

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Matthew Bushey
Ron Wanamaker
Eric Morrow
Karyn Norwood
Emily Morse
Jay White, Alt.
Kathleen Ryan, Alt.



DESIGN ADVISORY BOARD Tuesday June 8, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/84583384391?pwd=ZU9KUWYwTHE5d2JKVEhHV0ZvRzFJQT09>

Webinar ID: 845 8338 4391

Passcode: 300047

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

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. 21-223; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp LLC**
Demolish existing camp and construct single family home and related site work.

Session II – 3:30 PM – 4:00 PM

- 2. 21-450; 28 Sunset Cliff Road (RL-W, Ward 4N) Max Garrison**
Demolish existing home and construct new single family home and related site work.

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21- 450 OG 28 Sunset Cliff Road
Date: June 8, 2021

File: ZP21-450 OG

Location: 28 Sunset Cliff

Zone: RL-W **Ward:** 4N

Parking District: Neighborhood

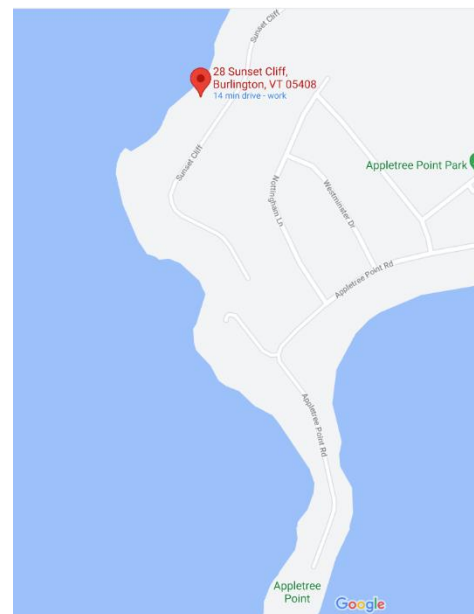
Date application accepted: May 22, 2021

Applicant/ Owner: Maxx Garrison

Request: Demolish existing single family home; build new single family home with associated site improvements. A detached garage is proposed with an Accessory Dwelling unit above it.

Background:

- **Zoning Permit 94-461;** lot line adjustment between two existing lots (16 and 17); one vacant and one with an existing single family merged into one lot. No construction or land development included with this proposal. **May 31, 1994.**



Overview:

The applicant is requesting approval to demolish an existing single detached dwelling and to replace it with a new single detached dwelling at 28 Sunset Cliff Road. A detached garage with an ADU is included. Related site changes include a relocated driveway, parking area and a landscaping plan.

The property is affected by the 250' wide lakeshore buffer. Provisions as to tree clearing and stormwater management apply per Section 4.5.4 (c). Review by the Conservation Board is scheduled for June 7, 2021.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

a. Protection of Important Natural Features:

The property is located along the Lake Champlain shoreline, an identified significant natural area. The parcel is affected by the Natural Resource Protection Overlay district, specifically the Riparian and Littoral Zone, which stretches inland 250' from the 95.5' lakeshore elevation. The boundaries of this overlay are not depicted on the site plan. The new home is essentially where the existing home is located; the expanded driveway, garage/ADU and parking area within an area that is currently greenspace and treed.

A recent amendment to the Comprehensive Development Ordinance requires a "Low Mow" zone along the lakeshore. The standard is:

For properties with frontage along Lake Champlain or the Winooski River, development that includes 400 square feet or more of new or redeveloped lot coverage shall establish a low-mow zone along the shoreline. A low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. (Refer to Shoreland Best Management Practices established by Vermont Department of Environmental Conservation.). A low-mow zone shall be at least 15 ft. wide as measured inland from the 100 ft. elevation and shall be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft. wide as measured inland from the 100 ft. elevation or extend along more than 80% of a property's shoreline frontage.

This is adequately represented on the submitted site plan.

b. Topographical Alterations:

The site slopes gradually from east to west, toward the lake. Aside from construction disturbance, the existing topography appears to remain unchanged. A 2' x 12" retaining wall is proposed west of the new home. Plan C-3.0 defines the retaining wall as Panton stone with bluestone cap.

c. Protection of Important Public Views:

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

d. Protection of Important Cultural Resources:

Not applicable.

e. Supporting the Use of Renewable Energy Resources:

Nothing within this application precludes the use of wind, solar, water, geothermal, or other renewable energy resource.

f. Brownfield Sites:

This parcel is not listed on the DEC website as an identified Brownfield. Not applicable.

g. (g) Provide for nature's events:

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

EPSC and Stormwater management plans are a requirement. Approval by the City Stormwater Engineering staff will be a condition of approval.

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

The east elevation of the principal structure has a recessed entry, which will provide some shelter from inclement weather. Similarly, the west elevation includes a covered porch area.

The north elevation of the garage/ADU includes two entries, neither of which have any canopy or shelter. Some roof covering at these entrances is recommended.

h. Building Location and Orientation:

The replacement home is essentially in the same location as the existing home, oriented both toward the street and the lake. The street-facing entrance is clearly identifiable within a recessed entry porch.

Waterfront setbacks can be based on the average of two adjacent parcels (not four), so the applicant will need to clean up the waterfront setback measurement, averaging only 36 and 24 Sunset Cliff Road. If existing setbacks on plan C-3.0 are accurate, the setback should therefore be 41' from the ordinary high water mark.

There is an existing, unpermitted structure within the waterfront setback (12'x 12') that will need to be removed from the plan as it encroaches within a required setback. Similarly, there is an unpermitted westerly porch that was not included in the 1994 site plan approval. If this encroaches into waterfront setback, it too shall be eliminated.

A parking structure – either attached or detached –shall be setback from the longest streetfacing wall of the principal structure and be deferential yet consistent in character and design.

The proposed, detached garage is arranged slightly behind the plane of the streetfacing wall of the principal structure. The garage doors face the street.

i. Vehicular Access:

The driveway is proposed to be relocated south of its existing location. Plan C3.0 defines the driveway as asphalt or asphalt with chip seal.

Sunset Cliff Road is an unaccepted city street, so approval of the new driveway access by the city engineer is not required.

j. Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

There are no public sidewalks along Sunset Cliff Road. A pedestrian walkway is depicted between the garage/ADU and the principal structure, and a walkway to the lake. A walkway is recommended to link the street to the principal structure.

k. Accessibility for the Handicapped:

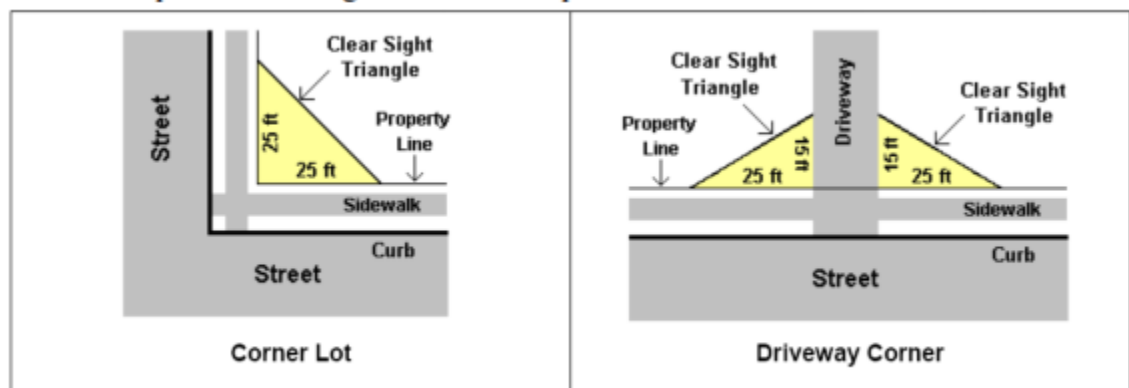
Although encouraged, ADA access is not a requirement for single family homes.

l. Parking and Circulation:

The driveway is proposed to be relocated, with a new two car garage and large parking area (36' x 53'). The parking requirement for a single family home is 2 parking spaces; both of which are accommodate in the two car garage. Maximum parking is 125% of the required parking in the Neighborhood Parking District, or 3 spaces. If the applicant wishes to request a waiver from the maximum parking limitations, a specific request meeting the standards of Section 8.1.9 a) 4. will need to be articulated. At present, the site plan needs modification limiting parking to 3 vehicles.

m. Landscaping, Fences and Retaining Walls:

Any tree cutting along the waterfront requires review by the Conservation Board per Section 4.5.4. (c). The submitted landscaping plan (C-4.0) shows a plan focused on the northerly boundary, and around the perimeter of the lot. Mixed evergreen and native shrubs with native ground cover are the choices, with an allee of Maples along the driveway. The Clear Site Triangle must all be observed at the driveway entrance to provide safe sight distances for both pedestrians and vehicles.



Retaining walls are identified on the plan, one west of the principal residence and a second by the new driveway. Dimensions are not clear: 2' x 12" for the westerly wall, and 5' x 12" for the driveway wall. Is the first dimension height or length?

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties.

A fence is described on Plan C-3.0, but identified on the site plan or landscaping plan. This shall be defined as to location and height.

n. Public Plazas and Open Space

There are no public plazas, nor are they required.

o. Outdoor Lighting:

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

LED cylindrical wall mount fixtures are proposed, with recessed lighting at porches. Two types of landscape fixtures are included within the package, but their location and illumination levels are unknown. More information is requested about their placement and anticipated light levels.

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

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.

A heat pump/recovery unit is proposed along the northerly elevation of the principal residence, and at the southerly elevation of the garage/ADU. Meters and mailbox locations are not identified, and must be.

While on City water, there is an existing septic tank and pumping station. The redeveloped lot will need state review and approval for changes to the existing wastewater service, proposed to serve both the four bedroom home and the ADU.

All new electric service must be undergrounded.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed single family home is largely square in footprint; two story in massing. The scale is similar to other homes along Sunset Cliff Road and within the neighborhood.

2. Roofs and Rooflines.

The plan is a gable and eaves design, with a partial pitched shed roof at the east elevation. The garage/ADU is a 26' x 28', gable roof structure with modest dormers on the north and south. Both are proposed to have standing seam metal roofs.

3. Building Openings

Fenestration differs from elevation to elevation, with the broadest glazing along the westerly elevation facing the lake. All windows are proposed to be vinyl.

Doors are limited on the single family home to the east (street front) and west (lake front.) Both garage/ADU entries are on the north elevation. As noted, the building entries for the garage are recommended to provide some canopy shelter for residents.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The home and garage/ADU will be set back a significant amount from Sunset Cliff Road. Coupled with the proposed landscaping plan, it may largely be unviewable from the street.

The house has a clear identifiable principal entrance within a sheltered porch. The street front elevation includes two very large first floor windows, accompanied by a double door to a first floor bedroom, although labeled as an office. Only the distance from the road and additional landscaping will assure a modicum of privacy.

Windows are regularly placed in bands.

The addition of a walkway will help present a welcoming entry from the street.

(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.

Siding is proposed to be Eastern white cedar (unfinished.) Roofs will be metal standing seam, windows vinyl. Deck boards will be IPE. All are acceptable for new construction.

(f) Reduce energy utilization:

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.

(g) Make advertising features complementary to the site:

No signs are included with this application. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (o), above.

(i) Make spaces secure and safe:

The proposed building must comply with the city's building and life safety code requirements, as defined by the building inspector.

Building entries will be illuminated. The street address shall be visible and readily evident from the street.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

1. More information about the westerly retaining wall (2' x 12"), and the driveway retaining wall are required. (5' x 12"). Are given dimensions length or height?
2. Some manner of roof covering is recommended for both building entrances of the garage/ADU.
3. The applicant shall correct setback measurements on the plans, reflected an average of two adjacent properties along the shoreline, not four.
4. A walkway is recommended between the street and the principal structure.
5. Unless a waiver of maximum parking limitations is requested, the site plan shall be modified to limit parking to three on-site spaces.
6. Redevelopment is subject to state review for the waste water infrastructure, and likely new permitting for the proposed septic system changed capacity.
7. The location of meters and mailboxes shall be defined, and illustrated on the site plan and building elevations as appropriate.
8. Electric service shall be undergrounded.
9. More information shall be provided about the location and height of the proposed fence.
10. The new driveway and landscaping shall observe the Clear Site Triangle.

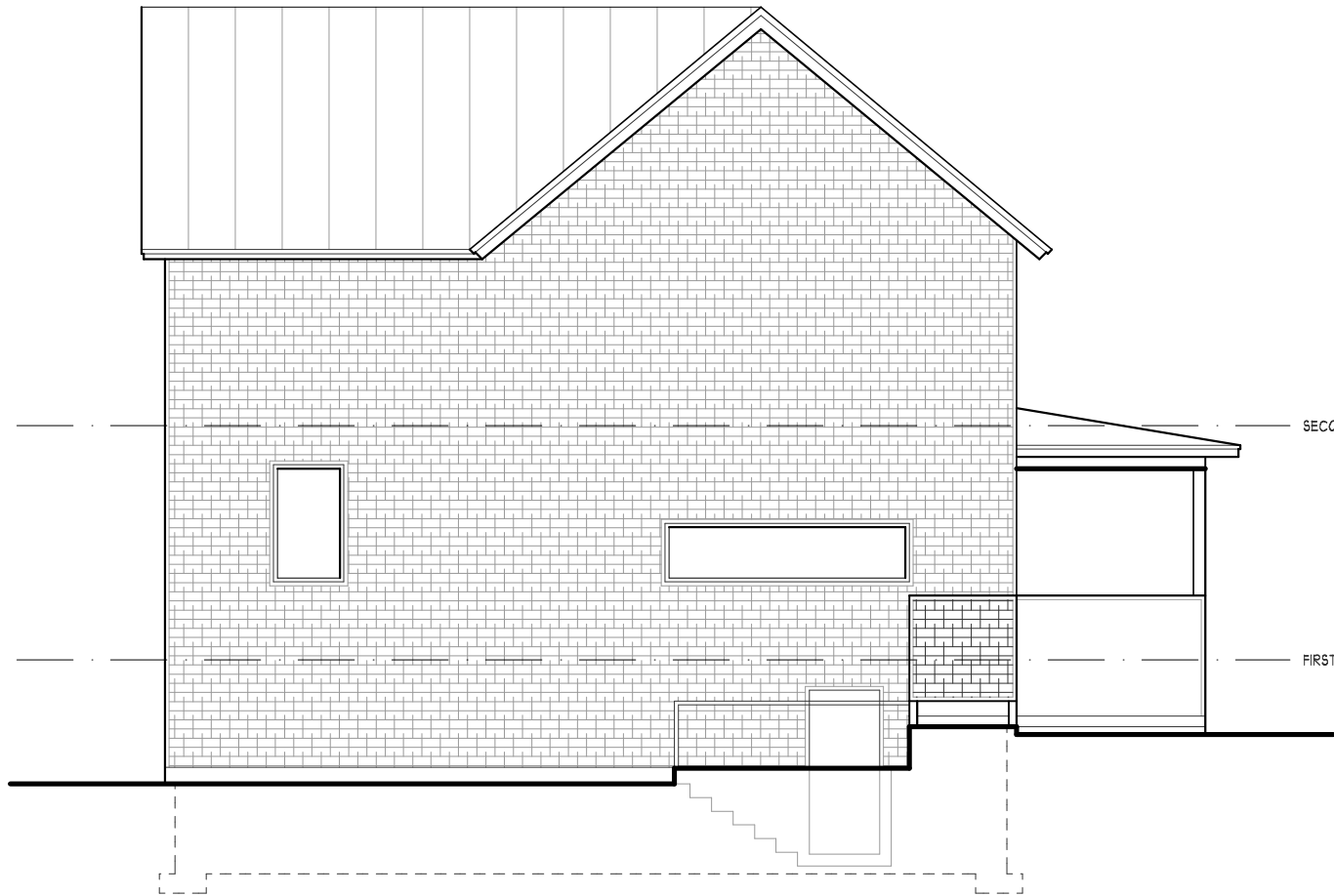
11. The Estimated Construction Cost (\$275,000) is extraordinarily low for the proposed scope of new construction. The ordinance guides:

Application fees are based on the estimated fair market value of the construction costs for the type and scope of site improvements and construction being proposed.

This is not the actual cost to the applicant. Applicants may be required by the administrative officer to document any fees calculated based on the estimated cost of construction in accordance with the most recent publication of the RS Means Construction Cost Estimation catalogue or equivalent.

12. Per NFPA Fire Code, *New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.*

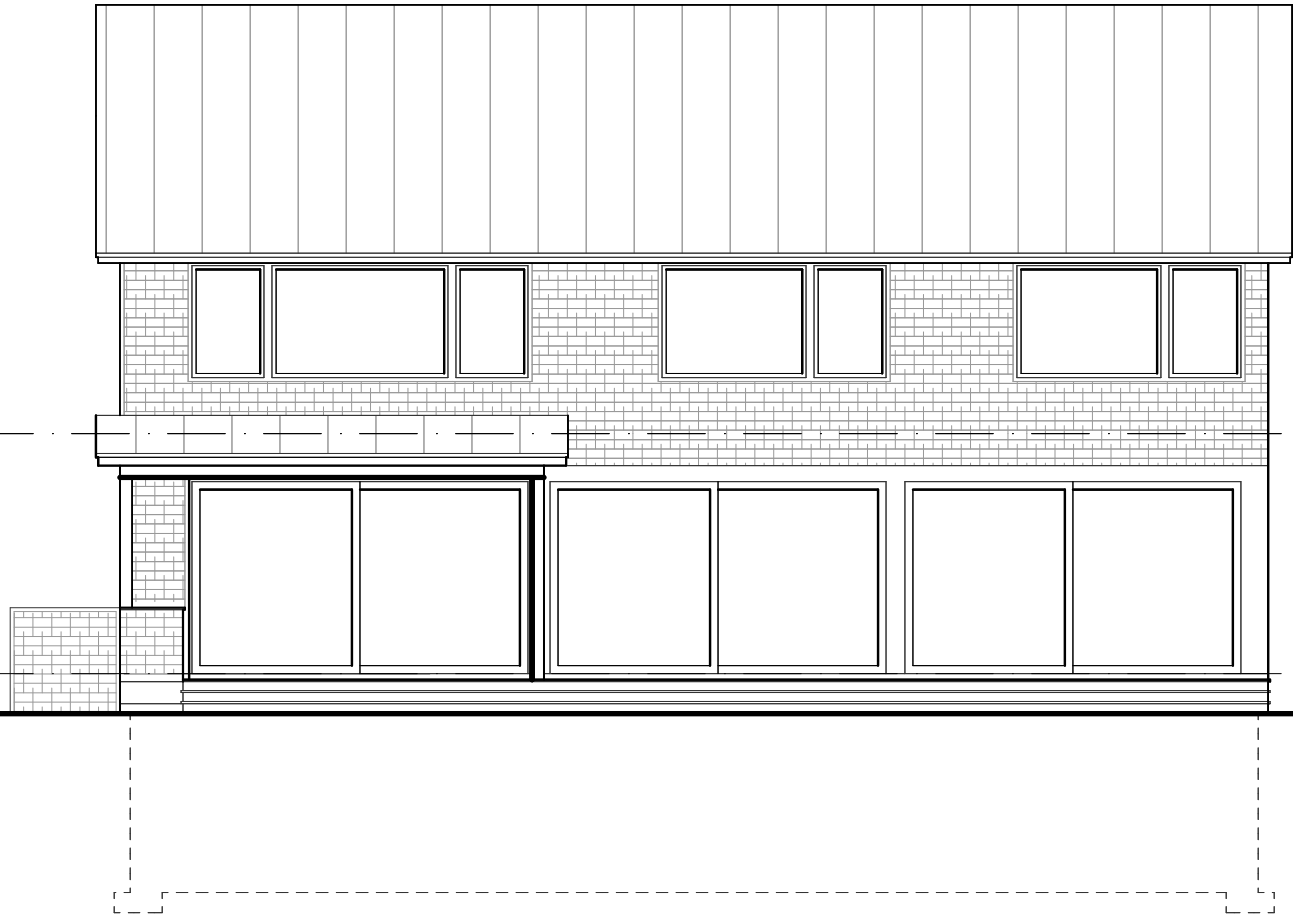
- *Address numbers shall contrast with their background, and*
- *Address numbers shall be Arabic numerals or alphabet letters.*



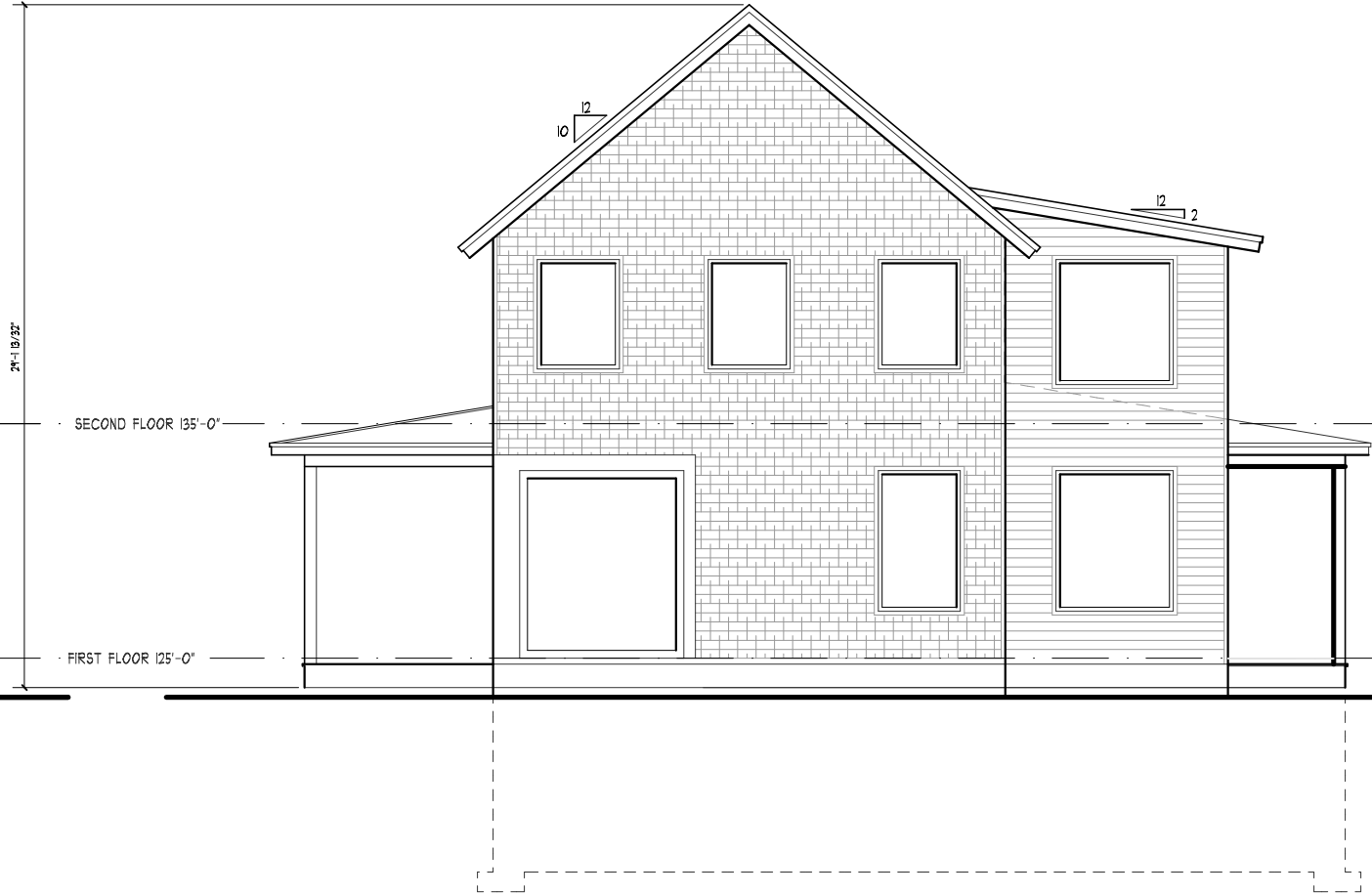
NORTH ELEVATION



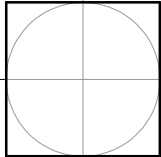
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

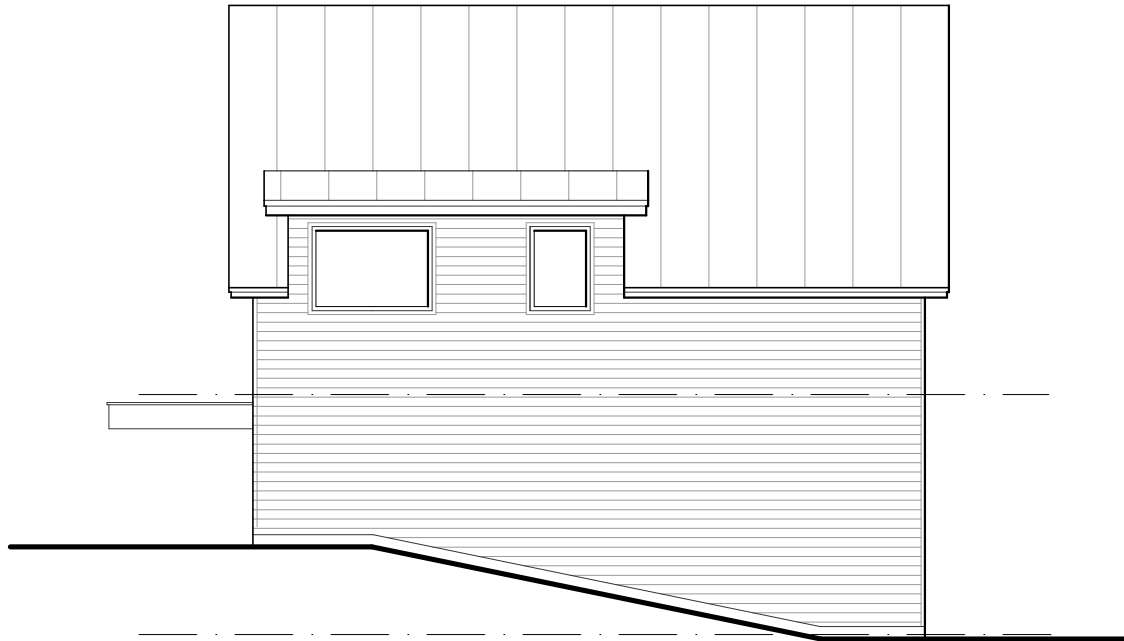




WEST ELEVATION



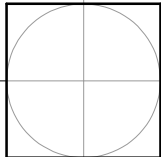
EAST ELEVATION

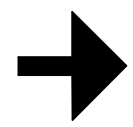
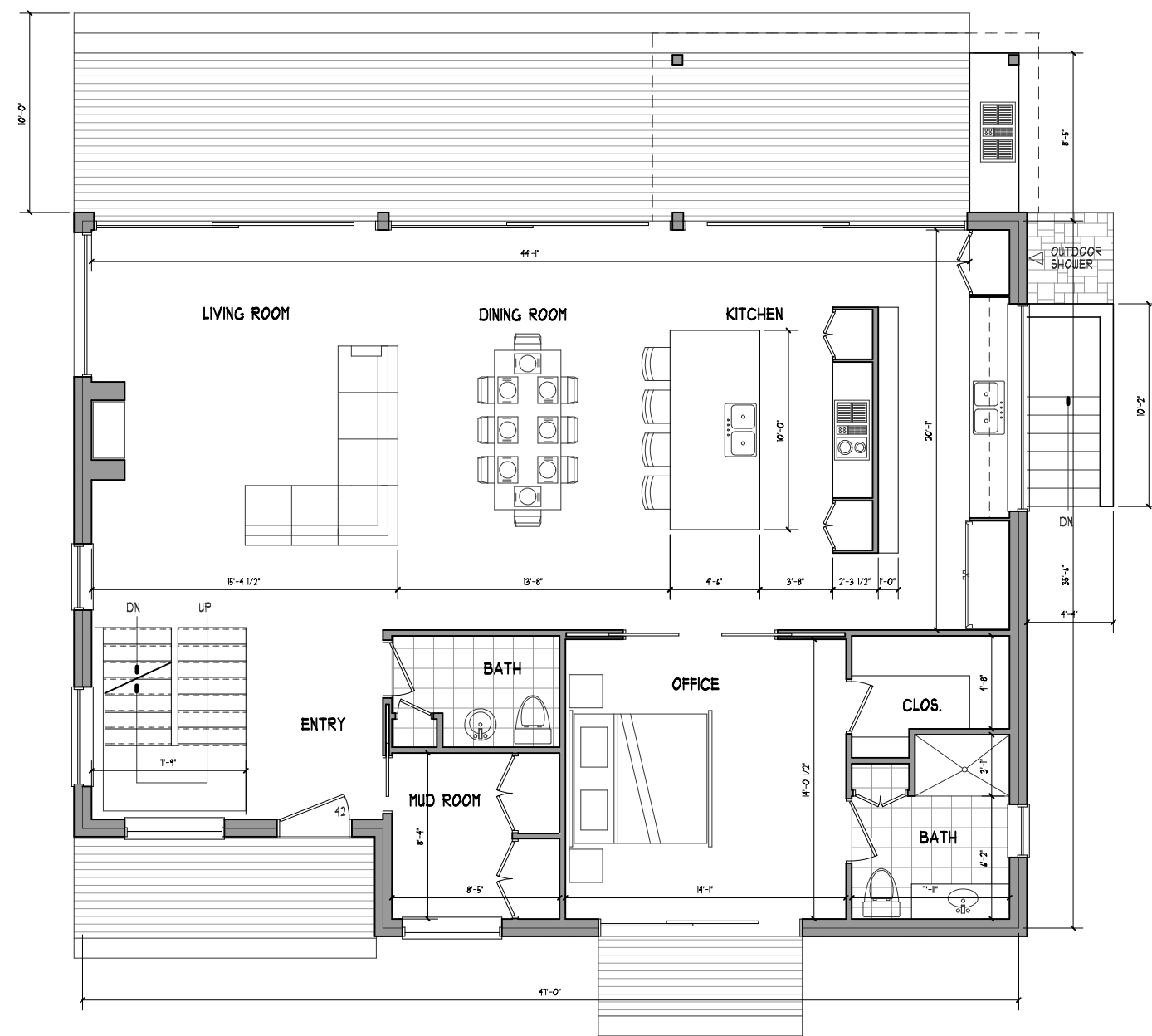


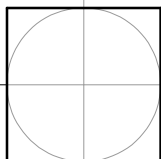
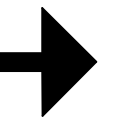
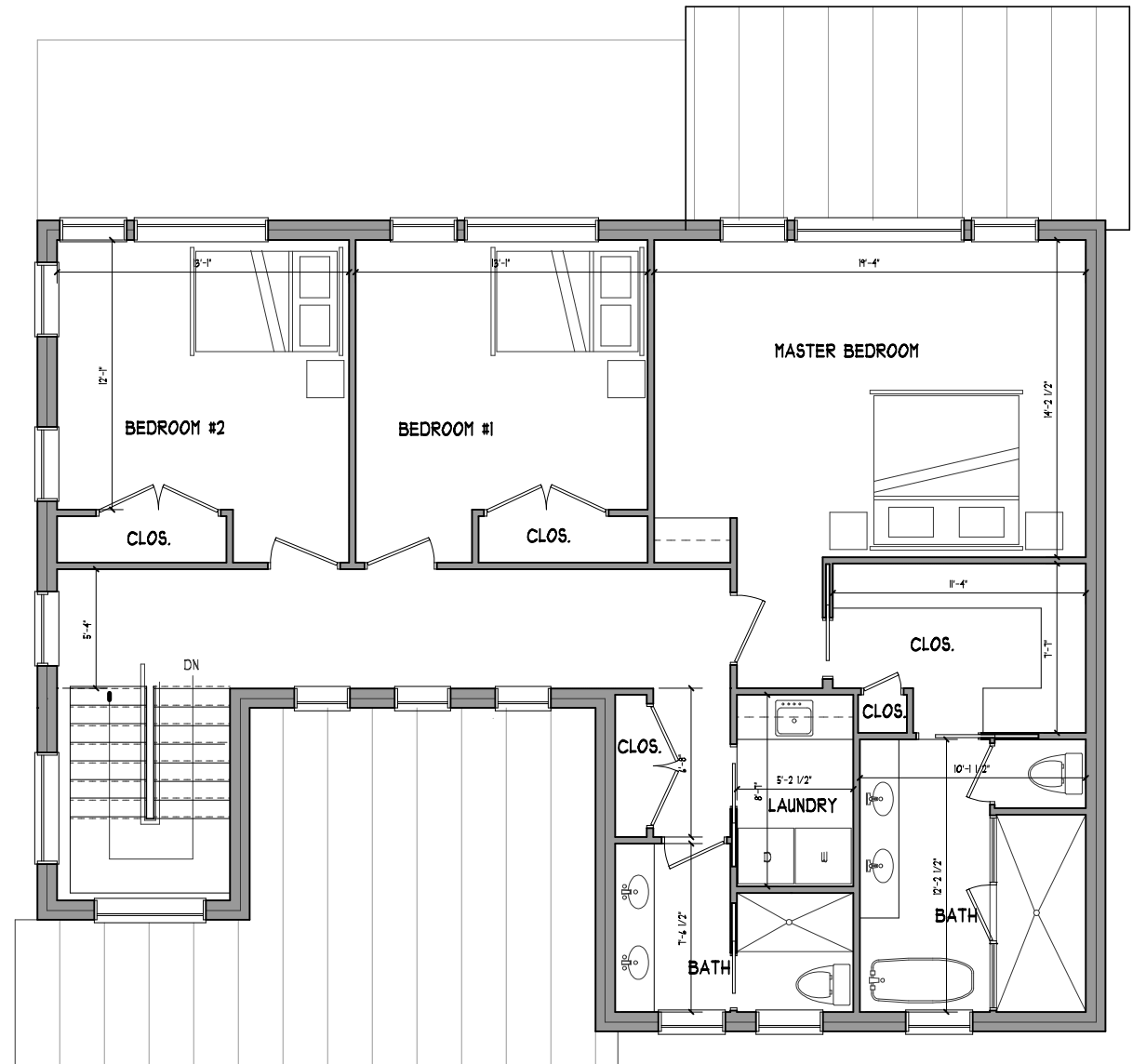
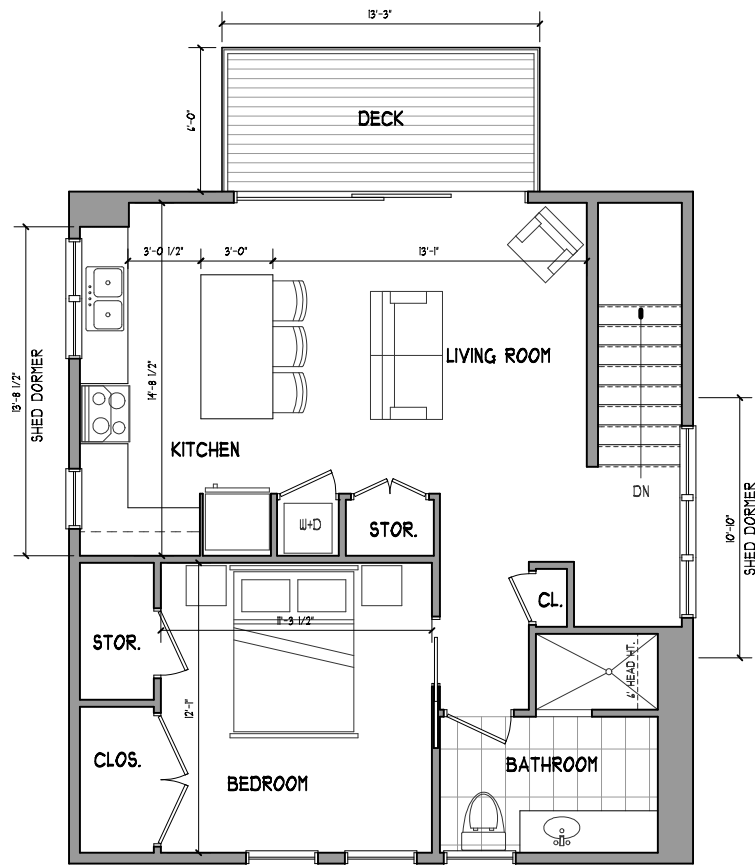
SOUTH ELEVATION



NORTH ELEVATION







SECOND FLOOR PLAN

28 SUNSET CLIFF
BURLINGTON, VERMONT

ISSUE	REVIEW
FILE	MAXX+SAMANTHA
DRAWN	DW
DATE	
REVISED	

SCALE	1/8"=1'-0"
A1.3	
DATE	05.20.21

Site Photos

28 Sunset Cliff
Burlington, VT 05408

05-13-2021



Photo 1: Looking SW on Sunset Cliff at existing driveway



Photo 2: Looking NW on Sunset Cliff down existing driveway



Site Photos

28 Sunset Cliff
Burlington, VT 05408

05-13-2021



Photo 3: Looking NE on Sunset Cliff at existing driveway



Photo 4: Looking SE from existing driveway towards Sunset Cliff



Site Photos

28 Sunset Cliff
Burlington, VT 05408

05-13-2021



Photo 5: Looking SW on Sunset Cliff at proposed driveway location

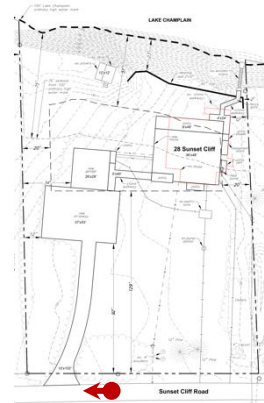
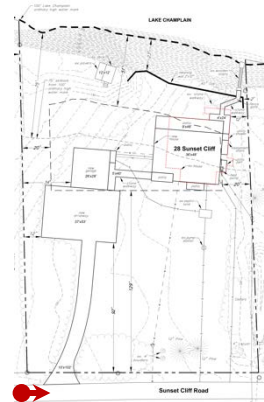


Photo 6: Looking NE on Sunset Cliff at proposed driveway location



Site Photos

28 Sunset Cliff
Burlington, VT 05408

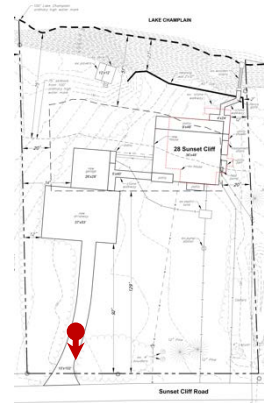
05-13-2021



Photo 7: Looking SE from proposed driveway towards Sunset Cliff



Photo 8: Looking SE from proposed garage towards Sunset Cliff



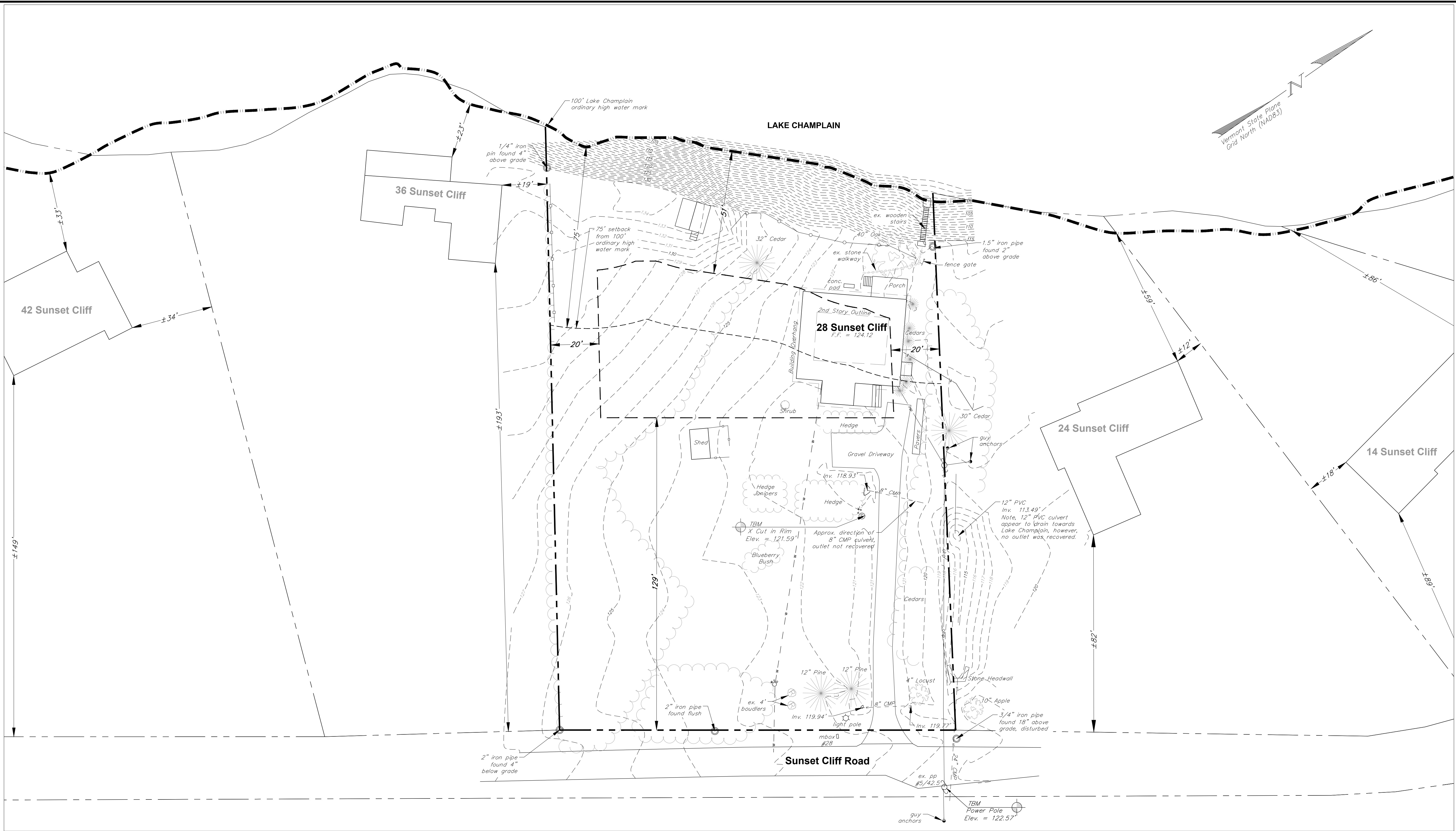
Site Photos

28 Sunset Cliff
Burlington, VT 05408

05-13-2021



Photo 9: Aerial photo of 28 Sunset Cliff taken 5/13/2021



LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

Property Line Setback Information

(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides

FRONT YARD:
 $(149' + 193' + 82' + 89') / 4 = 128.25'$ (rounded to **129'**)

SIDE YARD:
 $(34' + 19' + 12' + 18') / 4 = 20.75'$ (MAX required = **20'**)

WATERFRONT:
 $(33' + 23' + 59' + 86') / 4 = 50.25'$ (rounded to **51'**)

Planning & Zoning Information

<u>Owner/Applicant:</u>	Garrison
<u>Parcel I.D.:</u>	26-04-17
<u>Address:</u>	28 Sunset Cliff Road
<u>Area:</u>	±0.87 Acres (37,758 s.f.)
<u>District:</u>	Residential Low Density - Waterfront (RL-W)

Notes:

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence located in the field and tax map information from the City of Burlington.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
- Existing conditions are based on a topographic survey completed by Krebs & Lansing Consulting Engineers on November 11, 2020.
- Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.
- Setbacks shown are based on City of Burlington Zoning Regulations, P.4-34.
- The 100' Lake Champlain ordinary high water mark shown within the property lines of 28 Sunset Cliff is based on a topographic survey performed by Krebs & Lansing Consulting Engineers on November 11, 2020. The 100' high water mark shown outside of the property lines is based on LIDAR data from Vermont Center for Geographic Information (VCGI).



LOCATION MAP
SCALE: 1" = 2,000 FT

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:



Project:

28 Sunset Cliff Road
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	RA
Checked by	DMR
Date	12/14/2020

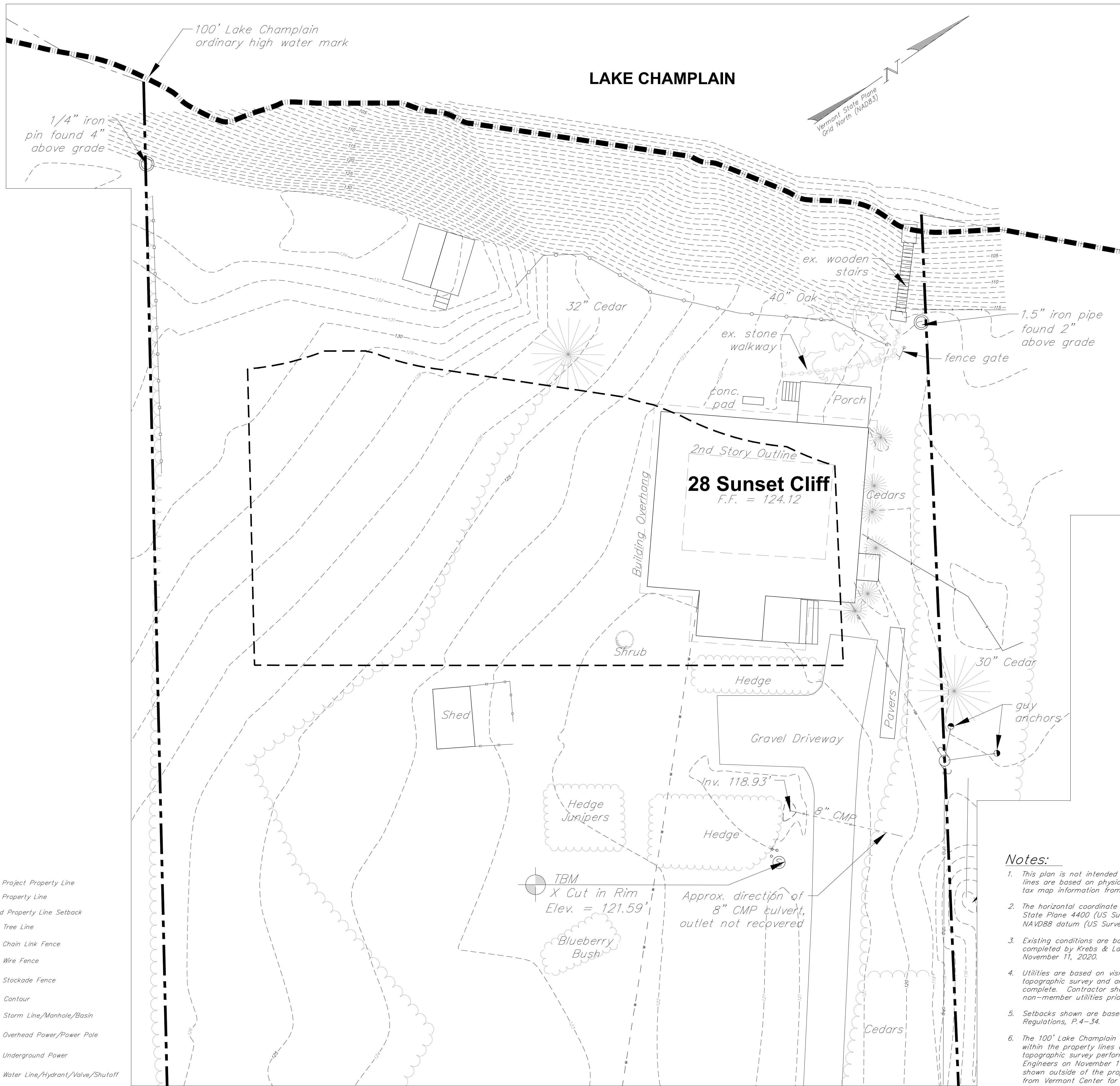
Revisions	No.	Date	Description

Drawing Title

**Overall Existing
Conditions Plan**

Drawing No.

C-1.0



LEGEND

- — — — — Approx. Project Property Line
- — — — — Approx. Property Line
- — — — — Averaged Property Line Setback
- — — — — Existing Tree Line
- — — — — Existing Chain Link Fence
- — — — — Existing Wire Fence
- — — — — Existing Stockade Fence
- — — — — Existing Contour
- — — — — Existing Storm Line/Manhole/Basin
- — — — — Existing Overhead Power/Power Pole
- — — — — Existing Underground Power
- — — — — Existing Water Line/Hydrant/Valve/Shutoff

Notes:

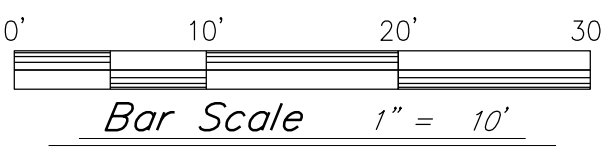
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LOCATION MAP
SCALE: 1" = 2,000 FT

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:



Project:

28 Sunset Cliff Road
Burlington, VT

Project No.	20317
Scale	1" = 10'
Drawn by	RA
Checked by	DMR
Date	12/14/2020

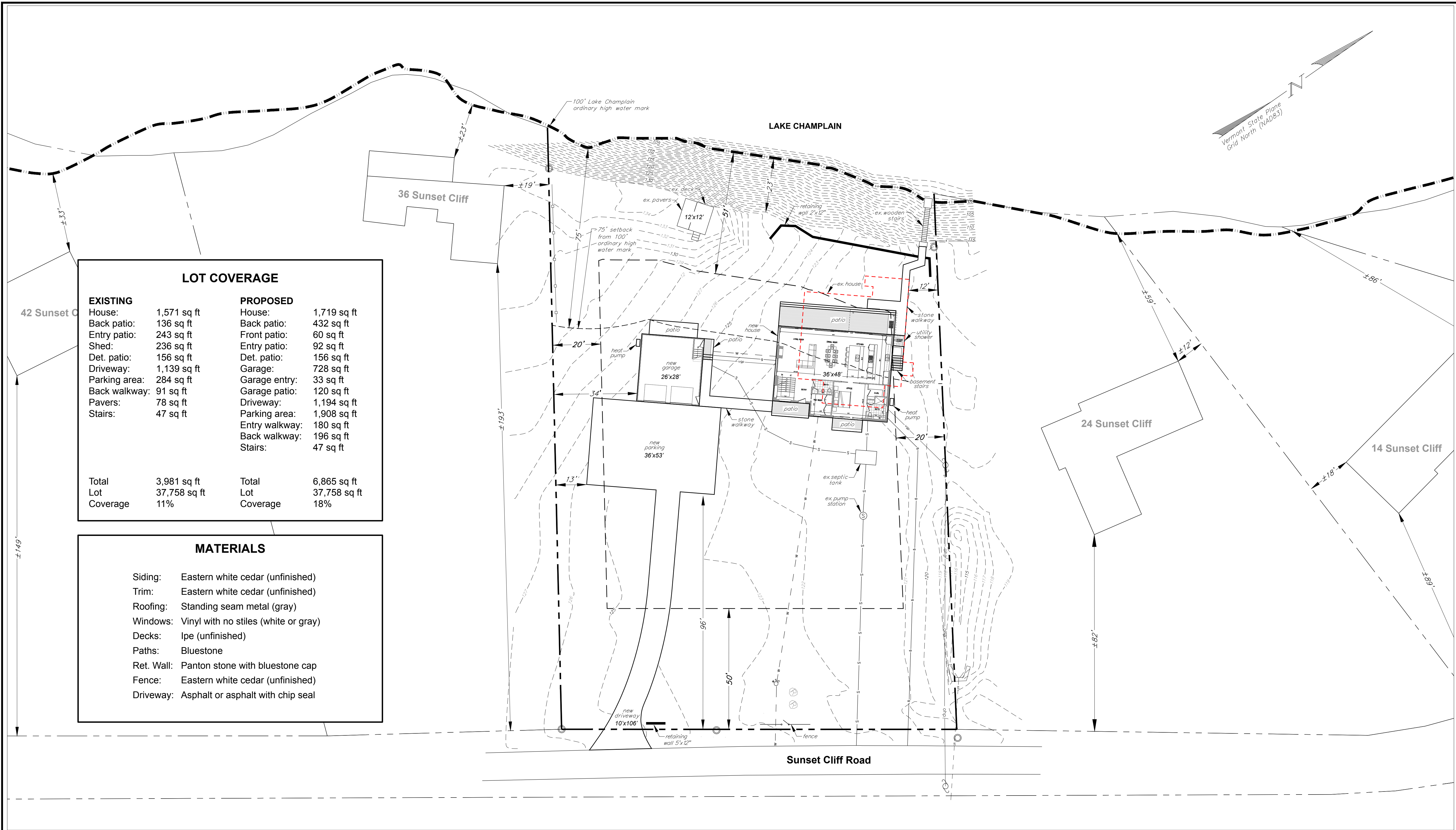
Revisions		
No.	Date	Description

Drawing Title

Existing
Conditions Plan

Drawing No.

C-2.0

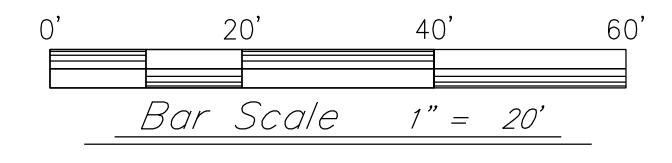


LOT COVERAGE			
EXISTING		PROPOSED	
House:	1,571 sq ft	House:	1,719 sq ft
Back patio:	136 sq ft	Back patio:	432 sq ft
Entry patio:	243 sq ft	Front patio:	60 sq ft
Shed:	236 sq ft	Entry patio:	92 sq ft
Det. patio:	156 sq ft	Det. patio:	156 sq ft
Driveway:	1,139 sq ft	Garage:	728 sq ft
Parking area:	284 sq ft	Garage entry:	33 sq ft
Back walkway:	91 sq ft	Garage patio:	120 sq ft
Pavers:	78 sq ft	Driveway:	1,194 sq ft
Stairs:	47 sq ft	Parking area:	1,908 sq ft
		Entry walkway:	180 sq ft
		Back walkway:	196 sq ft
		Stairs:	47 sq ft
Total		Total	6,865 sq ft
Lot	37,758 sq ft	Lot	37,758 sq ft
Coverage	11%	Coverage	18%

MATERIALS	
Siding:	Eastern white cedar (unfinished)
Trim:	Eastern white cedar (unfinished)
Roofing:	Standing seam metal (gray)
Windows:	Vinyl with no stiles (white or gray)
Decks:	lpe (unfinished)
Paths:	Bluestone
Ret. Wall:	Panton stone with bluestone cap
Fence:	Eastern white cedar (unfinished)
Driveway:	Asphalt or asphalt with chip seal



LOCATION MAP
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title
**Proposed
Site Plan**

Drawing No.
C-3.0

LEGEND

- Approx. Project Property Line
- Approx. Property Line
- Averaged Property Line Setback
- 75' Waterfront Setback
- Existing Tree Line
- Existing Chain Link Fence
- Existing Wire Fence
- Existing Stockade Fence
- Existing Contour
- Existing Storm Line/Manhole/Basin
- Existing Overhead Power/Power Pole
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff

Property Line Setback Information

(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides

FRONT YARD:
 $(149' + 193' + 82' + 89') / 4 = 128.25'$ (rounded to **129'**)

SIDE YARD:
 $(34' + 19' + 12' + 18') / 4 = 20.75'$ (MAX required = **20'**)

WATERFRONT:
 $(33' + 23' + 59' + 86') / 4 = 50.25'$ (rounded to **51'**)

Planning & Zoning Information

Owner/Applicant: Garrison
Parcel I.D.: 26-04-17
Address: 28 Sunset Cliff Road
Area: ±0.87 Acres (37,758 s.f.)
District: Residential Low Density - Waterfront (RL-W)

Notes:

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence located in the field and tax map information from the City of Burlington.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
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- Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.
- Setbacks shown are based on City of Burlington Zoning Regulations, P.4-34.
- The 100' Lake Champlain ordinary high water mark shown within the property lines of 28 Sunset Cliff is based on a topographic survey performed by Krebs & Lansing Consulting Engineers on November 11, 2020. The 100' high water mark shown outside of the property lines is based on LIDAR data from Vermont Center for Geographic Information (VCGI).



PLANTING SCHEDULE

DECIDUOUS TREES
Quercus rubra - Norther Red Oak
Acer saccharum - Sugar Maple

EVERGREEN TREES
Picea glauca - White Spruce
Thuja occidentalis - Norther White Cedar

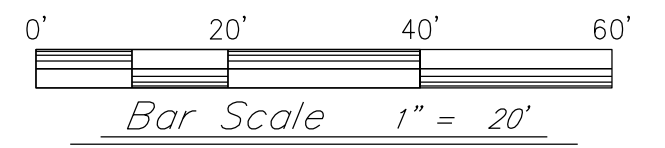
SHRUBS
Salix discolor - Shrub Willow
Cornus sericea - Red Osier Dogwood
Cornus amomum - Silky Dogwood
Ilex verticillata - Winterberry

GROUND COVER
Vaccinium vitis-idaea - Lingonberry
Juniperus communis - Juniper
Matteuccia struthiopteris - Ostrich Fern

NO-MOW ZONE
No-mow zone extends the max 50' inland from the 100' elevation and extends along more than 80% of the shoreline frontage (130' of 162' total = 80%)



LOCATION MAP
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road
Burlington, VT

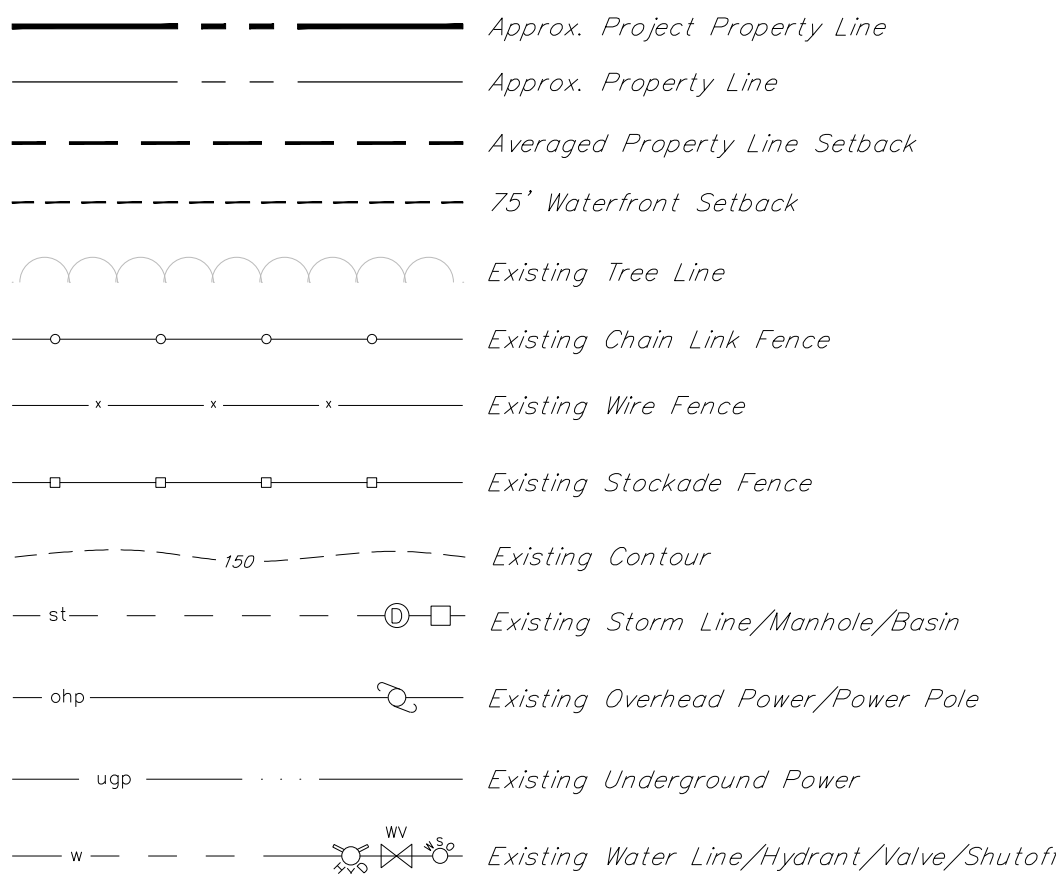
Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title
**Proposed
Landscape Plan**

Drawing No.
C-4.0

LEGEND



Property Line Setback Information

(based on p.4–34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

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FRONT YARD:
(149'+193'+82'+89')/4 = 128.25' (rounded to **129'**)

SIDE YARD:
(34'+19'+12'+18')/4 = 20.75' (MAX required = **20'**)

WATERFRONT:
(33'+23'+59'+86')/4 = 50.25' (rounded to **51'**)

Planning & Zoning Information

Owner/Applicant: Garrison
Parcel I.D.: 26-04-17
Address: 28 Sunset Cliff Road
Area: ±0.87 Acres (37,758 s.f.)
District: Residential Low Density – Waterfront (RL-W)

Notes:

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PLANTING SCHEDULE

DECIDUOUS TREES

Quercus rubra - Norther Red Oak
Acer saccharum - Sugar Maple

EVERGREEN TREES

Picea glauca - White Spruce
Thuja occidentalis - Norther White Cedar

SHRUBS

Salix discolor - Shrub Willow
Cornus sericea - Red Osier Dogwood
Cornus amomum - Silky Dogwood
Ilex verticillata - Winterberry

GROUND COVER

Vaccinium vitis-idaea - Lingonberry
Juniperus communis - Juniper
Matteuccia struthiopteris - Ostrich Fern

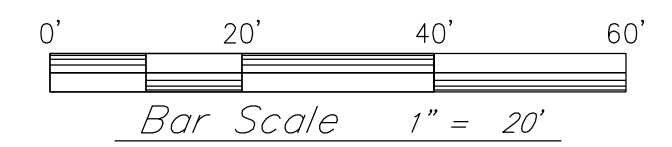
NO-MOW ZONE

No-mow zone extends the max 50' inland from the 100' elevation and extends along more than 80% of the shoreline frontage (130' of 162' total = 80%)



LOCATION MAP

SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions	No.	Date	Description

Drawing Title

Proposed
Landscape Render

Drawing No.

C-5.0

LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

Property Line Setback Information

(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides

FRONT YARD:
 $(149' + 193' + 82' + 89') / 4 = 128.25'$ (rounded to **129'**)

SIDE YARD:
 $(34' + 19' + 12' + 18') / 4 = 20.75'$ (MAX required = **20'**)

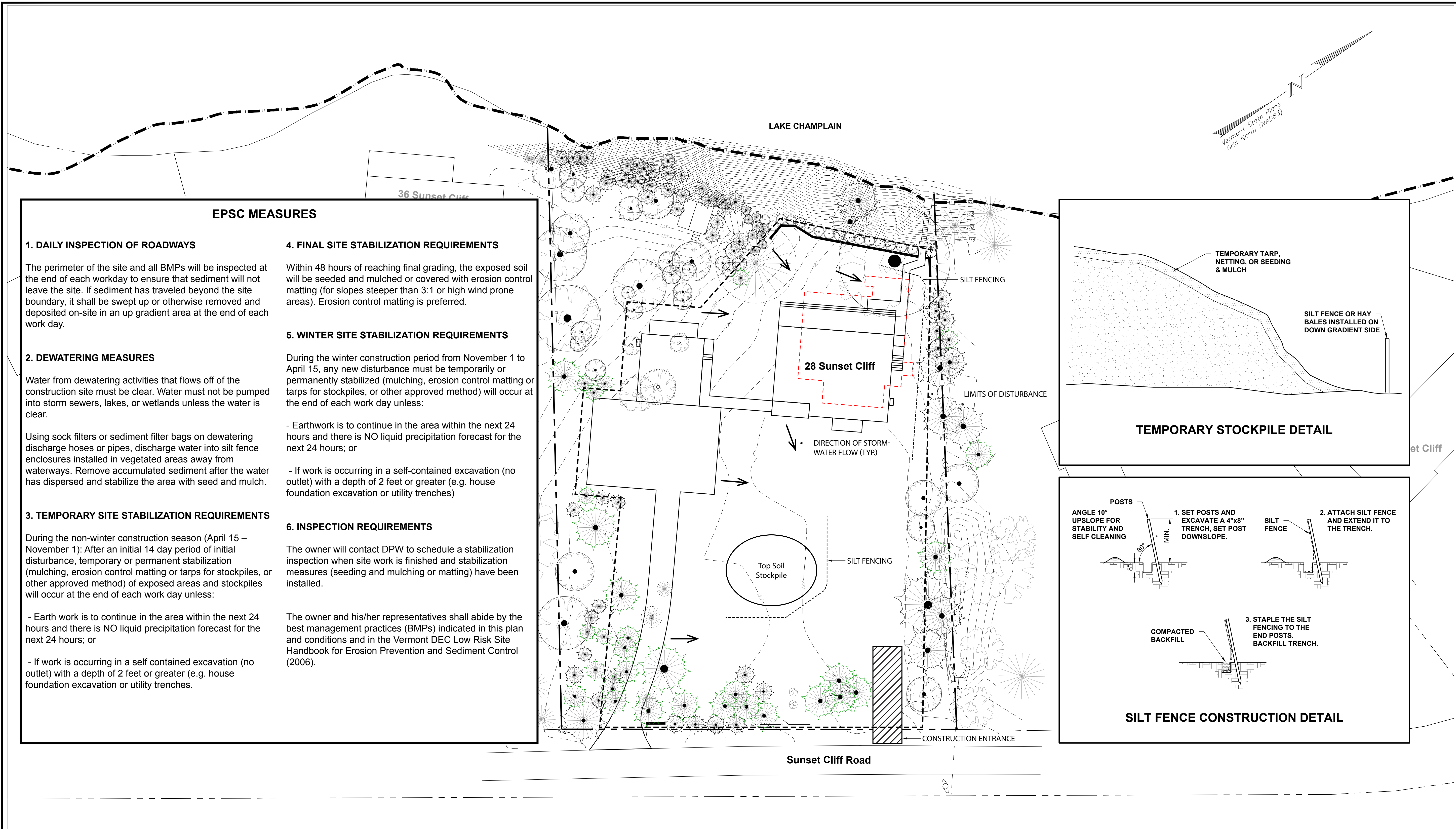
WATERFRONT:
 $(33' + 23' + 59' + 86') / 4 = 50.25'$ (rounded to **51'**)

Planning & Zoning Information

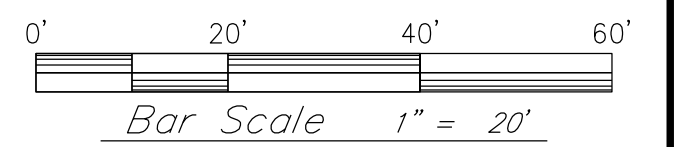
Owner/Applicant:	Garrison
Parcel I.D.:	26-04-17
Address:	28 Sunset Cliff Road
Area:	±0.87 Acres (37,758 s.f.)
District:	Residential Low Density - Waterfront (RL-W)

Notes:

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- Setbacks shown are based on City of Burlington Zoning Regulations, P.4-34.
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LOCATION MAP
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road
Burlington, VT

Project No. 20317
Scale 1"=20'
Drawn by Maxx Garrison
Checked by
Date 5/13/2021

Revisions		
No.	Date	Description

Drawing Title
**Proposed
EPSC Plan**

Drawing No.
C-6.0

EPSC MEASURES

1. DAILY INSPECTION OF ROADWAYS

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an up gradient area at the end of each work day.

2. DEWATERING MEASURES

Water from dewatering activities that flows off of the construction site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.

Using sock filters or sediment filter bags on dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the area with seed and mulch.

3. TEMPORARY SITE STABILIZATION REQUIREMENTS

During the non-winter construction season (April 15 – November 1): After an initial 14 day period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:

- Earth work is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or

- If work is occurring in a self contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

4. FINAL SITE STABILIZATION REQUIREMENTS

Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

5. WINTER SITE STABILIZATION REQUIREMENTS

During the winter construction period from November 1 to April 15, any new disturbance must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or

- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

6. INSPECTION REQUIREMENTS

The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006).

LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

Property Line Setback Information

(based on p.4–34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

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WATERFRONT:
(33'+23'+59'+86')/4 = 50.25' (rounded to **51'**)

Planning & Zoning Information

Owner/Applicant: Garrison
Parcel I.D.: 26-04-17
Address: 28 Sunset Cliff Road
Area: ±0.87 Acres (37,758 s.f.)
District: Residential Low Density – Waterfront (RL-W)

Notes:

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Unit Features

Frame:

Frame Thickness: 70mm (2 3/4")

Frame Width: 67mm (2 5/8") or 80mm (3 5/32") Steel Reinforced

Sash:

Sash Thickness: 70mm (2 3/4")

Sash Width: 80mm (3 5/32") Steel Reinforced

Shape Options:

Fixed and Operable

Hardware:

Tilt Turn:

Roto multi-point locking hardware with white handle and hinge covers

Keyed Custodial Handle Available

Optional Keyed or Non Keyed Handle/Hinge Colors:

Silver, brass, bronze, brown, titanium, champagne

Upgraded Non Keyed Handle Colors:

Chrome, Brushed Chrome, Satin Nickel, Antique Brass, Oil Rubbed Bronze, Matte Black

Optional Features:

Concealed Hinge Hardware, Custodial Locking Tilt First, Turn Limiters

Hopper:

Roto multi-point locking hardware w/ Stainless Friction Hinges

Handle/Hinge Colors: Same as Tilt Turn

Optional Features: Concealed Hinge Hardware

Weather Strip:

Weather Stripping: Frame, Sash & Bead

Color: Black

Screening:

Fixed Screen:

Flexscreen: pvc coated spring steel frame with fiberglass mesh charcoal grey screen cloth (50" width restriction) or 3/8"x3/4" Roll-formed metal screen bar(white or painted) with fiberglass mesh charcoal grey screen cloth. Spring loaded installation.

Unit Features (continued)

Glass & Glazing:

Standard:

1 1/2" 180/Clear/180, 272/Clear/272, 272/Clear/180 Argon, Annealed

Available IG Sizes:

1", 1 1/2"

Optional Glazing Available:

Tempered, Dual Glazed, Laminated, Obscure, Tints

Grid Options:

Simulated Divided Lite (SDL) with and without spacer, True Divided Lite (85mm 3 11/32" T Mull)

Upgraded Grid Option:

Decalite SDLs, Two-Tone Grid Color, Painted per customer color request

Color/Finish Options:

Standard:

White Interior/White Exterior

Laminate/Foil Options:*

Interior Only

Natural Oak, Hillside Oak, Colonial Cherry, Cavalier Oak, American Maple, American Cherry

Interior/Exterior Woodgrains:

Rojo Oak, Golden Oak, Walnut, Mahogany, Chestnut

Interior/Exterior Colors:

Black Onyx, Bronze, Hunter Green, Brushed Silver, Clay, Basalt Gray

Paint Options

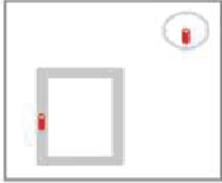
Black, Dark Bronze, Slate Gray, Silver, Linen, Almond, Sand, Clay, Hartford Green, Brick Red

Product comes with 10-Year Manufacturer's Warranty

**Sample booklet available upon request*

Unit Operation / Certified Testing Info / Thermal Tests

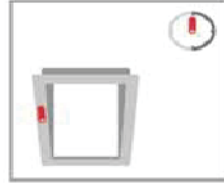
Closed



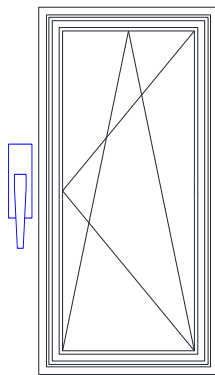
Open



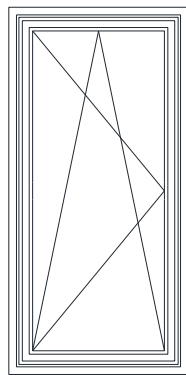
Tilt



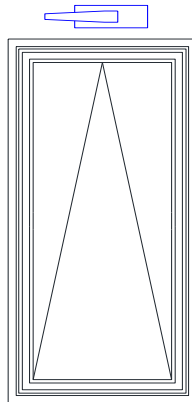
Handing as viewed from interior



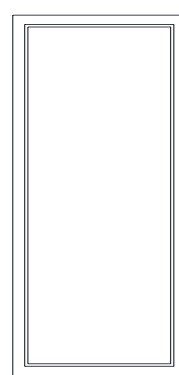
Right Hinged



Left Hinged



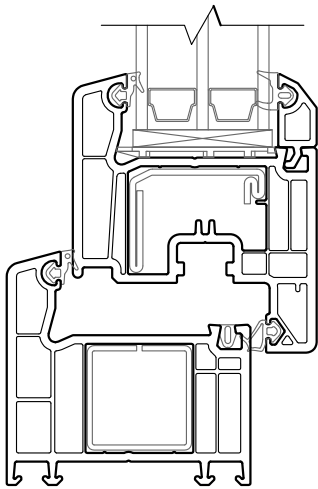
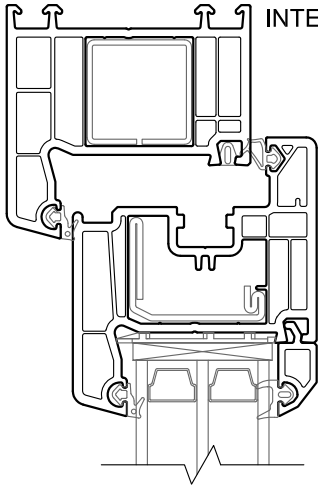
Bottom Hinged



Fixed

VERTICAL SECTION

EXTERIOR INTERIOR



LOGIC
WINDOWS & DOORS

Tel: 207-588-6590

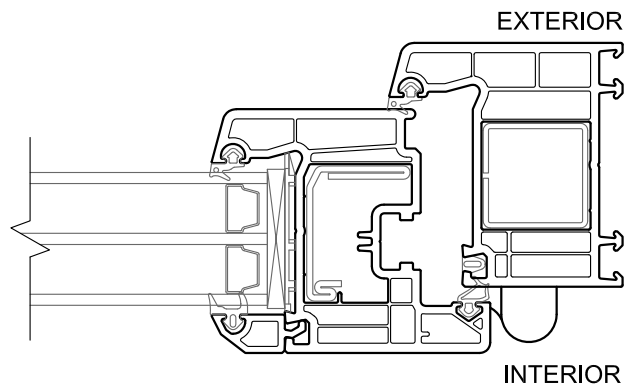
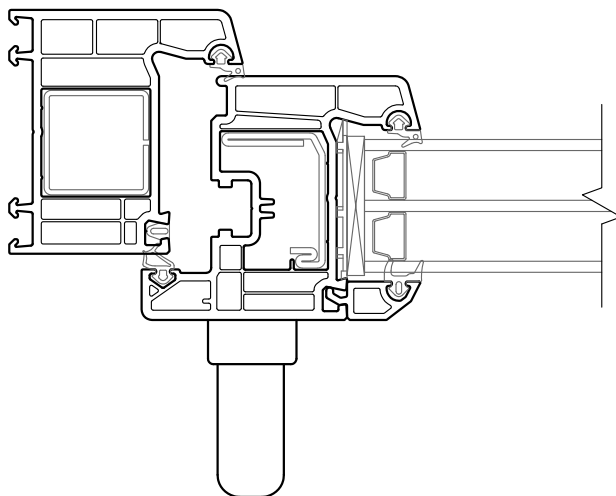
17 Hope Drive, Hallowell, ME 04347

TILT/TURN WINDOW

TRIPLE GLAZING

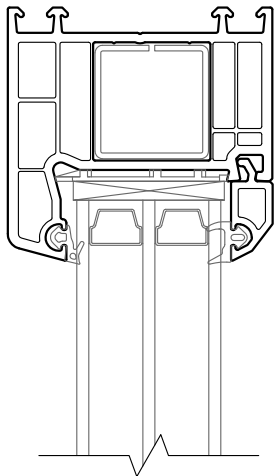


HORIZONTAL SECTION

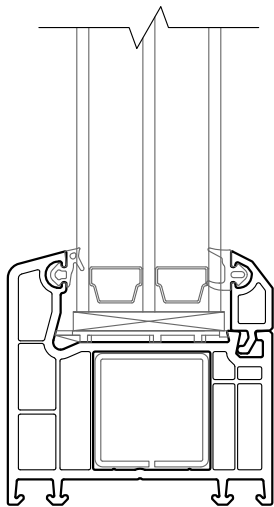


VERTICAL SECTION

EXTERIOR



INTERIOR



LOGIC
WINDOWS & DOORS

Tel: 207-588-6590

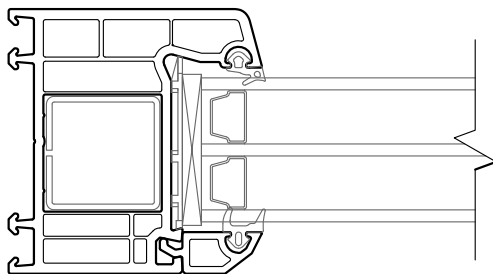
17 Hope Drive, Hallowell, ME 04347

FIXED WINDOW

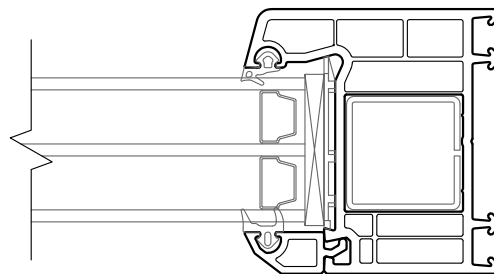
TRIPLE GLAZING



HORIZONTAL SECTION

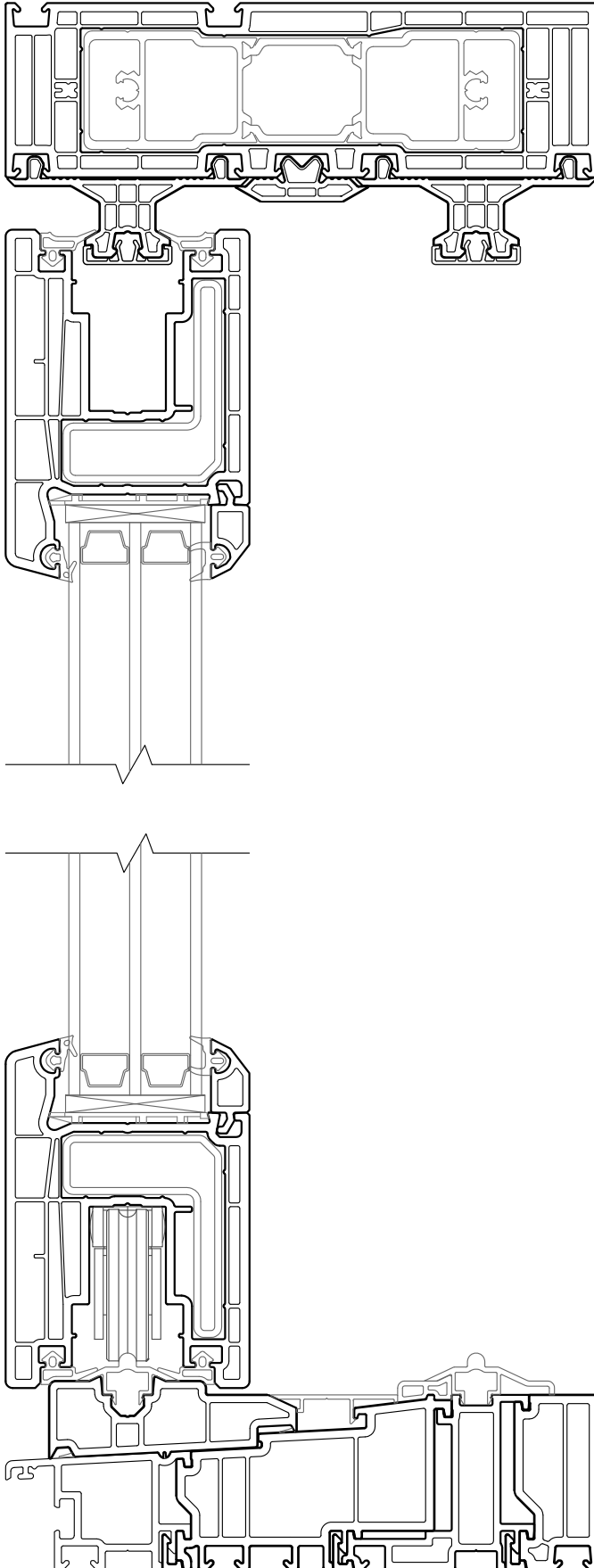


EXTERIOR



INTERIOR

VERTICAL SECTION



EXTERIOR

LOGIC
WINDOWS & DOORS

Tel: 207-588-6590

17 Hope Drive, Hallowell, ME 04347

LIFT & SLIDE

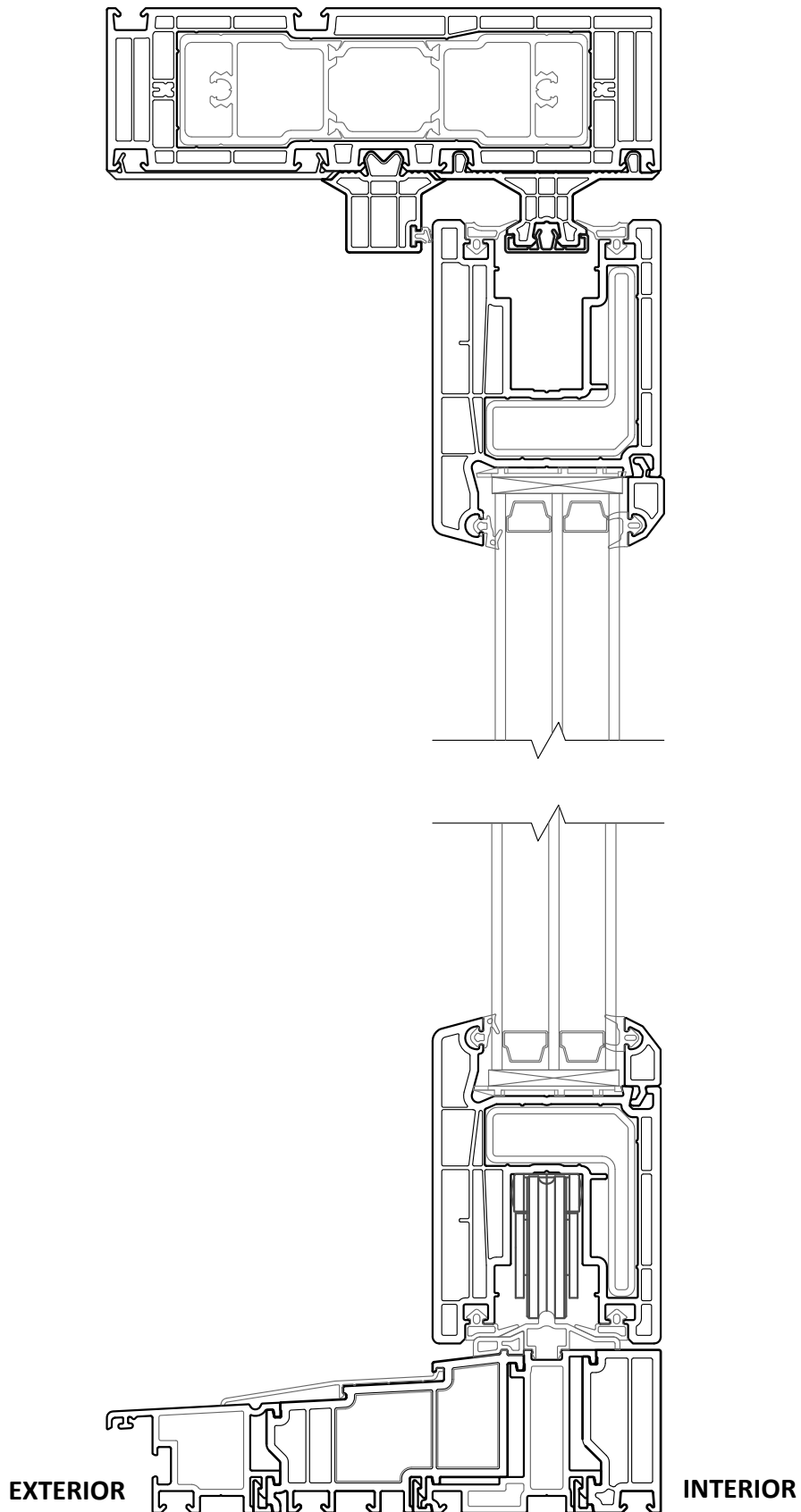
2 ACTIVE PANELS

TRIPLE GLAZING



INTERIOR

VERTICAL SECTION

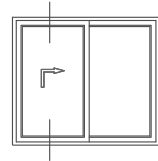


LOGIC
WINDOWS & DOORS

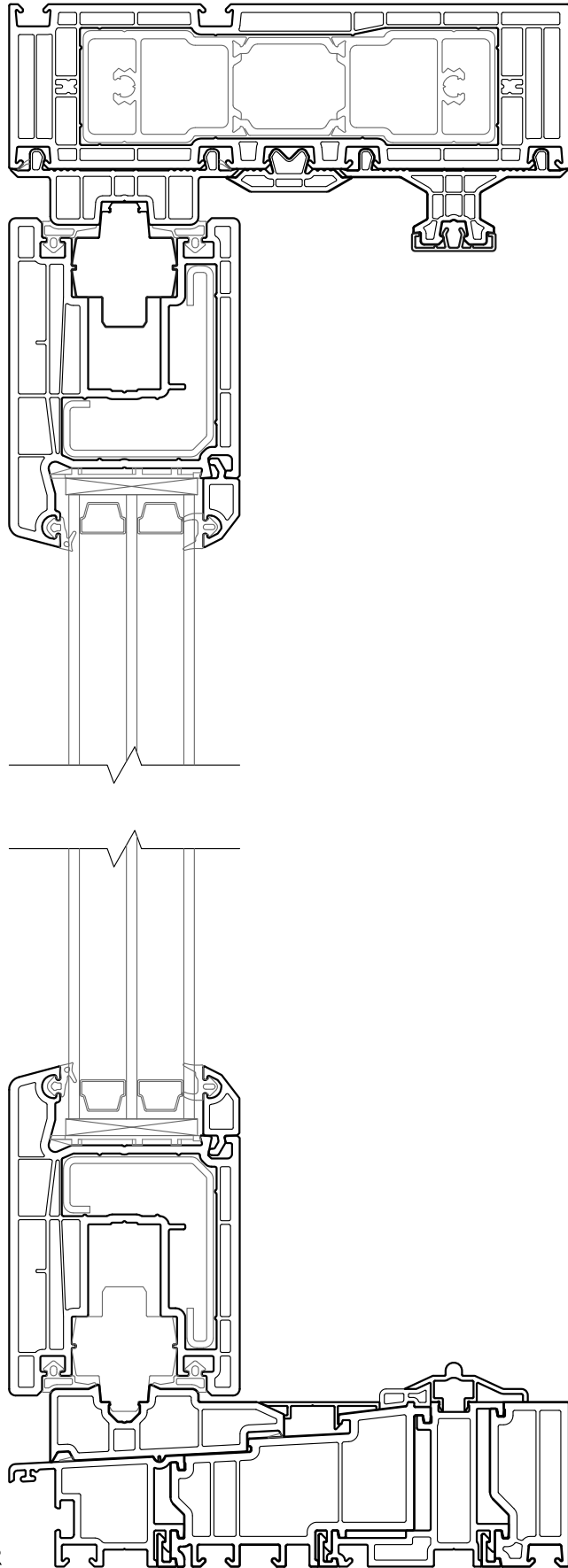
Tel: 207-588-6590
17 Hope Drive, Hallowell, ME 04347

LIFT & SLIDE 2 PANEL

TRIPLE GLAZING



VERTICAL SECTION



LOGIC
WINDOWS & DOORS

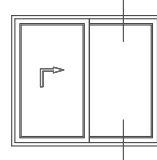
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17 Hope Drive, Hallowell, ME 04347

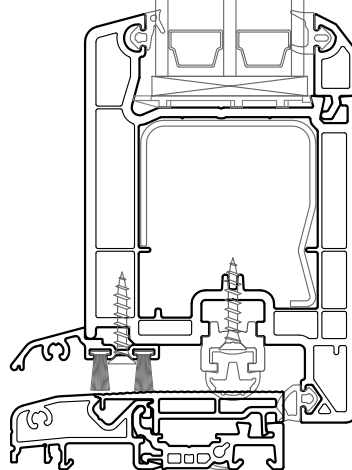
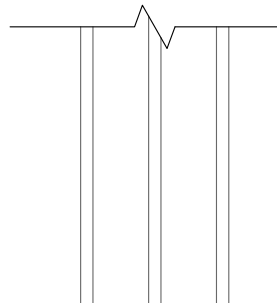
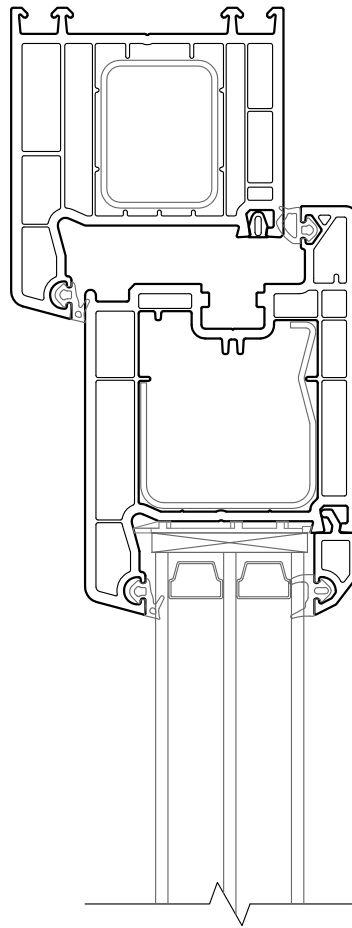
LIFT & SLIDE - 2 PANEL

INACTIVE PANEL

TRIPLE GLAZING



VERTICAL SECTION



EXTERIOR

INTERIOR

LOGIC
WINDOWS & DOORS

Tel: 207-588-6590

17 Hope Drive, Hallowell, ME 04347

INSWING DOOR

TRIPLE GLAZING

Logic Euro Product Specification

Section 08560 PVC Windows & Doors

Note: The following serves as a template to assist in the specification of Steel Reinforced Vinyl Products. The specification covers the broad range of European inspired products, allowing the specifier(Window Manufacturer, Architect, GC, etc.) to incorporate the entire product offering.

Note: In order to identify specific window and door requirements for a project, the specifier will edit the noted/highlighted areas for only those items that are applicable.

Part 1 General

1.1 Section Includes

- A. New Construction or Replacement window and door system application.

Select Only Those Window and Door Types That Apply to Project

- a. Configuration of windows and doors require
 - a.i. Standard Tilt/Turn window or Tilt in Hopper
 - a.ii. Fixed Picture Window
 - a.iii. Standard Single or French Swing Doors
 - a.iii.1. Outswing
 - a.iv. Lift and Slide Doors
 - a.iv.1. 2 Panel, 3 Panel, or 4 Panel
 - a.v. Fixed Architectural Shape
 - a.v.1. Specify Shape

1.2 Related Sections

- A. Rough Opening Requirements
 - a. 06-1000 – Rough Carpentry/Framed Openings
 - b. 03-3000 – Cast in Place Concrete
 - c. 04-8100 – Masonry Assemblies
 - d. 05-4000 – Cold Formed Metal Framing
 - e. ADD OTHERS HERE

B. Additional Related Section Requirements

- a. 07-9200 – Joint Sealants
- b. 08-8000 – Glazing
- c. ADD OTHERS HERE

1.3 References

A. AAMA – American Architectural Manufacturers Association

- a. AAMA/WDMA/CSA 101/I.S.2/A440-08 – Standard/Specification for Windows, Doors and unit Skylights.
- b. AAMA303 – Voluntary Specification for Rigid Poly Vinyl Chloride (PVC) Exterior Profiles.
- c. AAMA502 – Voluntary Specification for Field Testing of Windows and Doors.
- d. AAMA800 – Voluntary Specification and Test Methods for Sealants.
- e. AAMA1504 – Voluntary Standard for Thermal Performance of Windows, Doors and Glazed Wall Sections.

B. ASTM – American Society of Testing Material

- a. ASTM E283 – Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Difference Across the Specimen.
- b. ASTM E547 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Cyclic Static Air Pressure Difference.
- c. ASTM E1332 – Standard Classification of Determination of Outdoor-Indoor Transmission Class.

C. NFRC - National Fenestration Rating Council

- a. NFRC 100-2010 – Procedure for Determining Fenestration Product U-Factors.
- b. NFRC 200-2010 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.
- c. NFRC 400-2010 – Procedure for Determining Fenestration Air Infiltration.
- d. NFRC 500-2010 – Procedure for Determining Fenestration Product Condensation Resistance Values.

D. ASCE – American Society of Civil Engineers

- a. ASCE7-05 – Minimum Design Loads for Building and Other Structures.

- E. US Department of Energy
 - a. Energy Star 6.0 Windows Program - 2016

1.4 System Description/Performance Requirements

- A. Conform to Performance Requirements of AAMA/WDMA/CSA 101/I.S.2/A440-05
- B. Comply with Energy Star/NFRC Certification
- C. Comply with published recommendations of glass manufacturers and with GANA's "Glazing Manual" unless more stringent requirements are indicated.
 - a. Glazed Units to have label affixed per requirements
- D. Performance Class and Grade – AAMA/WDMA/CSA 101/I.S.2/A440-08

Select Only Those Window and Door Types That Apply to Project

- a. Tilt Turn Window
 - a.i. CW-PG85 – Test Size:48"x72" – AAMA CW-PG85-DAW
- b. Tilt In Hopper Window
 - b.i. CW-PG90 – Test Size:60"x36" – AAMA CW-PG90-AP
- c. Fixed Window
 - c.i. CW-PG65 – Test Size:99"x63" – AAMA CW-PG65-FW
- d. Single Swing Door – Out Swing Only
 - d.i. LC-PG60 – Test Size:40"x83" – AAMA LC-PG60-SHD
- e. Lift and Slide Doors
 - e.i. LC-PG45 – Test Size:97"x96" – AAMA LC-PG45-SD
- E. Thermal Transmittance (U-Factor) for overall window area shall be less than or equal to: 0.30.
- F. Solar Heat-Gain Coefficient (SHGC) for overall window area shall not exceed: 0.40.
- G. Sound Transmission Class (STC) when tested for Laboratory Sound Transmission loss according to ASTM E90, the rated assembly is not less than: 25 STC.
- H. Limit air leakage through assembly to 0.3 cfm/sf of window/door area, measured at a reference differential pressure across assembly of 1.60 psf (75pa) as tested in accordance with ASTM E283.
- I. Water Resistance (Window): There shall be no leakage when the unit is subjected to a pressure drop of 7.5 psf (431 Pa). Test shall be conducted in accordance with ASTM E547 and E331.

- J. Water Resistance (Door): There shall be no leakage when the unit is subjected to a pressure drop of 7.5 psf (431 Pa). Test shall be conducted in accordance with ASTM E547 and E331.
- K. Uniform Load Deflection = 50 psf (3120 Pa) / Uniform Load Structural = 75 psf (4680 Pa). Test shall be conducted in accordance with ASTM E330.
- L. Hardware to be multi-point and corrosion resistant and fastened using corrosion resistant screws. All locking points and fasteners have been salt spray tested to exceed 1,000 hours.
- M. Forced Entry Resistance shall be Grade 10 or greater on operable units and Grade 40 or greater on fixed units.

1.5 Submittals

- A. General
 - a. Submitted under the provisions of Section 01300
- B. Product Data
 - a. Data sheets on each specified product including
 - a.i. All available test reports
 - a.ii. Standard installation instructions and recommendations per install method
 - a.iii. Storage and handling requirements and recommendations, including hardware maintenance sheet
- C. Shop Drawings
 - a. Standard drawings to provide cross section details of specified product w/ dimensions.
 - b. Installation detail drawings per requested install method with corresponding anchorage systems and or accessory connections.
- D. Samples
 - *Select Only Those Samples that are Required for the Project ***
 - a. Selections Samples
 - a.i. Submit (Lamination) (Painted) color chip sample set representing full range of available lamination colors.
 - b. Verification Samples
 - b.i. For each specified product supply minimum 12" corner sample illustrating quality of construction and interior steel support.

- b.ii. If required, standard 24"x36" operating unit, or similar size, provided for Architects approval.

1.6 Quality Assurance

- A. Manufacturer Qualifications
 - a. Minimum 10 year experience fabricating fully welded vinyl window and door systems.
 - b. Manufacturer must be active AAMA member in good standing.
- B. Installer Qualifications
 - a. An installer approved by Developer, Building Owner, Architect or General Contractor.
- C. Product Approval
 - a. Work will not commence until final sizes, finish, operation and accessories are approved/verified by architect or appropriate person(s).

1.7 Delivery, Storage and Handling

- A. Deliver to site undamaged in Manufacturers product specific packaging. Each shipping unit will include contents checklist.
- B. All shipments will be visually inspected for damages. Manufacturer must be notified immediately of damage in transit.
- C. Units will be marked with project specific coding provided by specifier.
- D. Store units according to manufacturer's requirements, in upright position, off the ground and protected from weather, direct sunlight and construction activities.
- E. Keep on site handling to a minimum. Protect materials and finish during handling and installation to prevent damage.
- F. Larger units will include handles mounted on exterior of frame jambs to assist with handling.

1.8 Project Conditions

- A. Environmental
 - a. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
 - b. Sealants shall not be applied when conditions are not within limits permitted by sealant manufacturer. This includes applying to wet substrates.
- B. Field Measurements

- a. Verify window and door openings by field measurements before fabrication and indicate measurements on final window/door schedule.
- b. Contractor/Installer will work with manufacturer to verify make size dimensions of all units.

1.9 Warranty

- A. 10 Year Limited Manufacturer's Warranty written against material defects and workmanship. Defects include, but are not limited to, the following:
 - a. Coverage for insulated glass against seal failure
 - b. Hardware failure with the exception of misuse
 - c. Frames of sashes failing during normal use
 - d. Operating failure under normal conditions
 - e. 10 year limited warranty on laminated and Painted finishes per laminate and painted finish warranty
- B. Manufacturer's warranty does not cover any damages or defects caused by faulty installation practices or in the case of misuse and abuse.

Part 2 Products

2.1 Manufacturers

- A. Acceptable Manufacturer:

Logic Windows and Doors as represented by Pinnacle Window Solutions

17 Hope Drive

Hallowell, Maine 04347

Phone: 207-588-6590

www.logicwd.com

2.2 Units

- A. Frames, Sashes and Rails
 - a. Frame depth: **(70mm) (86mm)**
 - b. Min wall thickness .098".

- c. Multi-chambered design with maximum optimal air spaces between exterior and interior surfaces.
- d. Window and door reinforcement – Galvanized steel with .075” minimum thickness installed in frames and sashes as required by window manufacturer.
- e. All frames and sashes are to be made of unplasticized polyvinyl chloride (UPVC).
- f. Window and door finish – PVC finish will not fade, blister, crack or warp under normal atmospheric conditions.

B. Components

- a. Fasteners – Stainless steel
 - a.i. If required for installation, anchors must be approved by responsible engineer/architect for the project.
 - a.ii. Avoid exposed fasteners wherever possible.

***Select Only Those Configurations that are Required for the Project ***

- b. Hardware
 - b.i. Window Hardware - ASTM B117 to exceed 1,000 hours salt spray exposure.
 - b.i.1. Multi-point locking system
 - b.i.2. Lever Handle Style: (Roto) (Ferco) (Hoppe)
 - b.i.2.a. Handle Options: (Standard - Non Keyed) (Optional - Keyed for Custodial Locking (Tilt First Application))
 - b.i.2.b. Handle Finish:
 - b.i.2.b.i.1. Roto Options: (Silver) (Champagne) (Matte Brass) (Bronze) (Medium Bronze) (Titanium Matte) (Grey-Brown) (White)
 - b.i.2.b.i.2. Ferco Options: (White) (Titanium Matte) (Silver)
 - b.i.2.b.i.3. Hoppe Options: (Brass) (Brushed Chrome) (Black) (Oil Rubbed Bronze) (Satin Nickel) (Rustic Umber)
 - b.i.3. Hinges:

b.i.3.a. Style: (Manufacturer's standard butt hinges with covers)
(Optional - Designo Concealed Hinge System) (Optional -
Stainless Friction Hinges for Hoppers/Awnings)

b.i.3.b. Finish: to be selected from standard finish options)

b.ii. Fold & Slide Door Hardware and Swing Door Hardware – ASTM B117 to exceed
1,000 hrs salt spray exposure.

b.ii.1. Multi-Point Locking System

b.ii.2. Handle Set with cylinder and deadbolt

b.ii.2.a. (Full keyed) (half thumb) turn cylinder

b.ii.2.b. Style *Standard*: (Roto) (Rotoline Long)

b.ii.2.c. Style *Upgraded*: (Verona) (New Orleans) (Frankfurt)

b.ii.2.d. Handle Set Finish: (Silver) (Champagne) (Matte Brass)
(Bronze) (Medium Bronze) (Titanium Matte) (Grey-Brown)
(White)

b.ii.3. Hinges:

b.ii.3.a. Style: (Standard - Roto flag style surface mount) (HAPS
barrel style)

b.ii.3.b. Finish: to be selected from standard finish options

b.iii. Lift & Slide Door Hardware – ASTM B117 to exceed 1,000 hrs salt spray
exposure.

b.iii.1. Manufacturer's standard Lift and slide door hardware

b.iii.2. Handle Set

b.iii.2.a. Style: (Rondo) (Dirgent)

b.iii.2.b. Finish: *Rondo* - Stainless Steel

b.iii.2.c. Finish: *Dirgent* - (White) (Silver) (Grey-Brown)

c. Glazing

c.i. Glazing shall be accomplished from the interior by use of applied PVC glazing
stop with Neoprene gaskets.

d. Insect Screens

Select Screen Type Required for the Project. Delete if Not Required

- d.i. Standard for inward operating windows. Fixed (spring/grommet) (flex frame) screens fabricated using aluminum frames. Meshing to be charcoal fiberglass.
- d.ii. Screen frame finishes to match window and door finishes.

e. Glass & Glazing Materials

- e.i. Insulating glass panels shall have an overall nominal thickness of 1 3/8" (triple glaze) or 1" (dual glaze).
- e.ii. Glazing Specification is as follows: (Include Manufacturer, pane thickness, tints, coatings and performance as required).
 - e.ii.1. _____
- e.iii. Grid: 7/8" GBG or SDL (Specify below if grids are required by including size, color, type)
 - e.iii.1. _____
- e.iv. Setting blocks and bridges are to be provided by the manufacturer for any units that are to be glazed on site. Units glazed on site are to follow manufacturer's glazing instructions.

f. Accessory Items

Select Only Those Required for Project

- f.i. Vinyl placement / flashing Fin with anchor brackets
- f.ii. Installation brackets
- f.iii. ADD OTHERS HERE

2.3 Fabrication

A. General Requirements

- a. Fabricate Framing and Sash members with fusion welded corners and joints. Frame, Sash and Mullions to have galvanized steel reinforcement.
- b. Welds to be finished with shadow groove weld cleaning.
- c. Frames, Sashes and Mullions contain weep holes in accordance with Fabrication Guidelines.

- d. Dual seal neoprene gaskets used on operable vents.

B. Finishes

Edit to Specify Finish Required for Project

- a. Laminated Coatings/Foils – Select from Pinnacle Standard Offering
 - a.i. Interior - _____
 - a.ii. Exterior - _____
 - a.iii. Coatings/laminates shall be uniform and free from streaks, blisters and other surface imperfections.
- b. Custom Painting
 - b.i. Paint product to match provided color swatch
 - b.i.1. Interior - _____
 - b.i.2. Exterior - _____
- c. Protection
 - c.i. Protective film to be applied to exposed finished surfaces during shipment, storage and installation whenever possible.

Part 3 Execution

3.1 Examination

- A. Do not begin installation until substrates have been properly prepared.
 - a. If substrate preparation is the responsibility of another installer, notify appropriate person(s) of unsatisfactory preparation before proceeding.
 - b. Verify rough opening dimensions, levelness of sill and operating clearances.
 - c. Examine all wall flashing, vapor barriers and other components to ensure weather tight installation.
 - d. Verify sealant compatibility and adhesion to vinyl with sealant Manufacturer.

3.2 Preparation

- A. Coordinate installation with work of other trades.
- B. Clean surfaces thoroughly prior to installation.

- C. When installing in masonry openings, no parts other than anchor devices shall be put in place until masonry work has been completed and cleaned.

3.3 Installation

- A. Install unit frames, glass and components in accordance with shop drawings and manufacturer's instructions. For installation procedures/requirements not addressed in manufacturer's written instructions, comply with the installation requirements in ASTM E2112.
- B. Align frames plumb and level, free of warp, bowing or twist. Maintain dimensional tolerances and check operation before permanently setting unit.
 - a. Erection tolerances
 - a.i. Variations from plumb $\pm 1/8''$ max in height
 - a.ii. Variations from level $\pm 1/8''$ max in width
- C. Coordinate attachment and seal or air and vapor barrier materials. Shim spaces at perimeter of frame to maintain continuity of thermal barrier and insulate using backer rod and minimal expansion foam around perimeter.

3.4 Quality Control and Adjustments

- A. After installation and curing of any sealant and glazing compounds, testing using AAMA 502 test shall be performed.
- B. The Architect/Owner/Contractor to specify quantity and types of windows and doors to be tested.
- C. Final hardware adjustments shall be made using manufacturer supplied adjustment tools.

3.5 Protection

- A. Clean installed units inside and out promptly after application of trims and sealant. Remove excess glazing and joint sealants, dirt and other substances.
- B. Remove protective film from pre-finished surfaces.
- C. Wash down exposed surfaces using a mild detergent in warm water. Apply with soft, clean cloth.
- D. Special attention to areas in and around installation holes. Steel shards left after installation may cause corrosion/rust stains if left on finished surfaces.



Cylinders are a complete design solution. They are available in various sizes, mounting options, colors and beam angles, and suitable for indoor/outdoor use.

Color: Matte silver

Weight: 2.4 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.10A
208V	0.06A
240V	0.05A
277V	0.05A
Input Watts	11.7W

LED Info

Watts	10W
Color Temp	2700K (Residential Warm)
Color Accuracy	92 CRI
R9	57
L70 Lifespan	50,000 Hours
Lumens	699
Efficacy	59.7 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.10A, 208V: 0.06A, 240V: 0.05A, 277V: 0.05A

Dimming Driver:

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only)

THD:

10.8% at 120V, 25.9% at 277V

Power Factor:

99.1% at 120V, 88% at 277V

Optical

Optics:

40°

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Construction

Cold Weather Starting:

The minimum starting temperature is -20°C (-4°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

TIR-Polycarbonate (Total Internal Reflection)

Reflector:

Vacuum-metalized polycarbonate

Technical Specifications (continued)

Construction

Housing:

Extruded aluminum

Mounting:

Wall direct light only

Gaskets:

High-temperature silicone

Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Other

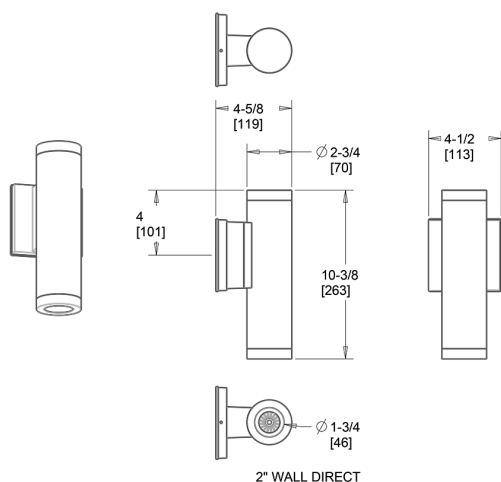
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Sleek, contemporary, architectural-grade design
Universal dimming driver (TRIAC, ELV and 0-10V)
50,000-Hour LED lifespan

Ordering Matrix

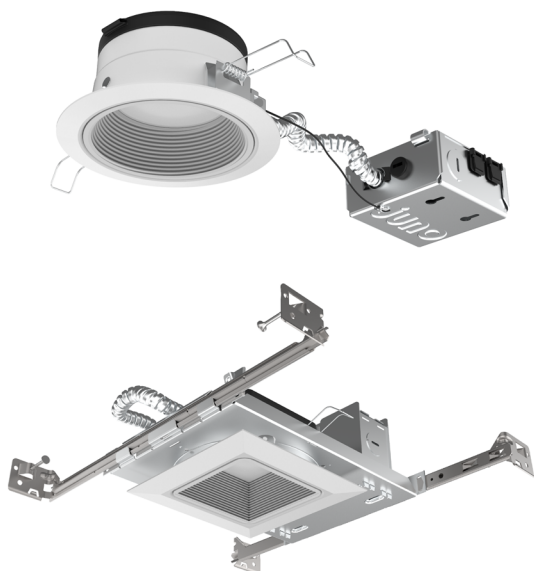
Family	Size	Mounting		Wattage		Optic	CRI/Color Temp		Finish
CDLED	2	WD	-	10W	-	40D	927	-	S
	2 = 2"	WD = Wall Direct (Downlight) Only		10W = 10W		20D = 20°	927 = 90 CRI, 2700K		W = Matte
	4 = 4"	WU = Wall Indirect (Uplight) Only		20W = 20W		30D = 30°	930 = 90 CRI, 3000K		White
	6 = 6"	W = Wall Direct/Indirect (Downlight/Uplight)		26W = 26W		40D = 40°	935 = 90 CRI, 3500K		K = Matte Black
		S = Surface (Ceiling Mount)		40W = 40W		50D = 50°	940 = 90 CRI, 4000K		S = Matte
		PC = Pendant Cord 48" Standard				80D = 80°	950 = 90 CRI, 5000K		Silver
		PS = Pendant Stem				WW = Wall Wash			Z = Bronze

Juno®

Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

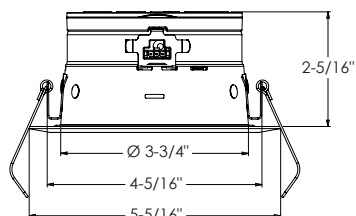
JPDZ4 Series



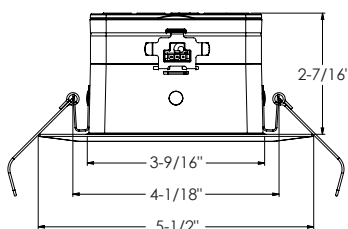
WarmDim®

Dimensions

4" Round



4" Square



Application Flexibility - Remodel



Application Flexibility - New Construction



Project:

Fixture Type:

Location:

Contact/Phone:

Product Features

Canless low profile 4" LED recessed downlight with deeply regressed light source and technology rich features offers performance up to 1200L and installation solutions for both new construction and remodel applications.

Patent pending integral light engine

- Integrated design offers switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve at all LED color temperatures while maintaining a high 90+ CRI
- WarmDim™ setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K

Installation flexibility and ease

- Low profile integrated LED downlight less than 3" in height fits virtually anywhere
- Installs directly into the plenum - eliminates need for typical recessed housing
- Installs into new construction or remodel applications

Applications

- Ideal for a breadth of residential and commercial applications
- Shallow plenum installations
- IC rated - for direct contact with insulation
- Wet location listed - for use in shower applications

Performance

Switchable Delivered Lumens	700L, 1000L, 1200L
Switchable LED Color Temperature	27K, 30K, 35K, 40K, 50K
WarmDim Included as standard	2850K - 1900K over dimming range
CRI	90+
Voltage	Dedicated 120V or MVOLT (120-277V)
Dimming	Forward/Reverse Phase or 0-10V



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

ORDERING INFORMATION For complete fixture, order trim module + mounting option

Podz TRIM MODULE

Example: JPDZ4 DC ALO10 SWW5WD 90CRI JPDZRMJBX 120 FRPC WWH

Series	Trim Type	Lumens	Color Temperature	CRI
JPDZ4 Juno Podz 4" LED Downlights	DB Round Downlight Baffle DC Round Downlight Cone SQDB Square Downlight Baffle SQDC Square Downlight Reflector	ALO10 Adjustable Lumen Output 700L, 1000L, and 1200L	SWW5WD Switchable White 2700K, 3000K, 3500K, 4000K, 5000K, + WarmDim (2850K-1900K)	90CRI 90+CRI

Mounting Options	Voltage/Driver	Finish
REMODEL: JPDZRMJBX⁴ Juno Podz universal remodel junction box (for 4", 5", 6")	120 FRPC 120V Forward/Reverse Phase Cut, 5% dim MVOLT ZT10 Multi-Volt (120-277), 0-10V, 10% dim	WWH¹ White, White Trim Ring BWH² Black, White Trim Ring CWH³ Clear, White Trim Ring HZWH³ Haze, White Trim Ring WHZWH³ Wheat Haze, White Trim Ring
NEW CONSTRUCTION: JPDZ4RDNCMF Juno Podz 4IN Round New Construction Mounting Frame JPDZ4SQNCMF Juno Podz 4IN Square New Construction Mounting Frame		

Square trim options available to order May 2021.

NOTES

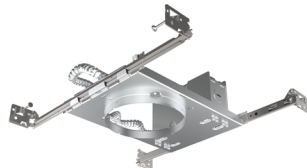
- 1 WWH is only available with DB, SQDB, DC and SQDC.
- 2 BWH only available with DB and SQDB.
- 3 CWH, HZWH and WHZWH only available with DC and SQDC.
- 4 Not for use in an existing housing.

Product ships in two parts

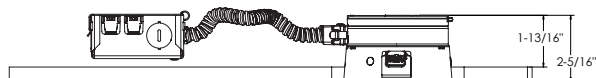
Trim Module



Mounting Option

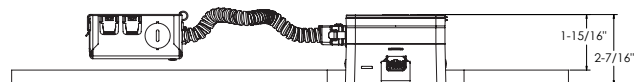


Remodel - Round

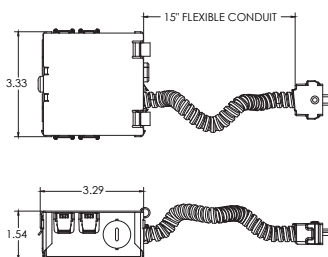


4 1/2" CEILING CUTOUT

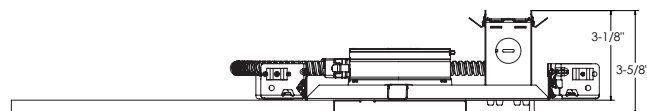
Remodel - Square



4 3/4" CEILING CUTOUT

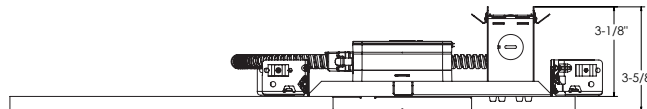


New Construction - Round

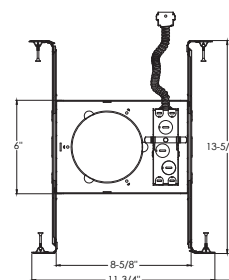


4 1/2" CEILING CUTOUT

New Construction - Square



4 3/4" CEILING CUTOUT





Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

Specifications

LED Light Engine

Patent pending integral light engine mounts directly to aluminum housing providing superior heat transfer to ensure long life of the electronics

- Switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve at all LED color temperatures
- LED color temperature settings include 2700K, 3000K, 3500K, 4000K and 5000K; factory set at 3000K
- Three lumen switching options include 700L, 1000L and 1200L; factory set at 1000L
- Dedicated WarmDim setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K
- 90CRI minimum

LED Driver

Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) drivers that accommodate input voltages from 120-277 volts AC at 50/60Hz

- Power factor > 0.9 at 120V input
- 120 volt only driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers
- Universal voltage drivers are dimmable with the use of most 0-10V wall box dimmers
- For a list of compatible dimmers, see [JUNOICLED-DIM](#)

Optical System

Computer-optimized reflector design with high reflectance white finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance

- Deep regression of lens produces a low glare, efficient system typical of a standard 4" downlight medium flood distribution providing even illumination for general downlighting applications.

Certifications

ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • UL listed for U.S. and Canada through-branch wiring, damp locations and for wet location (indoor covered ceiling) • UL and cUL

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Trim Module Construction

Low profile, < 3" aluminum housing with integral white flange • Designed for installation directly into the plenum in IC (insulated ceiling) or non-IC construction

- Provided with spring clips for ease of installation
- Accommodates up to a 1 1/2" ceiling thickness

Trim Finishes

Choice of baffle or cone trims in a selection of finishes ship installed in trim

Remodel Junction Box Construction

22-gauge die-formed galvanized steel junction box • Conduit cable with quick connect electrical plug pre-wired on junction box and allows for easy electrical connection with the trim module • Junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) integrated wire traps for 12/2 or 12/3 NM cable UL listed and cUL listed for through-branch wiring, maximum of 4 #12 branch circuit

New Construction Mounting Frame

22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame and bar hangers) fully assembled for ease of installation • Pre-installed Air-Loc gasket applied to frame • Conduit cable with quick connect electrical plug pre-wired on junction box and allows for easy electrical connection with the trim module • Junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) knockouts for 12/2 or 12/3 NM cable and ground wire • UL listed and cUL listed for through-branch wiring, maximum of 6 #12 branch circuit conductors • Junction box provided with removable access plates • Knock-outs equipped with pryout slots

Includes Patented (US Patent D552,969) Real Nail® 3 bar hangers: telescoping system permits quick placement of housing any where within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

LED housing is designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

ELECTRICAL DATA

Dedicated 120V Only Driver Option (120 FRPC)

	700L	1000L	1200L
Input Power	8.1W (+/-5%)	13.6W (+/-5%)	15W (+/-5%)
Input Current	0.07A	0.11A	0.13A
Frequency	50/60Hz	50/60Hz	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-20°C	-20°C	-20°C

ELECTRICAL DATA

Universal Voltage

MVOLT ZT10

700L		1000L		1200L	
120V	277V	120V	277V	120V	277V
Input Power	8.1W (+/-5%)	8.1W (+/-5%)	13.6W (+/-5%)	13.6W (+/-5%)	15W (+/-5%)
Input Current	0.07A	0.03A	0.11A	0.05A	0.13A
Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
EMI/RFI	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)	FCC Title 47 CFR, Part 15, Class B (residential)
Minimum starting temp	-20°C	-20°C	-20°C	-20°C	-20°C



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

PHOTOMETRICS

Distribution Curve

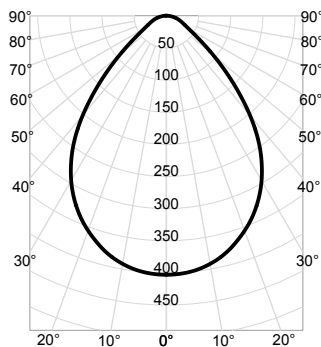
Distribution Data

Output Data

Coefficient of Utilization

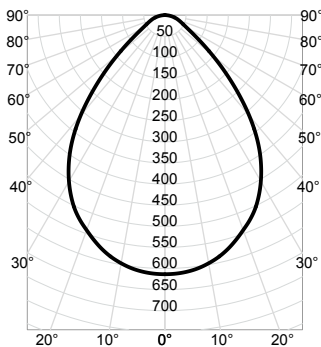
Illuminance Data at 30" Above
Floor for a Single Luminaire

JPDZ4 DB 07LM 30K 90CRI WWH, Input Watts: 8.1, Delivered Lumens: 672, LPW: 83.0, S/MH: 1.11, Test No: 20-973-1



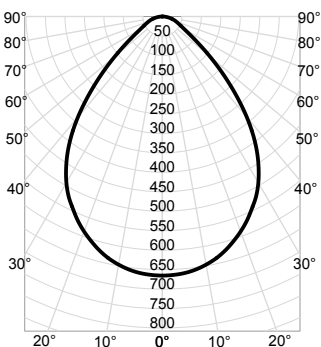
CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)		
						pf	80%			70%			50%				Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
0°		Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%							
0°	403	0° - 30°	295	44%	0	119	119	119	116	116	116	111	111	111	6.0	11.2	10.1	0°	65,673		
5°	400	0° - 40°	452	67%	1	108	104	101	105	102	100	101	99	97	8.0	6.3	13.5	45°	33,417		
15°	377	0° - 60°	619	92%	2	97	92	87	95	90	86	92	88	84	10.0	4.0	16.8	55°	16,678		
25°	330	0° - 90°	672	100%	3	88	81	76	86	80	75	84	78	74	12.0	2.8	20.2	65°	11,259		
35°	254	90° - 180°	0	0%	4	80	73	67	79	72	67	76	71	66	14.0	2.1	23.6	75°	10,515		
45°	145	0° - 180°	672	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.2° Field Angle: 119.3°					85°	8,975
55°	59																				
65°	29																				
75°	17																				
85°	5																				
90°	0																				

JPDZ4 DB 10LM 30K 90CRI WWH, Input Watts: 13.6, Delivered Lumens: 1028, LPW: 75.6, S/MH: 1.12, Test No: 20-973-2



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance				
					pc	50%	30%	10%	50%	30%	10%								
					pw	50%	30%	10%	50%	30%	10%								
0°	614	0° - 30°	451	44%	0	119	119	119	116	116	111	111	111	6.0	17.0	10.1	0°	99,993	
5°	610	0° - 40°	692	67%	1	108	104	101	105	102	100	101	99	97	8.0	9.6	13.5	45°	51,301
15°	574	0° - 60°	948	92%	2	97	92	87	95	90	86	92	88	84	10.0	6.1	16.9	55°	25,656
25°	506	0° - 90°	1,028	100%	3	88	81	76	86	80	75	84	78	74	12.0	4.3	20.3	65°	17,198
35°	390	90° - 180°	0	0%	4	80	73	67	79	72	67	76	71	66	14.0	3.1	23.7	75°	16,056
45°	223	0° - 180°	1,028	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.4° Field Angle: 119.4°			85°	13,649
55°	90																		
65°	45																		
75°	26																		
85°	7																		
90°	0																		

JPDZ4 DB 12LM 30K 90CRI WWH, Input Watts: 15.0, Delivered Lumens: 1116, LPW: 74.4, S/MH: 1.12, Test No: 20-973-3



CP Summary	Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%					20%					Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%					
					pw	50%	30%	10%	50%	30%	10%	50%	30%	10%					
0°	665	0° - 30°	488	44%	0	119	119	119	116	116	116	111	111	111	6.0	18.5	10.2	0°	108,434
5°	661	0° - 40°	750	67%	1	108	104	101	105	102	100	101	99	97	8.0	10.4	13.5	45°	55,818
15°	622	0° - 60°	1,029	92%	2	97	92	87	95	90	86	92	88	84	10.0	6.7	16.9	55°	27,928
25°	544	0° - 90°	1,116	100%	3	88	81	76	86	80	75	84	78	74	12.0	4.6	20.3	65°	18,702
35°	424	90° - 180°	0	0%	4	80	73	67	79	72	67	76	70	66	14.0	3.4	23.7	75°	17,441
45°	242	0° - 180°	1,116	100%	5	73	65	60	72	65	60	70	64	59	Beam Angle: 80.5° Field Angle: 119.5°			85°	14,771
55°	98				6	67	59	54	66	59	54	64	58	53					
65°	49				7	62	54	49	61	54	49	59	53	48					
75°	28				8	57	50	44	56	49	44	55	49	44					
85°	8				9	53	46	41	52	45	41	51	45	40					
90°	0				10	49	42	37	49	42	37	48	42	37					



Podz™ LED Downlight Series

4" Canless Round and Square LED Downlight
New Construction or Remodel

PHOTOMETRICS

Distribution Curve

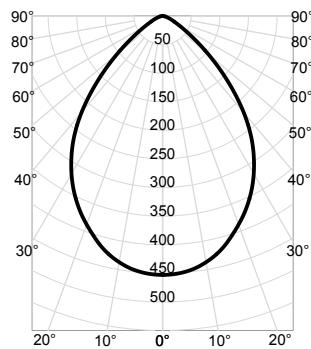
Distribution Data

Output Data

Coefficient of Utilization

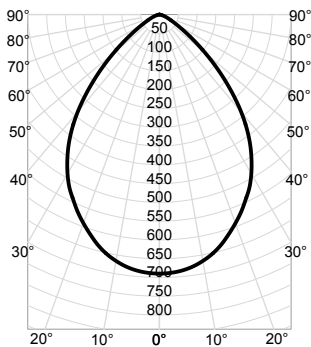
Illuminance Data at 30" Above Floor for a Single Luminaire

JPDZ4 DC 07LM 30K 90CRI HZWH, Input Watts: 8.1, Delivered Lumens: 699, LPW: 86.3, S/MH: 1.07, Test No: 20-973-4



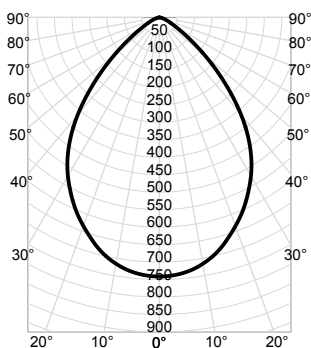
CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)
						pf	80%		20%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
0°	Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	453	0° - 30°	323	46%	0	119	119	119	116	116	116	111	111	111	6.0	12.6	9.9	0° 73,789	
5°	449	0° - 40°	493	70%	1	109	106	103	106	104	101	102	100	98	8.0	7.1	13.2	45° 36,874	
15°	417	0° - 60°	672	96%	2	99	94	89	97	92	88	94	90	86	10.0	4.5	16.5	55° 17,047	
25°	357	0° - 90°	699	100%	3	90	84	79	88	83	78	86	81	77	12.0	3.1	19.8	65° 7,404	
35°	274	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	2.3	23.1	75° 3,463	
45°	160	0° - 180°	699	100%	5	75	68	62	74	67	62	72	66	62	Beam Angle: 78.9° Field Angle: 114.9°			85° 1,309	
55°	60				6	69	62	56	68	61	56	66	60	56					
65°	19				7	63	56	51	63	56	51	61	55	51					
75°	6				8	59	52	47	58	51	46	57	51	46					
85°	1				9	55	47	43	54	47	43	53	47	42					
90°	0				10	51	44	39	50	44	39	49	43	39					

JPDZ4 DC 10LM 30K 90CRI HZWH, Input Watts: 13.6, Delivered Lumens: 1070, LPW: 78.7, S/MH: 1.07, Test No: 20-973-5



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
						pf	80%			20%			50%				Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance
0°		Zone	Lumens	% Fixture	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%						
0°	690	0° - 30°	493	46%	0	119	119	119	116	116	116	111	111	111	6.0	19.2	9.9	0°	112,427	
5°	684	0° - 40°	754	70%	1	109	106	103	106	104	101	102	100	98	8.0	10.8	13.2	45°	56,624	
15°	635	0° - 60°	1,029	96%	2	99	94	89	97	92	88	94	90	86	10.0	6.9	16.6	55°	26,224	
25°	543	0° - 90°	1,070	100%	3	90	84	79	88	83	78	85	81	77	12.0	4.8	19.9	65°	11,298	
35°	421	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.5	23.2	75°	5,289	
45°	246	0° - 180°	1,070	100%	5	75	68	62	74	67	62	72	66	61	Beam Angle: 79.3° Field Angle: 114.9°			85°	2,057	
55°	92				6	69	61	56	68	61	56	66	60	56						
65°	29				7	63	56	51	63	56	51	61	55	50						
75°	8				8	59	51	46	58	51	46	57	51	46						
85°	1				9	54	47	43	54	47	43	53	47	42						
90°	0				10	51	44	39	50	44	39	49	43	39						

JPDZ4 DC 12LM 30K 90CRI HZWH, Input Watts: 15.0, Delivered Lumens: 1149, LPW: 76.6, S/MH: 1.07, Test No: 20-973-6



CP Summary		Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	80%		20%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance					
					pc	pw	50%	30%	10%	50%	30%					10%				
0°	741	0° - 30°	529	46%	0	119	119	119	116	116	111	111	111	6.0	20.6	9.9	0°	120,819		
5°	735	0° - 40°	809	70%	1	109	106	103	106	104	101	102	100	98	8.0	11.6	13.2	45°	60,796	
15°	682	0° - 60°	1,104	96%	2	99	94	89	97	92	88	94	90	86	10.0	7.4	16.6	55°	28,127	
25°	584	0° - 90°	1,149	100%	3	90	84	79	88	83	78	86	81	77	12.0	5.1	19.9	65°	12,146	
35°	452	90° - 180°	0	0%	4	82	75	70	81	74	69	78	73	68	14.0	3.8	23.2	75°	5,667	
45°	264	0° - 180°	1,149	100%	5	75	68	62	74	67	62	72	66	61	Beam Angle: 79.2° Field Angle: 114.9°			85°	2,244	
55°	99				6	69	61	56	68	61	56	66	60	56						
65°	32				7	63	56	51	63	56	51	61	55	50						
75°	9				8	59	51	46	58	51	46	57	51	46						
85°	1				9	54	47	43	54	47	43	53	47	42						
90°	0				10	51	44	39	50	44	39	49	43	39						

4" LUMEN OUTPUT MULTIPLIERS

CCT	DB WWH	DB BWH	DC WWH	DC CWH	DC WHZWH	DC HZWH
2700K	1.01	0.78	1.07	1.11	1.03	1.01
3000K	1.00	0.77	1.06	1.09	1.01	1.00
3500K	1.00	0.77	1.07	1.10	1.02	1.00
4000K	1.01	0.78	1.07	1.11	1.02	1.01
5000K	1.00	0.77	1.06	1.09	1.01	1.00
Warm Dim	0.92	0.71	0.98	1.01	0.93	0.92



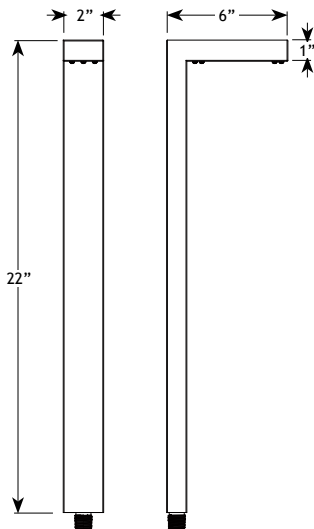
VOLT® Low Voltage Landscape Lighting

Wider Modernelle- VPL-1043-4-BBZ

Product Description

The VOLT® Wider Modernelle Brass Path & Area Light is a robust modern fixture with a low profile and clean lines. Use this ultra-modern fixture to complement your modern architecture and décor. It provides a moderate-sized region of illumination to create a pool of soft-edged evenly dispersed light. The Wider Modernelle comes with a lifetime warranty to ensure optimal performance for the life of your landscape.

Product Dimensions



Specifications

- **Construction:** Solid Brass
- **Finish:** Bronze
- **Lead Wire:** 18AWG
- **Mounting:** 10" Hammer Stake with cutout for wire exit
- **Light Source:** LED Bi-Pin
- **Operating Voltage:** 12VAC-15VAC
- **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



Features & Benefits

- Solid Brass Construction.
- Pre-aged finish- natural patina that does not corrode.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Polycarbonate shatter-resistant lens



VOLT® Low Voltage Landscape Lighting

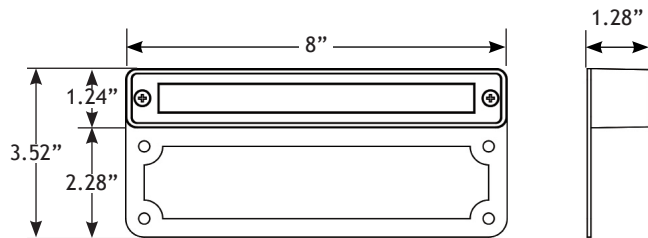
6" Undercover Hardscape Light - VHS-668-4-BBZ

Product Description

VOLT's Undercover Hardscape light is truly a one-of-a-kind pro-grade, quality landscape lighting fixture. This low voltage light is best used in areas that require a low profile light fixture that illuminates downward. Example applications include railings, retaining walls, counter tops (for outdoor kitchens) and even property walls/fences. These luminaires are constructed of high quality solid cast brass, with premium internal components as well. This fixture is completely sealed to protect from moisture and the environment. The frosted lens provides for a beautifully even soft light that compliments any application.



Product Dimensions



Features & Benefits

- ▶ Solid Brass Construction
- ▶ Pre-aged finish; a natural patina that does not corrode
- ▶ Beryllium copper socket - more corrosion resistant than copper
- ▶ Protective brass tube to protect lead wire from crushing when installed in stone, concrete or masonry
- ▶ Frosted lens for smooth photometric results

Specifications

- ▶ **Construction:** Brass
- ▶ **Finish:** Bronze
- ▶ **Lead Wire:** 4' (standard) or 25' (optional) 16AWG
- ▶ **Mounting (included):** mounting plate with 4 screw holes
- ▶ **Lens:** Frosted lens
- ▶ **Light Source (sold separately):** Bi-pin (LED or Halogen)
- ▶ **Operating Voltage:** 12VAC
- ▶ **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



Max 20 Watts
File #E466348



Max 20 Watts
File #E466348



VOLT® Low Voltage Landscape Lighting

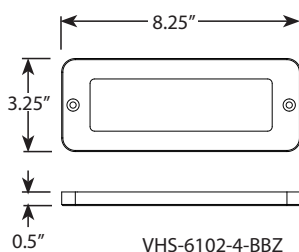
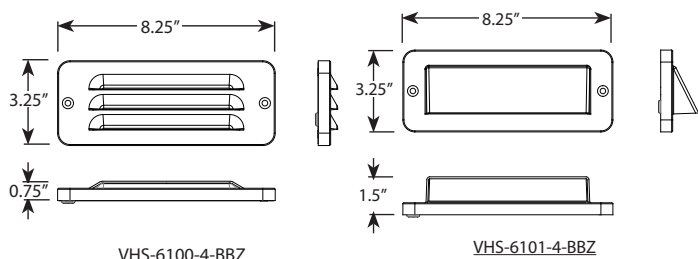
Brass Bunker Thin Integrated Step Light- VHS-610X-4-BBZ

Product Description

The Brass Bunker Thin Integrated Step Lights are designed for quick and easy installation for step-lighting projects. Traditional step lights must be recessed into a step or a wall, whereas these thin, integrated step lights allow for simple surface mounting thanks to pre-drilled screw slots on the faceplates. All of the necessary mounting hardware is included. The solid brass housings are constructed for a lifetime of durability and are completely sealed for water protection. Offset screws sticking out of the backsides of the step lights allow for a minimal gap for the lead wire to easily exit as needed between the fixture and the object it is being mounted to. Ideal applications include: illuminating walkways next to stone walls, retaining walls and nooks around outdoor kitchens.



Product Dimensions



Specifications

- **Construction:** Brass
- **Finish:** Bronze
- **Lead Wire:** 18AWG
- **Glass or Lens Type:** Frosted Lens
- **Light Source:** Integrated
- **Operating Voltage:** 12VAC
- **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



File #E466348



File #E466348

Features & Benefits

- Easy installation, this fixture does not need to be recessed into a surface.
- Pre-aged finish- a natural patina that does not corrode
- Silicone plug at lead wire exit prevents moisture and insects from entering luminaire
- Completely water tight; pressure fit rubber gasket and rubber seal around wire exit. This fixture is IP65 rated.
- Ideal lumen count creates a soft light to illuminate an area without being overly bright.

Date:

For: ☐ File ☐ Resubmit

PO No.:

☐ Approval ☐ Other

Architect:

GC:

Engr:

Mech:

Rep:

(Company)

(Project Manager)

LMU180HHV

Multi F with LGRED° Heat Pump Outdoor Unit

Performance:

Cooling (Min-Rated-Max, Btu/h)	8,400 ~ 18,000 ~ 19,980
Heating (Min-Rated-Max, Btu/h)	10,248 ~ 22,000 ~ 24,000
Max Heating at 5°F (Btu/h)	22,000
Cooling Power Input (Min-Rated-Max, kW)	0.88 ~ 1.33 ~ 1.87
Heating Power Input (Min-Rated-Max, kW)	1.25 ~ 2.22 ~ 3.11

Cooling Nominal Test Conditions:

Indoor: 80°F DB/67°F WB
 Outdoor: 95°F DB/75°F WB

Heating Nominal Test Conditions:

Indoor: 70°F DB/60°F WB
 Outdoor: 47°F DB/43°F WB

Electrical:

Power Supply (V/Hz/Ø)	208-230/60/1
MOP (A)	30
MCA (A)	18.6
Recommended Fuse Size (A)	25
Cooling Rated Amps (A)	15.33
Heating Rated Amps (A)	15.33
Compressor (A)	13
Fan Motor (A)	0.73

MOP - Maximum Overcurrent Protection MCA - Minimum Circuit Ampacity

Piping:

Refrigerant Charge (lbs.)	6.18
Liquid Line (in, OD)	Ø1/4 x 2
Vapor Line (in, OD)	Ø3/8 x 2
Max Total Piping ² (ft)	164
Max ODU to IDU Piping (ft)	82
Piping Length (no add'l refrigerant, ft)	49.2
Max Elevation between ODU and IDU (ft)	49.2
Max Elevation between IDU and IDU (ft)	24.6

ODU - Outdoor Unit IDU - Indoor Unit

Controls Features:

- Auto operation
- Auto restart
- Defrost/Deicing
- Inverter (variable speed compressor)
- Low ambient operation to 14F (cooling mode)
- Restart delay (3-minutes)
- Self diagnosis
- Soft start
- Factory installed Drain Pan Heater

Optional Accessories:

- ☐ PI-485 Integration Board - PMNFP14A1
- ☐ AC Smart IV - PACS4B000
- ☐ ACP IV - PACP4B000
- ☐ Power Distribution Indicator - PQNPD1S41
- ☐ MultiSITE™ CM - PBACNBTR0A
- ☐ LonWorks® Gateway - PLNWKB100
- ☐ AC Smart IV BACnet® Gateway - PBACNA000
- ☐ ACP IV BACnet Gateway - PQNFB17C2
- ☐ Low Ambient Wind Baffle (Cooling operation to -4°F) - ZLABGP04A

For a complete list of available accessories, contact your LG representative.

For continual product development, LG reserves the right to change specifications without notice.

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Operating Range:

Cooling (°F DB)	14 to 118
Heating (°F WB)	-13 to +75

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure ³ (Cool/Heat) ±3 dB(A)	50 / 54
Net/Shipping Weight (lbs)	147.7 / 163.1
Heat Exchanger Coating	GoldFin™
Min Number of Indoor Units	2
Max Number of Indoor Units	2

Compressor:

Quantity	1
Type	Twin Rotary
Oil/Type	FVC68D

Fan:

Type	Propeller
Quantity	1
Fan Motor/Drive	Brushless Digitally Controlled/Direct
Airflow Rate (CFM)	2,295

Notes:

- Acceptable operating voltage: 187V - 253V.
- Piping lengths are equivalent.
- Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
- All power/communication cable to be minimum 18 American wire gage (AWG), 4-conductor, stranded, shielded or unshielded wire and must comply with applicable local and national code. If shielded, the wire must be grounded to the chassis at the outdoor unit only.
- Power wiring cable size must comply with the applicable local and national code.
- This data is rated 0 ft above sea level, with 25 ft of refrigerant line and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 - 105%.
- Must follow installation instructions in the applicable LG installation manual.
- Refer to the Combination Data Manual for combination capacity tables.
- See Performance Data Manual for sensible and latent capacities.



BACnet® is a registered trademark of ASHRAE. LonWorks is a trademark of Echelon Corporation. Energy Star rating at least for Non-Ducted combinations; refer to AHRI directory for complete list.

Job Name/Location:

LMU180HHV

Multi F with LGRED® Heat Pump Outdoor Unit



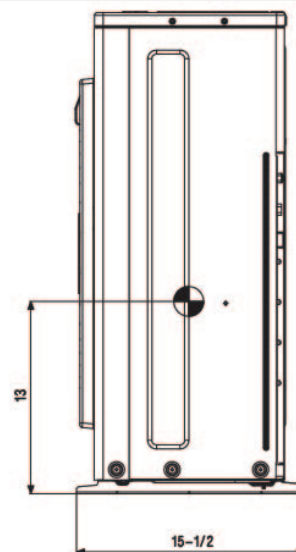
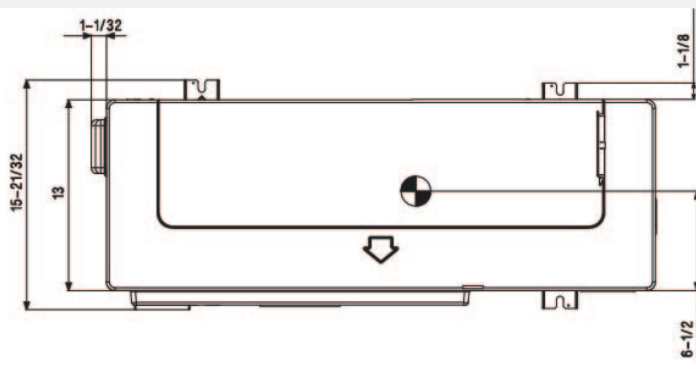
LG

Life's Good

Tag #:

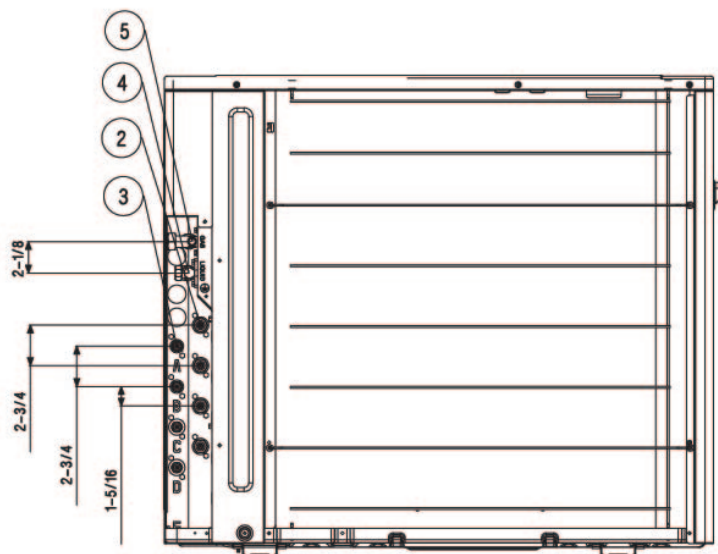
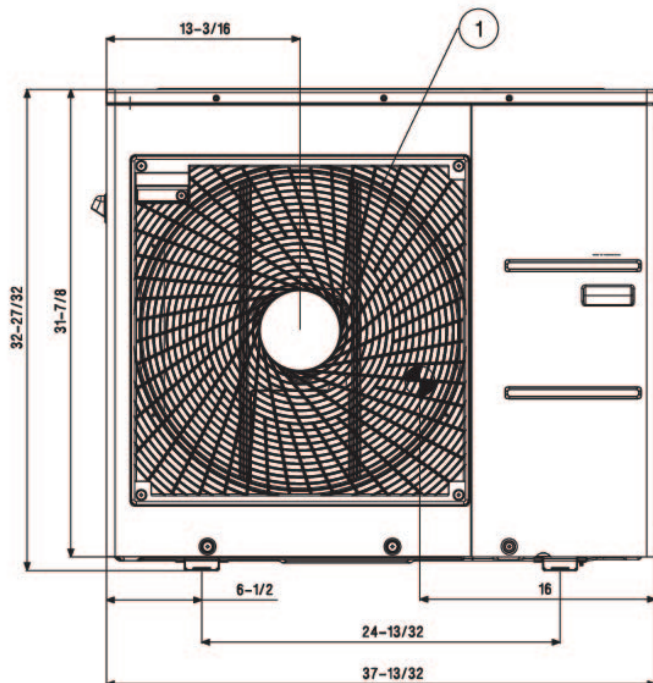
Date:

PO No.:



Unit: Inch

● Gravity point



No.	Part Name
1	Air discharge grille
2	Gas pipe connection
3	Liquid pipe connection
4	Main service valve (Liquid)
5	Main service valve (Gas)

Job Name/Location:

Tag No:

Date:

For:	File	Resubmit
	Approval	Other

PO No.:

Architect:

GC:

Engr:

Mech:

Rep:

(Company)

(Project Manager)

ARUM036GSS5

Multi V™ S with LGRED° Outdoor Unit
3.0 Ton Heat Pump and Heat Recovery

**Performance:**

Cooling Mode:

Rated Capacity (Btu/h)	36,000
Power Input (kW)	2.32

Heating Mode:

Rated Capacity (Btu/h)	42,000
Power Input (kW)	2.92

Rated Capacity is based on the following conditions:

Cooling	Heating:
Indoor: 80°F DB / 67°F WB	Indoor: 70°F DB
Outdoor: 95°F DB	Outdoor: 47°F DB / 43°F WB

Electrical:

Power Supply (V/Hz/Ø) ¹	208-230V, 60, 1
MOP (A)	40.0
MCA (A)	23.5
Rated Amps (A)	
Compressor Amps (A)	18.0
Fan (A) x Qty.	0.5 x 2

Piping / Connections:²

Refrigerant Charge (lbs.)	7.7
Piping / Connections for Heat Recovery Operation	
Liquid Line (in., O.D.)	3/8 Braze
Low Pressure Vapor Line (in., O.D.)	3/4 Braze
High Pressure Vapor Line (in., O.D.)	5/8 Braze
Piping / Connections for Heat Pump Operation	
Liquid Line (in., O.D.)	3/8 Braze
Vapor Line (in., O.D.)	5/8 Braze

Compressor:

Type	Hermetically Sealed Scroll
Quantity	1
Oil / Type	PVE / FVC68D

Standard Features:

- Night Quiet Operation
- Fault Detection and Diagnosis
- Smart Load Control
- Smart Oil Management
- Drain Pan Heater Built In

Optional Accessories:

- ☐ Low Ambient Baffle Kit - ZLABGP04A (2 required)³

Operating Range:

Cooling (°F DB) ³	23 to 122
Heating (°F WB)	-13 to +61
Synchronous	
Cooling Based (°F DB)	14 to 81
Heating Based (°F WB)	14 to 61

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Max. Number of Indoor Units ⁴	6
Sound Pressure dB(A) ⁵	
Cooling Mode	50
Heating Mode	53
Weight	
Net (lbs.)	263
Shipping (lbs.)	294
Communication Cable (No x AWG) ⁶	2 x 18
Heat Exchanger Coating	Black Fin™

Fan:

Type	Axial Flow
Quantity	2
Motor / Drive	Brushless Digitally Controlled/Direct
Air Flow Rate (CFM)	4,238

Notes:

1. Power wiring size must comply with the applicable local and national codes.
2. For main pipe segment size, refer to the LATS Multi V tree diagram.
3. Installation of an optional Low Ambient Wind Baffle Kit will allow operation down to -9.9°F in cooling mode.
4. The combination ratio must be between 50 - 130%.
5. Sound pressure levels are tested in an anechoic chamber under ISO Standard 3745.
6. Communication cable between ODU, IDU(s) / HRU(s) must be a minimum of 2-conductor, 18 AWG, twisted, stranded, and shielded. Ensure the communication cable shield is properly grounded to the ODU chassis only. ⚡ **DO NOT** ground the communication cable at any other point. Wiring must comply with all applicable local and national codes.
7. Nominal data is rated 0 ft above sea level, with 25 ft of refrigerant line per indoor unit and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95-105%.
8. Power wiring cable size must comply with the applicable local and national codes.
9. The voltage tolerance is ± 10%.

LGRED°*Inverter*

Job Name/Location: _____

ARUM036GSS5

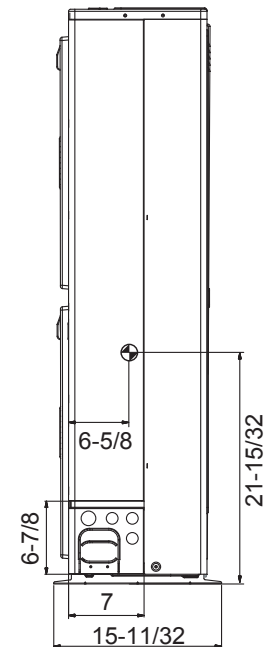
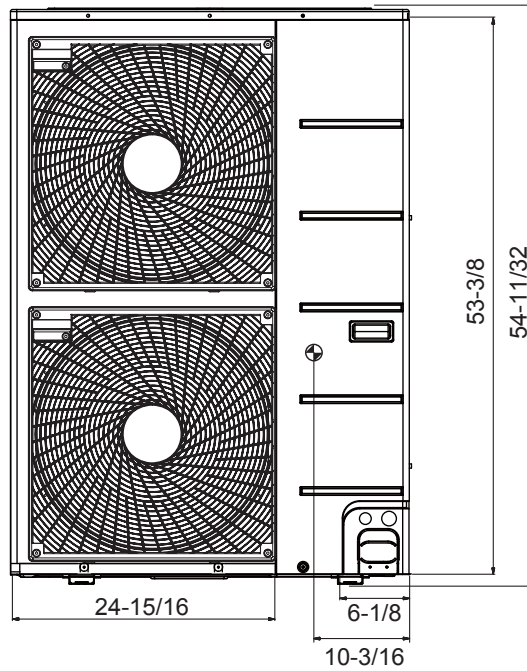
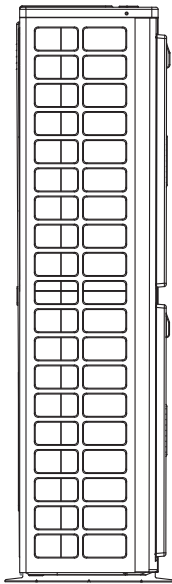
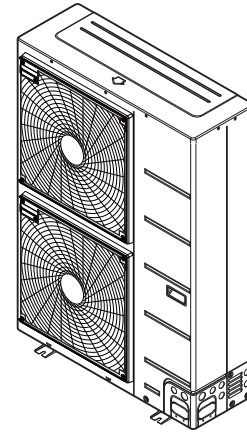
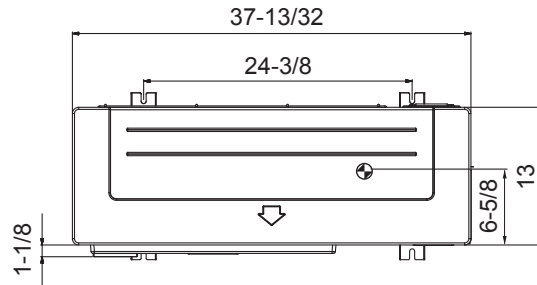
Multi V™ S with LGRED® Outdoor Unit
3.0 Ton Heat Pump and Heat Recovery



Tag No.: _____

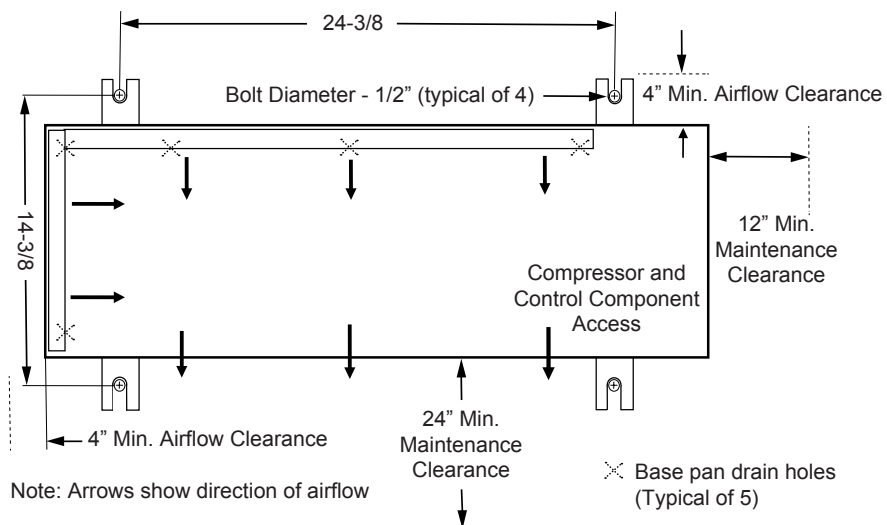
Date: _____

PO No.: _____



Unit: inch

⊕ Center of Gravity



Job Name/Location: _____

ARUM036GSS5

Multi V™ S with LGRED° Outdoor Unit

3.0 Ton Heat Pump and Heat Recovery



Tag No.: _____

Date: _____

PO No.: _____

AHRI Data:

Reference Number	Indoor Unit Type	Cooling Capacity (95°F)	EER (95°F)	SEER	High Heating Capacity (47°F)	Low Heating Capacity (17°F)	HSPF
205967237	Non-Ducted Indoor Units	36,000	15.50	23.00	42,000	26,000	12.00
205967238	Ducted Indoor Units	36,000	13.00	18.30	42,000	28,000	11.40
205967240	Mixed Ducted and Non-Ducted Indoor Units	36,000	14.25	20.65	42,000	27,000	11.70



SUNSET CLIFF CAMP

- P0 COVER SHEET
- P1 LOT COVERAGE & BUILDINGS
SQ.FT. SITE PLAN
- P2 PHOTOS OF EXISTING PROPERTY
- P3 BUILDING HEIGHT & DETAILED WALL
SECTION
- P4 EXTERIOR LIGHTING & MECHANICAL
EQUIPMENT PLAN
- P5 RENDERED EAST ELEVATION
- P6 WEST, NORTH & SOUTH
ELEVATIONS
- P7 GARAGE
- P8 WINDOWS & EXTERIOR DOORS





① WEST ELEVATION
1/8" = 1'-0"

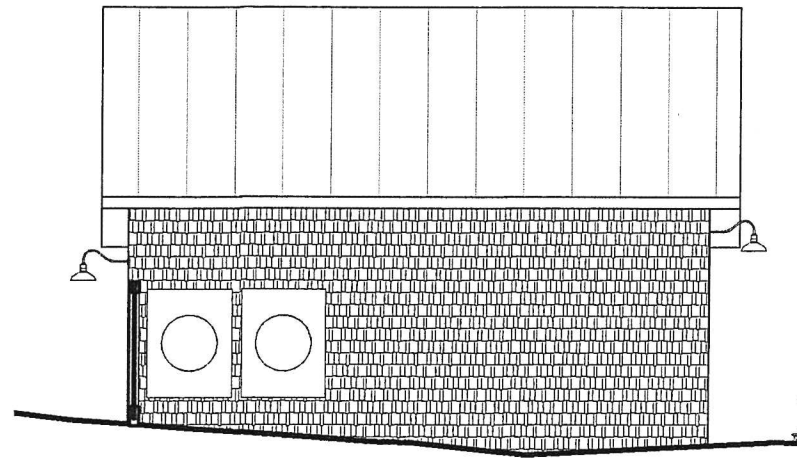


③ NORTH ELEVATION
1/8" = 1'-0"

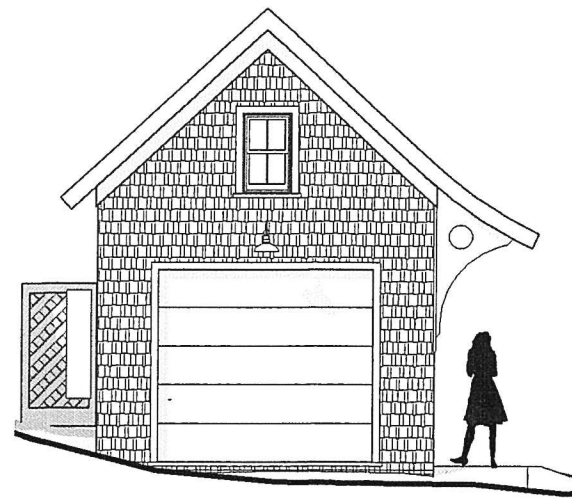


② SOUTH ELEVATION
1/8" = 1'-0"

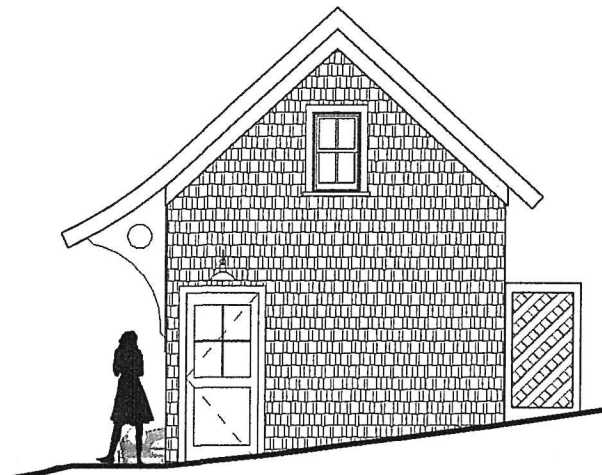
PERMITTING SET



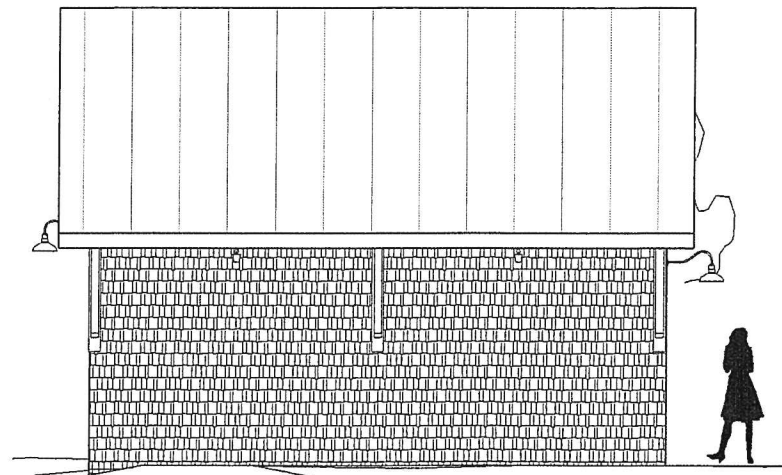
① GARAGE ELEVATION SOUTH
1/8" = 1'-0"



④ GARAGE ELEVATION EAST
1/8" = 1'-0"



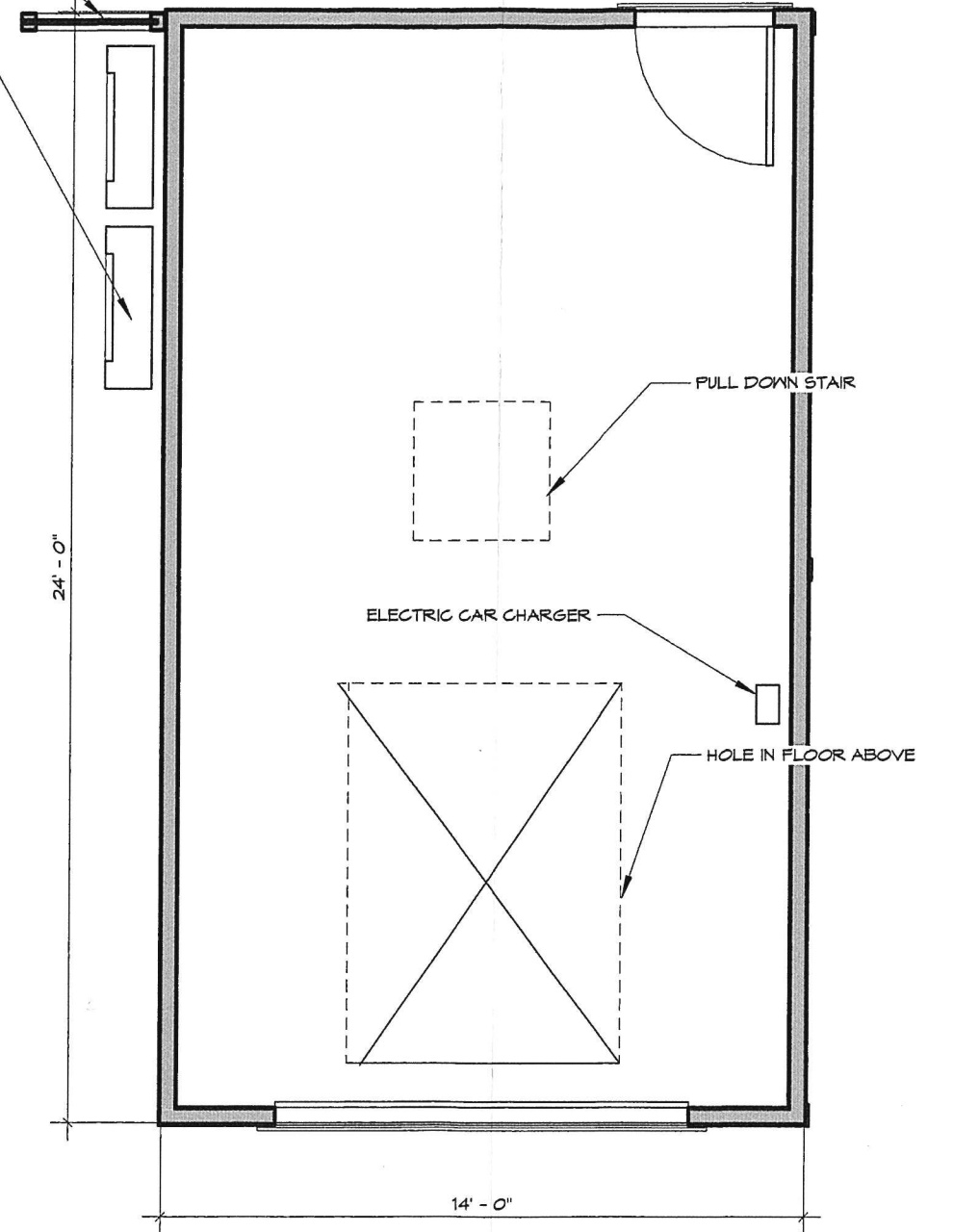
③ GARAGE ELEVATION WEST
1/8" = 1'-0"



② GARAGE ELEVATION NORTH
1/8" = 1'-0"

SCREENING FOR COMPRESSORS

COMPRESSORS



⑤ GARAGE PLAN
1/4" = 1'-0"

WINDOW SPECS:

WINDOWS TO BE MARVIN ELEVATE, LOEWEN, OR SIERRA PACIFIC
.25 U-FACTOR OR LESS
EXTERIOR TO BE EITHER ALUMINUM CLAD, OR FIBERGLASS, AND DARK COLORED

LOEWEN

Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat.

5 1/2" (139 mm) Flat, Adams and Williamsburg

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat.

2" clad frame extension, Hose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprum Collection.

SIERRA PACIFIC H3



About | Windows | Doors | Wall Systems | Videos | Gallery | Find Us

H3 Casement

At the core of our advanced H3® is Fusion Technology™, the perfect integration of extruded aluminum, vinyl and wood. Its patent pending design and construction give it an industry-leading seal against the elements. It's also extremely durable and easy to install.

- Wood interior for warmth and beauty.
- Extra strong 0.078" vinyl base frame offers superior rigidity, protection against rot, and greater resistance to air or water leaks. Vinyl components remain hidden when window is closed.
- Extra heavy duty 0.055" extruded aluminum cladding is twice as thick as roll-form cladding
- Integral rigid nailing fin provides greater structural integrity, an improved water barrier and easier installation that nearly eliminates racking problems.
- Choose from four innovative brickmould frames. Each uniquely integrates trim for design styling, while still taking advantage of a nailing fin installation.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.

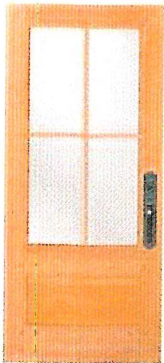
MARVIN ELEVATE



Clean sightlines and smooth operation make the Marvin Elevate™ Casement window a simple option for letting in light and air flow. Unlike many casements on the market with multiple locking levers that can be hard to reach or engage properly, the Elevate Casement window features a concealed multi-point locking system that securely locks with one easy lever action at the bottom of the window. A durable fiberglass exterior is paired with a warm wood, stainable interior, and coordinating round top, picture and transom windows are available.

WINDOW SCHEDULE

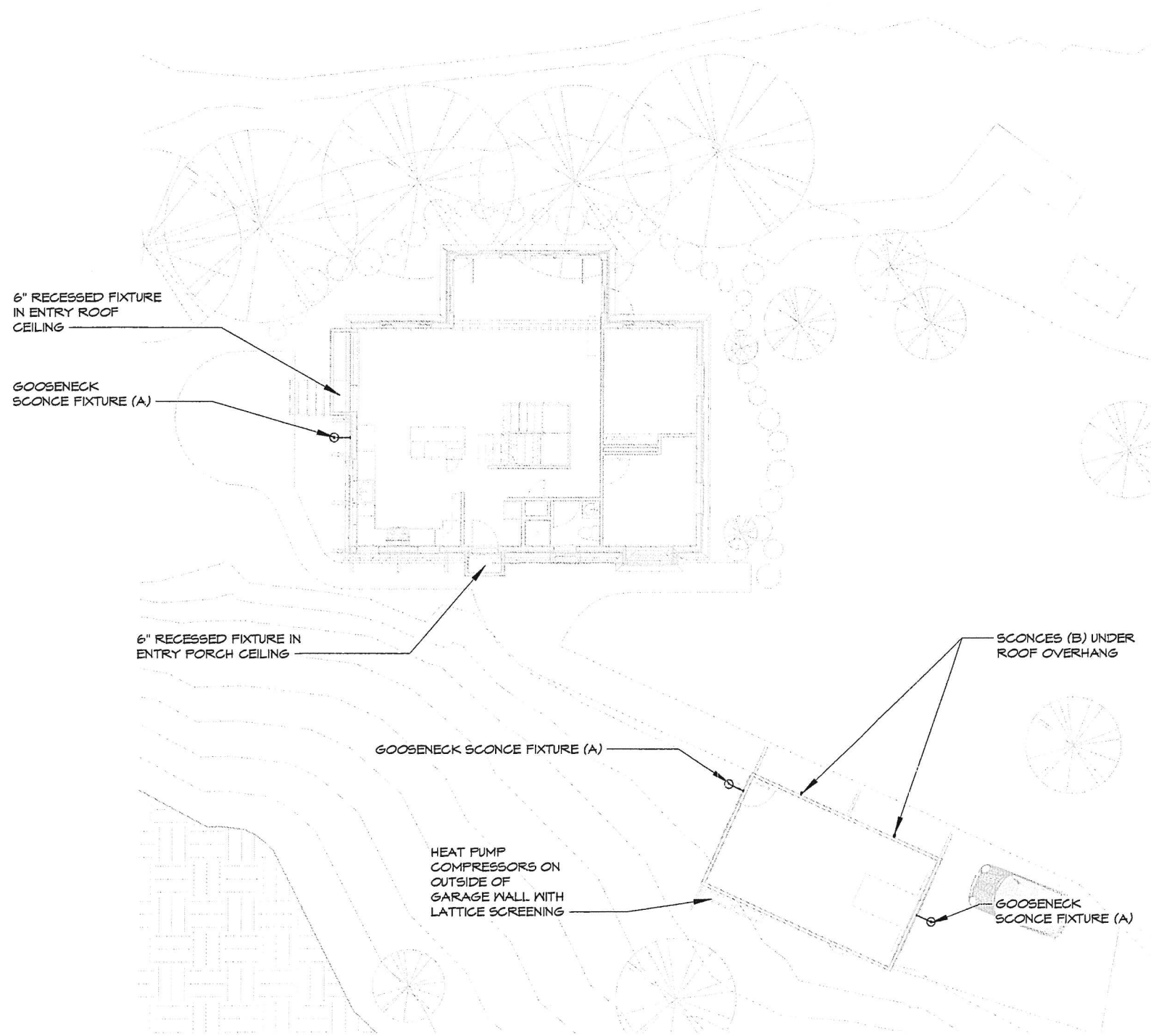
MARK	LEVEL	ROOM	DESCRIPTION	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT
95	1st FLOOR PLAN	LIVING	GLIDER	6' - 0"	6' - 0"	2' - 0"	8' - 0"
96	1st FLOOR PLAN	LIVING	GLIDER	5' - 0"	6' - 0"	2' - 0"	8' - 0"
102	1st FLOOR PLAN	LIVING	GLIDER	5' - 0"	6' - 0"	2' - 0"	8' - 0"
103	1st FLOOR PLAN	LIVING	GLIDER	6' - 0"	6' - 0"	2' - 0"	8' - 0"
114	1st FLOOR PLAN	KITCHENKITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
115	1st FLOOR PLAN	BATH	AWNING	2' - 6"	3' - 6"	4' - 6"	8' - 0"
117	1st FLOOR PLAN	DEN	AWNING	3' - 6"	4' - 0"	4' - 0"	8' - 0"
118	1st FLOOR PLAN	BEDROOM 1	AWNING	3' - 6"	4' - 0"	4' - 0"	8' - 0"
136	1st FLOOR PLAN	ENTRY	FIXED	3' - 0"	1' - 4"	6' - 8"	8' - 0"
152	1st FLOOR PLAN	BEDROOM 1	CASEMENT	2' - 6"	4' - 6"	3' - 6"	8' - 0"
159	1st FLOOR PLAN	DEN	FIXED	3' - 0"	1' - 2"	6' - 10"	8' - 0"
160	1st FLOOR PLAN	DEN	FIXED	3' - 0"	1' - 2"	6' - 10"	8' - 0"
161	1st FLOOR PLAN	DEN	FIXED	3' - 0"	1' - 2"	6' - 10"	8' - 0"
162	1st FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
163	1st FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
164	1st FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
171	1st FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
174	1st FLOOR PLAN	BEDROOM 1	CASEMENT	2' - 6"	4' - 6"	3' - 6"	8' - 0"
175	1st FLOOR PLAN	LIVINGLIVING	GLIDER	6' - 0"	6' - 0"	2' - 0"	8' - 0"
186	1st FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 8"	3' - 4"	8' - 0"
198	1st FLOOR PLAN		DOUBLE HUNG	2' - 0"	3' - 4"	11' - 2"	14' - 6"
199	1st FLOOR PLAN		DOUBLE HUNG	2' - 0"	3' - 4"	11' - 2"	14' - 6"
200	1st FLOOR PLAN	DININGLIVING	GLIDER	6' - 0"	5' - 6"	2' - 6"	8' - 0"
201	1st FLOOR PLAN	LIVING	GLIDER	6' - 0"	5' - 6"	2' - 6"	8' - 0"
104	2nd FLOOR PLAN	BED 4	GLIDER	6' - 0"	4' - 6"	2' - 6"	7' - 0"
105	2nd FLOOR PLAN	BED 4	FIXED	2' - 0"	4' - 6"	2' - 6"	7' - 0"
108	2nd FLOOR PLAN	BED 4	GLIDER	6' - 0"	5' - 0"	2' - 0"	7' - 0"
119	2nd FLOOR PLAN	BED 6	AWNING	3' - 6"	3' - 0"	4' - 0"	7' - 0"
120	2nd FLOOR PLAN	BED 5	AWNING	3' - 6"	3' - 0"	4' - 0"	7' - 0"
121	2nd FLOOR PLAN	BED 5	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
122	2nd FLOOR PLAN	BED 5	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
123	2nd FLOOR PLAN	BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
124	2nd FLOOR PLAN	BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
126	2nd FLOOR PLAN	BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
138	2nd FLOOR PLAN	BED 6	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
165	2nd FLOOR PLAN	BED 3BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
167	2nd FLOOR PLAN		CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
168	2nd FLOOR PLAN	BED 2BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
169	2nd FLOOR PLAN	BED 3	CASEMENT	2' - 6"	4' - 0"	3' - 0"	7' - 0"
173	2nd FLOOR PLAN	BED 4BED 4	FIXED	2' - 0"	4' - 6"	2' - 6"	7' - 0"
176	2nd FLOOR PLAN	BED 4BED 4	GLIDER	6' - 0"	5' - 0"	2' - 0"	7' - 0"
189	2nd FLOOR PLAN	BATH 3	AWNING	2' - 6"	3' - 0"	4' - 0"	7' - 0"
190	2nd FLOOR PLAN	MECHANICAL	AWNING	2' - 6"	3' - 0"	4' - 0"	7' - 0"
191	2nd FLOOR PLAN	BED 6BATH 3	AWNING	2' - 6"	3' - 0"	4' - 0"	7' - 0"
139	3rd FLOOR PLAN	3rd FLOOR WEST	GLIDER	6' - 0"	4' - 6"	2' - 6"	7' - 0"
143	3rd FLOOR PLAN	3rd FLOOR WEST	GLIDER	2' - 0"	2' - 6"	4' - 6"	7' - 0"
151	3rd FLOOR PLAN	3rd FLOOR WEST	GLIDER	2' - 0"	2' - 6"	4' - 6"	7' - 0"
145	3rd FLOOR PLAN	3rd FLOOR NORTH	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"
180	3rd FLOOR PLAN	3rd FLOOR NORTH	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"
183	3rd FLOOR PLAN	3rd FLOOR NORTH	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"
184	3rd FLOOR PLAN	3rd FLOOR NORTH	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"
185	3rd FLOOR PLAN		CASEMENT	2' - 0"	2' - 6"	3' - 0"	5' - 6"
187	3rd FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"
188	3rd FLOOR PLAN	KITCHEN	CASEMENT	2' - 6"	4' - 6"	2' - 0"	6' - 6"



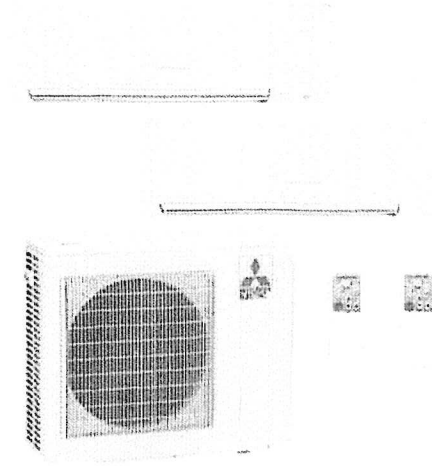
SIMPSON ENTRY DOOR



THERMATRU ENTRY DOOR AT GARAGE



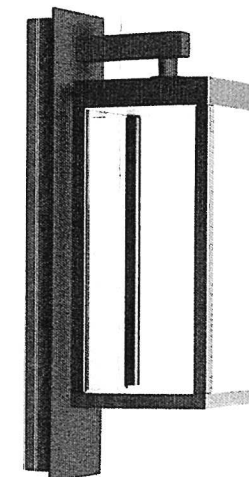
1 EXTERIOR LIGHTING & MECHANICAL EQUIPMENT PLAN
1/16" = 1'-0"



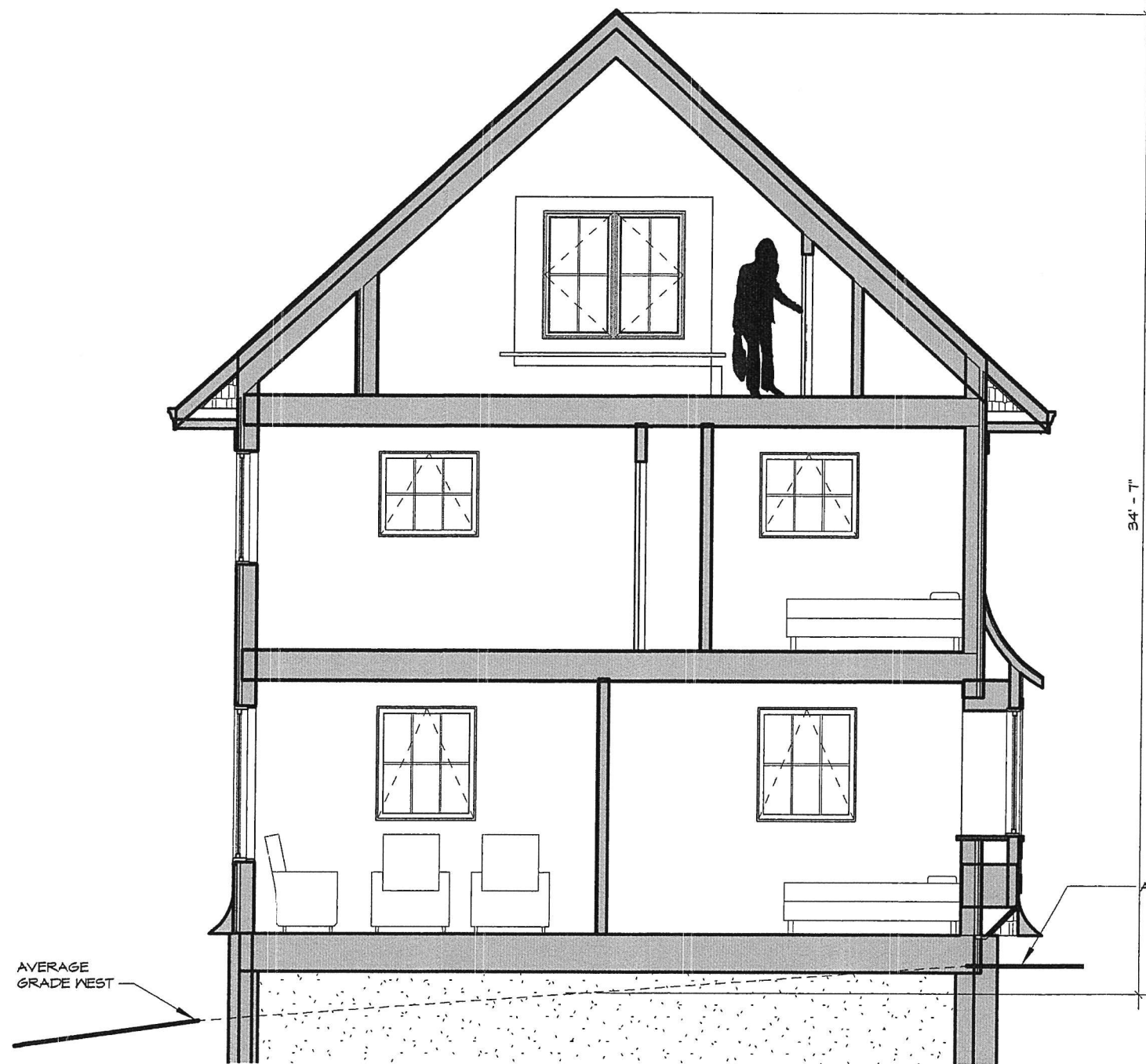
HEAT PUMPS AND COMPRESSORS
MITSUBISHI 24,000 BTU 20 SEER



PROPOSED FIXTURE A
42W LED GOOSENECK BARN LIGHT-SWIVEL HEAD-4000 LUMENS



PROPOSED FIXTURE B
ELAH BLACK 15.8'H INTEGRATED LED OUTDOOR ARMED SCONCE



BUILDING HEIGHT ALLOWED 35'

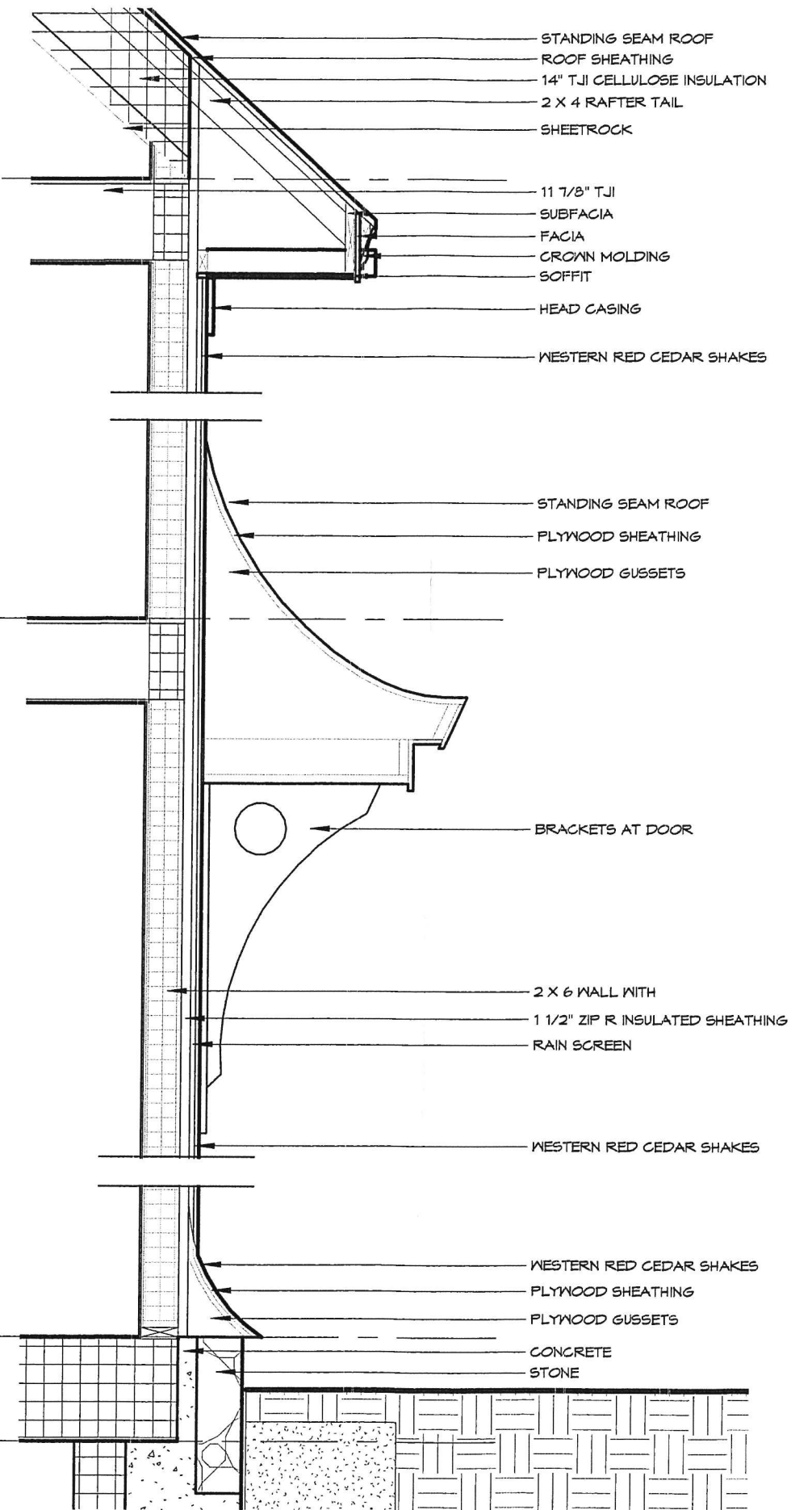
② BUILDING HEIGHT SECTION
3/16" = 1'-0"

3rd FLOOR PLAN
19' - 0"

2nd FLOOR PLAN
10' - 0"

1st FLOOR PLAN
0' - 0"

TO FOUNDATION
-1' - 4"



① WALL SECTION
1/2" = 1'-0"

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Permitting Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 136 Sunset Cliff Rd
Date: June 8, 2021

File: ZP-21-223
Location: 136 Sunset Cliff Road
Zone: FD5 **Ward:** 3C
Parking District: Neighborhood
Date application accepted: April 28, 2021, complete May 5, 2021
Applicant/ Owner: Tom LeBoeuf / 136 Sunset Cliff Camp, LLC
Request: Demolish existing camp and replace with new single family home and detached garage.

Overview:

The applicant is seeking approval to demolish an existing seasonal residence and to replace it with a new single family home. A detached garage will also be demolished and replaced with a new detached garage. Existing and proposed structures will be set in similar locations. The driveway will be modified, and new hardscaping in the form of walkways and a patio will be constructed.

The Conservation Board will review this application June 7, 2021. Recommendations of that Board will be provided to the Development Review Board for consideration.

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 subject property is located along the Lake Champlain shoreline north of Appletree Point. The shoreline is an identified significant natural area. All of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. Development will not encroach closer to the lakeshore than present conditions, and the total development footprint will

increase modestly by some 200 sf. Limited tree cutting is proposed as depicted in the landscape plan.

The redevelopment of this property exceeds 400 sf and, therefore, requires a “low mow” zone along the lakeshore proportionate in size to the redeveloped area (with a maximum depth of 50’ and maximum span of 80% of the lakeshore frontage). A total of 2,555 sf of redeveloped lot coverage is included in this proposal. The property has some 200’ of shoreline. There is more than enough room for the low mow zone. Note that the minimum depth of the low mow zone is 15.’ A small section of yard may project into this low mow area and may need to be adjusted. The site plan does not depict the required low mow zone and must.

(b) Topographical alterations

Much of the lot is flat but drops steeply towards the lakeshore along its western boundary. Existing topographic conditions will remain largely unchanged.

(c) Protection of important public views

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore.

(d) Protection of important cultural resources

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature’s events

As required, an erosion prevention and sediment control plan has been provided to the city’s stormwater program staff. Stormwater runoff will be handled by existing measures. The front door is sheltered under a small overhang.

(h) Building location and orientation

The location of the home remains essentially unchanged. The property has no street frontage; however, insofar as building orientation is concerned, the new home will have a front door facing inland towards a new walkway connecting to the driveway and garage.

This criterion calls for setting garages behind the longest front facing wall of the residence. The intent is for the garage to have a location secondary to that of the residence. In this case, the existing detached garage sits between the residence and the driveway. Lacking any street frontage, there is no front yard. Using for reference the east-facing orientation of the existing and proposed homes, the proposed garage should be set behind the eastern façade of the new home and set closer to the lake. The lakeshore buffer noted above inhibits moving development closer to the lakeshore than existing development. With all of that in mind, the best solution here is to simply retain the nonconforming footprint of the existing garage. Doing so will require rerouting a proposed walkway, but is otherwise achievable.

(i) Vehicular access

An existing driveway will continue to serve the property. Modest changes are proposed to accommodate the new garage; however, as noted above, it may be best to rebuild the new garage on the footprint of the existing garage.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. As noted above, this property has no street frontage. A walkway will connect the front door of the residence to the driveway and garage.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking and circulation are provided within the driveway and detached garage.

(m) Landscaping, fences, and retaining walls

Much of the lakeshore is vegetated. Limited tree clearing is proposed inland of the home, and several new trees and shrubs are proposed as depicted in the landscaping plan. The project plans refer to replacement of an existing fence along the top of the lakeshore slope, but no details are provided and are needed. No new retaining walls are evident in the project plans.

(n) Public plazas and open space

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

(o) Outdoor lighting

Outdoor lighting fixture cut sheets and locations are included in the project plans. The proposed fixtures are acceptable in terms of illumination, placement, and shielding. Outdoor lighting is limited to building entries and part of the walkway to the front door.

(p) Integrate infrastructure into the design

Utility lines must be buried as part of this reconstruction. Utility meter locations are not evident and must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is stylistically altogether different from the existing home. It will utilize a similar footprint; however, it will extend an additional ½ story taller and will incorporate much more ornate fenestration, steeper more complex roof lines, and trim work. The overall scale of the proposed home is similar to other nearby properties. The proposed garage is stylistically similar to the proposed home, but is very similar in scale to the existing garage.

2. Roofs and Rooflines

The proposed home will have a gable roof with gable dormers in front and a shed dormer facing west. Gable roofs, with or without dormers, are common in this, and other, residential neighborhoods. The proposed garage will have a more simplified gable roof.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by a small overhang. Fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As with a number of homes along nearby Starr Farm Beach, this home has no street presence. The property contains no street frontage and is oriented, in part, towards the lake. As noted before, the eastern elevation is effectively the home's front façade and incorporates a readily identifiable front entrance and walkway.

(e) Quality of materials

The proposed home and garage will be clad in wooden shingles and trim. Standing seam metal roofing will be installed on both structures. Clad wooden or fiberglass windows will be installed throughout. The materials proposed are of acceptable quality and durability for this new construction.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

Two heat pumps will be installed on the exterior wall of the garage. Given the general lack of public visibility of this property, the proposed heat pump location is acceptable.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION:

Approve the application as conditioned and forward to the Development Review Board.

1. Revise the proposed site plan to:
 - a. Depict the required "low mow" zone of 2,555 sf along the lakeshore and make any necessary adjustments to enable the minimum 15' width from the 100' elevation; and,
 - b. Adjust the location of the proposed garage to that of the existing garage.
2. It is the applicant's responsibility to stop earthwork and to contact the VT Division for Historic Preservation for guidance in the event that artifacts are unearthed.
3. All utility lines must be buried. Utility meter locations must be depicted and screened.

LEGEND

---	PROPERTY LINE
- - -	APPROXIMATE SETBACK LINE
100	EXISTING CONTOUR
X	EXISTING WOVEN WIRE FENCE
X	EXISTING RAIL FENCE
---	EXISTING GRAVEL
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EDGE OF LAKE AT TIME OF SURVEY
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING UTILITY POLE
⊙	EXISTING GUY WIRE/POLE
⊙	EXISTING DECIDUOUS TREE
⊙	EXISTING CONIFEROUS TREE
⊙	EDGE OF BRUSH/WOODS
⊙	IRON ROD/PIPE FOUND
⊙	CONCRETE MONUMENT FOUND

LAKE CHAMPLAIN

NOTES

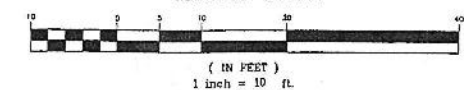
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS BASED ON A PLAT ENTITLED "PLAN OF SUNSET CLIFF BURLINGTON VT" DATED OCTOBER 1988 PREPARED BY J.H. SINCLAIR, RECORDED IN THE CITY OF BURLINGTON LAND RECORDS VOL. 88 PAGE 647. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. JANUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- SUBJECT PROPERTY LIES WITHIN THE WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W) ZONING DISTRICT AND THE FOLLOWING OVERLAY DISTRICTS: DESIGN REVIEW OVERLAY DISTRICT, THE NATURAL RESOURCE PROTECTION DISTRICT AND , RL LARGER LOT OVERLAY DISTRICT.

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	15,910 S.F. ±
COVERAGE TOTAL	35%	14%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES ± 6'	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12' ±
BUILDING HEIGHT		
EXISTING	35	--
PRIMARY		

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

GRAPHIC SCALE



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802.854.2323 FAX: 802.854.2371 web: www.cae-t.com

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DRAWN

MAB

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JLM

APPROVED

JLM

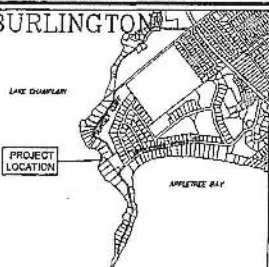
CLIENT:

**NORTHEAST CRAFTSMAN
TOM LEBOEUF**
79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

**136 SUNSET CLIFF
CAMP, LLC**

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EXISTING CONDITIONS PLAN

DATE
04/27/2021

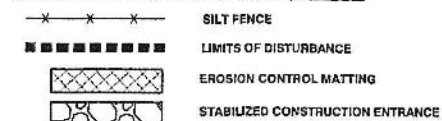
DRAWING NUMBER

SCALE
1" = 10'

C1.0

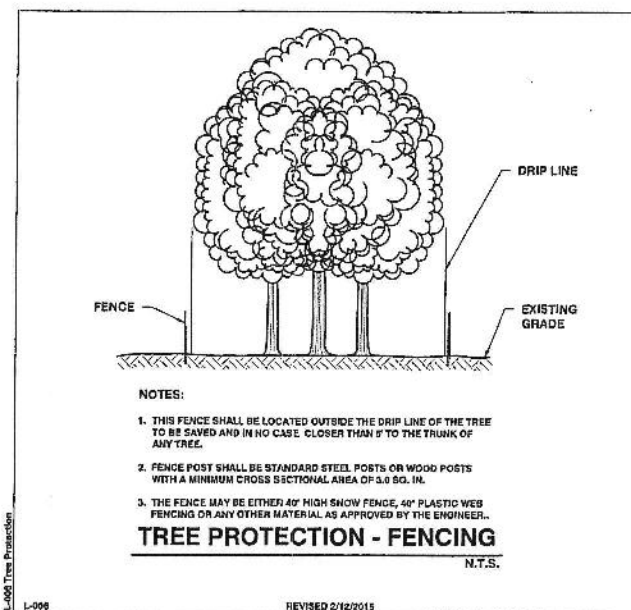
PROJ. NO.
04-105

EROSION CONTROL LEGEND



NOTES:

1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES > 3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.



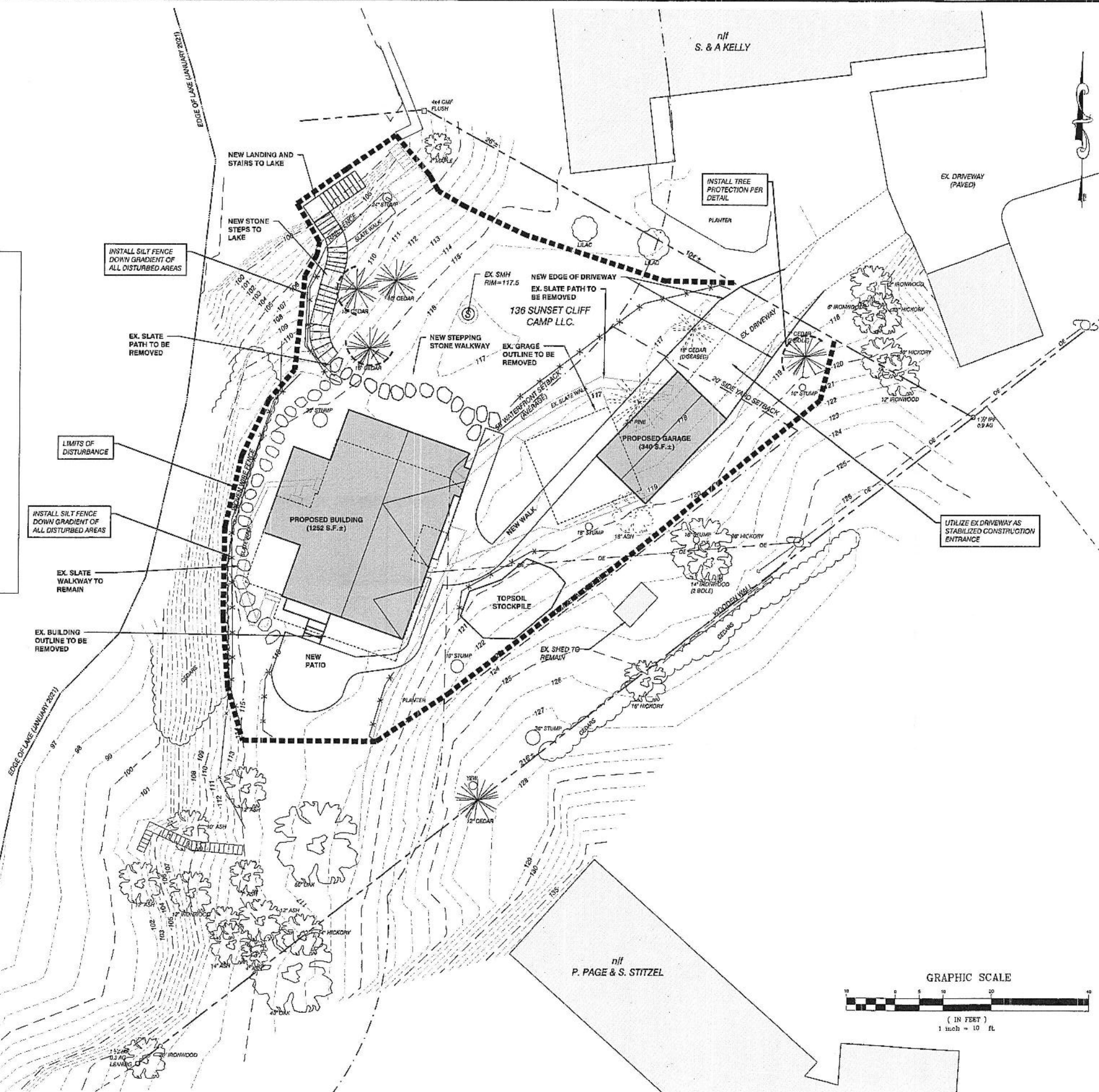
L-098 REVISED 2/12/2015

LAKE CHAMPLAIN

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	15,910 S.F. ±	15,910 S.F. ±
COVERAGE			
TOTAL	35%	14%	16%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10' ±	10' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	12' ±	12' ±
BUILDING HEIGHT			
EXISTING PRIMARY	35		

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-664-2213 FAX: 802-664-2271 WEB: WWW.CEA-VT.COM

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DRAWN

MAB

CHECKED

JLM

APPROVED

JLM

CLIENT:

NORTHEAST CRAFTSMAN
TOM LEBOEUF

79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

136 SUNSET CLIFF
CAMP, LLC

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EPSC SITE PALN

DATE

04/27/2021

SCALE

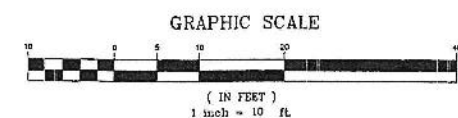
1" = 10'

PBOL. NO.

21105

DRAWING NUMBER

C2.0



Introduction
This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction-related storm water runoff.

Coverage under the State Construction General Permit is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set forth in the State of Vermont's **Low Risk Site Handbook for Erosion Prevention and Sediment Control**.

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project, which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and take on a variety of activities to minimize sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the Low Risk Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMPs which are critical to allowing the project to be considered a Low Risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Demarcate Limits of Disturbance
Purpose:
Demarcating the site will help to: limit the area of disturbance to only what is necessary for construction, prevent unauthorized disturbance, preserve existing vegetation, and limit erosion potential on the site.

Requirement:
You must physically mark the limits of construction activity using one of the methods described below.

How to comply:
Before initiating any earth disturbing activities, install a perimeter fence, orange barrier tape, or flagging on stakes or trees to physically demarcate the approved limits of earth disturbance.

2. Pollution Prevention
Purpose:
Many construction sites require storage of chemicals and materials that have detrimental effects if released into our watersheds. A storage plan for these potential pollution sources as well as a spill prevention and clean up plan are required to mitigate these risks.

Requirement:
Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained in accordance with the following requirements.

How to comply:
1. Minimize the exposure of the following to precipitation and to stormwater: building materials, building products, construction waste, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site.

2. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

3. Limit Concurrent Earth Disturbances
Purpose:
Limit the amount of soil exposed at one time to reduce the potential erosion on the construction site.

Requirement:
The maximum area of concurrent earth disturbance is specified on the site's written authorization to discharge. Earth disturbance at any one time cannot exceed the maximum concurrent disturbance identified in the authorization. Areas that are at final stabilization must have been temporarily stabilized in accordance with Section 4 of this handbook before the maximum concurrent disturbance area.

How to comply:
Plan ahead and phase the construction activities to ensure that no more than the permitted maximum concurrent acreage is disturbed and unstabilized at one time. Be sure to properly stabilize exposed soil using one of the methods involved in Section 4 of this handbook before beginning work in a new section of the site.

4. Site Stabilization
Purpose:
Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to temporarily stabilize exposed soil and prevent erosion. Mulches and matting protect the soil surface while grass is establishing. Areas of earth disturbance may also be stabilized with stone, such as rip-rap or gravel, or other impervious surfaces such as pavement and concrete.

Requirements for Temporary Stabilization:
All areas of earth disturbance must have temporary or final stabilization within 14 days of initial disturbance, as stated in the project authorization. After this time, if additional earth disturbance is required, it must be stabilized or permanently stabilized in advance of any runoff-producing event. A runoff-producing event is an event that produces runoff from the construction site.

The following exception applies:
Temporary stabilization is not required if the work is occurring in a self-contained excavation (i.e., no outlet with a depth of 2 feet or greater (e.g., house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

How to comply:
As required by the authorization, temporary stabilization for areas of earth disturbance shall be completed utilizing one or more of the methods below:

Straw Mulch
Application:
April 15 - Oct. 14 - Straw: 1 inch deep (1-2 bales/1,000 sq ft)
Oct. 15 - Apr. 14 - Straw: 2 inch deep (2-4 bales/1,000 sq ft)
Seed may also be hydroseeded.

Hydroseed
As per manufacturer's instructions. Must include mulch component. Not acceptable stabilization for winter construction period.

Requirements for Dust Control:
Construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing during dry periods where dust damage may occur if dust is not controlled shall be sprayed with water to prevent dust mobilization. Chemical applications, including the use of chloride, shall not be applied without written approval from the VT DEC.

Requirements for Final Stabilization:
All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade. Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area. Prepare bare soil for seeding by grading the top 4 to 6 inches of soil and removing any large rocks or debris, and apply seed per supplier's specifications.

5. Stabilized Construction Access
Purpose:
A stabilized construction access helps remove mud and sediment from vehicles and equipment to prevent tracking onto streets.

Requirement:
If there will be any vehicle or equipment traffic off of the construction site, you must install a stabilized construction access at the start of construction.

How to install:
Roots: 12 inch minimum, spaced at 1 to 4 inch intervals.
Depth: 6 inches minimum.
Width: 12 feet minimum, flared at bottom for vehicle turning.
Length: 40 feet minimum (or length of driveway for residential projects, if shorter).
Geotextile: Place filter cloth under entire stone bed.

Maintenance:
Recess with clean stone or scuff to open voids as required to keep sediment from tracking onto the street.

- When sediment has been tracked onto your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day.
- Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
- You are prohibited from loading or unloading tracked out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

6. Divert Upland Runoff
Purpose:
Diversion Berms intercept stormwater runoff coming from above the construction site and direct it around the disturbed area. This prevents off-site runoff from entering the construction site, thus reducing the potential for erosion and reducing the drainage area contributing to the site.

Requirements:
If stormwater runoff contributes to the construction site from upslope areas and the site meets the following two conditions, you are required to first install a diversion berm and stabilize areas before disturbing any additional soil.

- One or more acres of soil will be disturbed at any one time.
- Average slope of the disturbed area is 20% or steeper.

Diversion Berm Installation:
1. Construct berm to the minimum application above.
2. Compact the berm with a shovel or earth-moving equipment.
3. Seed and mulch berm or cover with erosion control matting immediately after installation.
4. Stabilize the flow channel with sand and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.

5. Ensure the berm drains to an outlet stabilized with rip-rap. Ensure that there is no erosion at the outlet.
6. The diversion berm shall remain in place until the disturbed areas are completely stabilized.

7. Install Perimeter Controls
Purpose:
Silt Fence and Erosion Control Berms intercept runoff and allow suspended sediment to settle or filter out. Filter Socks and Straw Wattles also filter construction runoff and are acceptable for use in specific situations. Silt Fence, Erosion Control Berms, Filter Socks and Straw Wattles are all acceptable perimeter controls based on site specific conditions. Permittees must ensure the right practice is selected for erosion prevention and sediment control.

Requirements:
Perimeter controls must be installed:
• On the downhill side of the construction activities.
• Between any ditch, swale, storm drain, or surface water and the disturbed soil.
• Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization.

How to Comply:
Select and install a perimeter control from the following options: Silt Fence, Erosion Control Berms, Filter Socks, or Straw Wattles.

Where to place:
• Place perimeter controls on the downhill side of disturbed soil. If space is available, place perimeter control 10 ft from the bottom of the slope, otherwise place along the contour at the bottom of the slope.

• Ensure the perimeter control catches all runoff from disturbed soil.
• Maximum drainage area is 1/2 acre for 100 feet of silt fence and erosion control berm.
• Install perimeter controls across the slope (not up and down slope).
• Install multiple rows of perimeter control on long slopes to intercept flow.
• Do not install perimeter controls across ditches, channels, or streams.
• Maximum slope length (in feet) above a filter sock or straw wattle.

Silt Fence
A temporary barrier of geotextile fabric installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

Silt Fence Installation:
• Dig a trench 8 inches deep across the slope.
• Unroll all force along the trench.
• Ensure stakes are on the downhill side of the fence.
• Join fencing by rolling the end stakes together.
• Drive stakes in against downhill side of trench.
• Drive stakes until 16 inches of fabric is in trench.
• Pull fabric into trench; spread along bottom.
• Fill trench with soil and stake down.
• Ground can be used to create ground contact with filter fabric when bedrock, ledge, or nearby tree roots do not allow for trenching. (A secondary perimeter control can be effective in these locations as well).

Silt Fence Maintenance:
Remove accumulated sediment before it is halfway up the fence. Ensure that silt fence is trenched in ground and there are no gaps. Replace any silt fence that is torn, ripped, or otherwise damaged that.

8. Storm Inlet Protection
Purpose:
Existing or new storm inlets on construction sites constitute a site perimeter and must be protected from sediment laden runoff. The practices below either stormwater to settle and filter through the practices and not bypass the inlet entirely.

Requirements:
Stormwater inlets shall be 4 inches above grade or an acceptable inlet control/protection should be installed.

Inlet Protection Installation:
Perforated Inlet Protection:
Shall provide for storage and removal of sediment and be sized appropriately for the drainage area, while allowing stormwater to filter through. These may be used if installed and maintained in accordance with the manufacturer's specifications.

Stone and Block Inlet Protection:
Concrete blocks placed around an inlet with a circle of filtering stone sloped against the blocks. Filter Fabric and Stone Inlet Protection:
Install a concrete drop inlet with stone around fabric for stormwater filtering and creating ground contact with filter fabric. Alternatively, fabric may be buried below ground.

9. Water Bars
Purpose:
Some sites may benefit from the use of water bars on the construction site. When installed these may capture and redirect runoff to a stable low gradient location. Water bars limit the erosive velocity of water by dividing surface runoff at pre-designed intervals.

Requirements:
These can be constructed per the following details, with side slopes no steeper than 4:1 when vehicles cross with a minimum design height of 12 inches, measured from channel bottom to ridge top.

Water Bar Installation:
Water bars should have stable outlets, either natural or constructed. The spacing should follow Table 11.

10. Slow Down Channelized Runoff
Purpose:
Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

Requirements:
If there is a concentrated flow (e.g., in a ditch or channel) of stormwater on your site, then you are required to install stone check dams. Hay bales and silt fence must not be used as check dams.

Check Dam Installation:
Helpful: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation slope. Use a mixture of 2 to 9 inch stones; the larger stones should act as armor, while the smaller stones help to filter the channelized runoff. The entire stone should be placed primarily on the interior of the check-dam and the large stone should be placed in an armoring layer on the outside.

Width: Dams should span the width of the channel and extend up the sides of the banks.
Spacing: Space the dams so that the bottom (heel) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.

Check Dam Maintenance:
Correct all observed damage immediately after every rainfall event.
Remove all sediment accumulated behind the check dams and dispose of it in an upland location. If significant erosion is observed between check dams, the channel shall be slope lined.

Rock Outlet Protection:
Waterways or outlets with concentrated stormwater runoff shall be stabilized with rip-rap, proprietary stabilization product or permanent material. This rip-rap stabilization is applicable in areas where the channel slope and velocity or soil type require additional stabilization. All outlets from concentrated stormwater flows will require a stabilized bed. Stone shall be sized so it is not mobilized during high flows.

Filter slopes based on soil type.
Purpose:
Rip-rap: A layer of stone designed to protect and stabilize areas subject to erosion. Rip-rap: Erosion Control Product.
A preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides. This mesh cannot be made of a material with welded joints.

Erosion Control Matting:
Install per manufacturer's instructions.

12. Winter Construction Requirements: October 15 - April 15
Purpose:
Winter construction, as discussed here, describes the period from October 15 through April 15, when erosion prevention and sediment control is significantly more difficult. There are specific requirements for sites that conduct work during the defined Winter Construction Period and for sites where disturbed areas have not reached final stabilization by October 15.

Plans in late fall, freeze throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion. A construction site can be managed to anticipate these conditions to prevent erosion and thus minimize the risk to water quality during this time period.

Requirements for Winter Shutdown:
For projects or areas of a site that will have completed earth disturbance activities prior to the winter construction period (October 15 through April 15), the following requirements must be adhered to:

1. For areas to be stabilized for the winter through the establishment of vegetation, seeding and mulching shall be completed no later than September 15 to ensure adequate growth and cover before the start of the winter period.

2. If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. Areas of disturbance not seeded and mulched by September 15 are required to temporarily stabilize by one of the following methods:

Implement Rolled Erosion Control Products (e.g., matting) over the areas of each disturbance. Apply a 2" mulch layer to areas of earth disturbance, equivalent to double the standard rate. Mulch should be trenched in open areas vulnerable to wind.

Seeding with winter ryegrass is recommended to allow for early germination during wet spring conditions.

Requirements for Winter Construction
If construction activities involving earth disturbance continue into the winter construction period, the following requirements apply:

1. Enlarge access points, stabilized to provide for snow stocking.
2. Snow shall be managed with adequate storage and control of meltwater, requiring cleared areas to be stored down slope of all areas of disturbance and out of stormwater treatment structures.

3. For areas of disturbance within 100 ft of a waterbody, the following must be installed across the slope, down gradient of the earth disturbance: a combination of one practice from group A placed in front of a practice from group B, or two group B practices, or a single row of Reinforced Silt Fence.

4. Discharge structures must be kept open and free of snow and ice dams.
5. Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
6. Mulch used for temporary stabilization must be applied at a minimum of 2 inches with an 80% cover.

7. To ensure cover of disturbed soil in advance of a precipitation or melt event, areas of disturbed soil must be stabilized prior to any runoff-producing event.

Stabilization is not required if the work is occurring in a self-contained excavation (i.e., no outlet) with a depth of 2 feet or greater (e.g., house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

8. Prior to stabilization, snow or ice must be removed to the extent practicable.
9. Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone points should be sufficient when in accordance with vehicle or equipment traffic.

13. Dewatering Activities
Purpose:
To minimize and prevent discharges of sediment as a result of dewatering activities.

Requirements:
Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or held and stored in a manner that does not result in a discharge of sediment to water. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbances of the settled material. Vaguely turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

How to comply:
Implement one or more of the following practices when dewatering:
• Implement sock lines or sediment silt bags on dewatering pump discharge hoses or pipes.
• Route dewatering pump into silt fence enclosures or into established hay bale enclosures lined with geotextile.

• Route dewatering pump to vegetated area at least 50 feet from surface water and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficiency of filtering/sediment of turbid water discharged from a dewatering enclosure.

14. Concrete Washout
Purpose:
Concrete wash water often contains a slurry of heavy metals, can be caustic, and has a high pH. As a result, concrete washwater is not a permitted discharge.

Requirements:
Concrete washwater and excess washout concrete should go in a lined washout. This washout should be accessible to the cement truck and at least 50 feet away from stormwater inlets and surface water.

Concrete Washout Installation:
If cement washout is going to occur on site, a lined concrete washout as shown below shall be used. Washout. Care should be given to ensure that the washout does not overtop during a storm event. Proprietary lined and contained concrete washout basins may also be utilized in accordance with manufacturer's specifications.

15. Permanent Controls
Permanent stormwater treatment practices are constructed to maintain water quality, preserve existing water table elevations, prevent downstream flooding, and are often required for a project under a Vermont operational stormwater discharge permit applicable to the construction or redevelopment of impervious surfaces.

Permanent Stormwater Treatment Practices (STPs) include infiltration and filtering practices as well as detention ponds and treatment wetlands. It is critical that infiltration practices do not receive runoff until the site area has reached final stabilization.

The outlet of permanent controls that are used as temporary storage and sediment basins during construction constitutes a potential discharge point and therefore must be managed to minimize and prevent sediment laden stormwater discharges. These practices will often need to be redesigned to meet the operational design criteria for volume, grades and geometry once final grading and stabilization has occurred.

16. Inspection, Maintenance, and Discharge Reporting
Site inspections are required to ensure that all erosion prevention and sediment control practices are sufficient and functioning properly. Regular inspections and maintenance practices will help to reduce costly repairs and minimize the risk to water quality from construction stormwater discharges.

Requirements:
Inspect the site at least once every 7 days and after every rainfall or snowmelt that results in stormwater runoff. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook. In the event of a visibly turbid discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Additional erosion prevention and sediment control measures must be installed as necessary, including temporary stabilization, to minimize and prevent the discharge of sediment laden stormwater runoff. If after maintaining and supplementing BMPs, a discharge of visibly discolored stormwater from the construction site to surface waters continues, the permittee is required to notify DEC within 24 hours.

While documentation of a routine inspection is not required, example inspection forms and forms for required discharge reporting are available at the Stormwater Program website. Permittees shall review Construction General Permit 6-9000 for all discharge reporting requirements. A copy of the Low Risk Site Handbook shall be kept on-site. Daily inspections are required from October 15 through April 15.

17. Stabilized Construction Entrance
The entrance to a construction site shall be stabilized with a 2'-3" (50-75mm) course aggregate min. 8" (150mm) thick.

18. Diversion Ridge
A diversion ridge is a raised barrier constructed across a roadway or driveway to prevent stormwater runoff from entering the construction site.

19. Filter Fabric
Filter fabric is a geotextile material used to filter sediment from stormwater runoff.

20. Seeding and Mulching
Seeding and mulching are used to stabilize disturbed soil and prevent erosion.

21. Erosion Control Matting
Erosion control matting is a preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides.

22. Rolled Erosion Control Products
Rolled erosion control products are preformed protective blankets of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides.

23. Straw Wattle
Straw wattle is a preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides.

24. Filter Sock
Filter sock is a preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides.

25. Silt Fence
Silt fence is a temporary barrier of geotextile fabric installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

26. Erosion Control Berm
Erosion control berm is a temporary barrier of earth or straw wattle installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

27. Diversion Berm
Diversion berm is a temporary barrier of earth or straw wattle installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

28. Storm Inlet Protection
Storm inlet protection is a device installed at the entrance of a stormwater inlet to prevent sediment and debris from entering the inlet.

29. Water Bar
Water bar is a device installed on a construction site to divert runoff from a disturbed area to a stable low gradient location.

30. Check Dam
Check dam is a structure installed in a drainage channel to slow down runoff and allow sediment to settle.

31. Slow Down Channelized Runoff
Slow down channelized runoff is a practice used to reduce the erosive velocity of runoff in a drainage channel.

32. Stabilized Construction Entrance
Stabilized construction entrance is a practice used to stabilize the entrance to a construction site.

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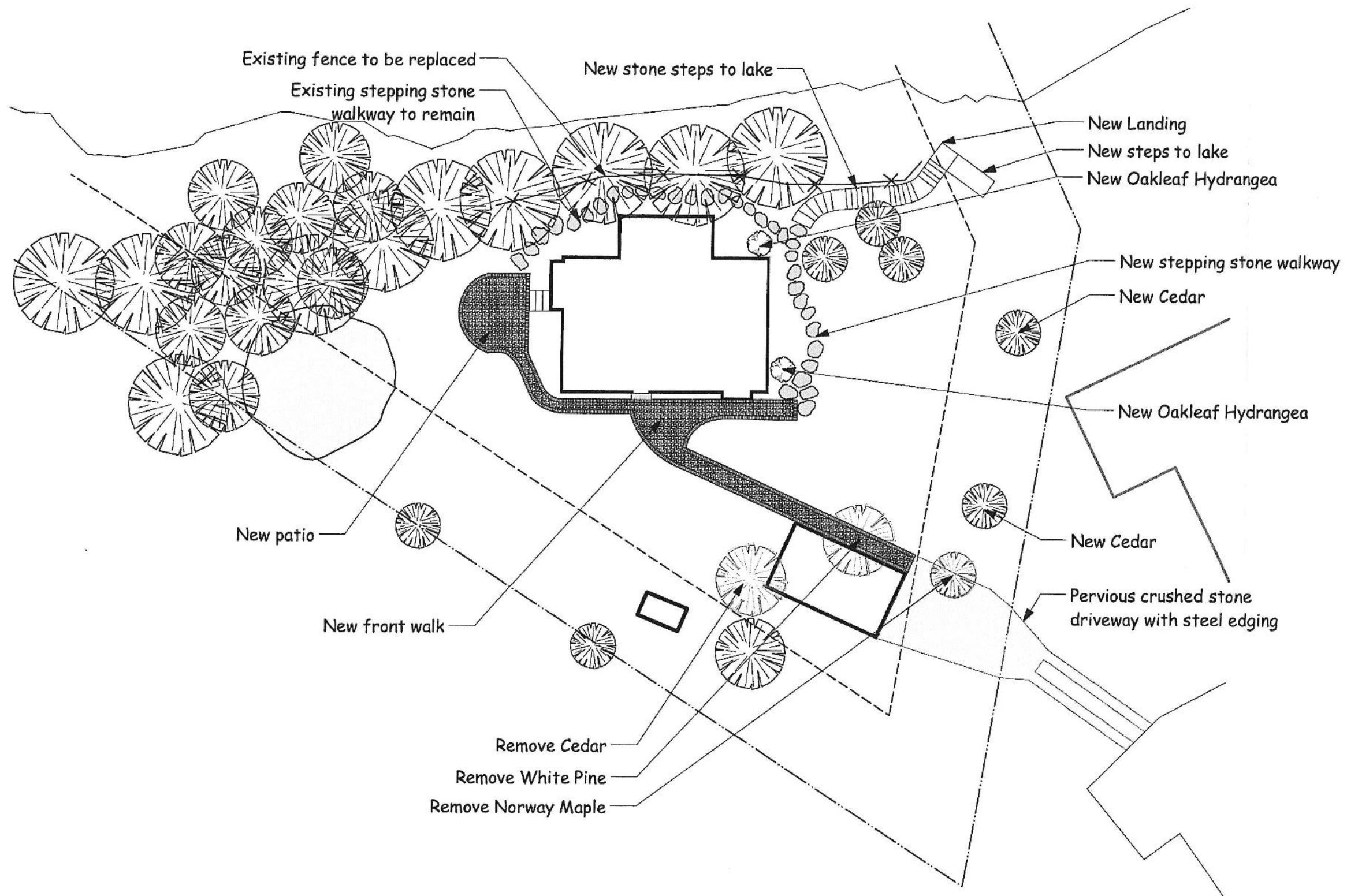
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82. Rolled



Design	David
Drawn	David
Checked	David

Scale:	1"=20'
Date:	4/26/21

Revision Description and Date:

Sheet Title	Landscape Plan
Client / Project	Sunset Cliff Camp

DI STEFANO LANDSCAPING

302 Colchester Road Essex Junction, VT
802-279-5900 www.distefanolandscaping.com

COVERAGE

1244 SQ.FT. EXISTING HOUSE
1224 SQ.FT. PROPOSED HOUSE
-20 SQ.FT. PROPOSED

340 SQ.FT. EXISTING GARAGE
336 SQ.FT. PROPOSED GARAGE
-4 SQ.FT. PROPOSED

EXISTING IMPERVIOUS TO BE REMOVED
555 SQ.FT. EXISTING DRIVEWAY AND PATH
110 SQ.FT. EXISTING PATH AND LANDING TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
745 SQ.FT. TOTAL REMOVED

EXISTING IMPERVIOUS TO REMAIN
25 SQ.FT. EXISTING STONE STEPS TO BEACH TO REMAIN
40 SQ.FT. EXISTING SHED TO REMAIN
65 SQ.FT. TOTAL TO REMAIN

NEW PROPOSED IMPERVIOUS LANDSCAPE
670 SQ.FT. NEW PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
995 SQ.FT. TOTAL PROPOSED NEW IMPERVIOUS LANDSCAPE

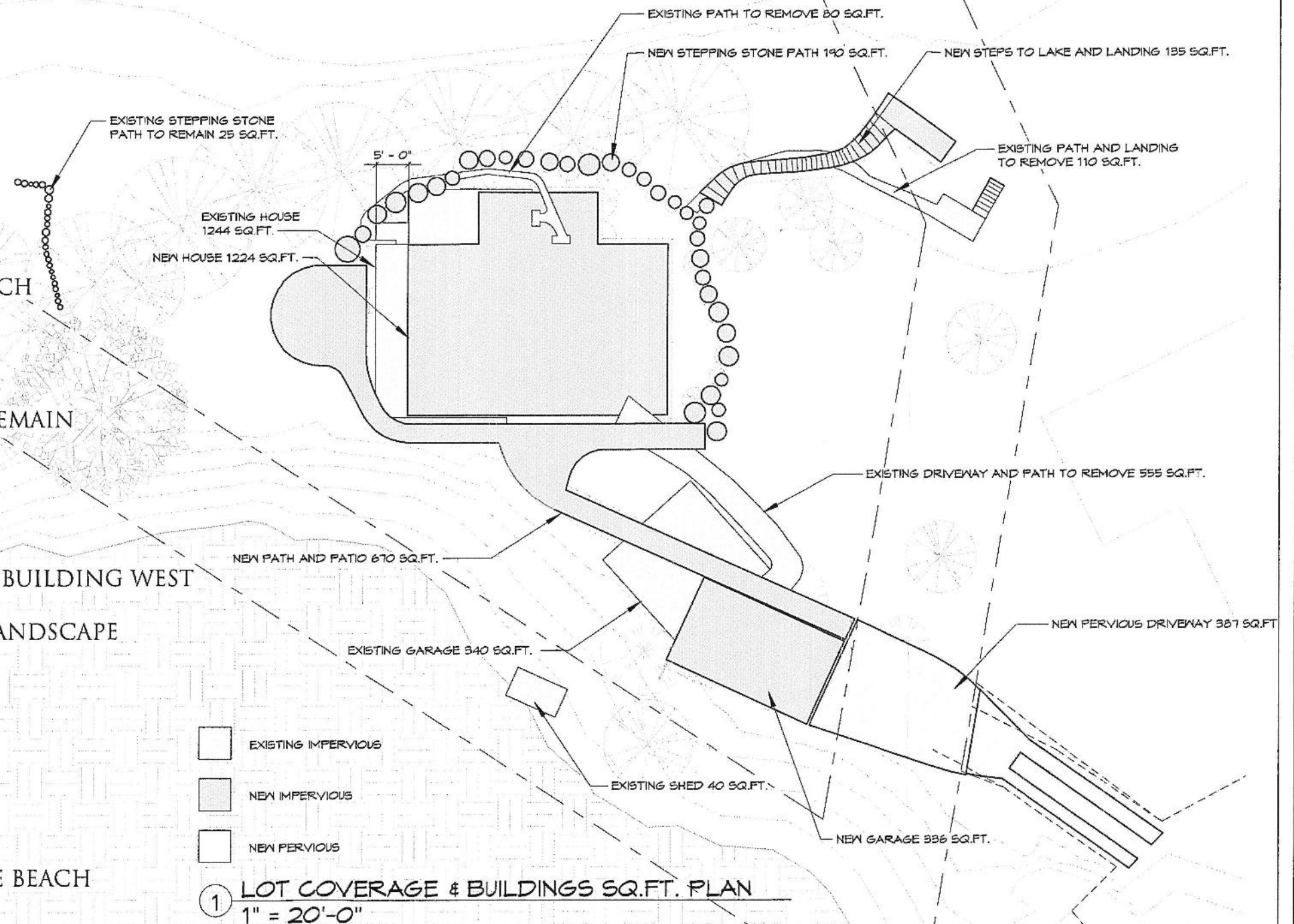
NEW PROPOSED PERVIOUS LANDSCAPE
387 SQ.FT. NEW PERVIOUS DRIVEWAY

EXISTING IMPERVIOUS SITE COVERAGE

1244 SQ.FT. EXISTING HOUSE
340 SQ.FT. EXISTING GARAGE
555 SQ.FT. EXISTING DRIVEWAY AND PATH
110 SQ.FT. EXISTING PATH AND LANDING TO THE BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
25 SQ.FT. EXISTING STEPS TO BEACH
80 SQ.FT. EXISTING PATH AROUND HOUSE WEST
2394 SQ.FT. TOTAL

PROPOSED IMPERVIOUS SITE COVERAGE

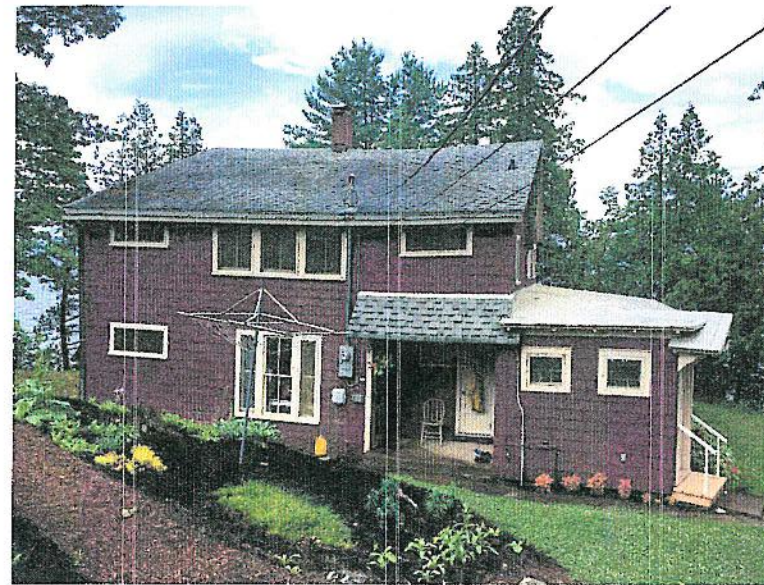
1224 SQ.FT. PROPOSED HOUSE
336 SQ.FT. PROPOSED GARAGE
670 SQ.FT. PROPOSED PATH AND PATIO
190 SQ.FT. NEW STEPPING STONE PATH AROUND BUILDING WEST
135 SQ.FT. NEW PATH AND LANDING TO BEACH
40 SQ.FT. EXISTING SHED TO REMAIN
2595 SQ.FT. TOTAL



EXISTING IMPERVIOUS COVERAGE = 2394 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT.
ALLOWABLE LOT COVERAGE = 35% OF 15910 SQ.FT. = 5568 SQ.FT.
PROPOSED IMPERVIOUS COVERAGE = 2595 SQ.FT. / 15910 SQ.FT. = 16.3%



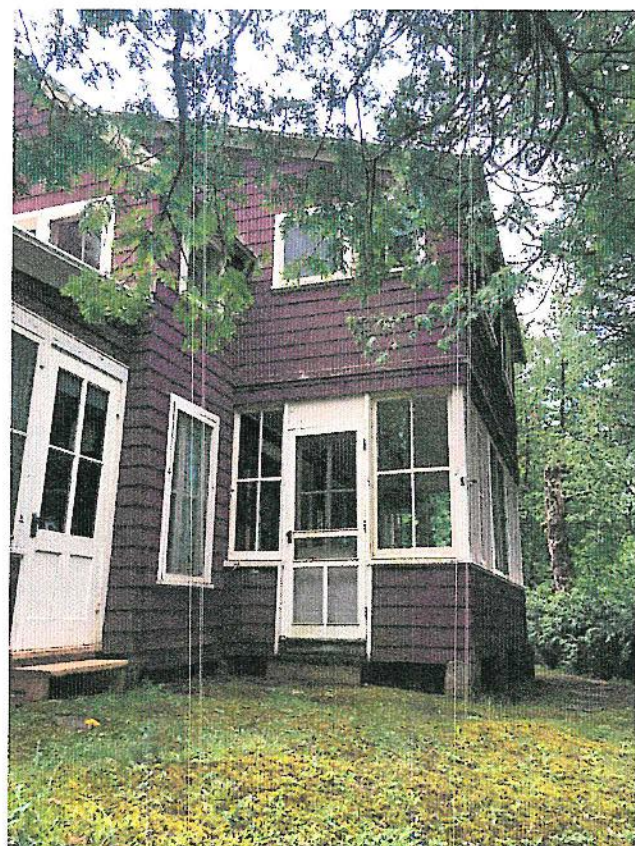
EXISTING HOUSE FROM NORTH



EXISTING HOUSE FROM EAST



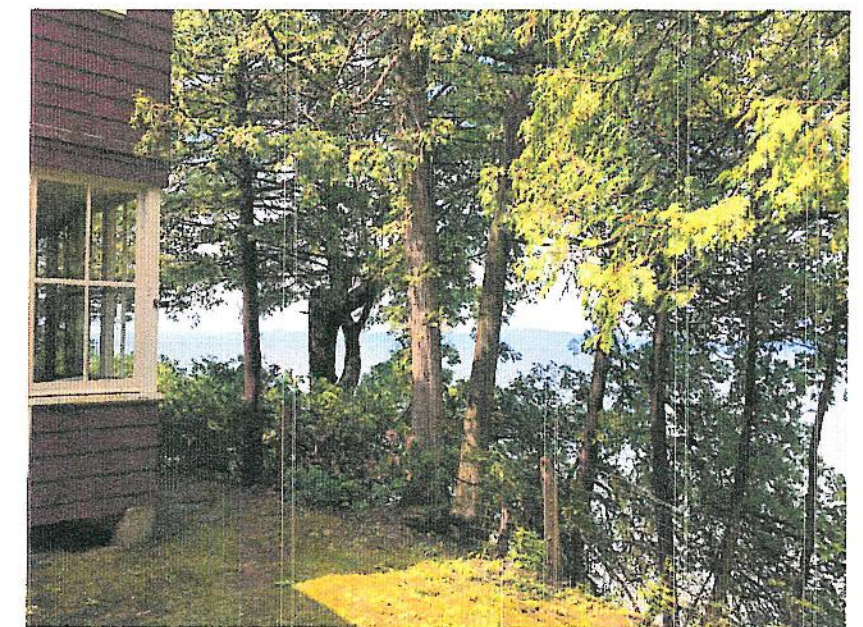
EXISTING HOUSE FROM SOUTH



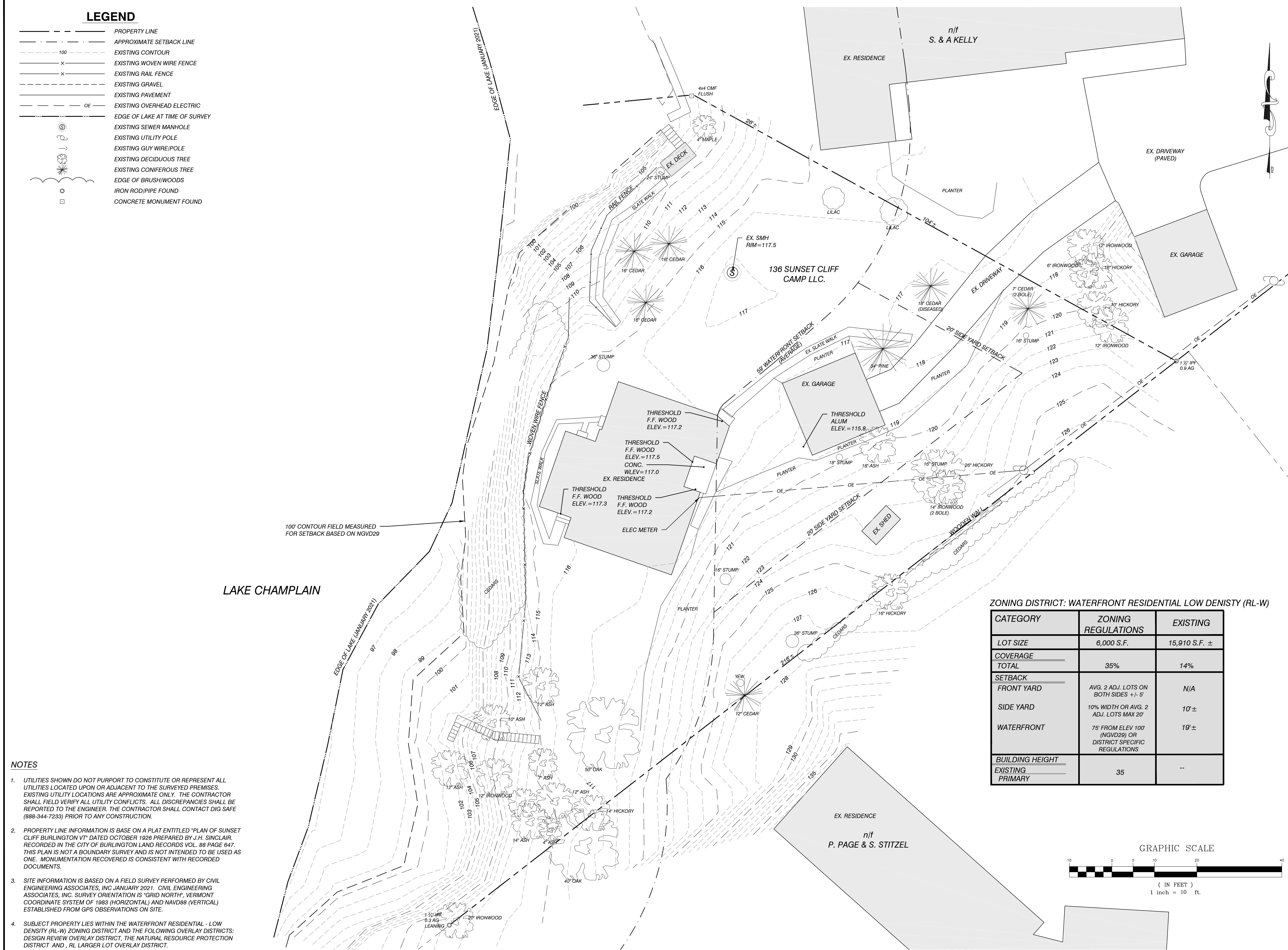
EXISTING HOUSE FROM NORTHWEST



EXISTING GARAGE FROM EAST
WITH HOUSE BEYOND



EXISTING HOUSE SHOWING PROXIMITY
TO CLIFF AND LAKE



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MAE

CHECKE

..M

OLIVIA

APPROV

CLIENT:

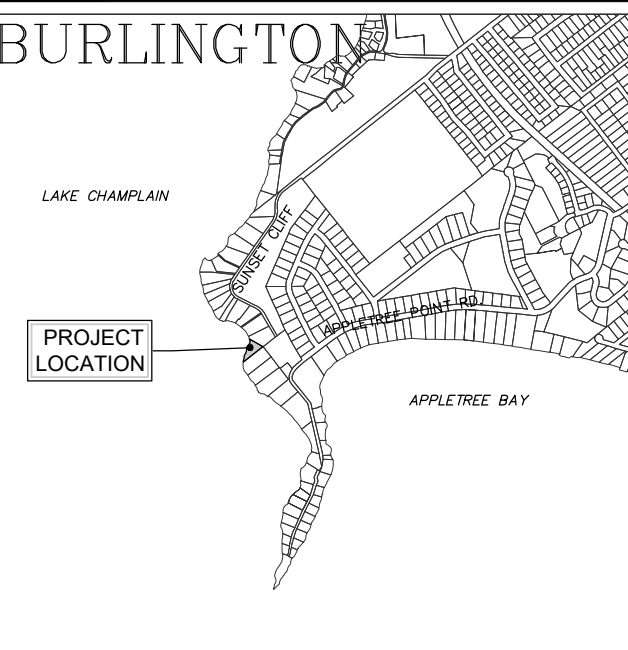
*NORTHEAST
CRAFTSMAN
TOM LEBOEUF*

79 HYDE STREET
BURLINGTON, VERMONT
05401

PROJECT:

**136 SUNSET CLIFF
CAMP, LLC**

136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
05408



LOCATION MAP

$$1^{\text{st}} = 2000$$
[illegible]

EXISTING CONDITIONS PLAN

DATE
04/27/2021

SCALE
 $1'' = 10$

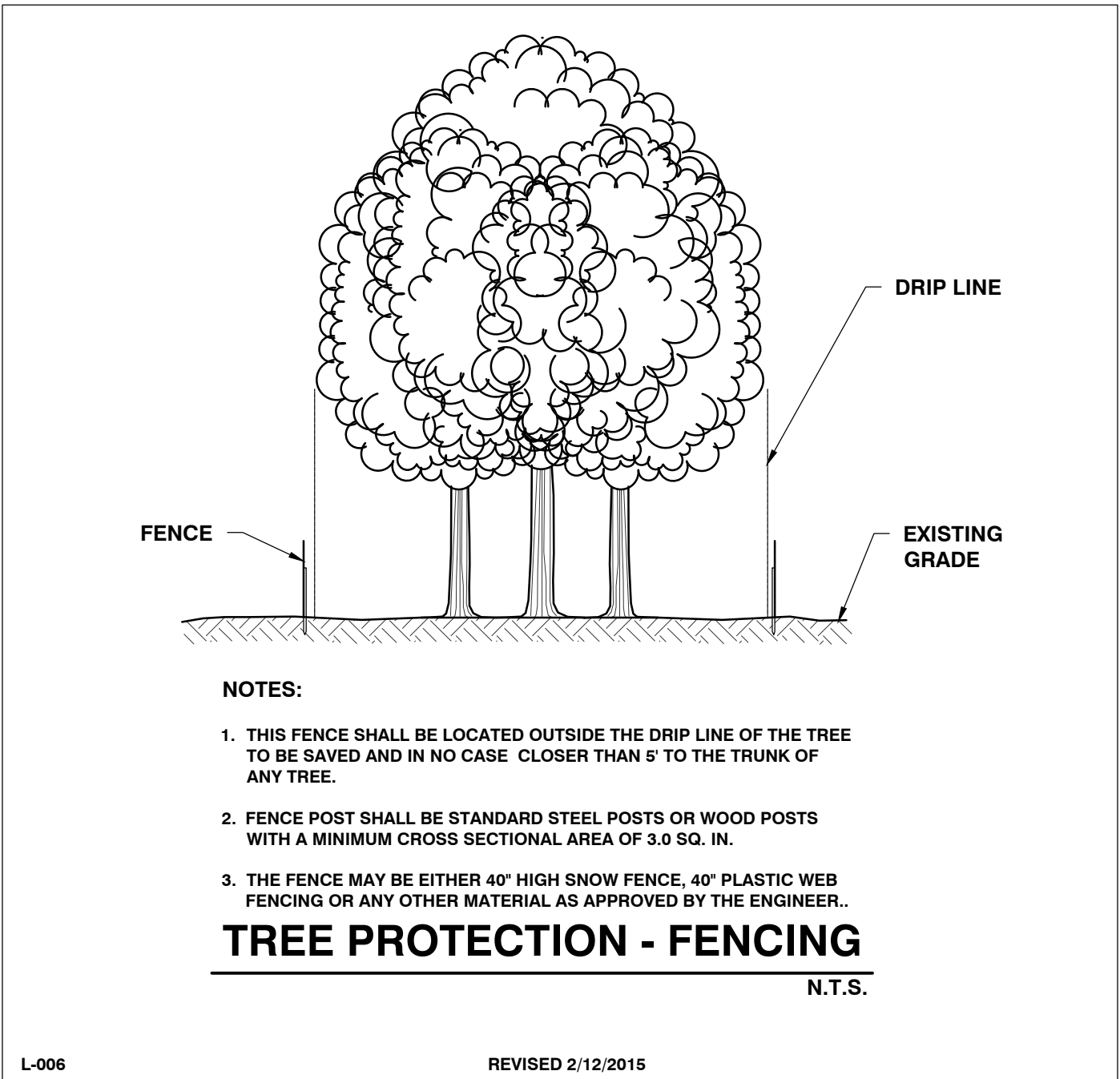
PROJ. NO.
21105

DRAWING NUMBER

C1.0

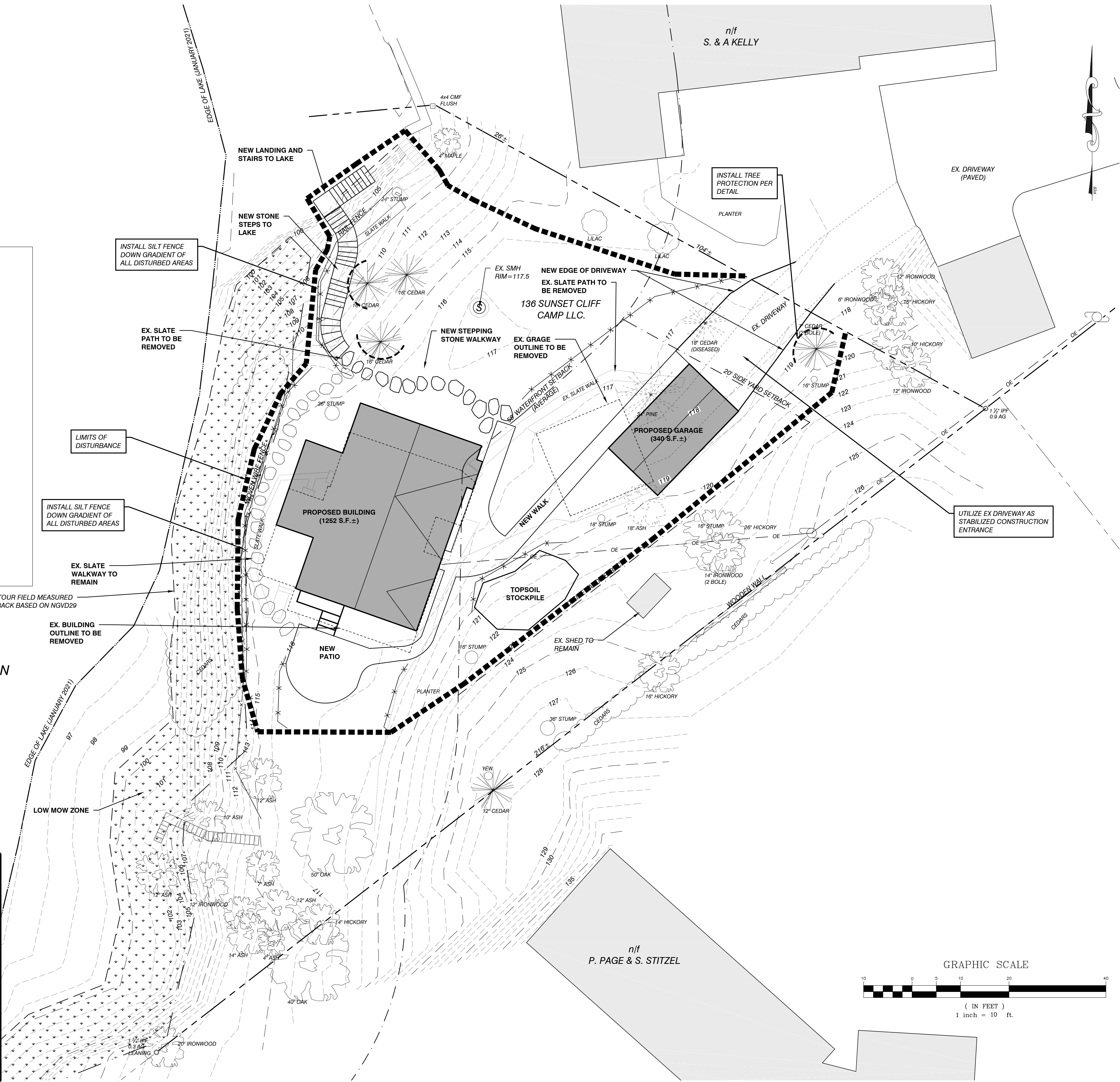
	SILT FENCE
	LIMITS OF DISTURBANCE
	EROSION CONTROL MATTING
	STABILIZED CONSTRUCTION ENTRANCE

1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/2 ACRE / 100 L.F.



**FOR STRUCTURE AND LOW MOW ZONE
SETBACKS ESTABLISHED FROM 100'
CONTOUR NGVD29 FIELD LOCATED AS
PART OF THIS SURVEY**

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	15,910 S.F. ±	15,910 S.F. ±
COVERAGE			
TOTAL	35%	14%	16%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	N/A	N/A
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	10'±	10'±
WATERFRONT	75' FROM ELEV 100' (NGVD29) OR DISTRICT SPECIFIC REGULATIONS	19'±	19'±
BUILDING HEIGHT			
EXISTING PRIMARY	35	--	--
LOW MOW ZONE	15' MIN. (2,546 S.F.)	N/A	15' (3,200 S.F. ±)



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MAB

CHECKED

JLVI

11 A4

CLIENT:

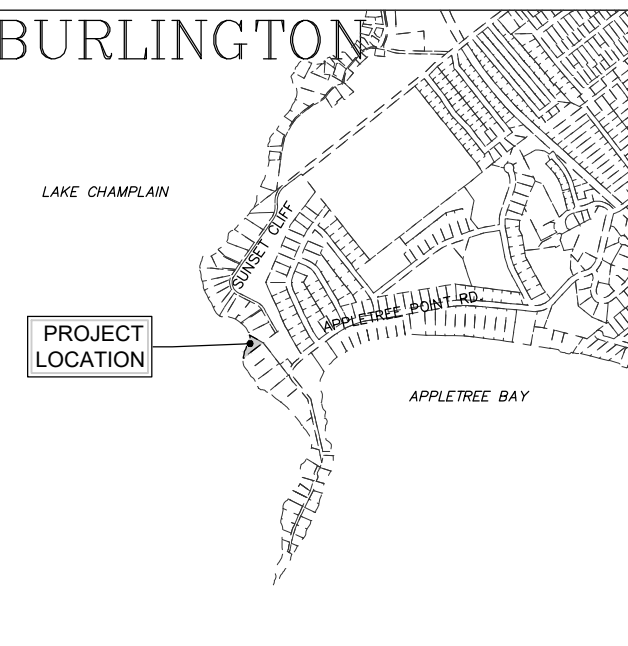
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PROJECT:

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136 SUNSET CLIFF ROAD
BURLINGTON VERMONT
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LOCATION MAP

^a = 2000[illegible]

EPSC SITE PLAN

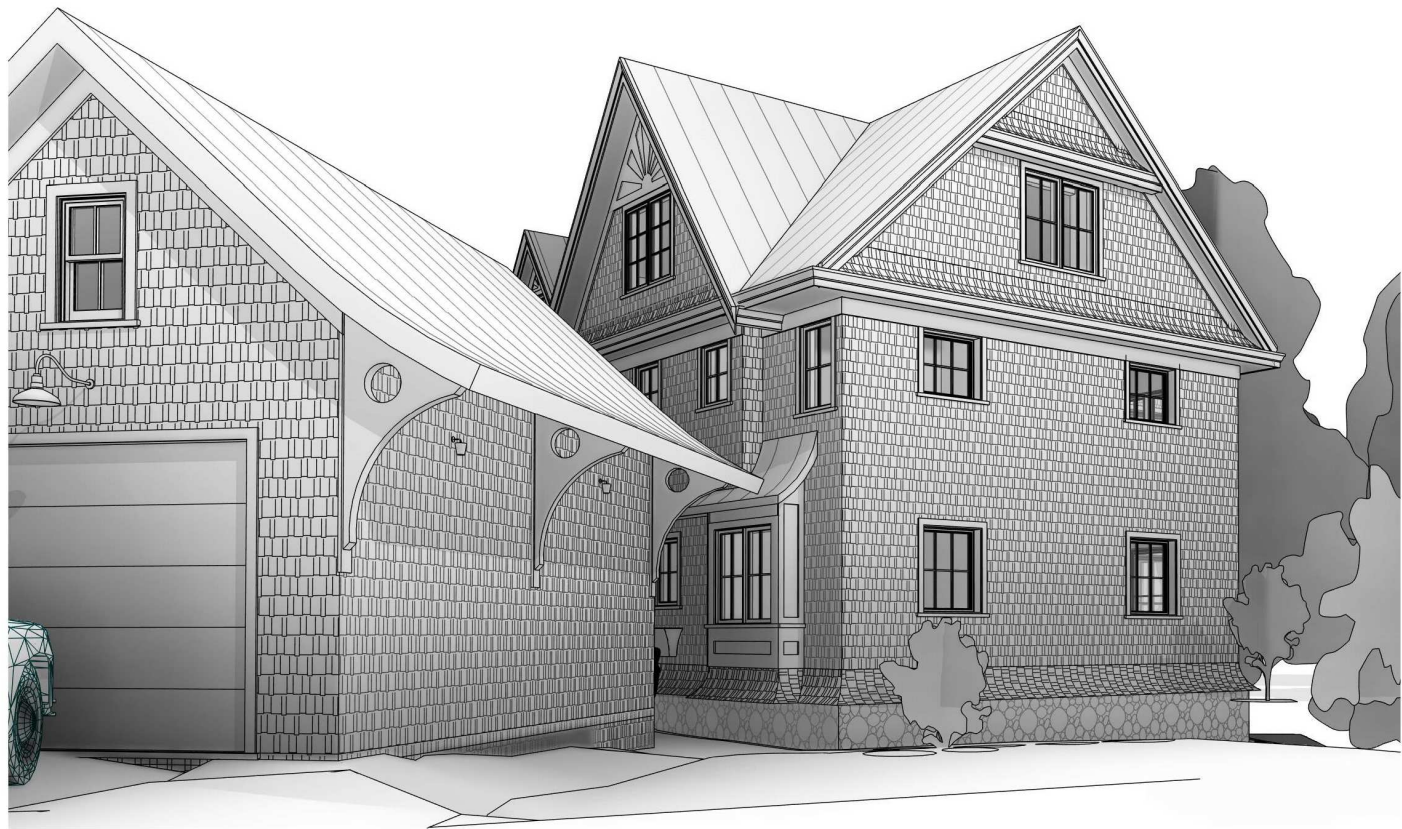
DATE
04/27/2021

SCALE
 $1'' = 10$

PROJ. NO.
21105

DRAWING NUMBER

C2.0



NEW GARAGE SHOWN IN EXISTING GARAGE LOCATION



NEW GARAGE SHOWN IN PROPOSED LOCATION

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate



DESIGN ADVISORY BOARD

Tuesday June 8, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Ron Wanamaker, Jay White, Emily Morse.

Absent: Matt Bushey, Karyn Norwood, Kathleen Ryan (alternate.)

Staff present: Mary O'Neil, Scott Gustin

Session I – 3:00 PM – 3:30 PM

1. **21-223; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp LLC** Demolish existing camp and construct single family home and related site work.

Applicants and guests present: Tom LeBoeuf, Adam Ginsberg.

Motion by Emily Morse: I move recommend approval and forward to the Development Review Board.

2nd: Jay White

Vote 4-0.

Motion carries.

Session II – 3:30 PM – 4:00 PM

2. **21-450; 28 Sunset Cliff Road (RL-W, Ward 4N) Max Garrison**
Demolish existing home and construct new single family home and related site work.

Applicants and guests present: Maxx and Samantha Garrison, Steve Kelly.

Motion by Ron Wanamaker: I move we recommend approval of the project as presented by the applicant.

2nd: Jay White.

Vote 4-0.

Motion carries.