

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
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William Ward, Director
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Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Theodore Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 199 King Street
Date: May 23, 2023

File: ZP-23-162
Location: 199 King Street
Zone: RH **Ward:** 6S
Parking District: Neighborhood
Date application accepted: April 12, 2023, Complete May 5, 2023
Applicant/ Owner: Dan Goltzman / 199 King Street, LLC
Request: Proposed construction of new 6-unit apartment building on vacant lot.

Overview:

The applicant is proposing to construct a 6-unit apartment building and related site improvements on a vacant lot in the Residential – High Density zoning district. The property formerly contained an apartment building similar to what is now proposed. That building was substantially damaged by fire in 2021 and demolished about a year ago. It was nonconforming as to residential density (6 units). That density nonconformity is carried over into the proposed building. No other nonconformities are evident in the proposed plans.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features on the property as identified in the Open Space Protection Plan or related Natural Resources Overlay District.

(b) Topographical alterations

The lot is on a slope running east/west along King Street. There is a more significant slope uphill at the southern end of the lot. The proposed building will be set into these slopes as the prior building was. Topography will remain largely as is.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The lot contains no known archaeological resources.

(e) Supporting the use of alternative energy

There is no indication of alternative energy utilization in the project plans. Given the location and flat roof, solar panels should be considered.

(f) Brownfield sites

The property is not an identified brownfield. It is; however, included in the VT DEC Hazardous Sites List for voluntary assessment. Unsurprisingly, the soils show PAH's above the state standards. Actions to address soils contamination will be coordinated with VT DEC.

(g) Provide for nature's events

The front entry will be sheltered under a projecting canopy. The doorway leads into an interior common area with access to the ground level units and stairways up to the 2nd and 3rd story units.

Erosion prevention and sediment control information has been provided as required. No post-construction stormwater management information is evident. Assessment for such measures will be made by the city's stormwater program.

(h) Building location and orientation

The proposed building will be situated as the prior building was and aligns with other neighboring buildings along King Street. The new building fills in the present gap in the streetscape. The front entry faces the public street and is well defined and sheltered. No garage is proposed.

(i) Vehicular access

The existing driveway will be widened to an acceptable 18' width and will be shared between the subject property and the neighboring property to the east. Shared driveways may straddle the property line as proposed in this case.

(j) Pedestrian access

As required, the project includes a dedicated pedestrian walkway constructed of concrete from the front entrance to the public sidewalk. The concrete public sidewalk is continuous across the driveway.

(k) Accessibility for the handicapped

No ADA details are evident in the project plans. It is likely that at least one of the apartments will need to be ADA accessible. Such standards are administered by the Building Inspector through the applicable building codes.

(l) Parking and circulation

Limited onsite parking will be available in the driveway. The driveway is acceptably located to the side of the building. A trash and recycling enclosure will be placed at the end of the

driveway and should be sufficient barrier to prevent parking creep onto greenspace beyond the driveway.

(m) Landscaping, fences, and retaining walls

No new fencing or retaining walls are proposed. Some limited new landscaping is proposed within the green space abutting the new building. A perennial garden will run the length of the building's King Street frontage (the rendering depicts shrubs as well). A group of 3 arborvitae will flank the building's southwestern corner. One new serviceberry will probably be set at the northwestern corner; however, the site plan labels this new planting as 3 arborvitae and seems to be incorrect. Clarification of the site plan as to new plantings is needed.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

New exterior lighting is proposed and is limited to the front entry canopy. The cutsheet depicts an acceptable cutoff canister fixture that qualifies as a low-output lamp producing just 780 lumens.

(p) Integrate infrastructure into the design

No ground mounted mechanical equipment is depicted in the project plans. A trash and recycling enclosure is set at the end of the driveway as noted above. Details as to this enclosure are lacking and required. New utility lines must be buried. Interior utility and mechanical spaces are noted on the floor plans. No information is provided as to mailbox locations and is required.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed apartment building is similar in height, massing, and scale to the former apartment building it will replace. Both are basic, boxy designs with simple lines. Both are three stories with little ornamentation on the side or rear elevations. The prior building had projecting 3-story porches on the front. The proposed building echoes that feature with projecting (albeit enclosed) building space on either side of the recessed central entry. The proposed building is situated in a neighborhood of multifamily buildings of similar scale and height.

Roofs and Rooflines

Most of the residential buildings in the neighborhood have pitched roofs, either hipped or gable. Like the building it replaces, the proposed building will have a flat roof.

2. Building Openings

As with the building it will replace, the proposed windows are basic one-over-one double hung units. Unlike the windows in the building it will replace, the windows in the proposed

building are mostly grouped together in threes on the front and side elevations. The proposed fenestration is stylistically consistent with the proposed building.

(b) Protection of important architectural resources

The prior building was included on the National Historic Register and within the Battery & King Streets Historic District. That building was substantially damaged by fire and demolished. The new building will have no adverse impact on neighboring historic buildings.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

The front façade of the building presents an open, sheltered walkway connecting to the primary entrance. The street level is differentiated from the upper stories and incorporates different coloration and, as noted, a porch-like front walkway along the sidewalk to strengthen the new building's pedestrian interface. The entryway is centered and recessed behind two multi-story projecting building components. As required, a blank façade along the street is avoided.

(e) Quality of materials

The proposed building will be clad mostly in fiber cement clapboards. It appears that the parapet and outer edges of the front canopy will be clad in metal coping. Painted metal railings will be installed around the front entry. Clad wooden windows are proposed throughout. A membrane will cover the flat roof. The proposed materials are of acceptable quality and durability.

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

Rooftop mechanicals are depicted on the project plans and are appropriately located to the rear of the building. Screening is noted; however, details are not provided and must be.

(i) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements. The front entry will be illuminated.

RECOMMENDED MOTION:

Forward to the Development Review Board with the following conditions:

1. Clarify the proposed site plan as to proposed landscaping.
2. Provide details as to the rooftop mechanical equipment screening, the trash / recycling enclosure, and mailbox location.
3. Bury utility lines serving the proposed building.

EROSION CONTROL CONSTRUCTION NOTES

Note: ALL EROSION CONTROL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES.

The erosion potential, as determined by the guidelines contained in the above referenced handbook, has been calculated as low. Based on the erosion potential, routine erosion control measures are proposed.

TEMPORARY MEASURES

- Construct stabilized construction entrance where construction access enters existing roads or parking areas to minimize deposition of material from the fill site on area roadways.
- Install silt fencing or snow fencing as shown on the plan to define and limit the area to be disturbed during the filling operation. Silt fence to be installed where fencing is down slope of disturbed areas.
- Control roadway dust through the application of calcium chloride or water as necessary.
- Grade site inward during construction to control and manage runoff.

MAINTENANCE

- Temporary erosion control measures to be checked weekly and after significant rainfall events.
- Collected runoff to be pumped to city stormwater system after desedimentation on-site.

PERMANENT MEASURES (Once the designed or desired finished grade has been established)

- Seed areas to become green-space at a rate specified below and work firmly into the soil. Roll all areas with a water-filled garden roller leaving the surface of all areas true to grade, smooth and free from hollows and irregularities. Thoroughly water all new lawn areas after planting using a fine spray. Seeding shall be conducted only during the period from April 15 to June 1 or August 15 to October 15.
- Mulch all seeded areas with straw mulch 2"-3" thick, evenly disturbed. Anchor the mulch as necessary to prevent the mulch from being disturbed by wind action. Use Erosion Control Matting on slopes greater than 1:3.
- Once vegetation has been established, remove the sediment traps and grade to drain to the catch basins. Clean and maintain catch basins as necessary prior to backfilling.

PLANTING SCHEDULE				
KEY	QTY	SIZE	TYPE	
TO	3	5'-6' B&B	EASTERN ARBOVITAE (THUJA OCCIDENTALIS)	
SS	1	8'-10' B&B	SHADBLOW SERVICEBERRY (AMENANCHIER CANADENSIS)	

Legend	
Property Line	---
Contour Index	200
Contour	---
Gas Line	GAS
Sewer Line	S
Water Line	W
Overhead Utility	OHP
Wood Fence	---
Chain Link Fence	---
Flag	⚑
Manhole	⊗
Water Valve	⊕
Gas Valve	⊙
Soil Test Pit	⊗
Catch Basin	⊗
Utility Pole	⊕
Hydrant	⊕
Iron Pipe	⊕
Concrete Monument	⊗

Notes:

- This is a Site Plan not a boundary survey.
- Contours are based on Vermont State Plan Grid.
- Summit Engineering Inc. performed this site survey on December 22, 2022.
- It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.
- Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City.
- Existing impervious surfaces depicted from aerial photography.

Design qualification

This design is the best possible to meet existing City of Burlington standards and regulations and the environmental protection rules of the agency of natural resources. No guarantee is made as to the ability of this system to be constructed, or to function as intended, unless the same is constructed pursuant to plans of greater detail. Furthermore, this design has been prepared for the regulatory permit process and may not sufficiently detail all the items necessary for construction.

The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.

The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.

It is noted that no site assessment of hazardous or other waste materials has been made and summit engineering, inc. Takes no responsibility for any materials or conditions that may exist on this site.

The bearing shown on the property or tie lines on this plan are magnetic and related to other plans, deeds or observations and subject to natural change without notice. The bearings are only shown as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. Further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purposes.

Other easements, recorded or unrecorded, may exist.

As designed this site plan creates less than 0.5 acres of impervious surface and therefore requires/does not require coverage under General Permit 3-9050 to discharge stormwater runoff as regulated by the State of Vermont Department of Environmental Conservation.

As designed this site plan creates less than 0.5 acres of soil disturbance and therefore requires/does not require coverage under General Permit 3-9020 to discharge stormwater from construction sites as regulated by the State of Vermont Department of Environmental Conservation.

As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of a general permit 3-9020.

Owners of Record:

One Ninety Nine King St. LLC.
30 Main Street, Burlington

Vol.1014 Pg.689 OC
Vol.440 Pg.88
SPAN: 114-035-17282
Parcel ID: 049-3-056-000
0.11 Acres

Total Area	4918 sq. ft.	(0.11 acres)
Coverage Information		
Existing Impervious (before site demolition)		
Building	2200 sf	
Drives and walks	1043 sf	
Total	3243 sf	(65.9%)
Proposed Impervious		
Building	2209 sf	
Drives	700 sf	
Total	2909 sf	

SITE/UTILITY PLAN

PROPERTY
OF
ONE NINETY NINE
KING ST. LLC
199 KINGS STREET
BURLINGTON, VERMONT

DATE
3/21/23

DRAWING NO.

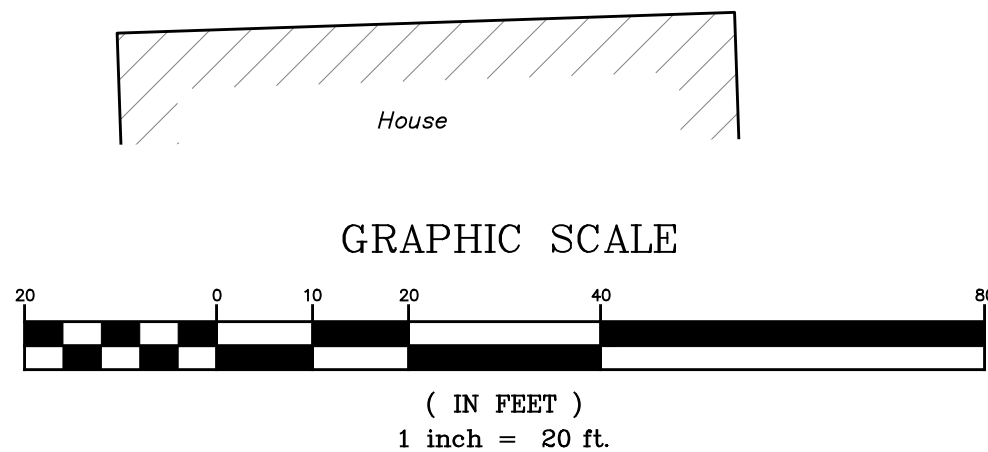
S1

PROJECT NO.

8494

SURVEY
DAS/DAW
DESIGNED
—
DRAWN
DAS
CHECKED
DFH
SCALE
AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588



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D

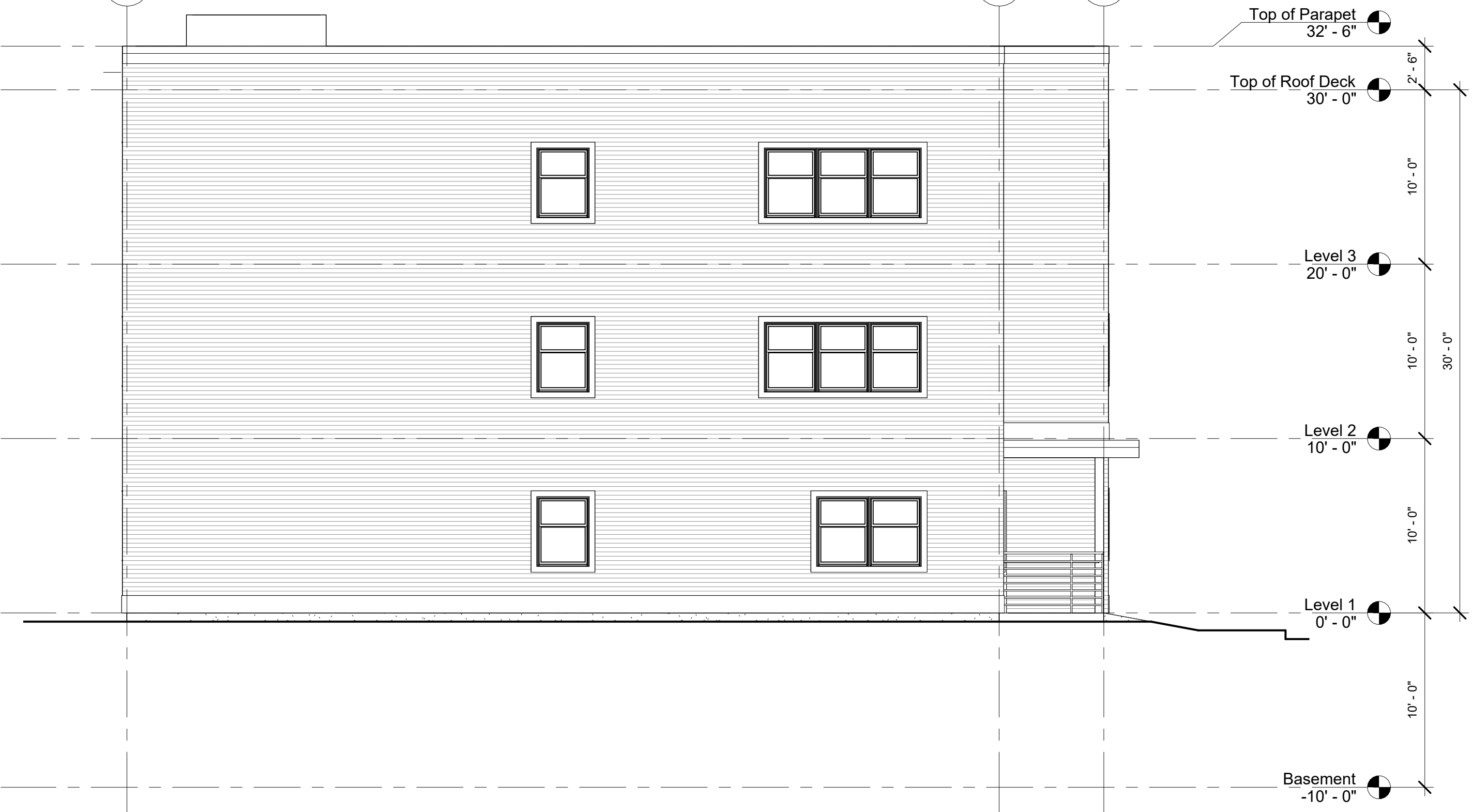
E

1

3

2

1



② East
3/16" = 1'-0"

2

3

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E

D

3

VACANT L

80' - 2"

50' - 0"

6' - 0"
10% LOT WIDTH

BEDROOM

BEDROOM

BEDROOM

BEDROOM

W/D

W/D

BEDROOM

42' - 0"

② Level 1
3/16" = 1'-0"

20' - 6"
25% LOT DEPTH

6' - 0"
10% LOT WIDTH

84' - 4"

ADJACENT B

2

3

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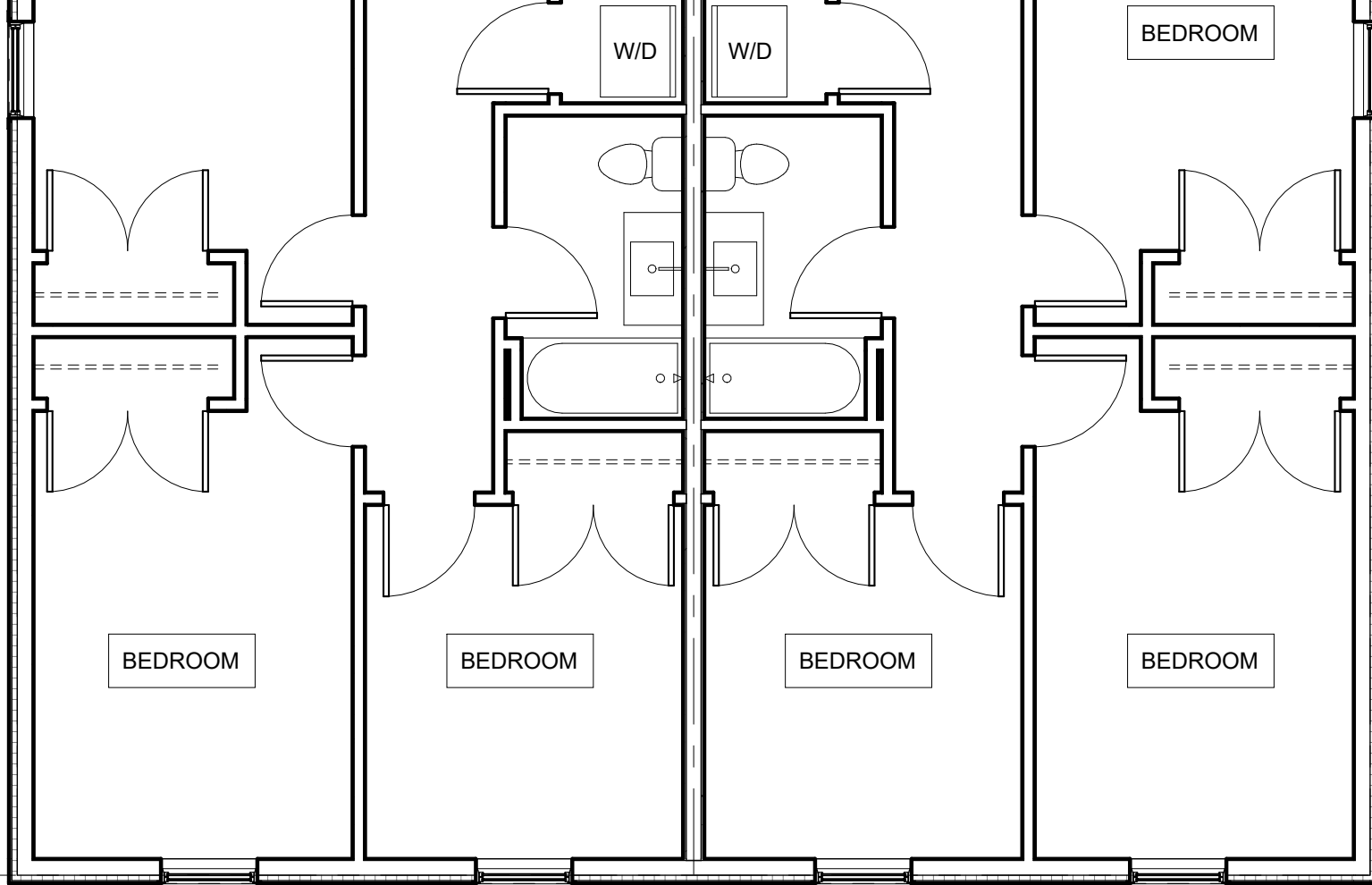
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1

3

50'-0"



② Level 3
3/16" = 1'-0"

2

3

3

MECHANICAL EQUIPMENT

HEAT PUMP

GUTTER WITH

3

D

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1

2

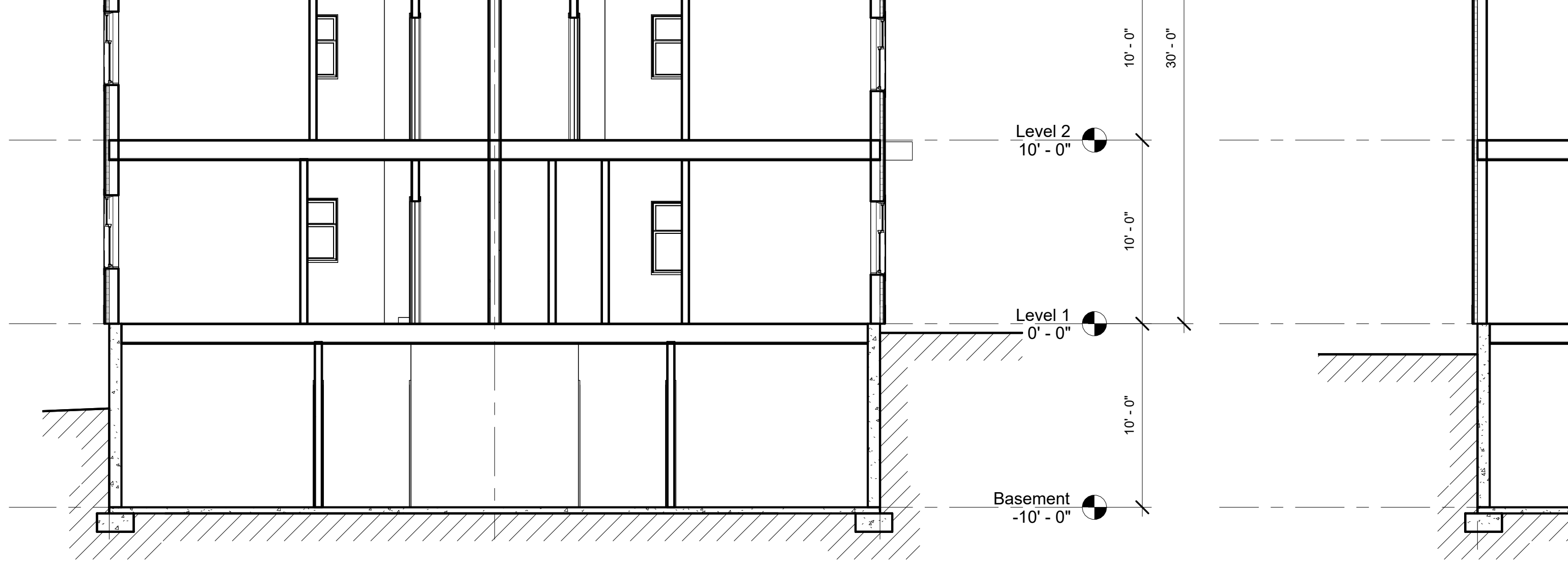
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1



② North-South Section
3/16" = 1'-0"

① East-West Section
3/16" = 1'-0"

2

3



VIEW TO SOUTHWEST

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D

E

1

2

3

280 US ROUTE 7 NORTH MILTON VT 05468
 www.harveywindows.com

Customer Quote Summary

BILL TO:

 POULIN LUMBER US LBM/LARGE PROJECT
 3639 US ROUTE 5
 PO BOX 289

Phone: 802-766-2670 Fax: 8027662909

SHIP TO:

 POULIN LBR INC/MILTON VT.
 280 US 7 NORTH

 MILTON VT 05468-0000
 Phone: 802-893-2441 Fax:

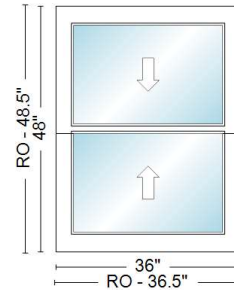
QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5586954	1132414		5/1/2023	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	COUPON		
webcp-cs10 - Camden Spaulding		goltzman			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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10000-1	Majesty DH , Unit Size 36 x 48, RO 36.5 x 48.5, EXTENDED	2	\$805.61	\$1,611.22
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LEADTIME

Unit 1: U-Factor = 0.30, SHGC = 0.27, VT = 0.46, HII-M-26-00608-00001, Size Options = Custom Size, New Construction
 Frame Width (Inches) = 36, Frame Height (Inches) = 48
 Double Glazed, Double Low E, Argon Filled
 Interior=White Prefinished Pine, Unit Color = Black, Jamb Liner Color = White, Prefinished Color = White
 Program = None, Label Name = Harvey, Double, White, Non-Routed, Pin Top Sash = Yes
 Flex Full Screen, Fiberglass Mesh, Screen Shipping Separate
 Applied Nail Fin
 Overall Frame Width (Inches) = 36, Overall Frame Height (Inches) = 48,
 Overall Rough Opening Width (Inches) = 36.5, Overall Rough Opening Height (Inches) = 48.5
 Clear Opening Width = 32.125, Clear Opening Height = 17.75, Clear Opening Square Footage = 3.96
 E.Star Zone:North-Central=Yes


Room Location: None Assigned

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5586954	1132414		5/1/2023	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	COUPON		
webcp-cs10 - Camden Spaulding		goltzman			

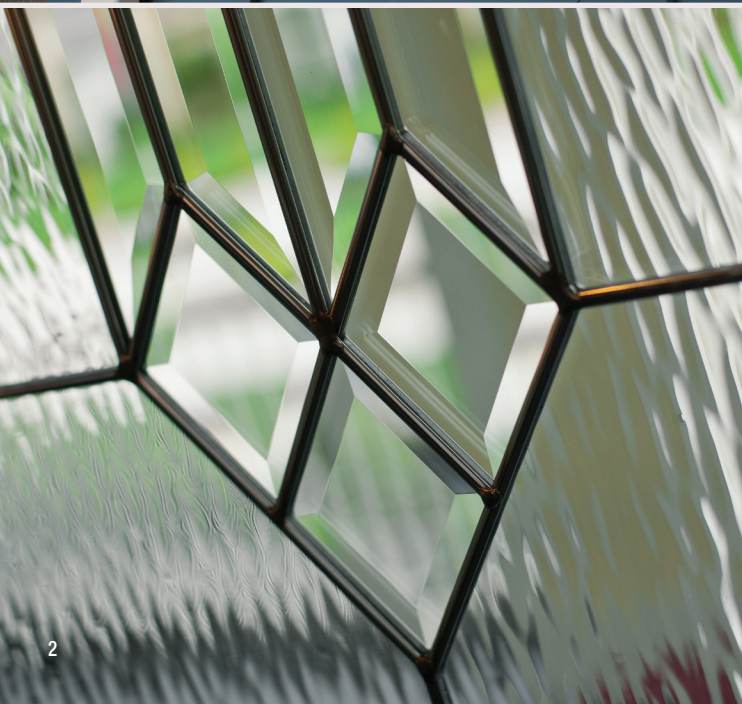
****Note: Delivery charges may apply and are not included on this quote.**

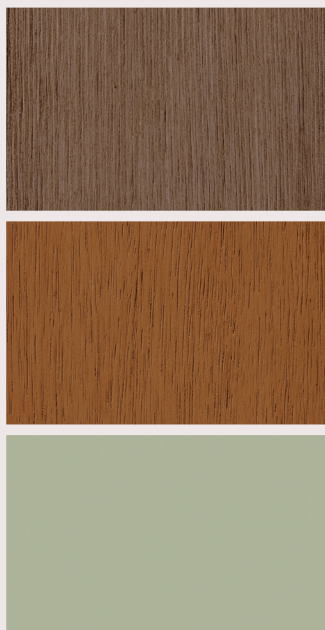
This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. The manufacturer is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$1,611.22
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$96.67
ORDER TOTAL:	\$1,707.89

CUSTOMER SIGNATURE _____ DATE _____

Transform the entry into a one-of-a-kind experience. One that blends artistry, craftsmanship and modern engineering. Because the entry is where home begins. And homes with uncompromising style demand uncompromising entryways.





ARTÍSSA

Collection

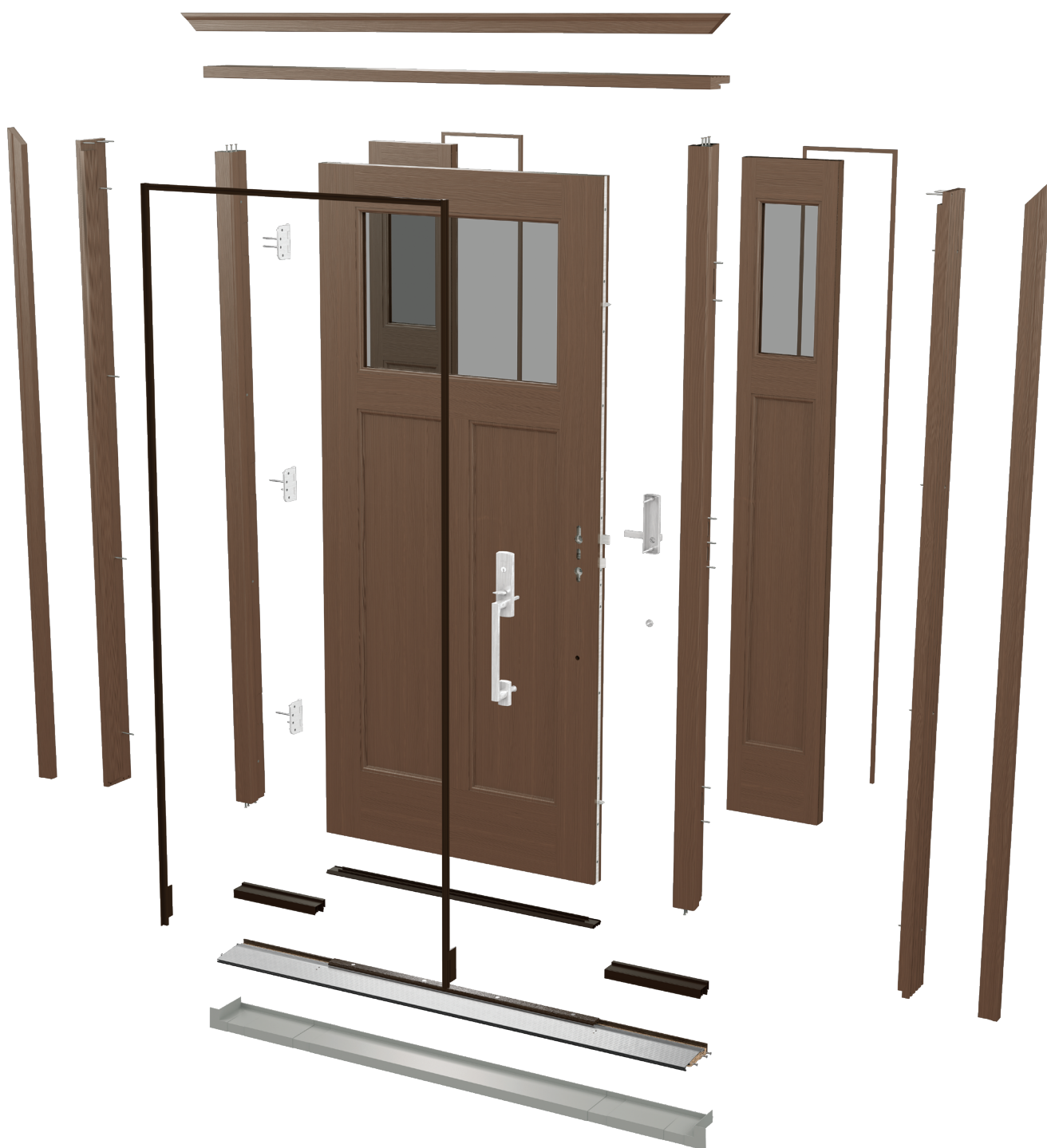
Rooted in simple nostalgia, the Artissa Collection pays homage to the handmade culture of the American Arts and Crafts movement. Highlighting the beauty of straight-forward design, this selection of premium Classic Craft® doors features clean lines, Shaker styling and Craftsman-inspired glass for a casual and welcoming approach to the entryway.

CASUAL

RELAXED

SIMPLE

Left Page Top: Classic Craft Oak Grain, Arborwatch Glass, Door – CC1423, Sidelites – CC1423SL, Transom – ABRT, Finish – Barley
Right Page: Classic Craft Fir Grain, Low-E Glass with SDLs, Door – CCA230, Sidelites – CCA210SL, Finish – Raven



Next-level engineering.

Classic Craft complete entryway systems are designed with a full suite of premium-grade components, including ball-bearing hinges, medium-reach weatherstrip, 7-shape corner seal pads and more. Each piece is engineered with craftsman precision to create an unrivaled entry experience built to perform for a lifetime.

Premium construction, inside and out.

Highlighting the best of craftsmanship and innovation, Classic Craft premium entryways boast impressive, well-designed features and remarkable construction. The inner workings of each Classic Craft door lay the foundation for exceptional strength, security, energy efficiency and long-term performance you can depend on for years to come.



Engineered for Moisture Protection

Features composite top and bottom rails and solid hardwood edges for increased moisture and rot protection all the way around the door.



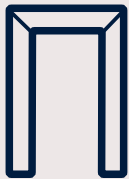
Designed with Authenticity

Features construction identical to wood doors with narrow stiles and rails, and flush-glazed glass options that are more than 10% wider* to welcome more natural light into the home.



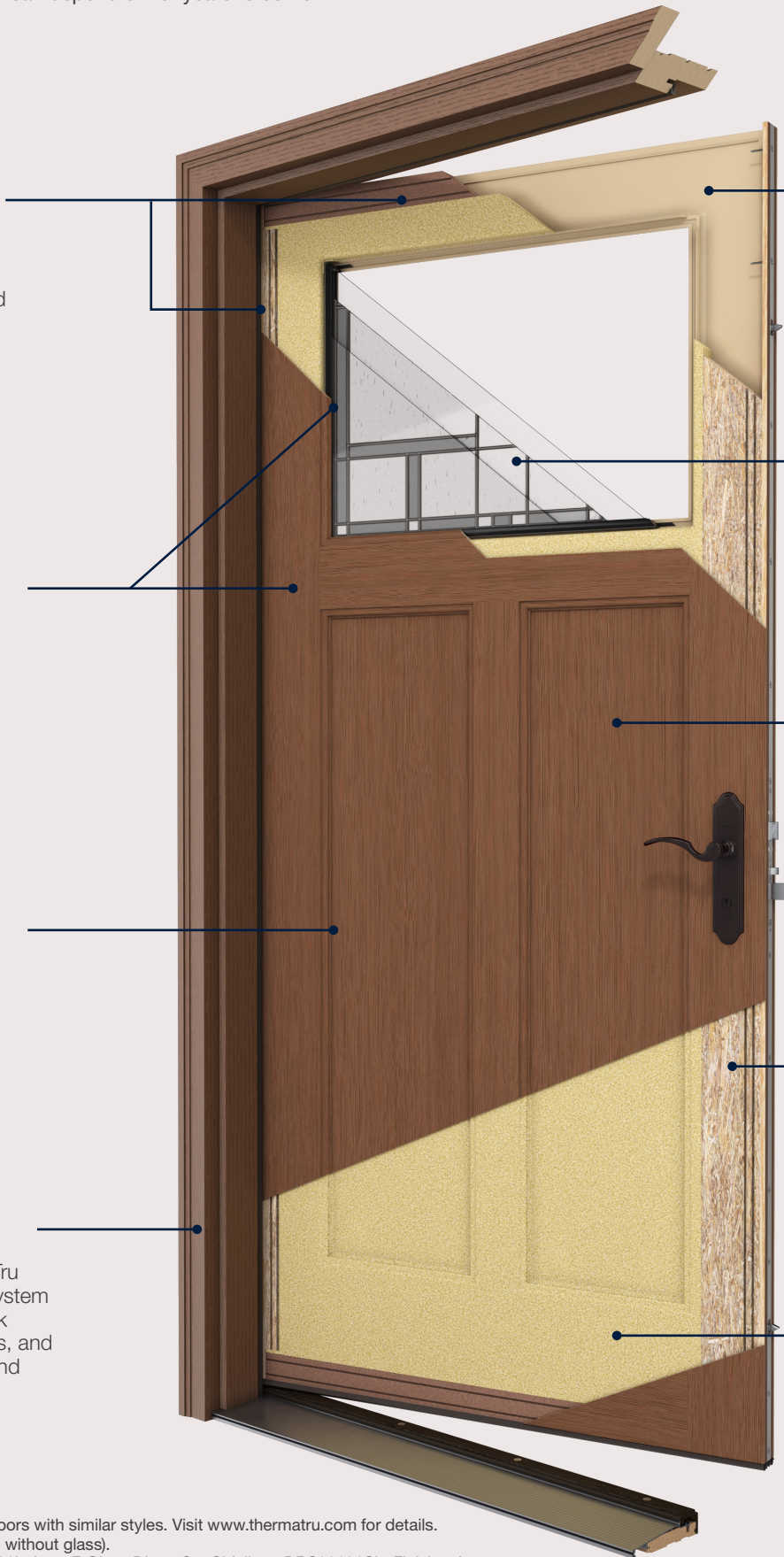
Tested to Withstand Mother Nature

Designed and rigorously tested to withstand and protect from the damaging effects of harsh weather conditions.



Therma-Tru® Door Frame

Created specifically for Therma-Tru doors to deliver an entire entry system designed and engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.



*Comparison of Classic Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

**Comparison of R-Values of fiberglass to wood doors (both without glass).

Right Page Top: Classic Craft Walnut Grain Door – CCW8901L; Low-E Glass Direct Set Sidelite – DRS82131SL, Finish – Acorn

Right Page Middle: Classic Craft Mahogany Grain, Low-E Glass with SDLs, Doors – CCM8303L, CCM8303R, Finish – Raven

Right Page Bottom: Classic Craft Canvas Door – CCV220, Sidelites – CCV100SL, Finish – Indigo



Designed for Long-Term Performance

Features fiberglass skins that are 46% thicker* for added durability and better long-term performance.



Triple-Pane Construction

Most decorative, privacy and textured glass panels are enclosed between tempered glass, offering superior quality and thermal performance.



Crafted for a True-to-Wood Appearance

Revolutionary AccuGrain technology replicates authentic natural wood textures for a look and feel that is virtually indistinguishable from real wood.



Built for Strength and Security

Constructed with a 4" wide board of engineered lumber that runs the full length of the locking side of the door for a solid natural wood feel that makes Classic Craft doors 50% stronger and 30% heavier.*



Constructed for Energy Efficiency

Built with a high-performance polyurethane foam core that is four times more energy efficient than wood.**



Popular looks inspired by design.

Explore more options at www.thermatru.com/ClassicCraft.



CCR9925 / Mahogany Grain
with Homeward Glass
Finished in Autumn Harvest



CCA2350XE / Fir Grain
with Satin Etch Glass
Finished in Rustic Clay



CCA4920L / Fir Grain
with Low-E Glass
Finished in Driftwood



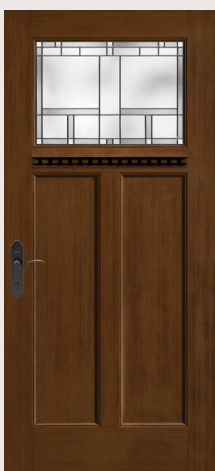
CCA4920R / Fir Grain
with Low-E Glass
Finished in Driftwood



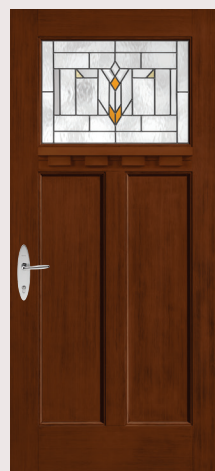
CCA4940XJ / Fir Grain
with Chinchilla Glass
Finished in Acorn



CCR20520 / Mahogany Grain
with Low-E Glass
Finished in Driftwood



CCA211 / Fir Grain
with Homeward Glass
Finished in Sweet Date



CCA9100 / Fir Grain
with Arborwatch Glass
Finished in Autumn Harvest



CCA260XR / Fir Grain
with Rainglass and SDLs
Finished in Rustic Clay



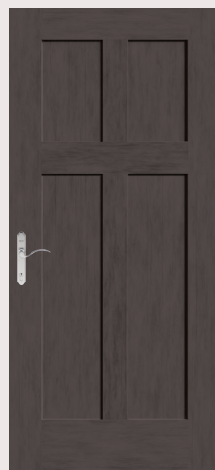
CCV930 / Canvas
with Low-E Glass and SDLs
Finished in Granite



CCA1125 / Fir Grain
Finished in Acorn



CCA4935 / Fir Grain
Finished in Timber



CCA1149 / Fir Grain
Finished in Shale



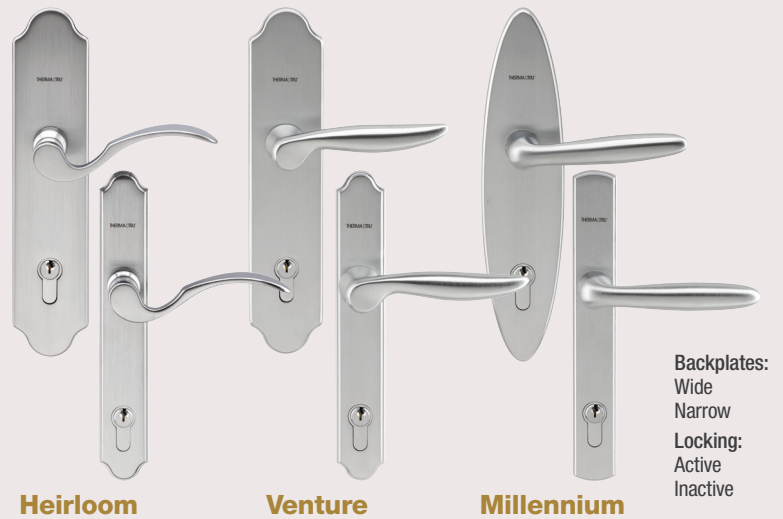
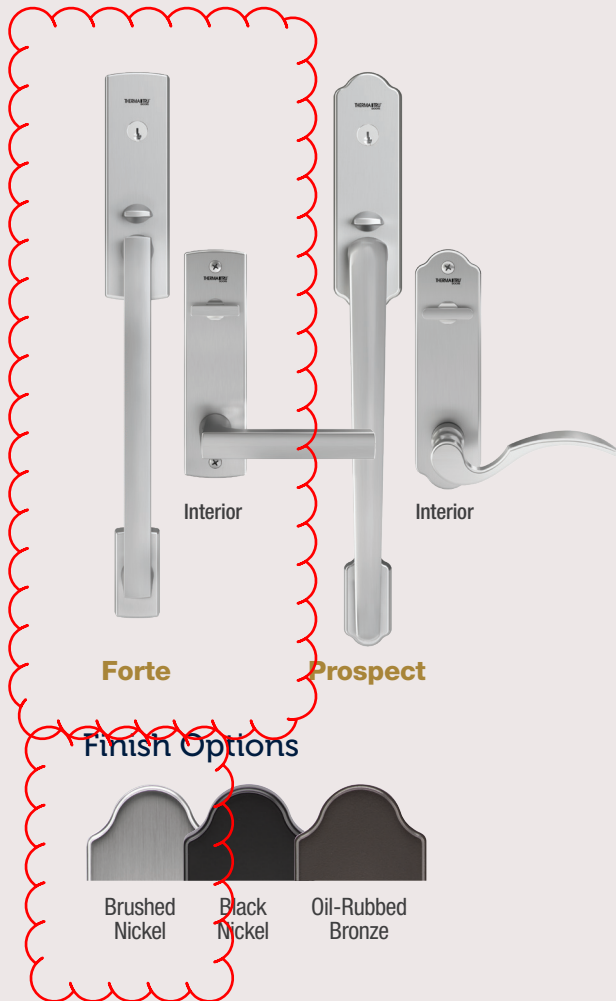
CCV050 / Canvas
Finished in Cypress



CCA1166 / Fir Grain
Finished in Rustic Clay

Multi-Point Locking System Handleset Options

Bring form and function together. Multi-point locking systems engage the door and frame at three points with handleset options to complement styles from traditional to contemporary.



RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT



NAME:

TYPE:

DATE:

NOTES:

SPECIFICATIONS

LIGHT UNIT:	Aluminum Die cast with powder paint coat preventing discoloring and rusting.
JUNCTION BOX:	Aluminum extrusion, with knockouts located at each end. Wiring compartment allows for (6) 14 gauge (AWG) insulated conductors. Connection to one (1) downstream unit is permitted within the junction box compartment. The compartment satisfies junction box volume requirements of CSA C22.2 No. 250.0/UL 1598.
INSTALLATION:	Ideal for shallow ceiling installations with no housing required. Steel spring clip for easy installation and suitable in t-grid and drop ceiling applications.
WIRING:	Plenum rated cable used to connect light unit and junction box.
OPTICS:	EDGE-lit LED technology uses light guided plate to distribute light. A polycarbonate lens is used to provide even illumination throughout the installation. The regressed design offers an anti-glare feature.
ELECTRICAL & PHASE CONTROL:	Easily connected to a 120V power supply via provided UL recognized driver. Dimming down to 10% with most standard LED dimmers (see list of approved dimmers). Ambient operating temperature: -40°C (-40°F) to +40°C (+104°F). IC, WET Location and AIR-TIGHT rated. Phase Control: Forward Phase. Certifications: This product is ETL listed in USA & Canada, certified to UL standard 1598 and CSA standard C22.2 No. 250.0-08

CUTTING HOLE: 5.67" (144mm)

MOUNTING PLATE: MP500 /AMP500 / MPHB425-600

BEAM ANGLE: 107°

CRI: 80

LUMEN OUTPUT: 780 lumens

DIMMABLE: Yes

WATTS: 11 watts

LED LIFE: 50,000 hours

WARRANTY: 5 years

WIRE CABLE: FT4 rated

DRIVER (SPECIAL ORDER): 120-277V, 0-10V Dimming

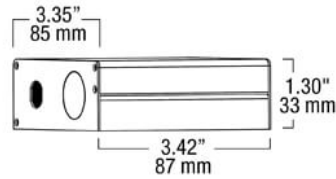
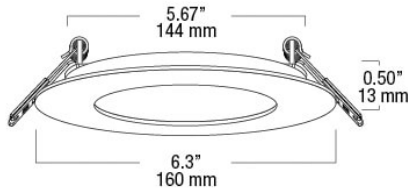
APPLICATIONS

This latest CCT (Correlated Color Temperature) technology is offered in a low-profile design. It features (3) color temperatures 3K, 4K & 5K to select from. The color temperature selector is located on the light unit, which allows for color selection to be made at final install stage. It allows installation in almost any location, even directly under a ceiling joist. Whether it is a Remodel or New Constuction installation, this unit is well suited for indoor / outdoor residential, hospitality, commercial and multifamily applications.

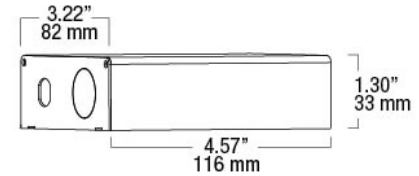
RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

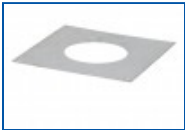
DIMENSIONS



Optional / En option
277V - 9 - 13W



ACCESSORIES



MOUNTING PLATE

Versatile square mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



RAZOR CABLES

These connecting cables are for use with the ndr lighting razor series. these cables allow for greater flexibility in designing custom layout needs.



REMODEL VAPOUR BARRIER

The remodel vapour barrier unit may be used with all ndr lighting remodel housings. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



ADJUSTABLE MOUNTING PLATE

Versatile adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



VAPOUR BARRIER

This vapour barrier unit may be used with all ndr lighting recessed lighting products. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



GOOF RINGS

This goof ring is used when the ceiling hole is wider than the retrofit light unit being installed. refer to our goof ring compatibility chart to ensure the proper goof ring is selected.



UNIVERSAL MOUNTING PLATE WITH ADJUSTABLE HANGER BARS

This multi-size adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.

RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

RATINGS

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RATED



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RATED



ORDERING GUIDE

RAZOR 500 CCT SERIES

Series	Color Temperature	Finish
RZR-CCT-500	3000K-4000K-5000K/80CRI/11W	WH White
	3000K-4000K-5000K/80CRI/11W	BLK Black
	3000K-4000K-5000K/80CRI/11W	BRZ Bronze
	3000K-4000K-5000K/80CRI/11W	SC Satin Chrome

Notes: Configure product using **BOLD** options: Ex: **RZR-CCT-500-WH**

For 120-277V, (0-10v Dim) Application:

Series	Multi-Volt Description	
RZR-277V-9/13W	120-277V Driver	0-10V dimming

Notes: Order Driver Model above: (sold separately)

199 King St - Exterior Railing Spec



- painted steel

HARDIE® PLANK LAP SIDING PRODUCTS



HARDIE® PLANK LAP SIDING
SMOOTH
You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Warranty Information >

Request a Quote >

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199 King St - Roofing Spec



- TPO (thermoplastic polyolefin) single-ply white membrane roofing

199 KING STREET - SITE PHOTOS



VIEW TO SOUTHWEST



VIEW TO SOUTHEAST



CityPlace Burlington- Height Updates Zoning Application Summary, April 12, 2023

Additional Revisions May 12, 2023 noted in italics

This amends our application originally submitted on October 15, 2020 and is the fourth update; the first three updates were completed prior to DRB and administrative approval.

The amended application is limited to the drawings and checklists that highlight the primary changes, which include:

- Replacement of the Level 9 restaurant and Level 10 mechanical penthouse at the South Building with two levels of housing. These changes are to address market realities: there is no demand for new restaurant space, while the demand for housing remains high. Each of these levels is also larger than in the previous submission.
- The addition of balconies to the South Building. The projecting balconies will be constructed of precast concrete and supported on “colorgalv” black painted steel beams; the undersides of the balconies will match the sintered stone cladding of the upper portion of the building, which is constructed of sintered stone panels. Sintered stone is a manufactured stone and this material will be a custom match to the natural limestone used on the “podium” (the lower two levels of the building)
- The replacement of Level 9 mechanical penthouses on the North Building with additional residential space. In addition to changing this to an occupied floor, the footprint of Level 9 is proposed to grow.
- This application is required because height is measured to the roof deck of the highest occupied level; as illustrated, this “zoning height” has increased, but the actual highest roof will be lower than in the previous approval.
- *The May 12 supplement includes the 8'-0" extension of the east wing of the north building at levels 1 and above (as labeled on plans, because we use a “ground” level, this is levels 2 & above as counted by zoning rules). It also shows the reduction in scope of the level 1 recessed balcony.*

- The project will now include a total of about 400-450 residential units: 85 in the West Wing of the North Building, to be managed by Champlain Housing Trust; 116 in the South Building, to be market rate residences for sale or purchase; and the balance in the North and East wings of the North Building *where the unit mix has not been determined*. The project will use the recently adopted inclusionary ordinance change provisions under 9.1.14b (percentage of gross square footage of residential units) as our compliance path.
- *Not included in the zoning checklists is the approach to the public amenities to be provided in exchange for height above 85'-0". There is 129,855sq ft on floor levels more than 85'-0" above grade, requiring 2,597 sq ft of accessible roof terrace, 260 square feet of public restroom space, or some combination of the two. With the rooftop restaurant no longer in the program and no way to supervise rooftop access, the likely compliance path will be publicly accessible ground level toilet rooms in the next phase of construction, to be accessed via Pine, Bank, or St. Paul Street.*

The application consists of the following components:

1. This summary
2. The original drawing package, resubmitted with 10 replacement sheets and one new sheet to illustrate the proposed changes. (See sheet list of the drawing package)
3. Revised Form District checklists. *The only checklist requiring revision for the 5/12 resubmission was 14.3 because the extension of the east wing of the north building has added to lot coverage at levels 2 and above.* Checklists are edited versions of the original submission, with altered text shown with strikethrough and the revised text shown in bold print. The following checklists were unchanged and therefore not included, please refer to the original submission:
 - a. Frontage Type Checklist 14.5 for the Officefront typology
 - b. General Standards Checklist 14.6