE:
2ND FLOOR
PLAN

DRAWING NO.
A3



3 THIRD FLOOR PLAN
16 UNITS



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CONSTRUCTION
1/18/13

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110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401

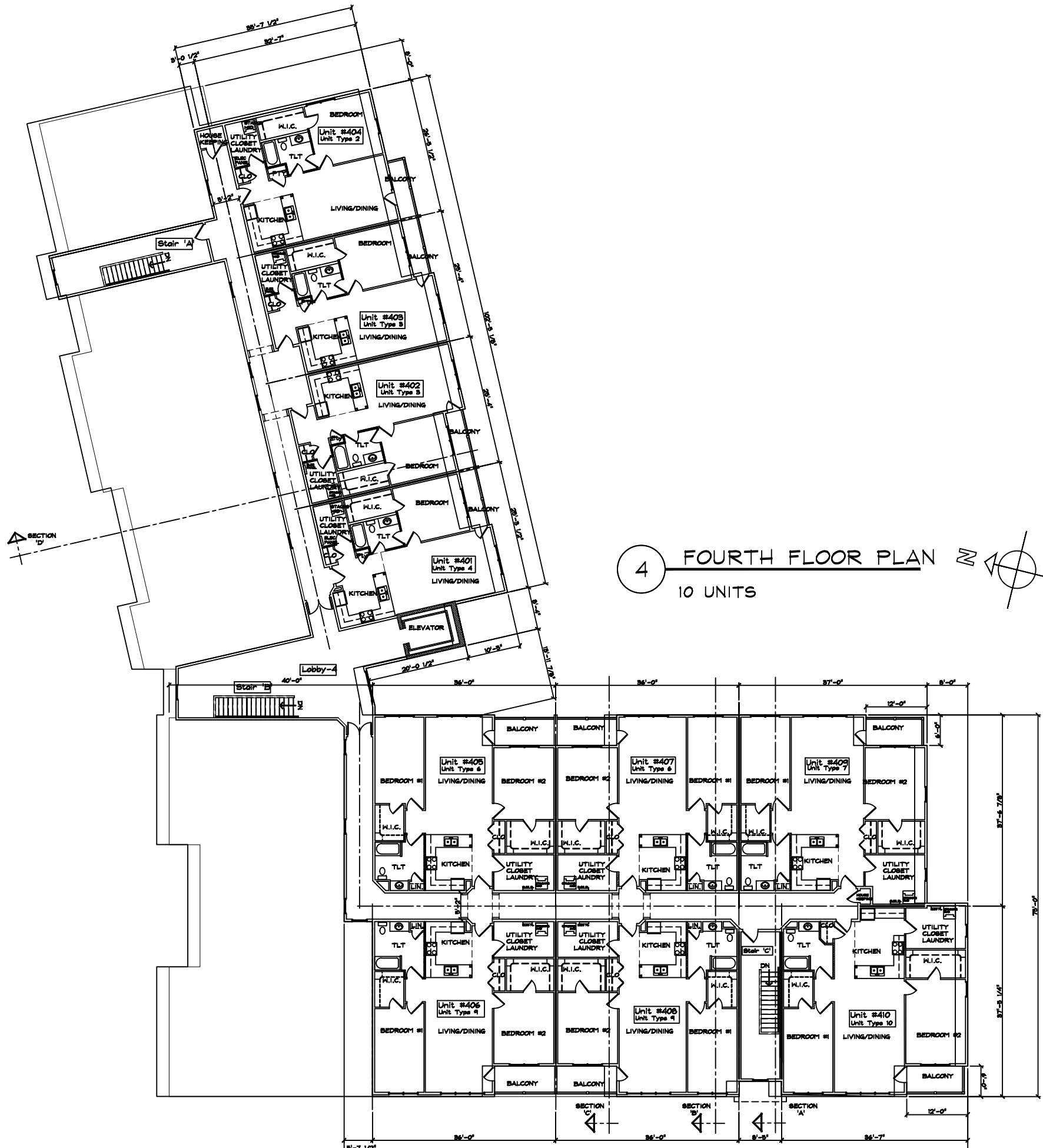
NO.	DATE:	REV:

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'
DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

SHEET TITLE:
3RD FLOOR
PLAN

DRAWING NO.
M



4 FOURTH FLOOR PLAN
10 UNITS

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NOT FOR
CONSTRUCTION
1/18/13

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NO.	DATE:	REV:

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

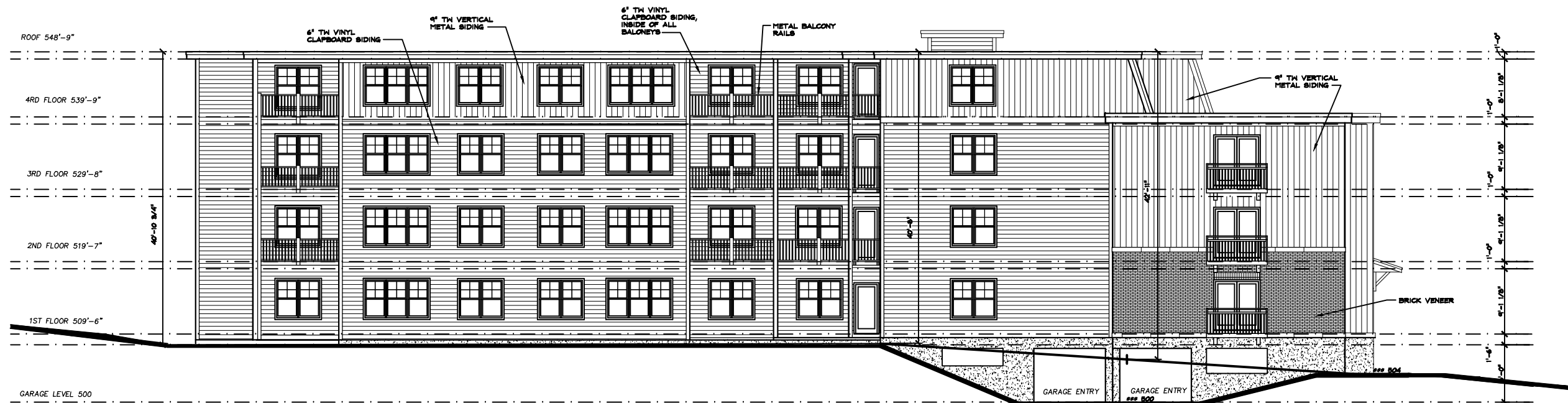
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DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

SHEET TITLE:

4th FLOOR
PLAN

DRAWING NO.

A5



PROPOSED EAST ELEVATION



NORTH ELEVATION

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NOT FOR
CONSTRUCTION
1/18/13

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NO.	DATE:	REV:

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/13
DRAWN BY:
CHECKED BY:
PROJECT:

SHEET TITLE:

EXTERIOR
ELEVATION

DRAWING NO.

A6



SOUTH ELEVATION



WEST ELEVATION

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CONSTRUCTION
1/18/13

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NEW APARTMENT BUILDING
BURLINGTON, VERMONT

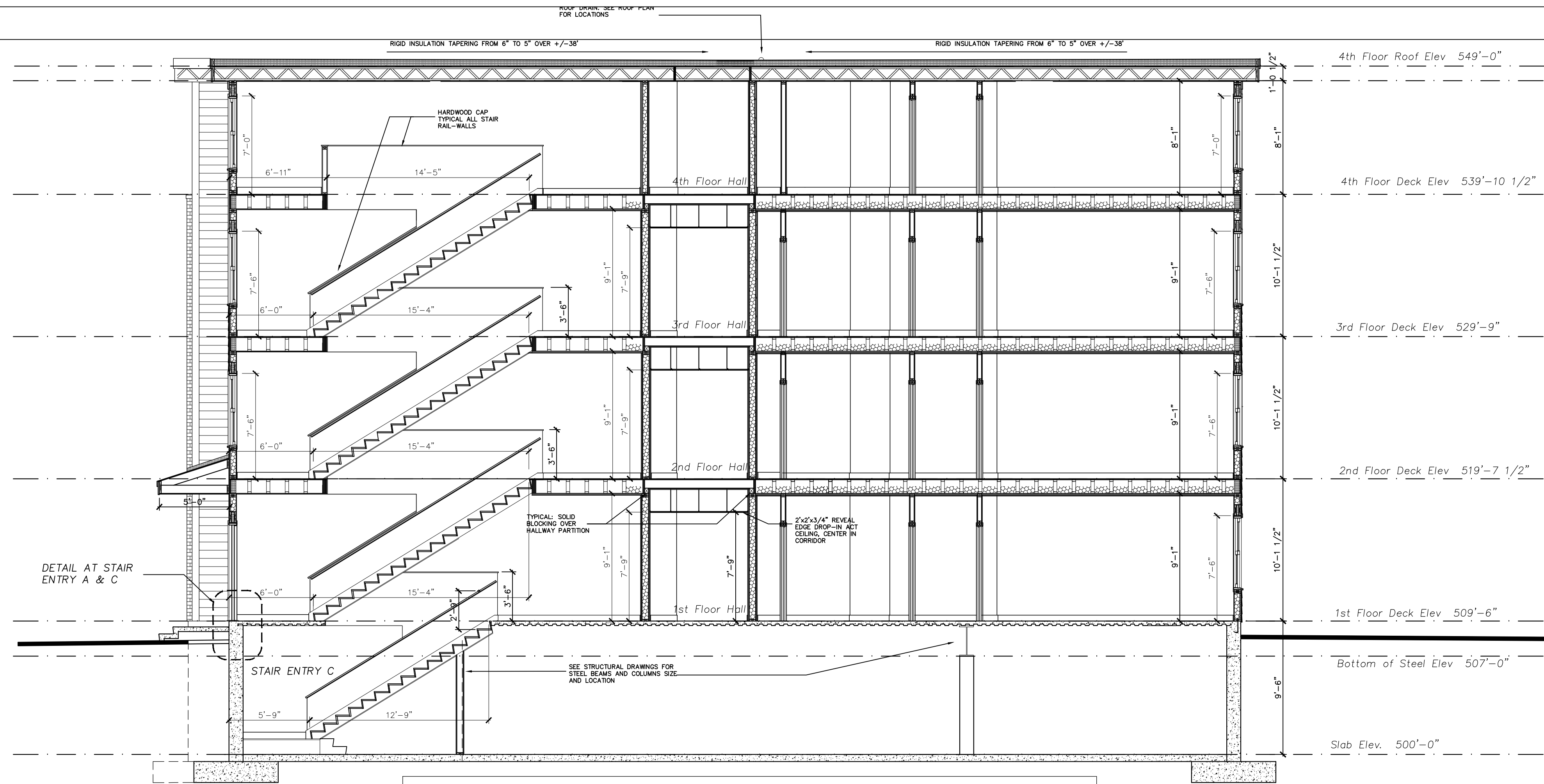
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CHECKED BY:
PROJECT:

SHEET TITLE:

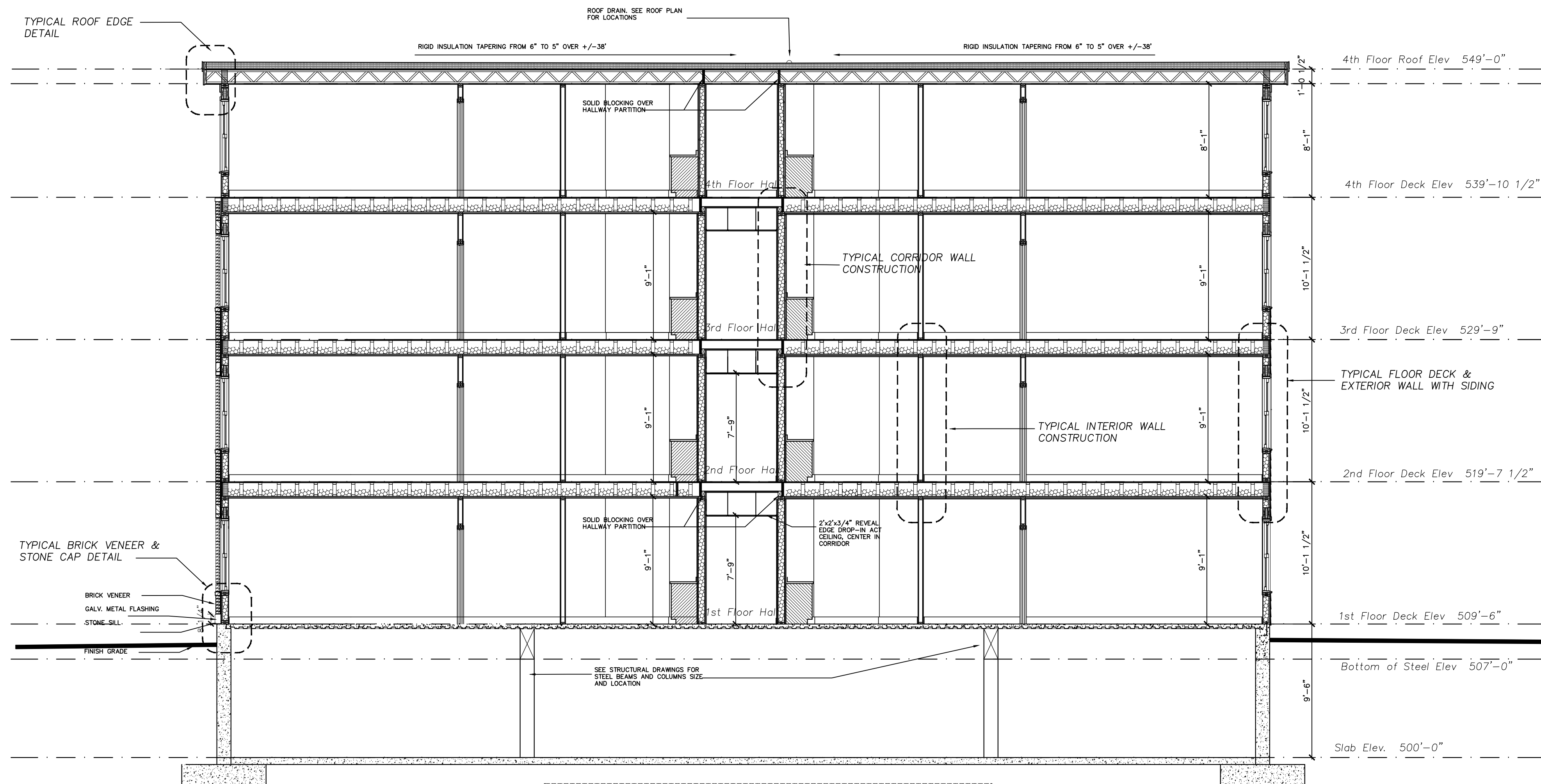
EXTERIOR
ELEVATION

DRAWING NO.

A7



BUILDING SECTION 'A' THRU SOUTH STAIR-C LOOKING NORTH



BUILDING SECTION 'B' LOOKING NORTH

PRICING ONLY
NOT FOR
CONSTRUCTION
2/7/13

SCHEMATIC DESIGN 1-30-13
NOT FOR CONSTRUCTION

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 FAX: 802-656-8400 EMAIL: steve@steveguilddesign.com

NO.	DATE:	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

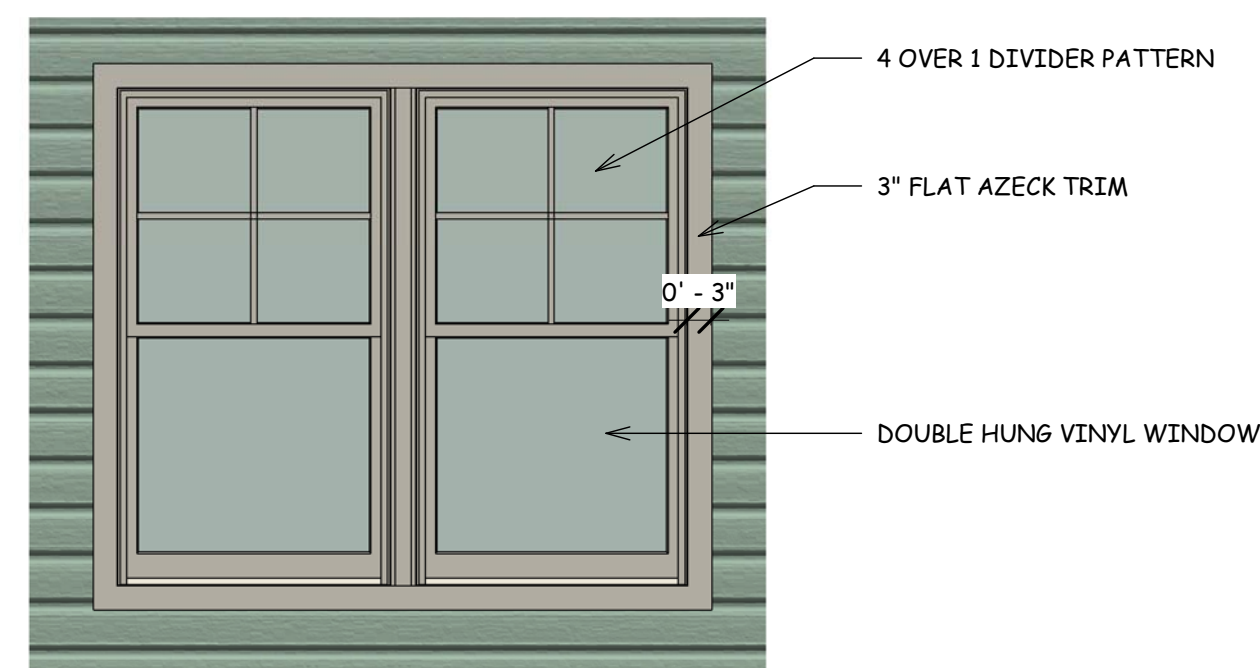
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DATE: -
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -
SHEET TITLE:

BUILDING
SECTIONS

DRAWING NO.
A8



① South-East Elevation
1/8" = 1'-0"



② Window Trim Detail (Typ.)
1/2" = 1'-0"



③ Typical Trim Details
1/2" = 1'-0"

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(P)802-497-0895 (F)802-861-3110 G4designStudios.com

110 RIVERSIDE AVENUE
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 5/23/2017
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: RIVERSIDE

SHEET TITLE:
COLOR
EXTERIOR
ELEVATION

A-1

5/23/2017 12:12:25 PM



1 NORTHWEST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.



3 NORTHEAST ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.

NO.	DATE:	REVISION

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RIVERSIDE APARTMENTS NEW APARTMENT BUILDING 110 RIVERSIDE AVE., BURLINGTON

SCALE: NO SCALE
DATE: 5-31-19
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: xxxxxxxx
SHEET TITLE:

RENDERINGS

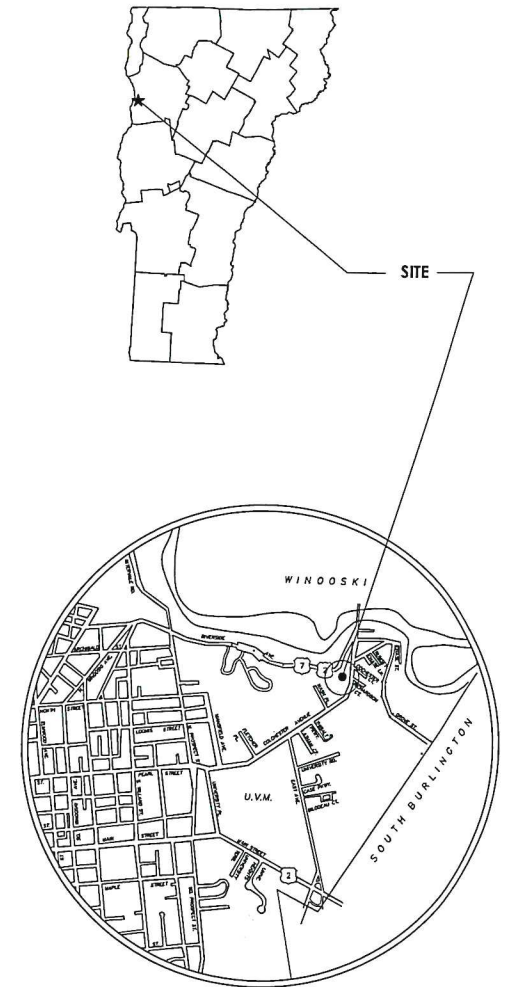
DRAWING NO.
A10

SISTERS & BROTHERS INVESTMENT GROUP

**110 RIVERSIDE AVE.
BURLINGTON, VERMONT**

DRAWING INDEX

C1-01	STANDARD NOTES & LEGEND
C1-02	BOUNDARY PLAT
C1-03	EXISTING CONDITIONS
C2-01	SITE PLAN
C2-02	GRADING PLAN
C2-03	UTILITY PLAN
C4-01	WATERSHED DELINEATION PLAN
C5-01	DEMOLITION & EROSION CONTROL PLAN
L1-01	PLANTING PLAN
L1-02	PLANTING PLAN
L2-01	LIGHTING PLAN
C8-01	SITE DETAILS
C8-02	STORM DETAILS
C8-03	WATER DETAILS
C8-04	SEWER DETAILS



Applicant/Owner:
SISTERS & BROTHERS INVESTMENT GROUP
75 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

Civil Engineer:
TRUDELL CONSULTING ENGINEERS (TCE)
ATTN. JEREMY MATOSKY, PE, CPESC
478 BLAIR PARK ROAD
WILLISTON, VT 05495
PHONE: (802)879-6331

Architect:
Steve Guild Design
One Steel Street
Burlington, VT 05401
802-363-1482

Structural:
Concepts in Structures, LLC
Roland VanDyk
139 Cozzens Road
Huntington, VT 05462
802-540-3030

Geotechnical:
Knight Consulting Engineers
Eric Goddard
51 Knight Lane
Williston, VT 05495
802-879-6376



RECEIVED
JUN 12 2019
DEPARTMENT OF
PLANNING & ZONING

PLAN INTENT:
THESE PLANS ARE INTENDED FOR
PERMITTING PURPOSES.

USE AND INTERPRETATION OF THE DRAWINGS

1. Unless otherwise stated, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unrelated to such.
2. Only drawings specifically marked "for Construction" are intended to be used in conjunction with contract documents. All other drawings are intended for preliminary planning only. Changes to the drawings made after their completion, including but not limited to, the As-Built, if applicable, are disclosed. These Drawings should not be used for construction but only for AS-Built for any construction requiring service or for any electronic data availability for construction records.
3. These Drawings are specific to the Project and are not to be transferred, as instruments of service, these drawings, and/or any information contained therein, to any other project. Changes to the drawings made after their completion by A/E or any other persons are disclosed, they shall be brought to the attention of A/E immediately.
4. Use of these drawings for construction of the Project, the Owner represents that they have been reviewed, approved and accepted for the Project. The Owner represents that the drawings and/or any information contained therein are properly coordinated with all other aspects of the Project. The Owner and Architect, are responsible for any buildings shown, including on areas reserved but (3) held on any building.

5. If the Owner's responsibility to ensure Bids comply contains the most current versions.

BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST VERSION

LAST REVISED: 06-15-17

TCE PROJECT NO: 2010083-2



1 NORTHWEST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.

RECEIVED
JUN 12 2019
DEPARTMENT OF
PLANNING & ZONING



3 NORTHEAST ELEVATION
N.T.S.



4 SOUTH ELEVATION
N.T.S.

NO.	DATE:	REVISION

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(802) 497-0885 (F) 802-461-3110 G4designstudios.com

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
110 RIVERSIDE AVE., BURLINGTON

SCALE: NO SCALE
DATE: 5-31-19
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: XXXXXXXX
SHEET TITLE:

RENDERINGS

DRAWING NO.
XX

Project Reference:

LEGEND							
SITE	LINE			SITE	SYMBOL		
	EXISTING	PROPOSED	REMOVED/ABANDONED		EXISTING	PROPOSED	REMOVED/ABANDONED
PAVED DRIVE OR ROAD	=====	=====	=====	SIGN	◄	◄	◄
GRAVEL DRIVE OR ROAD	=====	=====	=====	WETLAND FLAG	*	*	*
PAVED DRIVE OR ROAD WITH CURB	=====	=====	=====	UTILITIES			
TREE LINE	~~~~~	~~~~~	~~~~~	SEWER MANHOLE (SMH)	○	●	○
TRAIL	=====	=====	=====	SEWER CLEANOUT (CO)	○	●	○
WETLAND LIMIT	* * *	* * *	* * *	PUMP STATION (PS)	⊗	⊗	⊗
TOPOGRAPHIC CONTOURS	124	124	124	STORM DRAINAGE MANHOLE (DMH)	○	●	○
STREAM	→→→→→	→→→→→	→→→→→	CATCH BASIN (CB)	□○	■	□
SILT FENCE	=====	=====	=====	STORM DRAINAGE CLEANOUT	○	●	○
UTILITIES				OUTLET OR END SECTION	>	>	>
SEWER MAINS AND SERVICES	=====	=====	=====	VALVE	⋈	⋈	⋈
SEWER FORCEMAIN	=====	=====	=====	CURB STOP (CS)	⊙	●	⊙
WATER MAINS AND SERVICES	=====	=====	=====	FIRE HYDRANT (HYD)	⊙	●	⊙
STORM DRAINAGE	=====	=====	=====	WATER SUPPLY WELL	⊗	⊗	⊗
CURTAIN DRAIN	=====	=====	=====	END CAP	⌈	⌈	⌈
UNDERDRAIN	=====	=====	=====	BLOWOFF	⊖	⊖	⊖
ROOF DRAIN	=====	=====	=====	UTILITY POLE	⊖	⊖	⊖
FOOTING DRAIN	=====	=====	=====	MTC OR TRANSFORMER	□	■	□
LIQUID PROPANE OR NATURAL GAS	=====	=====	=====	TELEPHONE MANHOLE	○	●	○
OVERHEAD POWER	=====	=====	=====	TELEPHONE PEDESTAL	□	■	□
UNDERGROUND POWER	=====	=====	=====	LUMINAIRE	⊖	⊖	⊖
OVERHEAD TELEPHONE	=====	=====	=====	TELEVISION PEDESTAL	⊖	⊖	⊖
UNDERGROUND TELEPHONE	=====	=====	=====	FIELD			
OVERHEAD POWER & TELEPHONE	=====	=====	=====	CALCULATED POINT	△	△	△
UNDERGROUND POWER & TELEPHONE	=====	=====	=====	TCE CONTROL POINT STEEL REBAR	▲	▲	▲
OVERHEAD POWER, TELEPHONE & CABLE	=====	=====	=====	TCE CONTROL POINT PE WAIL	●	●	●
UNDERGROUND POWER, TELEPHONE & CABLE	=====	=====	=====	OBSERVATION WELL	▲	▲	▲
CABLE TELEVISION	=====	=====	=====	PERCOLATION TEST	⊕	⊕	⊕
FIBER OPTIC	=====	=====	=====	SOIL TEST PIT	⊕	⊕	⊕
SURVEY				SOIL BORING	⊕	⊕	⊕
PROPERTY LINE	=====	=====	=====	BENCHMARK	⊕	⊕	⊕
RIGHT-OF-WAY LINE	=====	=====	=====	SURVEY			
EASEMENTS	=====	=====	=====	FOUND	●	TO BE SET	SET
STONEWALL	=====	=====	=====	○	○	○	○
FENCE	x	x	x	■	■	■	■
BUILDING SETBACKS	=====	=====	=====	■	■	■	■

CONSTRUCTION NOTES:

- CONTRACT DOCUMENTS: THESE PLANS WERE PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE) AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.ASPE.ORG/EJCDC.
- UNDERGROUND IMPROVEMENTS: THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER.
- DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS: IF CONTRACTOR BELIEVES THAT ANY SUBSURFACE OR PHYSICAL CONDITION AT OR CONTIGUOUS TO THE SITE THAT IS UNCOVERED OR REVEALED EITHER: (1) IS OF SUCH A NATURE AS TO ESTABLISH THAT ANY "TECHNICAL DATA" ON WHICH CONTRACTOR RELIED IS MATERIALLY INACCURATE, OR (2) IS OF SUCH A NATURE AS TO REQUIRE A CHANGE IN THE PLANS/ CONTRACT DOCUMENTS; OR (3) DIFFERS MATERIALLY FROM THAT SHOWN OR INDICATED IN THE PLANS/CONTRACT DOCUMENTS; OR (4) IS OF AN UNUSUAL NATURE AND DIFFERS MATERIALLY FROM CONDITIONS ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE PLANS/CONTRACT DOCUMENTS; THEN CONTRACTOR SHALL, PROMPTLY AFTER BECOMING AWARE THEREOF AND BEFORE FURTHER DISTURBING THE SUBSURFACE OR PHYSICAL CONDITIONS OR PERFORMING ANY WORK IN CONNECTION THEREWITH (EXCEPT IN AN EMERGENCY), NOTIFY OWNER AND ENGINEER ABOUT SUCH CONDITION. CONTRACTOR SHALL NOT FURTHER DISTURB SUCH CONDITION OR PERFORM ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFORESAID) UNTIL RECEIPT OF WRITTEN ORDERS TO DO SO.
- UTILITIES: PRIVATE AND PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, GAS, CABLE, FIBER OPTIC, ETC. ARE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. ANY INFORMATION SHOWN BY TCE SHOULD BE CONSIDERED PRELIMINARY (USUALLY TO ASSIST WITH PERMITTING), FINAL DESIGN, CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANIES. COMPLIANCE WITH EASEMENTS AND REGULATIONS (STATE AND LOCAL) ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANY.
- DIGSAFE: IN ACCORDANCE WITH VERMONT STATE LAW (VSA TITLE 30 CHAPTER 86 AND PSB RULE 3.800) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIGSAFE SYSTEMS, INC. "DIGSAFE", AT LEAST 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BUT NOT MORE THAN 30 DAYS BEFORE COMMENCING EXCAVATION ACTIVITIES, EXCEPT IN AN EMERGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRE-MARKING THE SITE AND MAINTAINING DESIGNATED MARKINGS. FOR MORE INFORMATION ON DIGSAFE REQUIREMENTS SEE WWW.DIGSAFE.COM.
- JOB SITE SAFETY: NEITHER THE PROFESSIONAL ACTIVITIES OF TRUDELL CONSULTING ENGINEERS (TCE), NOR THE PRESENCE OF TCE OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. TCE AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENTS AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, TCE AND TCE'S CONSULTANTS SHALL BE INDEMNIFIED AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
- CODES AND STANDARDS COMPLIANCE: TCE SHALL EXERCISE USUAL AND CUSTOMARY PROFESSIONAL CARE IN ITS EFFORTS TO COMPLY WITH CODES, STANDARDS, REGULATIONS, AND ORDINANCES IN EFFECT. THE OWNER ACKNOWLEDGES THAT SUCH REQUIREMENTS MAY BE SUBJECT TO VARIOUS AND CONTRADICTORY INTERPRETATIONS. TCE, THEREFORE, WILL ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE REQUIREMENTS AS THEY APPLY TO THE PROJECT. TCE, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF SUCH REQUIREMENTS.
- CONSTRUCTION OBSERVATION: TCE MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTORS WORK AND TO DETERMINE IF THE WORK IS PRECEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED TCE TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. TCE DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL NOT HAVE RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB-CONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. TCE SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTORS WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. IF THE OWNER DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE OWNER SHALL REQUEST SUCH SERVICES BE PROVIDED BY TCE AS ADDITIONAL SERVICES.
- UTILITIES SHOWN ARE APPROXIMATE AND DO NOT NECESSARILY REPRESENT ALL UTILITIES LOCATED ON OR ADJACENT TO THE AREA SURVEYED. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN ARE TO BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS, LOCAL PUBLIC WORKS STANDARDS AND ALL CONSTRUCTION SAFETY REGULATIONS.
- ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM(S) IN QUESTION.
- ALL SYSTEM COMPONENTS (TANKS, PIPES, JOINTS) SHALL BE WATERTIGHT.
- CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF-FAITH.

GENERAL NOTES:

- CONTRACTOR TO ADJUST ANY POTABLE WATER LINE CROSSINGS AND CONSULT WITH ENGINEER TO MEET REQUIREMENTS SHOWN ON THE DETAIL SHEET "WATER/SEWER CROSSING" DETAIL.
- SEWER LATERAL CONNECTIONS ARE SHOWN FOR CLARITY. CONTRACTOR TO CONSULT WITH ENGINEER AND SUPPLY BENDS, CLEANOUTS, ETC. AS NECESSARY TO FACILITATE PROPER CONNECTION BETWEEN FOUNDATION WALL AND SEWER MAIN LINE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL RELEVANT PARTIES (INCLUDING, BUT NOT LIMITED TO OWNER, ARCHITECT AND UTILITY COMPANIES) TO DETERMINE FINAL LAYOUT AND DESIGN.
- DESIGN AND CONSTRUCTION OF PEDESTRIAN WALKS, RAMPS AND DECKS BETWEEN BUILDINGS AND PARKING LOTS IS PROVIDED BY THE ARCHITECT AND INCORPORATED INTO THE BUILDING DESIGN.
- ALL CURB STOP VALVES TO BE INSTALLED WITH ACCESS COVER AT FINISHED GRADE.
- ALL WATER LINE TAPS SHALL BE LIVE TAPS. EXISTING WATER LINE MUST REMAIN IN SERVICE DURING CONNECTION, UNLESS INDICATED OTHERWISE.

SURVEY NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
- BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
- VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
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TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILSTON, VERMONT 05
802 879 6331 |
WWW.TCEVT.COM

Revisions	No.	Description	Date	By
1	Conservation Board		1/17/13	AA

Use of These Drawings
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authority. They are not intended for construction drawing unless noted as such or marked approved by a regulatory authority.

2. By Use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawing, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Legend & Notes

Date:	11/21/2012
Scale:	
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C1-01



tax map no. 046-3-85
WINDOSKI VALLEY
PARK DISTRICT

tax map no. 046-3-064
LOLA HOLDINGS LLC
v. 1020 p. 309

tax map no. 046-3-063
J. GOLDSMITH
v. 636 p. 53
map slide 3320

tax map no. 046-3-083
J.W.J. REALTY
v. 520 p. 296
v. 183 p. 240

tax map no. 046-3-081
1.22 ACRES

tax map no. 046-3-058
G. LEVEILLE
v. 263 p. 224
v. 209 p. 145
map slide 1930

tax map no. 046-3-118
MACSON ENDEAVORS LLC
v. 1134 p. 611

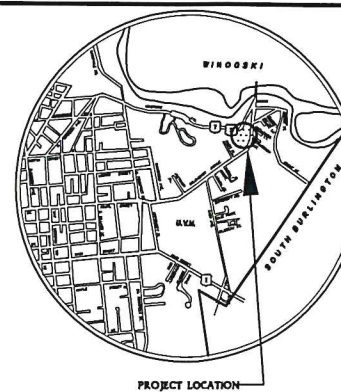
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DEPOY TRUST
v. 914 p. 285

tax map no. 046-3-057
CONDOMINIUM HEIGHTS
v. 1042 p. 150
map slide 4140

tax map no. 046-3-057
TENASONE INVESTMENTS LLP
v. 1010 p. 145
map slide 4320

BURLINGTON CITY CLERK'S OFFICE
RECEIVED FOR RECORD

_____ A.D. 201_____
at _____ o'clock _____ minutes _____ m
and recorded in plat hanger # _____
Attest: _____ City Clerk



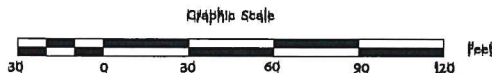
RECEIVED
JUN 12 2019
DEPARTMENT OF
PLANNING & ZONING

NOTES:

- 1) THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE CITY OF BURLINGTON LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 4/15/11. BEARINGS ARE BASED ON MAGNETIC NORTH TAKEN ALONG A LEG OF THE TRAVERSE.
- 2) REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 488".
- 3) THIS LAND WAS CONVEYED TO SISTERS AND BROTHERS INVESTMENT GROUP, LLP IN VOLUME 668 PAGE 171 AND SHOWN ON A PLAT ENTITLED "PROPERTY PLAN, MRS. FRANCIS LEVEILLE" WHICH IS RECORDED IN VOLUME 183 PAGE 240.
- 4) DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
- 5) AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- 6) UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.

LEGEND

- REBAR (TO BE SET)
- IRON PIPE (FOUND)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (TO BE SET)
- IRON PIN (FOUND)
- REINFORCING BAR (FOUND)
- MARBLE MONUMENT (FOUND)
- △ CALCULATED POINT
- UTILITY POLE
- OVERHEAD UTILITY LINES
- BARBED WIRE FENCE
- STONE WALL
- C1 CURVE DATA TABLE REFERENCE
- L1 LINE DATA TABLE REFERENCE



Revisions	Description	Date	By
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Boundary Plat
SISTERS & BROTHERS
INVESTMENT GROUP
110 Riverside Avenue
Burlington, Vermont

TRUDELL CONSULTING ENGINEERS (TCE)
478 Blair Park Road P. O. Box 308 Williston, Vermont 05495 (802) 879-6331

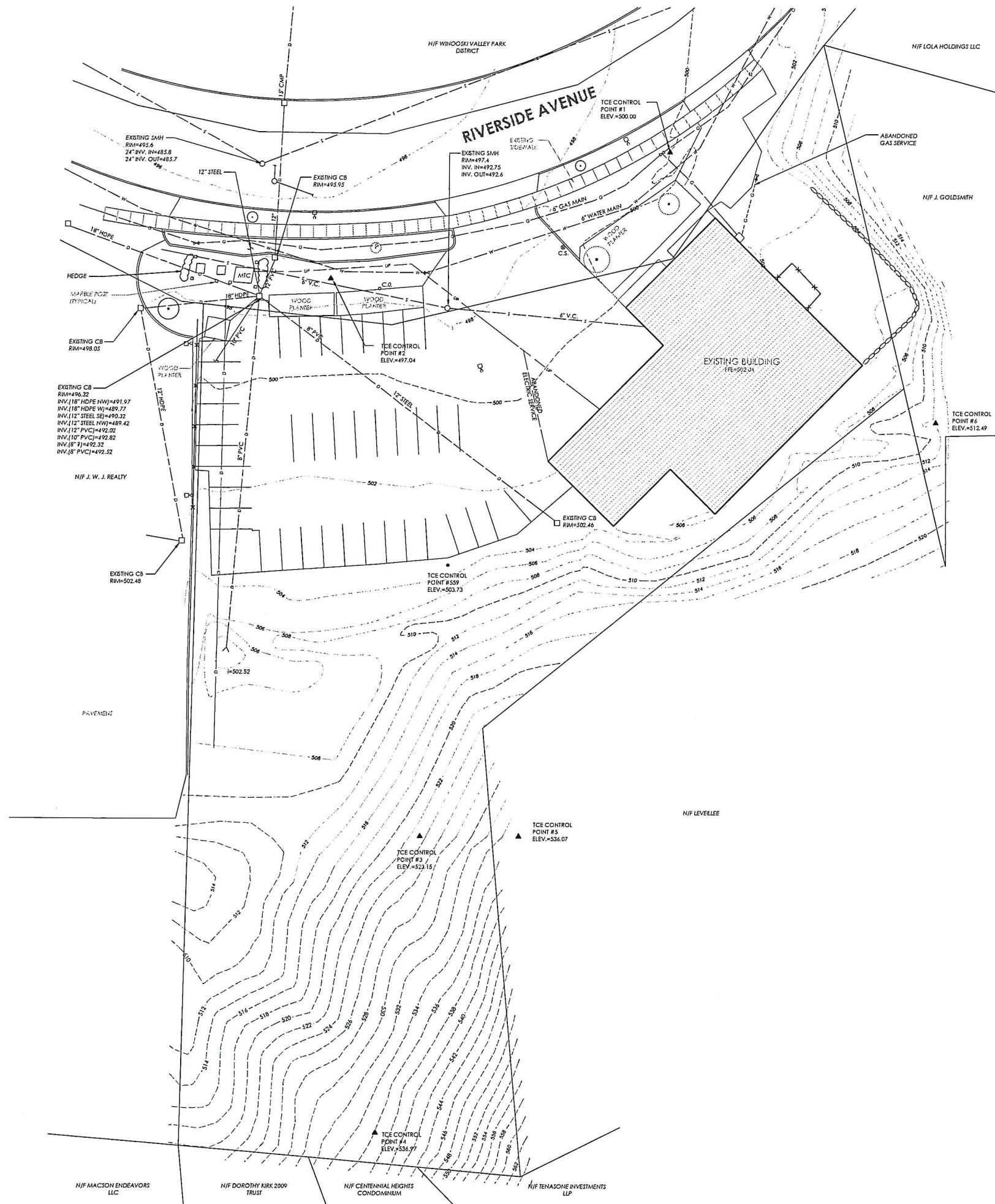
Drawing number 2010083-40 Ext. 1

Project mgr. JUM Drawn SDT

Date 11/21/2012 Scale 1"=30'

Field Book 225 Disk Jobs10/3

Approved _____



GENERAL NOTES:

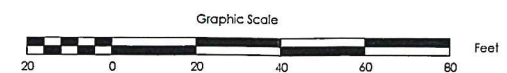
1. OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
2. TAX PARCEL ID: 046-3-081
3. PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
4. PARCEL SIZE: 1.22 ACRES±
5. LOT COVERAGE: BUILDINGS - 6,887 SQ. FT. OR 13.0%
OVERALL - 21,409 SQ. FT. OR 40.4%
6. PARKING: 36 SPACES

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY USING A TOPCON TOTAL STATION, PERFORMED BY TRUDELL CONSULTING ENGINEERS ON APRIL 26, 2011.
2. BEARINGS SHOWN ARE MAGNETIC NORTH TAKEN ALONG A LEG OF THE SURVEY TRAVERSE.
3. VERTICAL DATUM IS ASSUMED BASED ON TCE CONTROL POINT #1 ELEV.=500.0.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION.

RECEIVED
JUN 12 2019

DEPARTMENT OF
PLANNING & ZONING



TRUDELL CONSULTING ENGINEER
478 BLAIR PARK ROAD | WILLISTON, VERMONT
802 879 6331 |
WWW.TCEVT.COM

Revisions
No. Description Date By

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6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Existing Conditions

Date: 11/21/12
Scale: 1" = 20'
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C1-03



Description	Date	By
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These Drawings, unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or for and/or approval from the regulatory authorities. They are not intended as construction drawings, unless noted or marked approved by a regulatory authority.

of these drawings for construction of the Project. I hereby represent that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, but not limited to, the Engineer and the Architect, to ensure these plans are properly coordinated including, but not limited to, contract documents, specifications, contract agreements, building and mechanical codes, private and public utilities, and other pertinent permits for construction.

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 to the drawings may only be made by TCE. If
 omissions are discovered, they shall be brought to
 tion of TCE immediately.

User's responsibility to ensure this copy contains the
 ent revisions. If unsure, please contact TCE.



**ters and Brothers
vestment Group**
110 Riverside Ave.
Burlington, Vermont

Utility Plan

11/21/2012

SHOWN

— **SHOWN** —

Number: 2010083

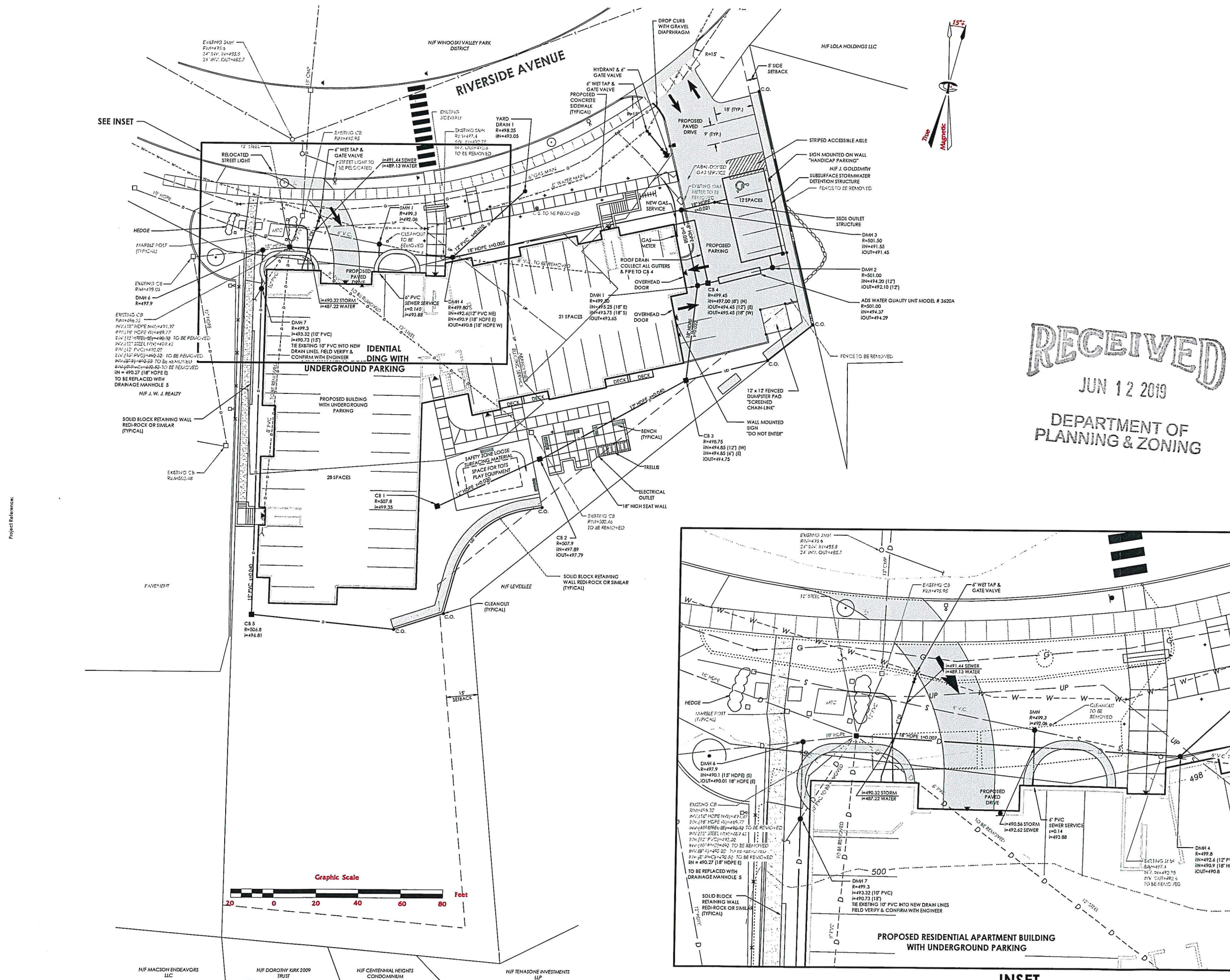
RMP

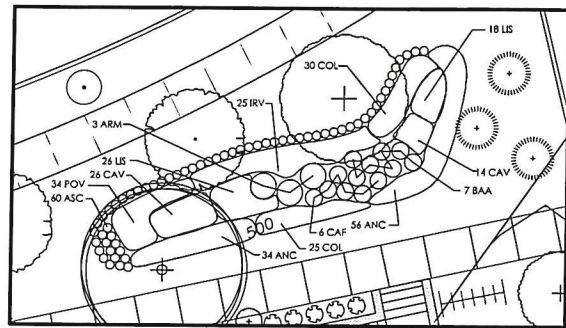
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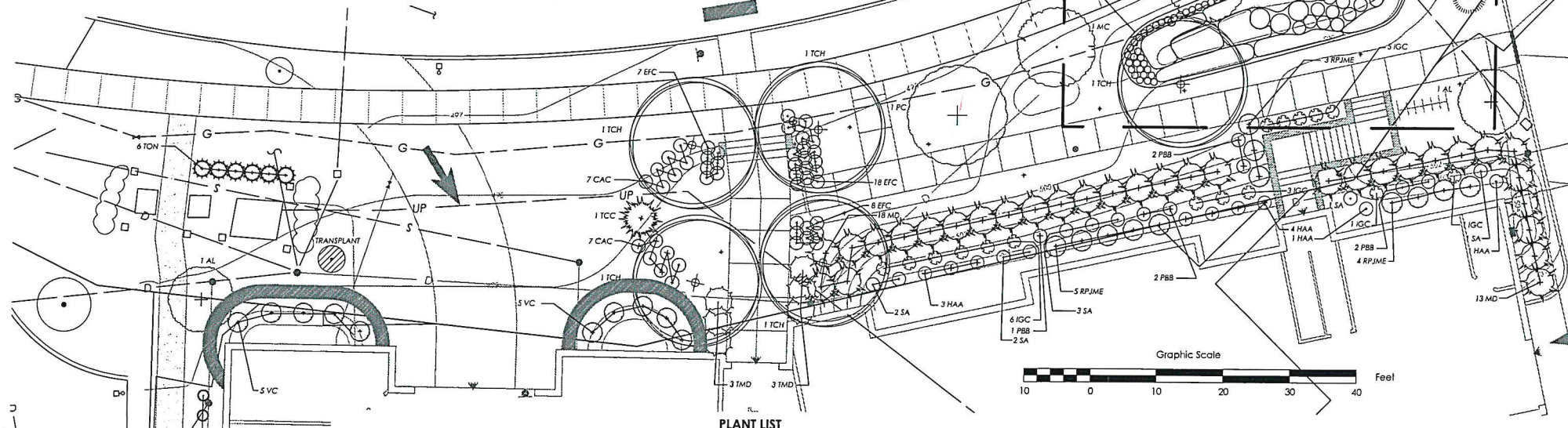


RAIN GARDEN DETAIL

RAIN GARDEN PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	SPACING
ANC	<i>Anemone canadensis</i>	Windflower	45	plug	18" O.C.
ARM	<i>Aronia melanocarpa</i>	Black chokeberry	3	7 gal. cont.	42" O.C.
ASC	<i>Asarum canadense</i>	Wild ginger	60	plug	12" O.C.
BAA	<i>Baptisia australis</i>	Wild blue indigo	7	2 gal. cont.	24" O.C.
CAF	<i>Calamagrostis 'karl foerster'</i>	Feather reed grass	8	2 gal. cont.	18" O.C.
CAV	<i>Carex vulpinoidea</i>	Brown fox sedge	40	plug	12" O.C.
COL	<i>Coreopsis lanceolata</i>	Threadleaf coreopsis	55	plug	12" O.C.
IRV	<i>Iris versicolor</i>	Blue flag iris	25	plug	18" O.C.
LIS	<i>Liatris spicata</i>	Blazing star	44	plug	12" O.C.
POV	<i>Polygonatum odoratum variegatum</i>	Solomon's Seal	34	plug	12" O.C.

RAIN GARDEN
SEE DETAIL
THIS SHEET



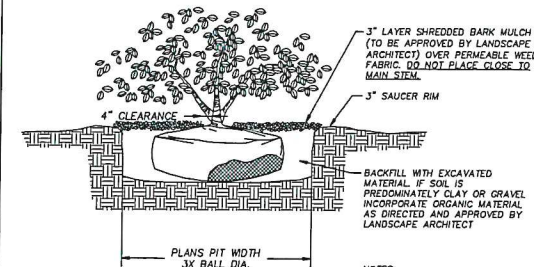
PLANT LIST

FRONT

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AL	<i>Amelanchier laevis 'Cumulus'</i>	Allegheny Serviceberry	2	11/2"-13/4"	B&B
CAC	<i>Clethra alnifolia 'Compacta'</i>	Dwarf White Summersweet	14	3gal.	CONT.
EFC	<i>Euonymus fortunei coloratus</i>	Purple Leaf Wintercreeper	33	2 gal.	CONT.
HAA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	9	5 gal.	CONT.
IGC	<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	16	3 gal.	CONT.
JCS	<i>Juniperus chinensis seagreen</i>	Seagreen Juniper	9	3 gal.	CONT.
MC	<i>Malus Centzam</i>	Centurion Crabapple	2	15 gal.	B&B
MD	<i>Microbiota decussata</i>	Russian Cypress	31	3 gal.	CONT.
PBB	<i>Pieris x 'Brouwer's Beauty'</i>	Brouwer's Beauty Andromeda	7	3 gal.	CONT.
PMM	<i>Pinus mugo mughus</i>	Dwarf Mugo Pine	6	3 gal.	CONT.
PF	<i>Potentilla fruticosa 'Mango Tango'</i>	Mango Tango Potentilla	18	3 gal.	CONT.
PC	<i>Pyrus calleryana 'Autumn Blaze'</i>	Autumn Blaze Callery Pear	2	21/2" - 3"	B&B
RPJME	<i>Rhododendron PJM 'Elite'</i>	Elite PJM Rhododendron	11	3 gal.	CONT.
SA	<i>Symphoricarpos albus</i>	Snowberry	9	3 gal.	CONT.
TCC	<i>Taxus cuspidata 'capitata'</i>	Pyramidal Upright Japanese Yew	1	4'-5'	B&B
TMD	<i>Taxus media densiformis</i>	Dense Yew	6	18"-24"	CONT.
TON	<i>Thuja occidentalis nigra</i>	Dark American Arborvitae	6	4'-5'	B&B
TOS	<i>Thuja occidentalis</i>	Smaragd Arborvitae	4	5'-6'	B&B
TCH	<i>Tilia cordata 'Chancellor'</i>	Chancellor Littleleaf Linden	5	2 1/2"-3"	B&B
VC	<i>Viburnum cassinoides</i>	Witherod Viburnum	10	7 gal.	CONT.

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1 BALL AND BURLAP SHRUB

2019 TRUDELL CONSULTING ENGINEERS LAST REVISED 04/16/10 L-100035



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.579.4331 | WWW.TCEVT.COM

Revisions
No. Description Date By

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For Permitting Only

Project Title

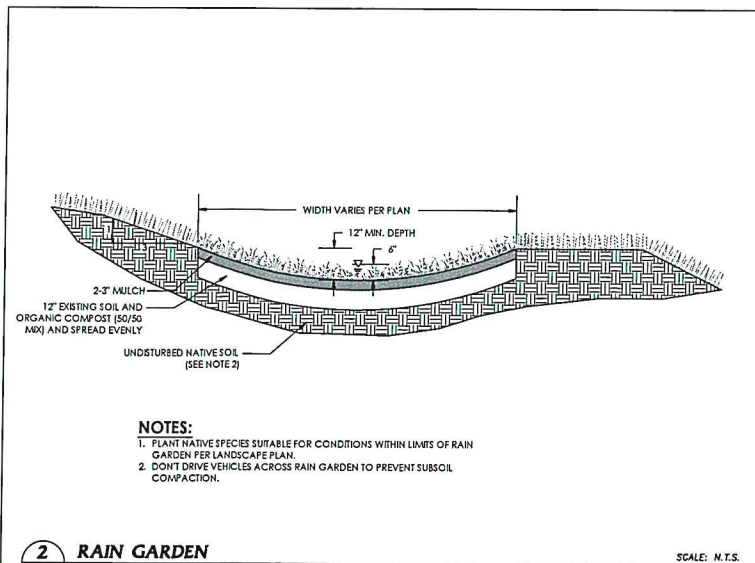
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Planting Plan

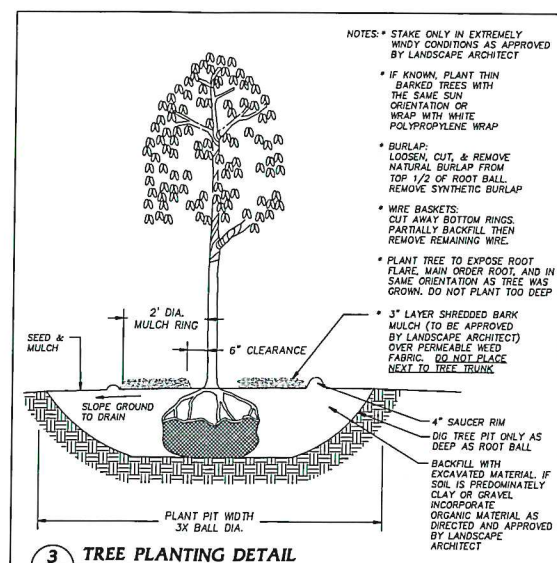
Date: 11/21/2012
Scale: 1" = 10'
Project Number: 2010083
Drawn By: RNP
Project Engineer: AAL
Approved By:
Field Book:

L1-01



2 RAIN GARDEN

SCALE: N.T.S.



3 TREE PLANTING DETAIL



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	
Title																																																		

11/21/2012

0010000

Ref Number: 2010083

By: RMP

Chief Engineer: AAL

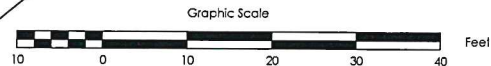
Approved By: _____

Book: _____

1100

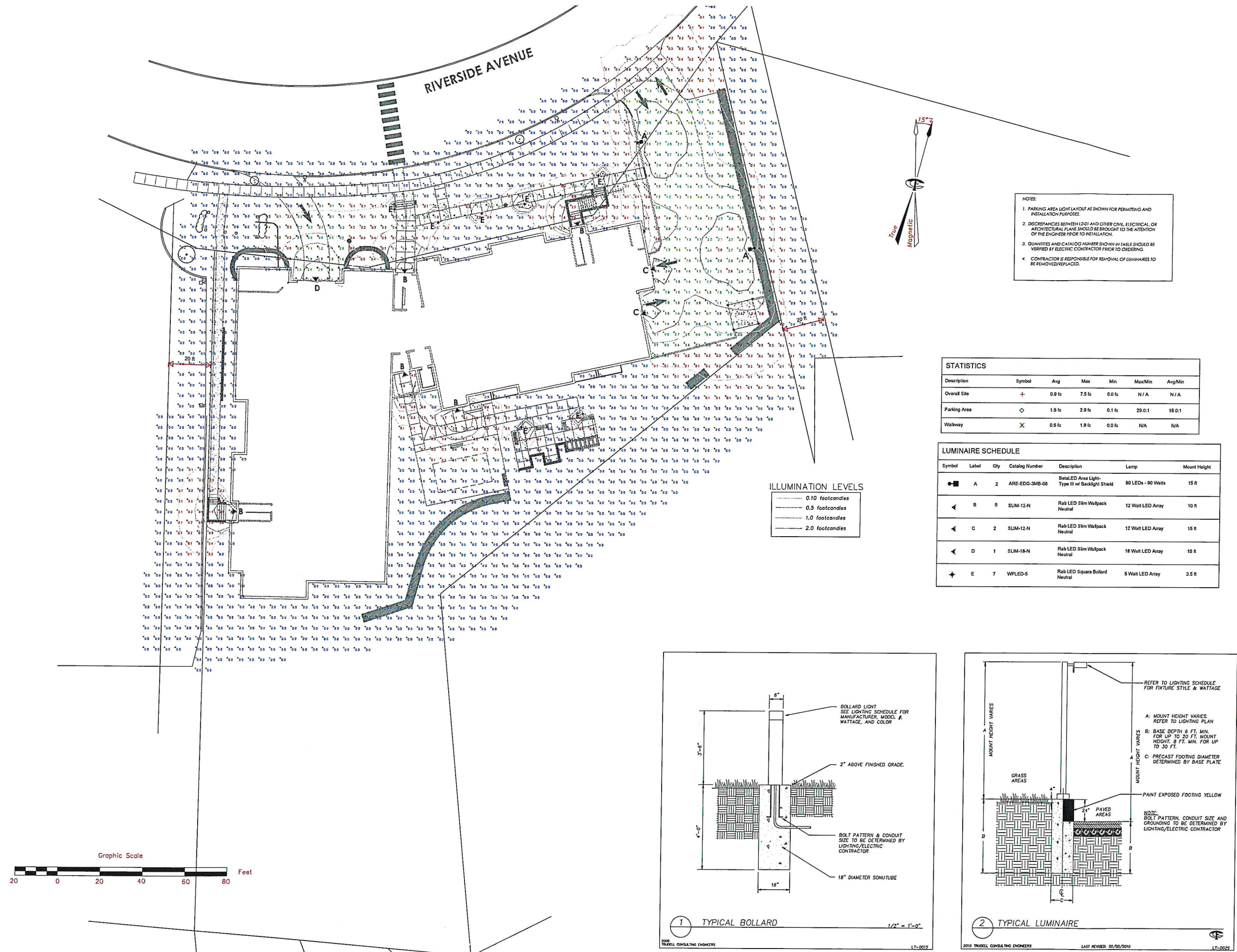
11.02

LI-02



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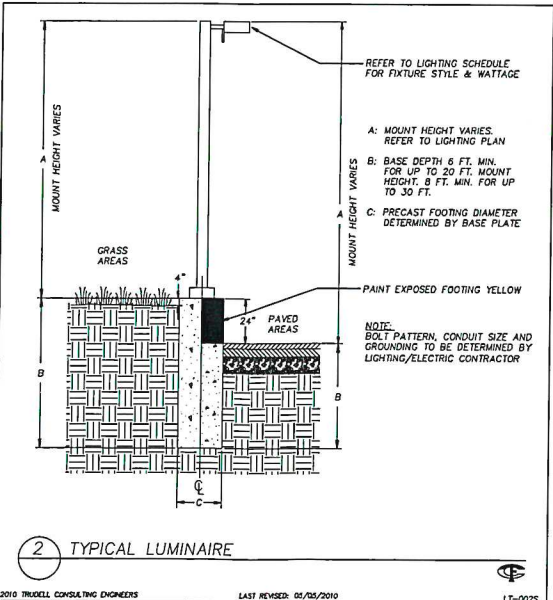
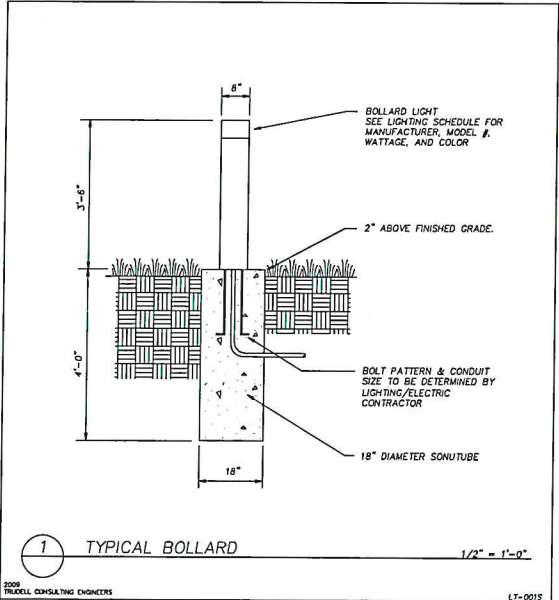
PLANT LIST					
BACK					
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AB	Abies balsamea	Balsam Fir	1	6'-7'	B&B
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2	2"-21/2"	B&B
AAR	Amelanchier arborea 'Robin Hill'	Robin Hill Serviceberry	7	2"-2 1/2"	B&B tree form
AM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	18	3 gal.	CONT.
CAPS	Clethra alnifolia 'Pink Spire'	Pink Spire Summersweet	16	3 gal.	CONT.
CAH	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	6	3 gal.	CONT.
CK	Cornus kousa 'Galilean'	Galilean Dogwood	1	10 gal.	CONT.
EFEG	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	9	2 gal.	CONT.
FI	Forsythia intermedia 'Show off'	Show Off Forsythia	4	2 gal.	CONT.
HS	Hibiscus syriacus American Irene Scott	Sugar Tip Rose of Sharon	2	3 gal.	CONT.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2	5 gal.	CONT.
JHPC	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	14	3 gal.	CONT.
MM	Malus Madonna	Madonna Crabapple	2	15 gal.	B&B
MSU	Malus Sutyazam	Sugar Tyme Crabapple	2	15 gal.	B&B
PO	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	8	3 gal.	CONT.
PF	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Cinquefoil	8	3 gal.	CONT.
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	5	21/2" - 3"	B&B
SNS	Spiraea x nipponica 'Snowmound'	Snowmound Spiraea	3	3 gal.	CONT.
SPV	Spiraea vanhouttei	Vanhoutte Spiraea	5	3 gal.	CONT.
SP	Syringa patula "Miss Kim"	Miss Kim Manchurian Lilac	1	2'-2 1/2'	CONT.
TOS	Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	1	5'-6'	B&B
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	3 gal.	CONT.
VJ	Viburnum xjuddii	Judd Viburnum	3	5 gal.	CONT.



- NOTES:
1. PARKING AREA LIGHT LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES.
 2. DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
 3. QUANTITIES AND CATALOG NUMBERS SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
 4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LUMINAIRES TO BE REMOVED/REPLACED.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.9 fc	7.5 fc	0.0 fc	N/A	N/A
Parking Area	◇	1.5 fc	2.9 fc	0.1 fc	29.0:1	15.0:1
Walkway	X	0.5 fc	1.9 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Mount Height
■	A	2	ARE-EDG-SMB-08	BetaLED Area Light-Type III w/ Backlight Shield	80 LEDs - 90 Watts	15 ft
◀	B	5	SUM-12-N	Rab LED Slim Walpack Neutral	12 Watt LED Array	10 ft
◀	C	2	SUM-12-N	Rab LED Slim Walpack Neutral	12 Watt LED Array	15 ft
◀	D	1	SUM-18-N	Rab LED Slim Walpack Neutral	18 Watt LED Array	15 ft
✦	E	7	WPLED-5	Rab LED Square Bollard Neutral	5 Watt LED Array	3.5 ft



Revisions			
No.	Description	Date	By
1	CONDITIONS OF APPROVAL	6/16/17	xxx

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Project Title
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title
Lighting Plan

Date: 11/21/2012
Scale: 1" = 20'
Project Number: 2010083
Drawn By: RHP
Project Engineer: AAL
Approved By:
Field Book:



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05401
802.879.6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
1	Conservation Board	1/17/13	AA	
2	Crosswalk & Driveway	3/20/13	AA	

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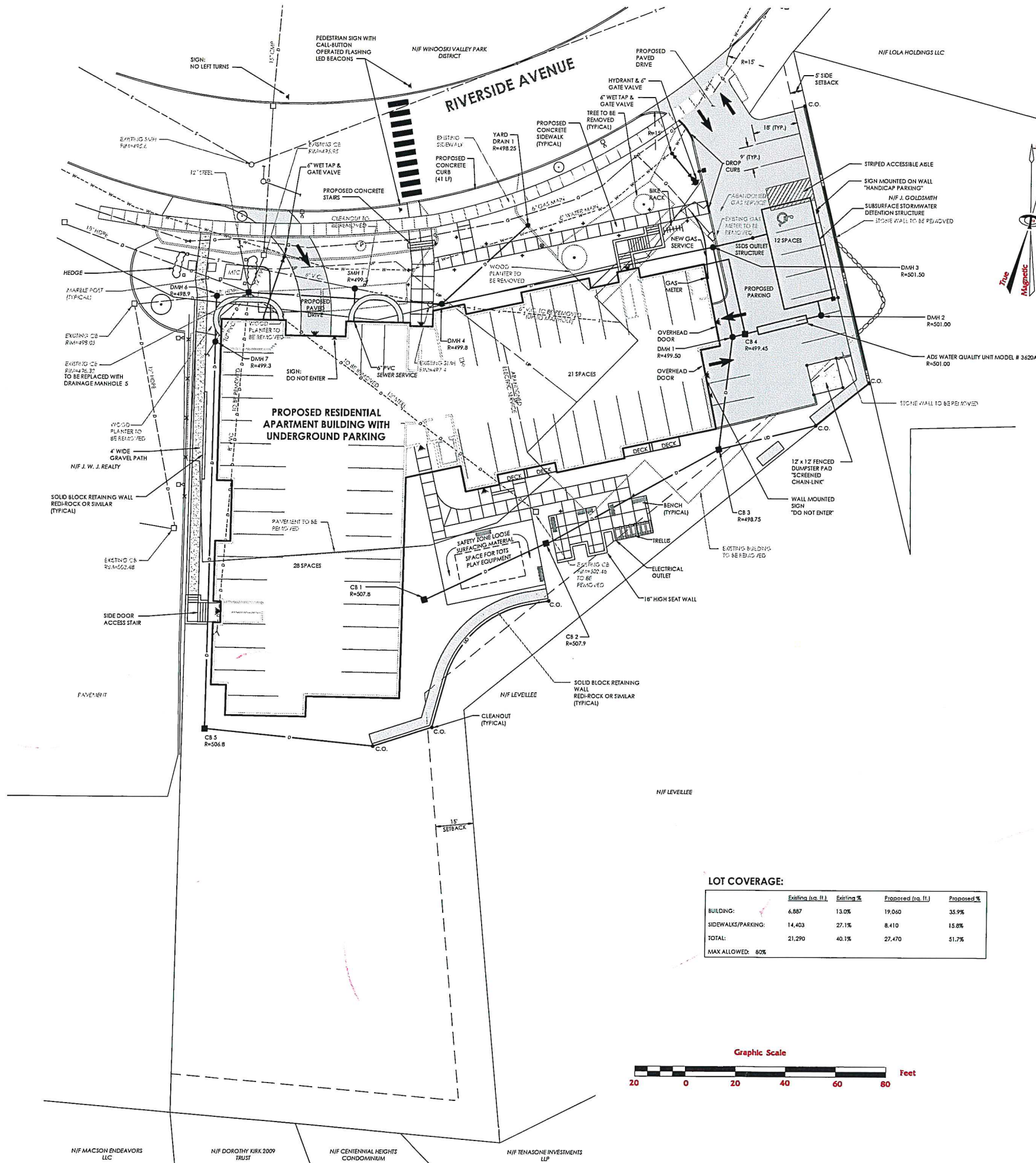
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Site Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	PJM
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-01



ZONING NOTES:

ZONING DISTRICT: NEIGHBORHOOD ACTIVITY CENTER - RIVERSIDE (NAC-R)
PROPERTY USE: 57 RESIDENTIAL UNITS - 27 1-BDRM 30 2-BDRM
SETBACKS - FRONT: 0 FT
SIDE (E): 15 FT
SIDE (W): 0 FT
REAR: 15 FT
BUILDING HEIGHT: 40 FT
PARKING: SHARED PARKING DISTRICT
1 SPACES/UNIT * 57 UNITS = 57 SPACES REQUIRED
49 UNDERGROUND + 12 SURFACE = 61 SPACES PROVIDED
DESIGN REVIEW APPLICABLE: YES
NATURAL RESOURCE OVERLAY: NO

PROJECT IMPACTS:

WATER DEMAND:
27 1-BDRM UNITS @ 150 GPD/BDRM = 4,050 GPD (GALLONS PER DAY)
30 2-BDRM UNITS @ 150 GPD/BDRM = 9,000 GPD
TOTAL AVERAGE WATER DEMAND = 13,050 GPD * 0.90 = 11,745 GPD
MAXIMUM DAILY DEMAND = 11,745/720 = 16.3 GPM (GALLONS PER MINUTE)
INSTANTANEOUS PEAK DEMAND = 45 UNITS * 5 GMP = 225 GPM
WASTEWATER DEMAND: 57 UNITS * 210 GPD/UNIT = 11,970 GPD
TRAFFIC:
NETRIP GENERATION 9TH EDITION
LAND USE 200 - APARTMENT
WEEKDAY: T = 4.65(X) = 379 TRIPS
AM PEAK: T = 0.49(X) + 3.73 = 32 TRIPS
PM PEAK: T = 0.55(X) + 17.65 = 49 TRIPS

GENERAL NOTES:

- OWNER OF RECORD: SISTERS AND BROTHERS INVESTMENT GROUP
- TAX PARCEL ID: 046-3-081
- PHYSICAL ADDRESS OF PROPERTY: 110 RIVERSIDE AVE. BURLINGTON, VERMONT 05401
- PARCEL SIZE: 1.22 ACRES
- REFER TO C2-02 "GRADING PLAN" FOR SITE GRADING.
- REFER TO C2-03 "UTILITY PLAN" FOR DETAILED UTILITY INFORMATION, INCLUDING RWS, INVERTS, CROSSINGS, AND CONNECTIONS.
- REFER TO C3-01 FOR DEMOLITION AND EROSION CONTROL PLAN AND DETAILS.
- REFER TO L1-01 AND L1-02 FOR PLANT SPECIES, LOCATION AND DETAILS.
- REFER TO L2-01 "LIGHTING PLAN" FOR SITE LIGHTING FIXTURES, SCHEDULE AND DETAILS.
- CONTRACTOR SHALL SUBMIT FINAL PROPOSED SHORING SCHEME TO THE GEOTECHNICAL ENGINEER TO CHECK COMPLIANCE WITH OVERALL SLOPE STABILITY FACTORS-OF-FAITH.

LOT COVERAGE:

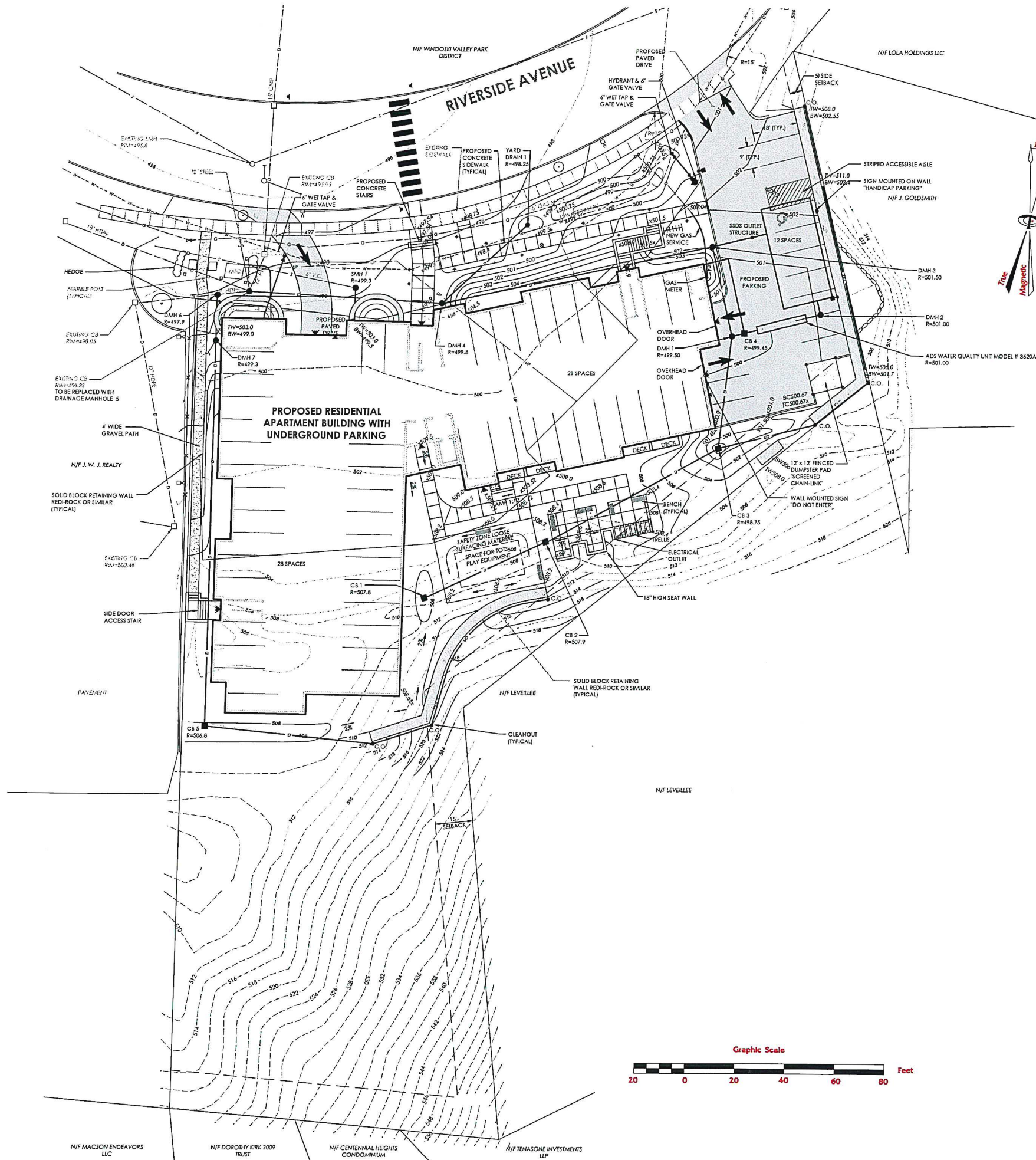
	Existing (sq. ft.)	Existing %	Proposed (sq. ft.)	Proposed %
BUILDING:	6,887	13.0%	19,060	35.9%
SIDEWALKS/PARKING:	14,403	27.1%	8,410	15.8%
TOTAL:	21,290	40.1%	27,470	51.7%
MAX ALLOWED:	60%			



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Project Reference:



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478 BLAIR PARK ROAD | WILKINSON, VERMONT 05400
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Revision	No.	Description	Date	By
1	revision		1/1/12	xxx

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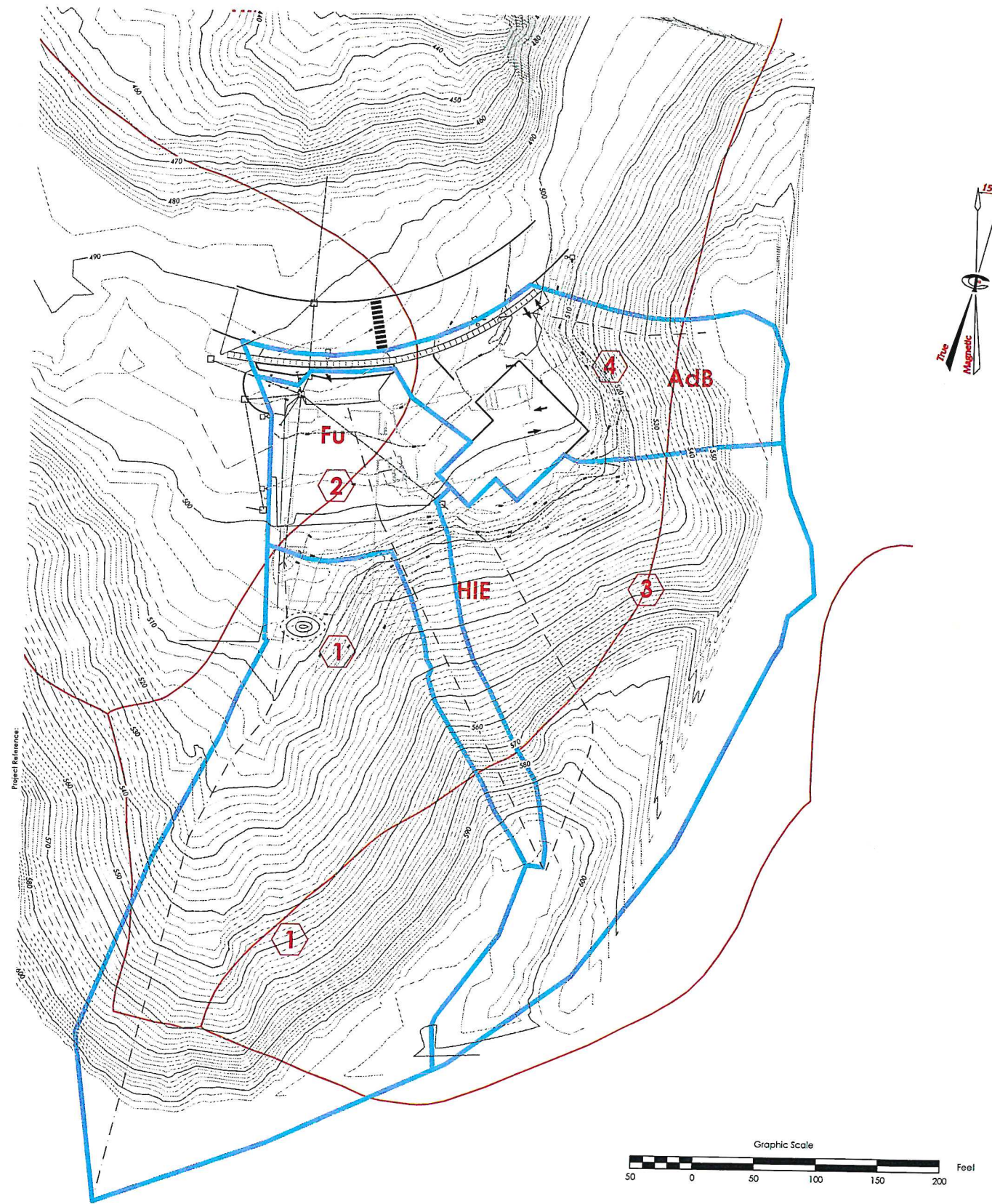
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Grading Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn By:	RMP
Project Engineer:	AAL
Approved By:	
Field Book:	

C2-02

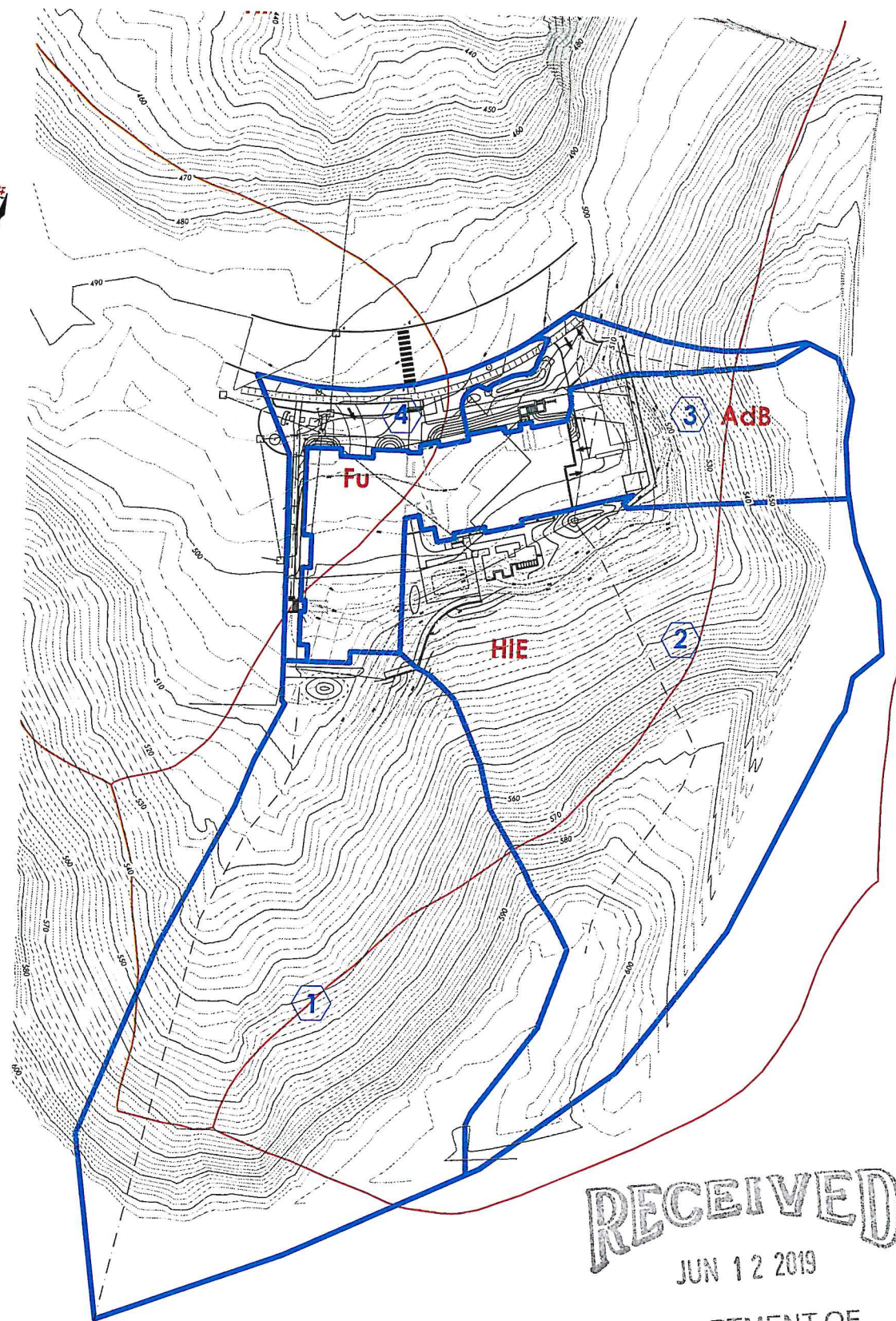


EXISTING CONDITION WATERSHEDS

Watershed Legend:
1, 2, 3, 4 Site Pre-Development Watershed
1, 2, 3, 4 Site Post-Development Watershed
Cv Soil type boundary line and Label
Time of Concentration (Tc)

Soils Legend:
Fu - Fill land
HIE - Hardland very fine sandy loam
AdA/AdB - Adams and Windsor loamy sands
HnE - Hinesburg Fine Sandy Loam

HYDROLOGIC SOIL GROUP
N/A
B
A
C



POST DEVELOPMENT WATERSHEDS

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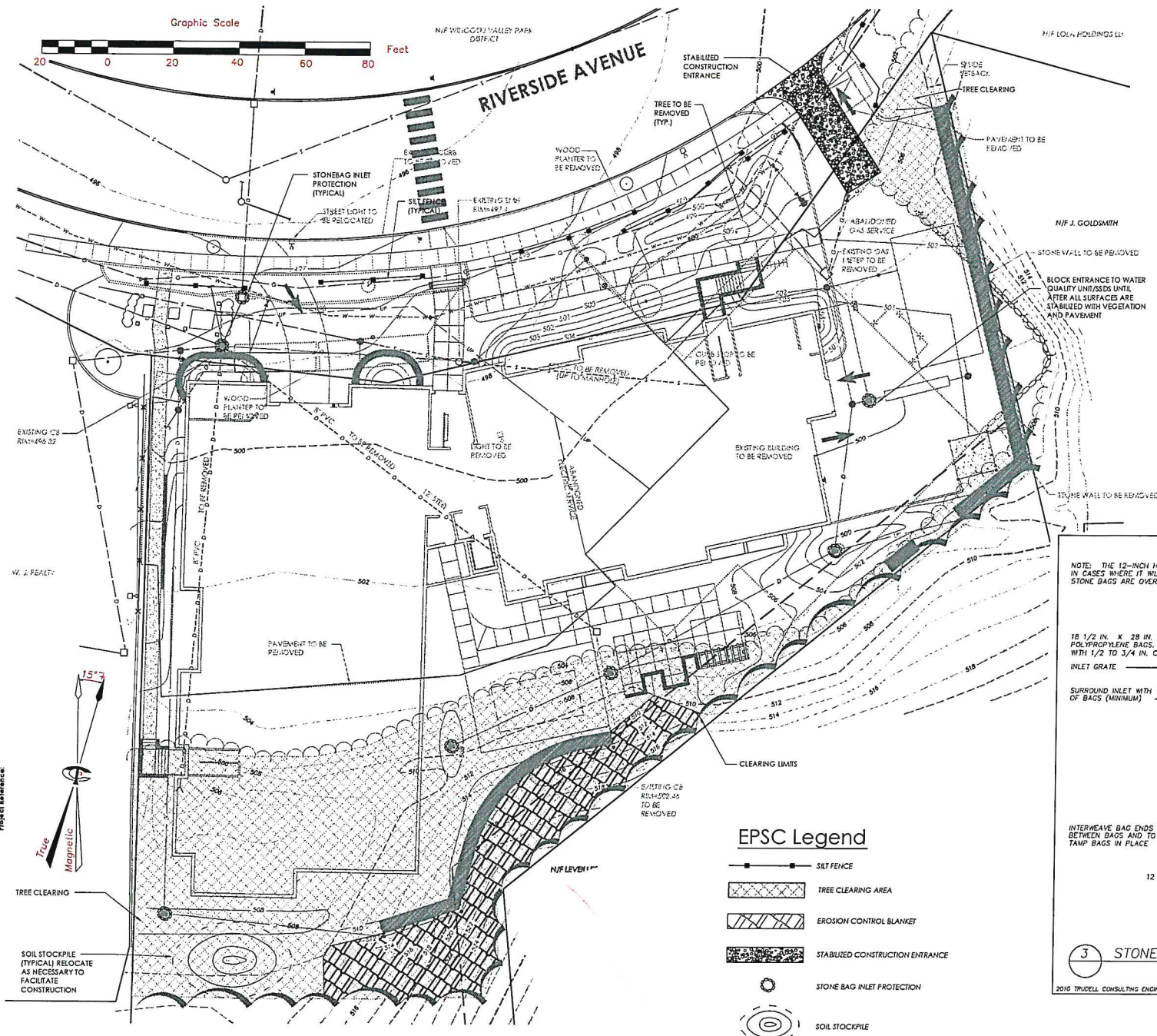
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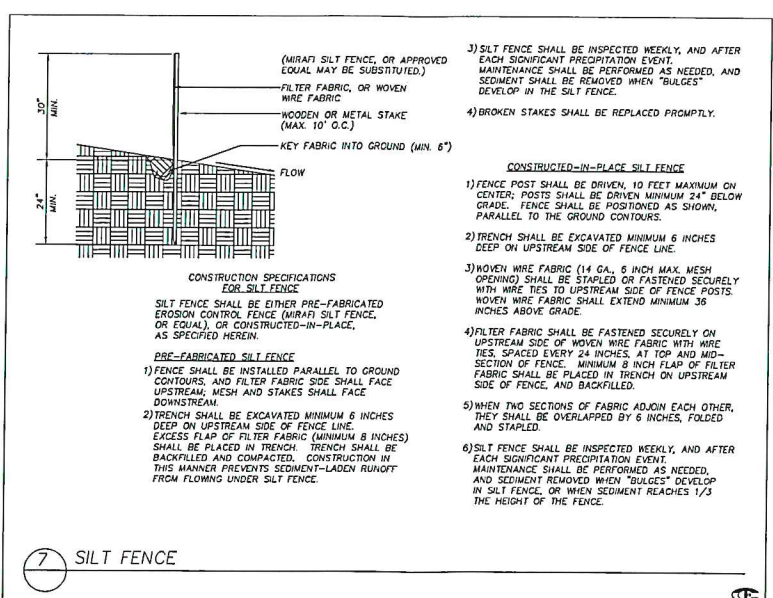
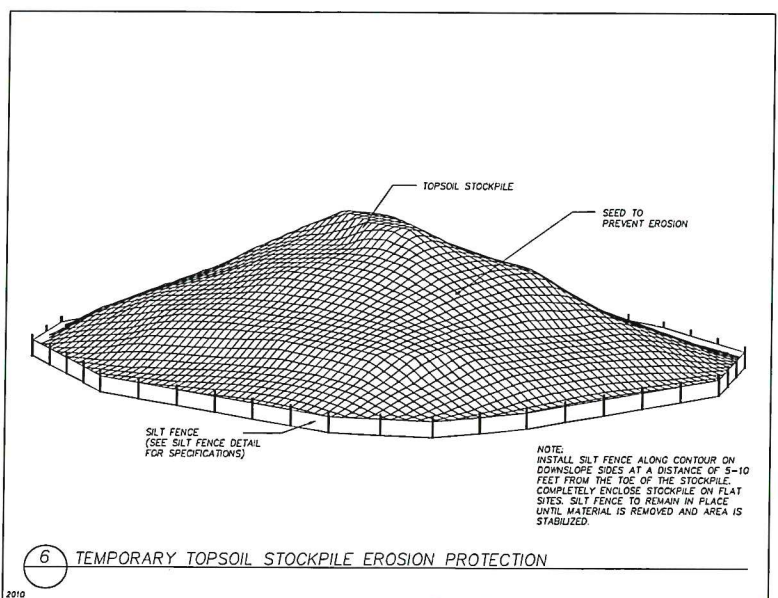
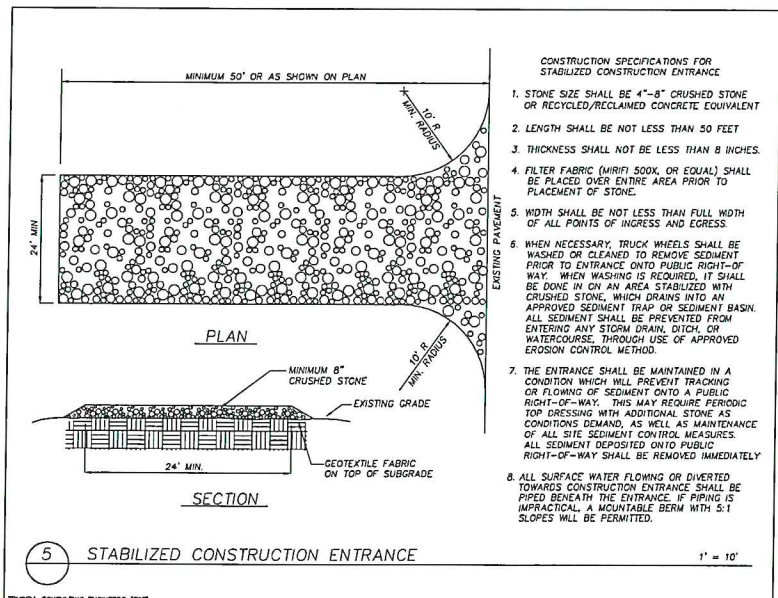
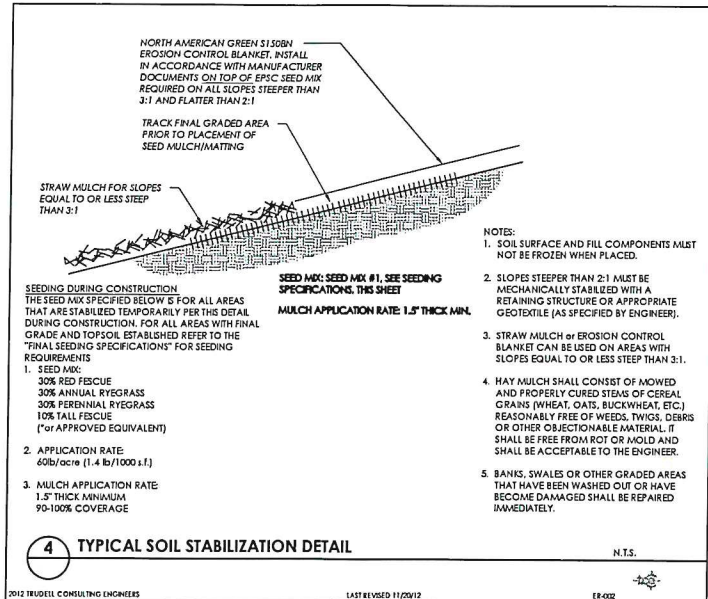
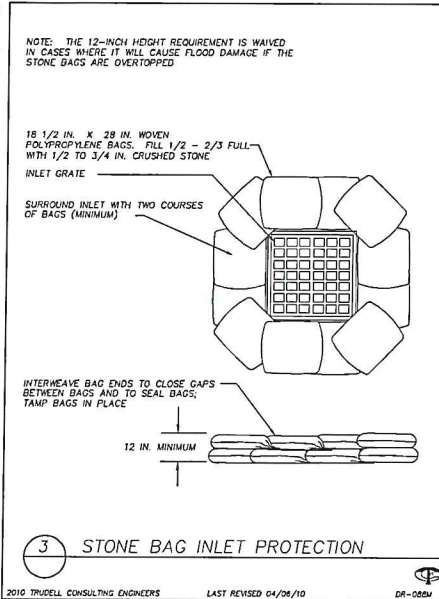
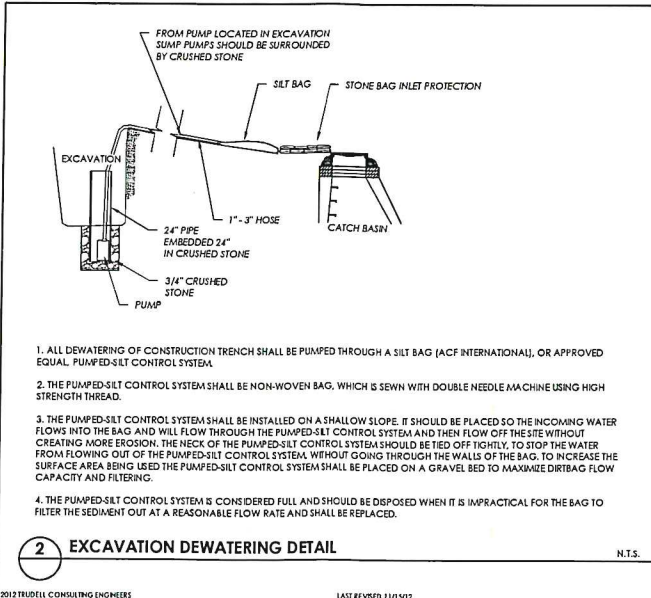
**Watershed
Delineation Plan**

Date: _____
Scale: _____
Project Number: 2010083
Drawn By: RMP
Project Engineer: AAL
Approved By: _____
Field Book: _____

C4-01



- TEMPORARY EROSION CONTROL MEASURES:**
- 1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
 - 2) CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL FACILITIES. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.
 - 3) SILT FENCE PLACEMENT SHALL BE INSTALLED AS NOTED ON PLANS. PERIODICALLY SILT FENCES SHALL BE MAINTAINED AND CLEANED UNTIL ALL DISTURBED AREAS HAVE A HEALTHY STAND OF GRASS.
 - 4) BEGIN PERMANENT AND TEMPORARY MULCHING AND SEEDING AS LISTED IN THE MAINTENANCE AND TIME OF PLACEMENT SCHEDULE.
 - 5) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- EROSION CONTROL UTILITY CONSTRUCTION NOTES:**
- 1) THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH EACH DAY'S WORK.
 - 2) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH.
 - 3) IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND IMMEDIATELY STABILIZED (MULCHED AND SEEDING OR SOLOID).
 - 4) TEMPORARY SILT FENCES SHALL BE PLACED IMMEDIATELY DOWN STREAM (AND PARALLEL TO THE CONTOURS) OF ANY WORK AREA INTENDED TO BE DISTURBED FOR MORE THAN ONE WORKING DAY.
 - 5) EXCAVATION AND PIPE INSTALLATION SHALL BE AVOIDED DURING PERIODS OF SIGNIFICANT PRECIPITATION.
 - 6) ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS HEREON, AND THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES.
- 1 EROSION CONTROL NOTES**
- 2005 TRUDELL CONSULTING ENGINEERS LAST REVISED 02/21/05



Revisions	No.	Description	Date	By
1	FOR ZONING PERMIT		6/16/17	AAI

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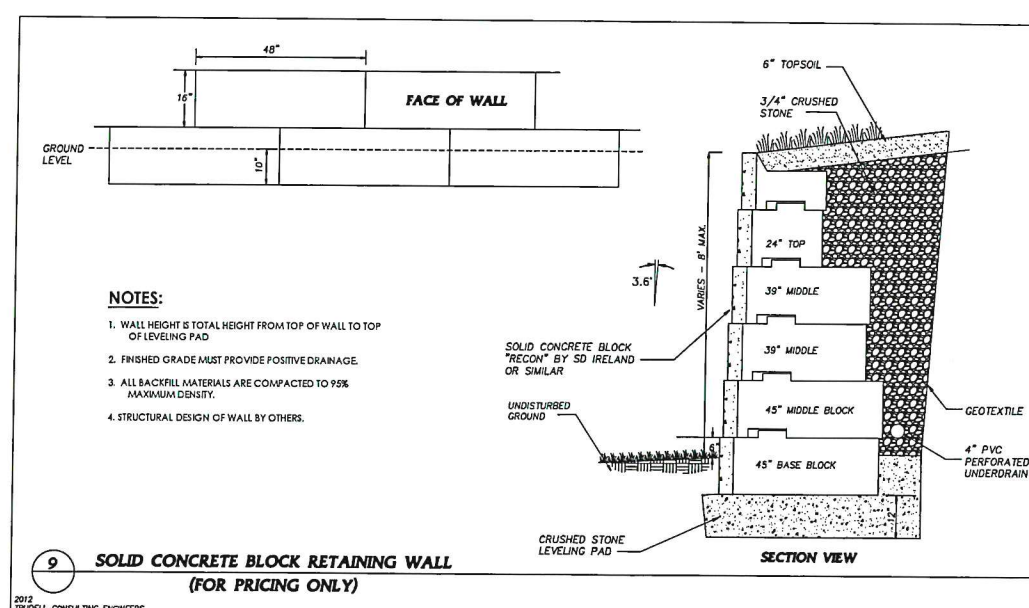
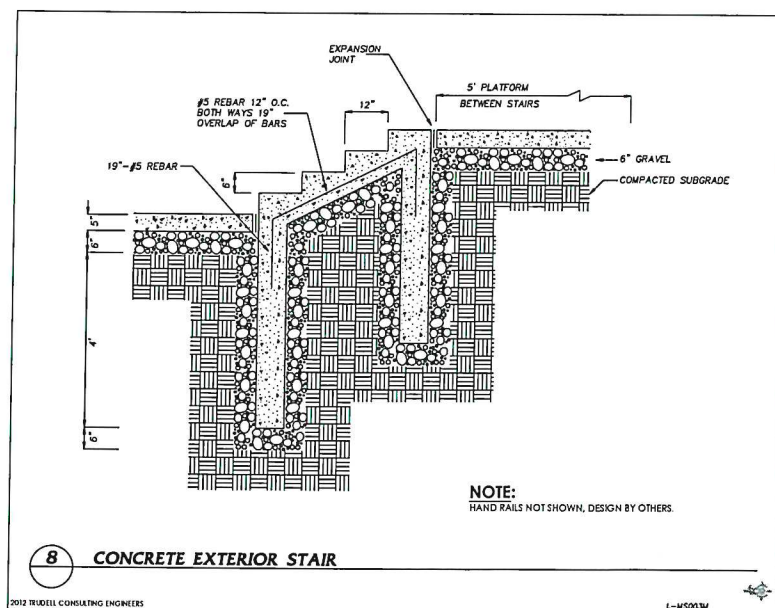
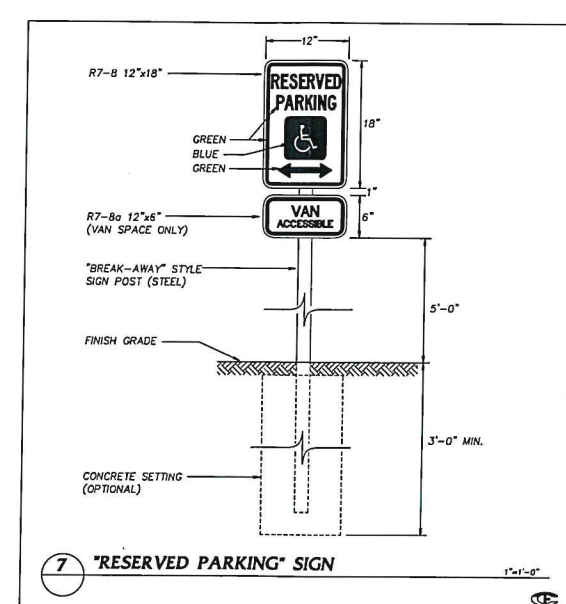
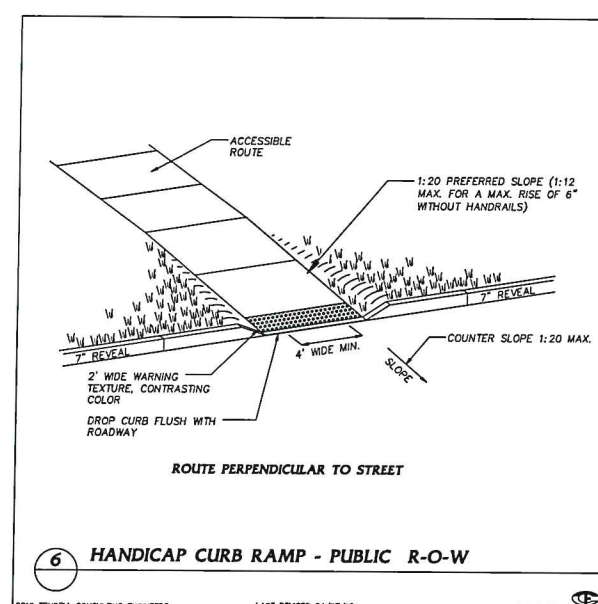
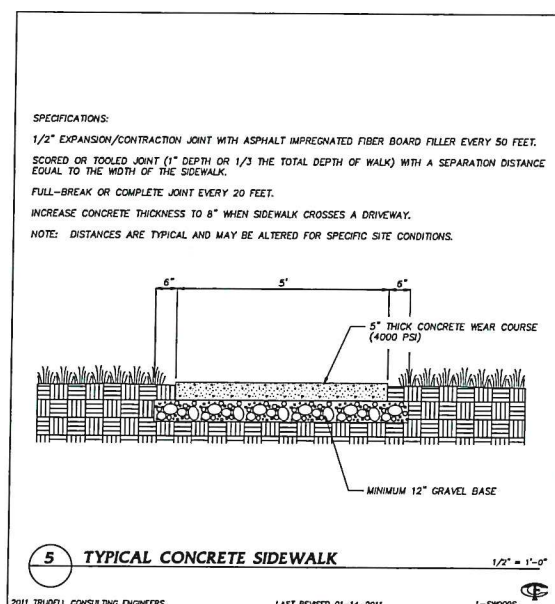
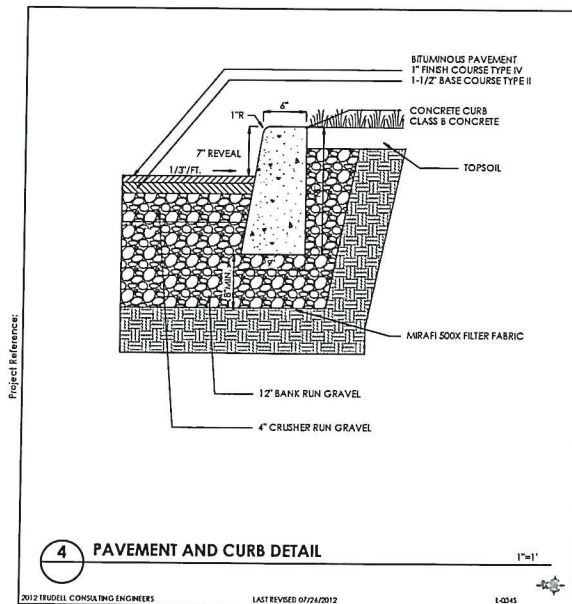
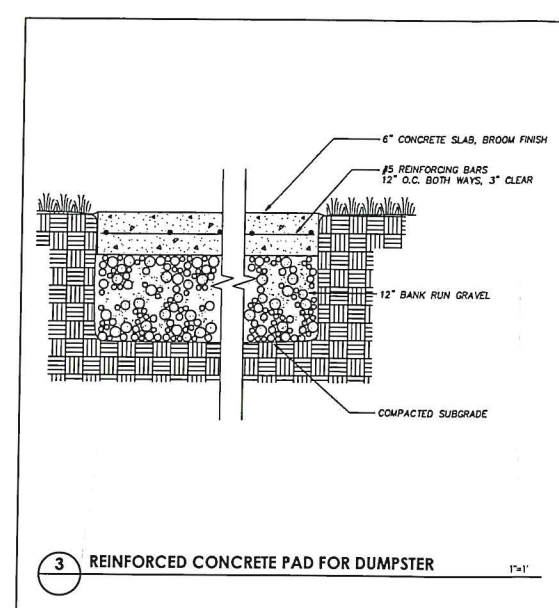
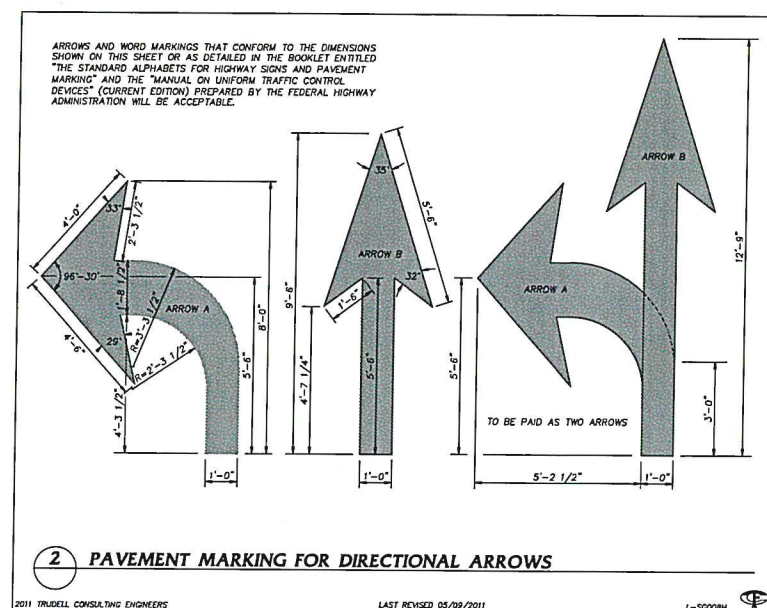
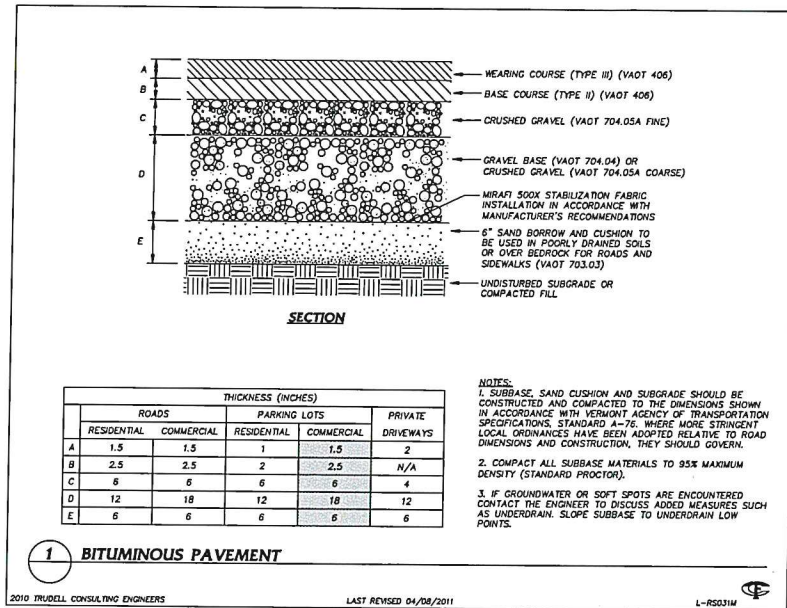
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Demolition & Erosion Control Plan

Date:	11/21/2012
Scale:	1" = 20'
Project Number:	2010083
Drawn by:	RMP
Project Engineer:	AAI
Approved by:	
Field Book:	

C5-01



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TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05696
802.879.6331 | WWW.TCEVT.COM

Revisions
No. Description Date By

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Project Title

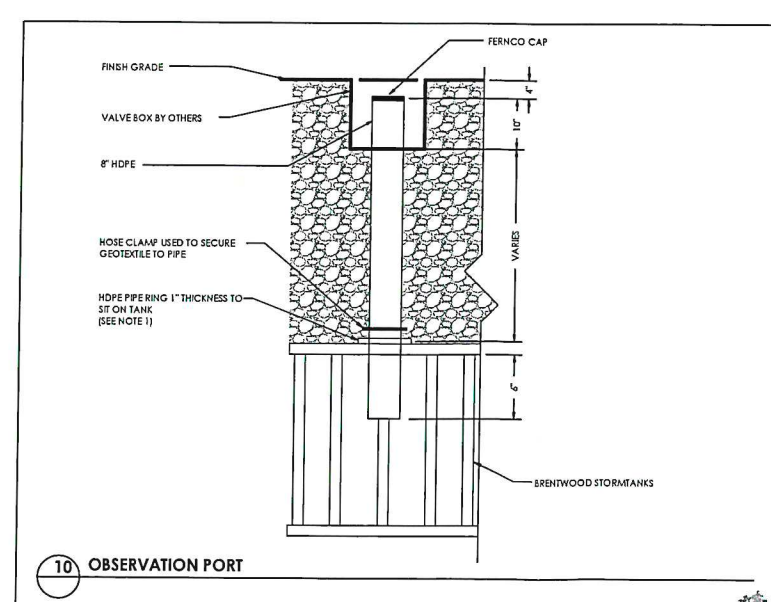
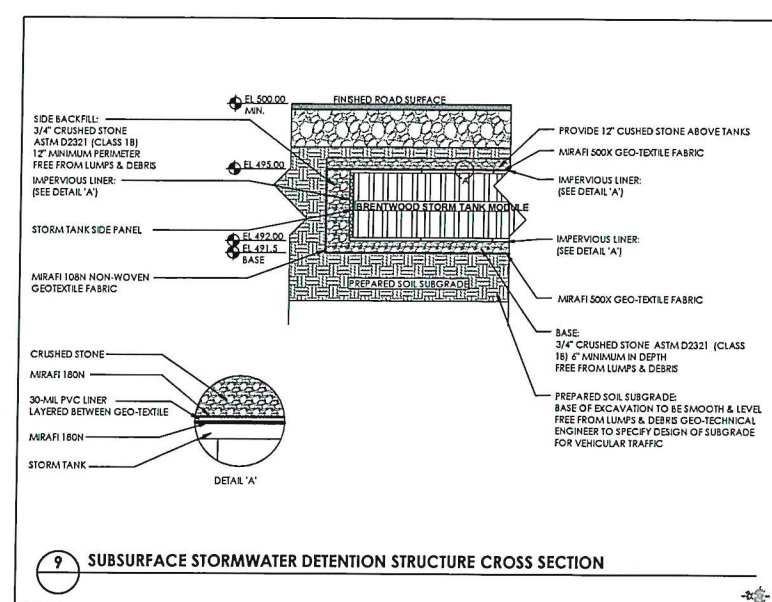
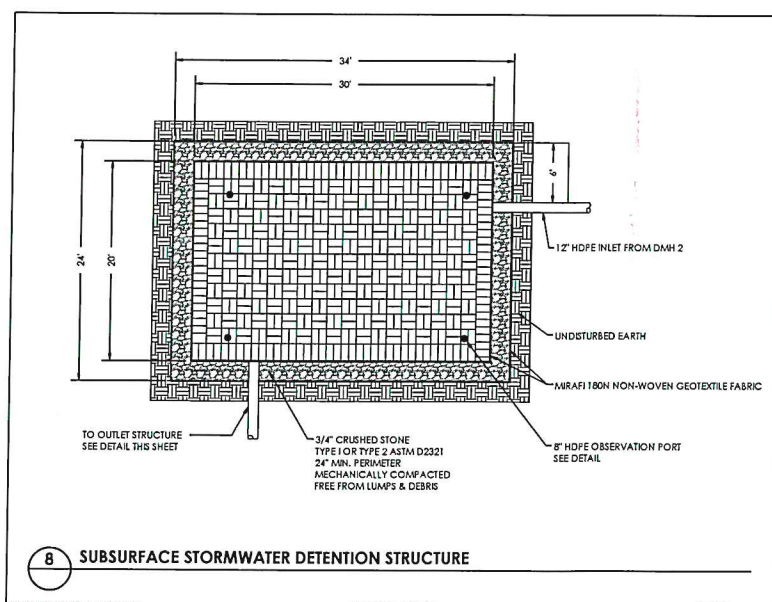
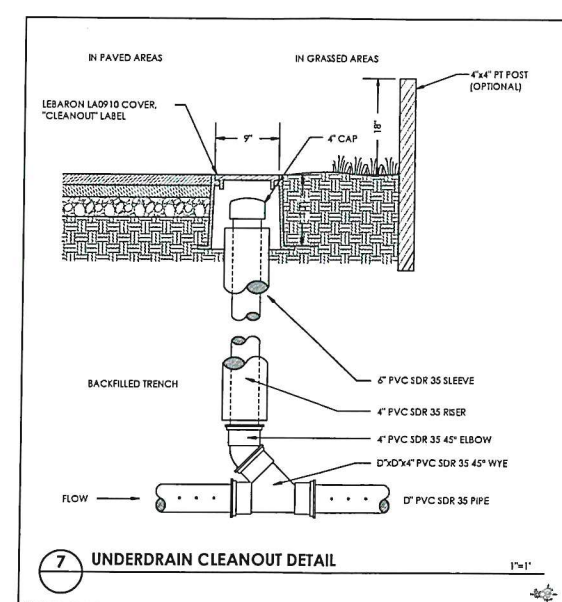
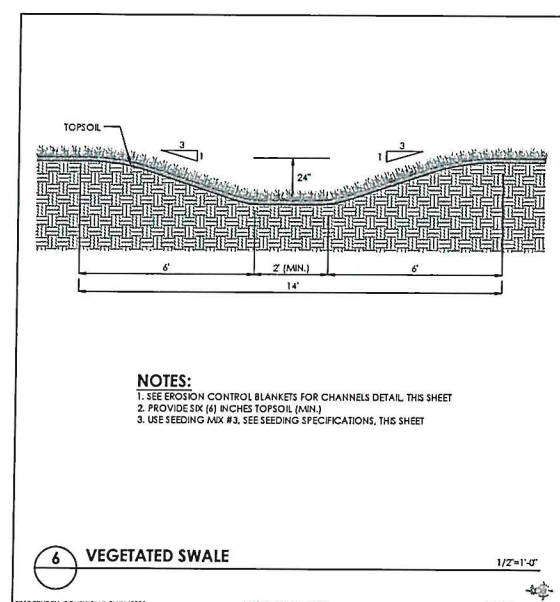
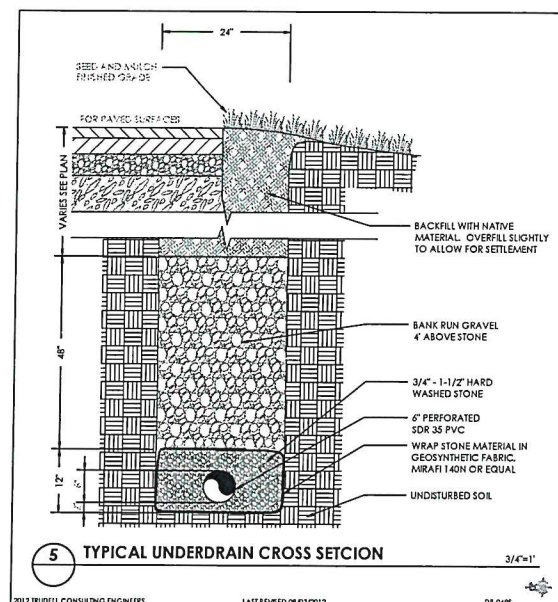
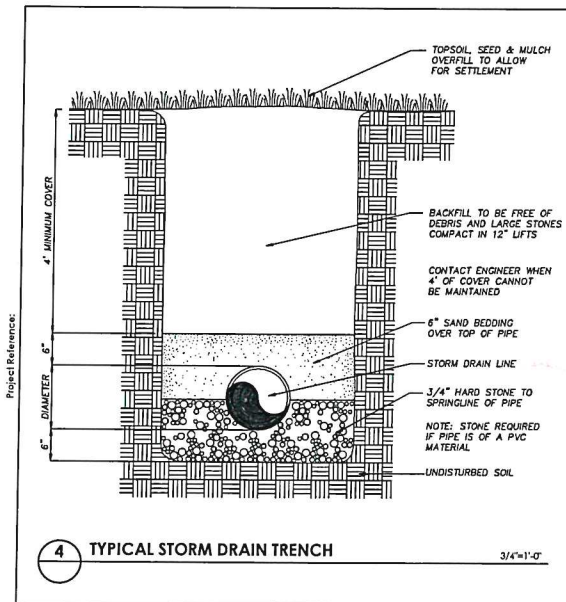
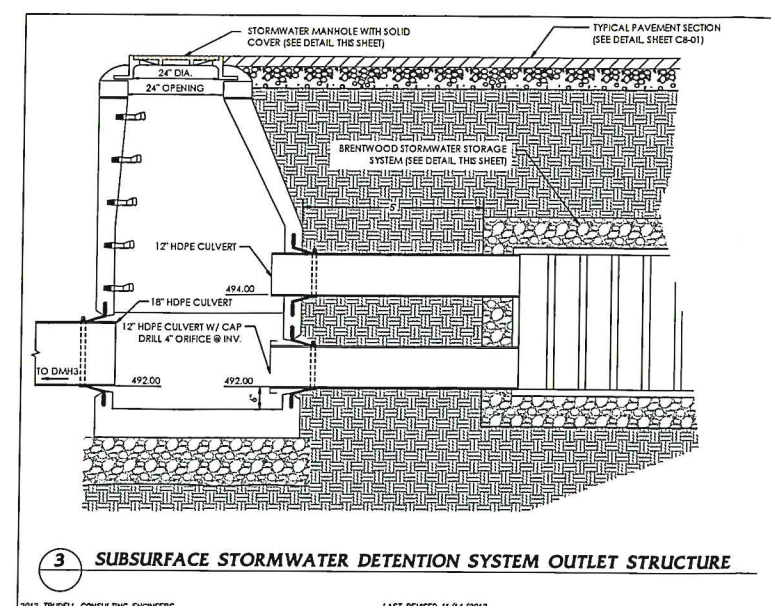
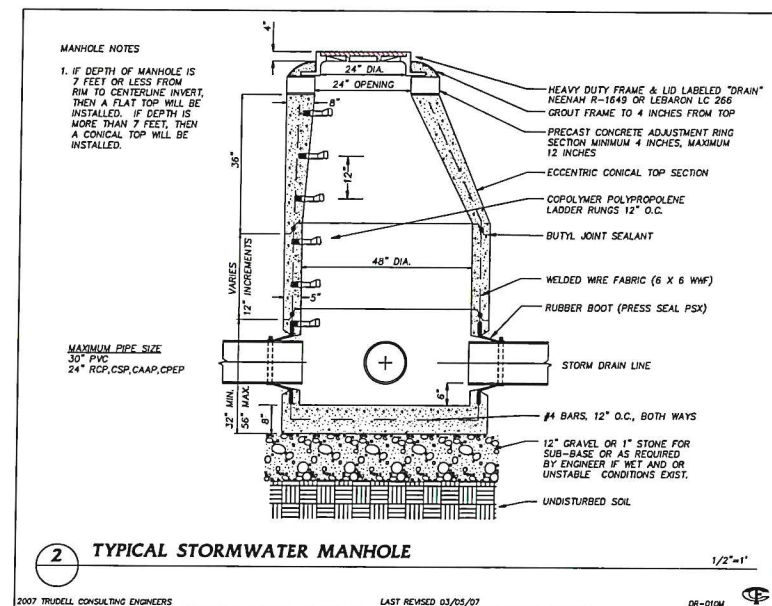
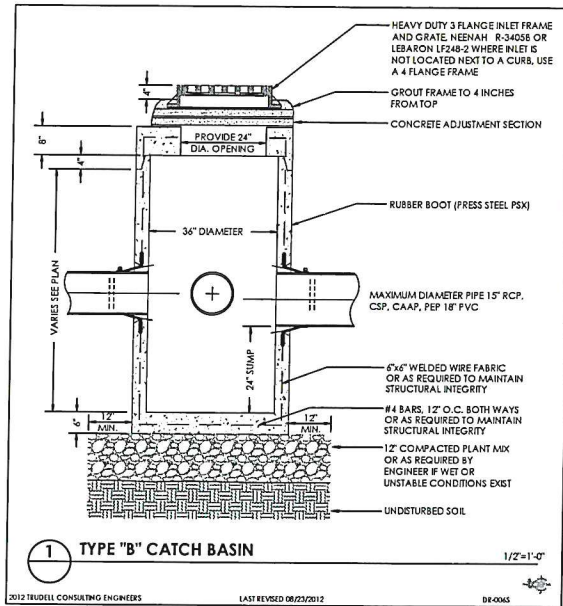
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Site Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C8-01



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILSTON, VERMONT 05491
802.879.6331 | WWW.TCEVT.COM

Revisions
No. Description Date By

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PLANNING & ZONING

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Project Title

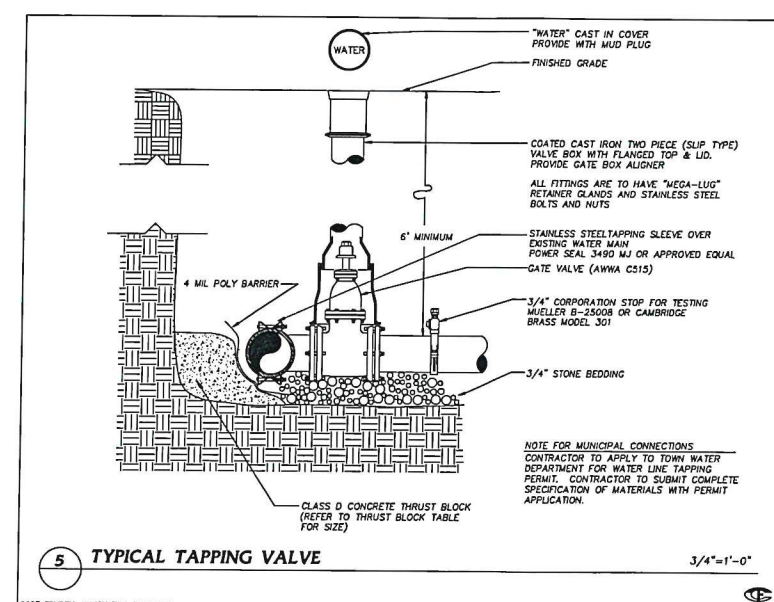
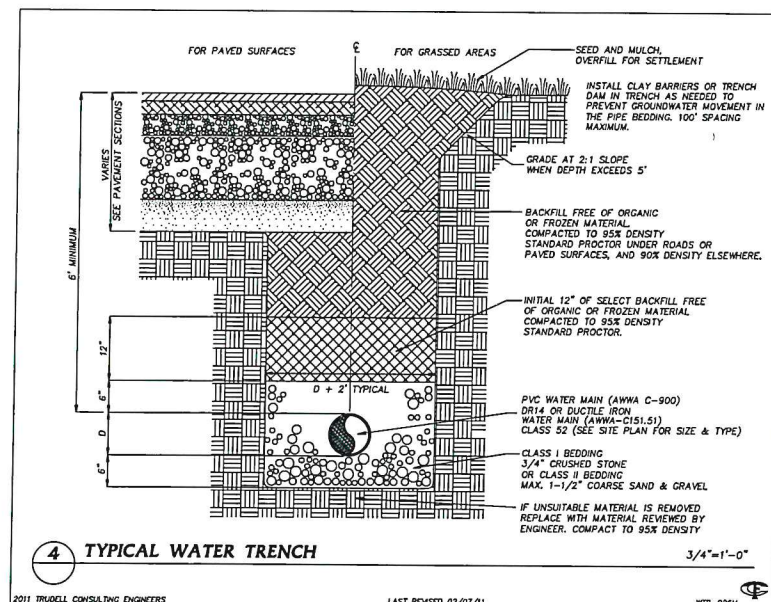
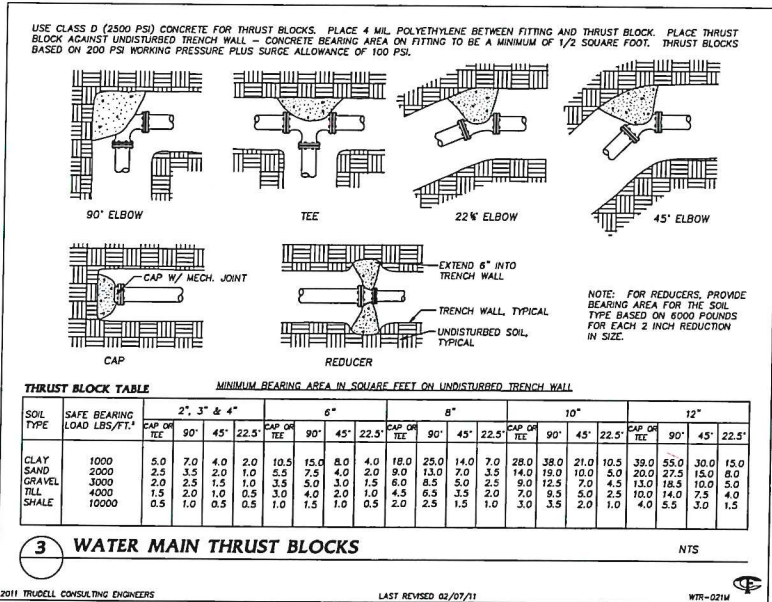
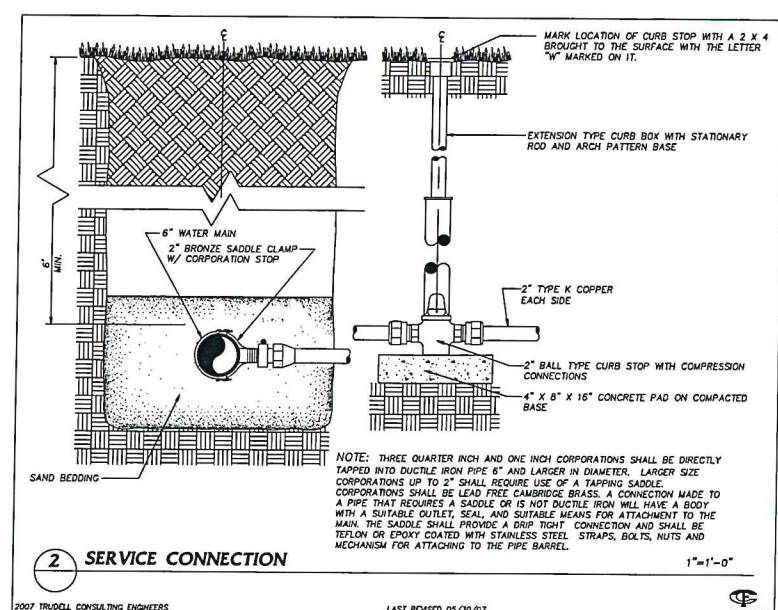
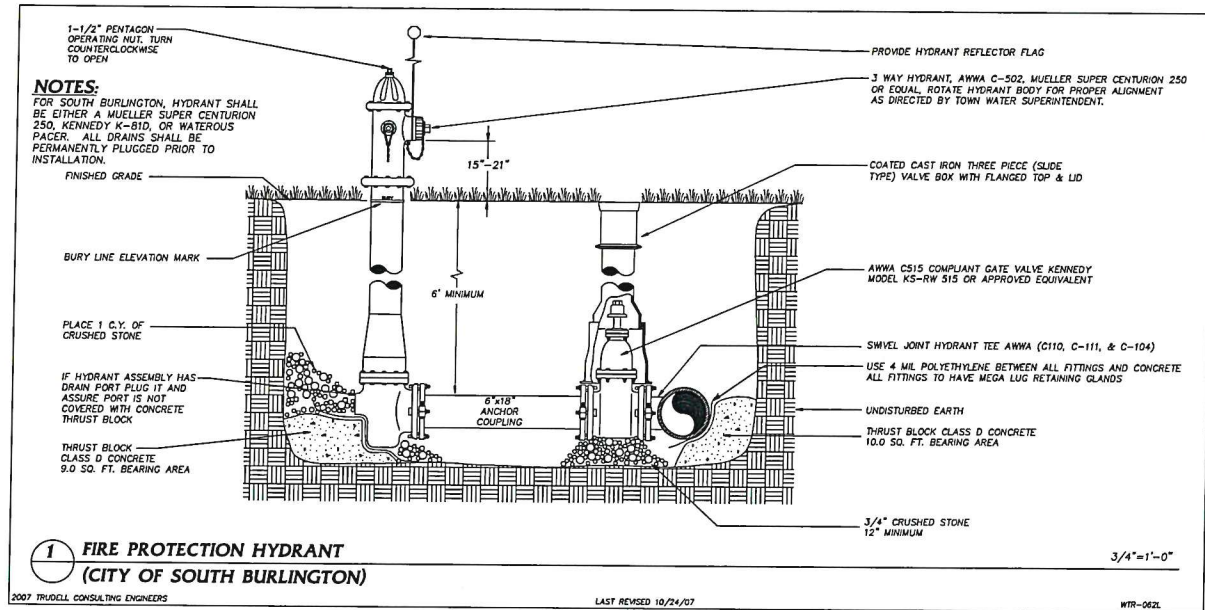
**Sisters and Brothers
Investment Group**
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Storm Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By:
Field Book:

C8-02



CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE MAY RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. THE CONTRACTOR SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK:

"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

CONTRACTOR NAME _____

AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: _____

6 CONTRACTOR'S CERTIFICATION FOR POTABLE WATER SYSTEMS

2009 TRUDELL CONSULTING ENGINEERS

LAST REVISED 11/06/09

WTR-064S

TESTING WATER MAINS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. AFTER THE PIPE HAS BEEN LAID AND 7 DAYS AFTER THE CONCRETE THRUST BLOCKS AND ANCHORS HAVE BEEN PLACED, THE WATER MAIN SHALL BE HYDROSTATICALLY TESTED ACCORDING TO THE LATEST EDITION OF THE AWWA SPECIFICATION C-600.

B. CONTRACTOR SHALL SUPPLY ALL NECESSARY APPARATUS TO PERFORM THE HYDROSTATIC TEST.

C. TEST PRESSURE SHALL BE 200 POUNDS PER SQUARE INCH OR 1.5 TIMES THE WORKING PRESSURE MEASURED AT OR NEAR THE HIGH POINT IN THE SYSTEM WHICHEVER IS GREATER. TEST SHALL BE A MINIMUM OF 2 HOURS IN DURATION. TESTING ALLOWANCE SHALL BE DEFINED AS THE QUANTITY OF MAKEUP WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI (34.5 kPa) OF THE SPECIFIED TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. TESTING ALLOWANCE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME.

D. THE PROJECT ENGINEER AND THE MUNICIPALITY SHALL BE CONTACTED 48 HOURS PRIOR TO TESTING.

E. ALL VALVES SHOULD BE VERIFIED AS BEING OPEN OR CLOSED AS APPROPRIATE FOR THE PORTION OF THE WATER MAIN BEING TESTED.

F. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY THE FORMULA: $L = (S \times D \times \pi \times P) / 148,000$ WHERE L IS LEAKAGE IN GALLONS PER HOUR, S IS THE LENGTH OF PIPE TESTED IN FEET, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES AND P IS THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH DURING THE TEST.

G. REPLACE AND RETEST ANY WORK FOUND TO BE DEFECTIVE AT NO EXPENSE TO OWNER.

TESTING HYDRANTS

A. AFTER TESTING THE WATER MAINS, OPEN THE HYDRANT FULLY AND FILL WITH WATER. TO PREVENT CAPS FROM BEING BLOWN OFF, VENT AIR FROM ONE OF THE CAPS WHILE IT IS BEING FILLED. WHEN ALL THE AIR HAS ESCAPED, TIGHTEN THE CAP.

B. ALLOW THE PRESSURE TO BUILD UP TO MAIN LINE PRESSURE AND CHECK FOR LEAKAGE AT FLANGES, NOZZLES AND THE OPERATING STEM.

C. CLOSE THE HYDRANT, REMOVE ONE NOZZLE CAP AND PLACE THE PALM OF YOUR HAND OVER THE OPENING. DRAINAGE SHOULD CREATE A NOTICEABLE SUCTION.

7 TESTING WATER MAINS AND HYDRANTS

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 04/12/2010

WTR-030S

DISINFECTING WATER MAINS AND SYSTEMS

*ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE)

A. PRIOR TO BEING PUT INTO SERVICE, WATER MAINS SHALL BE DISINFECTED ACCORDING TO THE LATEST EDITION OF AWWA SPECIFICATION C-651. THE TABLET METHOD IN AWWA STANDARD 651 IS NOT ACCEPTABLE.

B. THE NEW LINE SHALL BE FLUSHED AT A VELOCITY OF NOT LESS THAN 2.5 FEET PER SECOND (OPEN 1/2-1/2 INCH HYDRANT CONNECTION). FLUSH FOR A PERIOD DETERMINED BY THE ENGINEER FOR THE LENGTH OF MAIN TO BE DISINFECTED.

C. CHLORINATION SHALL BE ACCOMPLISHED BY INTRODUCING A HYPOCHLORITE SOLUTION WITH A CONCENTRATION OF GREATER THAN 25 PARTS PER MILLION OF FREE CHLORINE.

D. USING A NOZZLE AT EACH END HYDRANT, CONTROL THE RATE OF FLOW INTO THE NEW MAIN AND PROPORTIONALLY FEED THE HYPOCHLORITE SOLUTION INTO THE MAIN. AFTER THE CHLORINE HAS REACHED ALL POINTS IN THE SYSTEM, CLOSE THE VALVE SUPPLYING WATER FROM THE EXISTING MAIN AND THE END HYDRANTS. MAINTAIN THE HEAVILY CHLORINATED WATER IN THE MAIN FOR 24 HOURS DURING WHICH TIME ALL MAIN LINE VALVES SHOULD BE OPERATED. AFTER 24 HOURS THE MINIMUM CHLORINE RESIDUAL MUST BE AT LEAST 10 PARTS PER MILLION.

E. FLUSH HEAVILY CHLORINATED WATER FROM THE LINE AND REFILL THE LINE FOR SERVICE (USE CHLORINE DIFFUSERS). TAKE AND SUBMIT TWO BACTERIOLOGICAL SAMPLES OF THE WATER TO THE STATE OF VERMONT OR A STATE APPROVED TESTING LABORATORY. IF THE RESULTS ARE UNSATISFACTORY, THE DISINFECTION PROCEDURE WILL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

F. FINISHED WATER STORAGE STRUCTURES SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARD C652. TWO OR MORE SUCCESSIVE SETS OF SAMPLES, TAKEN AT 24 HOUR INTERVALS, SHALL INDICATE MICROBIOLOGICALLY SATISFACTORY WATER BEFORE THE FACILITY IS PLACED INTO OPERATION.

G. DISPOSAL OF HEAVILY CHLORINATED WATER FROM THE TANK DISINFECTION PROCESS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECRETARY.

H. THE DISINFECTION PROCEDURE (AWWA CHLORINATION METHOD 3, SECTION 4.3 C652) WHICH ALLOWS USE OF THE CHLORINATED WATER HELD IN THE STORAGE TANK FOR DISINFECTION PURPOSES IS NOT RECOMMENDED. WHEN THAT PROCEDURE IS USED, IT IS REQUIRED THAT THE INITIAL HEAVILY CHLORINATED WATER BE PROPERLY DISPOSED IN ORDER TO PREVENT RELEASE OF WATER WHICH MAY CONTAIN VARIOUS CHLORINATED ORGANIC COMPOUNDS INTO THE DISTRIBUTION SYSTEM.

8 DISINFECTION OF WATER SYSTEM

2010 TRUDELL CONSULTING ENGINEERS

LAST REVISED 02/16/10

WTR-029S

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Project Title

Sisters and Brothers Investment Group

110 Riverside Ave.

Burlington, Vermont

Sheet Title

Water Details

Date: 11/21/2012

Scale: Shown

Project Number: 2010083

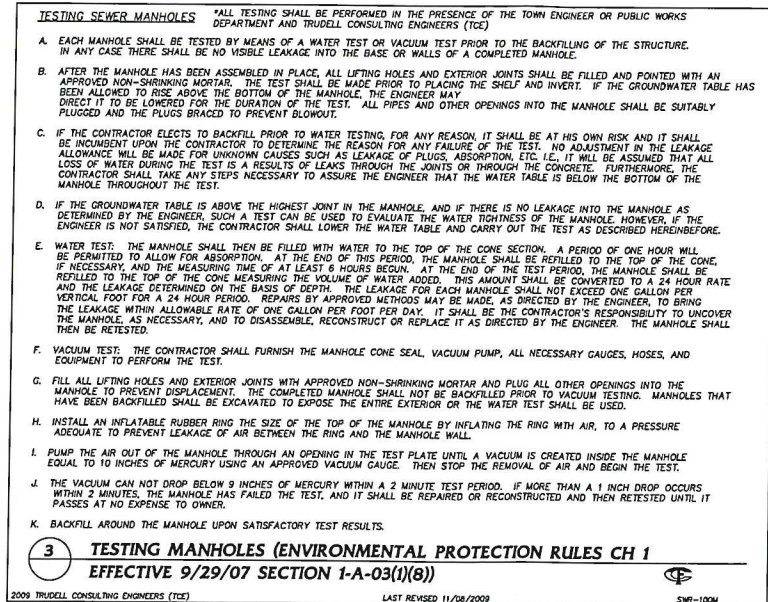
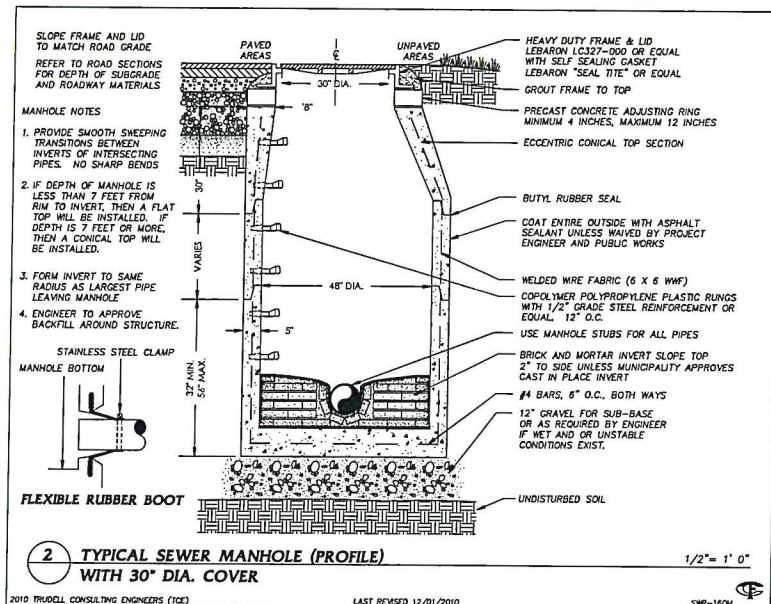
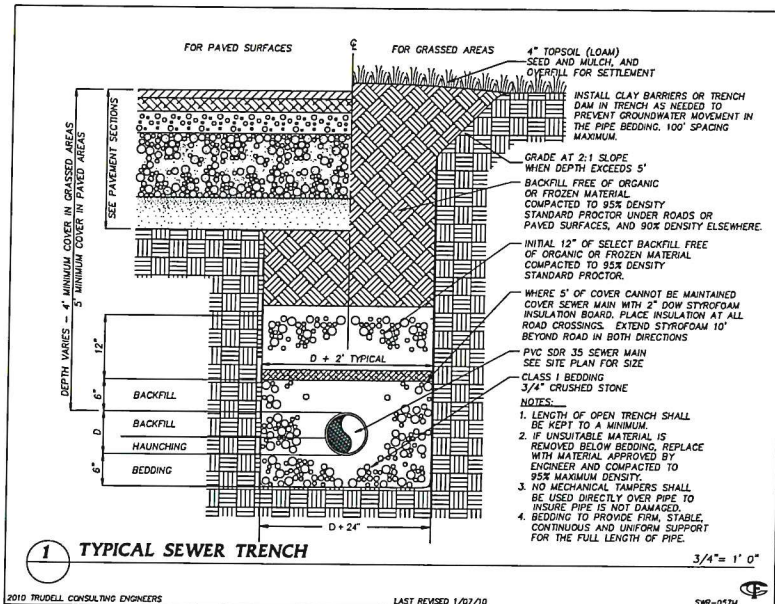
Drawn By: PJM

Project Engineer: AAL

Approved By: _____

Field Book: _____

C8-03



CONTRACTOR'S CERTIFICATION REQUIRED

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CONTRACTOR NAME _____

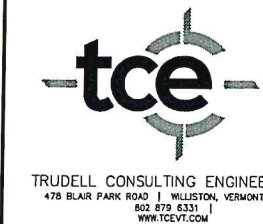
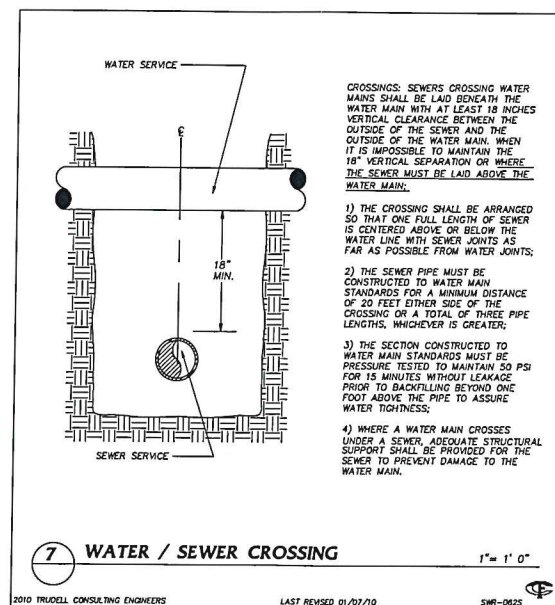
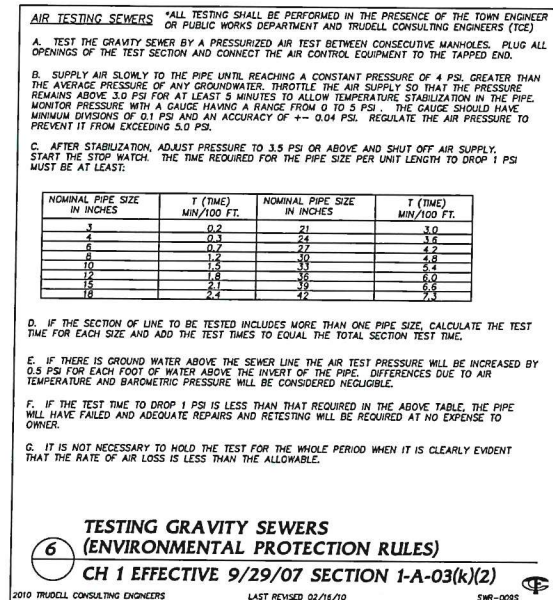
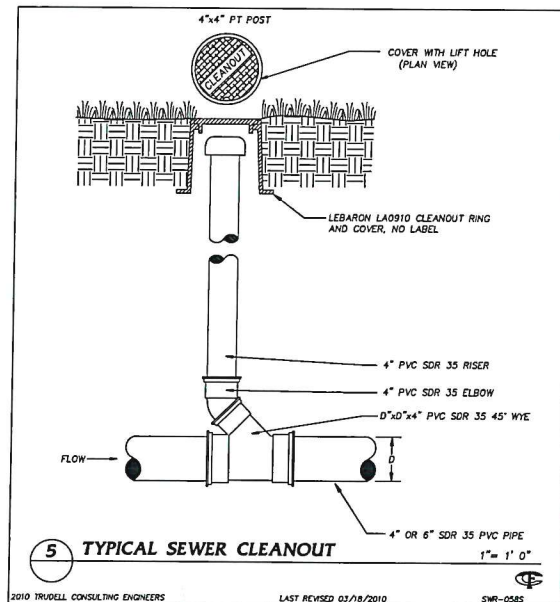
AUTHORIZED AGENTS NAME _____

SIGNATURE _____ DATE _____

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE:

4 CONTRACTOR'S CERTIFICATION FOR WASTEWATER SYSTEMS

2010 TRUDELL CONSULTING ENGINEERS LAST REVISED 02/18/2010 SWR-05SM



Revisions
No. Description Date By

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Project Title

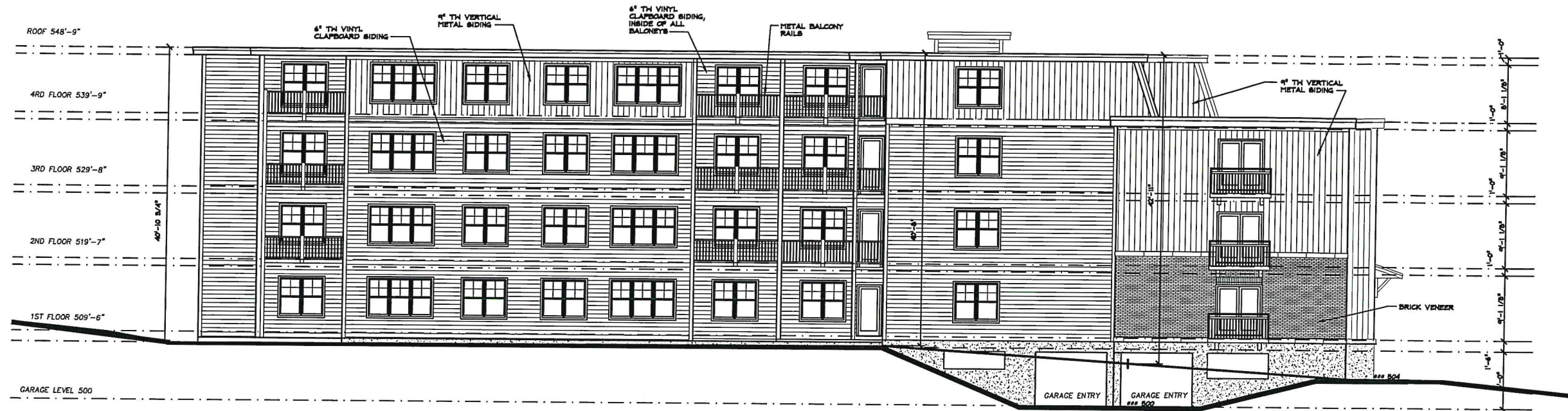
Sisters and Brothers Investment Group
110 Riverside Ave.
Burlington, Vermont

Sheet Title

Sewer Details

Date: 11/21/2012
Scale: Shown
Project Number: 2010083
Drawn By: PJM
Project Engineer: AAL
Approved By: _____
Field Book: _____

C8-04



PROPOSED EAST ELEVATION

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NORTH ELEVATION

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-303-1482 FAX: 802-658-8400 EMAIL: steve@stevguildesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS

NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWING NO.

A6

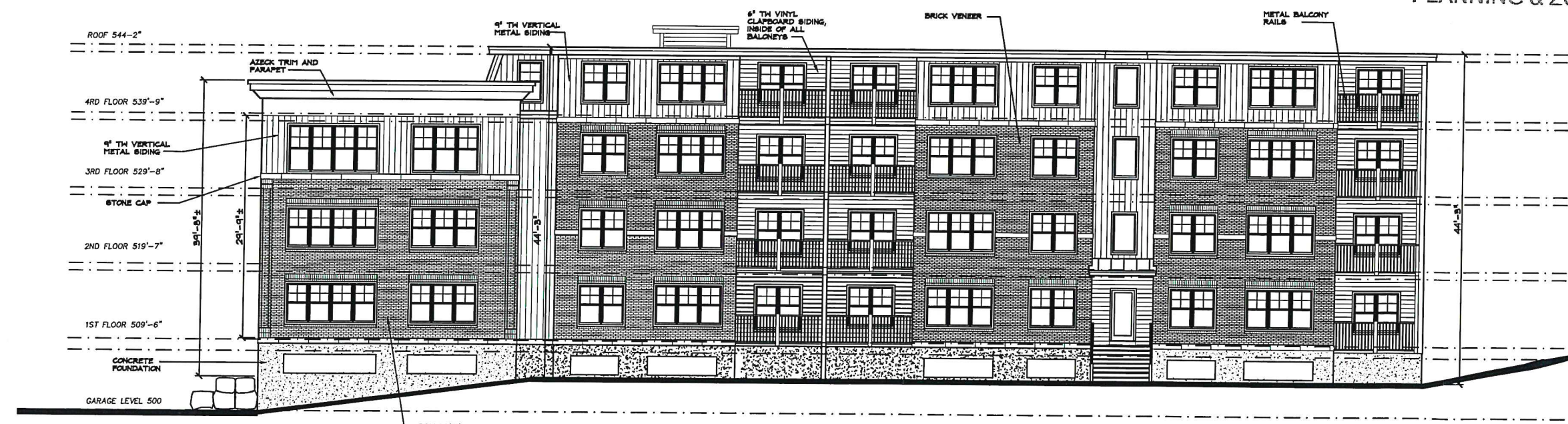
PERMITS ONLY
NOT FOR
CONSTRUCTION
1/18/13



SOUTH ELEVATION

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JUN 12 2019

DEPARTMENT OF
PLANNING & ZONING



WEST ELEVATION

STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 FAX: 802-658-9400 EMAIL: steve@stevedesign.com

NO.	DATE	REVISION

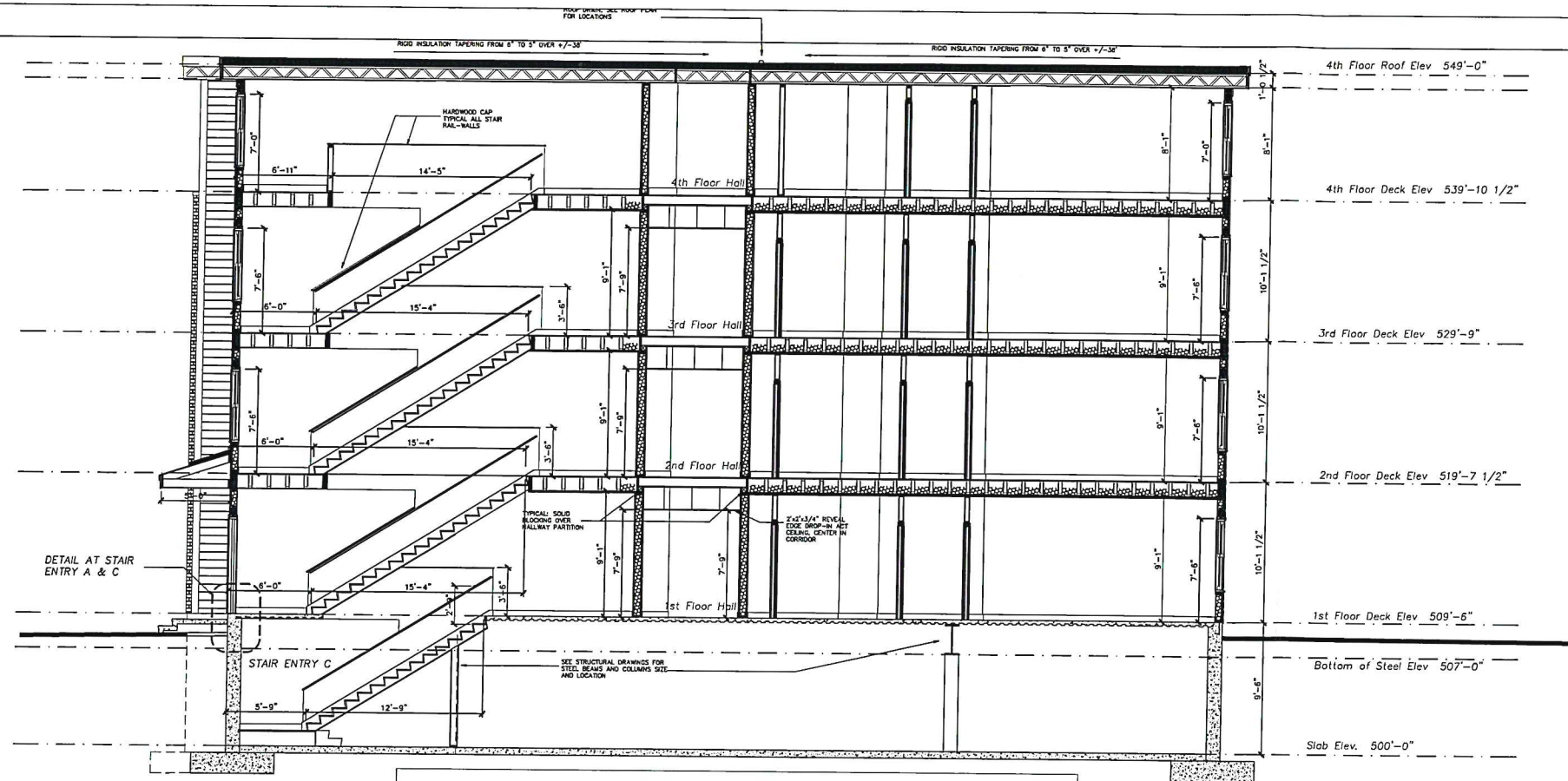
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 1/8" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

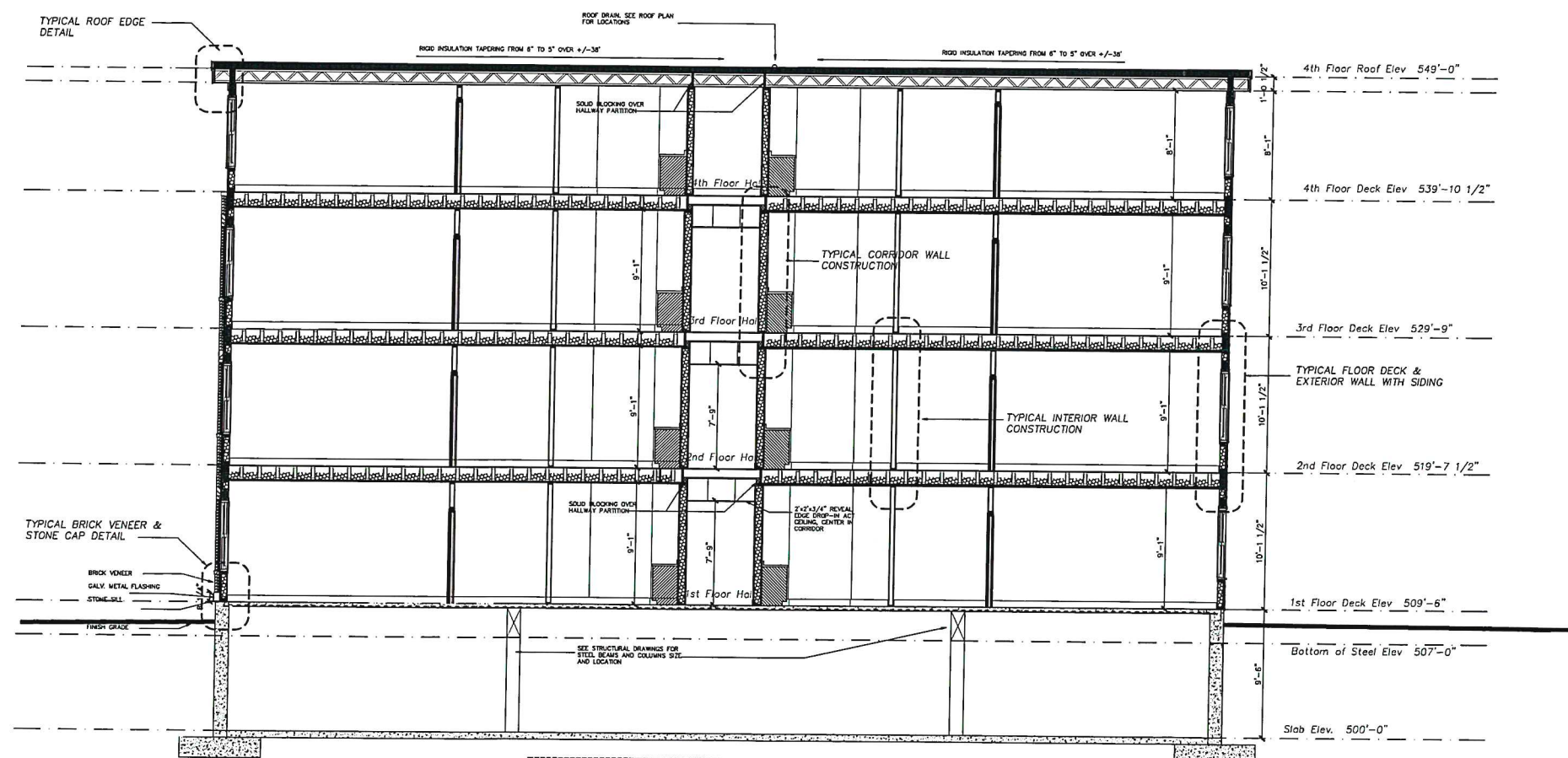
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

PERMITS ONLY
NOT FOR
CONSTRUCTION
1/18/13

DRAWING NO.
A7



BUILDING SECTION 'A' THRU SOUTH STAIR-C LOOKING NORTH



BUILDING SECTION 'B' LOOKING NORTH

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CONSTRUCTION
2/7/13

SCHEMATIC DESIGN 1-30-13
NOT FOR CONSTRUCTION

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-353-1482 FAX: 802-658-8400 EMAIL: steve@steveguilddesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/16" = 1'-0"
DATE: -
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

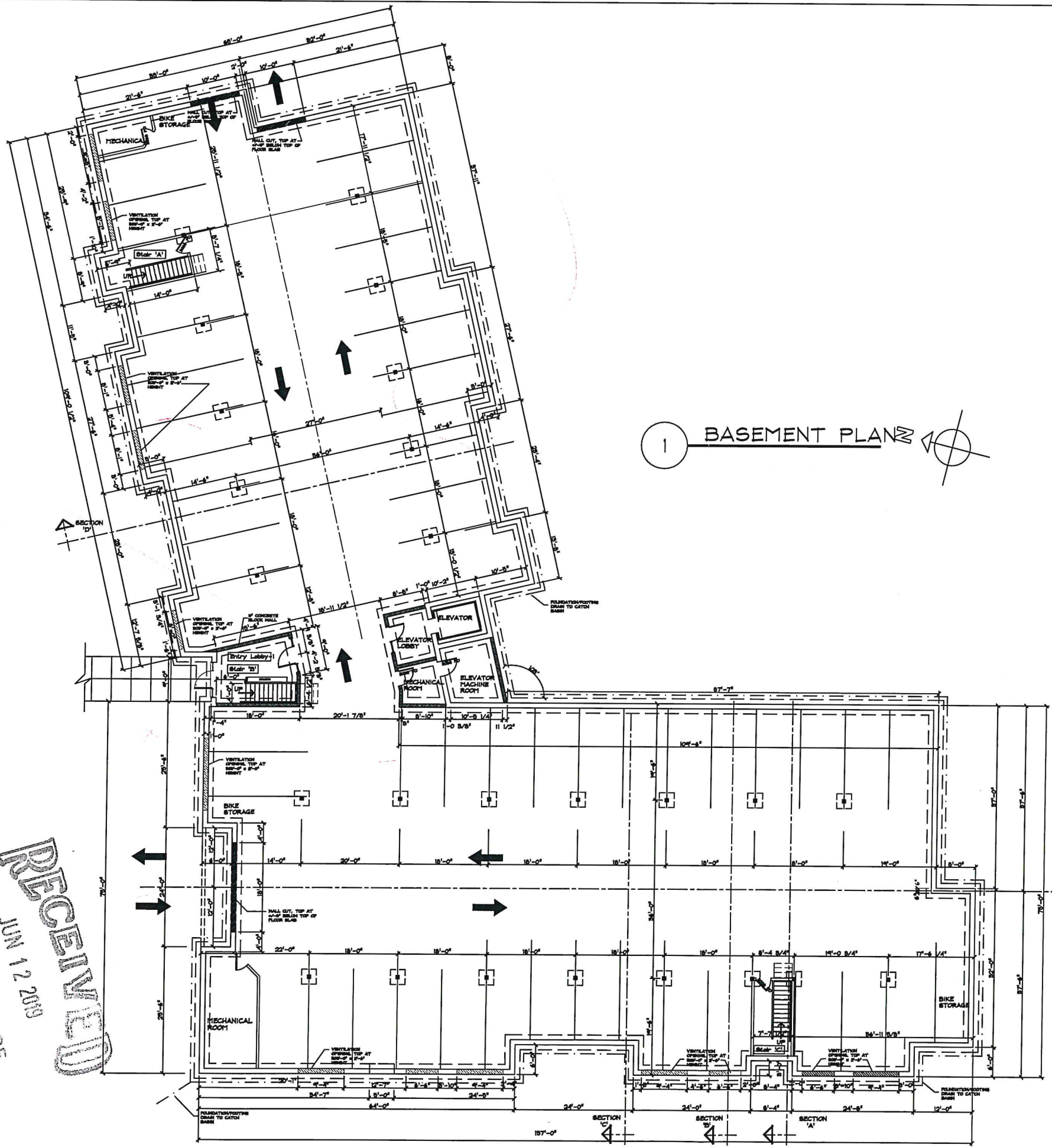
SHEET TITLE:

BUILDING
SECTIONS

DRAWING NO.

A8

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JUN 12 2019
DEPARTMENT OF
PLANNING & ZONING

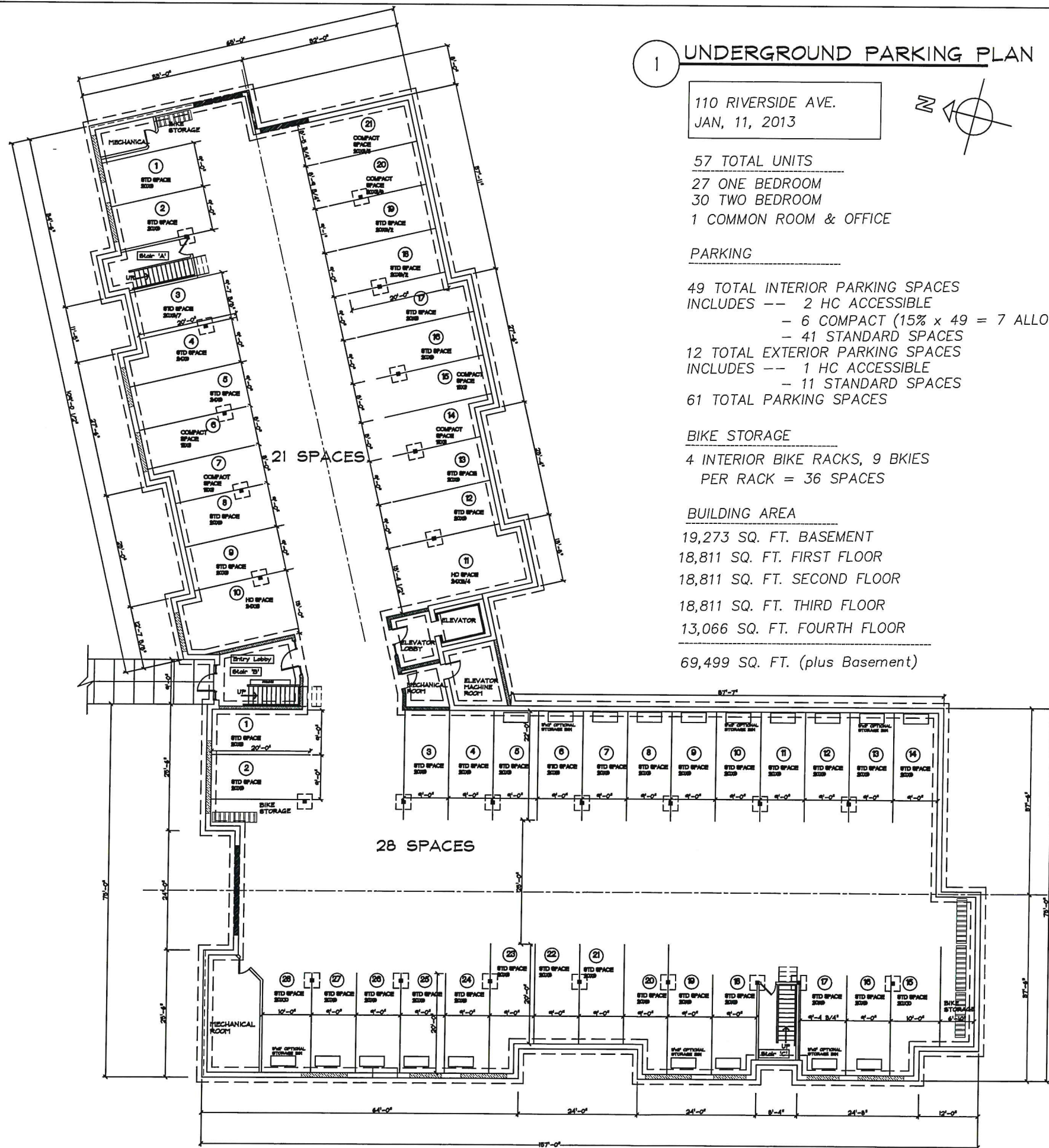


1 BASEMENT PLAN

PERMITS ONLY
NOT FOR
CONSTRUCTION
1/18/13

STEVE GUILD DESIGN, LLC		
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401		
PHONE: 802-363-1482 FAX: 802-655-8400 EMAIL: steve@steveguildesign.com		
NO.	DATE:	REVISION
RIVERSIDE APARTMENTS		
NEW APARTMENT BUILDING		
BURLINGTON, VERMONT		
SCALE: 3/32" = 1'-0"		
DATE: 01/16/2013		
DRAWN BY: SCG		
CHECKED BY: SCG		
PROJECT: -		
SHEET TITLE:		
BASEMENT FLOOR PLAN		
DRAWING NO.		
A1		

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JUN 12 2013
DEPARTMENT OF
PLANNING & ZONING



STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE 802-363-1482 FAX 802-658-8400 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/18/2013
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: -

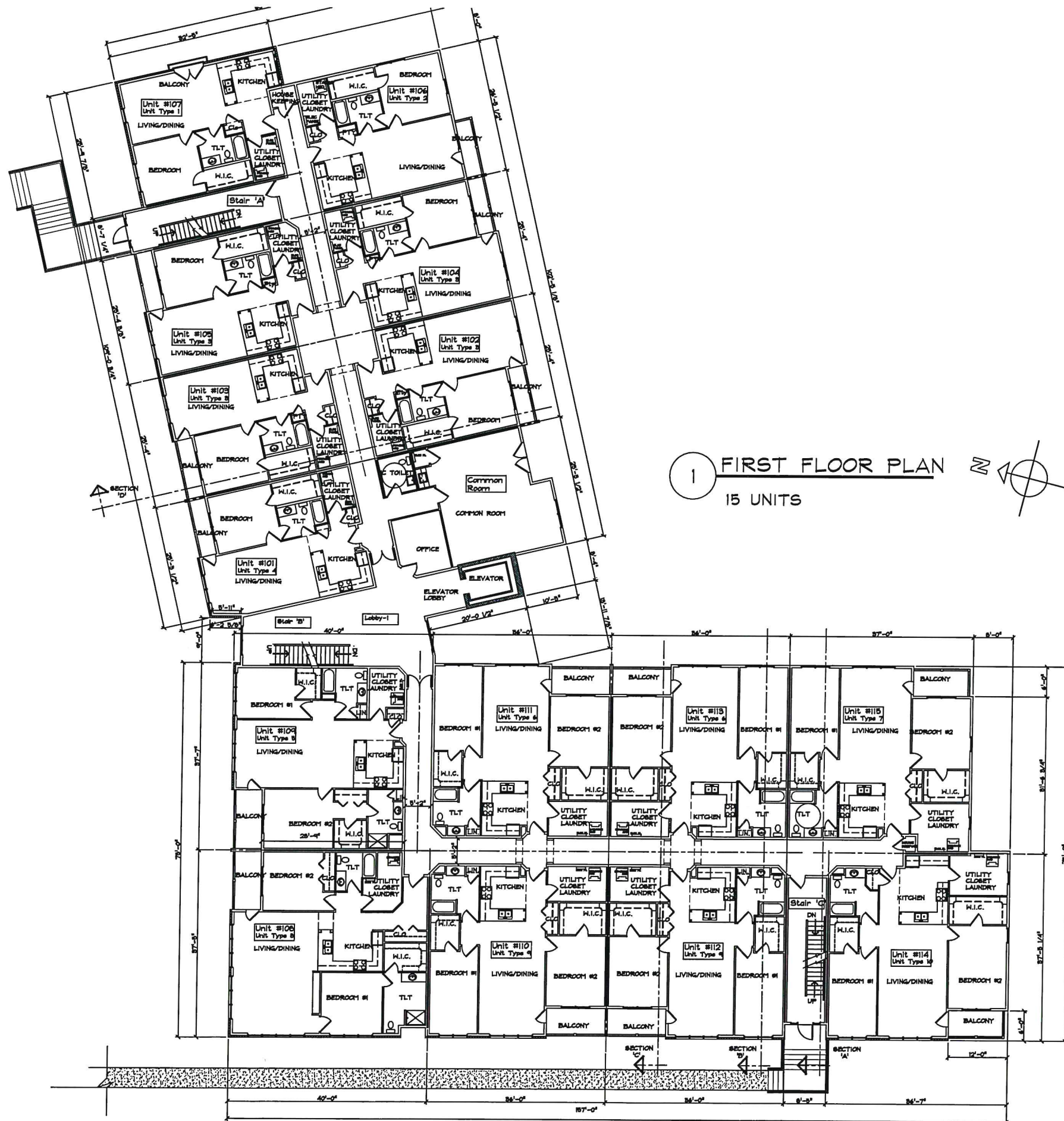
SHEET TITLE:

BASEMENT
PARKING
PLAN

DRAWING NO.

A1-1

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CONSTRUCTION
1/18/13



1 FIRST FLOOR PLAN
15 UNITS

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CONSTRUCTION
1/18/13

STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 FAX: 802-658-9400 EMAIL: steve@steveguildesign.com

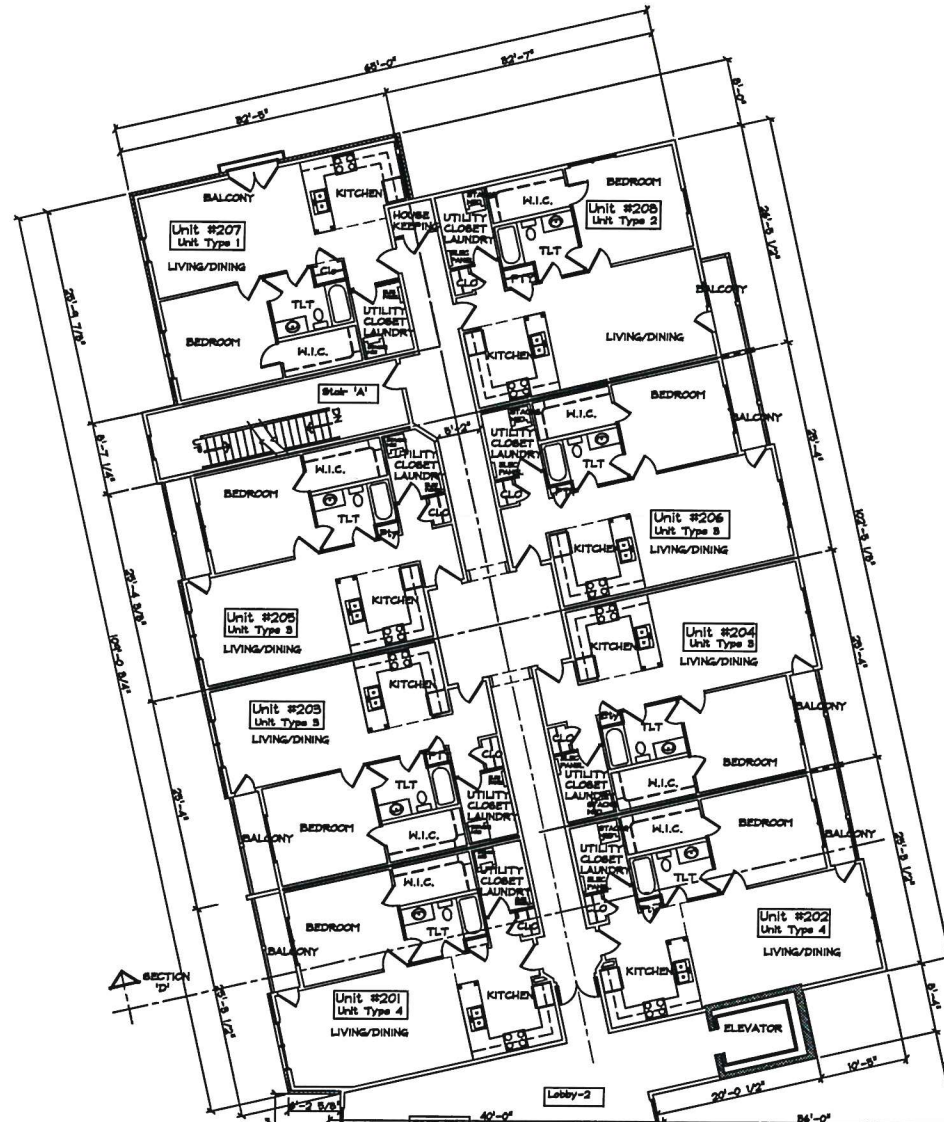
NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

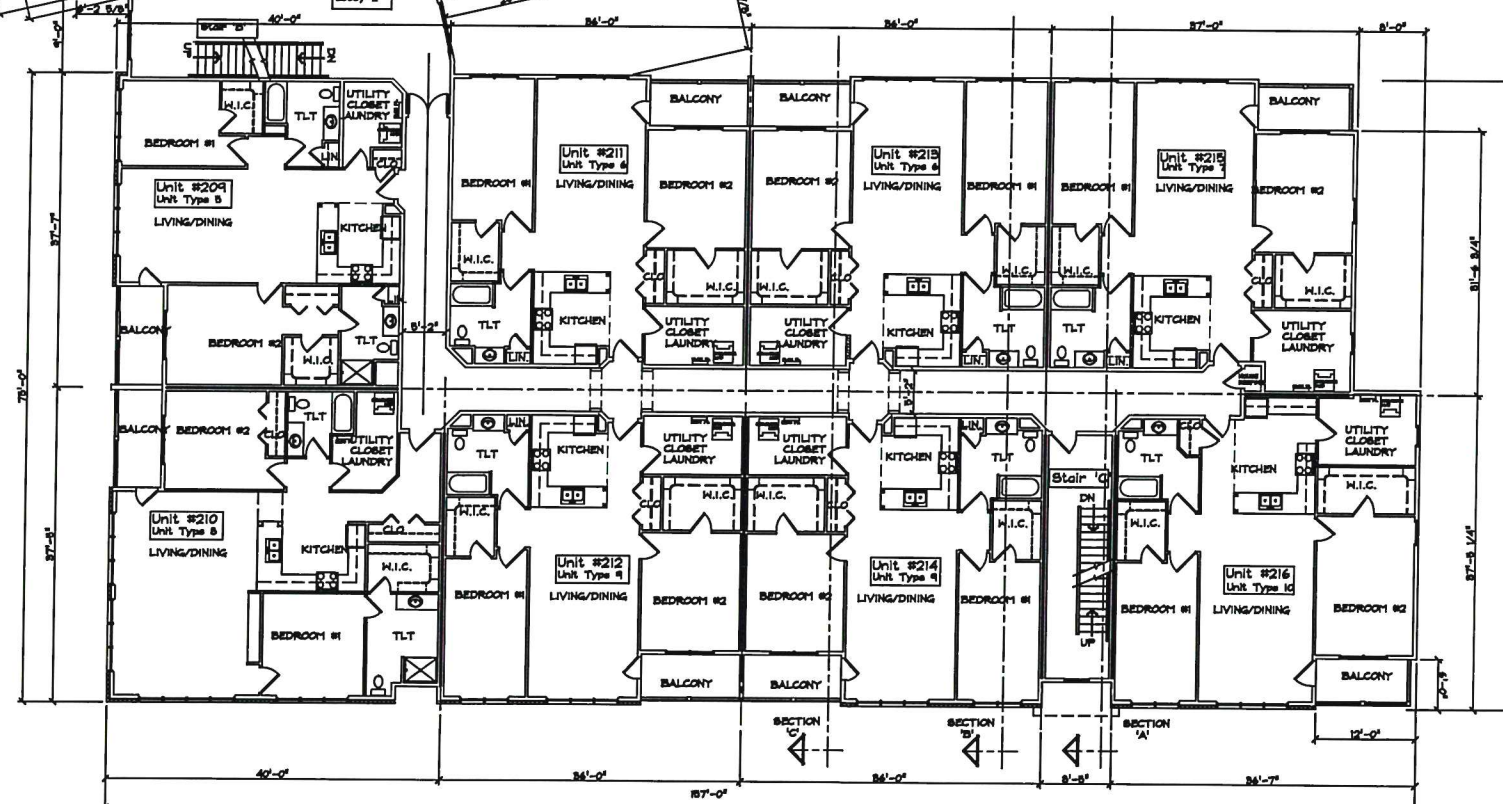
SCALE: 3/32" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
PROPOSED
1ST FLOOR
PLAN

DRAWING NO.
A2



2 SECOND FLOOR PLAN
16 UNITS



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1/18/13

STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE 802-363-1482 FAX 802-658-8400 EMAIL: steve@stevguildesign.com

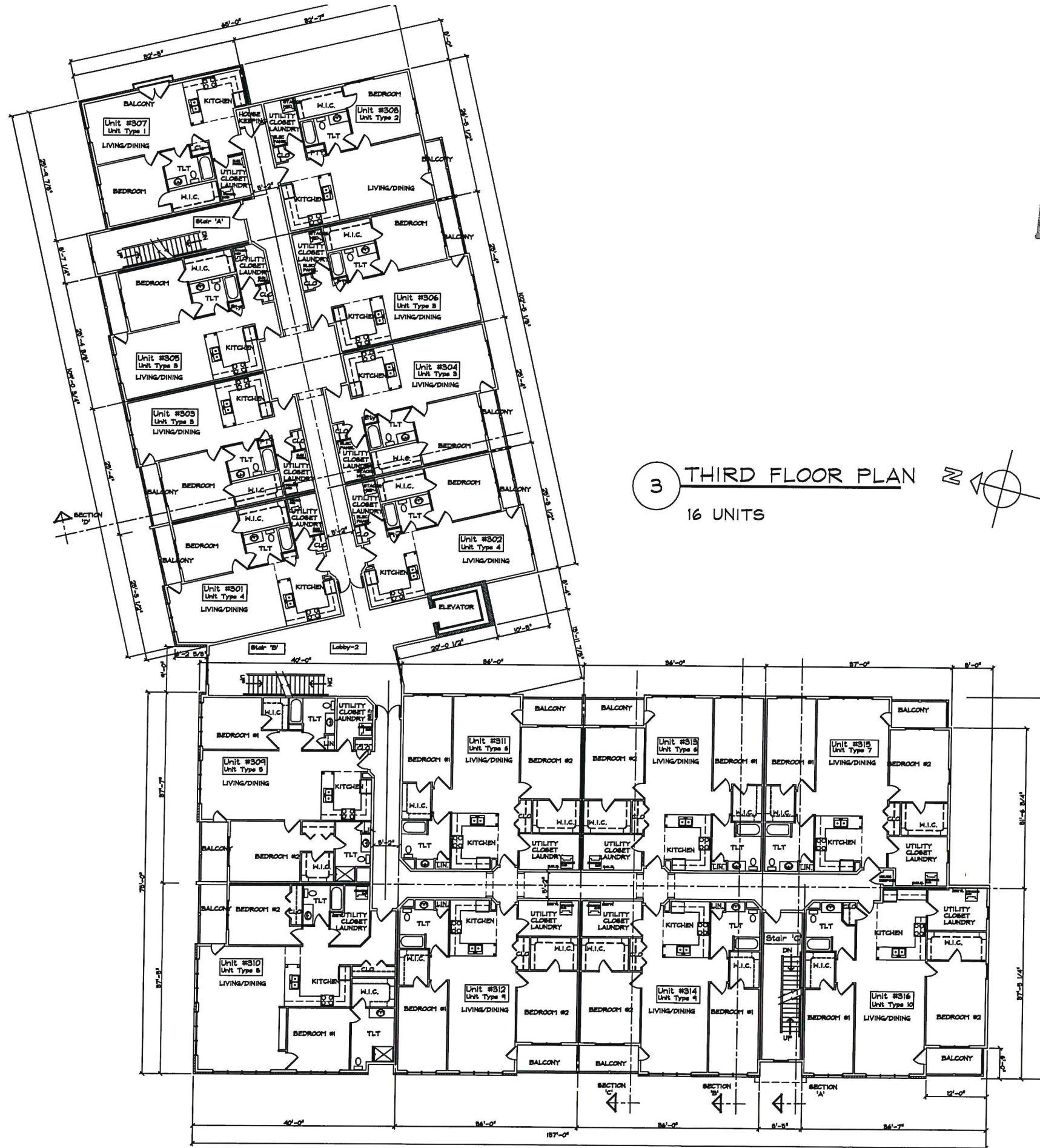
NO.	DATE	REVISION

RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
2ND FLOOR PLAN

DRAWING NO.
A3



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STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 FAX: 802-658-9400 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

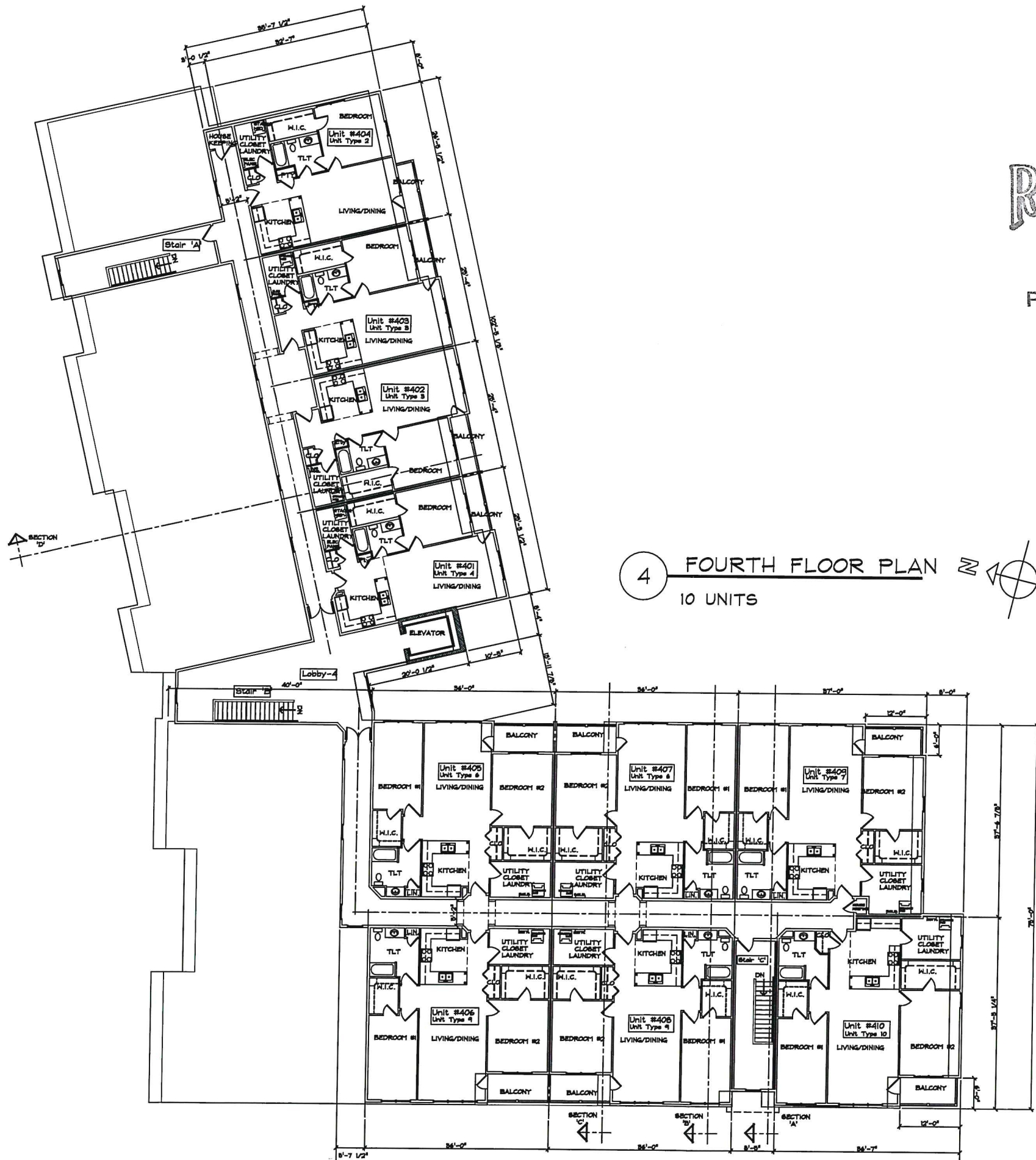
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: 3/32" = 1'-0"
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:
3RD FLOOR
PLAN

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1/18/13

DRAWING NO.
A4



4 FOURTH FLOOR PLAN
10 UNITS

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PLANNING & ZONING

STEVE GUILD DESIGN, LLC
110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-353-1452 FAX: 802-659-5400 EMAIL: steve@steveguildesign.com

NO.	DATE	REVISION

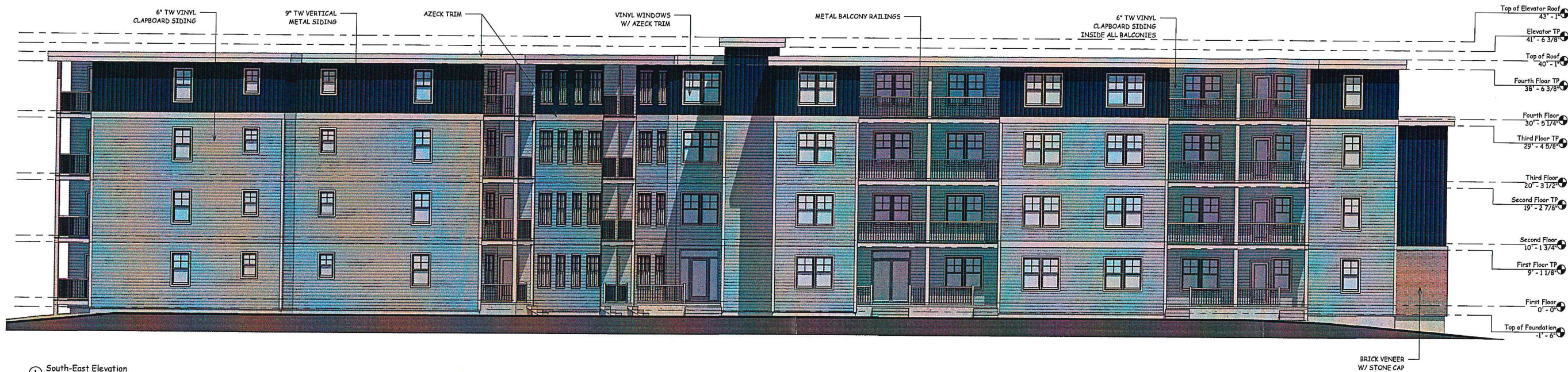
RIVERSIDE APARTMENTS
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

30/32" = 1'-0" NOTED
DATE: 01/16/2013
DRAWN BY: FRN
CHECKED BY: SCG
PROJECT: -

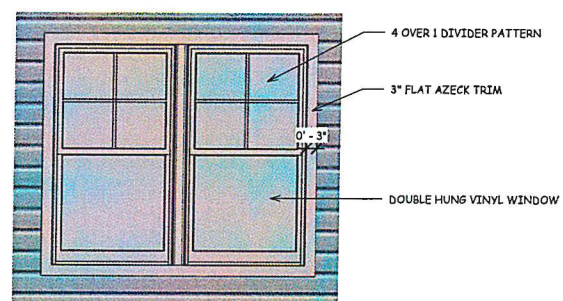
SHEET TITLE:
4th FLOOR PLAN

DRAWING NO.
A5

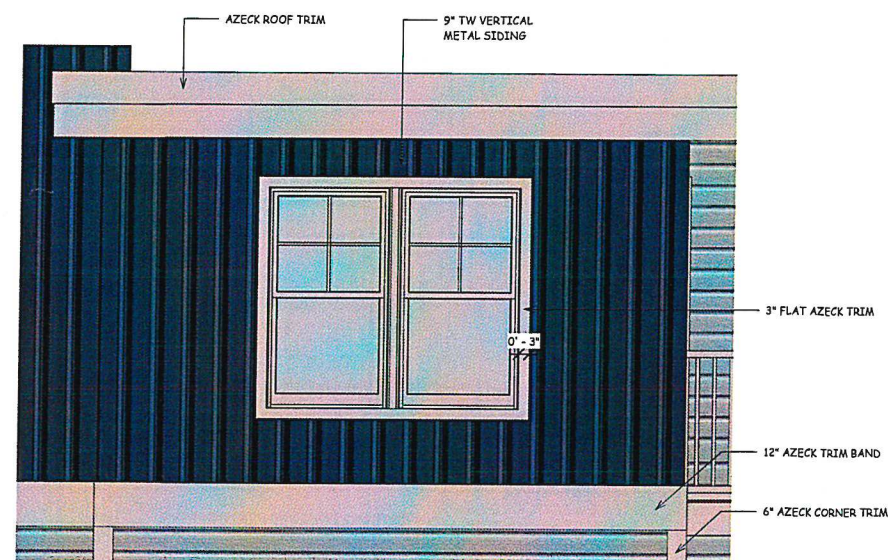
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NOT FOR
CONSTRUCTION
1/18/13



① South-East Elevation
1/8" = 1'-0"



② Window Trim Detail (Typ.)
1/2" = 1'-0"



③ Typical Trim Details
1/2" = 1'-0"

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OF G4 DESIGN STUDIOS, LLC AND
IS NOT TO BE COPIED,
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THEREOF USED, IN WHOLE OR IN
PART, WITHOUT THE PRIOR
WRITTEN CONSENT OF STEVE
GUILD

 G4
Design
Studios
77 College Street, Ste. 2A Burlington, VT 05401
(P) 802-497-0895 (F) 802-661-3110 G4designstudios.com

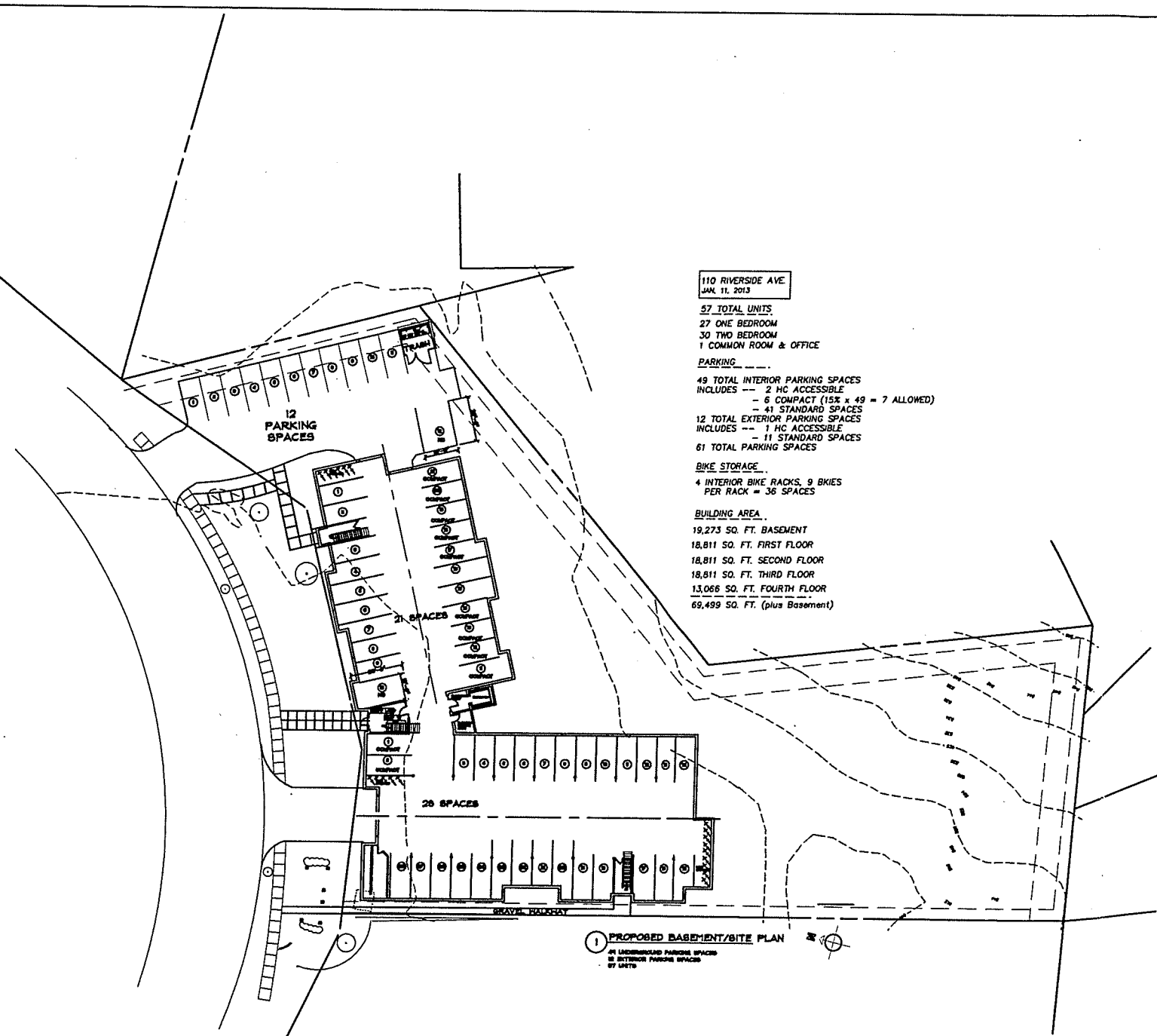
110 RIVERSIDE AVENUE
NEW APARTMENT BUILDING
BURLINGTON, VERMONT

SCALE: As indicated
DATE: 5/23/2017
DRAWN BY: WGI
CHECKED BY: SG
PROJECT: RIVERSIDE

SHEET TITLE:
COLOR
EXTERIOR
ELEVATION

A-1

5/23/2017 12:12:25 PM



110 RIVERSIDE AVE
JAN. 11, 2013

57 TOTAL UNITS
27 ONE BEDROOM
30 TWO BEDROOM
1 COMMON ROOM & OFFICE

PARKING

49 TOTAL INTERIOR PARKING SPACES
INCLUDES -- 2 HC ACCESSIBLE
-- 6 COMPACT (15' x 49' = 7 ALLOWED)
-- 41 STANDARD SPACES

12 TOTAL EXTERIOR PARKING SPACES
INCLUDES -- 1 HC ACCESSIBLE
-- 11 STANDARD SPACES

61 TOTAL PARKING SPACES

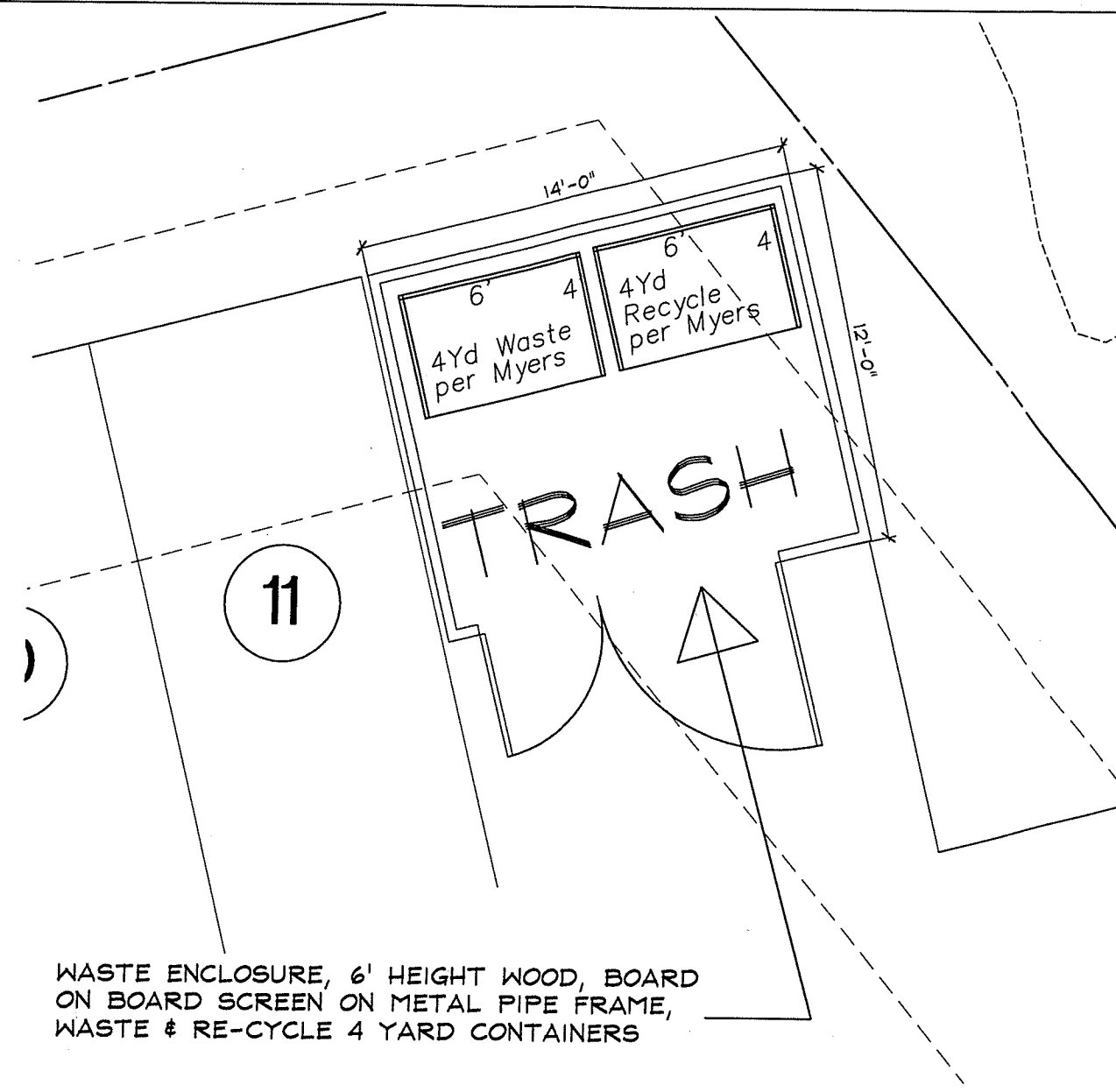
BIKE STORAGE

4 INTERIOR BIKE RACKS, 9 BIKES
PER RACK = 36 SPACES

BUILDING AREA

19,273 SQ. FT. BASEMENT
18,811 SQ. FT. FIRST FLOOR
18,811 SQ. FT. SECOND FLOOR
18,811 SQ. FT. THIRD FLOOR
13,066 SQ. FT. FOURTH FLOOR
69,499 SQ. FT. (plus Basement)

1 PROPOSED BASEMENT/SITE PLAN
IN UNDERGROUND PARKING SPACES
IN EXTERIOR PARKING SPACES
BY UNITS



WASTE ENCLOSURE, 6' HEIGHT WOOD, BOARD
ON BOARD SCREEN ON METAL PIPE FRAME,
WASTE & RE-CYCLE 4 YARD CONTAINERS

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ITEM # 25 & 16

SCHEMATIC DESIGN 6/1/2017,
WASTE ENCLOSURE, NOT
FOR CONSTRUCTION

PERMITS ONLY
NOT FOR
CONSTRUCTION
12/19/12

STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com

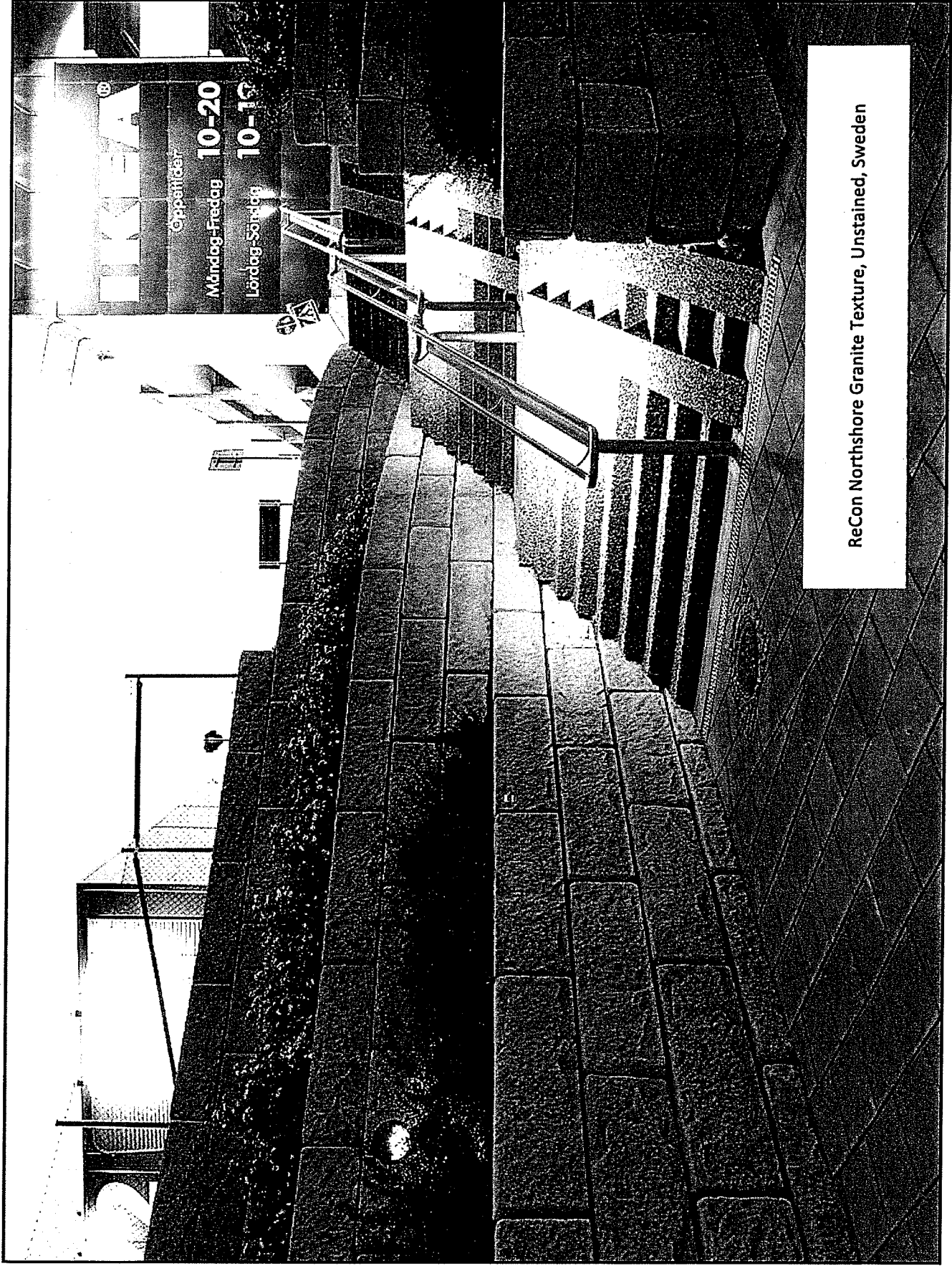
DEPARTMENT OF
PLANNING & ZONING

110 RIVERSIDE AVE.
NEW APARTMENT BUILDING
BURLINGTON VERMONT

SHEET TITLE:
SITE PLAN

DRAWING NO.
A0

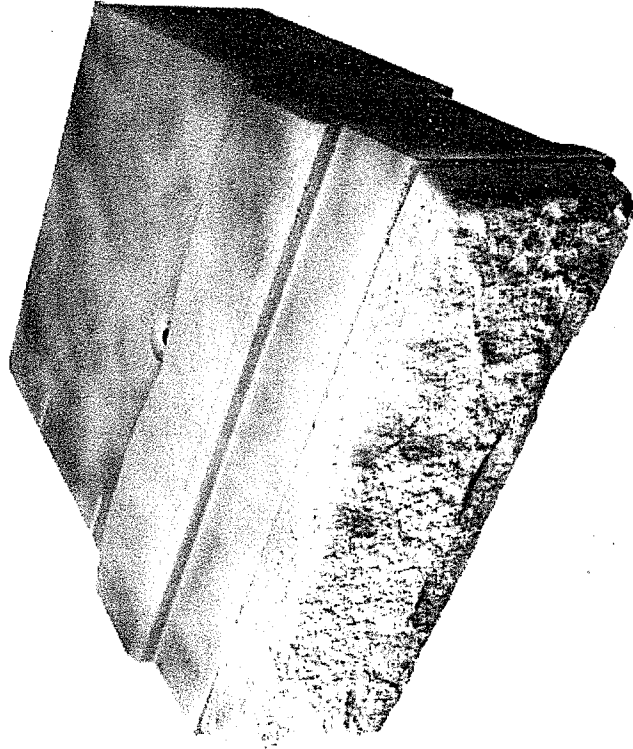
Condition #25 2P 13-0657001/1



ReCon Northshore Granite Texture, Unstained, Sweden

ReCon Texture Choices...Northshore Granite

Aesthetics You Want...Performance You Need!



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Retaining Wall Systems

7600 West 27th St., #229

St. Louis Park, MN 55426

www.reconwalls.com

Tel: +1 952 922 0027

Fax: +1 952 022 0028

--- 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.

FINAL APPROVAL

SIGNED [Signature] DATE 4/23/13
PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

*Approved after
reconsideration of
2/28/13 8024*

See condition #4 and 19

SLIM12N

Available in 12, 18 and 26 Watt models, SLIM Wallpacks deliver ultra efficient LED technology in a compact design that's super easy to install as a downlight or uplight.

Color: Bronze

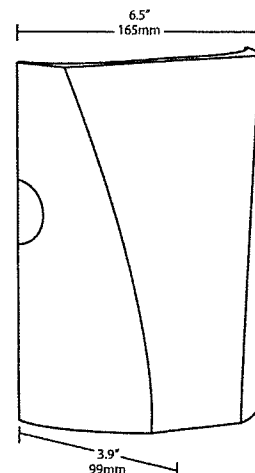
Weight: 4.5 lbs

LED Info

Watts: 12W
 Color Temp: 4000K (Neutral)
 Color Accuracy: 86
 L70 Lifespan: 100000
 LM79 Lumens: 1,168
 Efficacy: 79 LPW

Driver Info

Type: Constant Current
 120V: 0.12A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 15W
 Efficiency: 82%



Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground

IP Rating:

Ingress Protection rating of IP66 for dust and water

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, THD<20%, Power Factor 99%

Input Watts:

15W

Output Lumens:

1,168

Color Accuracy (CRI):

86 CRI

Correlated Color Temp. (Nominal CCT):

4000K

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft.

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Chip and fade resistant polyester powder coat finish

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

SLIM12N - continued**Color Stability:**

RAB LED performance exceeds industry standards for chromatic stability

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Green Technology:

Mercury and UV free, and RoHS compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Patents:

The design of the SLIM12N is protected by patents pending in US, Canada, China, Taiwan and Mexico

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4



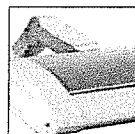
ROADWAY AREA LIGHTING

THE EDGE Area Square

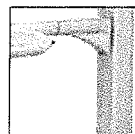
THE EDGE area square luminaires offer excellent uniformity for applications such as roadways, parking lots and large common spaces for pedestrians and motorists.

- Energy-saving two-level options
- Optional backlight cutoff shield
- Low-profile modular design

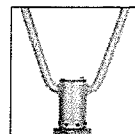
For pole options that feature BetaLED's exclusive DeltaGuard finish, visit the Technical Library at www.BetaLED.com



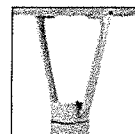
Adjustable Arm
AA



Direct Arm Long
DL

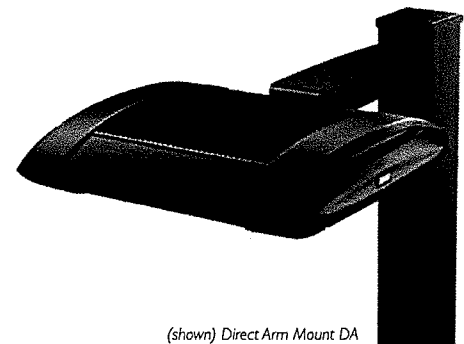


Post Top
R3



Post Top 4" Square
R4

PRODUCT	FAMILY	OPTIC	MOUNTING	NUMBER OF LEDS (x10)
ARE	EDG	1S	AA	02
		2M	DA	04
		2S	DL	06
		3M	R3	08
		4M	R4	10
		5M		12
		5S		14
		2MB		16
		2SB		20
		3MB		24
		4MB		



(shown) Direct Arm Mount DA



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5

Parking Lot Area Lighting

The TJ Maxx shopping plaza parking lot in Manchester, NH achieved a 58 percent energy savings and an estimated three-year payback with a retrofit to THE EDGE area luminaires.

Using existing poles and pole locations, 25 luminaires, controlled by integral occupancy sensors that vary between high and low light output settings, replaced 28 high pressure sodium and metal halide luminaires. Energy savings is achieved from a combination of a higher efficacy luminaire solution that provides more precise target illumination compared to the previous lighting solution.



BLED5-42N

Professional Grade LED Bollards compliment any pathway or landscape design. Low profile 5W Square LED comes in Cool, Warm and Neutral color temperatures. Bollards come in 18, 36 and 42" versions

Color: Bronze

Weight: 11.8 lbs

LED Info

Watts: 5W
Color Temp: 4000K (Neutral)
Color Accuracy: 85
L70 Lifespan: 100000
LM79 Lumens: 155
Efficacy: 30 LPW

Driver Info

Type: Constant Current
120V: 0.1 A
208V: 0.06 A
240V: 0.05 A
277V: N/A
Input Watts: 5W
Efficiency: 96%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Driver:

Multi-chip 5W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60 Hz, 400mA

Color Temperature (Nominal CCT):

4000K

Color Accuracy:

85 CRI

Equivalency:

The BLED5 is Equivalent in delivered lumens to a 13W CFL or 60W Incandescent Bollard.

HID Replacement Range:

The BLED5 can be used to replace 13-26W CFL or 13-60W Incandescent Bollards based on delivered lumens.

Thermal Management:

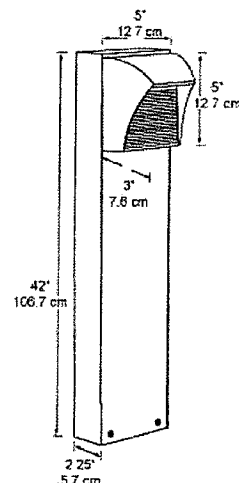
Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

42" Bollard



Gaskets:

High temperature silicone.

Finish:

Chip and fade resistant polyester powder coat finish.

Anchor Bolt:

The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook, available in pdf file.

Green Technology:

BLEDs are Mercury, Arsenic and UV free.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Warranty:

RAB LED fixtures give you peace of mind because both the fixture and driver components are backed by RAB's 5 Year Warranty. For more information,

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

BLD5-42N - continued

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4

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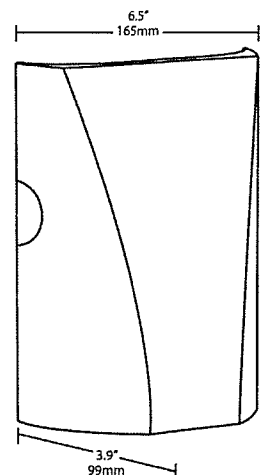
DEPARTMENT OF
PLANNING & ZONING

SLIM18N

Available in 12, 18 and 26 Watt models, SLIM Wallpacks deliver ultra efficient LED technology in a compact design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs



LED Info

Watts: 18W
Color Temp: 4000K (Neutral)
Color Accuracy: 85
L70 Lifespan: 100000
LM79 Lumens: 1,470
Efficacy: 72 LPW

Driver Info

Type: Constant Current
120V: 0.18A
208V: 0.11A
240V: 0.09A
277V: 0.08A
Input Watts: 21W
Efficiency: 88%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground

IP Rating:

Ingress Protection rating of IP66 for dust and water

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15 Amps, THD<20%, Power Factor 99%

Input Watts:

21W

Output Lumens:

1,470

Color Accuracy (CRI):

85 CRI

Correlated Color Temp. (Nominal CCT):

4000K

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft.

HID Replacement Range:

The SLIM18 can be used to replace 100W MH based on delivered lumens

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Chip and fade resistant polyester powder coat finish

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

SLIM18N - continued

Color Stability:

RAB LED performance exceeds industry standards for chromatic stability

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Green Technology:

Mercury and UV free, and RoHS compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Patents:

The design of the SLIM18N is protected by patents pending in US, Canada, China, Taiwan and Mexico

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4

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PLANNING & ZONING

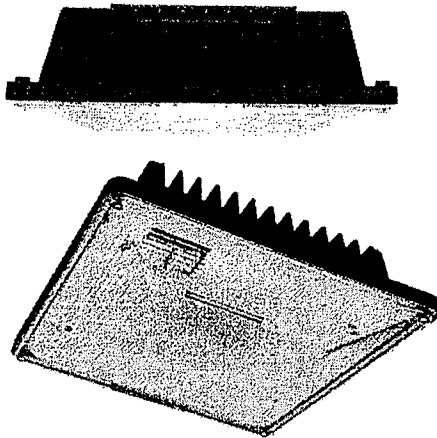
ITEM # 17



PROJECT NAME: Riverside Ave CATALOG NUMBER: CPL30AH-P-50-W
 NOTES: _____ FIXTURE SCHEDULE: _____

Page: 1 of 3

LED LOW-PROFILE CANOPY CPL SERIES



FEATURES:

- 30W replaces up to 150 watt metal halide
- 40W replaces up to 175 watt metal halide
- 58W replaces up to 250 watt metal halide
- Universal 120- 277V operation
- 0-10V Dimming driver standard
- Maintenance free and constructed without any hazardous materials
- Dusk-to-dawn and occupancy sensor compatible
- Greater than 100,000 hour L70 lifetime at TM-21 standards, 25°C
- 5-Year Limited Warranty

CONTROLS:

Motion/Daylight Sensor with Remote Control Compatibility:
 0-10V microwave-based motion sensor with integral photocontrol, allowing for three output states: 100%: 10/20/30/50% output; or 0% output. Detection area, hold time, daylight threshold, and dimming level are configurable via DIP switches. At its maximum mounting height of 32 feet, the sensor can detect motion up to 30 feet away. Sensor mounted internally, behind lens.

A compatible remote control is available with the sensor, which allows for easy sensor configuration, reprogramming, and troubleshooting when necessary. Users should review supplementary motion sensor datasheets and the product instruction manual for detailed remote control programming and operation.

MOUNTING:

- Standard 3/4" NPT for pendant mounting (pendants by others)
- Standard adapter plate included for junction box mounting (junction boxes by others)
- Three side-mounted 1/2" NPT knockouts

PHOTOMETRICS:

All .IES files available online. Please see page 3 for Iso-footcandle layouts.

DIMENSIONS: See page 2 for dimensions

PRODUCT DESCRIPTION:

Quick to install and pay for itself, the LED Low-Profile Canopy is the ideal retrofit solution for 150-250W HID garage and canopy luminaires. Offered in 30-, 40-, and 58-watt versions, with different lens options for parking garage and canopy distributions, the CPL can address a variety of canopy needs.

The series offers 0-10V dimming drivers standard with an optional integral microwave motion sensor to negate interference on light output. Consuming 75 percent less energy than incumbent fixtures, the CPL series provides immediate payback and long-term energy and maintenance cost savings.

MODEL SELECTION (Full list of order codes on pg. 2)							
CPL		A	U		50		
FAMILY	NOMINAL WATTAGE EQUIVALENCY	GENERATION	VOLTAGE	DISTRIBUTION	CCT	FINISH	OPTIONS
CPL= Eco-Canopy	30= 30W, replaces up to 150W MH 40= 40W, replaces up to 175W MH 58= 53W, replaces up to 250W MH	A= Generation A	U= 120-277V, std	P= Parking Garage Distribution C= Canopy Distribution	50= 5000K	B= Bronze, std W= White	(BLANK)= None 400'= Motion/ Daylight Sensor

* Made to order items. Please contact your MaxLite representative for lead times and quantities.

ACCESSORIES			
ORDER CODE	MODEL NUMBER	DESCRIPTION	ACCESSORIES IMAGE
106133	RMHYTHRC-05	Remote Control Programming HC403VRC/HC419VRC	

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MAX16933
MaxLite



LED LOW-PROFILE CANOPY CPL SERIES

Page: 2 of 3

SPECIFICATIONS:

SPECIFICATIONS:		CPL30AUX50XXXX		CPL40AUX50XXXX		CPL58AUX50XXXX	
ITEM	SPECIFICATION	DETAILS					
GENERAL PERFORMANCE	Distribution	Parking Garage, Canopy distributions available					
	Input Power (W)	30		41		53	
	Lumens Delivered Parking Distribution (lm)	2,695		4,060		5,450	
	Lumens Delivered Canopy Distribution (lm)	2,690		3,845		5,100	
	Efficacy (lm/W)	91-97		94-99		97-104	
	Color Temperature	5000K					
	CRI	≥75					
	Lumen Maintenance (L70, TM-21 @ 25° C)	≥100,000					
ELECTRICAL	Input Voltage	120-277V					
	Power Factor	≥0.87					
PHYSICAL	Operating Temperature	-31°F - 104°F / -35°C - 40°C					
QUALIFICATION	Qualifications	DLC 4.1 Standard, cULus, FCC, LM79, LM80, TM-21, T24 Compliant					
	Environment	Outdoor, wet location					
	Warranty	5 Years					

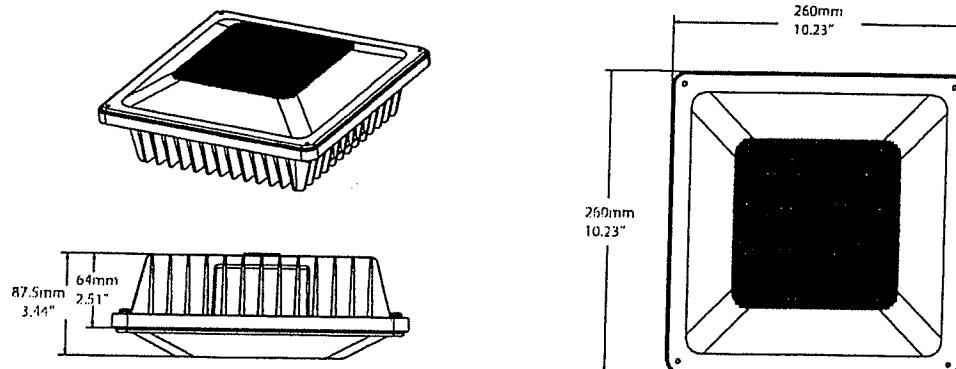
ORDERING*:

ORDER CODE	MODEL	NOMINAL WATTAGE	EQUIVALENCY	DISTRIBUTION	FINISH	INPUT VOLTAGE	COLOR TEMPERATURE (CCT)
102005	CPL30AUC50B	30W	150W MH	Canopy	Bronze	120-277V	5000K
102001	CPL30AUP50B	30W	150W MH	Parking Garage			
102010	CPL40AUC50B	40W	175W MH	Canopy			
101024	CPL40AUP50B	40W	175W MH	Parking Garage			
102339	CPL58AUC50B	53W	250W MH	Canopy			
102335	CPL58AUP50B	53W	250W MH	Parking Garage			

Lighting layouts and spacing criteria available upon request.

*Please contact your MaxLite representative to order products that don't have order codes listed here.

DIMENSIONS:

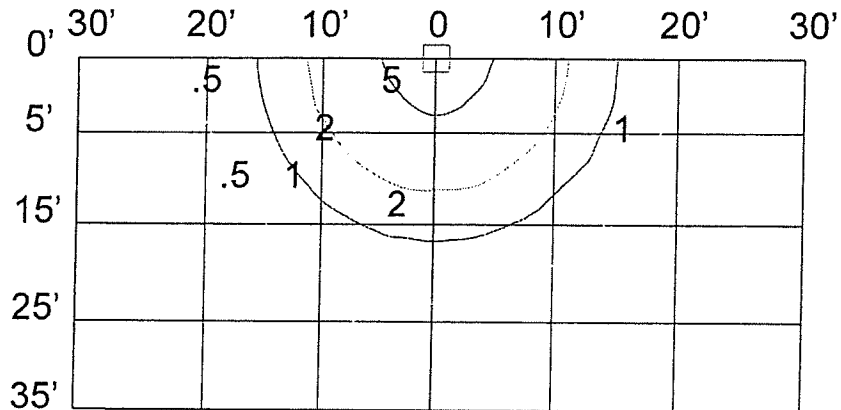


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PHOTOMETRICS:

CPL30AUP50B000

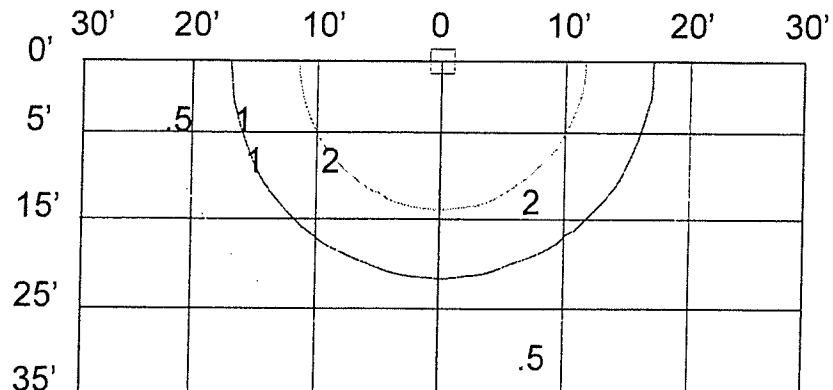


CPL30AUP50B000
2,865 Lumens
10' Mounting Height

Foot-candle Correction Factor:

New Height:	10'	15'	20'	25'
Multiply by:	1	0.45	0.25	0.15

CPL40AUC50B000



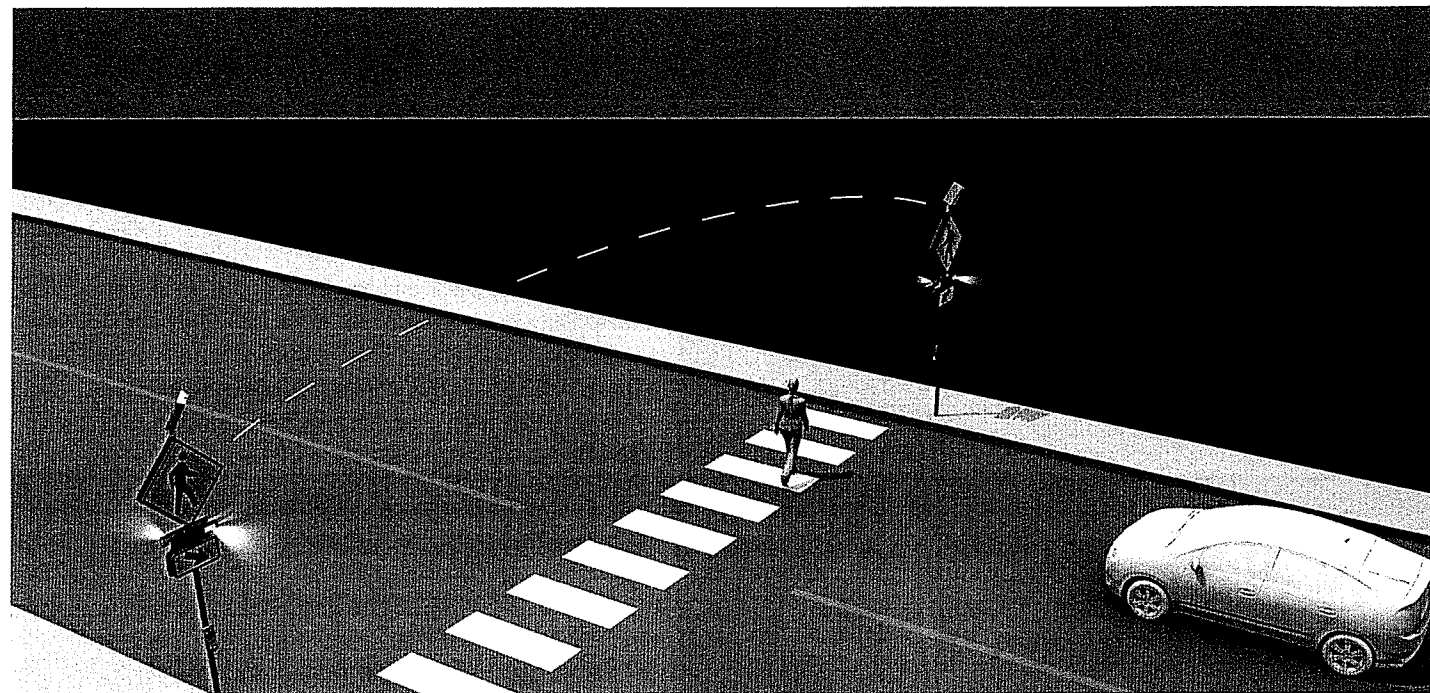
CPL40AUC50B000
2,865 Lumens
15' Mounting Height

Foot-candle Correction Factor:

New Height:	10'	15'	20'	25'
Multiply by:	2.25	1	0.56	0.36

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Rectangular Rapid Flashing Beacons are installed on either side of the crosswalk along with a push button system that allows pedestrians to activate the beacons prior to crossing.

RRFB TECHNOLOGY

Rectangular Rapid Flashing Beacons (RRFBs) are pedestrian-activated, high-intensity warning lights that notify drivers when a pedestrian is entering the crosswalk.

RRFBs are only for use in crosswalk applications. Specifically, RRFBs are appropriate for use at uncontrolled crosswalks (crosswalks marked with the pedestrian, school, or trail crossing sign).

Uncontrolled crosswalks are generally used at:

- Intersections with thru-lanes on major legs
- Mid-block crosswalks
- Roundabout crosswalks
- Two and four-lane roadways

Rectangular Rapid Flashing Beacons are not intended for crosswalks that already have stop signs.

CARMANAH TRAFFIC

Carmanah's mission is to provide active communities with affordable and accessible crosswalk solutions that improve the places people live, work, and play. Carmanah crosswalk solutions are ideal for communities looking to transform their urban landscapes into vibrant, livable space shared by all modes of transportation. They are an ideal fit for Smart Growth America initiatives, Complete Street projects, and communities seeking LEED ND certification.

Join our discussion on active transportation and urban planning.



Carmanah Traffic



@CarmanahTraffic



carmanah®

Carmanah is a proud sponsor of:



Smart Growth America
Making Neighborhoods Great Together



National Complete
Streets Coalition

America Walks
ENGAGE. EDUCATE. CONNECT.



Email: customerservice@carmanah.com
Toll Free: 1.877.722.8877 (US & Canada)
Worldwide: 1.250.380.0052
Fax: 1.250.380.0062
www.carmanah.com/traffic/crosswalks

CROSSWALKS FOR WALKABLE NEIGHBORHOODS

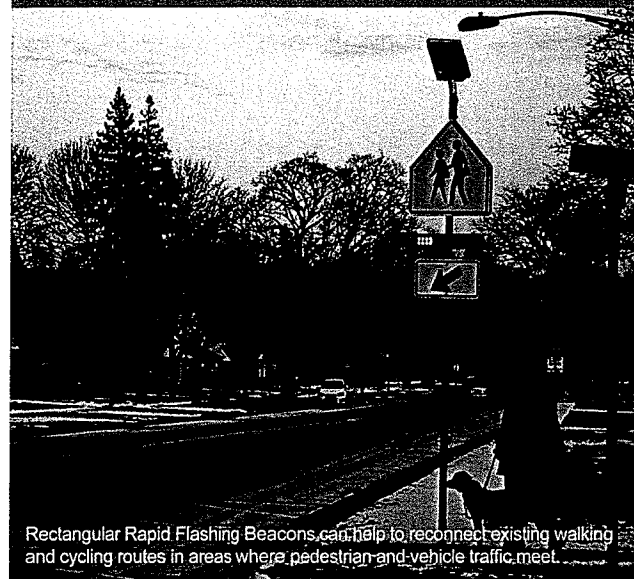


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Example of Pedestrian Crosswalks



Rectangular Rapid Flashing Beacons can help to reconnect existing walking and cycling routes in areas where pedestrian and vehicle traffic meet.

AN EASIER WAY TO IMPROVE PEDESTRIAN ACCESS

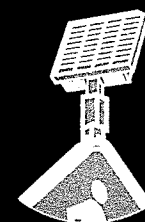
Improving walkability doesn't have to mean significant infrastructure changes for a city. Every community has existing pedestrian-friendly routes. Often all that's required to improve their use is providing facilities that allow pedestrians to comfortably encounter the vehicle traffic that crosses their path.

Using FHWA-recommended Rectangular Rapid Flashing Beacons is one of the best and easiest ways to reconnect walkable routes, especially at crossings that exist away from traffic signals.



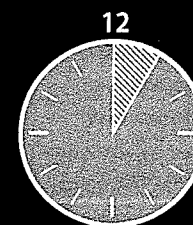
Rectangular Rapid Flashing Beacons are ideal for a range of applications:

- Urban mid-block crosswalks
- Multi-lane crosswalk locations
- University campus crosswalks
- School zone crosswalks
- Greenways
- Bicycle boulevards
- Trail crossings



EASY INSTALL
ONTO EXISTING SIGN POSTS.

USE
EXISTING CREW
AND EQUIPMENT



INSTALLATION TIME
IN MINUTES
NOT HOURS

LIMITED
BUDGETS GO FURTHER

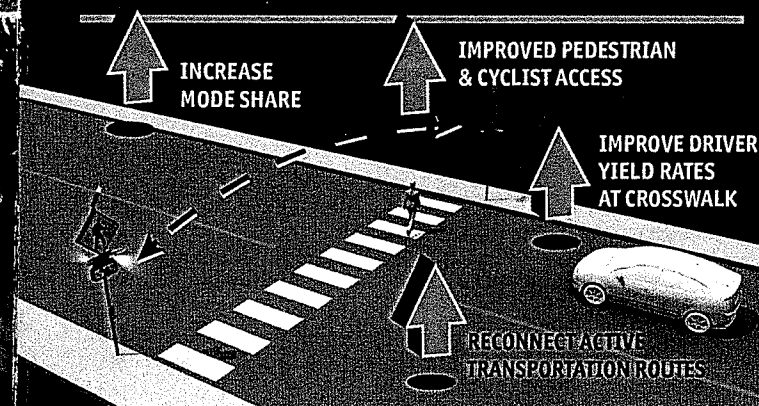


INCREASE
MODE SHARE

IMPROVED PEDESTRIAN
& CYCLIST ACCESS

IMPROVE DRIVER
YIELD RATES
AT CROSSWALK

RECONNECT ACTIVE
TRANSPORTATION ROUTES



FLASHING BEACONS: A RECOMMENDED IMPROVEMENT

Rectangular Rapid Flashing Beacons (RRFBs) are becoming an important part of the tool kit for professionals seeking to improve pedestrian service levels and multi-modal transportation access. In addition to appearing in pedestrian master plans across the US, RRFBs also appear in national design guides like The National Association of City Transportation Officials (NACTO) Bike Design Guide.

RRFBs are a recommended crosswalk improvement in multiple federal and state research reports including reports by:

- The U.S. Department of Transport Federal Highways Administration (FHWA)
- Transit Cooperative Research Program (TCRP)
- National Cooperative Highway Research Program (NCHRP)
- Oregon Department of Transportation (ODOT)

In keeping with the growing importance of crosswalks in creating sustainable communities, RRFBs have also been included in:

- Pedestrian master plans and design guidelines in major urban centers including Portland, OR; Philadelphia, PA; Chicago, IL; Boston, MA; and Washington, DC.
- AND NO OTHER MODIFICATIONS FROM THESE PLANS. REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED DATE **7/2/13**

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

FHWA RESEARCH FINDINGS

Rectangular Rapid Flashing Beacons
improve driver yield rates up to 96%
in some locations.

They also:

- Improve pedestrian safety even across wide, high-speed multi-lane roads
- Increase driver yield rates 73% over traditional beacon systems such as side-mounted and overhead beacons
- Maintain appropriate driver yield behavior over several years

The Genuine. The Original.



Your Window & Door Professionals

Overhead Door Co. of Burlington

5375 Williston Rd.

Williston, VT 05495

Phone: (802) 864-9895

QUOTE BY: Don Johnson

SOLD TO:

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WINDOWS & DOORS

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QUOTE #: JDON01472

SHIP TO:

PO#:

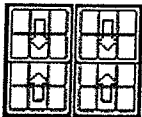
PROJECT NAME:

REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-1	Rough Opening: 36 X 60	BLVDH3660 Frame Size: 35 1/2 x 59 1/2 Builders Vinyl Double Hung Window Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 30 , EStar Northern Low-E Clear Argon 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 3 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (2nd floor and above)*, FL# 14097 AAMA, DP-50, U-Factor: 0.30, SHGC: 0.29, VT: 0.49, CR: 58.00, ER: 17.00 PEV 2012.4.0.656/PDV 5.818 (10/17/12) PA	1
Line-2	Rough Opening: 72 X 60	VDH3660-21 Frame Size: 71 1/2 x 59 1/2 RO Left Unit Width = 36 , Two Wide Builders Vinyl Double Hung Window Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 30 , EStar Northern Low-E Clear Argon 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), , Mulled FL# 14097 AAMA, DP-50 PEV 2012.4.0.656/PDV 5.818 (10/17/12) PA	1



Viewed from Exterior. Scale: 1/8" = 1'



Viewed from Exterior. Scale: 1/8" = 1'

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.

FINAL APPROVAL

SIGNED

DATE

4/23/13

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

2P 13-0650CA/MA

per typ.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-2-1 (A1)	Rough Opening:36 X 60	BLVDH3660 Frame Size: 35 1/2 x 59 1/2 Builders Vinyl Double Hung Window Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 30 , EStar Northern Low-E Clear Argon 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 3 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (2nd floor and above)*, FL# 14097 AAMA, DP-50, U-Factor: 0.30, SHGC: 0.29, VT: 0.49, CR: 58.00, ER: 17.00	
Line-2-2 (A2)	Rough Opening:36 X 60	BLVDH3660 Frame Size: 35 1/2 x 59 1/2 Builders Vinyl Double Hung Window Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 30 , EStar Northern Low-E Clear Argon 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 3 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (2nd floor and above)*, FL# 14097 AAMA, DP-50, U-Factor: 0.30, SHGC: 0.29, VT: 0.49, CR: 58.00, ER: 17.00	

Total Units:

Note: Please review all qty's, specs, info for accuracy. Special orders cannot be returned for credit. Signature implies acceptance of the specifications. Your order will not be entered without an authorized signature.

Overhead Door Co. of Burlington is not responsible for quantities or take off of materials. All items must be checked and signed off as approved before ordered by the GC, Architect or Owner before the order.

Signature _____
Date _____

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JELD-WEN®

WINDOWS & DOORS

Vinyl Window & Patio Door Limited Warranty

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN vinyl Products (except United Collection products) manufactured on or after July 1, 2010 for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided for two (2) years from the date of manufacture.

Owner-Occupied Single-Family Residence Lifetime Warranty

We warrant our Products to the original owner of the owner-occupied single-family residence in which they are initially installed for as long as you own and occupy your residence.

Transferability

The Owner-Occupied Single-Family Residence warranty is transferable as follows. In the event you sell your residence or it becomes occupied by other than the original owner, the warranty is **ten (10)** years from the date of manufacture.

Commercial Ten Year Warranty (Other than Owner-Occupied Single-Family Residence)

We warrant our Products for a period of **ten (10)** years from the date of manufacture.

Transferability

The Commercial warranty is transferable as follows. In the event you sell the building, this warranty is transferable to subsequent owners.

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following special coverages include free replacement parts.

ImpactGard® Glass: We warrant each ImpactGard glass unit for **ten (10)** years.

Special Glazings (including laminate glass units other than ImpactGard): We warrant special glazings (including glass options not listed in our product literature e.g., leaded or decorative glass) for five (5) years.

Blinds/Shades Between the Glass: We warrant the insulated glass unit (including the seal), the external control mechanism, and the operation of the shade/blind for **ten (10)** years.

Triple-Glazed Products: We warrant triple-glazed insulated glass units for **twenty (20)** years.

Spontaneous Glass Breakage: We warrant sealed glass units installed in windows and patio doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1)** year (to include free replacement glass and skilled labor² necessary to replace the glass for **one (1)** year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Colored Exterior and Laminated Interior: We warrant that our factory-applied painted exterior color and factory-applied laminate interior finishes will not peel, blister, or flake for **ten (10)** years. Our applied exterior color will not exhibit excessive color change³ for **ten (10)** years. Note: this coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Accidental Screen Damage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, our standard component warranty (Owner-Occupied or Commercial) will extend to screen damage unless the damage is attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl Products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage. This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

RELIABILITY for real life®



HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

In the United States:	
Mail:	JELD-WEN Customer Care Attn: Vinyl Warranty Claims P.O. Box 1329, Klamath Falls, OR 97601
Phone:	888-JWHelpU (888-594-3578)
Fax:	800-436-5954
Email:	CustomerServiceAgents@jeld-wen.com
In Eastern Canada:	
Mail:	JELD-WEN Service Department 90, rue Industrielle Saint-Appollinaire, Quebec, Canada G0S 2E0
Phone:	800-463-1930
Fax:	888-998-1599
In Western Canada:	
Mail:	JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba, Canada R2K 4H3
Phone:	888-945-5627 204-668-8230
Fax:	204-663-1072
Email:	wpgservice@jeld-wen.com

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

Product Purchase Date: _____
Order Number: _____

What We Will Do...

Upon receiving your notification, we will send out an acknowledgement, usually within three business days. We will investigate your claim and will begin to take appropriate action within 30 days after notification. If it is determined that the Product does not have a defect covered by the labor warranty, we may charge an inspection fee for any onsite inspection that is required or requested by you. Because manufacturing materials and techniques can change, replacement part(s) may not be an aesthetic match to the original. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer. If we determine we are unable to provide replacement parts and repair is not practicable or cannot be made timely, then we will refund the unit/component purchase price.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for:

- Normal wear and tear; natural weathering of surfaces.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage caused by chemicals (e.g. brick wash) or a harsh environment (e.g., salt spray or airborne pollutants).
- Product failure due to misuse or abuse; damage caused by failure to provide maintenance, by alteration or modification to the window (e.g. customer applied tints or films, paint finishes, security systems), or as a result of any cause beyond the control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our reasonable control).
- Glass breakage (except as specifically covered above).
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

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Continued on next page

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Important Legal Information

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to vinyl window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ Fading or changing in color of the applied exterior color finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed colored surface that has been cleaned of soils, and the corresponding values measured on the original or unexposed colored surface. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

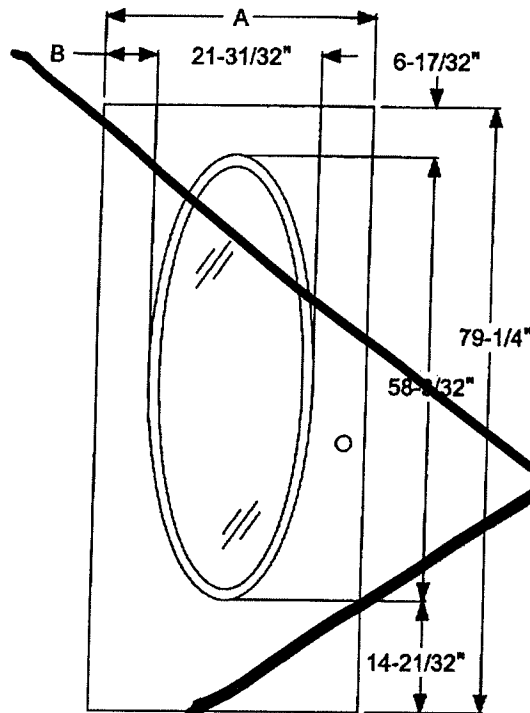
© 2010, JELD-WEN, inc. | JELD-WEN and ImpactGard are registered trademarks of JELD-WEN, inc., OREGON, USA.

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1.13 Steel Entry Doors

**Oval Lite - 21-15/16" x 58-1/6" (103, 200)
(Door-DR100)**

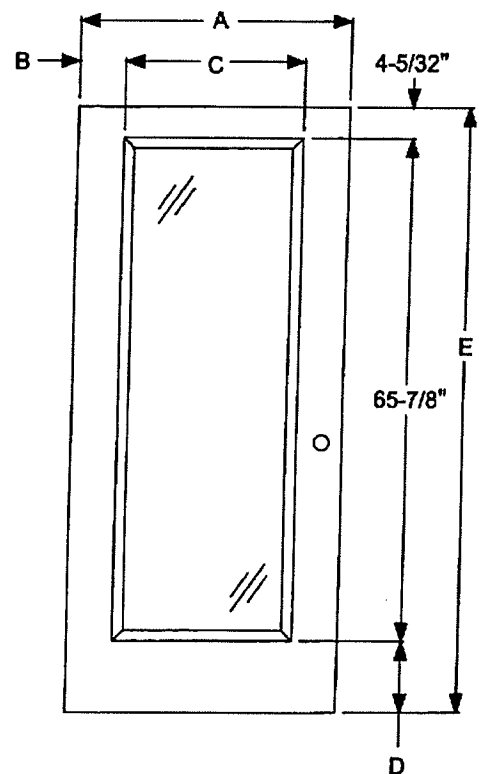


Size	A	B
2/8	32"	5-1/32"
3/0	36"	7-1/32"
3/6	42"	10-1/32"

**Full Lite - 22" x 64" / 20" x 64"
- (108, 118, 128, 916)
(Door-DR100)**

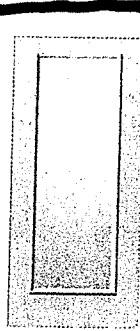
Size	A	B	C
2/6N	30"	4-1/16"	21-7/8"
2/8N	32"	4-1/16"	23-7/8"
2/8	32"	5-1/16"	21-7/8"
3/0	36"	6-1/16"	23-7/8"
3/6	42"	9-1/16"	23-7/8"

Height	D	E
Full Height	9-7/32"	79-1/4"
Replacement Height	6-11/16"	76-23/32"



STEEL
DOOR PANEL
DIMENSIONS

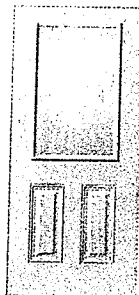
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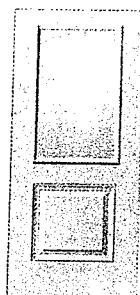
118
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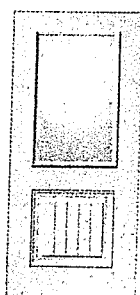
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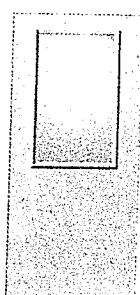
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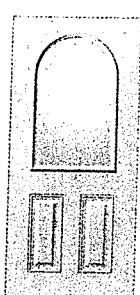
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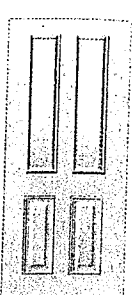
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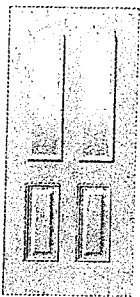
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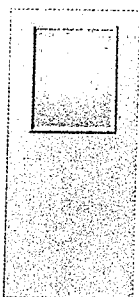
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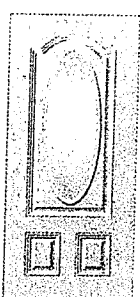
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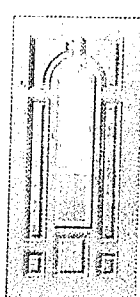
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102
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3'6" x 6'8" ‡



1020HD
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3'0" x 6'8"



958HD
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3'0" x 6'8"



256HD
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2'10" x 6'8" ‡
3'0" x 6'8" ‡



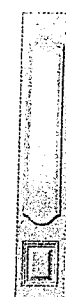
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100SL
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14" x 6'8"



959SLHD
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14" x 6'8"



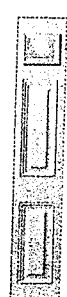
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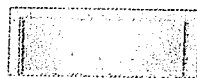
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150SLHD
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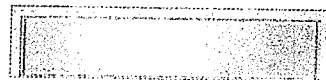
296SLHD
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12" x 6'8" ‡
14" x 6'8" ‡



19200T *
3'0" Door Only



19210T *
3'0" Door Only



19220T *
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

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2014 ENERGY STAR® Qualification Chart

THERMA TRU
DOORS

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Door Collection / Glass Design										
68" Section										
Profiles - Steel										
Glass Size (inches)	22x64	20x64	22x47	14x64	22x36	20x36	8x47	8x36		
Blackstone™	29 / 29	29 / 29	28 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Crystalline™	29 / 29	29 / 29	28 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Salinas™	32 / 30		28 / 23		24 / 17		20 / 09	20 / 09		
Element™	29 / 29									
Maple Park™	29 / 29		26 / 22		23 / 16		19 / 09	19 / 09		
Avonlea™	29 / 29		26 / 22		23 / 16		19 / 09	19 / 09		
Saratoga™	29 / 29	28 / 23	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Adelphi™	29 / 29		26 / 22		23 / 16		19 / 09	19 / 09		
Texas Star™	29 / 29		26 / 22		23 / 16		19 / 09	19 / 09		
Wellesley™	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Riviera™	32 / 30		28 / 23		24 / 17		20 / 09	20 / 09		
Concorde™	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Kensington™	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Crystal Diamonds™	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Axis™	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Frosted Images™	32 / 32	32 / 32	28 / 24		24 / 18	24 / 18	19 / 09	19 / 09		
Privacy Glass	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Clear with Divided Lites	29 / 29	28 / 22	26 / 22		23 / 16	23 / 16	19 / 09	19 / 09		
Clear with Grilles Between Glass	32 / 32	32 / 32	28 / 24		24 / 18	24 / 18	19 / 09	19 / 09		
Clear Glass	33 / 30	33 / 30	28 / 24		24 / 18	24 / 18	19 / 09	19 / 09		
Low-E with Divided Lites	25 / 18	25 / 18	23 / 13	20 / 10	20 / 10	20 / 10	18 / 06	18 / 06		
Low-E with Grilles Between Glass	25 / 18	25 / 18	23 / 13	20 / 10	20 / 10	20 / 10	18 / 06	18 / 06		
Low-E Glass	25 / 18	25 / 18	22 / 14	20 / 10	20 / 10	20 / 10	18 / 06	18 / 06		



Key		Numbers: U-Factor / Solar Heat Gain Coefficient	
Indicates Product is Energy Star Qualified in all 50 States		X: Indicates Product Availability	
Indicates Product is Energy Star Qualified in Northern Zone			
Indicates Product is NOT Energy Star Qualified			

THERMA TRU
DOORS

→

107 12 203

Numbers: U-Factor / Solar Heat Gain Coefficient
X: Indicates Product Availability

PLANT LIST

Sisters and Brothers- Riverside
2010083

Prepared by Trudell Consulting Engineers
Karen Pettersen

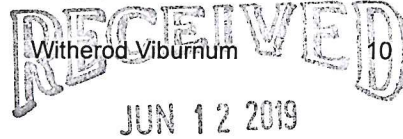
11/13/2012

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JUN 12 2013
DEPARTMENT OF
PLANNING & ZONING

FRONT

SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS	PRICE/ PLANT*	TOTAL
Amelanchier laevis 'Cumulus'	Allegheny Serviceberry	2	11/2"-13/4"	B&B	\$210.00	\$420.00
Clethra alnifolia 'Compacta'	Dwarf White Summersweet	14	3gal.	CONT.	\$57.50	\$805.00
Euonymus fortunei coloratus	Purple Leaf Wintercreeper	33	2 gal.	CONT.	\$45.00	\$1,485.00
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	9	5 gal.	CONT.	\$80.00	\$720.00
Ilex glabra 'Compacta'	Compact Inkberry	16	3 gal.	CONT.	\$62.50	\$1,000.00
Juniperus chinensis seagreen	Seagreen Juniper	9	3 gal.	CONT.	\$50.00	\$450.00
Malus Centzam	Centurion Crabapple	2	15 gal.	B&B	\$280.00	\$560.00
Microbiota decussata	Russian Cypress	31	3 gal.	CONT.	\$47.50	\$1,472.50
Pieris x 'Brouwer's Beauty'	Brouwer's Beauty Andromeda	7	3 gal.	CONT.	\$50.00	\$350.00
Pinus mugo mughus	Dwarf Mugo Pine	6	3 gal.	CONT.	\$57.50	\$345.00
Potentilla fruticosa 'Mango Tango'	Mango Tango Cinquefoil	18	3 gal.	CONT.	\$37.50	\$675.00
Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	2	21/2" - 3"	B&B	\$712.50	\$1,425.00
Rhododendron PJM 'Elite'	Elite PJM Rhododendron	11	3 gal.	CONT.	\$67.50	\$742.50
Symphoricarpos albus	Snowberry	9	3 gal.	CONT.	\$45.00	\$405.00
Taxus cuspidata 'capitata'	Pyramidal Upright Japanese Yew	1	4'-5'	B&B	\$285.00	\$285.00
Taxus media densiformis	Dense Yew	6	18"-24"	CONT.	\$87.50	\$525.00
Thuja occidentalis nigra	Dark American Arborvitae	6	4'-5'	B&B	\$115.00	\$690.00

Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	4	5'-6'	B&B	\$187.50	\$750.00
Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	5	2 1/2"-3"	B&B	\$652.50	\$3,262.50
Viburnum cassinoides	Witherod Viburnum	10	7 gal.	CONT.	\$100.00	\$1,000.00
SUBTOTAL						\$17,367.50



BACK

SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS	PRICE/ PLANT*	TOTAL
Abies balsamea	Balsam Fir	1	6'-7'	B&B	\$450.00	\$450.00
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2	2"-2 1/2"	B&B	\$562.50	\$1,125.00
Amelanchier arborea 'Robin Hill'	Robin Hill Serviceberry	7	2"-2 1/2"	B&B tree form	\$562.50	\$3,937.50
Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	18	3 gal.	CONT.	\$50.00	\$900.00
Clethra alnifolia 'Pink Spire'	Pink Spire Summersweet	16	3 gal.	CONT.	\$50.00	\$800.00
Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	6	3 gal.	CONT.	\$50.00	\$300.00
Cornus kousa 'Galilean'	Galilean Dogwood	1	10 gal.	CONT.	\$280.00	\$280.00
Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	9	2 gal.	CONT.	\$47.50	\$427.50
Forsythia intermedia 'Show off'	Show Off Forsythia	4	2 gal.	CONT.	\$47.50	\$190.00
Hibiscus syriacus American Irene Scott	Sugar Tip Rose of Sharon	2	3 gal.	CONT.	\$65.00	\$130.00
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2	5 gal.	CONT.	\$80.00	\$160.00
Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	14	3 gal.	CONT.	\$50.00	\$700.00
Malus Madonna	Madonna Crabapple	2	15 gal.	B&B	\$280.00	\$560.00
Malus Sutyazam	Sugar Tyme Crabapple	2	15 gal.	B&B	\$280.00	\$560.00
Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	8	3 gal.	CONT.	\$57.50	\$460.00
Potentilla fruticosa 'Pink Beauty'	Pink Beauty Cinquefoil	8	3 gal.	CONT.	\$37.50	\$300.00
Pyrus calleryana	Autumn Blaze Callery	5	2 1/2" - 3"	B&B	\$712.50	\$3,562.50

'Autumn Blaze'	Pear					
Spiraea x nipponica 'Snowmound'	Snowmound Spirea	3	3 gal.	CONT.	\$40.00	\$120.00
Spiraea vanhouttei	Vanhoutte Spirea	5	3 gal.	CONT.	\$40.00	\$200.00
Syringa patula "Miss Kim"	Miss Kim Manchurian Lilac	3	2'-2 1/2'	CONT.	\$100.00	\$300.00
Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	1	5'-6'	B&B	\$187.50	\$187.50
Thuja occidentalis 'Techny'	Techny Arborvitae	6	3 gal.	CONT.	\$50.00	\$300.00
Viburnum x juddii	Judd Viburnum	3	5 gal.	CONT.	\$87.50	\$262.50
Weigela florida 'French Lace'	French Lace Weigela	4	3 gal.	CONT.	\$65.00	\$260.00
					SUBTOTAL	\$16,472.50
					GRAND TOTAL	\$33,840.00

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Riverside Ave Raingarden
2010083

Prepared by Trudell Consulting Engineers
Ben Oxender

11/15/2012

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS	PRICE/ PLANT*	TOTAL
ANC	Anemone canadensis	Windflower	45	plug	18" O.C.	\$2.25	\$101.25
ARM	Aronia melanocarpa	Black chokeberry	3	7 gal. cont.	42" O.C.	\$50.00	\$150.00
ASC	Asarum canadense	Wild ginger	60	plug	12" O.C.	\$2.25	\$135.00
BAA	Baptisia australis	Wild blue indigo	7	2 gal. cont.	24" O.C.	\$18.00	\$126.00
CAF	Calamagrostis 'karl foerster'	Feather reed grass	6	2 gal. cont.	18" O.C.	\$18.00	\$108.00
CAV	Carex vulpinoidea	Brown fox sedge	40	plug	12" O.C.	\$2.25	\$90.00
COL	Coreopsis lanceolata	Threadleaf coreopsis	55	plug	12" O.C.	\$2.25	\$123.75
IRV	Iris versicolor	Blue flag iris	25	plug	18" O.C.	\$2.25	\$56.25
LIS	Liatris spicata	Blazing star	44	plug	12" O.C.	\$2.25	\$99.00
POV	Polygonatum odoratum variegatum	Verigated Solomon's Seal	34	plug	12" O.C.	\$2.25	\$76.50
TOTAL							\$1,065.75

* The price per shrub/tree includes the cost of the plant, the installation, and a one year guarantee.

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Project Photographs – Existing Conditions

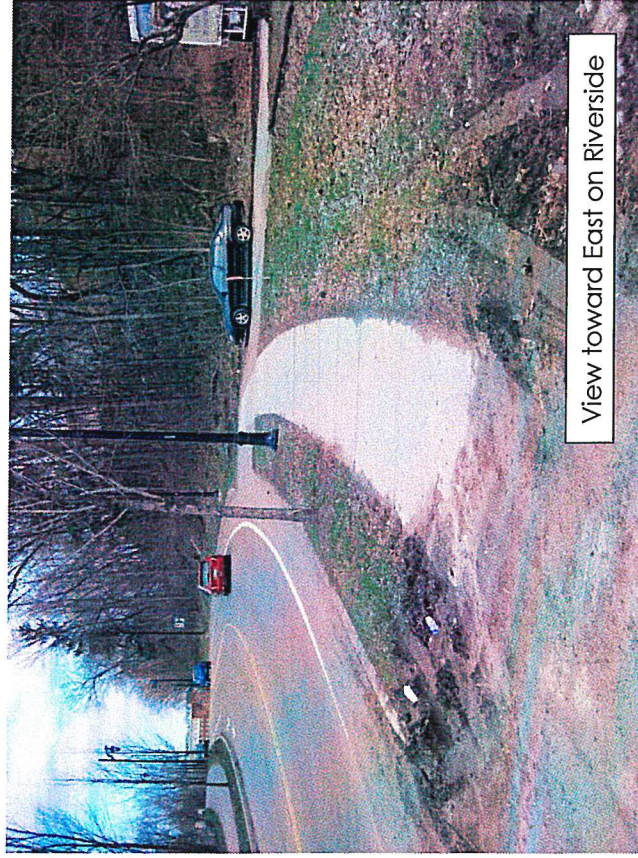
110 Riverside Ave, Burlington, VT



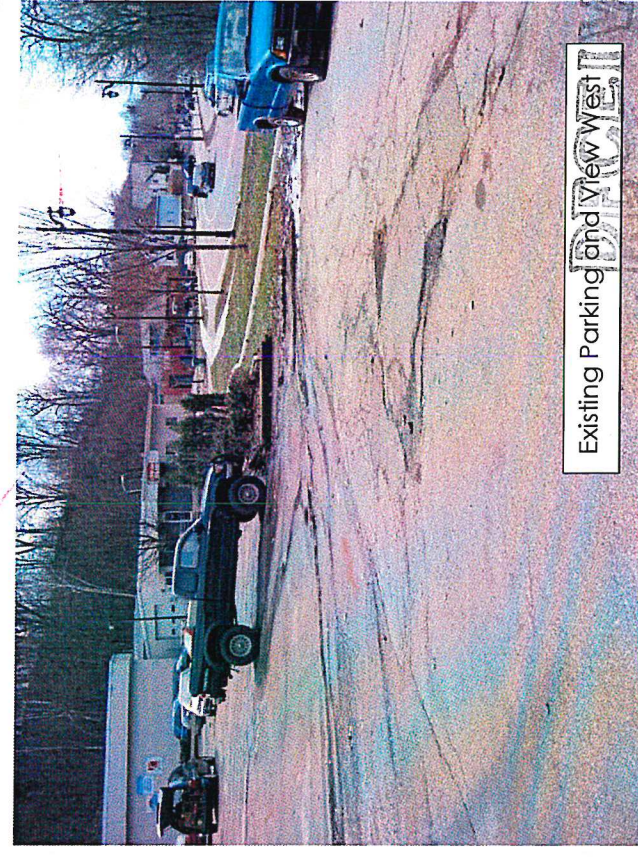
Front View of Existing Building



Western Property Boundary



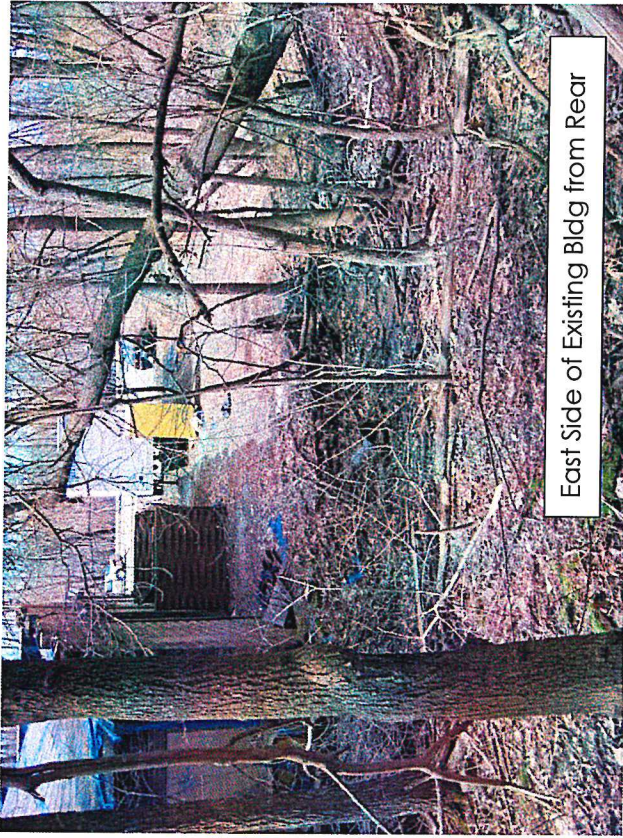
View toward East on Riverside



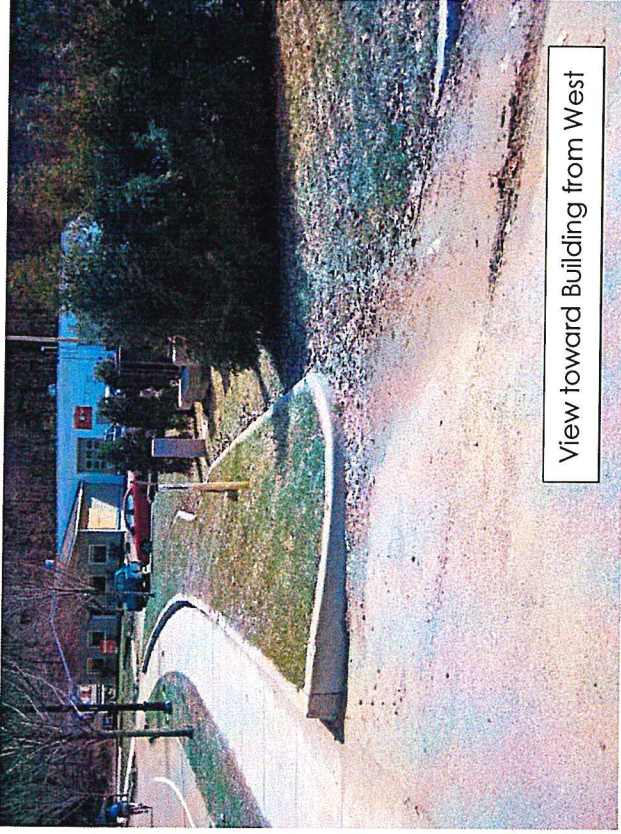
Existing Parking and View West

Project Photographs – Existing Conditions (cont'd)

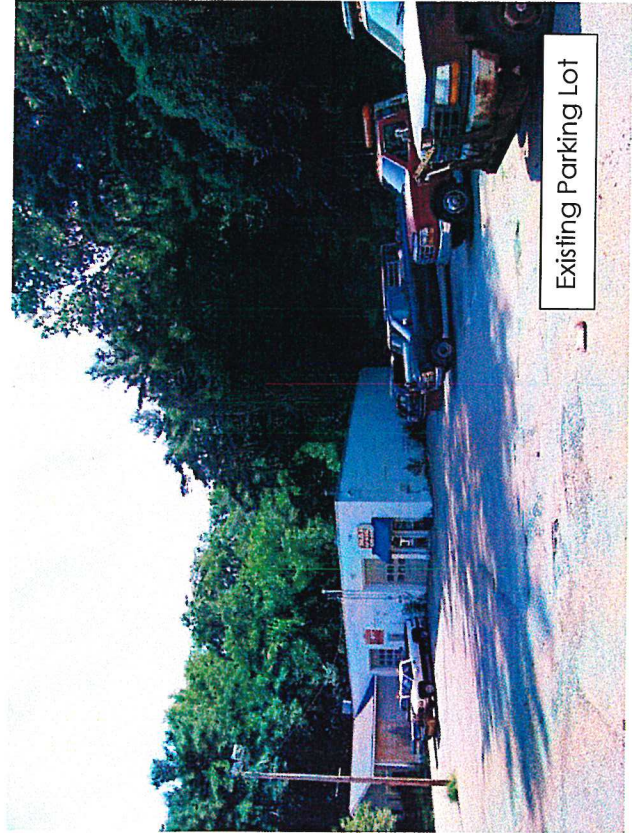
110 Riverside Ave, Burlington, VT



East Side of Existing Bldg from Rear



View toward Building from West



Existing Parking Lot

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Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: July 16, 2019
RE: 19-0981CA; 475 Lake 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: DW-PT Ward: 3C

Owner/Applicant: City of Burlington / CEDO

Request: Deconstruct most of the existing Moran Plant except for the building frame, stabilize the remaining structure, and rework the site for conversion to parkland.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Background Information:

The applicant is seeking approval to convert the vacant Moran Plant and the surrounding property into city parkland. Much of the building will be deconstructed. The frame will be left in place and stabilized. The east elevation will be stabilized, reconstructed, or replaced. Rooftops will be replaced. The basement will be filled to the surrounding grade. New structural space will be limited to public restrooms. The site will be converted to green space as additional waterfront parkland.

The Moran FRAME development is a municipal parks project and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.

The Design Advisory Board reviewed this application at their June 25, 2019 meeting and recommended approval of the project noting a preference for brick on the eastern elevation and express disapproval of the metal panel alternative. Given the limitations per 24 VSA Sec. 4413, a particular material cannot be required but may be recommended.

The Conservation Board reviewed this application at their July 1, 2019 meeting as a “courtesy review” and made no recommendation.

Previous zoning permit activity:

- 12/1/15, Sketch plan review of “New Moran”

- 9/19/11, Approval to amend comprehensive site redevelopment
- 4/29/11, Approval to relocate boat storage yard fence
- 8/17/10, Approval for comprehensive site redevelopment and installation of sailing center, skate park, and associated recreational facilities
- 8/2/10, Approval of lot line adjustment
- 6/25/09, Approval (non-applicability form) for interior clean-up of Moran building
- 5/1/09, Approval to install a seasonal tent for sailing classes
- 5/24/09, Approval of parallel sign for sailing center
- 5/9/08, Approval to relocate sailing center from Moran to DPW Pumping Station
- 7/29/02, Approval of parallel sign for sailing center
- 4/19/01, Approval to install portable restroom and fencing at skate park
- 5/21/00, Approval to install signage at skate park
- 8/26/99, Approval to install fishing pier
- 4/5/99, Approval of skate park
- 1/23/97, Approval to remove nonstructural ladder from Moran
- 7/14/94, Approval to modify access into the sailing center
- 5/27/93, Approval of sailing center
- 8/9/90, Approval to remove “car shaker” structure and replace with fill and grade
- 6/14/90, Approval for Moran site work
- 6/14/90, Approval of temporary International Sculpture Symposium

Recommendation: **Certificate of Appropriateness Approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

There are several zoning permit for this property that have expired without issuance of required certificates of occupancy. Per this section, these prior zoning permits must be closed out with final certificates of occupancy prior to issuance of a certificate of occupancy for this new zoning permit. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(2) Downtown Waterfront – Public Trust District (DW-PT)

The subject property is located in the Downtown Waterfront – Public Trust District. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area with an emphasis on enhanced community access to the lakeshore. This project will enhance community parkland along the waterfront by transforming a long-vacant power plant into a park’s structure with public restrooms and improved grounds. The project appropriately relates to the intent of this district. **(Affirmative finding)**

(b) Dimensional Standards & Density

A FAR of 2 is allowed in the DW-PT zone. FAR will effectively drop to near zero as a result of the deconstruction.

There is no lot coverage limit in the DW-PT zone. Lot coverage will drop as a result of this project; however, no resultant total is noted. The proposed lot coverage needs to be specified.

No setbacks apply to this site except for a 50' setback from the lakeshore. A new walkway is to be installed between the Moran and the lakeshore. Such a feature is specifically allowed within the lakeshore setback.

The overall height of the Moran building will remain unchanged. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

See Sec. 4.4.1 (d) 2, *Public Trust Restrictions, A, Permitted Uses: North of Main Street.*

(d) District Specific Regulations

1. Use Restrictions

A. Permitted Uses: North of Main Street

Indoor and outdoor park and recreation facilities are a permitted use. Such is the intended use in this application. **(Affirmative finding)**

3. Facades and Setbacks on Side and Rear Property Lines

Not applicable.

4. Lake Champlain Waterfront Setbacks

The Moran building sits within the waterfront setback; however, the degree of encroachment will not change. As noted in subsection (b) above, the proposed walkway is allowed to encroach into this lakeshore setback. **(Affirmative finding)**

6. Development Bonuses/Additional Allowances

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

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

Accent lighting will illuminate portions of the building frame as well as the replacement “hoppers.”

Site lighting is limited to in and around the public restrooms. The proposed canister and wall pack units are acceptable as cutoff fixtures. Illumination levels; however, are too high. They are limited to an average of 5.0 footcandles per Sec. 5.5.2 of the CDO. Presently, the average is about 15 footcandles immediately around the public restrooms (canister fixtures). Illumination levels associated with the wall pack fixtures are unclear. As “hotspots” under the wall packs are just above 6.0 footcandles, average illumination may be acceptable; however, clarification is needed. Testimony at the DAB meeting indicated that lighting levels have been corrected, but no revised plans have yet been submitted. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control plan will be needed for the proposed construction. Post-construction stormwater management measures were installed as part of the prior Moran redevelopment permit including the skate park and the sailing center. These facilities will handle stormwater from the proposed work. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The site contains no significant natural areas as identified in the Open Space Protection Plan. While the site is along the Lake Champlain waterfront, it (and the rest of the downtown waterfront) is not included in the Riparian and Littoral Conservation Zone. Some existing scrub growth will be replaced with grassy lawn as part of the site renovations. **(Affirmative finding)**

(b) Topographical alterations

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources

Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy

Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites

Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events

Not applicable per 24 VSA, Sec. 4413. The city's stormwater standards under Chapter 26 continue to apply.

(h) Building location and orientation

Not applicable per 24 VSA, Sec. 4413.

(i) Vehicular access

Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access

Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped

Not applicable per 24 VSA, Sec. 4413. Accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation

No new parking is required or proposed for this development. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

The land surrounding the Moran Plant is presently a mix of lawn, scrub growth, gravel, and pavement. The site will be wholly revamped and converted to lawn for public park use. No new fencing or retaining walls are proposed. **(Affirmative finding)**

(n) Public plazas and open space

This project aims to convert this long-vacant power plant and related site into public parkland. Open lawn will be created with pathways interspersed to facilitate pedestrian circulation. Public access throughout the ground level of the structure will be enabled. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment is apparent. Only limited new electrical work is proposed. Any new utility lines must be buried. **(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 physical framework and shape of the building will remain, perceived mass will be fundamentally altered by the near total removal of exterior walls. A large, massive industrial building will be converted into a transparent outline. The site and remaining structure will blend, affording uninterrupted access throughout. The proposed public restrooms are small, tucked inside the remaining frame. They will have little influence on the building's perceived mass and scale. **(Affirmative finding)**

2. Roofs and Rooflines

Not applicable per 24 VSA, Sec. 4413.

3. Building Openings

Not applicable per 24 VSA, Sec. 4413.

(b) Protection of important architectural resources

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Provide an active and inviting street edge

Not applicable per 24 VSA, Sec. 4413.

(e) Quality of materials

Not applicable per 24 VSA, Sec. 4413.

(f) Reduce energy utilization

Not applicable per 24 VSA, Sec. 4413.

(g) Make advertising features complimentary to the site

The project plans include retention of the existing “City of Burlington” sign facing south along the upper portion of the structure. This sign is a preexisting nonconformity and may be retained. The plans also include the addition of “Electric Light Plant” under this existing sign. While such signage formerly existed, it has long since been removed. The proposed signage is likely not permissible due to its height. Existing and proposed sign area is not evident and must be indicated. An upper limit of 200 sf applies. There is also a smaller “Moran” sign newly proposed on the east elevation. This sign appears to be acceptable. All exterior signage is subject to separate zoning permit review. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

The building will be largely stripped down. No heating, cooling, or related ventilation equipment is proposed. Only minor utility work is associated with this proposal. **(Affirmative finding)**

(i) Make spaces safe and secure

The only new occupied building space included in this proposal is the public restroom. The area in and around this restroom will be illuminated. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located within the downtown parking district. Within that district, there is no minimum parking requirement for parks. No new parking is included in, or required for, this project. **(Affirmative finding)**

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
2. **Prior to release of the zoning permit**, revised project plans addressing the following shall be submitted, subject to staff review and approval:
 - a. Proposed lot coverage;
 - b. Outdoor lighting levels consistent with the standards of Sec. 5.5.2;
 - c. Erosion prevention and sediment control plan approved by the Stormwater Program; and,
 - d. Removal of new signage from project plans.
3. Brick material is recommended on the eastern façade.
4. All outdoor signs are subject to separate zoning permit(s).
5. 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.
6. Standard permit conditions 1-15.

City of Burlington
9 Church Street
Burlington, Vermont 05401
(802) 865-7000

eman French Freeman, Inc.
Maple Street
Wilmington, Vermont 05401
Tel: (802) 864-6844

Engineering Ventures
8 Flynn Avenue, Suite 2A
Wilmington, Vermont
Tel: (802) 863-6225

Group
1 Church Street, Suite 300
Burlington, Vermont 05401
Tel: (802) 862-0098

Consulting INC.
Union Street
Burlington, Vermont 05404
(802) 655-1753

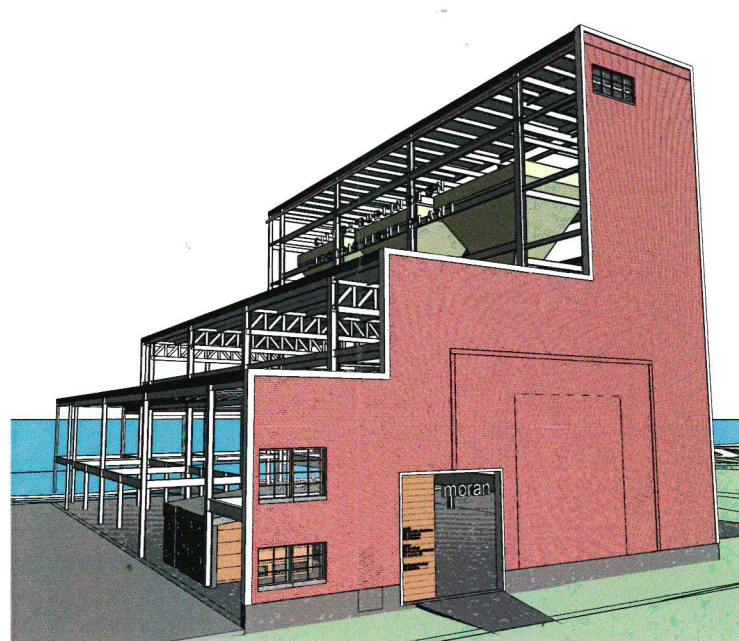
PLANNING AND ZONING

JUNE 12, 2019



freeman | french | free

81 Maple Street • Burlington Vermont
802.864.6844 • www.fffinc.com
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1. ALL WORK TO BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.
2. ALL WORK PERFORMED TO BE OF ACCEPTED INDUSTRY STANDARDS AND PRACTICES GOVERNING THE HIGHEST DEFINED QUALITY OF WORKMANSHIP.
3. CONTRACTOR TO COORDINATE KEYING REQUIREMENTS WITH THE OWNER AND THOSE SCHEDULED WITHIN THESE DOCUMENTS.
4. FIRE PROTECTION DEVICES, FIRE ALARM DEVICES, EXIT SIGNS AND EMERGENCY LIGHTING ARE TO BE LOCATED AS DIRECTED AND REQUIRED BY CODE AND / OR AUTHORITIES HAVING JURISDICTION.
5. ALL EXTERIOR WOOD BLOCKING AND ALL WOOD IN CONTACT WITH CONCRETE SLABS AND / OR MASONRY TO BE PRESSURE TREATED.
6. CONTRACTOR TO VERIFY LAYOUT AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND TO CONSULT WITH THE ARCHITECT REGARDING ANY DISCREPANCIES THAT EXIST WITHIN THESE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ANY ITEMS TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PERMITS, FEES, ETC. ASSOCIATED WITH THE EXECUTION AND COMPLETION OF THE WORK AS DEFINED IN THE CONTRACT.
9. PROVIDE FIRE TREATED WOOD BLOCKING IN PARTITIONS AS REQUIRED FOR MOUNTING OF CABINETS, SHELVING, GRAB BARS, TACK BOARDS, ETC.
10. ALL WOOD FRAMING/ BLOCKING AND UNIT MASONRY SIZES ARE NOMINAL UNO.
11. ALL EXPOSED INTERIOR STEEL TO BE PAINTED, EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNO.
12. ALL INTERIOR PLAN DIMENSIONS FROM FINISHED FACE OF WALLS, UNO.
13. WHERE WALLS OR PARTITIONS ON EITHER SIDE OF A DOOR ARE SHOWN AS SOUND, SMOKE, OR FIRE RATED, THE WALL OR PARTITION OVER THE DOOR SHALL BE RATED TO THE HIGHEST RATING OF THE ADJACENT WALLS AND PARTITIONS, UNLESS OTHERWISE NOTED.
14. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER AS DEFINED IN THE A201 GENERAL CONDITIONS. BRING CONFLICTING INFORMATION TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONFLICTING REQUIREMENTS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ARCHITECT WILL RENDER A DECISION ON HOW TO RESOLVE THE CONFLICT AT A LATER DATE.

	METAL STUD FRAMING
	CONCRETE
	MASONRY - BRICK
	MASONRY - CMU
	BATT INSULATION
	RIGID FOAM INSULATION
	RIGID MINERAL FIBER INSULATION
	SPRAY FOAM INSULATION
	EARTH
	GYPSUM BOARD
	STEEL
	ALUMINUM
	CRUSHED STONE
	PLYWOOD

1
A101

SIM

1Ref

A422

Ref

1Ref

SECTION / DETAIL CALL-OUT

MODIFIER

DETAIL NUMBER

SHEET NUMBER

ELEVATION CALL-OUT

VIEW NUMBER

MODIFIER

SHEET NUMBER

ROOM TAG - SEE A900 FOR FINISHES

Room name

101

Room number

WALL TAG - SEE SHEETS A003, A004

11

WALL TYPE

WHERE A WALLTYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.

DOOR TAG - SEE SHEET A800

101

DOOR NUMBER

WINDOW TAG

SEE SHEET A700

A

WINDOW TYPE

CURTAINWALL TAG

SEE SHEET A700

CW

CURTAINWALL TYPE

ELEVATION MARK

Name

Elevation

LEVEL NAME

LEVEL ELEVATION IN FEET

CENTER LINE

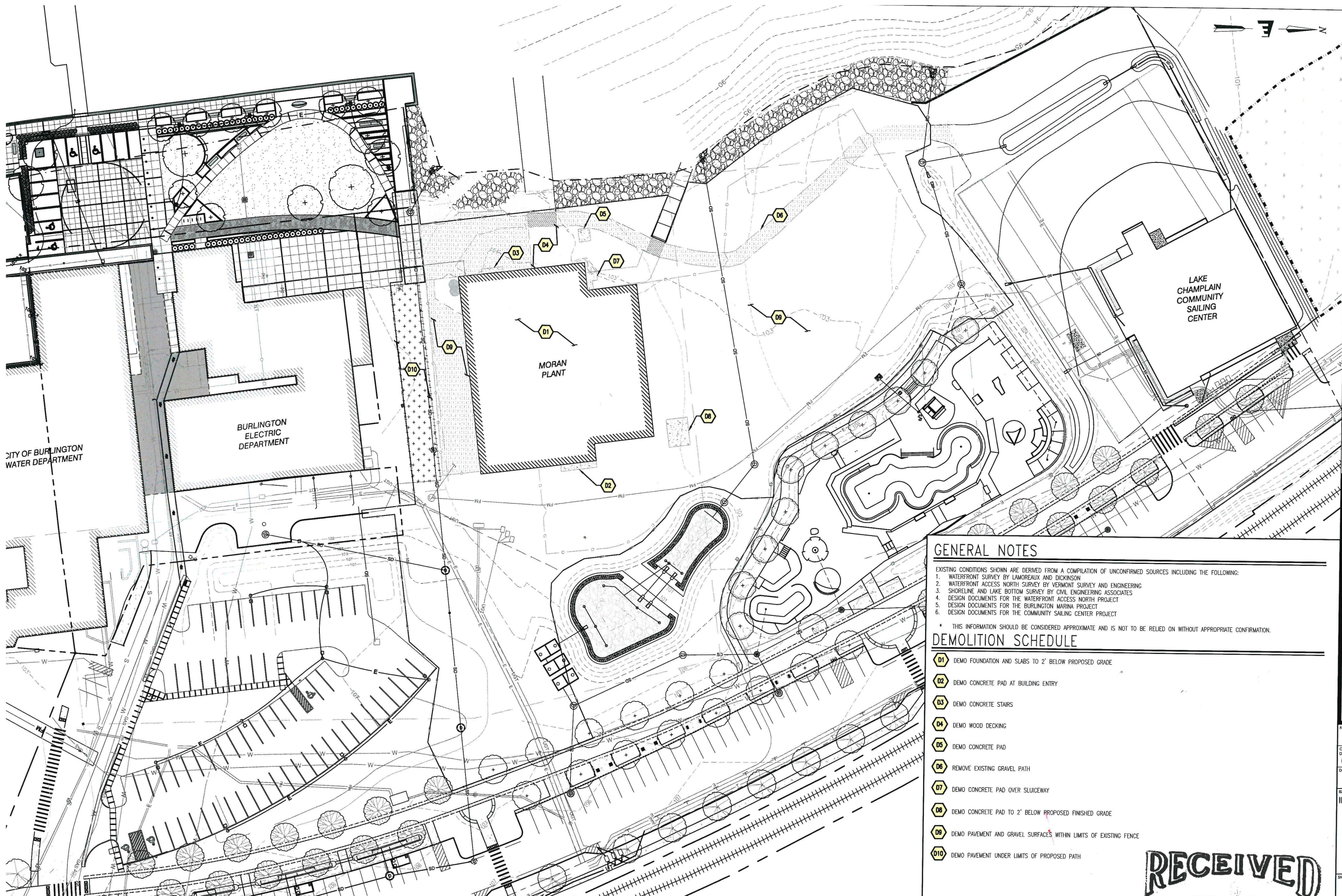
ACT	ACOUSTICAL CEILING TILE	MATL	MATERIAL
ADA	AMERICANS WITH DISABILITIES ACT	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
ALUM	ALUMINUM	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MIN	MINIMUM / MINUTE
		MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		MTD	MOUNTED
BD	BOARD	MTL	METAL
BLDG	BUILDING		
		NIC	NOT IN CONTRACT
CG	CORNER GUARD	NTS	NOT TO SCALE
CJ	CONTROL JOINT		
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING	OFF	OFFICE
CLR	CLEAR	OH	OPPOSITE HAND OR
CMU	CONCRETE MASONRY UNIT		OVERHEAD
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OFOI	OWNER FURNISHED
CONT	CONTINUOUS		OWNER INSTALLED
CORR	CORRIDOR	OFCl	OWNER FURNISHED
CPT	CARPET		CONTRACTOR INSTALLED
CT	CERAMIC TILE	OPNG	OPENING
CFCI	CONTRACTOR FURNISHED		
	CONTRACTOR INSTALLED		
CFOI	CONTRACTOR FURNISHED	PL	PLATE
	OWNER INSTALLED	PLAM/P-LAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DF	DRINKING FOUNTAIN	PREFAB	PREFABRICATED
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	PTD	PAINTED
DN	DOWN		
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING		
		RCP	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	REF	REFERENCE/REFRIGERATION
EL/ELEV	ELEVATION	REQD	REQUIRED
		RESIL	RESILIENT
ELEC	ELECTRIC	REV	REVISION
EMER	EMERGENCY	RM	ROOM
ENGR	ENGINEER	RO	ROUGH OPENING
EQ	EQUAL		
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EWC	ELECTRIC WATER COOLER	SECT	SECTION
EX/EXIST	EXISTING	SHT	SHEET
		SIM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFICATION
ETR	EXISTING TO REMAIN	STD	STANDARD
		STL	STEEL
FD	FLOOR DRAIN	SS, ST. STL	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FIN FLR	FINISH FLOOR	STRUCT	STRUCTURAL
FIN	FINISH		
FLR	FLOOR	TEL	TELEPHONE
FRM	FIRE RESISTIVE MATERIAL	TOC	TOP OF CONCRETE
FT	FOOT OR FEET	TOS	TOP OF STEEL
		TOW	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
GWB	GYP SUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
GYP	GYP SUM	UC	UNDER CONTROL
HC	HANDICAP	VB	VINYL BASE
HDW	HARDWARE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VEST	VESTIBULE
HR	HANDRAIL		
HT	HEIGHT	W/	WITH
		WC	WATER CLOSET

CIVIL	EXISTING CONDITIONS & DEMOLITION PLAN
C-100	
C-101	SITE LAYOUT & UTILITIES
<u>LANDSCAPE</u>	
LA-100	SITE PLAN
LA-101	RENDERED SITE PLAN
<u>ARCHITECTURAL</u>	
A-000	EAST ELEVATION OPTIONS
A-005	EXTERIOR ELEVATIONS
A-000	SITE PLAN
A-100	LEVEL 1 PLAN
A-101	ROOF PLAN
A-300	NORTH ELEVATIONS
A-301	EAST ELEVATION
A-302	SOUTH ELEVATION
A-303	WEST ELEVATIONS
A-401	EXTERIOR RENDERINGS
A-402	EXTERIOR RENDERINGS
A-403	EXTERIOR RENDERINGS
A-404	EXTERIOR RENDERINGS
A-500	DETAILS
A-501	BATHROOM
<u>MEP</u>	
P-111	PLUMBING LEVEL ONE PLAN
E-111	ELECTRICAL LEVEL ONE PLAN

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GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE DERIVED FROM A COMPILATION OF UNCONFIRMED SOURCES INCLUDING THE FOLLOWING:
1. WATERFRONT SURVEY BY LAMOREAUX AND DICKINSON
 2. WATERFRONT ACCESS NORTH SURVEY BY VERMONT SURVEY AND ENGINEERING
 3. SHORELINE AND LAKE BOTTOM SURVEY BY CIVIL ENGINEERING ASSOCIATES
 4. DESIGN DOCUMENTS FOR THE WATERFRONT ACCESS NORTH PROJECT
 5. DESIGN DOCUMENTS FOR THE BURLINGTON MARINA PROJECT
 6. DESIGN DOCUMENTS FOR THE COMMUNITY SAILING CENTER PROJECT

* THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND IS NOT TO BE RELIED ON WITHOUT APPROPRIATE CONFIRMATION.

DEMOLITION SCHEDULE

- D1 DEMO FOUNDATION AND SLABS TO 2' BELOW PROPOSED GRADE
- D2 DEMO CONCRETE PAD AT BUILDING ENTRY
- D3 DEMO CONCRETE STAIRS
- D4 DEMO WOOD DECKING
- D5 DEMO CONCRETE PAD
- D6 REMOVE EXISTING GRAVEL PATH
- D7 DEMO CONCRETE PAD OVER SLUICeway
- D8 DEMO CONCRETE PAD TO 2' BELOW PROPOSED FINISHED GRADE
- D9 DEMO PAVEMENT AND GRAVEL SURFACES WITHIN LIMITS OF EXISTING FENCE
- D10 DEMO PAVEMENT UNDER LIMITS OF PROPOSED PATH

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81 Maple Street
802-864-6
Architect

MORAN
WATERFRONT

Lake
Burlington
VT

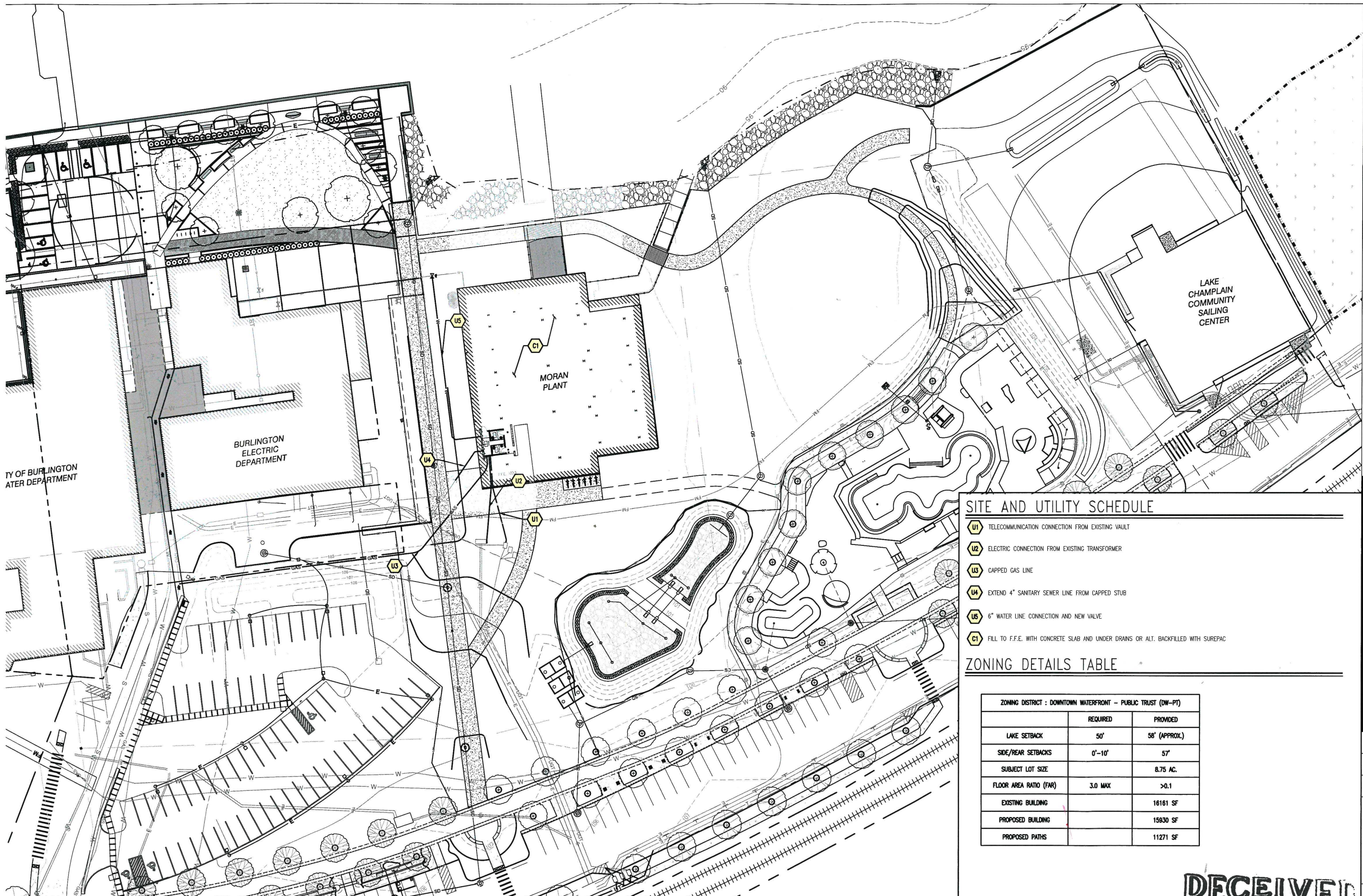
PROJECT NO. A1

ORIGIN DATE: 06/11/19

DRAWN BY: JG

ISSUE LOG: IFZ - 6/

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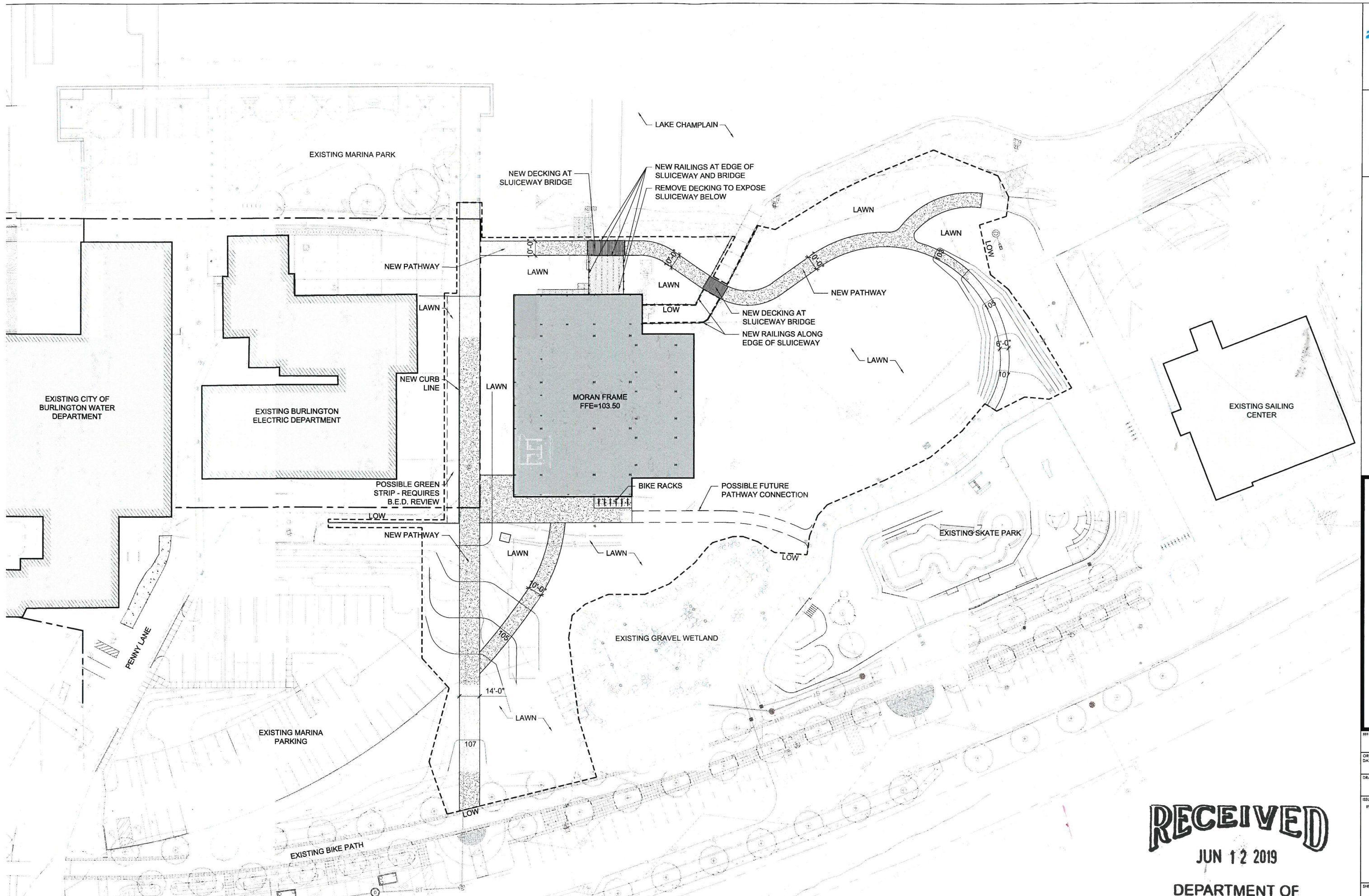


SITE AND UTILITY SCHEDULE

- U1 TELECOMMUNICATION CONNECTION FROM EXISTING VAULT
- U2 ELECTRIC CONNECTION FROM EXISTING TRANSFORMER
- U3 CAPPED GAS LINE
- U4 EXTEND 4" SANITARY SEWER LINE FROM CAPPED STUB
- U5 6" WATER LINE CONNECTION AND NEW VALVE
- C1 FILL TO F.F.E. WITH CONCRETE SLAB AND UNDER DRAINS OR ALT. BACKFILLED WITH SUREPAC

ZONING DETAILS TABLE

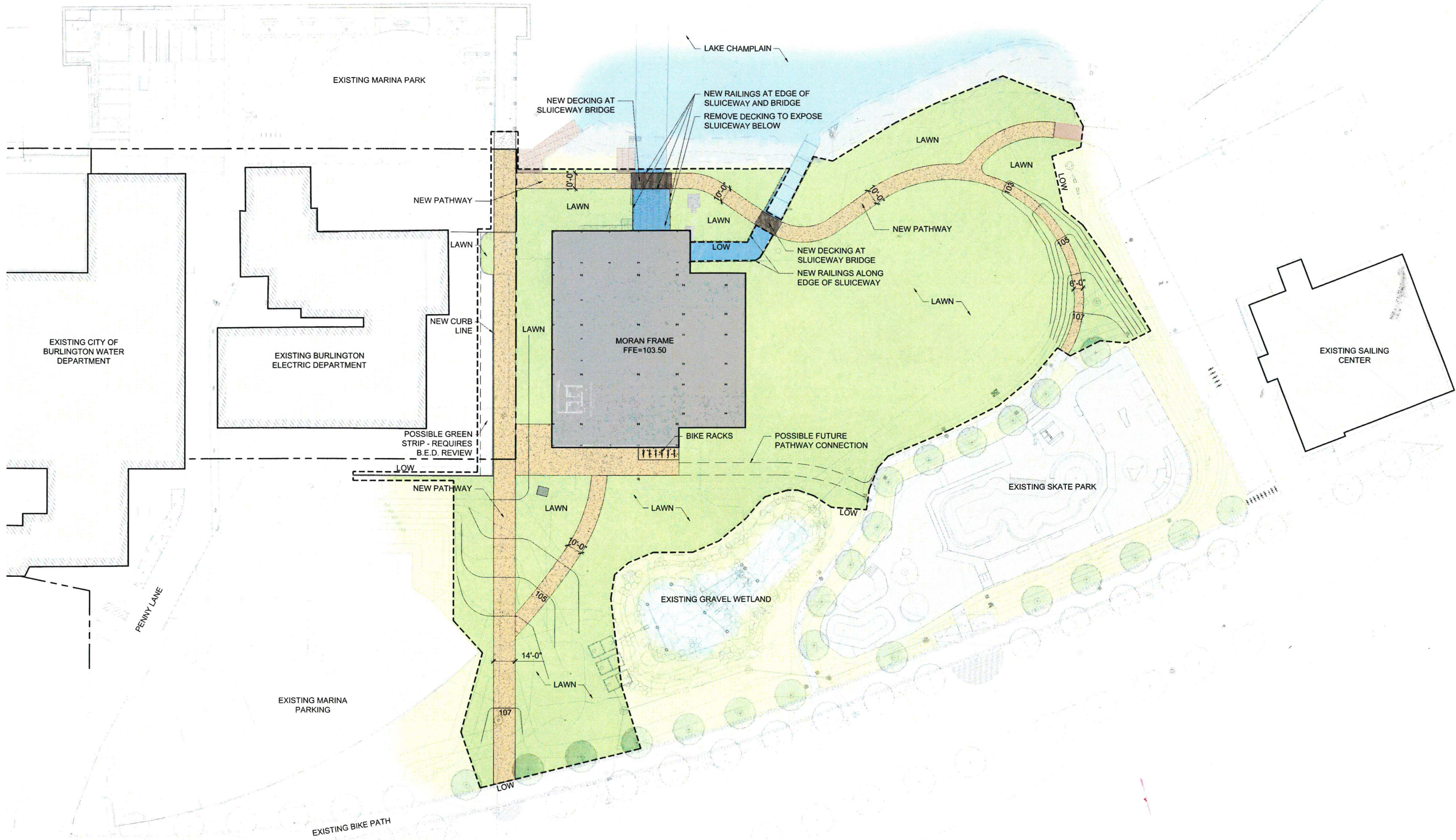
ZONING DISTRICT : DOWNTOWN WATERFRONT - PUBLIC TRUST (DW-PT)		
	REQUIRED	PROVIDED
LAKE SETBACK	50'	58' (APPROX.)
SIDE/REAR SETBACKS	0'-10'	57'
SUBJECT LOT SIZE		8.75 AC.
FLOOR AREA RATIO (FAR)	3.0 MAX	>0.1
EXISTING BUILDING		16161 SF
PROPOSED BUILDING		15930 SF
PROPOSED PATHS		11271 SF

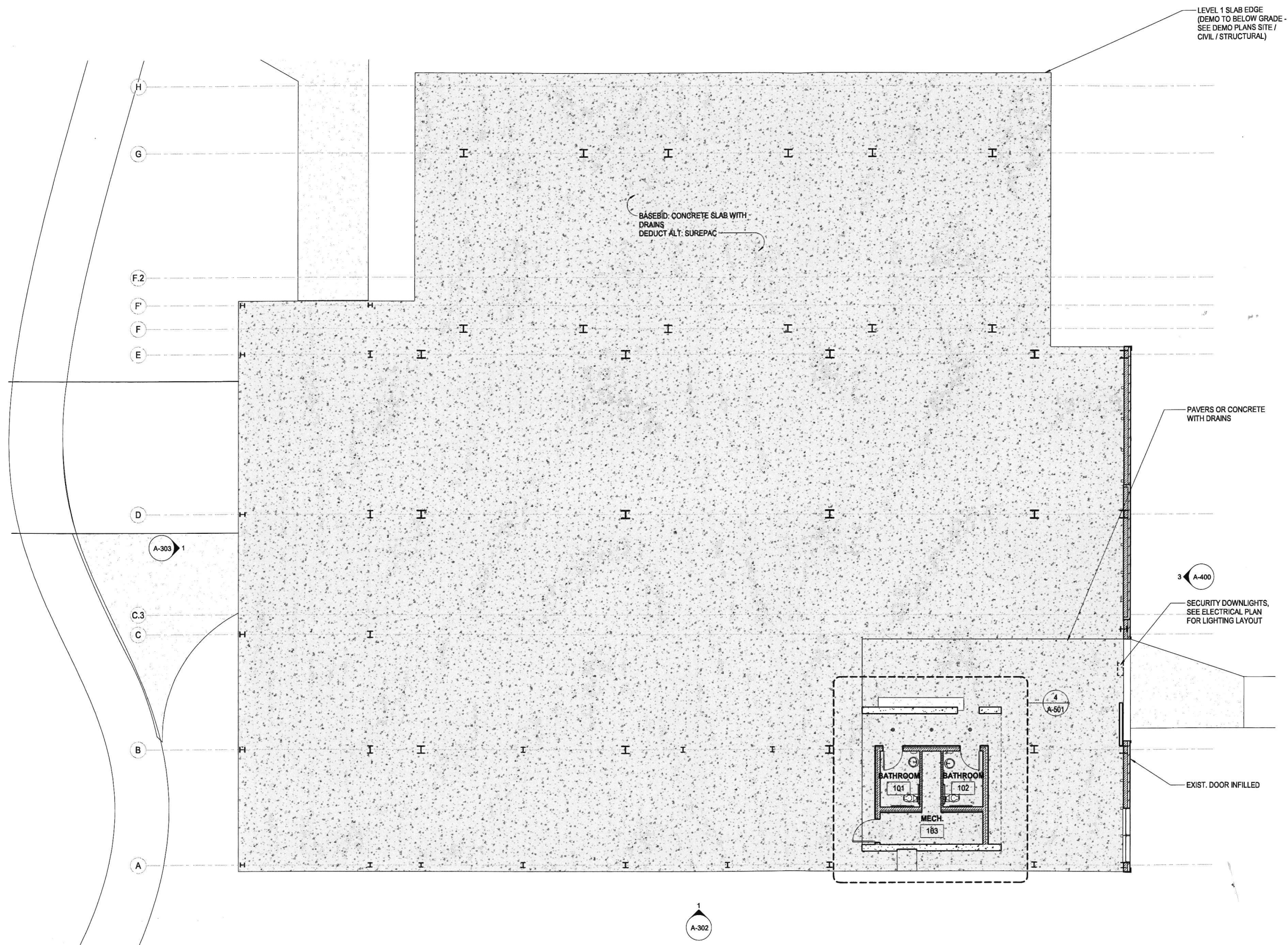


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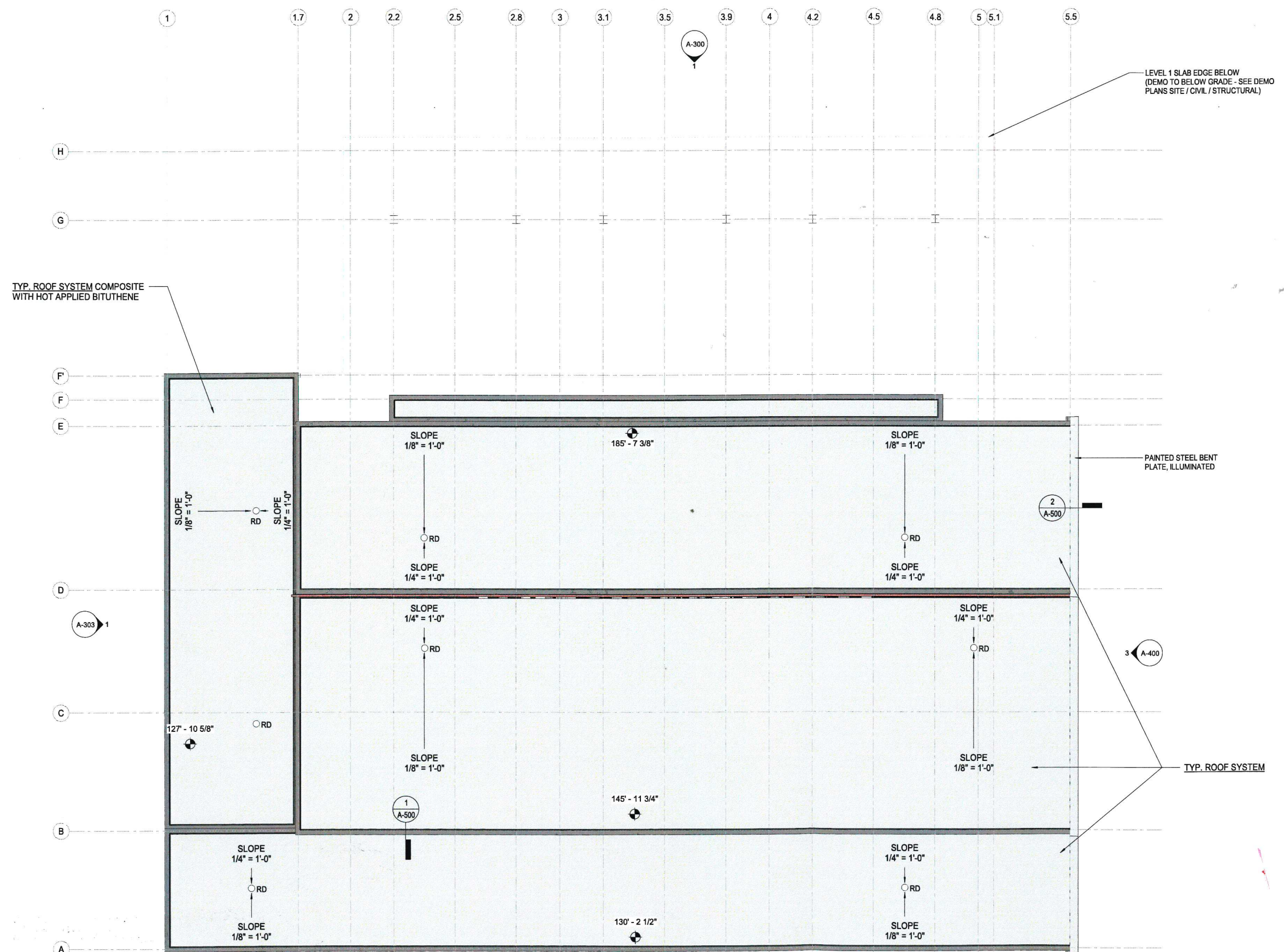
ROOF PLAN GENERAL NOTES

1. SEE EXTERIOR WALL SECTION SHEETS AND EXTERIOR ASSEMBLIES SHEET FOR ROOF SYSTEM NOTES.
2. SEE MEP/FP DRAWINGS & SPECIFICATIONS FOR ROOF TOP EQUIPMENT REQUIREMENTS INCLUDING CURBS.
3. SEE PLUMBING DWGS FOR ROOF DRAIN QUANTITIES, SIZES & LAYOUT. CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND.

TYP. ROOF SYSTEM: COMPOSITE WITH HOT APPLIED BITUTHENE

ROOF PLAN LEGEND

RD	ROOF DRAIN
MT	MAINTENANCE TIEDOWN
SC	SCUPPER
SCP	SCUPPER TO PAD ON ROOF BELOW
SWRL	SCUPPER WITH RAIN LEADER TO PAD ON ROOF BELOW
RMF	ROOF MANIFOLD



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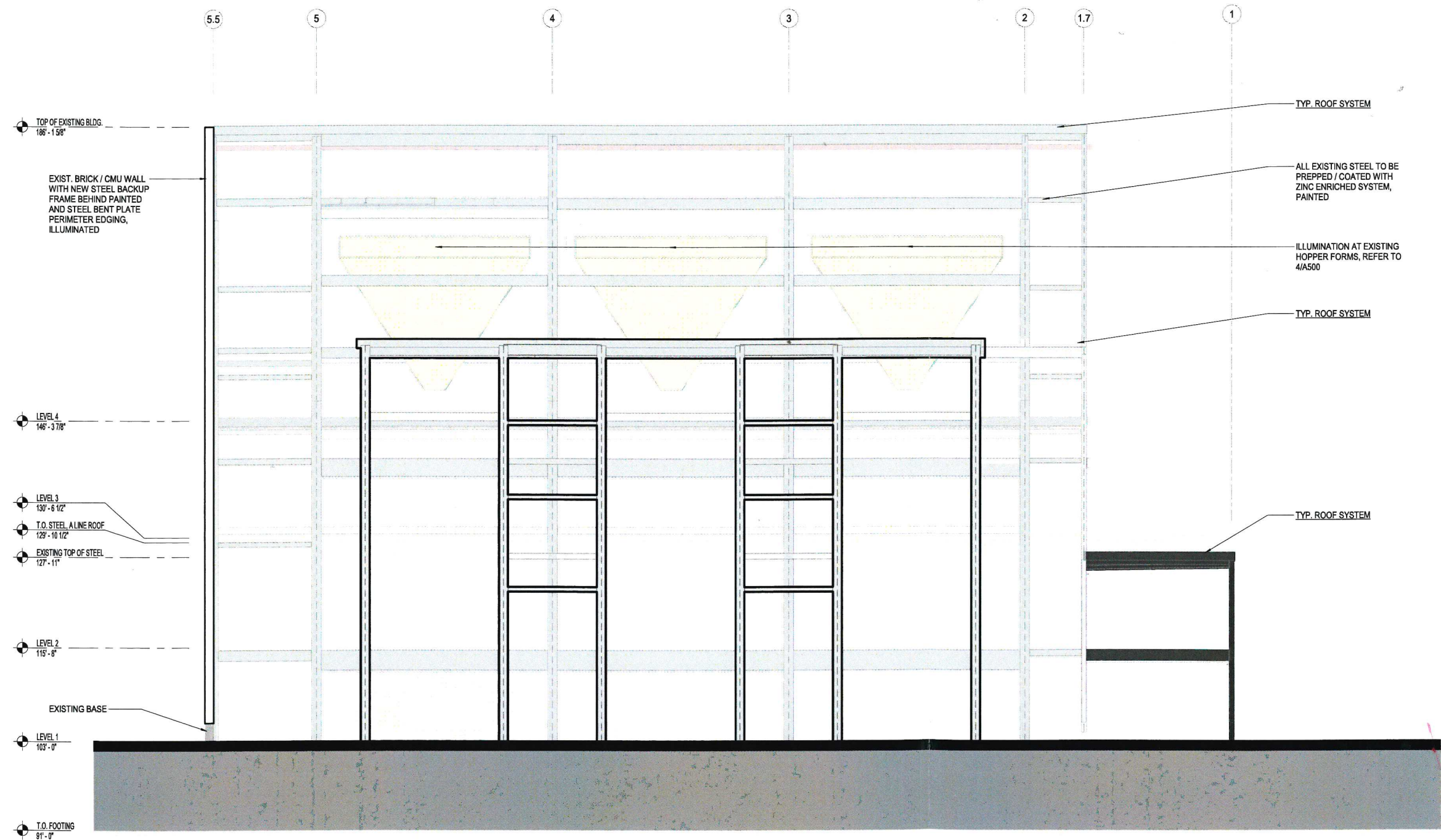
freeman | fr
81 Maple Street
802-954-0541
Architecture +

MORAN
WATERFR

Lake
Burlin

FF PROJECT NO: A1
ORIGIN
DATE: 06/12/19
DRAWN BY: EC
ISSUE LOG:
IFZ

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2 VIEW - NORTHWEST CORNER
A-300 SCALE:

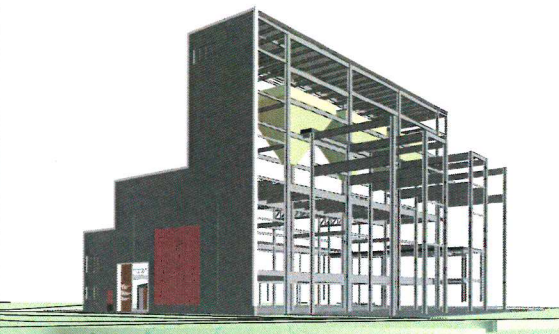
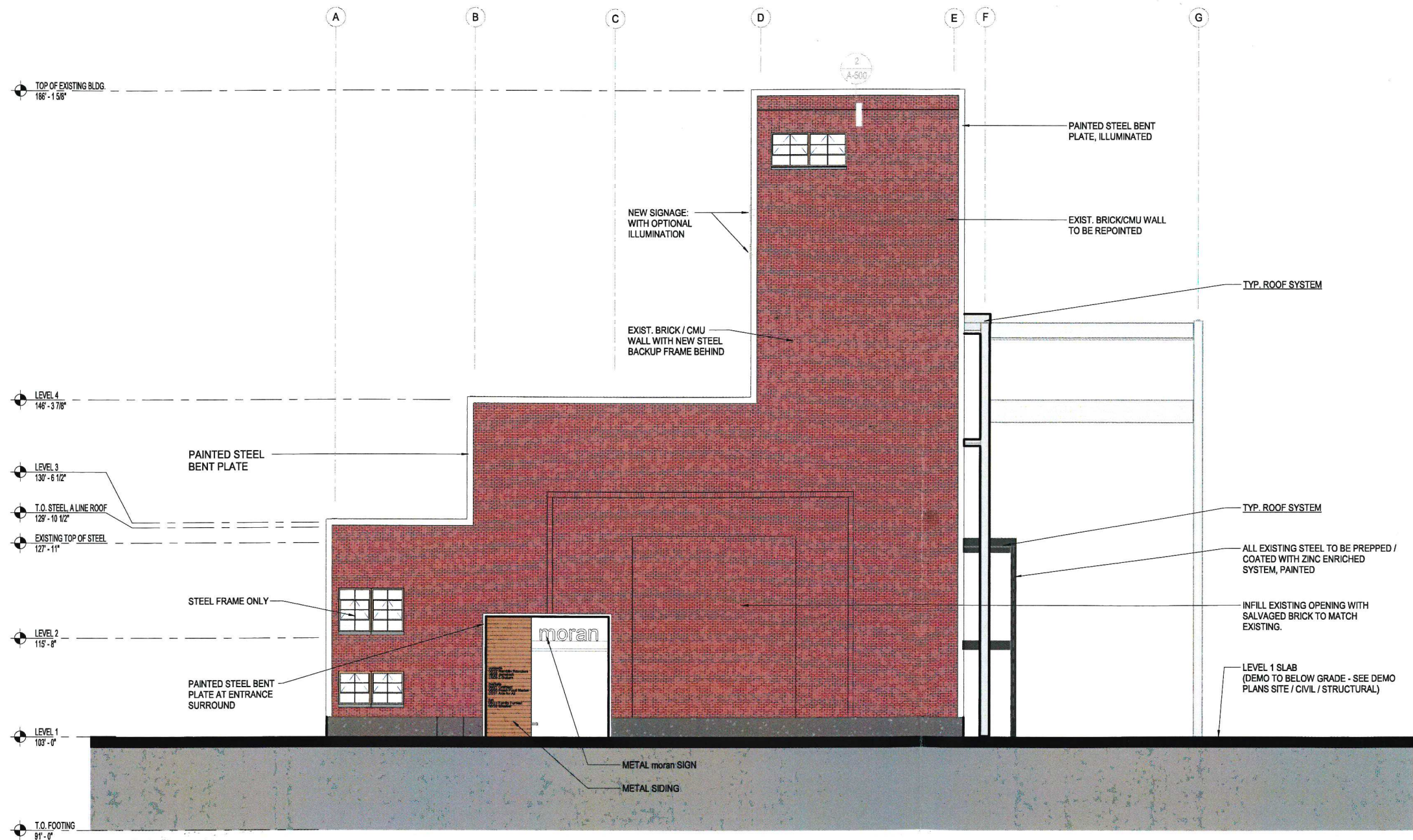


TYP. ASSEMBLIES

NOTE: ASSEMBLIES ARE LISTED FROM INTERIOR TO EXTERIOR.
SEE ASSOCIATED DETAILS FOR CLARIFICATIONS.

ROOF ASSEMBLY

- EXIST. STRUCTURAL STEEL - SEE STRUCTURAL DWGS.
- COMPOSITE ROOF SYSTEM - SEE STRUCTURAL DWGS.
- ASPHALT ROOFING



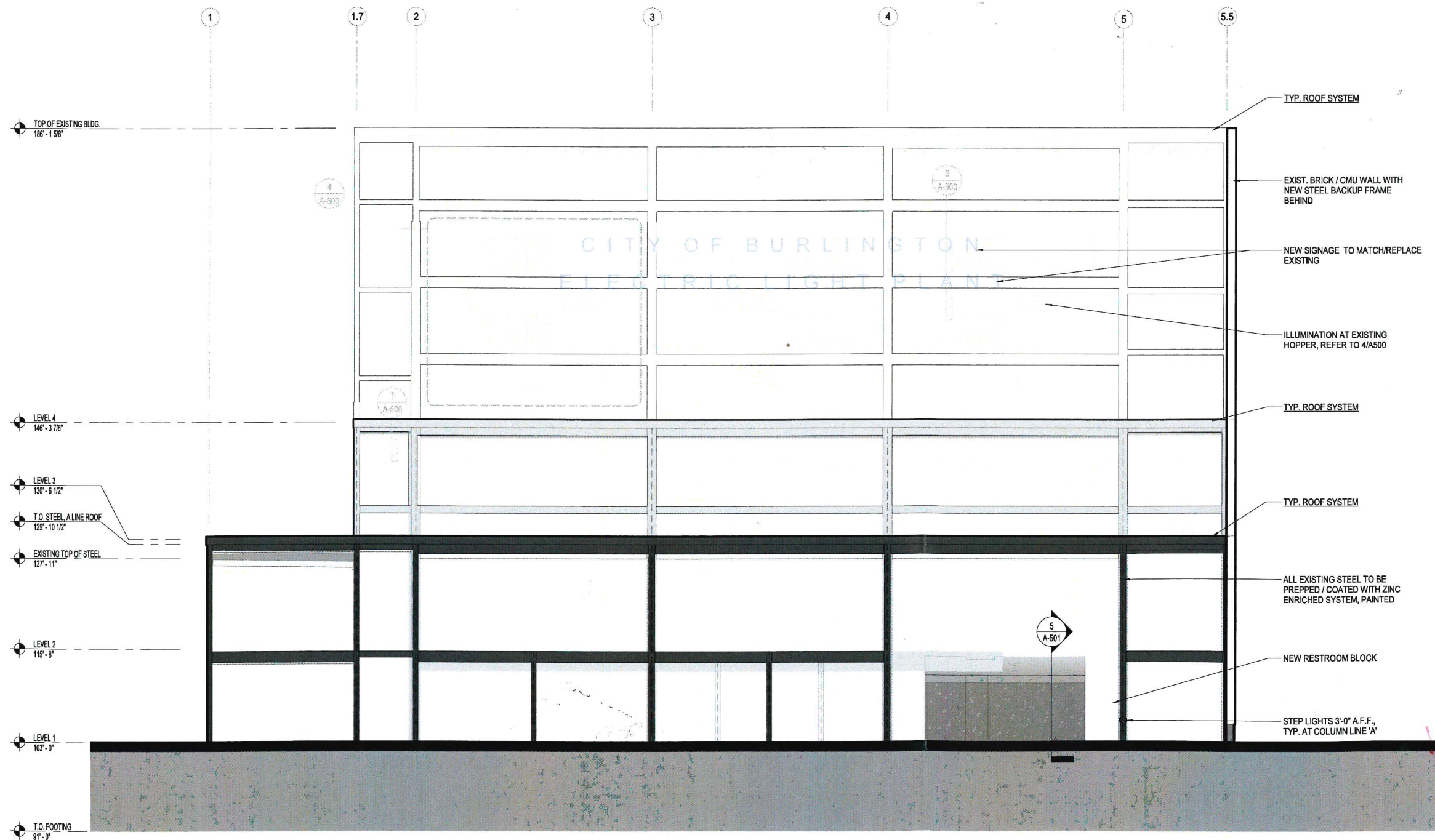
2 VIEW - NORTHEAST CORNER.
A-301 SCALE:



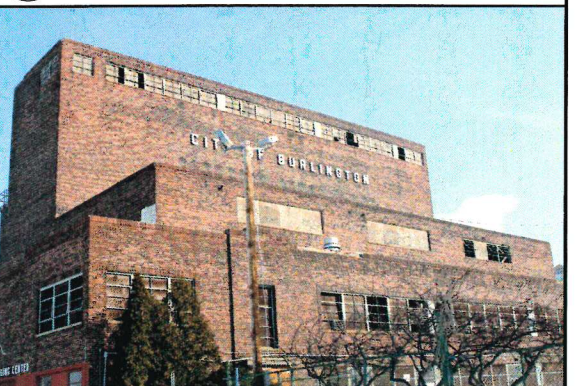
TYP. ASSEMBLIES

NOTE: ASSEMBLIES ARE LISTED FROM INTERIOR TO EXTERIOR. SEE ASSOCIATED DETAILS FOR CLARIFICATIONS.

- ROOF ASSEMBLY**
- EXIST. STRUCTURAL STEEL - SEE STRUCTURAL DWGS.
 - COMPOSITE ROOF SYSTEM - SEE STRUCTURAL DWGS.
 - ASPHALT ROOFING



2 VIEW - SOUTHEAST CORNER
A-302 SCALE:

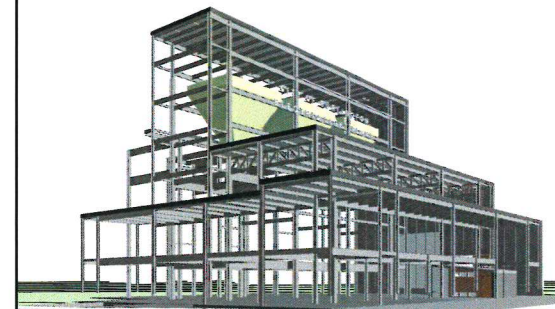
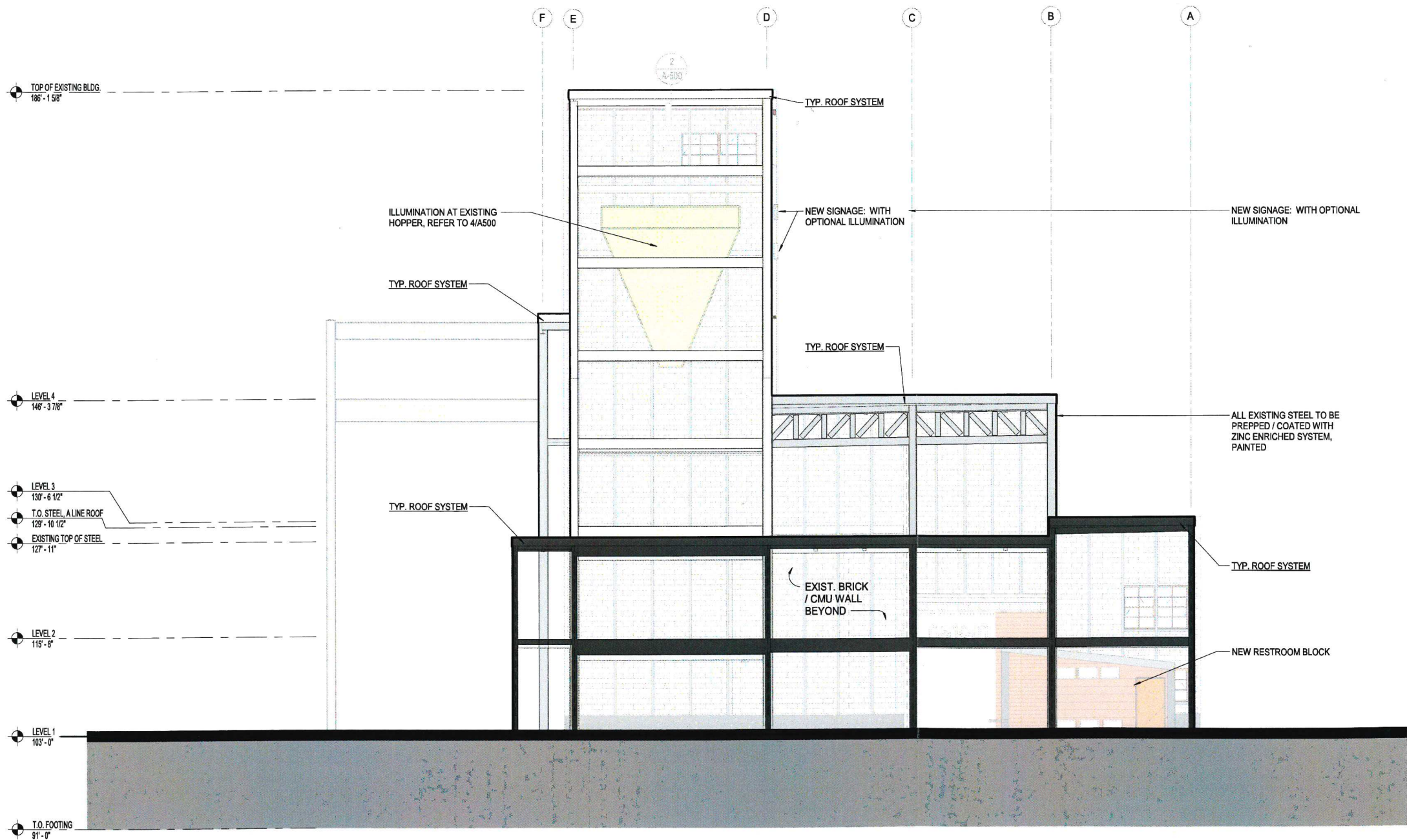


TYP. ASSEMBLIES

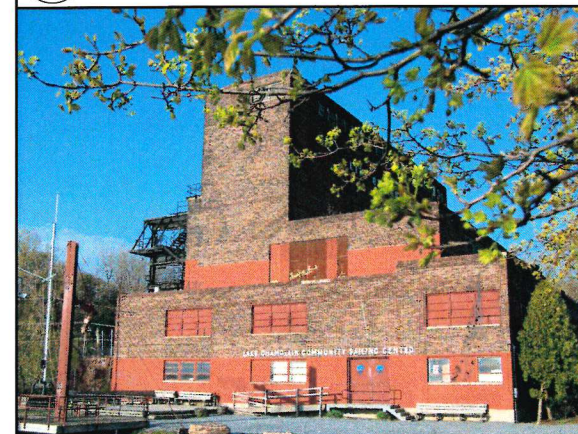
NOTE: ASSEMBLIES ARE LISTED FROM INTERIOR TO EXTERIOR. SEE ASSOCIATED DETAILS FOR CLARIFICATIONS.

ROOF ASSEMBLY

- EXIST. STRUCTURAL STEEL - SEE STRUCTURAL DWGS.
- COMPOSITE ROOF SYSTEM - SEE STRUCTURAL DWGS.
- ASPHALT ROOFING



2 VIEW - SOUTHWEST CORNER
A-303 SCALE:



TYP. ASSEMBLIES

NOTE: ASSEMBLIES ARE LISTED FROM INTERIOR TO EXTERIOR.
SEE ASSOCIATED DETAILS FOR CLARIFICATIONS.

ROOF ASSEMBLY

- EXIST. STRUCTURAL STEEL - SEE STRUCTURAL DWGS.
- COMPOSITE ROOF SYSTEM - SEE STRUCTURAL DWGS.
- ASPHALT ROOFING

MORAN O
WATERFR

Lake S
Burling

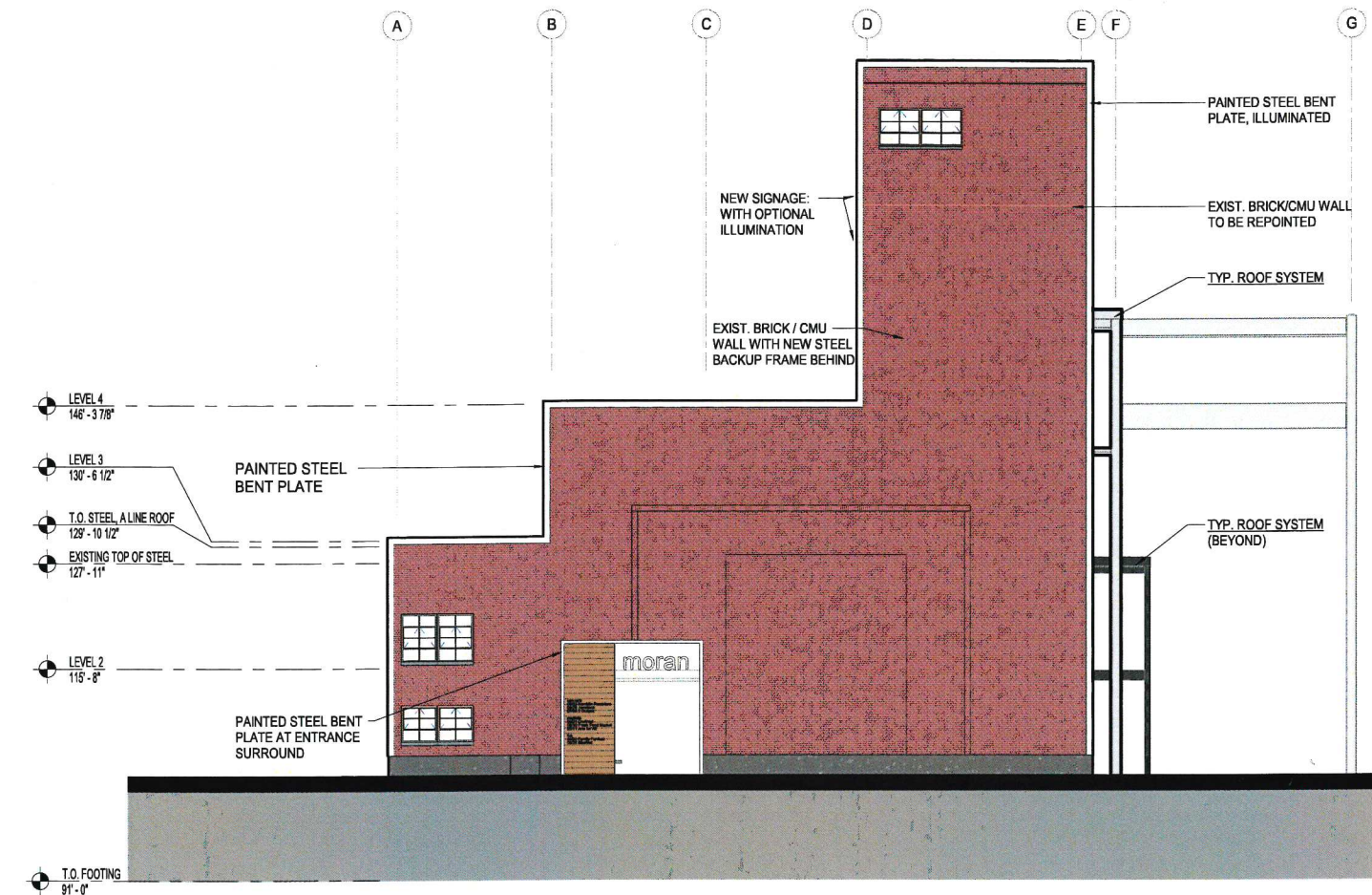
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ORIGINATION
DATE: 06/12/19

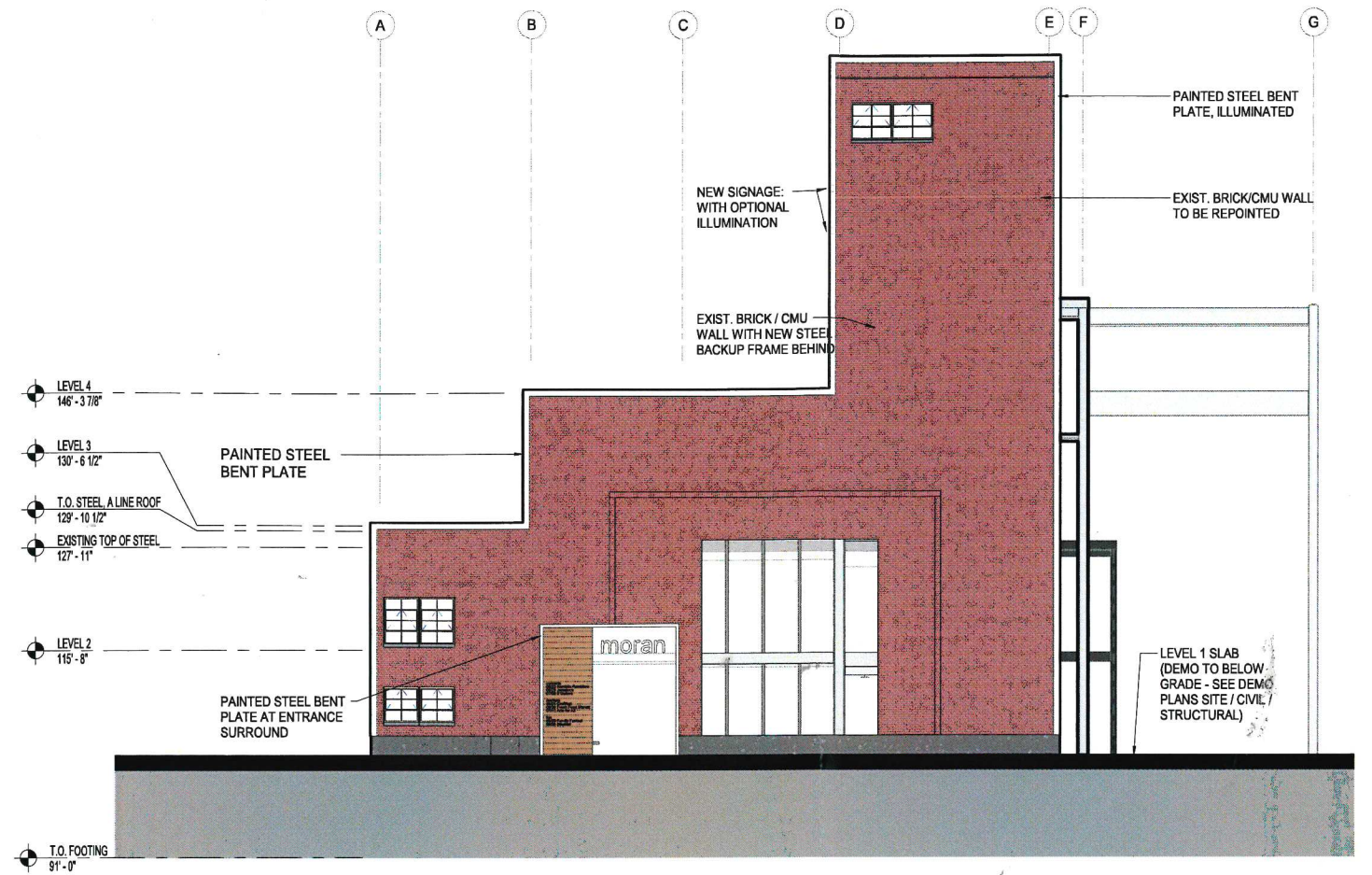
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ISSUE LOG:
IFZ

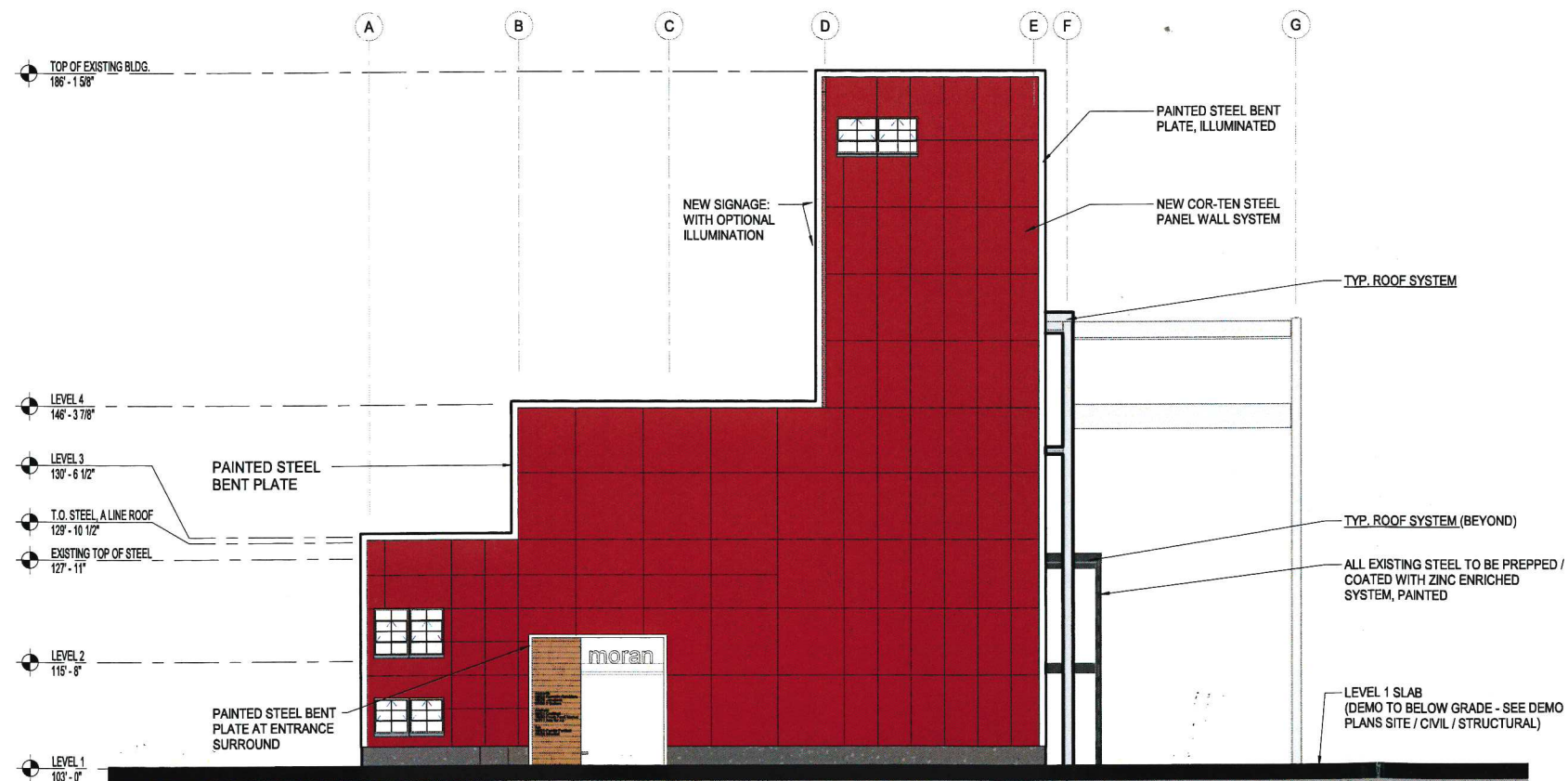
SHEET CONTENTS:



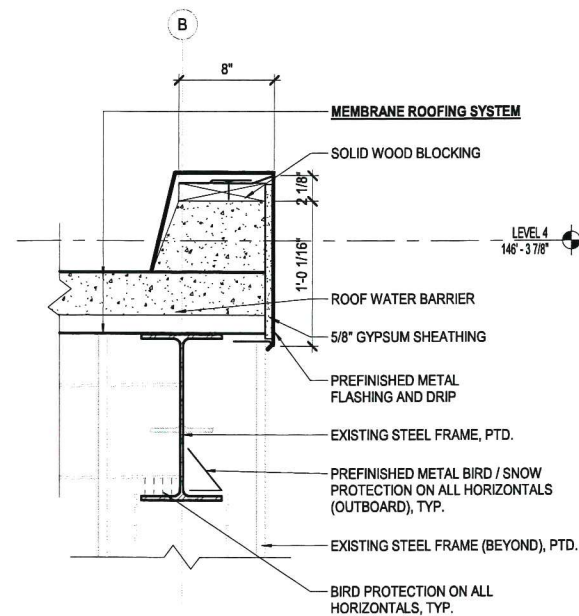
00 EAST ELEVATION - ORIGINAL BRICK OPTION
SCALE: 3/32" = 1'-0"



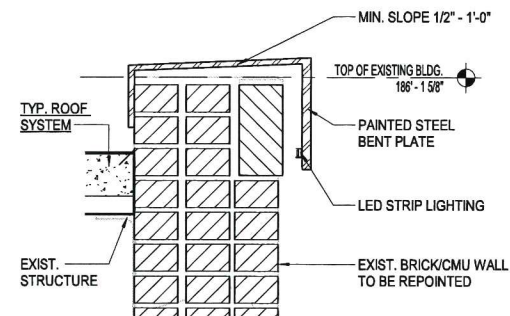
3 EAST ELEVATION OPTION C
A-400 SCALE: 3/32" = 1'-0"



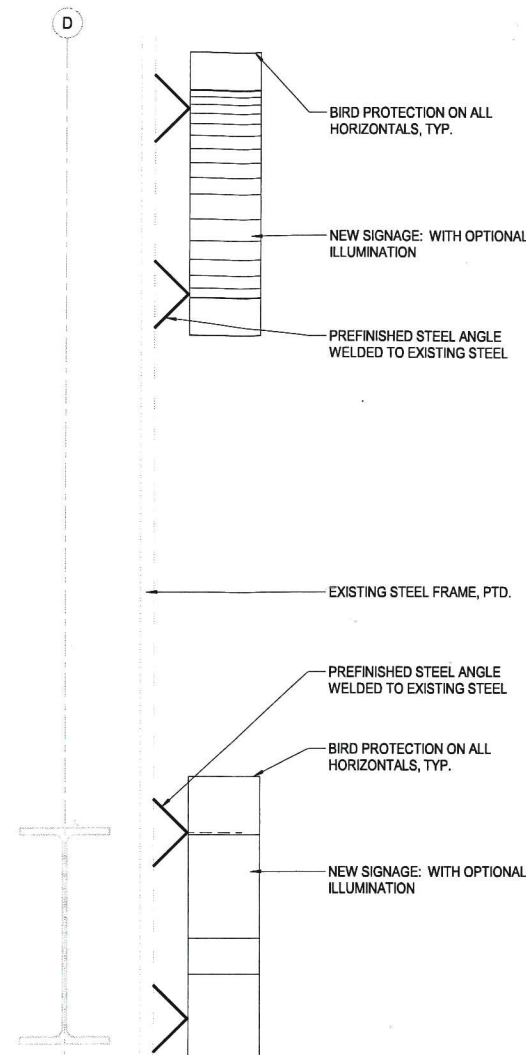
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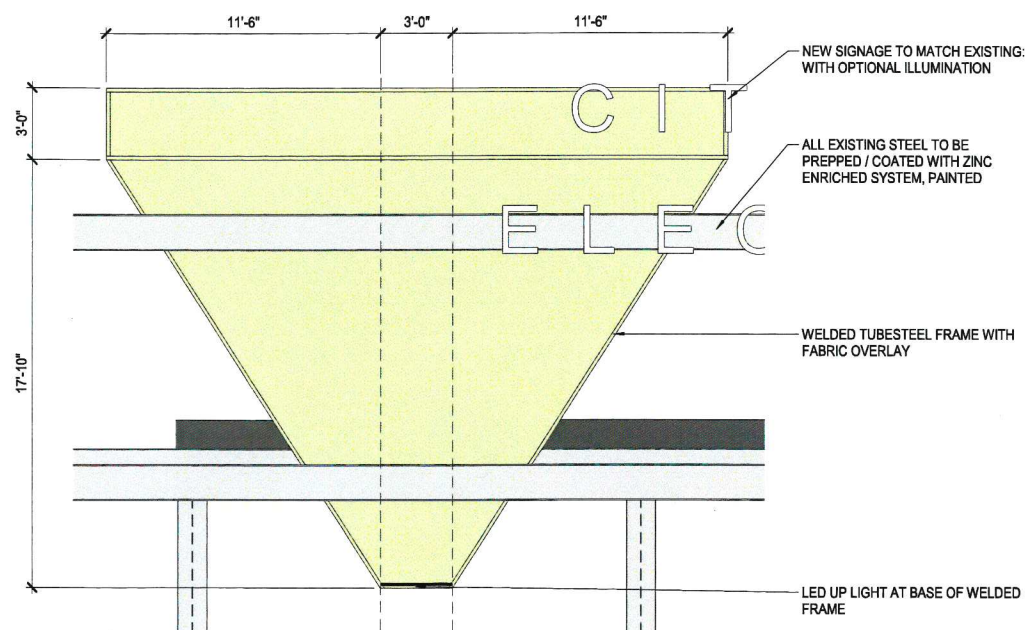
00 ROOF EDGE DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



2 ROOF EDGE DETAIL @ EXIST. BRICK WALL
A-500 SCALE: 1 1/2" = 1'-0"



3 ROOF DETAIL @ SIGNAGE
A-500 SCALE: 1 1/2" = 1'-0"

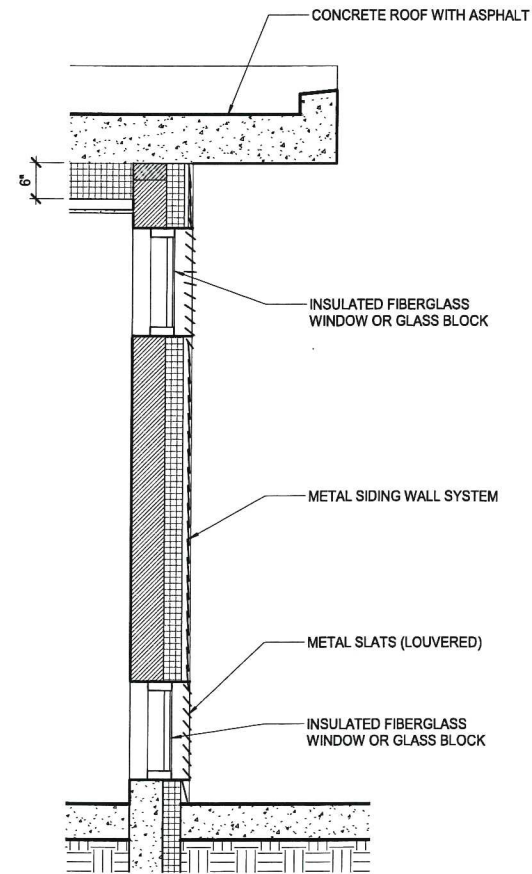


TYP. ASSEMBLIES

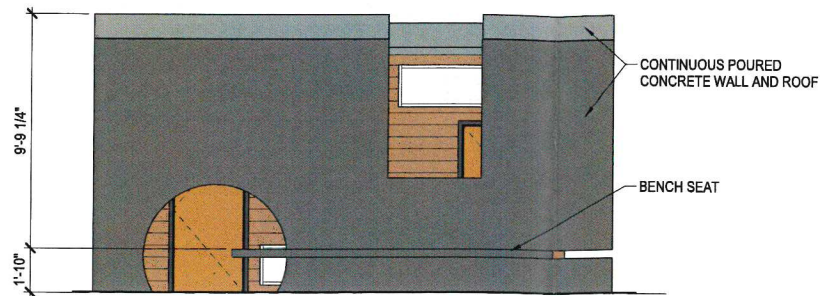
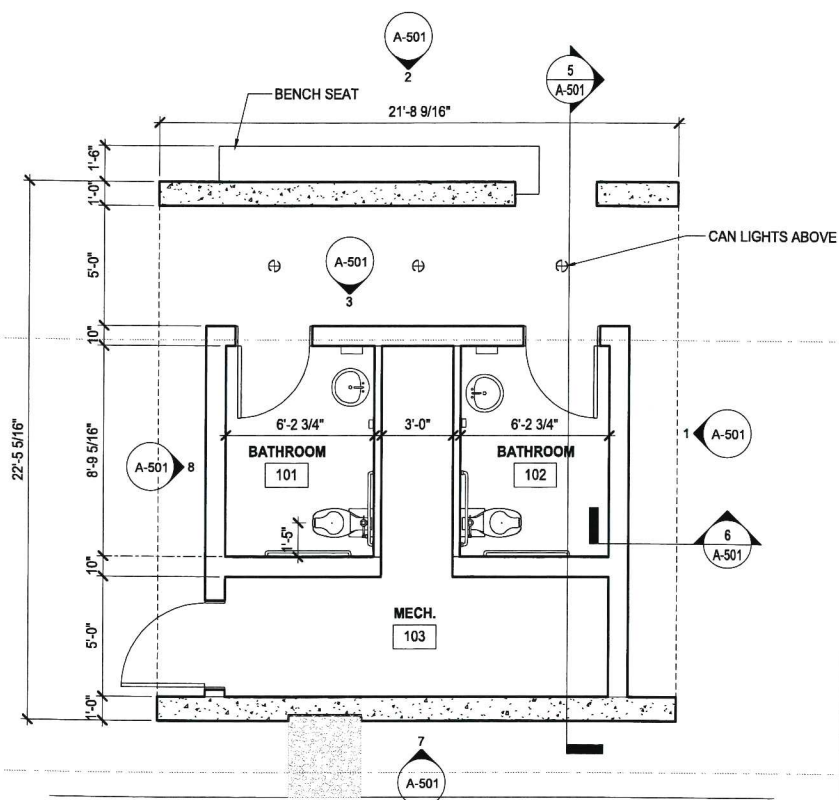
NOTE: ASSEMBLIES ARE LISTED FROM INTERIOR TO EXTERIOR. SEE ASSOCIATED DETAILS FOR CLARIFICATIONS.

ROOF ASSEMBLY

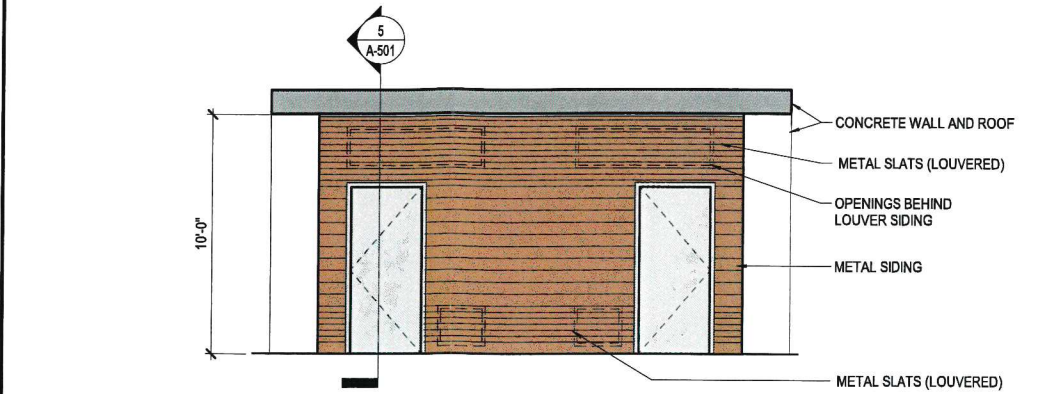
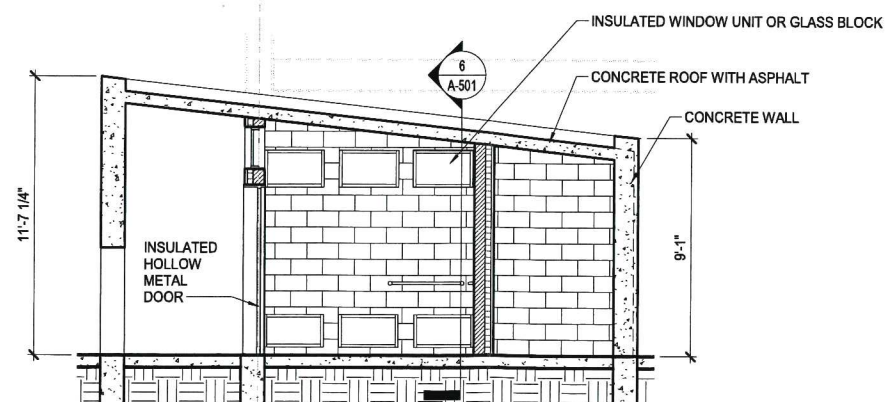
- EXIST. STRUCTURAL STEEL - SEE STRUCTURAL DWGS.
- COMPOSITE ROOF SYSTEM - SEE STRUCTURAL DWGS.
- ASPHALT ROOFING



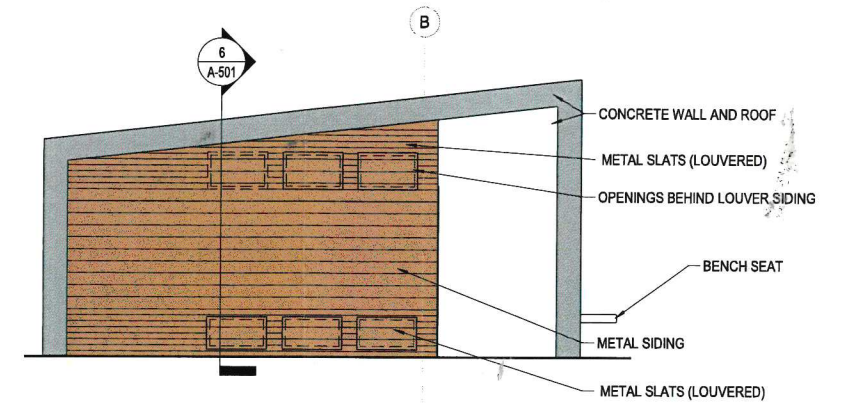
3 WALL SECTION
SCALE: 3/4" = 1'-0"



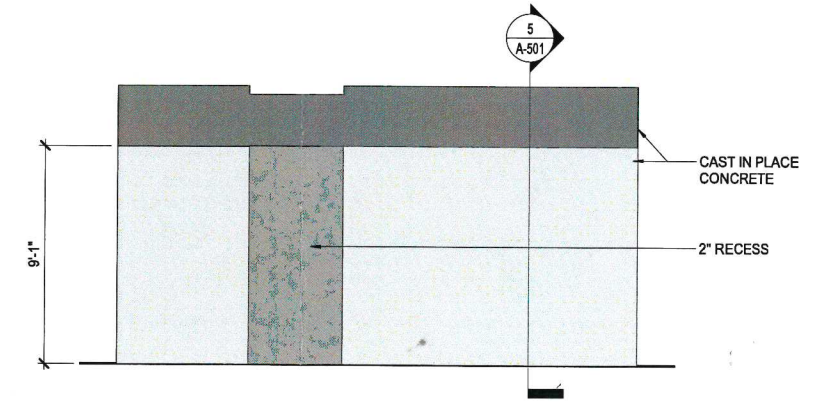
2 BATHROOM BLOCK - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



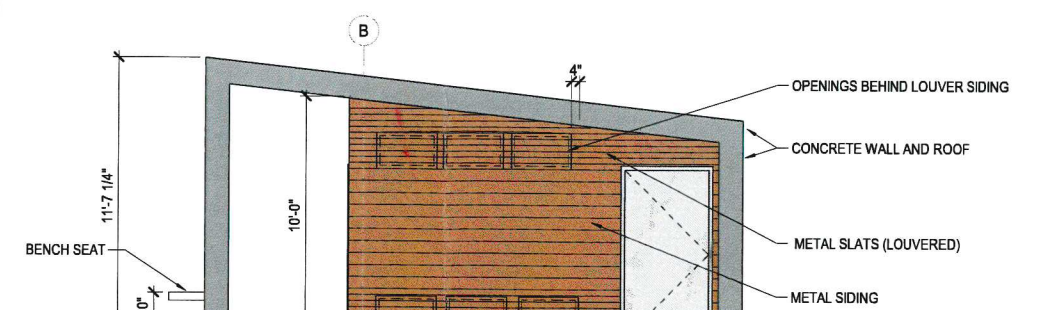
3 BATHROOM INSIDE NORTH
SCALE: 1/4" = 1'-0"



1 BATHROOM BLOCK - EAST ELEVATION
SCALE: 1/4" = 1'-0"



7 BATHROOM SOUTH
SCALE: 1/4" = 1'-0"



LEGEND	
SYMBOL	DESCRIPTION
	DISCONNECT SWITCH
	WALL SWITCH, 0-10V DIMMING EXCEPT AS NOTED ON LIGHTING GENERAL NOTES.
	WALL SWITCH INDICATING ZONE CONTROLLED.
	OCCUPANCY SENSOR. LETTERS INDICATE ZONES CONTROLLED. (SQUARE = WALL MOUNT)
	CORRIDOR OCCUPANCY SENSOR. LETTERS INDICATE ZONES CONTROLLED. ARROW = DIRECTION AIMED.
	DIGITAL LIGHTING CONTROL POWER RELAY. SEE DETAIL DRAWINGS FOR INFORMATION REGARDING CIRCUITING.
	CABLE TV COAX JACK
	CEILING MOUNTED PHOTOCELL. LETTER INDICATES ZONE CONTROLLED. (SQUARE = WALL MOUNT)
	CEILING MOUNTED DATA JACK. PROVIDE 10' SLACK CABLE FOR OWNER FURNISHED WIRELESS DEVICE.
	DATA OUTLET - "X" = # OF DATA JACKS/CABLES. NO NUMBER = (2) JACKS
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE TIED TO FIRE ALARM SYSTEM FOR SOUND SYSTEMS ("AUDIO MUTE")
	RECEPTACLE/DATA/HDMI FLOOR BOX. DASHED LINE = 1.25' CONDUIT THROUGH FLOOR TO WALL AV BOX FOR AV CABLES.
	CEILING MOUNTED RECEPTICAL
	DUPLEX RECEPTICAL WITH (2) TYPE C USB CHARGING PORTS.
	GFCI RECEPTACLE
	WEATHERPROOF RECEPTACLE
	JUNCTION BOX - "F" = FUTURE POWER CONNECTION, "T" = FUTURE TELECOM CONNECTION.
	TYPICAL SQUARE OR RECTANGULAR LIGHT FIXTURE, LETTER INDICATES CONTROL
	TYPICAL ROUND FIXTURE, LETTER INDICATES CONTROL
	TYPICAL STRIP FIXTURE, LETTER INDICATES CONTROL
	TYPICAL EXIT LIGHT FIXTURE
	HOME RUN
	CEILING SPEAKER (SQUARE = WALL MOUNT)
	SECURITY SYSTEM CAMERA
	SECURITY SYSTEM DOOR LOCK
	WALL MOUNTED AUDIO/VIDEO BOX. USB, HDMI,
	FLOOR MOUNTED AUDIO/VIDEO BOX. USB, HDMI,
	EMERGENCY POWER OFF BUTTON
	EMERGENCY VENTILATION EXHAUST FAN SWITCH
	AUTOMATIC DOOR PUSH BUTTON OPENER. DASHED LINE INDICATES DOOR CONTROLLED
	ACCESS CONTROL CARD READER
	ACCESS CONTROL DOOR STRIKE
	ACCESS CONTROL REQUEST TO EXIT DEVICE
	SECURITY SYSTEM PANIC BUTTON
	ACCESS CONTROL DOOR RELEASE BUTTON

ELECTRICAL LEGEND	
	NEW ELECTRICAL WORK TO BE PROVIDED

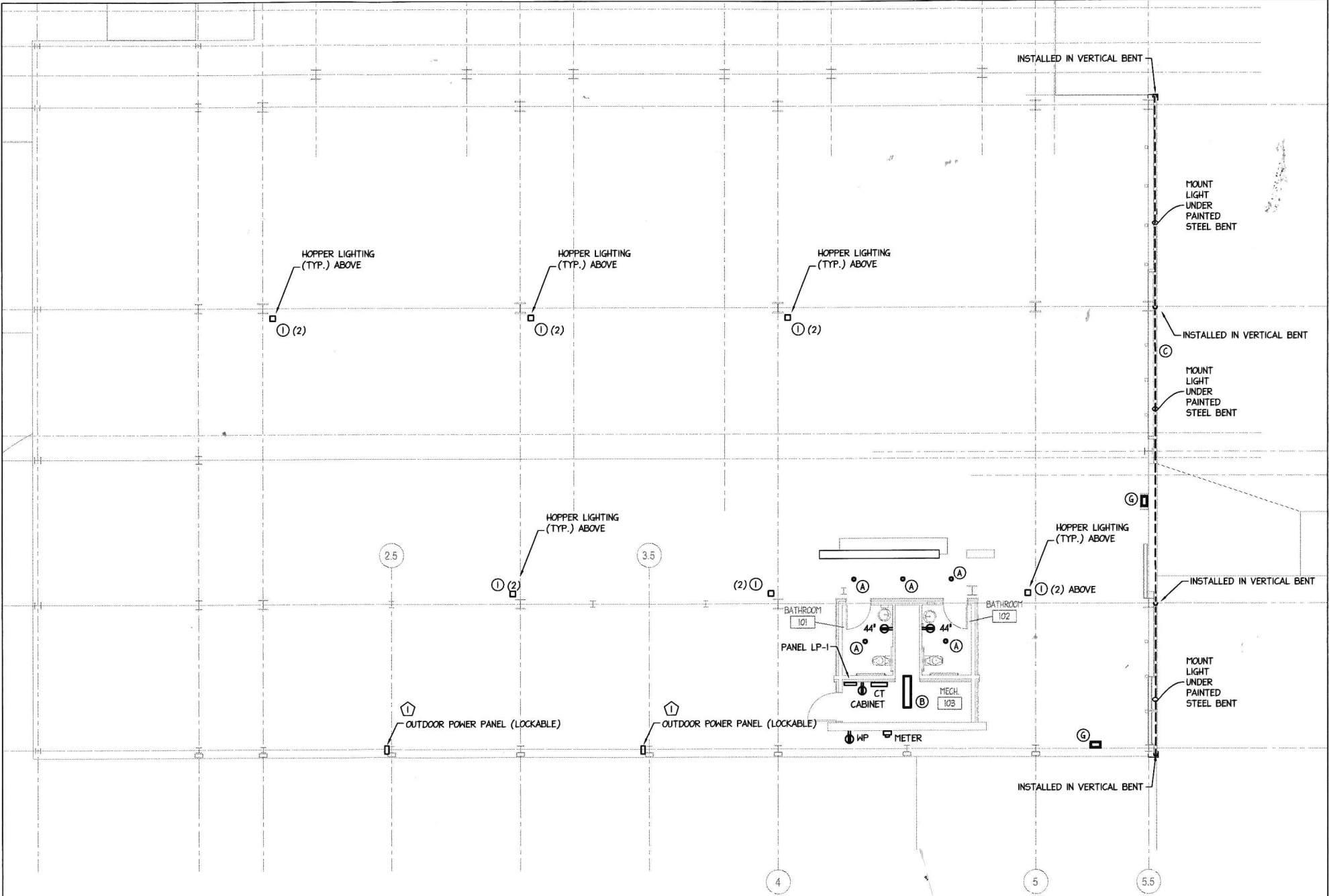
ELECTRICAL SPECIFIC NEW WORK NOTES:

1. PROVIDE NEW "ROAD SHOW PANEL" POWER PANEL TO MATCH EXISTING. UNMETERED TYPE, SURFACE MOUNTED TO 4"x4" PRESSURE TREATED WOOD PEDESTAL. PROVIDE WITH 50A-125/250A, NEMA 14-50R RECEPTACLE FED VIA 50A/2P BREAKER, (2) DUPLEX RECEPTACLES EACH FED VIA DEDICATED 20A/1P BREAKER AND (1) ADDITIONAL 20A/1P BREAKER. EATON TYPECHUIN7MMS OR EQUAL. FEED VIA 70A/2P CIRCUIT FROM PANEL LP-1.

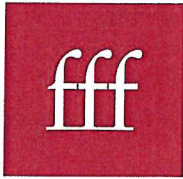
FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
	DUCT SMOKE DETECTOR
	HORN STROBE-CEILING
	SPEAKER STROBE-CEILING
	STROBE-CEILING
	SNOKE DETECTOR-CEILING
	HEAT DETECTOR-CEILING
	CARBON MONOXIDE DETECTOR
	HORN STROBE-WALL
	SPEAKER STROBE-WALL
	STROBE-WALL
	SNOKE DETECTOR-WALL
	HEAT DETECTOR-WALL
	ISOLATION MODULE
	PULL STATION
	MAGNETIC DOOR HOLDER
	ZONED CONTROL RELAY
	TAMPER SWITCH
	FLOW SWITCH
	REMOTE TEST SWITCH
	HORN/STROBE-WEATHERPROOF
	ADDRESSABLE MODULE. MAY REQUIRE MORE THAN ONE.
	SMOKE CURTAIN- PROVIDE 24V VIA FIRE ALARM.
	FIRE DEPT KNOX BOX
	RADIO CALL BOX

ABBREVIATIONS	
ABBREV.	DESCRIPTION
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AT	AMPERE TRIP
BC	BARE COPPER
BPIP	BOILER PLANT INSTRUMENTATION PANEL
CB, C/B	CIRCUIT BREAKER
DB	DIRECT BURIAL
EC	EMPTY CONDUIT
EG	EQUIPMENT GROUND
FI	FILM ILLUMINATOR
FSS	FUSED SAFETY SWITCH
FSCP	FLAME SAFEGUARD CONTROL PANEL
GTB	GROUND TERMINAL BOX
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
LTCP	LOCAL TEMPERATURE CONTROL PANEL
LF	LOW FREQUENCY FIRE SYSTEM ALARM
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
NFSS	NON-FUSED SAFETY SWITCH
PBPU	PREFABRICATED BEDSIDE PATIENT POWER UNIT
POD	POWER OPERATED DAMPER
PTRV	POWER TYPE ROOF VENTILATION
RR	REMOVE AND RELOCATE
R	RELOCATED
SS	SAFETY SWITCH
W	WIRE
EM	EMERGENCY POWER

INTERIOR LIGHTING SCHEDULE						
TAG	DESCRIPTION	MAKE & MODEL	LAMP(S)	EFFICACY	VOLTS	REMARKS
A	EXTERIOR 6" RECESSED CAN	PRESCOLITE LC6SL-6LCSL18L35K8-WH-WT	22.2 W LED	87	120 V	WET LOCATION.
B	4' LED WRAP FIXTURE	COLUMBIA LIGHTING RLH4-40ML-EDU	40W LED	131	120 V	COORDINATE MOUNTING WITH ARCHITECTURAL RCP.
C	EXTERIOR FLEXIBLE WET LOCATION	JE5CO DL-FLEX-WETCC	1.3/LFW LED	89	120 V	WET LOCATION. 4000K COLOR TEMPERATURE.
G	EXTERIOR WALL PACK LIGHT	HUBBELL LNC2-12LU-4K-4-4-CC-SWPM-EH	29W LED	92	120 V	PROVIDE WIRELESS MESH SENSING WITH PHOTOEYE AND OCCUPANCY SENSOR (SITESYNC). OFF DAY, OFF NIGHT, FULL WHEN MOTION SENSED AT NIGHT.
I	HOPPER LIGHTING	LUMENPULSE-LUMENBEAM COLOR CHANGING LBM-COLOR CHANGING 28 WATT	28W LED	-	120 V	POWER AND CONTROL BOX, DAISY CHAIN CONFIGURATION, LUMENTALK DATA BRIDGE, LUMENTOUCH 2.0 CONTROLLER. COORDINATE MOUNTING WITH ARCHITECTURAL DETAILS.
NOTES:						
1. THE LIGHTING SHALL BE ENERGY STAR OR DESIGN LIGHTS RATED WHERE APPLICABLE. ALL SUBSTITUTE FIXTURES SHALL MATCH OR EXCEED THE SPECIFIED FIXTURES EFFICIENCY.						
2. PROVIDE ALL HARDWARE REQUIRED FOR MOUNTING. CONTRACTOR TO VERIFY CEILING OR SURFACE TYPES.						
3. ALL LIGHT FIXTURE PROVIDED WITH 1-100% 0-10V DIMMING UNLESS NOTED OTHERWISE.						
4. MOUNTING REQUIREMENTS AND EXACT LOCATIONS FOR ALL FIXTURES IS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.						
5. ALL TRIM AND COLORS TO BE SELECTED BY ARCHITECT.						



1 ELECTRICAL LEVEL 1 PLAN
1/8"=1'-0"



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MEMORANDUM

Freeman French Freeman, Inc.
81 Maple Street, Burlington, VT 05401
802.864.6844 www.fffinc.com

Project Name: Moran FR

Project Number: A

Date: 6/12/

To: City of Burlington Department of Planning and Zoning

From: Alex Halpern, Project Manager

Subject: Moran FRAME – Project Description

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JUN 12 2019

**DEPARTMENT OF
PLANNING & ZONING**

The Moran FRAME project site is located off of Lake Street between the skate park and the lake with the Community Sailing Center to the north and the electric department building and Waterworks Park (formerly fishing pier parking lot) to the south. This project is a deconstruction and stabilization of the existing Moran Building to create a public park amenity and nod to Burlington's history while preserving the opportunity for future development. Deconstruction consists of removing just about everything but the steel frame and the possibly the east wall. Stabilization consists of infilling the existing basement up to grade, placing three new internally drained flat roofs, coating the remaining steel frame with a high performance paint, and bracing/repairing the east masonry wall. There is no vertical circulation and no occupied levels above grade.

New program consists of a small restroom pavilion that houses two accessible single occupancy restrooms. The restrooms are to be clad in durable metal panel, concrete, and masonry. To emphasize the buildings unique shape and history, steel forms in the shape of the past coal bunkers are planned to be suspended within the high building frame and softly lit by down lights, and the east wall will be framed with metal channel and linear accent light that softly emphasizes the wall's perimeter edges.

The supporting site is the keystone to recent surrounding development and public improvement projects and consists primarily of lawn with several strategic pathways that connect the bike path to the new Waterworks Park, and to the Community Sailing Center, with a spur looping back around to the skate park. Plantings beyond lawn will be under the direction of the Burlington Parks, Recreation and Waterfront Department at a future time. Pathways will be primarily asphalt similar to the bike path, with other portions in concrete and possibly pavers.

For more than 25 years, the Moran Plant – a coal-fired generating plant decommissioned in 1986 – has sat as the last vacant, blighted reminder of the industrial past on Burlington's waterfront. While the site has long been recognized for its redevelopment potential because of the building's structural integrity and strategic location on the north end of the downtown waterfront, numerous concepts and plans for repurposing the building for programs were earnestly pursued but ultimately not successful. These plans included programs such as science and arts centers, various types of museums, university facilities, recreation facilities, a baseball stadium, and most recently a non-profit mixed-use development.

This project is limited by the fact that it is a brownfield regulated by the State requiring corrective action and the funding which cannot exceed ~\$5M as authorized by the voters in 2014. Therefore, we are going to proceed in phases as financing allows and this first phase is limited to demolition and site stabilization. The initial phasing plans is as follows:

Phase 1 a (the basic plan): remediation and establishment of lawn areas, some new pathways, removal of most or all of the brick and concrete block, infilling the existing basement up to grade, placing three new

internally drained flat roofs, coating the remaining steel frame with a high performance paint, and two accessible single occupancy restrooms.

Phase 1 b: reestablishment of an eastern façade by bracing/repairing the east masonry wall or replacing brick façade with cor-ten steel wall system and accent lighting.

Phase 1 c: steel forms in the shape of the past coal bunkers suspended within the high building frame and softly lit by down lights.

Phase 1 d: additional possible pathways, alternate materials of concrete and pavers for pathways, bike rack and pavers/concrete in place of lawn to the south and west of the structure.

Potential future phases may offer additional amenities.

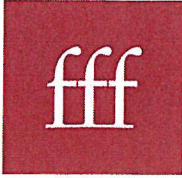
Having received overwhelming approval by the Parks, Arts and Culture Committee (PACC), Board of Finance and City Council, public outreach and engagement for this project has included presentations at Neighborhood Planning Assemblies, stakeholder, commission and committee meetings, and CEDO's website.

This memo is intended to provide a general description of the Moran FRAME project that supports the attached Zoning Permit Application and drawings that include the following:

- Site Plan with land owner, dimensions, and abutting streets; rights of way/ easements; setbacks; grading; existing and proposed lot coverage; existing structures and features;
- Landscape Plan
- Building Plan
- Colored Building Elevations
- Building mounted signage
- Wall Section
- Color-Rendered Perspective
- Building mounted light fixtures
- Photometric drawing
- Material Samples
- Photographs of the subject site and neighboring properties

CC:

Kirsten Merriman-Shapiro	, CEDO		
			File A1210.02



freeman | french | freeman

MEMORANDUM

Freeman French Freeman, Inc.
81 Maple Street, Burlington, VT 05401
802.864.6844 www.fffinc.com

Project Name: Moran FR

Project Number: A192

Date: 6/7

To: Department of Planning & Zoning
City Hall 149 Church St.
Burlington, VT. 05401

From: Alex Halpern, FFF

Subject: Moran FRAME - Adjacent Properties Reference Photographs



Burlington Electric to South

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DEPARTMENT OF
PLANNING & ZONING



Apartments – East

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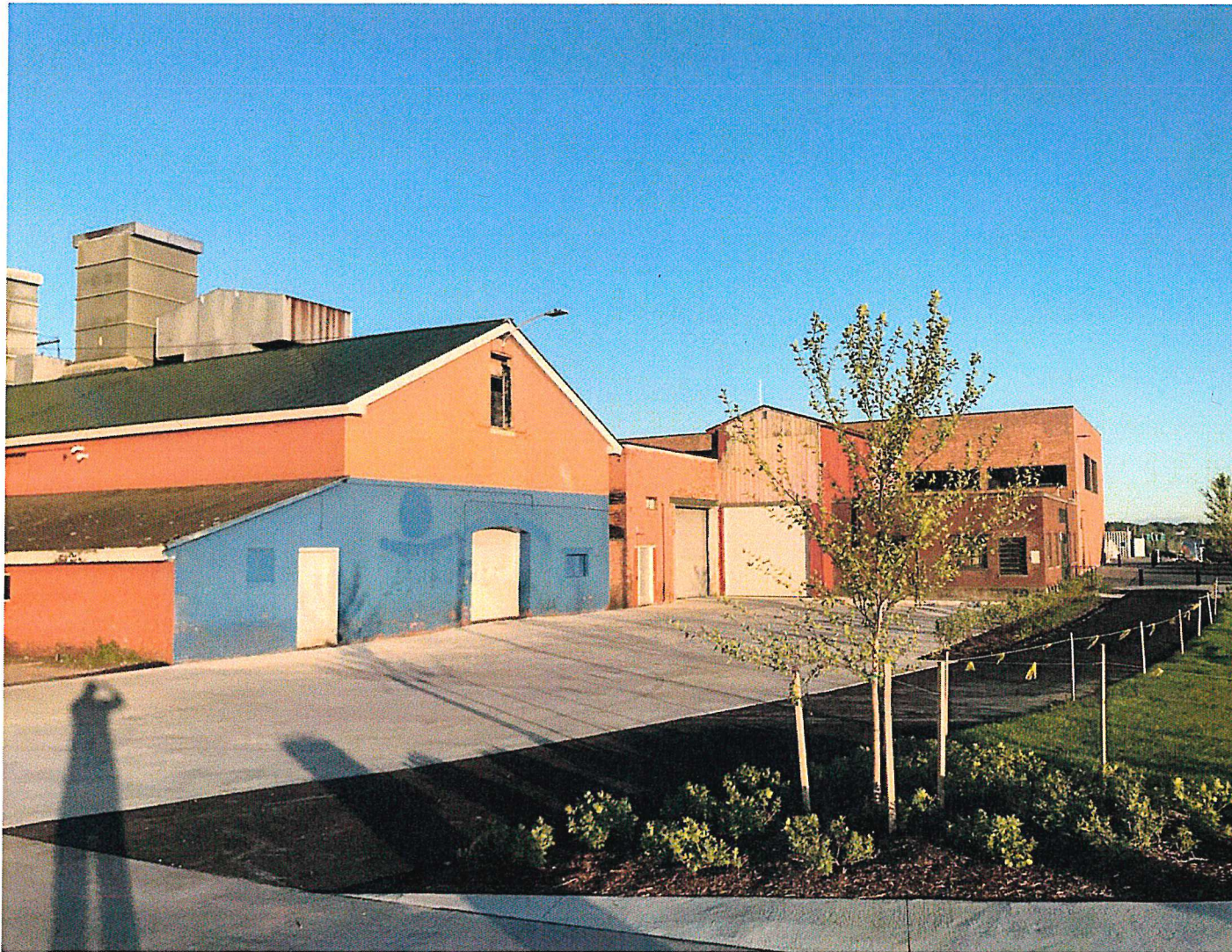
DEPARTMENT OF
PLANNING & ZONING



Sailing Center –North

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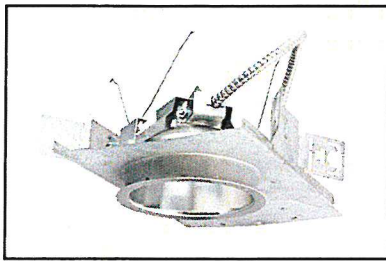
JUN 12 2019



Waterworks Park - Southwest

File: A1924.00	
KMS – City Burlington	

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6" LED Downlight LC6SL

1000/1400/1800 Lumens
120V-277V, 347V
0-10V Dimming

APPLICATIONS:

LiteFrame Commercial LC6SL is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35 C. Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE:

The LC6SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

LED DRIVER:

The LC6SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

DIMMING:

Comes standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming option is also available. See list of compatible dimmers on page (4). For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:

Light commercial bar hangers included (not with WWCP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90 increments to housing.

CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM, EMR and WW damp location). ENERGY STAR qualified.

WARRANTY:

5 year warranty. See www.prescolite.com for details.

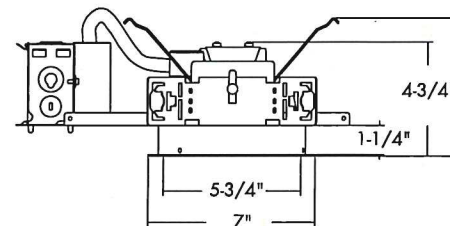
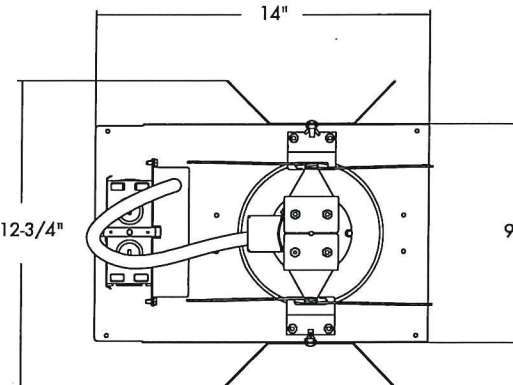
DA
FIR
PRC

TYPE A

LiteFrame



Ceiling Cutout
Maximum Ceiling Thickness
For conversion to millimeter
multiply inches by 25.4
Not to



LC6SL 10L & 14L

*See page 4 for LC6SL 18L line art
*See page 4 for LC6SL EM line art
*See page 4 for LC6SL CP line art
*See page 4 for LC6SL WWCP line art

Order housing, reflector, and accessories separately

CATALOG NUMBER:

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	TRIM APERTURE	OUTPUT	KELVIN	CRI	REF. FINISH/ COLOR OPTION	REFLECTOR OPTIONS	ACCESSORIES
☐ LC6SL Standard Lumen 0-10V Dimming to 10% 120V-277V	☐ Standard 0-10V ☐ DM1 0-10V 1% Dimming	☐ Standard 120V-277V ☐ 347^{3,7,10} 347V	☐ EM^{2,4,8} Integral Battery Pack ☐ EMR⁴ Remote Battery Pack ☐ CP^{3,6,8} Chicago Plenum ☐ WWCP^{3,9} Wall Wash Chicago Plenum Housing	☐ 6LCSL Standard Lumen Clear Alzak Reflector	☐ 10L 1000 Lumen ☐ 14L 1400 Lumen ☐ 18L 1800 Lumen	☐ 27K 2700 Kelvin ☐ 30K 3000 Kelvin ☐ 35K 3500 Kelvin ☐ 40K 4000 Kelvin ☐ 50K 5000 Kelvin	☐ 8 80+ CRI ☐ 9 90+ CRI	☐ Standard Semi-Diffuse Clear Alzak ☐ WH Painted Matte White Reflector and Flange	☐ WT Painted White Flange Only ☐ WF Wide Flange ☐ WW^{4,5,7} Wall Wash ☐ EM^{2,4,8} Integral Battery Pack ☐ CP^{3,6} Chicago Plenum	☐ B24 Set of two(2) 24" bar hangers for T-bar ceiling ☐ B6 Set of two (2) bar hanging ceiling joist up to 24" c ☐ SCA6D Sloped ceiling adapter note on page 4) ☐ LiteGear¹ Inverter, single phase ceiling lighting, 125VA-250VA ☐ LPS Series¹ LitePower micro-inverter, 55VA

¹ See Central Inverter compatibility note and web links on page 4.

² EM must be selected on both the housing and the trim.

³ Not compatible with EM or EMR

⁴ Damp location only

⁵ Compatible with EMR only

⁶ CP must be selected on both the housing and the trim

⁷ Not compatible with CP

⁸ Not available with WW option

⁹ WW must be selected on trim

¹⁰ Not compatible with WWCP



In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

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JUN 12 2019

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

TYPE A

DRIVER DATA	6LCSL10Lxxx	6LCSL14Lxxx	6LCSL18Lxxx
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.111 (120v) 0.048 (277v)	0.148 (120v) 0.064 (277v)	0.185 (120v) 0.080 (277v)
Input Power	13.4W	17.8W	22.2W
Constant Current Output	700mA	700mA	700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<25%	<20%	<20%
EMI Filtering	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A
Operating Temperature	-30 C to +35 C	-30 C to +28 C	-30 C to +25 C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected

When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

Lumen Multiplier Table

Photometrics for the LC6SL are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.09
4000 Kelvin	1.00
3500 Kelvin	1.00
3000 Kelvin	0.99
2700 Kelvin	0.96

LC6SL 6LCSL18L35K8

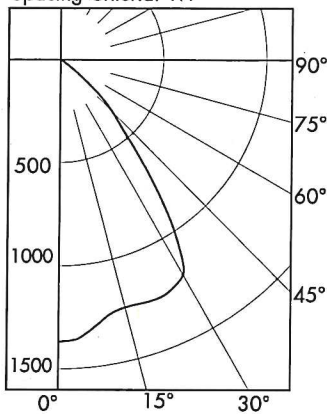
LED Light Engine: 3500K, 80+ CRI

System Wattage: 22.3W

Fixture Delivered Lumens: 1941

Fixture Efficacy: 87.0

Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG CANDELA

0	1368
5	1345
15	1243
25	1247
35	923
45	357
55	27
65	5
75	1
85	0
90	0

Test No. 16.03178

Tested at 25 C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1935	99.7
0-90	1941	100.0
90-180	0	0.0
0-180	1941	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	27667
55°	2580
65°	648
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance					% Effective Floor Cavity Reflectance					% Wall Reflectance				
	80%					20%					70%				
	70%					50%					30%				
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90
3	100	93	87	83	98	92	88	82	89	85	81	86	83	80	84
4	94	86	79	75	92	84	79	74	82	77	73	80	76	72	78
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52

LC6SL 6LCSL18L35K8

Test No. 16.03178

LC6SL 6LCSL14L35K8

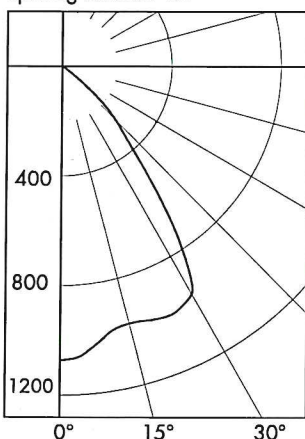
LED Light Engine: 3500K, 80+ CRI

System Wattage: 17.9W

Fixture Delivered Lumens: 1520

Fixture Efficacy: 84.9

Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG CANDELA

0	1072
5	1050
15	971
25	990
35	721
45	277
55	20
65	4
75	1
85	0
90	0

Test No. 16.03177

Tested at 25 C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1515	99.7
0-90	1520	100.0
90-180	0	0.0
0-180	1520	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	21467
55°	1911
65°	519
75°	212
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance					% Effective Floor Cavity Reflectance					% Wall Reflectance				
	80%					20%					70%				
	70%					50%					30%				
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90
3	100	93	87	83	98	92	88	82	89	85	81	86	83	80	84
4	94	86	80	75	92	84	79	74	82	77	73	80	76	72	78
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52

LC6SL 6LCSL14L35K8

Test No. 16.03177

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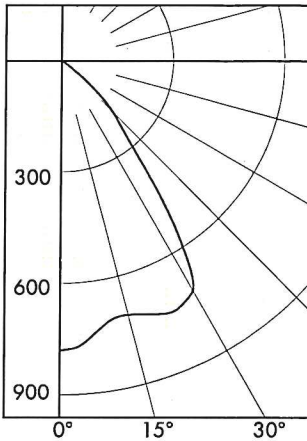
PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

TYPE A

LC6SL 6LCSL10L35K8

LED Light Engine: 3500K, 80+ CRI
System Wattage: 13.5W
Fixture Delivered Lumens: 1106
Fixture Efficacy: 81.9
Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	780
5	762
15	708
25	740
35	518
45	196
55	15
65	3
75	1
85	0
90	0

Test No. 16.03179

Tested at 25 C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1103	99.7
0-90	1106	100.0
90-180	0	0.0
0-180	1106	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	15190
55°	1433
65°	389
75°	212
85°	0

COEFFICIENTS OF UTILIZATION

Zonal Cavity Method

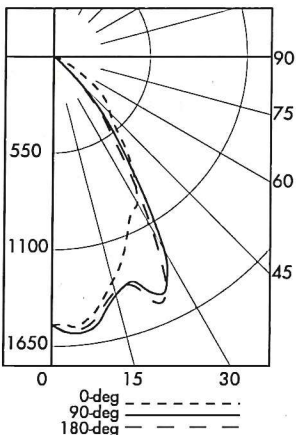
Room Cavity Ratio	% Effective Ceiling Cavity Reflectance					% Effective Floor Cavity Reflectance					% Wall Reflectance				
	80%	70%	50%	30%	10%	80%	70%	50%	30%	10%	70	50	30	10	50
	100	90	80	70	60	100	90	80	70	60	70	50	30	10	50
1	113	110	107	105	103	110	108	105	103	101	104	102	100	98	97
2	107	101	97	93	89	104	99	95	92	89	96	93	90	88	86
3	100	93	88	83	79	98	92	87	82	79	89	85	81	78	75
4	94	86	80	75	71	92	85	79	74	71	82	77	74	70	67
5	89	79	73	68	64	87	78	72	68	64	76	71	67	63	60
6	83	73	67	62	58	82	73	66	62	58	71	65	61	57	54
7	78	68	61	57	53	77	67	61	56	53	66	60	56	52	49
8	74	63	57	52	48	73	63	56	52	48	61	56	52	48	45
9	70	59	52	48	44	69	59	52	48	44	57	52	48	44	41
10	66	55	49	44	40	65	55	48	44	40	54	48	44	40	37

LC6SL 6LCSL10L35K8

Test No. 16.03179

LC6SL 6LCSL18L35K8 WW

LED Light Engine: 3500K, 80+ CRI
System Wattage: 22.2W
Fixture Delivered Lumens: 1938
Fixture Efficacy: 87.3



CANDELA DISTRIBUTION

DEG	0	90	180
0	1527	1527	1527
5	1545	1581	1565
15	1324	1404	1383
25	1030	1489	1517
35	792	780	670
45	454	219	189
55	273	8	8
65	64	2	2
75	9	1	1
85	0	0	0
90	0	0	0

Test No. 16.03309

Tested at 25 C Ambient in accordance to IESNA LM-79-2008

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	0 DEG	90 DEG	180 DEG
45°	38311	18480	15949
55°	28400	832	832
65°	9036	282	282
75°	2075	231	231
85°	0	0	0

MULTIPLE UNITS				
1'	2'	3'	4'	

2' DISTANCE FIXTURE MOUNTED OUT FROM WALLS
FOOTCANDLE DISTRIBUTION ON WALL SURFACE (DIRECT ONLY)

DISTANCE FROM CEILING IN FEET	1	15	11	6	2	1				15	5	15		15	1	15
	2	40	36	26	13	5				41	27	41		40	10	40
	3	36	35	28	18	11				41	36	41		36	22	36
	4	22	22	22	19	13				33	39	33		25	27	25
	5	14	14	14	14	13				27	30	27		20	25	20
	6	10	10	9	9	9				24	22	24		16	19	16
	7	7	7	6	6	6				19	18	19		14	14	14
	8	5	5	5	4	4				15	15	15		12	11	12
	9	4	4	3	3	3				12	13	12		10	9	10

LC6SL 6LCSL18L35K8 WW

Test No. 16.03309

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PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

TYPE A

Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DTV	http://bit.ly/11jSvZg
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	http://bit.ly/1BJn2R9

Central Inverters

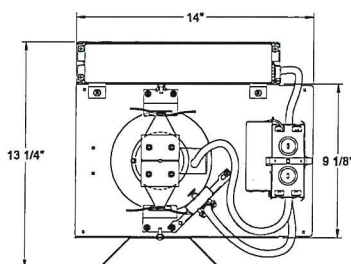
For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

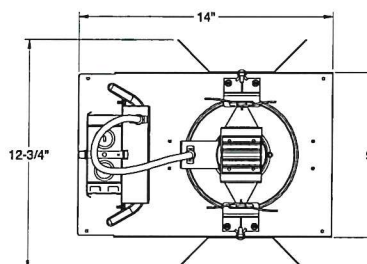
LPS Series: www.dual-lite.com/products/lps

SCA6D

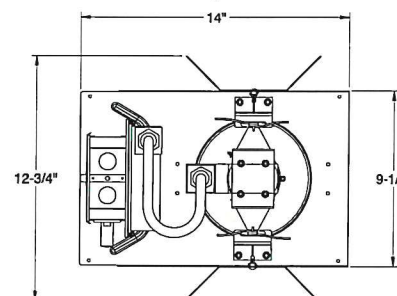
When ordering a sloped ceiling adapter, specify the degree of slope in 1 increments, maximum of 35 . For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.



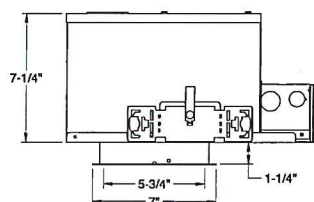
LC6SL EM



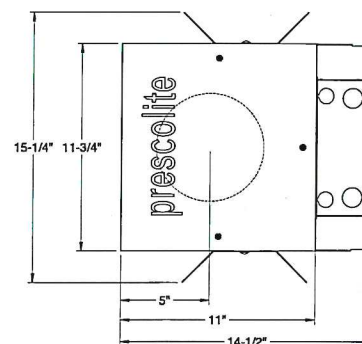
LC6SL 18L



LC6SL CP



LC6SL WWCP



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DL-FLEX-WETCC & DL-FLEX-WETCC-HO

LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type

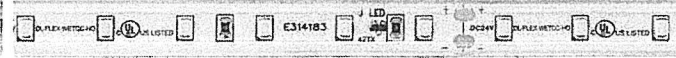
Project

Catalog No.

TYPE C



DL-FLEX-WETCC



DL-FLEX-WETCC-HO

DESCRIPTION

DL-FLEX-WETCC & DL-FLEX-WETCC-HO are flexible, outdoor LED tapes providing energy-efficient lighting for both indoor and outdoor applications. Constant current IC chips ensure consistent lumen output from the start of the run all the way to the end, and 3- Step MacAdam binning ensures color consistency. Both LED tapes are IP66 rated for outdoor applications with connectors having waterproof threaded cover to make the whole run weatherproof. Uniquely molded endcaps with strain relief increases durability. Not field-cuttable.

Dimmable with a variety of dimming options. 3M™ VHB adhesive tape backing. For additional support, mounting clips or aluminum outdoor channel options available. (2) DL-PS-OD-CLIP mounting clips included with every run, recommended for use at the start and end of then run. For best results, make bends on center between the LEDs with a bend angle no less than 45 degrees.

SPECIFICATIONS

Input Voltage	24V DC
Beam Angle	120°
Lamp Life	50,000 hours
CRI	80+
Dimensions (per section)	1/2"W x 1/4"H See Ordering Information for exact lengths.
LEDs (per ft)	18
LED Spacing	5/8"
Operating Temperature *	-22°F - 140°F
Max Run †	DL-FLEX-WETCC : 30 ft DL-FLEX-WETCC-HO : 20 ft
Cut Length †	~ 3-15/16"
Mounting	Double Sided 3M™ VHB tape (Optional: Clips or Channel)
Environment ‡	Dry, Damp, and Wet location IP66
Certifications	c US LISTED
Warranty	5 Years – see published warranty terms for detailed information.

* Exceeding the operating temperature values may damage the LEDs by reducing the lifespan, lumen output, and adversely impact color consistency. It is recommended adequate airflow and heatsinking be taken into consideration in the installation and application of this product. Improper thermal management may lead to premature product failure.

† Single runs cannot exceed max run values. Cut length indicates minimum increments.

‡ This product cannot be submersed in water.

LUMEN DATA

Part Number	Color Temp *	Watts (per ft)	Lumens (per ft)	Efficacy (lm/W)
DL-FLEX-WETCC	Warm White	1.3	108.6	83
	Neutral White	1.3	115.9	89
DL-FLEX-WETCC-HO	Warm White	3.25	266.5	82
	Neutral White	3.25	281.5	86.5

* Warm White: 2800-3200K, Neutral White: 3800-4200K

Contact factory for other color options.

APPLICATIONS

- Outdoor gardens
- Path and contour marking
- Outdoor display lighting
- Bathroom lighting
- Signage
- Accent and edge lighting
- Backlighting

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Rev
2/11/2017



DL-FLEX-WETCC & DL-FLEX-WETCC-HO

LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type

Project

Catalog No.

TYPE C

LENGTH CHART

Note: DL-FLEX-WETCC is cut-to-length and, therefore, considered custom and non-returnable.

Length Chart

Order Length (feet)	Actual Length (+/- 1/2")
1	11-13/16"
2	1' 11-5/8"
3	2' 11-7/16"
4	3' 11-1/4"
5	4' 11-1/16"
6	5' 10-7/8"
7	6' 10-11/16"
8	7' 10-1/2"
9	8' 10-5/16"
10	9' 10-1/8"

Order Length (feet)	Actual Length (+/- 1/2")
11	10' 9-15/16"
12	11' 9-3/4"
13	12' 9-9/16"
14	13' 9-3/8"
15	14' 9-3/16"
16	15' 9"
17	16' 8-13/16"
18	17' 8-5/8"
19	18' 8-7/16"
20	19' 8-1/4"

Order Length (feet)	Actual Length (+/- 1/2")
21	20' 11-15/16"
22	21' 11-3/4"
23	22' 11-9/16"
24	23' 11-3/8"
25	24' 11-3/16"
26	25' 11"
27	26' 10-13/16"
28	27' 10-5/8"
29	28' 10-7/16"
30	29' 6-5/16"

Notes :

1. Add up to 1 to 1-1/4 inches to the specified length for the input and output connection options.
2. Specified lengths in white color temperatures can be cut down by increments of 3-15/16 inches.
Example: Desired length 20' 6". Order 21'. 21' = 20' 11-15/16".
20' 11-15/16" - 3-15/16" = 20' 8"
or
20' 11-15/16" - 7-1/16" = 20' 4-7/8"

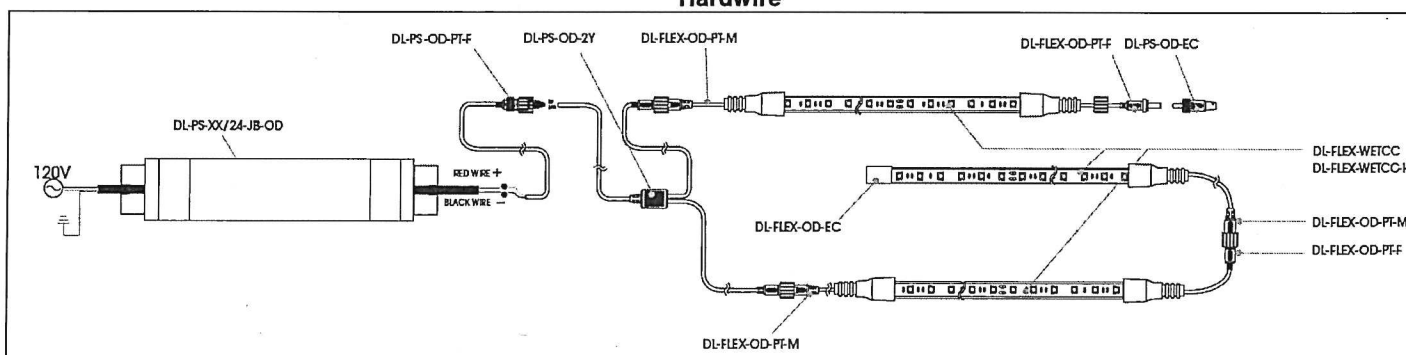
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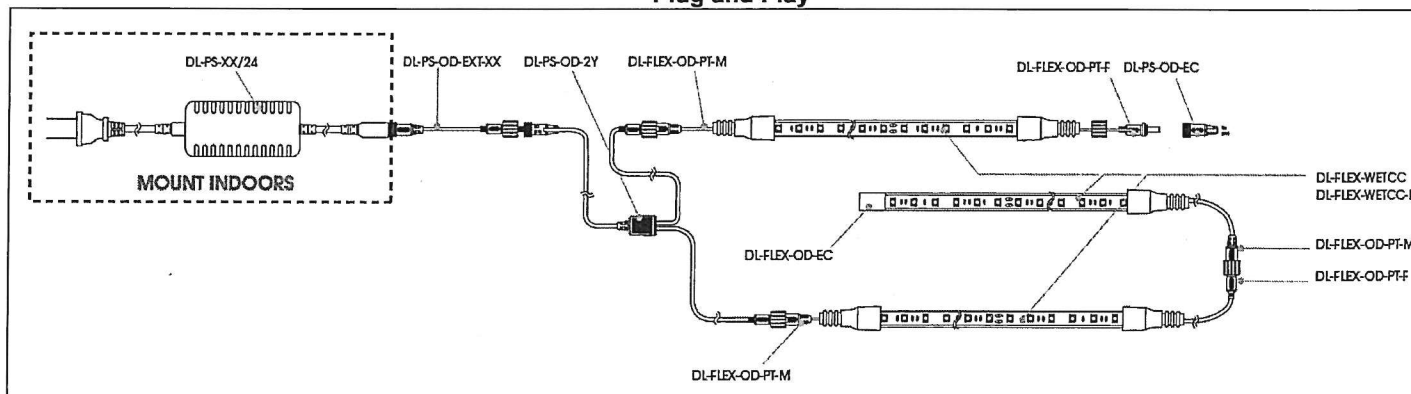
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WIRING DIAGRAMS – For reference purposes only. Not for installation. Not to scale.

Hardwire



Plug and Play



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2/11/20



DL-FLEX-WETCC & DL-FLEX-WETCC-HO

LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type

Project

Catalog No.

TYPE C

POWER SUPPLY— See Specification Sheets for more information.

If the Max Load of a power supply exceeds the fixture's Max Run, then you may install multiple runs per given power supply.

Wattage = Max power capacity of power supply. May need to be de-rated if operating at max temperature.

Max Load = Fixture quantity a power supply can power.

Max Run = Maximum length of a single run.

Hard-Wire Dimmable Power Supplies* Dry and Wet Location (IP67) UL Listed (with Junction Box)		DL-FLEX-WETCC	DL-FLEX-WETCC-HO
		Max Run : 30 ft 1.3 W/ft	Max Run : 20 ft 3.25 W/ft
Model Number	Wattage	Max Load (ft) 8W min. load	Max Load (ft) 8W min. load
DL-PS-40/24-JB-DIM*	40	7-27	3-11
DL-PS-60/24-JB-DIM*	60	7-41	3-16
DL-PS-100/24-JB-DIM*	100	7-69	3-27

Hard-Wire Dimmable Power Supplies* Dry and Wet Location (IP67) UL Recognized		DL-FLEX-WETCC	DL-FLEX-WETCC-HO
		Max Run : 30 ft 1.3 W/ft	Max Run : 20 ft 3.25 W/ft
Model Number	Wattage	Max Load (ft) 8W min. load	Max Load (ft) 8W min. load
DL-PS-40/24-HW-DIM**	40	7-27	3-11
DL-PS-60/24-HW-DIM**	60	7-41	3-16
DL-PS-100/24-HW-DIM**	100	7-69	3-27

Hard-Wire Power Supplies Wet, Damp, or Dry Location UL Listed (with Junction Box)		DL-FLEX-WETCC	DL-FLEX-WETCC-HO
		Max Run : 30 ft 1.3 W/ft	Max Run : 20 ft 3.25 W/ft
Model Number	Wattage	Max Load (ft)	Max Load (ft)
DL-PS-80/24-JB-OD	80	55	22
DL-PS-96/24-JB-OD	96	66	26

Plug & Play Power Supplies Dry Location UL Listed		DL-FLEX-WETCC	DL-FLEX-WETCC-HO
		Max Run : 30 ft 1.3 W/ft	Max Run : 20 ft 3.25 W/ft
Model Number	Wattage	Max Load (ft)	Max Load (ft)
DL-PS-WP24/24	24	16	6
DL-PS-24/24	24	16	6
DL-PS-48/24	48	33	13
DL-PS-60/24	60	41	16
DL-PS-100/24	90	62	24
DL-PS-100/24-CL2 *	96	66	26

Hard-Wire Power Supplies Dry Location UL Listed (with Junction Box)		DL-FLEX-WETCC	DL-FLEX-WETCC-HO
		Max Run : 30 ft 1.3 W/ft	Max Run : 20 ft 3.25 W/ft
Model Number	Wattage	Max Load (ft)	Max Load (ft)
DL-PS-20/24-JBA	20	13	5
DL-PS-60/24-JBA	60	41	16
DL-PS-96/24-JBA	96	66	26

* UL listed Class 2 power supply.

** UL Recognized Class 2 power supply.

▲ Dimmable with TRIAC dimmer, requires a minimum 8W of load

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DL-FLEX-WETCC & DL-FLEX-WETCC-HO

LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type

Project

Catalog No.

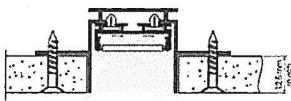
TYPE C

CHANNEL FEATURE MATRIX

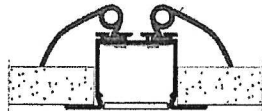
	ROUGH-IN				BASIC
	CH-RI-11	CH-RI-12	CH-RI-13	CH-RI-14	DL-FLEX-OD-CH6
DL-FLEX-UP	•	•	•	•	•
DL-FLEX-HO	•	•	•	•	•
DL-FLEX-UP-ULTRA	•	•	•	•	•
DL-FLEX-HD	•	•	•	•	•
DL-FLEX-UP-RGB	•	•	•	•	•
DL-FLEX-UP-CTA	•	•	•	•	•
DL-FLEX-WETCC	•	•	•	•	•
Surface Mounting			C	C/E	D
45° Mounting					
Recessed – For Miter Grooves					
Rough-in – For Walls & Ceilings	A/B	A	A	A	
Adjustable Mounting					
Outdoor Mounting					•
Flangeless			•	•	•
Flanged	•	•			
Lens Included					
Lensless					•
Lens – UV and Fire Rated up to 240F option	•	•	•		
Small Profile Depth – Diffused Light					•
Medium Profile Depth – More Diffused Light					
Large Profile Depth – Best Diffused Light	•	•	•	•	
Aluminum – Anodized	•	•	•	•	•
MDF (easy paintable)					
6 Ft. Length					•
6-1/2 Ft. Length (2 meters)	•	•	•	•	

SUGGESTED MOUNTING TECHNIQUES

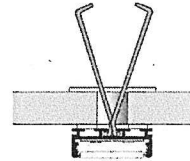
A Drywall Recessed Rough-In Mounting with Channel Housing



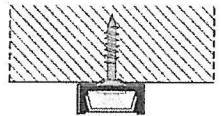
B Drywall Recessed Rough-In Mounting with Spring Clip



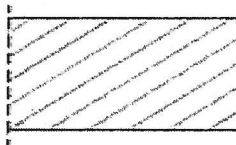
C Surface Mounting onto Drywall or Drop Ceilings



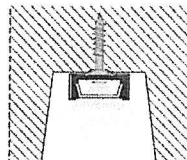
D Surface Mounting with Bracket



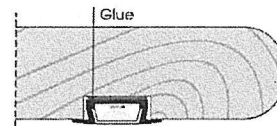
E Surface mounting by Sliding onto Flat Head Screws



F Recessed Mounting into Mitered Groove with Bracket



G Recessed Mounting into a Mitered Groove using a flanged Channel



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Rev
2/11/20

LNC SERIES

Cat.#

Job

TYPE G



HUBBELL
Outdoor Light

Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical

LED:

Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread.

- 0-10V dimming 120-277V only.
- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:

Full cut-off distribution; Ambient diffuser included, use for applications near entrances or locations where reduced brightness is desired.

Installation:

Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:

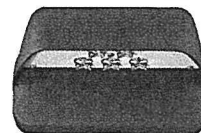
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at: <http://www.designlights.org/>

- IES Progress Award Winner - 2012

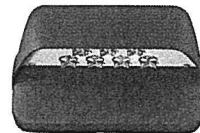
Warranty:

Five year limited warranty. For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

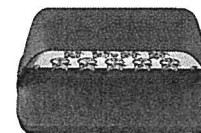
PRODUCT IMAGE(S)



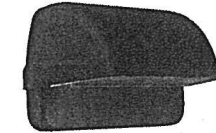
LNC-5L



LNC-7L

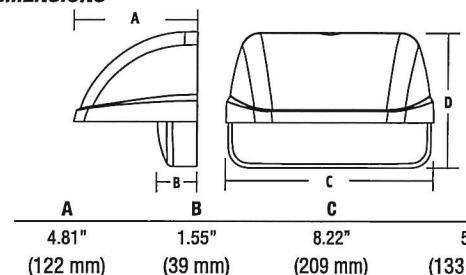


LNC-9L



With diffuser

DIMENSIONS



SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-5K-3-1-PCU

LNC - [] - [] - [] - [] - []						
SERIES	NUMBER OF LEDS	VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC LNC zero uplight	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs	U 120V-277V 1 120V 2 208V 3 240V 4 277V	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal	2 Type II 3 Type III 4 Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PCU Universal Button Photocell
AM ¹ Amber (590 nm) available for "Turtle Friendly"/observatory applications, 350 mA (consult factory)						

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¹ Amber LEDs only available on 7LU and 9LU configurations, 350 mA only



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

LAREDO LNC-SPEC

Specification Sheet

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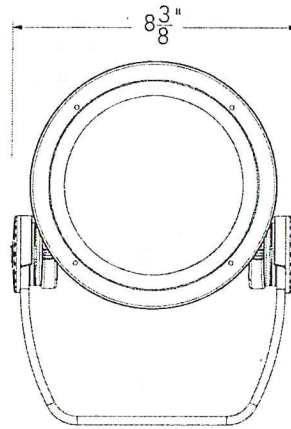
lumenbeam
Me
COLOR CHANG

Project Name _____

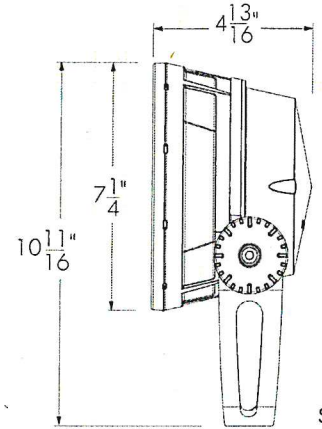
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Qty _____

Type _____ Catalog / Part Number _____



Front view



Side

Photometric Summary

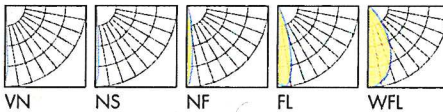
Based on RGBW color mix, full output

	Delivered output (lm)	Intensity (peak cd)
VN	1,024	43,534
NS	947*	34,718*
NF	905*	6,636*
FL	871*	2,442*
WFL	836*	800*

Photometric performance is measured in compliance with IESNA LM-79-08.

*Estimated. Consult website for the latest IES and IDT files.

Optics



Control

DMXrdm

Rating



Description

The Lumenbeam Medium Color Changing is a high-performance 28W luminaire for applying dynamic color to facades, columns, trees and other landscape features. It provides great flexibility offering a choice of optics for flood or accent lighting; RGB, RGBW or RGBA color mixing; various mounting options, accessories, spread lenses and controls.

Features

Color and Color Temperature	Additive RGB, Additive RGB + white 4000K, Additive RGB + amber
Optics (nominal distribution)	6°, 10°, 20°, 40°, 60°
Optical Option	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
Options	Short Yoke, 3G ANSI C136.31 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environment
Power Consumption	28 W
Warranty	5-year limited warranty
Performance	
Delivered Output	887 lm (RGB full white, VN optic), 1,024 lm (RGBW full output, VN optic), 855 lm (RGBA full output, VN optic)
Delivered Intensity	36,162 cd at nadir (RGB full output, VN optic), 43,534 cd at nadir (RGBW full output, VN optic), 33,350 cd at nadir (RGBA full output, VN optic)
Color Consistency	2 SDCM
Lumen Maintenance	L70 120,000 hrs (Ta 25 °C)

Specification Sheet

Physical

Housing Material	Low copper content high pressure die-cast aluminum
Yoke Material	Heavy aluminum (standard yoke included)
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	6.7 lbs
EPA	Front = 0.46 sq ft, Side = 0.37 sq ft

Electrical and control

Voltage	100 to 277 volts
Fixture Cable	Power and data in 1 cable, 3 ft cord standard (#16-5), other lengths available
Inrush Current (peak)	21A @230VAC (RGB), 75A @230VAC (RGBW, RGBA)
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit, 3 channels (RGB) or 4 channels (RGBA)
Control	DMX/RDM enabled, Lumentalk system is enabled with LDB accessory - see typical wiring diagrams for details

Environmental

Operating Temperature	-13 °F to 122 °F
IP Rating	IP66
IK Rating	IK09

Accessories (order separately)

Control Boxes	Power and control box - daisy chain configuration, Power and control box - star configuration, Lumentalk Data Bridge
Control Systems	Lumentouch 2.0™, Lumencue, Lumentone
Diagnostic and Addressing Tools	LumenID, LumentalkID

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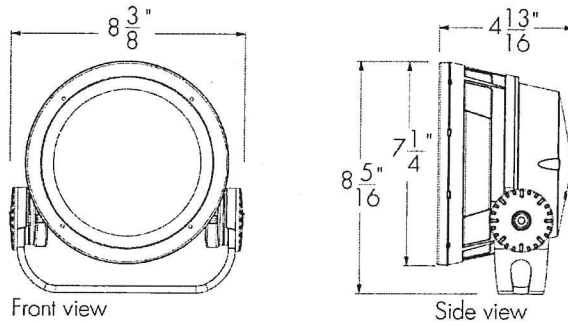
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Specification Sheet

lumenpulse
M
COLOR CHART

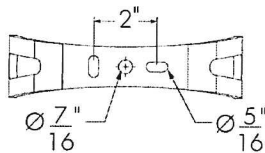
Mounting options

SY - Short yoke

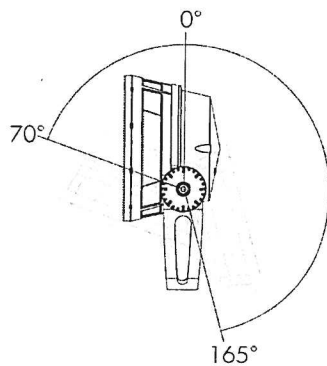


Mounting details

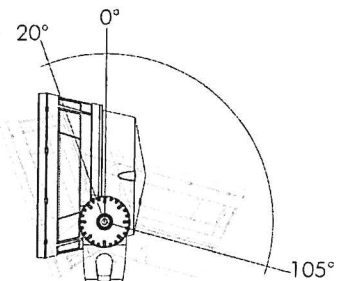
Mounting hole pattern - standard and short yoke



Adjustable pivot limits



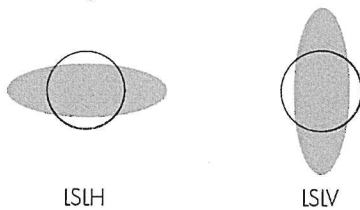
Standard yoke



Short yoke

Optical options

LSLH - Linear spread lens horizontal distribution
LSLV - Linear spread lens vertical distribution



	Beam angle with LSLH/LSLV
VN	8° x 60°
NS	9° x 60°
NF	18° x 65°
FL	32° x 72°

Factory installed, not adjustable on site. Not available for WFL optic.
See 'Optical Accessories' section for field adjustable spread lens (LSLA).

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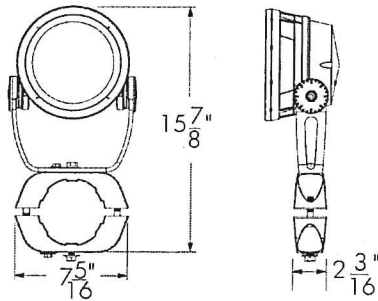
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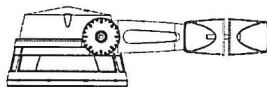
Specification Sheet

Mounting accessories (order separately)

Round pole mounting accessory



PM4 model shown.
Consult factory for square pole section.



PM4-1, PM4.5-1, PM5-1 - Round pole mounting accessory - single fixture

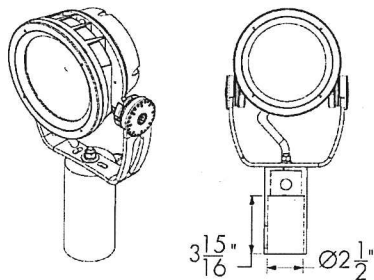


PM4-2, PM4.5-2, PM5-2 - Round pole mounting accessory - twin fixtures
*One bracket assembly is supplied per 2 fixtures unless otherwise specified.

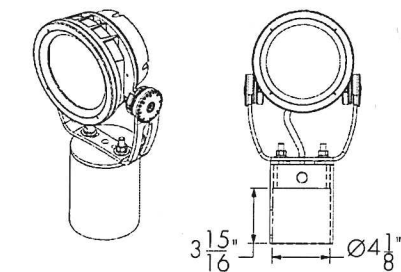
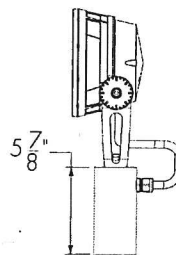
	PM4	PM4.5	PM5
For pole Ø	4" ± 1/16"	4.5" ± 1/16"	5" ± 1/16"

Consult factory for other pole diameters.

Tenon adapter

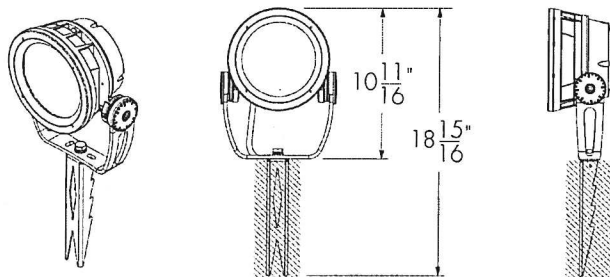


TN2 - Tenon adapter to fit on 2 3/8 in O.D. tenon



TN4 - Tenon adapter to fit on 4 in O.D. tenon

SK - Stake mounting



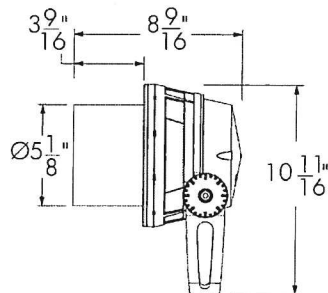
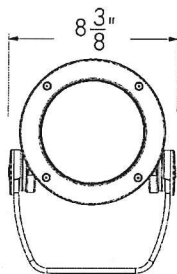
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Specification Sheet

Optical accessories (order separately)

Installed optical accessories will affect the maximum pivot limits for each mounting option, consult factory for details.

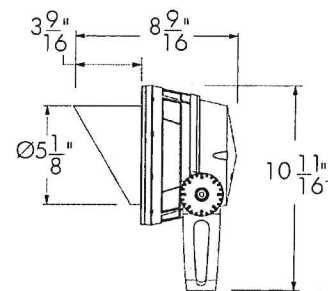
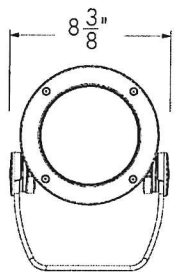
SN - Snoot



LBMSN-FINISH-BK

Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

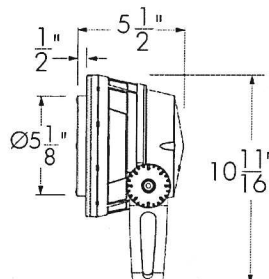
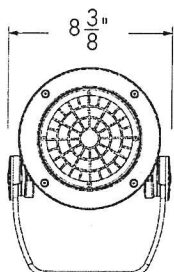
VS - Visor



LBMVS-FINISH-BK

Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

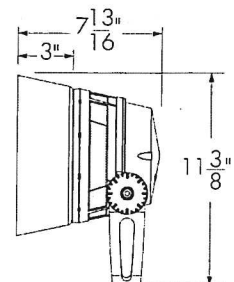
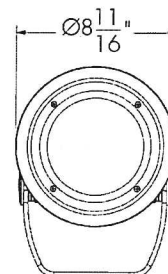
WG - Wire guard



LBMWG-FINISH

Please specify desired exterior FINISH from list of available finishes.

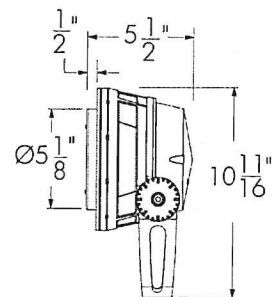
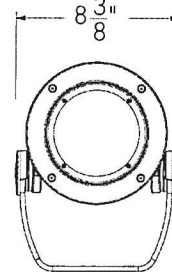
SNW - Snoot wide



LBMSNW-FINISH-BK

Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

LSLA - Linear spread lens adjustable



LBMLSLA-FINISH

Please specify desired exterior FINISH from list of available finishes.

Accessory combinations

	+	Snoot	Snoot wide	Visor
Linear spread lens adjustable		YES	NO*	YES
Wire guard		YES	NO	YES

Accessory combinations must be ordered together on a single line.

Ex: A snoot + wire guard combination order code is LBMSNWG-BK-BK.

*Consult factory for a linear spread lens adjustable + snoot wide combination.

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Specification Sheet

Available exterior finishes for optical accessories

BK - Black Sandtex®

BRZ - Bronze Sandtex®

SI - Silver Sandtex®

WH - Smooth white

BKTX - Textured black

BRZTX - Textured bronze, non-metallic

GRATX - Textured medium gray

GRNTX - Textured green

WHTX - Textured white

CC - Custom color and finish (please specify RAL color)*

*Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other textures and glosses, or to match alternate color charts. Final color matching results may vary.

Specification Sheet

lumenbeam™
Me
COLOR CHAN

How to order

1	2	3	4	5	6	7	8
LBM							
9	10						

1 . Housing

LBM Lumenbeam™ Medium

2 . Voltage

100 100 volts
120 120 volts
208 208 volts
220 220 volts
240 240 volts
277 277 volts

3 . Color and Color Temperature ⁽¹⁾

RGB Additive RGB
RGBW Additive RGB + white 4000K
RGBA Additive RGB + amber

4 . Optics

VN Very Narrow 6°
NS Narrow Spot 10°
NF Narrow Flood 20°
FL Flood 40°
WFL Wide Flood 60°

5 . Optical Option

LSLH Linear spread lens horizontal distribution ⁽²⁾
LSLV Linear spread lens vertical distribution ⁽²⁾

6 . Finish

BK Black Sandtex®
BRZ Bronze Sandtex®
SI Silver Sandtex®
WH Smooth white
BKTX Textured black
BRZTX Textured bronze non-metallic
GRATX Textured medium gray
GRNTX Textured green
WHTX Textured white
CC Custom color and finish (please specify RAL color) ⁽³⁾

7 . Control ⁽⁴⁾ ⁽⁵⁾

DMX/RDM DMX/RDM enabled

8 . Options

SY Short Yoke
3GV 3G ANSI C136.31 Vibration Rating for bridge applications
CRC Corrosion-resistant coating for hostile environments ⁽⁶⁾

9 . Certification

UL UL compliant
CE CE compliant

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Specification Sheet

10 . Cable Length ⁽⁷⁾

3FT	3 ft ⁽⁷⁾ ⁽⁸⁾
10FT	10 ft
20FT	20 ft
30FT	30 ft
50FT	50 ft
70FT	70 ft
100FT	100 ft

Notes:

- ⁽¹⁾ Consult factory for color mix with Royal Blue, 3000K or other white color temperature LEDs.
- ⁽²⁾ Factory installed, not available for 60° optic. Field adjustable spread lens optical accessory available order separately.
- ⁽³⁾ Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
- ⁽⁴⁾ Lumentalk system is enabled with LDB-DMX accessory, DMX/RDM must be specified in the order. See the typical wiring diagrams in the specification sheet for details.
- ⁽⁵⁾ A Lumentranslator and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.
- ⁽⁶⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.
- ⁽⁷⁾ 3 ft cable length is standard unless otherwise specified.
- ⁽⁸⁾ Maximum of 3 ft cable length for daisy chain DMX applications with CBX-DS.

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ROOM BEEL CTANCES: 80 / 50 / 20 (Ceiling/ Wall/ Floor)
VALUES ARE FC, SCALE: 1 IN=4.0 FT, VERT GRID (E), VERT CALCO

Computed in accordance with IES recommendations
ROOM RENTZ VALUES: 80 / 50 / 20 (Ceiling/Walls/Floor)

Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	43.03	3.00	N/A	N/A

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
C	40	DL-FLEX-	JESCO LIGHTING, DL-FLEX-UP-30, 1/4"L. X 12"W. X 1/8"H. LED FL, SHOULD NOT BE FACTORED FOR DIFF LAMPS: (1) NA, 116 LUMENS, BLST: JESCO ACADAPTOR, LLF = 0.90 @27.00

[illegible]

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LitePro 2.030 Point-By-Point Results

6/12/2019

PROJECT: Moran Bathrooms/19089 GROUP: Level 1 AREA: Bathroom GRID: Ground

PREPARED BY:

VALUES ARE FC, SCALE: 1 IN= 2.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

ROOM REFLECTANCES: 80 / 50 / 20 (Ceiling/Walls/Floor)

Computed in accordance with IES recommendations

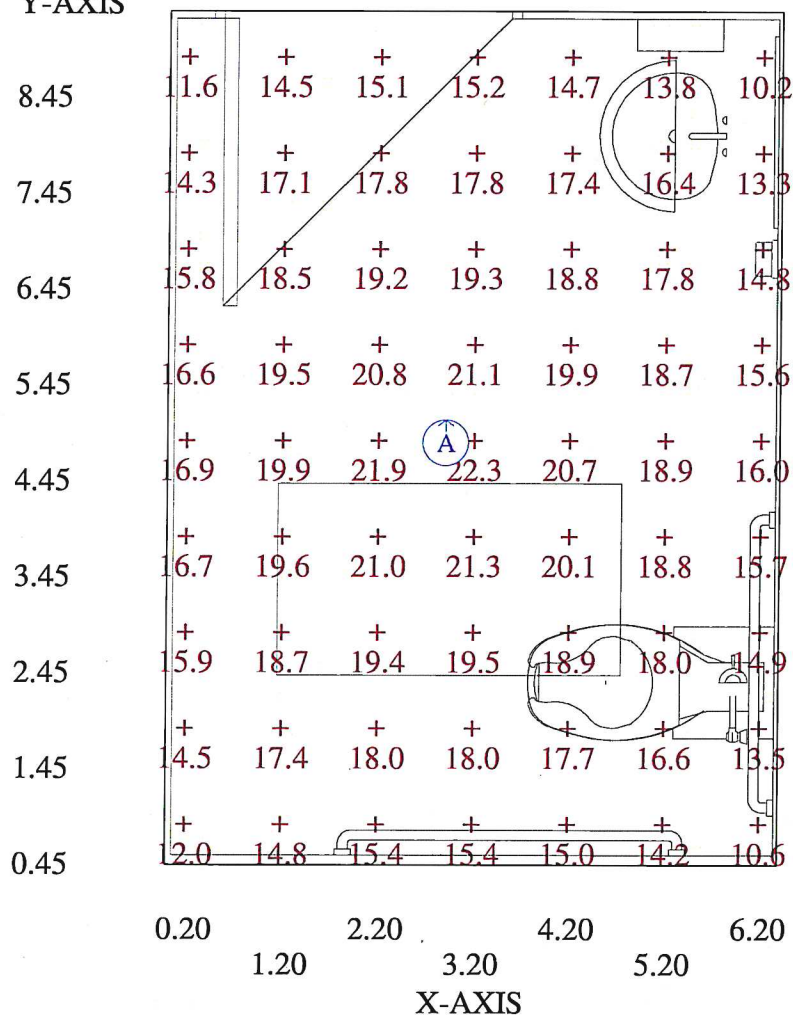
Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	10.24	22.30	17.05	1.66	2.18

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
A	1	LC6SL_6L	PRESCOLITE, LC6SL 6LCSL18L35K8, 6" LED Downlight, 3500K, 3 SDC, LAMPS: (1) NFSL757GT-V1, 1904 LUMENS, BLST: LED25W-36-C0700, LLF = 0.90 @8.00

Y-AXIS



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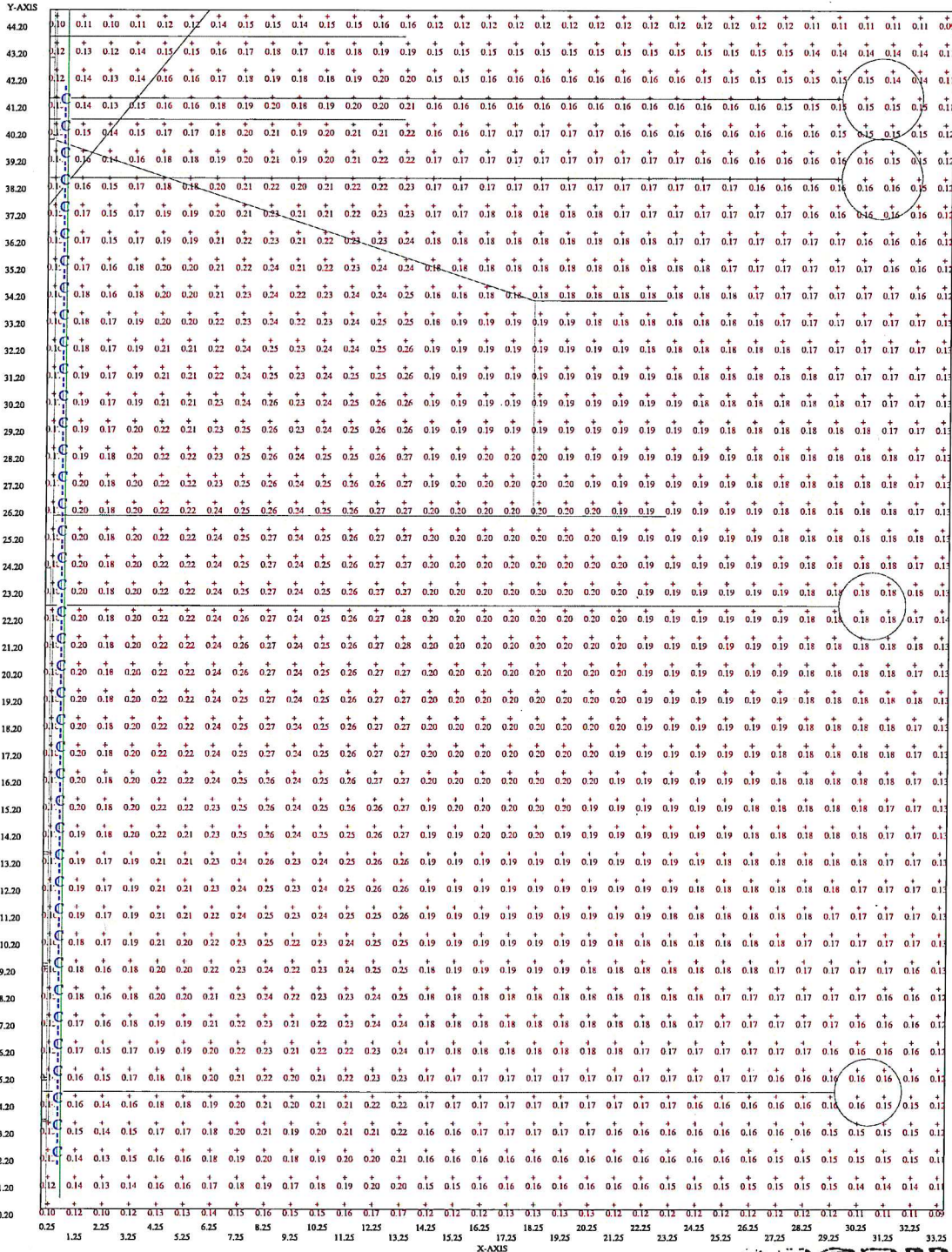
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Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.09	0.28	0.19	2.15	3.17

TYPE	QTY	TEST#	DESCRIPTION
C	40	DL-FLEX-	JESCO LIGHTING, DL-FLEX-UP-30, 1/4"L. X 12"W. X 1/8"H. LED FL, SHOULD NOT BE FACTORED FOR DIF LAMPS: (1) N/A, 116 LUMENS, BLST: JESCO ACADAPTOR, LLF = 0.90 @27.00



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PROJECT: Moran Bathrooms/19089 GROUP: Level 1 AREA: Inside Building GRID: Ground
 PREPARED BY:
 VALUES ARE FC, SCALE: 1 IN=5.0FT, HORZ GRID (U), HORZ CALC, Z=0.0

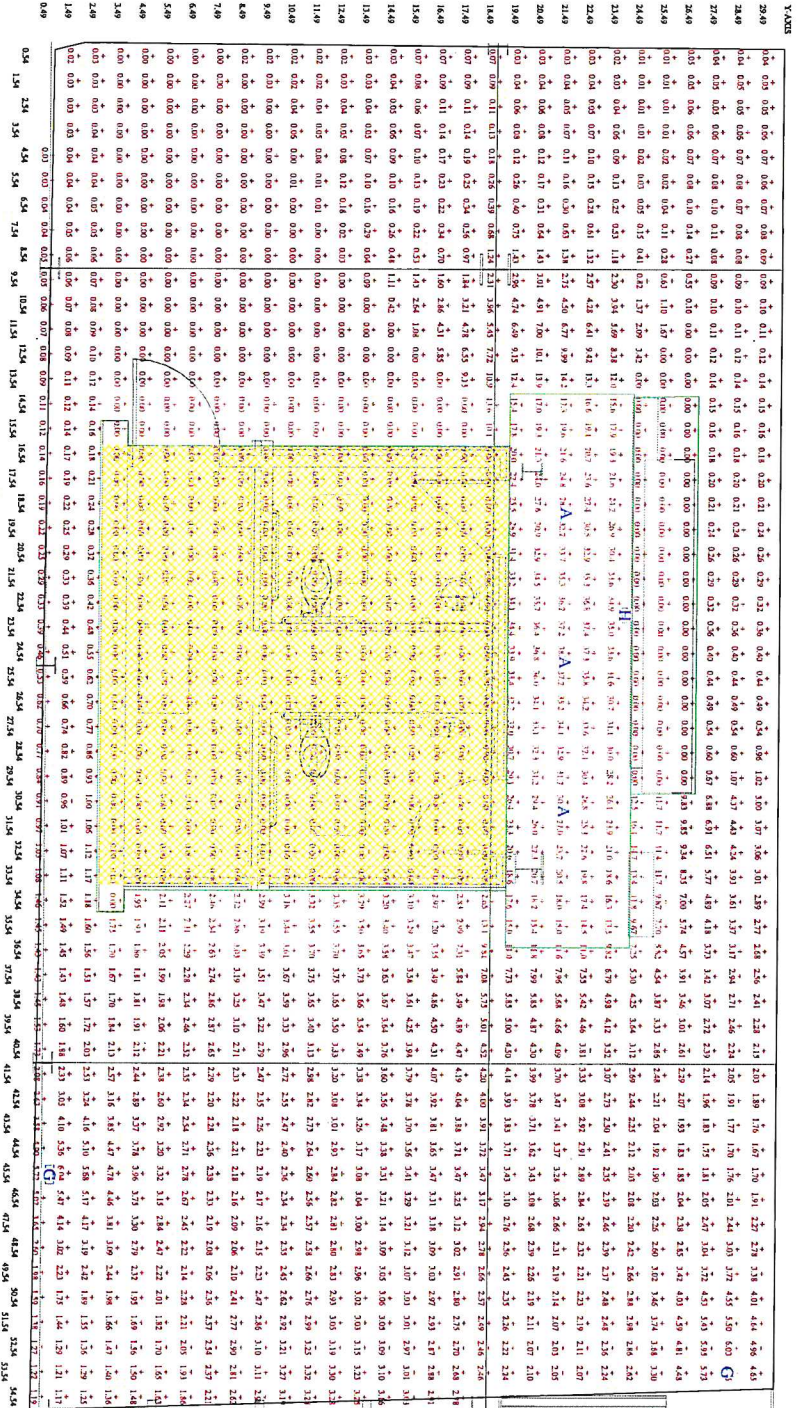
Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVERMIN	MAXMIN
(+)	0.00	38.09	3.35	N/A	N/A

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
A	3	LC6SL_6L	PRESCOLITE, LC6SL 6LCSL18L35K8, 6" LED Downlight, 3500K, 3 SDG, LAMPS: (1) NFSU/75GT-V1, 1904 LUMENS, BLST: LED25W-36-C0700, LLF = 0.90 @ 8.90
G	2	LN2-12L	HUBBELL OUTDOOR, LN2-12L-4K-070-4, Liepak LN2, LAMPS: (1), 2785 LUMENS, BLST: LLF = 0.90 @ 12.00
H	1	CY2-35-3	ARCHITECTURAL A, CY2-35-3K7-1-4-R, CY2, DATA SHOWN IS ABSOLUTE. LAMPS: (1), 3129 LUMENS, BLST: LLF = 0.90 @ 7.00



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LitePro 2.030 Point-By-Point Results

6/12/2019

PROJECT: Moran Bathrooms/19089 GROUP: Level 1 AREA: Mech 103 GRID: Ground

PREPARED BY:

VALUES ARE FC, SCALE: 1 IN= 3.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

ROOM REFLECTANCES: 80 / 50 / 20

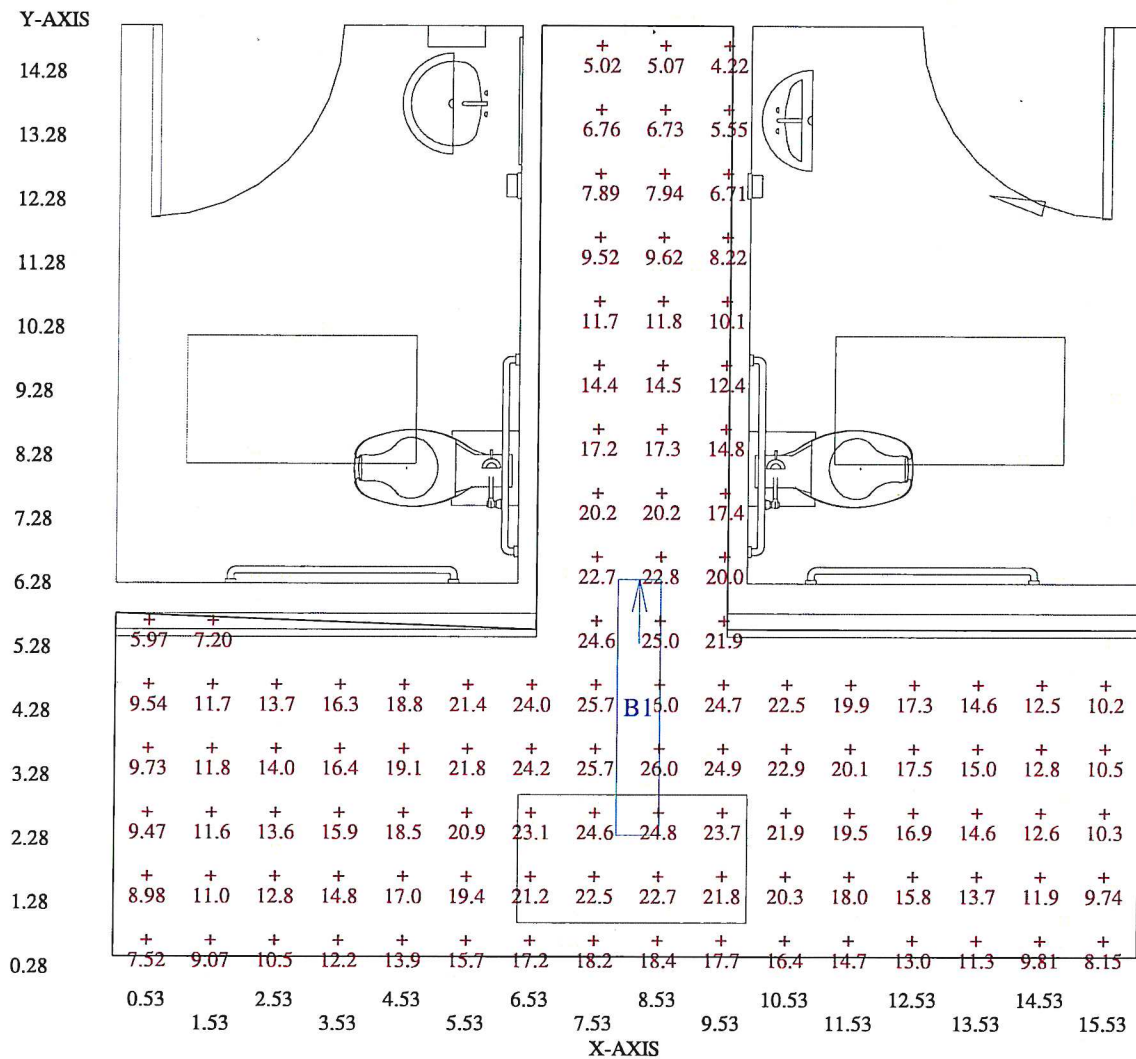
Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	4.22	26.01	15.66	3.71	6.16

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
B1	1	RLW4-40M	COLUMBIA LIGHTI, RLW4-40ML-FAW-EDU, Revalume Linear Surface, Wraps, 8.5" x 48" with frosted acryli LAMPS: (1) Led, 4931 LUMENS, BLST: XI040C110V054BS, LLF = 0.90 @8.40



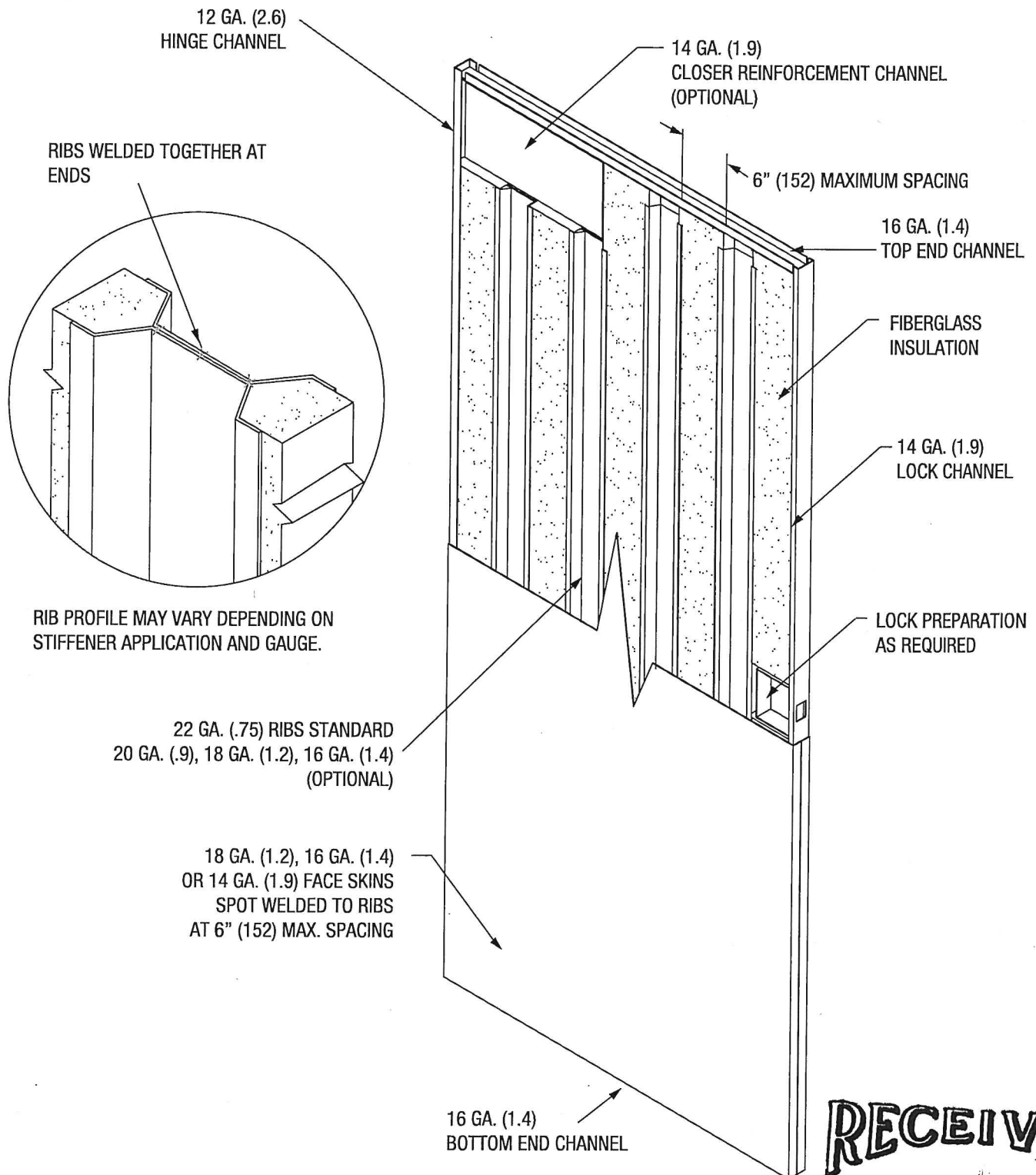
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747 Door Construction**Door Technical Data**

September, 2014

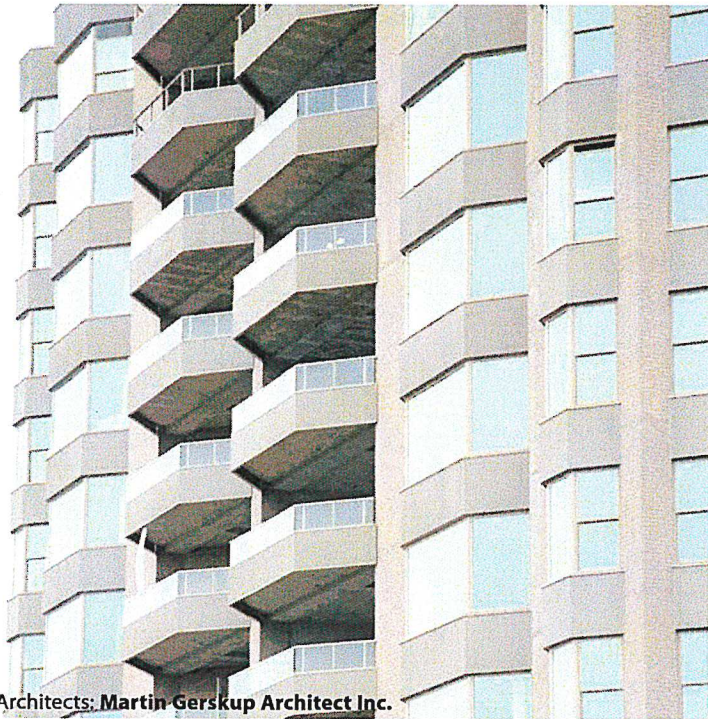
CURRIES**ASSA ABLOY**

A STEEL STIFFENED DOOR DESIGN IS AVAILABLE WITH A
450° TEMPERATURE RISE FIRE RATING ON PAGE 169.

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Architects: **Martin Gerskup Architect Inc.**

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Pultruded fiberglass, combining natural features of excellent strength, low conductivity, environmentally friendly, durability, NON-corroding, provides superior solutions for professionals/owners ranging from property managers to architects.

Consider the many advantages:

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- *Excellent energy efficiency with NO need for a thermal break.*
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Commercial Applications WHERE EFFICIENCY IS CRITICAL

From office towers to apartment complexes

An experienced, dedicated team of engineers and designers have created window and door systems which are uniquely suited to broad architecture/design applications and are guaranteed to exceed your expectations.

Whether you are designing "assisted living facilities", replacing windows in hotels or buildings, consider the exceptional advantages of pultruded fiberglass window and door systems. Included performance tables provide basic performance levels.

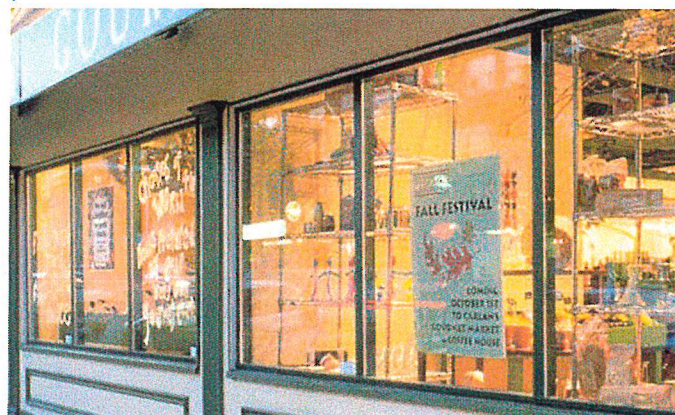
Additional information is readily available at **www.InlineFiberglass.com**.



Architects: **Teeple Architects**

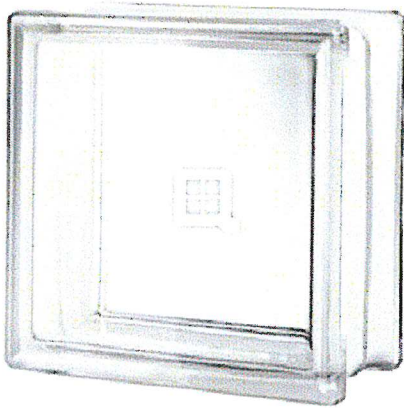
400 SERIES

- 4" frame available in full range of configurations including T-mullion or strip style assembly.
- **STRONG**, Low conductive material creates superior thermal characteristics, further enhanced when combined with high performance glazing options.
- **FULL** range of finish choices including 5 standard colors as well as custom colors suitable for split finish (interior or exterior) combinations.





How Plan



Clarity Pattern Energy Glass Block

\$26.23

Quantity

1

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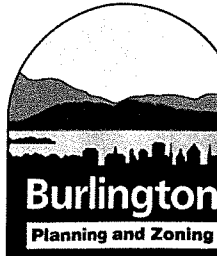


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Burlington Development Review Board

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*Brad Rabinowitz
AJ LaRosa
Brooks McArthur
Kienan Christianson
Springer Harris
Geoff Hand
Zoraya Hightower
Jim Drummond, (Alternate)
Ravi Venkataraman, (Alternate)*



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday July 16th, 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: B. Rabinowitz, A. LaRosa, B. McArthur, Z. Hightower, K. Christianson
Board Members Absent: S. Harris, G. Hand, J. Drummond(alt.), R. Venkataraman(alt.)
Staff Present: Mary O'Neil and Scott Gustin

I. Agenda

Mary O'Neil noted request to continue 110 Riverside Ave to a future meeting.

II. Communications

None.

III. Minutes

B. Rabinowitz, let him know of any comments prior to approval.

IV. Public Hearing

- 1. 19-0980CA/MA; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group**
Reapplication for 57-unit apartment building with underground parking. (Project Manager: Mary O'Neil)

A motion was made by AJ LaRosa and seconded by B. McArthur:
Defer PH to August 20 meeting.
Vote: 5-0-0

V. Certificate of Appropriateness

- 1. 19-0981CA; 475 Lake St (DW-PT, Ward 3C) City of Burlington**
Moran Redevelopment - partial building deconstruction and installation of public restroom and site improvements (Project Manager: Scott Gustin)

Kirsten Merriman Shapiro, Alex Halpern, and Paul Boisvert appeared on behalf of this application.

K. Merriman Shapiro provided an overview of the Moran FRAME project and a brief history of the building. She reviewed past project proposals and demolition alternatives and related funding or lack thereof.

Alex Halpern overviewed the site plans and elevation drawings. He noted consultation with the VT Division for Historic Preservation in developing the proposal. Most existing exterior walls will be removed. Roofs will be removed and replaced with new roofs

including drainage. The existing coal bunkers will be removed and replaced with faux hoppers to replicate their appearance.

B. Rabinowitz, disappointed that there are not a lot of views of the building. There seem to be a lot of potential variations. It's hard to know what the DRB is actually reviewing.

AJ LaRosa, likes the industrial aesthetic. He sees a conspicuous lack of signage. What are you doing to respect the existing signage? K. Merriman Shapiro, the "City of Burlington" sign will remain. She would like to add back the Electric Light Plant sign. AJ LaRosa, is there a request for any specific activities in the building? K. Merriman Shapiro, no.

B. Rabinowitz, will the ground level be fully illuminated? A. Halpern, no. There is illumination around the bathrooms, but the entire ground level will not be illuminated.

B. McArthur, what is the thinking behind the limited lighting? K. Merriman Shapiro, there will be illumination to outline the eastern façade. Enough lighting is proposed to make it safe.

Z. Hightower, do you have a sense of how much will be deconstructed? K. Merriman Shapiro, all of the exterior walls and roofs. The eastern façade will be recreated, and the roofs will be replaced.

B. Rabinowitz, are the utilities set up for future potential needs? Paul Boisvert replied that the existing utilities can support some degree of more extensive future uses.

B. Rabinowitz noted that the sailing center has lots of boats stored nearby. K. Merriman Shapiro, the city has long partnered with the Sailing Center. They have a new storage yard. The city has allowed the storage to continue, but as of October 15 they will need to be removed.

B. Rabinowitz asked about closure of expired zoning permits. SG explained that a number of them are lacking their required certificates of occupancy. Permits for projects that were never done do not need to be closed out.

B. Rabinowitz asked about the colors for the exposed steel. A. Halpern noted that shades of gray will be applied.

K. Christianson, has rooftop solar been considered? A. Halpern, yes. The roof decks will be capable of supporting solar panels in the future.

Close review.

VI. Annual Organizational Meeting

A motion was made by AJ LaRosa and seconded by B. McArthur:
Nominate Z. Hightower to the Planning Commission Ordinance Committee
Vote: 4-0-1

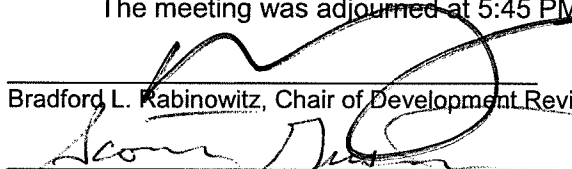
A motion was made by B. Rabinowitz and seconded by Z. Hightower:
Nominate K. Christianson to the Long Range Planning Committee
Vote: 4-0-1

A motion was made by B. McArthur and seconded by Z. Hightower:

Nominate B. Rabinowitz as Chair and AJ LaRosa as VC Chair
Vote: 5-0-0

VII. Adjournment

The meeting was adjourned at 5:45 PM



Bradford L. Rabinowitz, Chair of Development Review Board

7/6/19

Date



Scott Gustin, Principal Planner

7/17/19

Date

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