

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Emily Morse
Jay White
vacant
Kathleen Ryan, Alt
Vacant, Alt



DESIGN ADVISORY BOARD Tuesday, May 10, 2022 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86802109144?pwd=Rm1DKzdaZzJqSkpoa1hOQmx0QlVzZz09>

Webinar ID: 868 0210 9144

Passcode: 337697

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-231; 45-47 Lakeside Avenue (RL-W, Ward 5S) William Bosley / Robert Hale

Remove aluminum siding, replace with PVC shingle product. Replace windows with 6 over 6 units; alter windows on second floor west, first floor north. Rebuild and add to existing front porches. (Project Manager, Mary O'Neil)

Session II – 3:30-4:00 PM

ZSP-22-4; 43 Ledgemere Street (RL, Ward 5S) Alec Slater & Launa Slater / Missa Aloisi

Sketch plan review to add additional window on second level and new front porch. (Project Manager, Mary O'Neil)

Session III – 4:00-4:30 PM

ZP-21-800; 501 Pine Street (E-LM, Ward 5S) Kurt Schueler

Establish a food truck/container kitchen eating area. (Project Manager, Ryan Morrison)

Non-Discrimination

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Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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



TO: Design Advisory Board
FROM: Ryan Morrison, Associate Planner
DATE: May 10, 2022
RE: ZP-21-800; 501 Pine Street

=====

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

Zone: ELM Ward: 5S

Owner/Applicant: Vermont Gas Systems, Inc. / Kurt Schueler

Request: Develop a container kitchen/food truck café on the vacant property.

Background Information:

- **Zoning permit ZP-21-446;** Develop a seasonal outdoor patio and picnic area that will support up to 4 food trucks, container kitchens and/or food carts (café use).

The applicant is requesting approval to develop a container kitchen café on the vacant property. The containers proposed for use are steel shipping containers (20 & 40 ft long). A covered seating area will locate centrally on the property, and a pick-up/drop-off driveway is also proposed at the front.

The property is located within the identified Pine Street Canal Superfund Site, and is also classified as a brownfield site. The applicant has been working with the interested parties to ensure compliance with EPA and State requirements.

A similar project was approved for a food trucks/carts, with no permanent structures, in July 2021. This new project will replace the previously approved development. The DAB reviewed this project once on January 11, 2022 and tabled the application for the applicant to return with the following:

1. Provide public restrooms for use by restaurant patrons;
2. Provide structural engineering analysis of the shipping container installation, including foundations and connection of the vertically stacked unit;
3. Provide a landscape plan; and
4. Address the conditions outlined in the staff comments.

The application plans have now been updated to include public restrooms and some additional landscaping. Structural engineering analysis of the shipping container installation has also been provided which address how the stacked containers will connect, as well as how they will connect to the ground. Lastly, the applicant has mostly addressed the conditions outlines in the staff comments, which were:

1. Update the plans to show the specific locations of all light fixtures.
2. Update the plans to include all exterior venting.
3. Submit documentation/plans for any remedial actions as they pertain to the brownfield site and the Pine Street Canal Superfund Site.
4. The applicant should consider installing one-way traffic signage and pavement markings.
5. Information (dimensions, materials, illumination, etc.) for each sign shall be submitted for compliance review.

Lighting spec sheets have been submitted and the plans have been updated to show their locations. Exterior venting has been shown on the rear of the two flanking containers, but not on the rear containers. It is safe to assume that similar venting will be placed on the back of the rear containers where there are kitchens.

Documentation/plans pertaining to the brownfield and Pine Street Canal Superfund Site are still pending as the applicant continues to work with the involved agencies. One-way traffic signage and pavement markings have not been presented and will still need to be. Lastly, the plans show signage proposed for use throughout the development. The wall signs at each café appear to be compliant with the sign ordinance of Article 7 – Signs. The plans also include a rooftop sign advertising ‘the courtyard’. Per Sec. 7.1.4 – Prohibited Signs, ‘*signs located on the roofs of buildings or structures, or that project above the roof or parapet line*’ are prohibited.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

(a) Protection of Important Natural Features:

There are no natural features. The site is currently undeveloped and will be cleared to make way for the proposed development. Tree removal will occur to make way for the proposed development.

(b) Topographical Alterations:

The applicant expects there to be 2-4 feet of site grading/excavation to make way for the development. The end result of the project, however, will see insignificant topographic alterations.

(c) Protection of Important Public Views:

There are no protected public views from the parcel.

(d) Protection of Important Cultural Resources:

There are no cultural resources on the subject property.

(e) Supporting the Use of Renewable Energy Resources:

Clearing the lot will allow for natural sunlight. The applicant notes that solar panels may be installed. No other renewable resources are proposed.

(f) Brownfield Sites:

The property is an identified brownfield site and is also located within the Pine Street Canal Superfund Site. The applicant has stated that he has been working with VT DEC to meet

compliance with their requirements in order to develop the property. No information has been submitted regarding this, but ensuring compliance with DEC and EPA requirements will be a condition of this permit.

(g) Provide for nature's events:

An approved Erosion Prevention and Sediment Control plan, as well as a stormwater plan, will be required prior to the release of the zoning permit. A covered seating area will provide shelter for diners. There appears to be no shelter for the ordering areas of the two flanking trailers. The applicant should consider some sort of awning/canopy to address this. There appears to be little to no room for onsite snow storage. However, as was indicated in the applicant's first permit application, the café was only going to operate between May and November, meaning snow storage should not be an issue.

(h) Building Location and Orientation:

The container structures will locate along the periphery of the lot, with a two-story covered seating area. Also a second story container kitchen is also proposed at the property's rear.

(i) Vehicular Access:

The development proposes direct access off Pine Street with two curb cuts to allow for an easy, one-way circulation pattern. The applicant should consider installing one-way traffic signage and pavement markings.

(j) Pedestrian Access:

Pedestrians will have direct access from the Pine Street sidewalk. Internal walkways and stairs will be provided for access to the café use.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements, and the proposal must comply with the Burlington Code of Ordinances.

(l) Parking and Circulation:

The development will have a one-way driveway (with two curb cuts on Pine Street). The width appears to be adequate to allow for up to three parallel parking spaces with room to allow other vehicles to pass.

(m) Landscaping and Fences:

The site plan shows two planter boxes that will act as a barrier to the area behind the flanking trailers. Also included is ornamental grass in the Pine Street right-of-way greenspace. A retaining wall will be installed along the rear and south side property lines, as well as along a small portion of the north side property line. The applicant should provide details on the retaining wall, particularly information on the height.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

The applicant has submitted lighting spec sheets, and the plans show where some of the fixtures will be placed. Pendant lighting is shown above the seating area, and bollard lighting at the front

of the covered seating area. Lighting is also shown above the rooftop signage, but since rooftop signage is prohibited, they will need to be removed from the plans.

(p) Integrate infrastructure into the design:

Electric and water utilities will be provided underground. No other utilities are proposed. Trash/recycling bins are shown in three different areas.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The massing, height, and scale of the proposed development is less than that of nearby development. The use of shipping containers for the café is unique, but fitting for the ELM zoning district.

2. Roofs and Rooflines.

The container structures will have flat roofs, and the covered seating area will have a glazed roof.

3. Building Openings

The only openings on the containers appear to be for employee access, and customer ordering windows.

(b) Protection of Important Architectural Resources:

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

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

In arrangement, design and appearance, the design provides an active and inviting street edge. The site layout is clearly discernable from the street front.

(e) Quality of materials:

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

The shipping containers are made of steel, so they will be durable throughout all seasons. The glazed roofing and steel beam support structure (covered seating area) will also be durable for all seasons.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The proposal is for an outdoor café, where heating shouldn't be much of a concern. However, it is assumed that there may be the use of portable propane heaters for chillier days. The applicant notes that solar panels may be installed on the seating area's roof. While not a requirement, use of solar energy is always encouraged.

(g) Make advertising features complementary to the site:

The plans show wall signs for each container café which appear to be compliant with the size and placement requirements/limitations for wall signs. Also included is a rooftop 'the courtyard' sign which is prohibited per Sec. 7.1.4 – Prohibited Signs – *(h) Signs located on the roofs of buildings or structures, or that project above the roof or parapet line.* This signage will need to be removed from the plans.

(h) Integrate infrastructure into the building design:

Underground electric/water utilities (and assuming gas) will be used. No other infrastructure is noted. Venting will need to be screened as much as possible from view from the public street and neighboring properties.

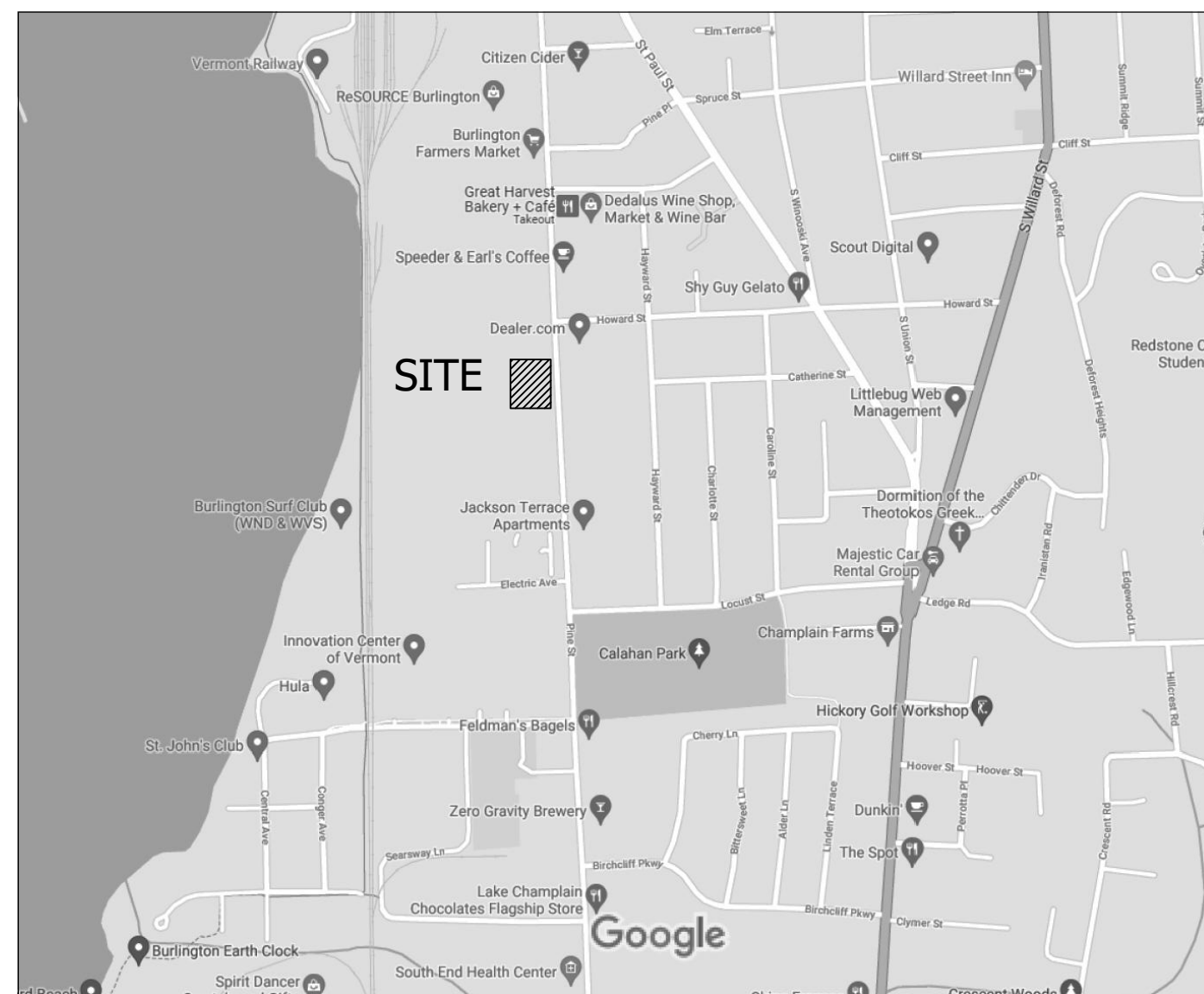
(i) Make spaces secure and safe:

The proposed development must comply with all building and life safety code as defined by the building inspector and fire marshal.

RECOMMENDED MOTION:

Approve per the following conditions and forward to the Development Review Board.

1. Remove the rooftop 'the courtyard' signage from the plans.
2. Provide specific dimensions of each wall sign.
3. Submit documentation/plans for any remedial actions as they pertain to the brownfield site and the Pine Street Canal Superfund Site.
4. The applicant should consider installing one-way traffic signage and pavement markings.
5. Provide additional information on the retaining wall – particularly noting the height.



LOCATION MAP - NTS

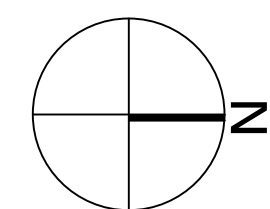
ZONING INFORMATION

SPACE	EXISTING AREAS	PROPOSED AREAS
PROPERTY	5,519 SQ. FT.	5,519 SQ. FT.
STRUCTURES	0 SQ. FT.	960 SQ. FT.
PERVIOUS PAVING DRIVEWAY	0 SQ. FT.	2,272 SQ. FT.
GREEN SPACE	5,519 SQ. FT.	1,095 SQ. FT.
TOTAL LOT COVERAGE WITH PERVIOUS PAVERS	0%	78.4%
TOTAL LOT COVERAGE WITHOUT PERVIOUS PAVERS	0%	37.2%

SITE PLAN BASED ON INFORMATION PROVIDED ON
DRAWING 2021-94-S1
DATED: 08 05 2021
BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JUNCTION, VT
SITE PLAN IS INTENDED FOR PRELIMINARY ANALYSIS ONLY
AND NOT FOR CONSTRUCTION.

SCHEMATIC SITE PLAN

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



501 PINE STREET

BURLINGTON, VERMONT

JRMA DESIGN STUDIO

www,jrmadesignstudio.com

SCHEMATIC DESIGN STUDY

REVISED 02 16 2022



OVERVIEW

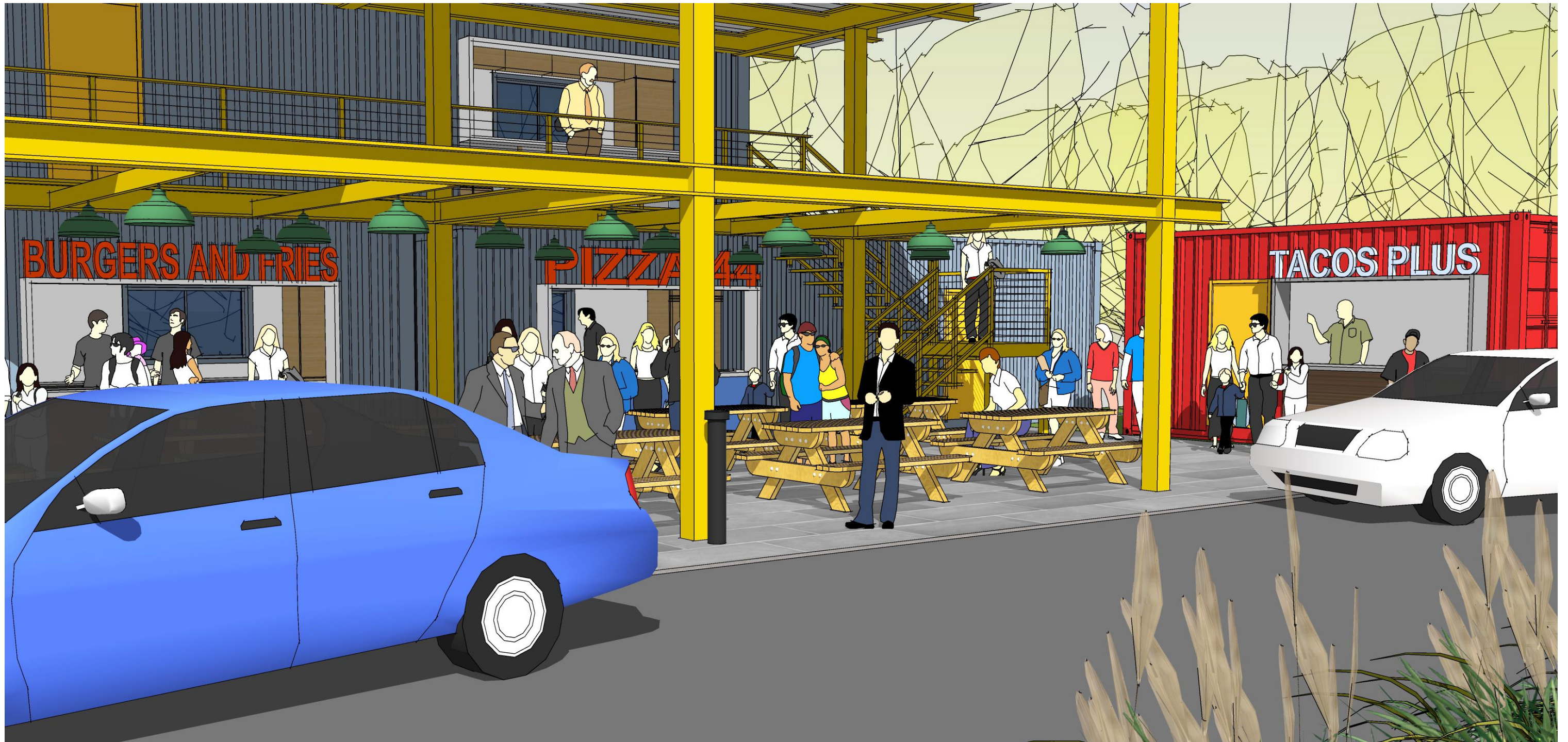
501 PINE STREET FOOD COURT
SCHEMATIC STUDY | 02 16 2022



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING WEST

Material List

Standartpark Mesh Ground Stabilizer

Gabion Mesh and rock Retaining Wall filled

Rocks

Shurpack/Gravel

Asphalt Pavement

Steel I-Beam Pergola, possibly with solar panels. If too expensive, Redwood Pergola.

Pine board fencing

Metal shipping containers (4-5)

Lighting

Granit or concrete curbs

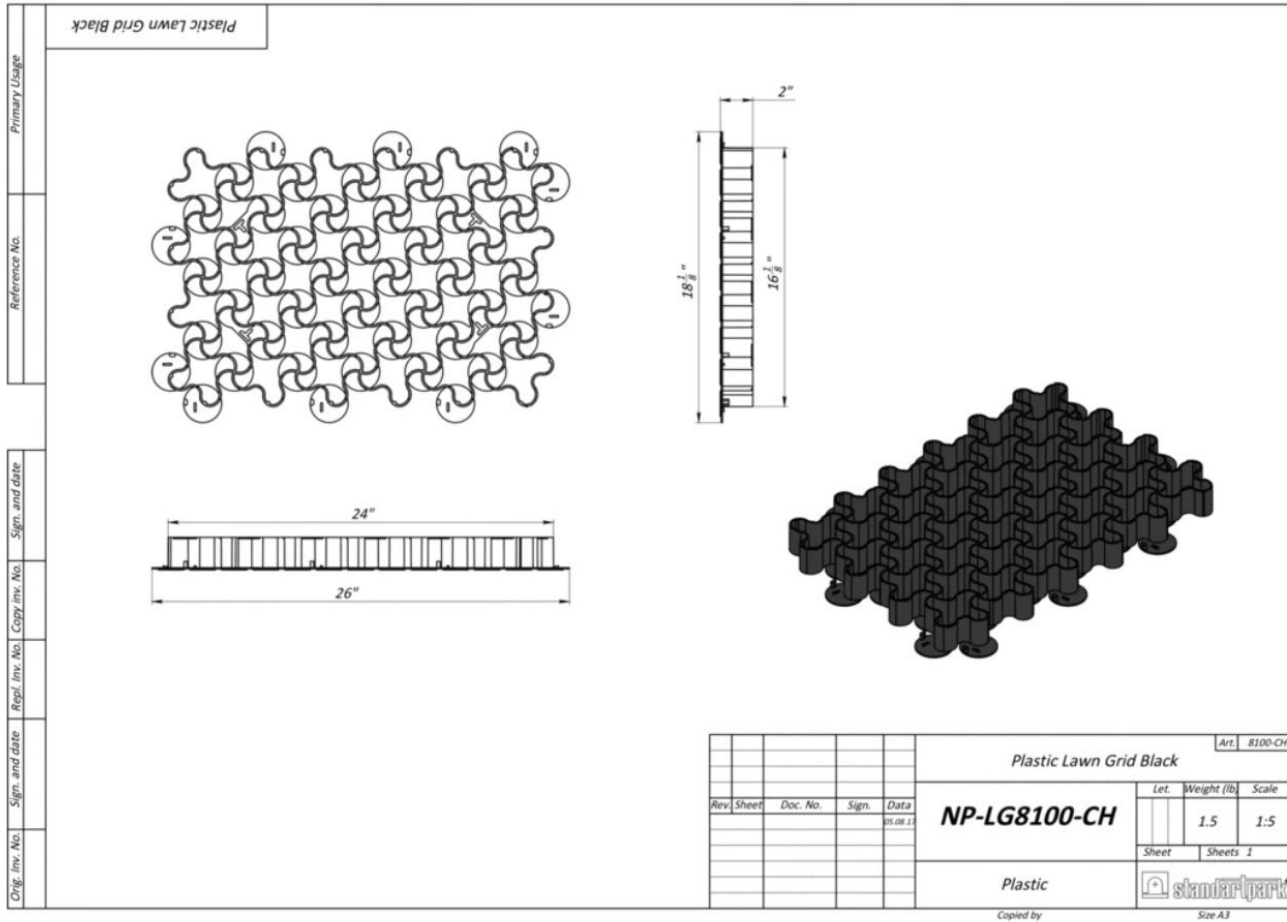
Concrete Pad for shipping containers

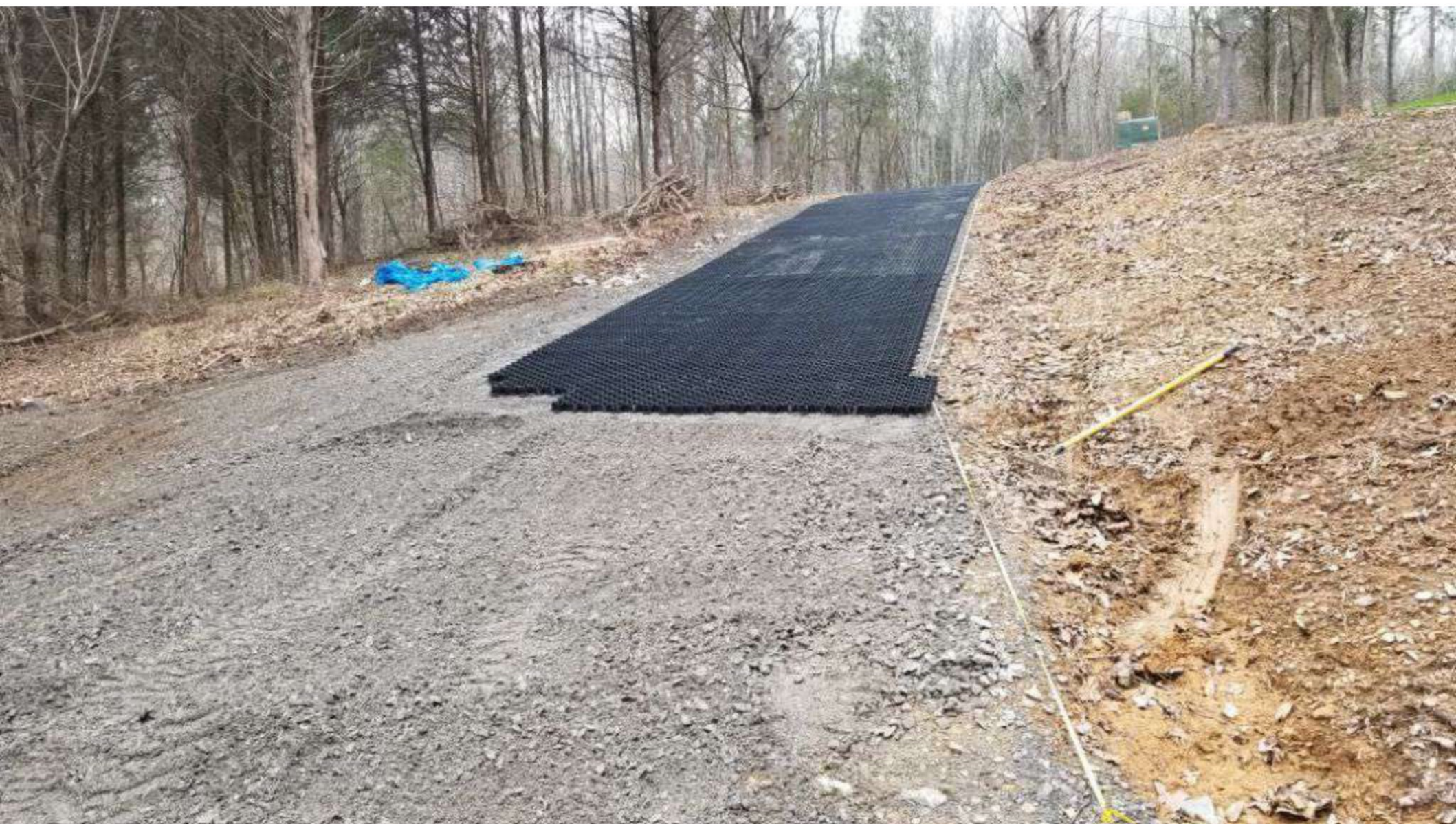
Landscaping shrubs

Grass

Wooden picnic tables









standartpark-usa.com





standartpark-usa.com





Gabion1

Home Prices Retaining Walls Garden Walls Veneers Erosion Planters Information

compacted road base, crushed from either blue metal or basalt rock is all that is required for most

[Order Wall](#) [Feedback](#) [Contact Us](#)



you can then create 6" or 12" stepped foundations to allow for changes in grade



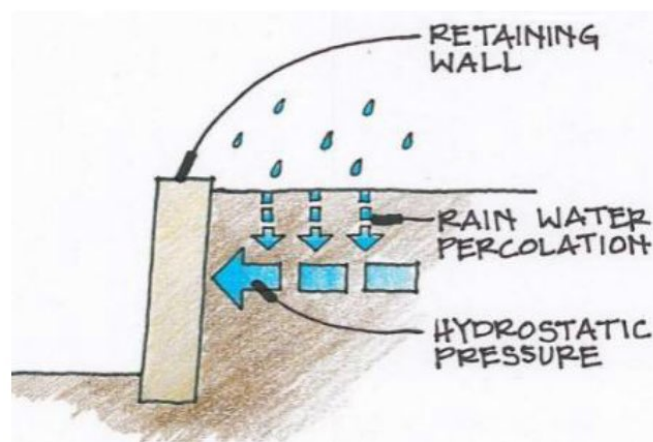
Geotech filter fabric stops fine silts and clay migrating into the wall

The filter fabric ensures the gabion remains free draining, and eliminates hydro-static pressure behind the retaining wall.



Gabion retaining walls need adequate **drainage**

The design of the drainage system is just as important as the design of the retaining wall.



Small gabion walls under 3ft tall

Gabion walls over 3ft tall





Gabion1



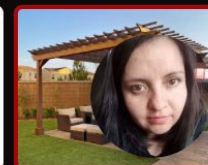
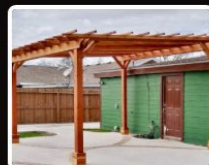


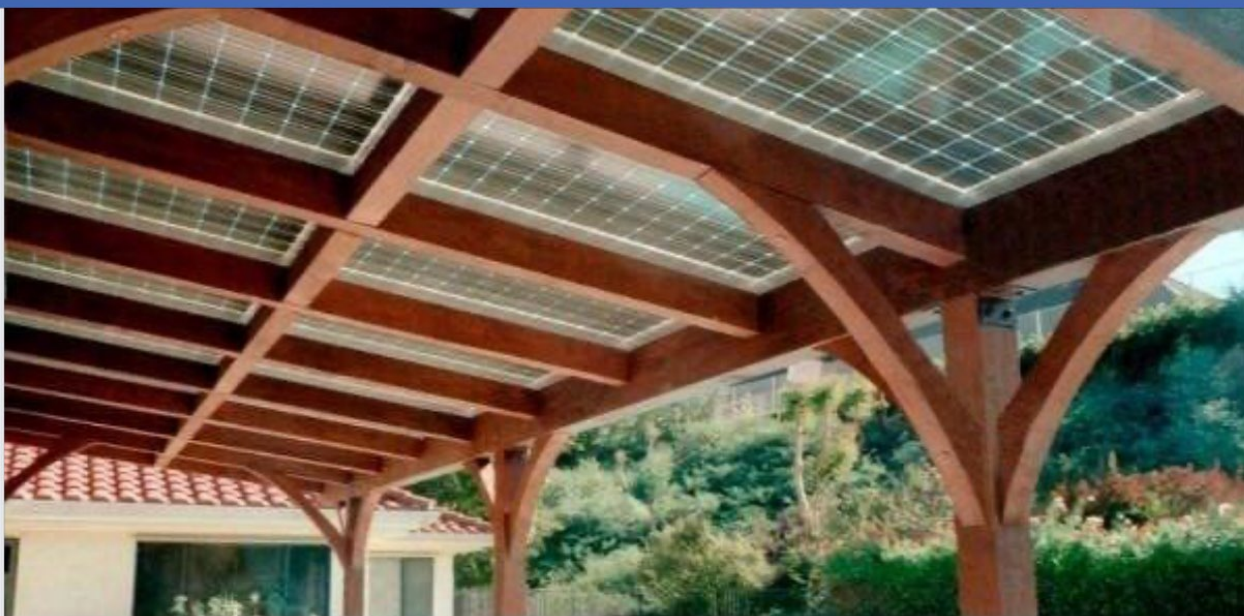
Hasson Company, Realtors.

Your Guide to Bend's Food Cart Pods - The Local Arrow Pacific ...

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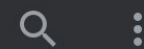


LOOKING SOUTHWEST



HEARTH and HILL
EXIT
ONLY

← Conteneurs SEA



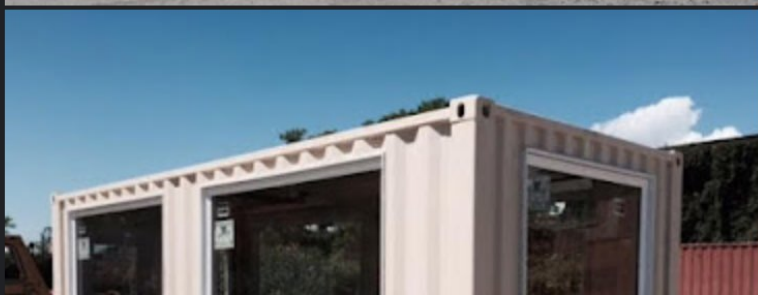
OVERVIEW

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Conteneurs SEA



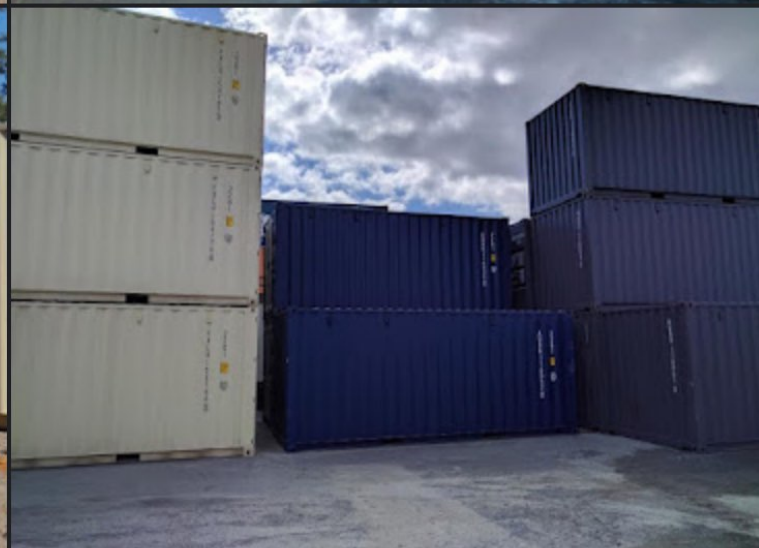
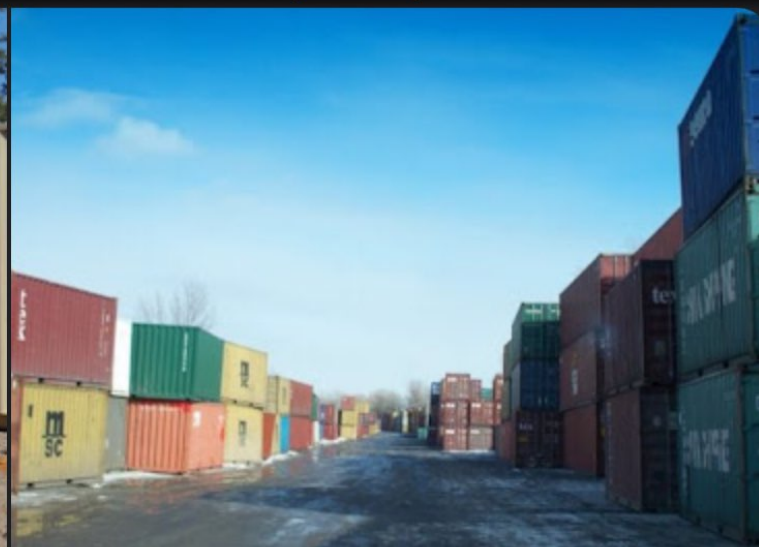
OVERVIEW

UPDATES

REVIEWS

PHOTOS

ABOUT



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Interactive Menu

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Product Certifications

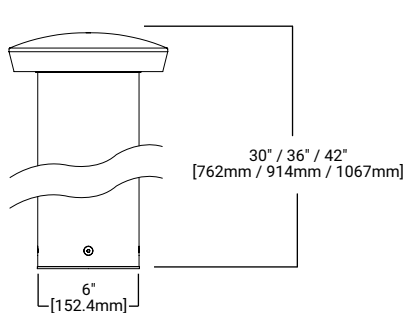


Quick Facts

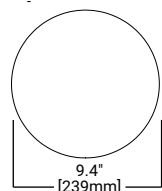
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

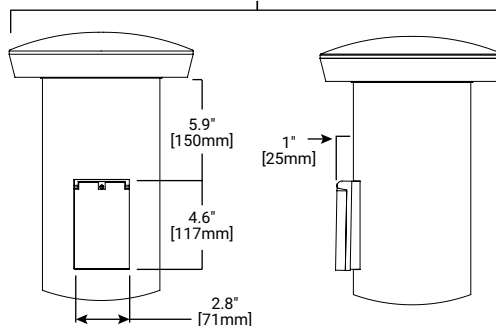
Side View



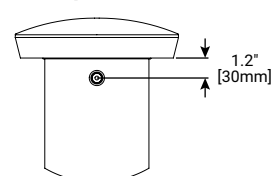
Top View



GFI Option



CBP Option



Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

* Base model without options or controls

Ordering Information

SAMPLE NUMBER: **BRT6-A3-740-U-T4-36-GM**

Product Family	Configuration ¹	Color Temperature	Voltage	Distribution	Height	Finish
BRT6 =Bollard, 6" Round Base BAA-BRT6 =Bollard, 6" Round Base, Buy American Act Compliant ¹³ TAA-BRT6 =Bollard, 6" Round Base, Trade Agreements Act Compliant ¹³	A1 =1000lm Nominal ¹¹ A2 =2000lm Nominal A3 =3000lm Nominal A4 =4000lm Nominal	727 =70CRI, 2700K 730 =70CRI, 3000K 740 =70CRI, 4000K 750 =70CRI, 5000K 830 =80CRI, 3000K AMB =Amber, 590nm ²	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ⁵ 9 =347V	T3 =Path Asymmetric T4 =Wide Path Asymmetric T5 =Type V Symmetric T5S =Type V Square Symmetric	30 =30" 36 =36" 42 =42"	AP =Gray BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ¹⁴		
DIM =External 0-10V Dimming Leads ^{4,7} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) CC =Coastal Construction ³ HA =50°C High Ambient 20K =20kV UL 1449 fused surge protective device CBP =Battery Pack, Cold Weather Rated ^{9,12} DALI =DALI Driver ^{4,11} LAB =Less Anchor Bolts & Template ⁶ GFI =GFCI Outlet ⁸	BPC =Button Type Photocontrol ¹⁰			BRT6ANCHOR =Anchor bolt kit and template ⁶		
NOTES: 1. Nominal output based on symmetric distributions at 4000K CCT. See lumen table and IES files for details. 2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Available with configuration A1 only. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 4. Not available with other controls options 5. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 6. Bollard ships with anchor bolts and template included, unless LAB is specified, in which case the BRT6ANCHOR accessory must be ordered separately. 7. Low voltage control leads brought out 18" from fixture 8. GFCI 125-Volt duplex tamper-proof outlet rated for 15A. Available in 120V only. 9. Operates at -20°C to +40°C. Not available with HA option. 6W initial output. 16.2Wh capacity. 10. Not available with "U" voltage, must specify voltage. 11. Available in 120V only. 12. Specify 120V or 277V. 13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 14. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.						

Product Specifications

Construction

- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly

Optics

- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- 10kV surge module standard

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

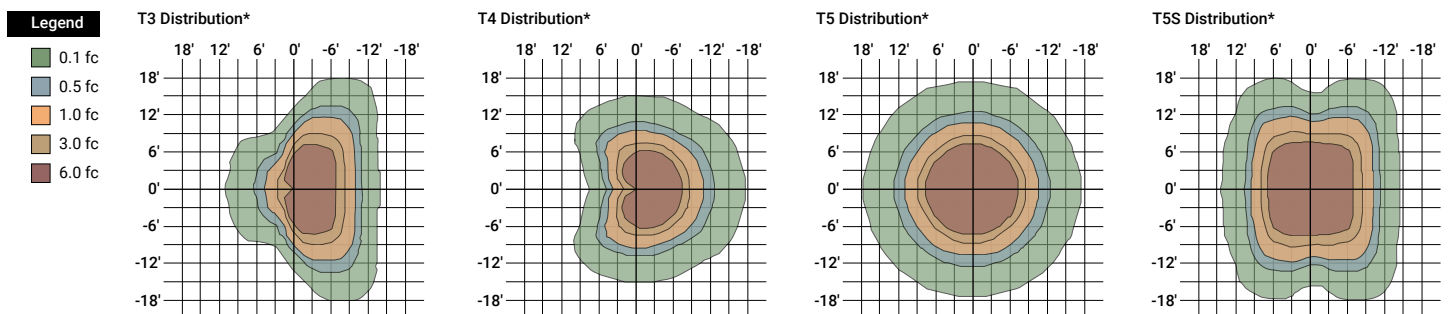
Typical Applications

- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

Warranty

- Five year warranty

Optical Distributions



*NOTE: A4 lumen package, 4000K CCT, 3.5' MH

Energy and Performance Data

Asymmetric Power and Lumens

Optics			Configuration			
			A1	A2	A3	A4
4000K / 5000K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	537	1075	1627	1961
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	559	1101	1616	2193
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
3000K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	489	979	1482	1786
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	509	1003	1472	1997
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
3000K CCT, 80 CRI	T3	Wattage	5	11	17	22
		Lumens	427	854	1293	1558
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	444	875	1284	1743
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
2700K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	449	899	1361	1640
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	467	921	1351	1834
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
AMB 590nm	T3	Wattage	13	--	--	--
		Lumens	457	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	34	--	--	--
	T4	Wattage	11	--	--	--
		Lumens	352	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	32	--	--	--

Symmetric Power and Lumens

Optics			Configuration			
			A1	A2	A3	A4
4000K / 5000K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	1149	2210	3244	4401
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	1125	2230	3338	4367
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
3000K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	1046	2013	2954	4008
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	1025	2031	3040	3977
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
3000K CCT, 80 CRI	T5	Wattage	9	18	29	42
		Lumens	913	1757	2578	3497
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	894	1772	2653	3470
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
2700K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	960	1848	2712	3680
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	941	1865	2791	3652
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
AMB 590nm	T5	Wattage	21	--	--	--
		Lumens	575	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	28	--	--	--
	T5S	Wattage	25	--	--	--
		Lumens	676	--	--	--
		BUG Rating	B1-U0-G0	--	--	--
		Lumens per Watt	27	--	--	--

Energy and Performance Data

Asymmetric Input Current (mA)

Optics		Configuration			
		A1	A2	A3	A4
T3	Wattage	47	97	152	190
	Lumens	--	59	89	110
	BUG Rating	--	52	78	97
	Lumens per Watt	--	48	70	85
	Wattage	--	40	59	72
	Lumens	--	29	43	53
T4	Wattage	44	84	128	183
	Lumens	--	52	75	105
	BUG Rating	--	47	66	92
	Lumens per Watt	--	44	59	81
	Wattage	--	35	49	68
	Lumens	--	25	36	50

Symmetric Input Current (mA)

Optics		Configuration			
		A1	A2	A3	A4
T5	Wattage	81	159	257	373
	Lumens	--	93	146	209
	BUG Rating	--	82	128	183
	Lumens per Watt	--	73	113	159
	Wattage	--	65	96	148
	Lumens	--	48	70	108
T5S	Wattage	90	185	314	454
	Lumens	--	107	177	251
	BUG Rating	--	94	155	219
	Lumens per Watt	--	83	135	190
	Wattage	--	69	114	172
	Lumens	--	51	82	125

Lumen Maintenance (TM-21)

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
25°C	95.9%	92.9%	91.7%	87.1%	271,000
40°C	95.7%	92.5%	91.3%	86.5%	256,000
50°C	95.3%	91.9%	90.6%	85.7%	242,000

* Supported by IES TM-21 standards

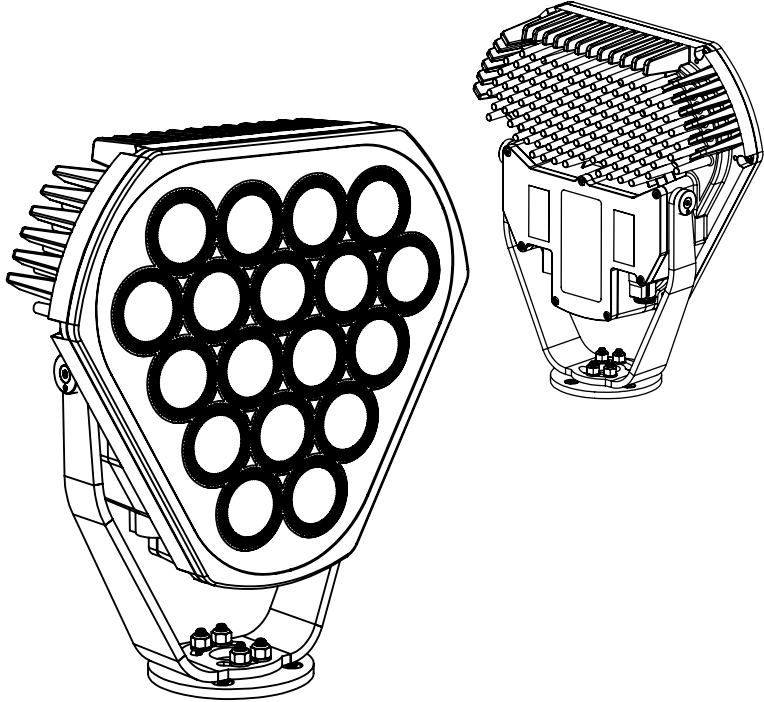
**Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

 [View BRT6 IES files](#)

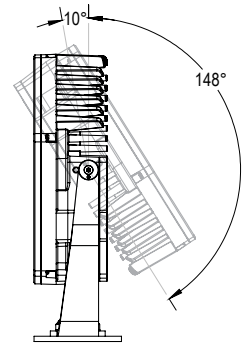
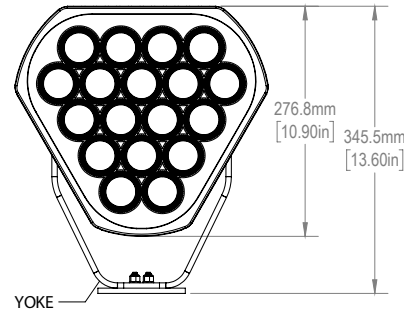
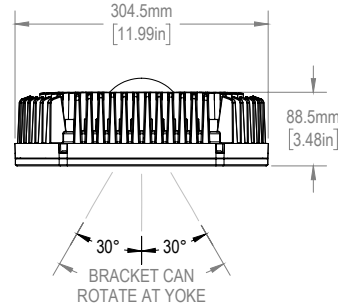
RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

PRODUCT SPECIFICATION SHEET

Color mixing in a single optic for wall washing/grazing applications and color compatibility with STR9® RGBW fixtures.



DATE:	
TYPE:	
COMPANY:	
PROJECT:	



*SM200 bracket mounting option shown.
See page 2 for more mounting options.

FEATURES:

- Ultra narrow 4.5° beam angle
- INFINITY® Technology compatible (INF)
- Built-in high temperature universal power supply (AC)
- Plug-and-play with STR9® luminaires
- Compact size, only 89mm (3.5in) in depth
- Weight of only 6.5 kg (14.3 lbs) for ELV/ INF and 7 kg (15.4 lbs) for AC fixtures
- Powder coating tested for corrosion resistance per ASTM B 117 salt spray resistance test @3000h

OPTIONS:

- Highly adjustable with 60° horizontal rotation and 158° vertical rotation
- Beam angles ranging from 4° to 85° with elliptical distribution options
- Custom LED color combinations available
- Optical accessories for glare control
- White, silver, and black standard powder coated body colors
- Custom body colors available on demand
- ELV (48VDC), INF (380VDC) and AC (120-277VAC) input options
- Range of bracket lengths and mounting options

SPECIFICATION LOGIC: FL100 - IM (INNER MIXING)

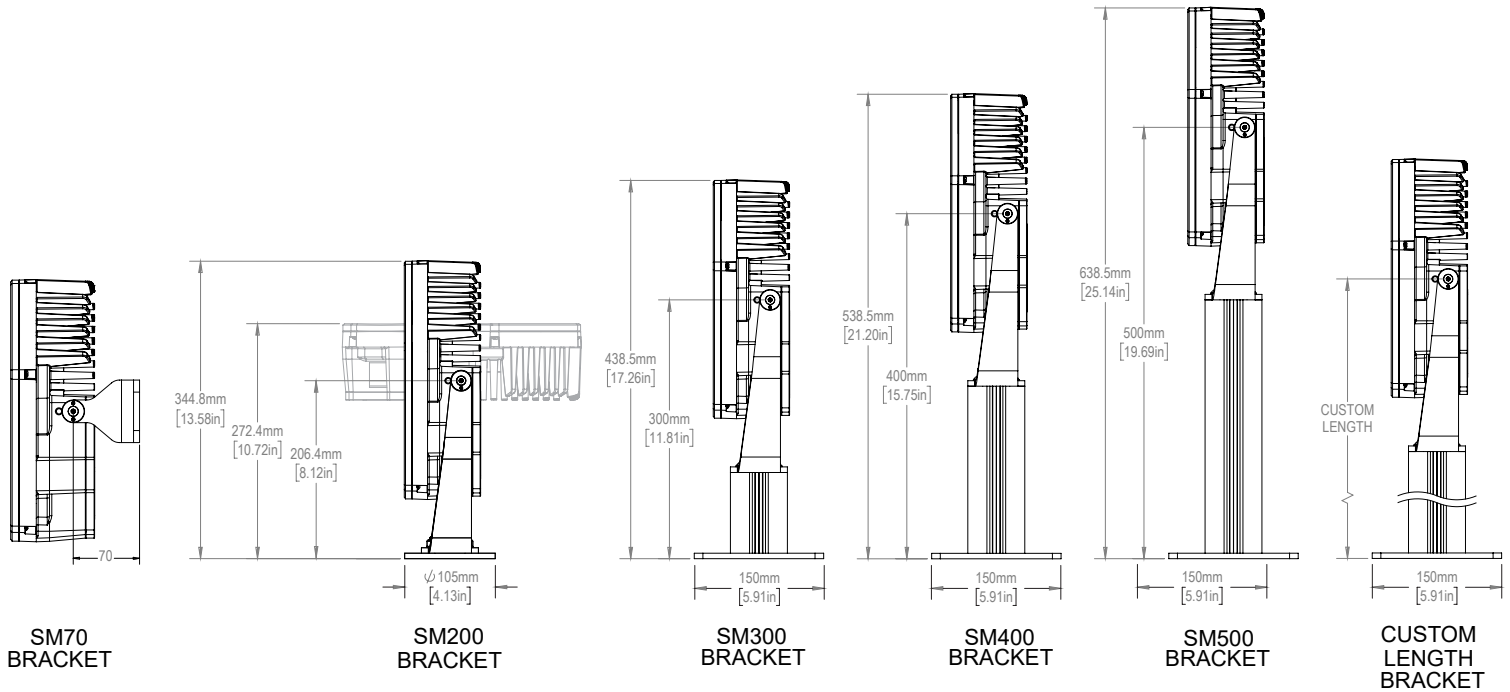
FAMILY	BODY COLOR	LED COLOR	OPTICS(FWHM)*	VOLTAGE	MOUNTING OPTION
FL100	WH - White Matte Powder Coated SR - Silver Matte Powder Coated BL - Black Matte Powder Coated CUST - Custom Color ¹	RGBA-IM RGBW30K-IM RGBW65K-IM	10 - 10°x10° 20 - 20°x20° 30 - 30°x30° 40 - 40°x40° 60 - 60°x60° 80 - 80°x80° 90 - 90°x90° 10x40 - 10°x40° H 40x10 - 40°x10° V 10x60 - 10°x60° H 60x10 - 60°x10° V 30x60 - 30°x60° H 60x30 - 60°x30° V	ELV - 48VDC INF - 380VDC AC277 - 120-277VAC	SM70 - Low Profile Surface Mount 70mm ¹ SM200 - Surface Mount 200mm SM300 - Surface Mount 300mm ¹ SM400 - Surface Mount 400mm ¹ SM500 - Surface Mount 500mm ¹ SMXXX - Surface Mount Custom ² (specify length) TM200 - Tenon Mount 200mm ¹ AA-SM200 - 90 Degree Angle Adapter Bracket PM 6- Pole Mount (5.25-6in pole) ¹ PM 6.75 - Pole Mount (6-6.75in pole) ¹

PRODUCT CONFIGURATION

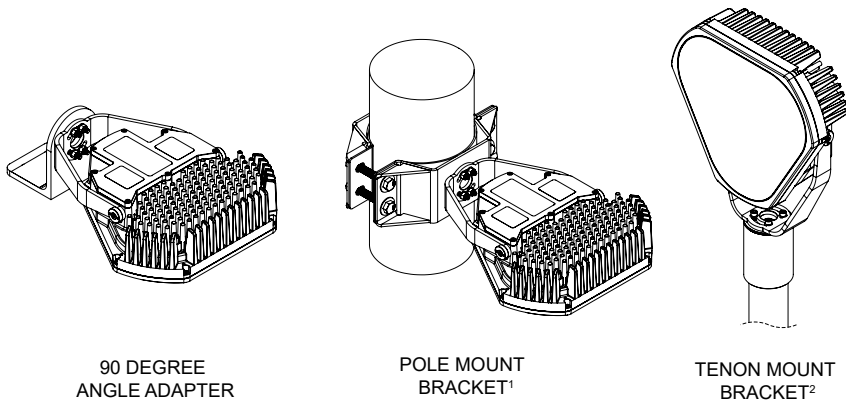
1. Non standard option and might require longer leadtime than usual. Contact factory for details.
2. Bracket lengths longer than 500mm may not be available for some applications. Contact factory for details.

Nominal values are used. Actual measurements may differ slightly.

FL100 STANDARD MOUNTING BRACKET OPTIONS



FL100 ADDITIONAL MOUNTING BRACKET OPTIONS



NOTE: 1. Available for pole diameters 5.25-6" (134-153mm) and 6-6.75" (154-171mm).
2. Available for tenon diameters 2-2.5" (50-64mm).

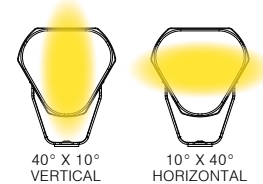
RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

PRODUCT SPECIFICATION SHEET

MOUNTING BRACKET OPTIONS

PRODUCT SPECIFICATIONS: FL100 - IM (INNER MIXING)

ELECTRICAL	Rated Input Voltage	48VDC	380VDC	120-277VAC
	Power Consumption (max.)	100W	110W	120W
	Driver Type	N/A	N/A	Constant Voltage
	Driver Loss	N/A	N/A	Power Factor 200VAC: max. 97% 120VAC: max. 99%
	THD	N/A	N/A	200VAC: <17.5% 120VAC: <10%
OPTICAL	Circuit Level Surge Protection	Transient-voltage-suppression diode ³		²
	Light Source	18 x High Power 4 in 1 LEDs		
	CRI	70		
	Output (typical) 10 ^{±1} COLOR-AMP™	Color	Wave Length (nm)	Luminous Flux (lm)
		Red	617	1,651
		Green	520	2,769
		Blue	453	1,046
		Amber		1,912
		White - 3000K		4,365
		White - 6500K		5,555
		All On - 6500K		4,395
	Optics	High optical efficiency PMMA TIR Lens, Micro Lense Film, Tempered Glass Cover		
	Beam Angle (FWHM)	10 (10°x10°), 20 (20°x20°), 30 (30°x30°), 40 (40°x40°), 60 (60°x60°), 80 (80°x80°), 90 (90°x90°), 10x40 (10°x40°), 40x10 (40°x10°), 10x60 (10°x60°), 60x10 (60°x10°), 30x60 (30°x60°), 60x30 (60°x30°)		
CONTROL	Projected Lumen Maintenance	L70 > 60,000hrs @ Ta =50°C (122°F)		
	Control Interface	DMX control through GVA's Power-Data Equipment		
PHYSICAL	Size (HxWxD)	276 x 305 x 89 mm (10.9 x 12.0 x 3.5 in)		
	Weight	ELV & INF: 6.5 kg (14.3 lbs) AC: 7 kg (15.4 lbs)		
	Housing	ASTM B117 marine grade 3000h compliant powder coated, low copper, die cast aluminum alloy		
	Rated Operation Temperature	-40°C (-40°F) to +50°C (122°F)		
	Environment	Dry, Damp or Wet Locations, 0-100% humidity		
CERTIFICATION & SAFETY	Listings	RoHS, REACH		
	IEC Classifications	Class I Luminaire		
				Constructed to meet requirements outlined in UL1598 & IEC60598



- Luminous flux may vary by optical distribution.
- ± 2 kV line to line (differential mode) / ± 2 kV line to common mode ground (tested to secondary ground) on AC power port, ±0.5 kV for outdoor cables based on IEC61000-4-5
- Supplementary protection recommended at the input of power supply
- Contact factory for details.

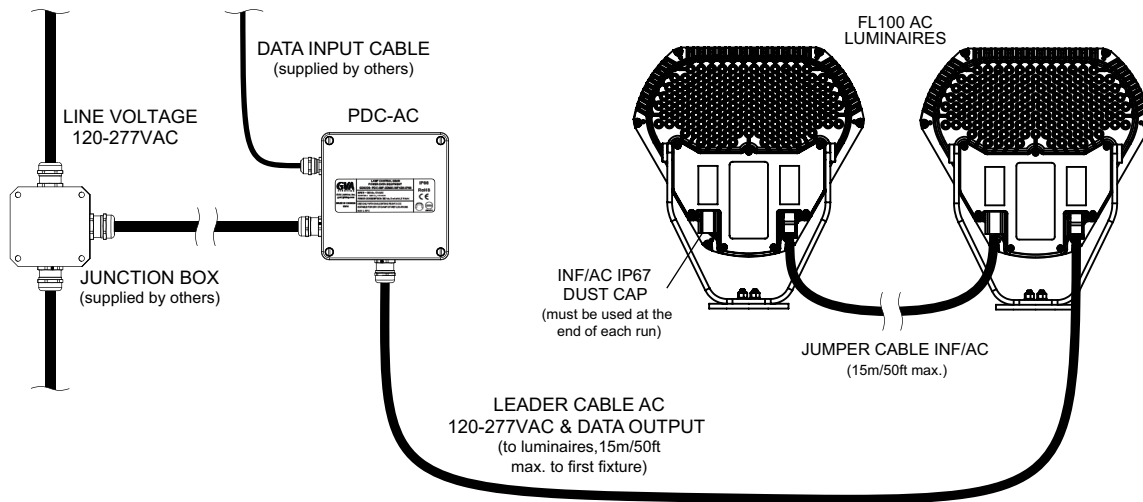
These figures are subject to change due to further development and innovations of LED light sources.

RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

PRODUCT SPECIFICATION SHEET

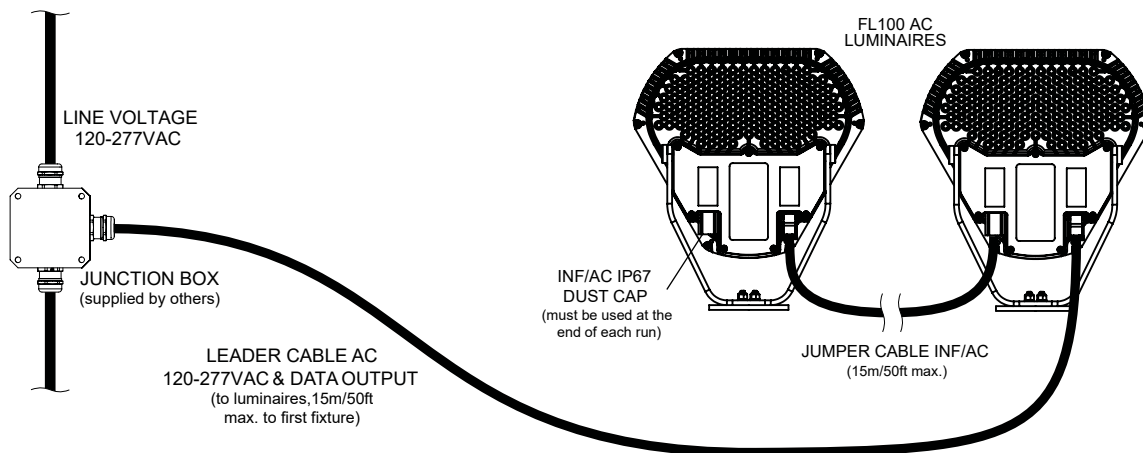
TYPICAL SYSTEM DIAGRAM: AC (WITH CONTROL)

NOTE: Length of leader cables and jumper cables directly affects the maximum number of fixtures in a single run.



TYPICAL SYSTEM DIAGRAM: AC (WITHOUT CONTROL)

NOTE: Length of leader cables and jumper cables directly affects the maximum number of fixtures in a single run.

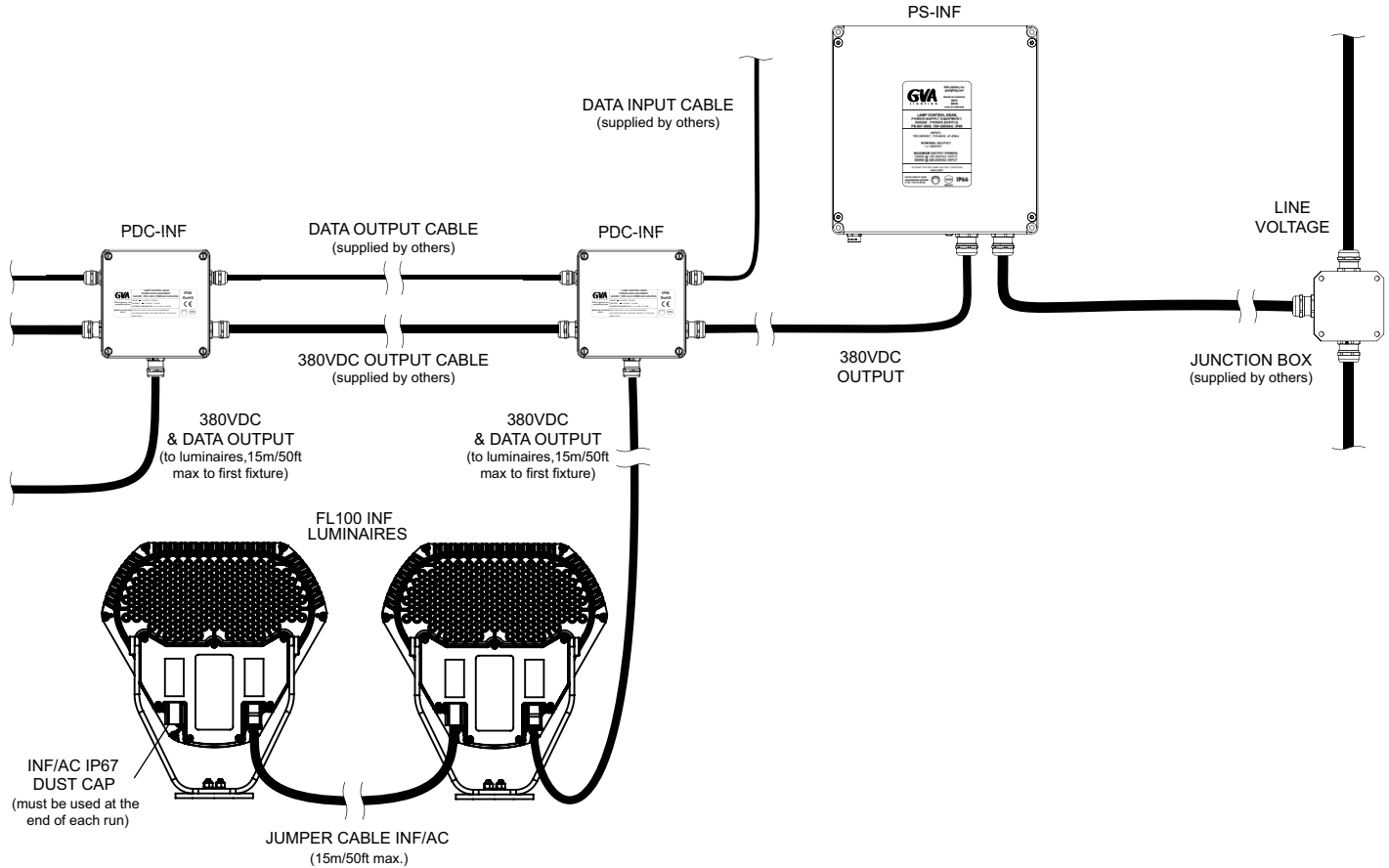


RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

PRODUCT SPECIFICATION SHEET

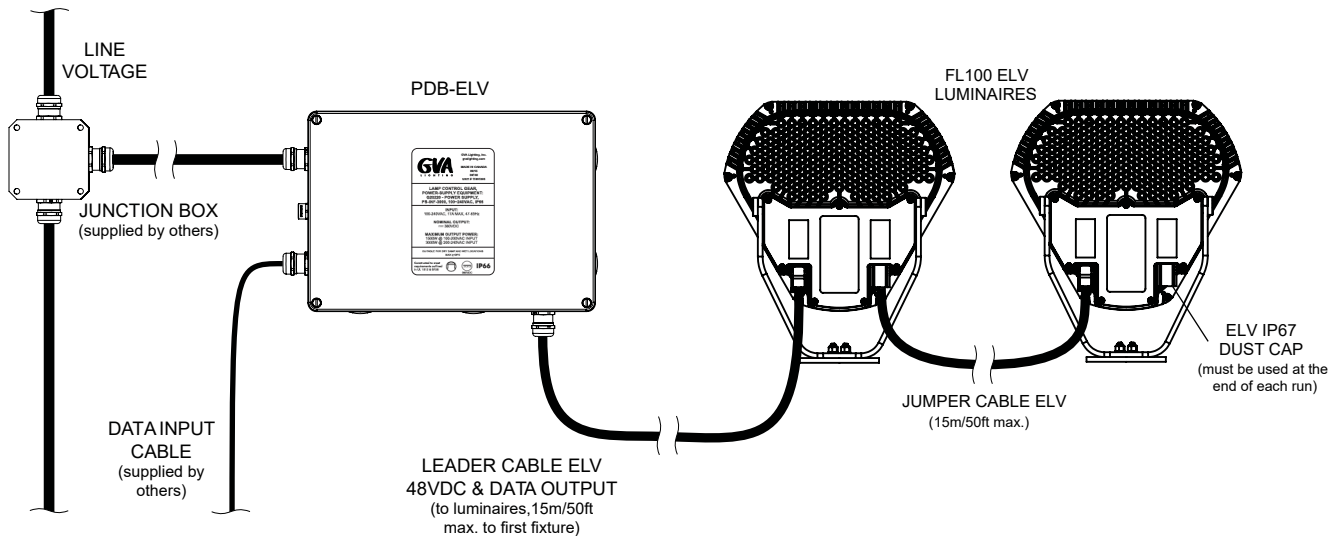
TYPICAL SYSTEM DIAGRAM: INFINITY® (WITH CONTROL)

NOTE: Length of leader cables and jumper cables directly affects the maximum number of fixtures in a single run.



TYPICAL SYSTEM DIAGRAM: ELV (WITH CONTROL)

NOTE: Length of leader cables and jumper cables directly affects the maximum number of fixtures in a single run.

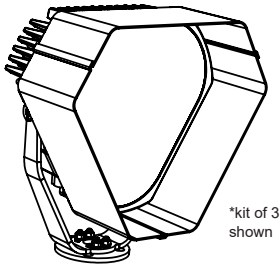


RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

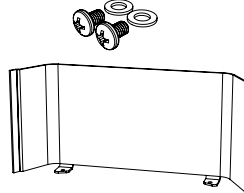
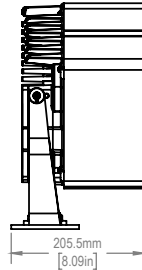
PRODUCT SPECIFICATION SHEET

ORDERING LOGIC: ACCESSORIES

VISORS



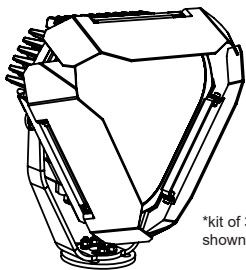
*kit of 3 shown



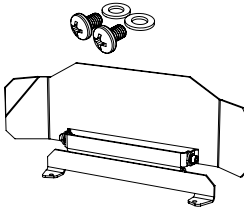
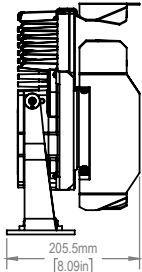
COLOR	KIT OF 1	KIT OF 2	KIT OF 3
White Matte	124776	124780	124784
Silver Matte	124777	124781	124785
Black Matte	121885	121888	121891
Custom Color	124779	124783	124787

* kit includes mounting hardware

BARN DOORS



*kit of 3 shown



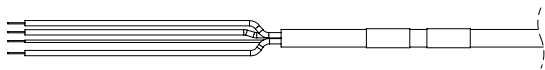
COLOR	KIT OF 1	KIT OF 2	KIT OF 3
White Matte	124688	124716	124732
Silver Matte	124689	124717	124733
Black Matte	121894	121897	121900
Custom Color	124691	124719	124735

* kit includes mounting hardware

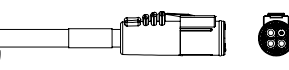
ORDERING LOGIC: FL MOUNTING ACCESSORIES

FL LEADER CABLE ELV

INPUT



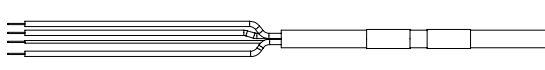
OUTPUT



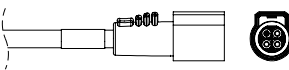
NOMINAL LENGTH	PART NUMBER	WEIGHT
3.0 m (9 ft)	141481	420 g (0.93 lbs)
6.0 m (19 ft)	141484	815 g (1.80 lbs)
9.0 m (30 ft)	141487	1210 g (2.67 lbs)
15.0 m (50 ft)	141489	2000 g (4.41 lbs)
30.0 m (100 ft)	141492	3975 g (8.76 lbs)

FL LEADER CABLE INF

INPUT



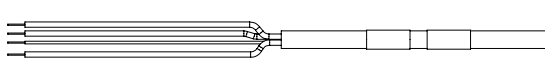
OUTPUT



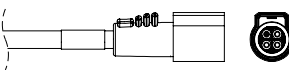
NOMINAL LENGTH	PART NUMBER	WEIGHT
3.0 m (9 ft)	141495	420 g (0.93 lbs)
6.0 m (19 ft)	141498	815 g (1.80 lbs)
9.0 m (30 ft)	141501	1210 g (2.67 lbs)
15.0 m (50 ft)	141503	2000 g (4.41 lbs)
30.0 m (100 ft)	141506	3975 g (8.76 lbs)

FL LEADER CABLE AC

INPUT



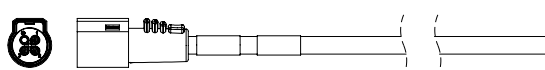
OUTPUT



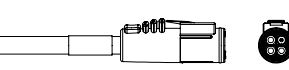
NOMINAL LENGTH	PART NUMBER	WEIGHT
3.0 m (9 ft)	141509	420 g (0.93 lbs)
6.0 m (19 ft)	141512	815 g (1.80 lbs)
9.0 m (30 ft)	141515	1210 g (2.67 lbs)
15.0 m (50 ft)	141517	2000 g (4.41 lbs)
30.0 m (100 ft)	141520	3975 g (8.76 lbs)

FLJUMPER CABLE ELV

INPUT



OUTPUT



NOMINAL LENGTH	PART NUMBER	WEIGHT
0.3 m (1 ft)	141739	90 g (0.20 lbs)
0.6 m (2 ft)	141740	129 g (0.28 lbs)
0.9 m (3 ft)	141741	169 g (0.37 lbs)
1.2 m (4 ft)	141742	208 g (0.46 lbs)
1.5 m (5 ft)	141743	248 g (0.55 lbs)
1.8 m (6 ft)	141744	287 g (0.63 lbs)
6.0 m (20 ft)	141758	840 g (1.85 lbs)
9.0 m (30 ft)	141768	1235 g (2.72 lbs)

*Not all jumper lengths are shown. Lengths available in 300mm increments.

RGBW/RGBA Inner Mixing Architectural Spot and Floodlight

PRODUCT SPECIFICATION SHEET

FL JUMPER CABLE INF and AC

INPUT



OUTPUT



*Not all jumper lengths are shown. Lengths available in 300mm increments.

NOMINAL LENGTH	PART NUMBER	WEIGHT
0.3 m (1 ft)	141789	90 g (0.20 lbs)
0.6 m (2 ft)	141790	129 g (0.28 lbs)
0.9 m (3 ft)	141791	169 g (0.37 lbs)
1.2 m (4 ft)	141792	208 g (0.46 lbs)
1.5 m (5 ft)	141793	248 g (0.55 lbs)
1.8 m (6 ft)	141794	287 g (0.63 lbs)
6.0 m (20 ft)	141808	840 g (1.85 lbs)
9.0 m (30 ft)	141818	1235 g (2.72 lbs)

FL CABLE 3X14 AWG + 1X24 AWG



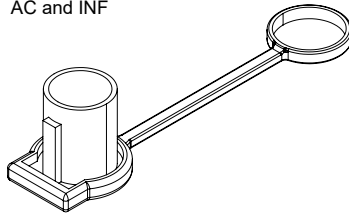
*Raw cable cut to length. Please specify required length.

NOMINAL LENGTH	PART NUMBER	WEIGHT
Sold per m	280253	132 g (0.291lbs)

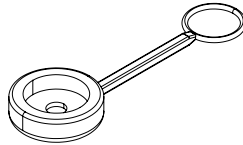
ORDERING LOGIC: COMMON COMPONENTS

FL CONNECTOR DUST CAP, IP67 (Must be used at the end of each run)

AC and INF



ELV



TYPE	PART NUMBER	WEIGHT
FL-ELV	231182	3.40g / 0.11oz
FL-AC and INF	230855	6.24g / 0.22oz

Calvin



Features

- Provides excellent coverage and uniformity, suitable for general and localized lighting
- Available in sizes of 12", 14", 16", 18", 20", 22" and 24" in diameter
- Practical options for application and design flexibility
- Surge protection for internal components
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

Applications

The Calvin pendant is ideal for illuminating spaces where the quality of light, subtle style and economy are important. It lends itself to many commercial applications, from hospitality to agricultural.

Wall, and pole-mounted models are also available.



TMSLIGHTING

ESTABLISHED 1923

Construction

High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp

Operates with integrated LED and incandescent sources. Specify 3000K, 3500K, or 4000K CCT for LED systems. A dimmable 17W LED screw in lamp is also available (120V, PAR 38, CCT 4000K, E26 base).

Note: LED systems use 120-277V supply voltage, and are not compatible with 347V. Incandescent and the 17W LED PAR 38 lamp, use a medium base socket (E26).

LED Driver

The LED source is controlled by an advanced driver to deliver consistent power.

Diffuser

Globe: clear and prismatic glass globes are available for greater diffusion and lamp protection.

Globe with Cast Guard: the combination is available for greater diffusion and more robust lamp protection.

Note: G1, G3, G11 and G11P are used with 100IN, and 15LED.

Globes are not available with the 17W LED PAR 38 lamps.

Option

Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles.

Surge Suppressor

All 120V, 277V, and universal voltage fixtures are equipped with a 6kV surge suppressor.

Dimming

The LED dimming option is the 0-10V, current-sinking type.

Note: Use a current-sinking dimming system (by others) for LED dimming.

Compatibility of this product is not guaranteed with all control systems.

Dimming is not available with 347V systems.

Emergency

For LED systems, integral and remote mount emergency back-ups are available, in either the standard temperature or cold temperature type.

The test switch and indicator light would be remote.

Note: The emergency option is not available with the 17W LED PAR 38 lamp.

Finish

Select from specialty brushed, plated, and powder-coated finishes; see the "Finishes and Diffusers" chart. Custom and RAL finishes are available by special order.

Calvin



Features

- Provides excellent coverage and uniformity, suitable for general and localized lighting
- Available in sizes of 12", 14", 16", 18", 20", 22" and 24" in diameter
- Practical options for application and design flexibility
- Surge protection for internal components
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

TMSLIGHTING

ESTABLISHED 1923

Note: A clear coat is applied to copper, yet patina will form over a period.

Mounting

Mount to a ceiling, directly to a standard 4" electrical junction box. Calvin is available with either a stem mount (1/2" NPT std., IP23, indoor/outdoor), or the drop cord/ aircraft cable mount (10 ft. / 3.048 m max., IP20, indoor).

Follow the installation instructions, and adhere to your local electrical code.

Mounting Accessories

Aircraft Cable: for drop cord mounting, the steel cable provides additional support.

Ceiling Slope Adapter: for stem mounting, keeps the pendant hanging vertically, correcting up to a 20° slope.

Note: The aircraft cable or ceiling slope adapter may be required to comply with the local seismic/earthquake code.

Compliances

Rated IP20, for indoor locations, with the drop cord/aircraft cable mount; or IP23, for indoor and outdoor locations, with the stem mount. QPS-C/US certified to UL1598 standards. Consult the factory for the Consultants Europe (CE) certification.



Calvin

TMSLIGHTING

ESTABLISHED 1923

CAL

1 2 3 4 5 6 7 8 9 10 11 12

Project: _____
Type: _____
Quantity: _____

Notes:

1 • Location

I: Indoor
O: Outdoor

2 • Size

12: 12" (305 mm) dia.
14: 14" (356 mm) dia.
16: 16" (406 mm) dia.
18: 18" (458 mm) dia.
20: 20" (508 mm) dia.
22: 22" (559 mm) dia.
24: 24" (610 mm) dia.

3 • Lamping

100IN: 100W Incandescent
17LED: 17W LED (supplied)
15LED: 15W LED
19LED: 19W LED (14" and 16" dia.)
32LED: 32W LED (18" and larger)

4 • Mounting

CRD: Drop cord 120"
C__: Stem mount 1", 6", 12", 18",
24", 36", 48" or 60"

5 • LED CCT (color temp.)

30K: 3000K (CRI 80)
35K: 3500K (CRI 80)
40K: 4000K (CRI 80)

6 • Voltage

120: 120V
277: 277V
347: 347V

7 • Finish

Specialty

BR: Brushed aluminum
CO: Solid copper (brushed; stem mount
would be black)
Incompatible with 18"+ dia.
SS: Stainless steel (brushed 316L; stem
mount would be silver metallic)
Incompatible with 18"+ dia.

Plated

AN: Anodized (bright)
GA: Galvanized (rough; stem mount would
be flat silver)

Powder-coated

F05: White
F06: Clay brown
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F19: Mirror silver
F21: Architectural bronze
RAL: RAL custom color (specify)

These are some popular finishes. For the
complete collage, please see the "Finishes

8 • Globes

—: None
G1: Clear, elongated globe
G3: Prismatic, elongated globe
G11: Clear, elongated globe with cast guard
G11P: Prismatic, elongated globe with cast guard
Note: Globes are not available with the 17W
LED PAR 38 lamps.
G1, G3, G11 and G11P are used with 100IN,
and 15LED.

9 • Dimming

—: None
DIML: LED dimming (0-10V; current-sinking)
Note: Use a current-sinking dimming system (by others)
for LED dimming.
Not available with 347V systems.
Compatibility is not guaranteed with all control systems.

10 • Emergency

—: None
EM: Integral LED (min. operating temp. +5°C/+40°F)
EMC: Integral LED cold pack (min. operating temp.
-20°C/-4°F)
EMR: Remote LED (20 ft. / 6.096 m max. distance from
EM to lamp; min. operating temp. +5°C/+40°F, dry
location mounting)
EMCR: Remote LED cold pack (20 ft. / 6.096 m max.
distance from EM to lamp; min. operation temp.
-20°C/-4°F)

11 • Mounting Accessories

—: None
BL: Ceiling slope adapter for stem mount (20° slope max.)
ACC: Aircraft cable for drop cords (10 ft. / 3.048 m length)
Note: ACC or BL may be required to comply with the local
seismic/earthquake code.

12 • Wire Guard

—: None
W12: 12" Wire guard W18: 18" Wire guard W24: 24" Wire guard
W14: 14" Wire guard W20: 20" Wire guard
W16: 16" Wire guard W22: 22" Wire guard

Note: Some options may not be
compatible with others. To ensure
compatibility between options,
please visit tmslighting.com, on
the "details" page of this
luminaire, and use the
configuration tool.

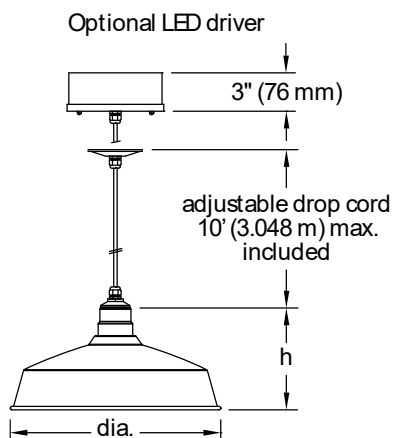


Calvin

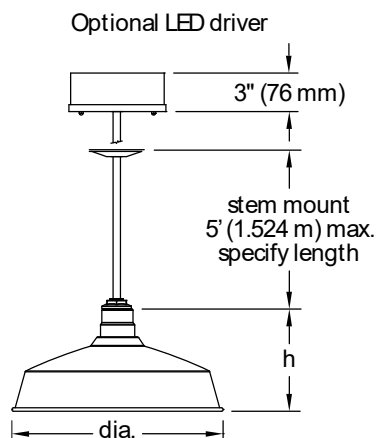
TMSLIGHTING

ESTABLISHED 1923

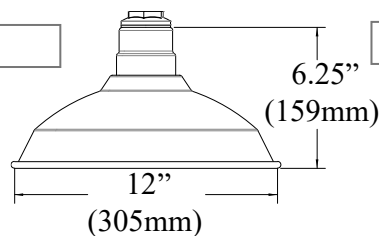
Drop Cord Mount



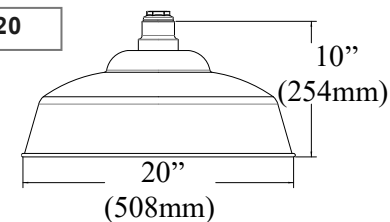
Stem Mount



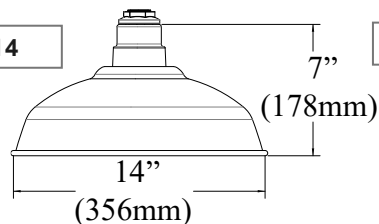
CAL-I/O-12



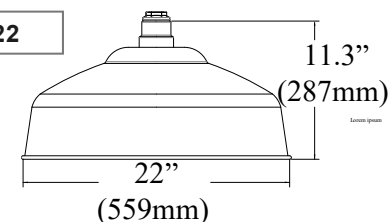
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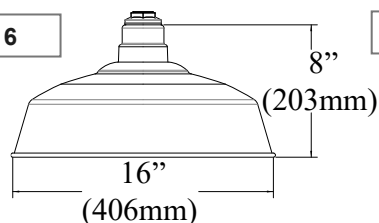
CAL-I/O-14



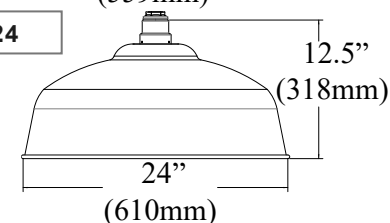
CAL-I/O-22



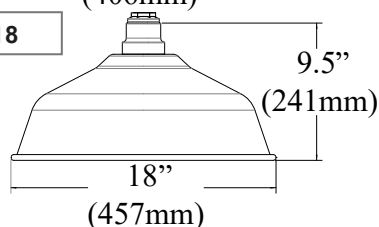
CAL-I/O-16



CAL-I/O-24



CAL-I/O-18



Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://tmslighting.com/info/agents>

TMS Lighting Inc.

247A Summerlea Road,
Brampton, Ontario,
Canada. L6T 4E1

Web Site: tmslighting.com

North America: (905) 793-1174

Toll-free: (866) 793-1174

Fax: (905) 793-1175

UK & Europe: 44-1474-250-654

Specifications are subject to change without notice.



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
FIXTURE TYPE: _____
LOCATION: _____
CONTACT/PHONE: _____

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

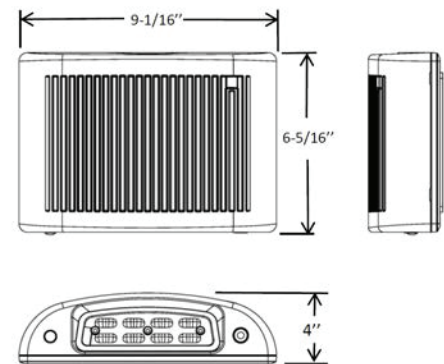
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting	DB = Dark Bronze	Self-Diagnostics & Photocell (Included Standard)
	AC = General Lighting	WH = White	IH = Internal Heater
		BK = Black	PIR = Passive Infra-Red Motion Sensor
Ordering Example: MERU-ACEM-DB		NK = Nickel	





MERU Series

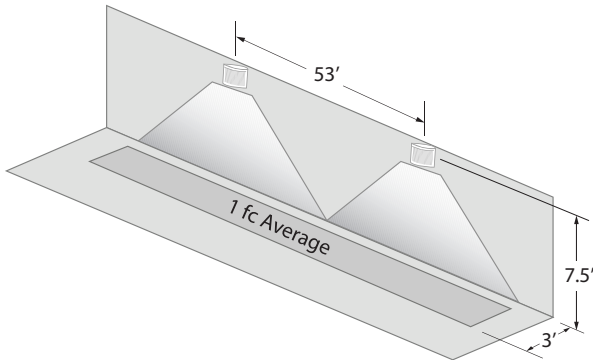
LED GENERAL & EMERGENCY LIGHTING



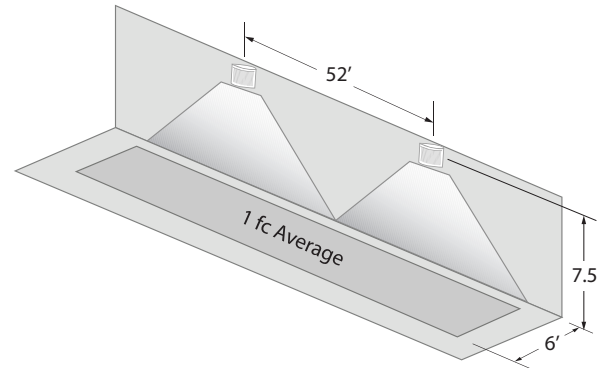
PROJECT: _____
FIXTURE TYPE: _____
LOCATION: _____
CONTACT/PHONE: _____

PHOTOMETRICS

3ft Path Spacing



6ft Path Spacing



SELF DIAGNOSTICS

Included Self Diagnostic

Diagnostic Indicator / Test Switch

- Ready
- In Test
- Battery Circuit Fault
- Battery Capacity Failure
- Charger Failure
- Transformer Fault
- Lamp Failure

Manual Testing

- Press button once - 1 minute test
- Press button twice - 5 minute test
- Press button 3 times - 30 minute test
- Press button 4 times - 90 minute test

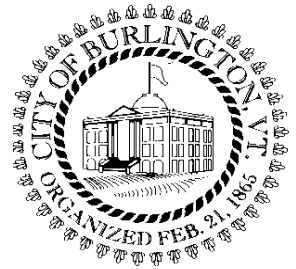
Full self-test, self-diagnostic system is standard in every unit, performs a monthly test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time



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
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 45-47 Lakeside Avenue, ZP22-231
Date: May 10, 2022

File: ZP-22-231

Location: 45-47 Lakeside Avenue

Zone: RL – W **Ward:** 5S

Parking District: Neighborhood

Date application accepted: April 11, 2022

Applicant/ Owner: Robert Hale, Wild Branch Builders / William Bosley

Request: Remove aluminum siding, install composite pvc shingle product. Replace windows with 6 over 6 units, alter windows on second floor west, first floor north. Rebuild and connect front porches.



Background:

- **Zoning Permit 08-924CA;** Fiberglass replacement windows. **Denied**, January 2009.
- **Zoning Permit 09-514CA;** replace thirty windows with aluminum clad exterior, wood interior, 1/1 double hung units. January 2009. (Permit has not received a Certificate of Occupancy.)
- **Zoning Permit 78-270;** construct roof over paved parking area (2 car) to create open carport. No additional coverage. January 1979.

Overview:

45-47 Lakeside Avenue was constructed as part of the last group of worker housing for the Queen City Cotton Mill; constructed in 1919-1920 and consisted of five, two and one half story Colonial Revival style duplexes. These were constructed on various open lots within the neighborhood, including 45-47 Lakeside Avenue, 10-12 Central Avenue, 41-43 Harrison Avenue, 67-69 Wright Avenue and 14- 16 Conger Avenue. This was known as Dwelling Type E. The Lakeside Historic District was listed on the National Register of Historic Places April 12, 1982. The present application seeks to remove aluminum siding (no zoning permit, but building permit issued August 1982), and return windows to the original 6/6 configuration. Some window openings are proposed to be altered.

The dual front porches are proposed for reconstruction, connecting the two separate landings.

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

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards**Sec. 6.2.2 Review Standards****(a) Protection of Important Natural Features:**

There are no identified important natural features identified within the submission. Not applicable.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application will preclude the use of wind, water, solar, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

This site is not listed on the Vermont Department of Environmental Conservation Brownfields. Not applicable.

(g) Provide for nature's events:

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

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 reconstruction of the front porches will enhance residence comfort and safety.

There is no part of this application that threatens to disrupt existing snow removal practices.

(h) Building Location and Orientation:

No change is proposed to the existing building location and orientation.

(i) Vehicular Access:

No change is proposed to the existing vehicular access, which is off Central Avenue.

(j) Pedestrian Access:

No change to the existing pedestrian access. There are individual paths to each primary entrance on the north (front) elevation.

(k) Accessibility for the Handicapped:

While not required, ADA access is broadly encouraged, if even for Vermont “visitability” standards.



(l) Parking and Circulation:

The use will remain the same, as will the parking layout and circulation pattern.

(m) Landscaping and Fences:

No changes to landscaping are included within this application. Fresh landscaping is encouraged at the entrances/ primary frontage.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

If exterior lighting is proposed, fixture information and light levels need to be provided to staff for review and approval.

(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.

New condensing units are proposed to be installed within the south carport. Their visibility should be limited from the public way.

There is no site plan with lot coverage, or information about utility connections, mailbox locations, trash or recycling facilities, or any additional mechanical equipment. The applicant is required to provide those items and illustrate them on a site plan and/or building elevations as appropriate.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

There is no proposed change to the massing, height or scale of the building. Not applicable.

2. Roofs and Rooflines.

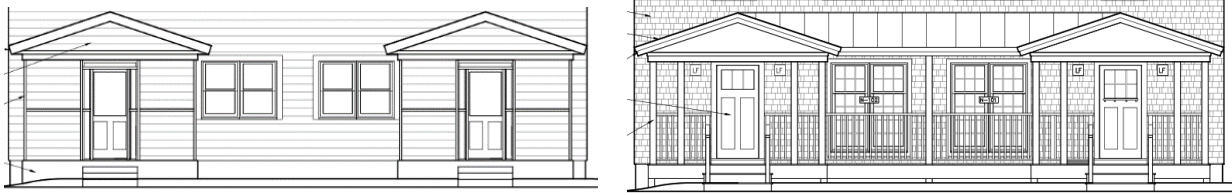
The slate roof will be retained.

3. Building Openings

Although there is an earlier permit for window replacement, the windows are not consistent with the zoning permit approval and no Certificate of Occupancy has been issued. A second application for window replacement has been denied.

The application proposes the alteration of several building openings:

1. First floor primary (north) façade, enlargement and change of fenestration pattern.



2. Second floor west elevation is proposed to have different window openings;



3. First floor east elevation will rearrange window openings.



4. The demi-lune window proposed for the gable is original (found in the attic) and proposed for re-installation.

Although the application attempts to refresh the building, many of these alterations deviate from the original exterior appearance of the (National Register) listed building, and therefore alter spatial relationships that characterize the property. See Section 5.4.8, below.

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

In general, the alterations proposed will enhance the streetscape. The porches are a pleasant amenity, but the configuration is not consistent with the earlier appearance of the building, and likely increases lot coverage above what is likely a nonconforming percentage for the zoning district. A site plan, and lot coverage calculation are necessary.

Care must be taken so as not to alter the building to the extreme where it no longer retains its historic integrity.

(e) Quality of materials:

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

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

The applicant proposes retention of the slate roof, and replacement windows that meet current replacement sash policy (although configurations and RO differ from existing).

The applicant proposes installation of a PVC composite shingle after removing the aluminum siding. Although a building permit was issued for the “steel siding” in August 1982, no zoning permit was issued. The 1982 National Register nomination defined the siding as wood shingle.

The narrative for 45-47 Lakeside described it as the same Building Type “E”. The triple columns at the porch corners, the 6/6 windows, the wood shingle siding and the lunette windows in the gable ends collectively contribute to the Colonial Revival style.

(/)
45-47 Lakeside Avenue. Colonial Revival style, circa 1919-1920. Dwelling Type E. Two and one-half story, symmetrical wood frame duplex with a reinforced concrete foundation, wood shingle siding, and a slate-shingled gable roof. The building measures approximately 42 by 22 feet, or four by two bays, across the front and gable-end elevations, respectively. The entrance doors are located on the outside corner bays of the front elevation and are protected by 1x1 bay, gable roof porches with balustered railings. Six square Tuscan columns and two pilasters support full entablature and pedimented gable on each porch. The windows are six-over-six, double-hung sash with double units in the center bays of the front elevation, and on the gable-end elevations, first floor, front corner bay. The kitchen windows are also six-over-six, but are smaller units and are paired on the rear corner bay of the gable-ends. A semi-circular fanlight is located in each gable peak. The ridge of the roof is trisected by two interior, brick chimney stacks.



This photo from the National Register nomination is 14-16 Conger, but the narrative defines both this and 45-47 Lakeside Avenue as Building Type E.

(f) Reduce energy utilization:

The applicant will be required to complete the RBES form after project completion to assure energy efficient windows.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development is required to meet all building and life safety code as defined by the building inspector.

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

45-47 Lakeside Avenue is listed on the National Register of Historic Places within the Lakeside Historic District.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

45-47 Lakeside Avenue was constructed as a duplex; a residential use that is proposed to continue.

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

At present the building shows incompatible alterations. The 1982 historic district narrative defined the siding as wood shingle, but a building permit was issued in August 1982 for Steel Siding, evident in the 1985 city reappraisal photo. Window patterns have been altered, and the gable end lunettes had been removed. Fortunately the latter remain on site and are proposed for re-installation.

The porches are proposed to be connected; inconsistent with the character of this building type and therefore a spatially conjectural feature.

Window arrangement and patterns are also proposed to be altered; threatening to move the building further away from its historic character. While some flexibility may be offered on secondary or rear elevations, primary street facades should remain historically accurate. The enlarged Lakeside first floor windows deviate from the acknowledged building type and

therefore diminish the character of the structure. Similarly, the windows fronting Central Avenue (also a street frontage) alter the historic integrity of the building with window pairings that are not true to the original character of the building.

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

The connected porches are not consistent with the Building Type “E”, and are taken from other properties in the neighborhood constructed at different times. Similarly, the proposed window enlargements on the primary façade deviate from the true character of the property and therefore conjectural.

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

None identified.

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

Constructed in the Colonial Revival style, the wood shingle siding is a highly characteristic sheathing. The application proposes a PVC based shingle product. There have been no approvals for a plastic composite for sheathing as is proposed. Although the existing aluminum siding never received zoning approval a building permit was issued in 1982. PVC shingle has not previously received approval as a replacement siding for listed historic properties.

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

Moldings are proposed to be retained or replicated. The slate roof will remain (although there is an annotation on the project plans that the existing standing seam will be retained on the main

roof. Perhaps this was intended for the porch roof?) The 1942 Sanborn map confirms the main roof as slate, with an alternate material for porch roofs.

The front porches appear to be enlarged in footprint (depth to house) in this proposal, as well as connected to each other. No site plan has been provided to determine a change in their scale or



lot coverage. These porches were constructed as individual entrances, a character feature that should be retained and replicated.

The proposed barrier rails are too high for a residential porch of this period. If the ground to decking height is less than 30", the railings should be reduced to a period appropriate height.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. None identified.

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

No archaeological resources have been identified at this site.

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

The comprehensive redevelopment of this structure is ambitious; some of it very welcome like the return of 6/6 windows and the retention (or rebuilding) of chimneys. The fenestration pattern at the primary façade and the enlarged window openings on the west elevation are inconsistent with the original character of the structure and not supported.

PVC siding has not found approval as an exterior material replacement, particularly on a listed historic structure. Wood clapboard siding, still readily available, is the best substitute for the metal siding installed in 1982.

The individual porches are a characteristic of this Building Type, and should not be altered in footprint or connected to each other.

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

The alterations that are proposed are so extensive it is difficult to imagine them reversible without photo documentation and a narrative to understand what the original structure looked like.

Items for the Board's consideration:

- If exterior lighting is proposed, fixture information and light levels need to be provided to staff for review and approval.
- The applicant shall provide information about the following, and illustrate on a site plan/building elevation as appropriate:
 - Existing and proposed lot coverage
 - Mailbox locations
 - Trash/recycling facilities
 - Utility connections
 - Any other mechanical equipment
- The applicant shall provide a site plan to determine if the footprint of the porches are proposed for alteration, and analyze the impacts to lot coverage.



DRAWING INDEX

- CS COVER SHEET
- A1.0 PROPOSED BUILDING ELEVATIONS
- A2.0 PROPOSED PORCH PLAN
- AB1.0 AS-BUILT BUILDING ELEVATIONS

GENERAL NOTES

1. LOCATIONS OF EXISTING UTILITIES, RELATED EQUIPMENT, OR FIXTURES IF INDICATED SHALL BE VERIFIED IN THE FIELD PRIOR TO WORK BEGINNING.
2. NO DIMENSION SHALL BE SCALED. THE SCALE OF THESE DRAWINGS MAY HAVE CHANGED DURING REPRODUCTION FROM THE ORIGINAL DRAWING SIZE.
3. THE OWNER SHALL HAVE SOLE RESPONSIBILITY FOR ENSURING THE PROJECT MEETS ALL APPLICABLE ZONING REGULATIONS.
4. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES, RULES AND REGULATIONS SET FORTH BY LOCAL GOVERNING BODIES. ANY VARIATION FROM THE APPROVED DRAWINGS MUST BE APPROVED IN ADVANCE BY THE OWNER, ARCHITECT, AND GOVERNING BODIES.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION PERFORMED BY SUBCONTRACTORS. ELECTRICAL, PLUMBING AND ANY ABATEMENT WORK SHALL BE PERFORMED BY LICENSED TRADESMEN AND SHALL ARRANGE REQUIRED INSPECTIONS, APPROVALS AND/OR PERMITS.
6. ALL DEBRIS REMOVED FROM THE SITE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

General Notes

-All dimensions to face of framing unless otherwise noted.

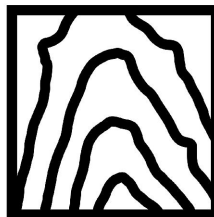
-Do not scale off of drawings. Use dimensions indicated on plans.

No.	Revision/Issue	Date

Designed By:

Drawn By:

Checked By:



WILD
BRANCH
BUILDERS

Design + Build

Wild Branch Builders LLC.

3679 North Cambridge Rd.

Jeffersonville, VT 05464

802.338.8519

Bosley Duplex

45-47 Lakeside Ave.

Burlington, Vermont 05401

COVER SHEET

4/4/2022

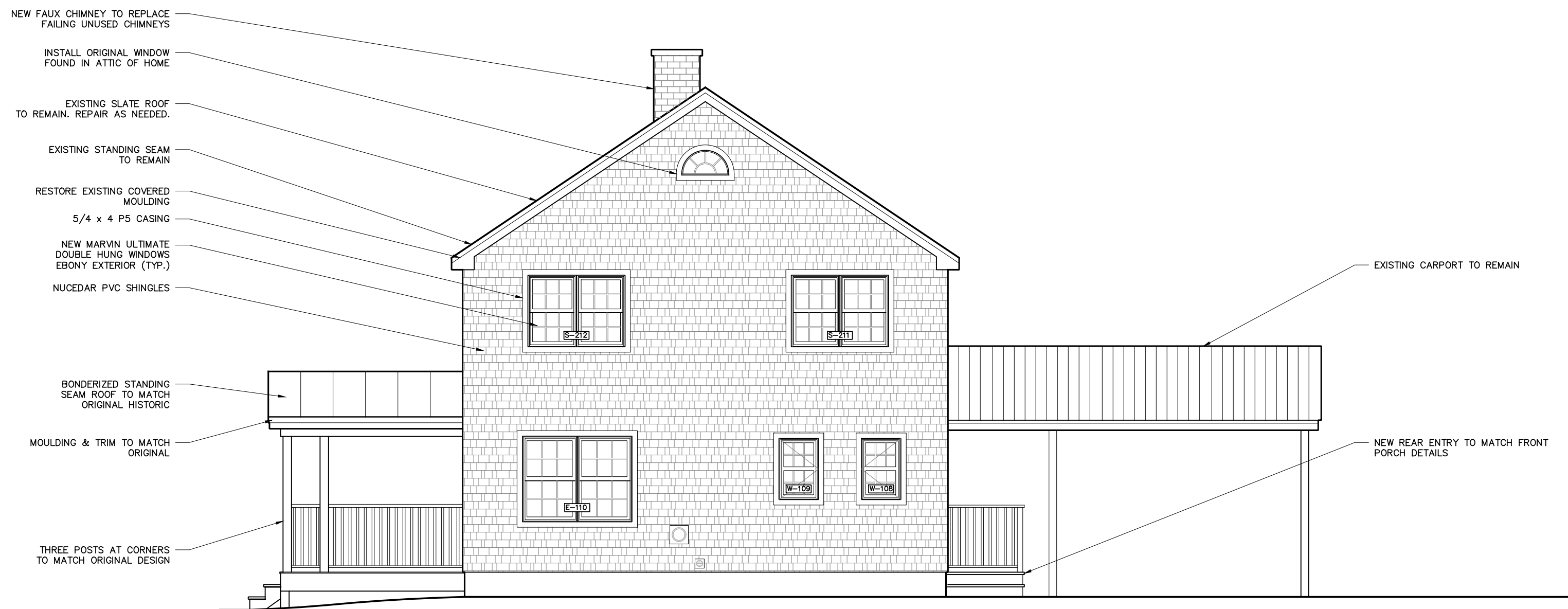
Scale: AS NOTED

CS



1 PROPOSED NORTH ELEVATION - FRONT

Scale: 3/16 = 1'



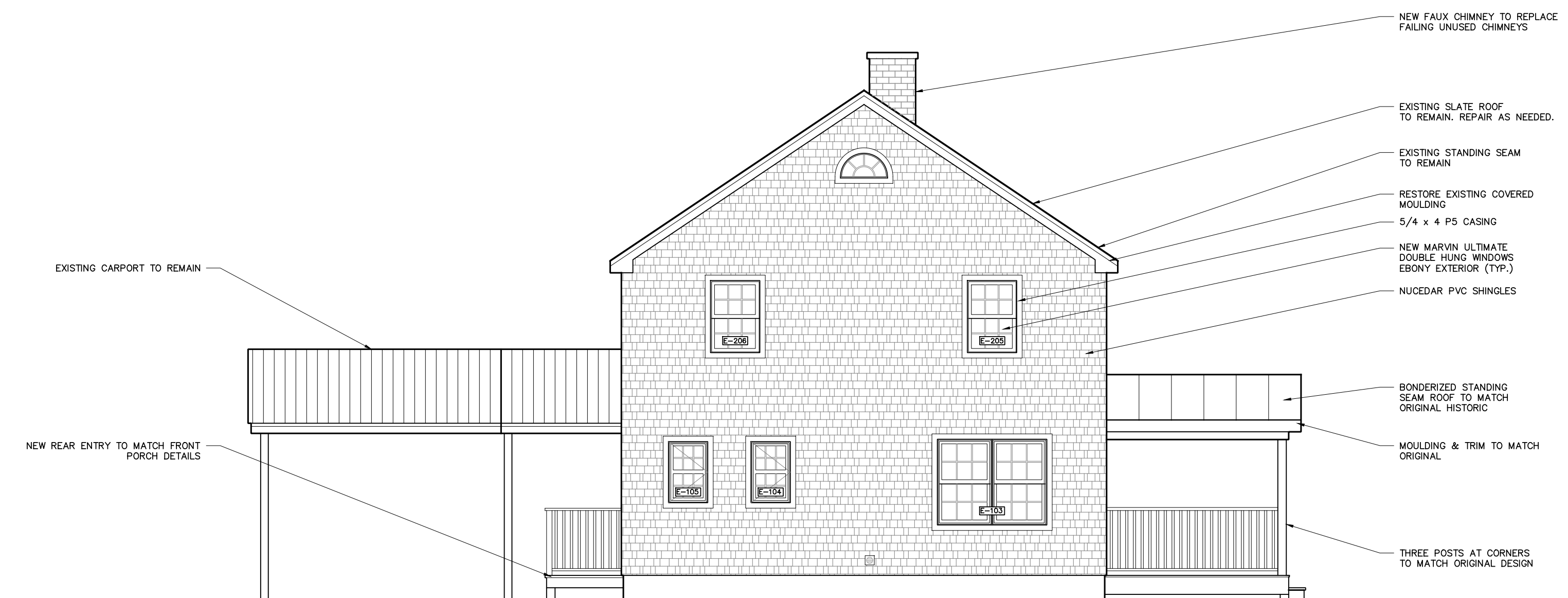
2 PROPOSED WEST ELEVATION - SIDE

Scale: 3/16 = 1'



3 PROPOSED SOUTH ELEVATION - REAR

Scale: 3/16 = 1'



4 PROPOSED EAST ELEVATION - SIDE

Scale: 3/16 = 1'

General Notes

-All dimensions to face of framing unless otherwise noted.

-Do not scale off of drawings. Use dimensions indicated on plans.

No.	Revision/Issue	Date

Designed By:

Drawn By:

Checked By:



Wild Branch Builders LLC.
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802.338.8519

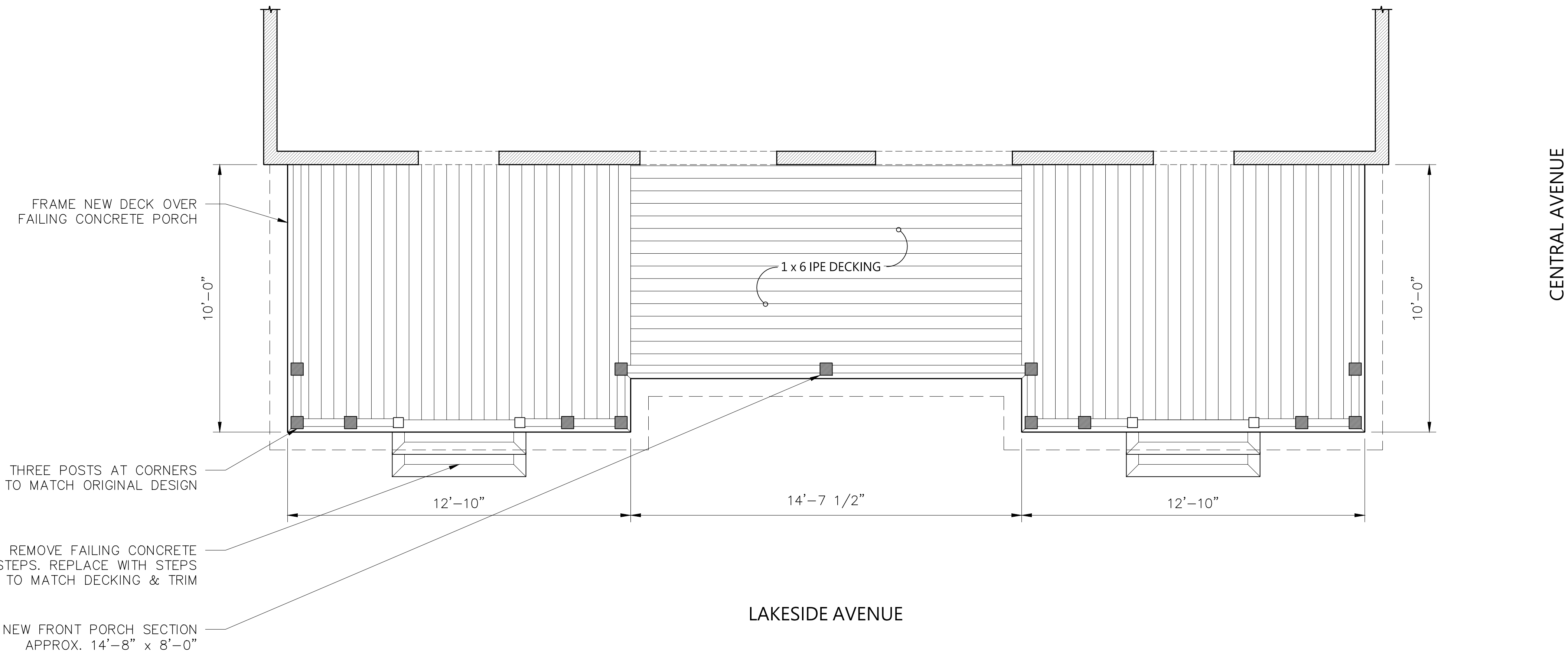
Bosley Duplex
45-47 Lakeside Ave.
Burlington, Vermont 05401

PROPOSED BUILDING ELEVATIONS

4/4/2022

Scale: AS NOTED

A1.0



1 PROPOSED FRONT PORCH

Scale: 3/8" = 1'-0"



General Notes

-All dimensions to face of framing unless otherwise noted.

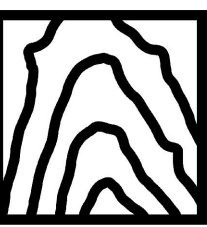
-Do not scale off of drawings. Use dimensions indicated on plans.

No.	Revision/Issue	Date

Designed By:

Drawn By:

Checked By:



**WILD
BRANCH
BUILDERS**
Design + Build

Wild Branch Builders LLC.
3679 North Cambridge Rd.
Jeffersonville, VT 05464
802.338.8519

Bosley Duplex
45-47 Lakeside Ave.
Burlington, Vermont 05401

PROPOSED FRONT PORCH PLAN

4/4/2022

Scale: AS NOTED

A2.0



1 EXISTING NORTH ELEVATION - FRONT

Scale: 3/16 = 1'



2 EXISTING WEST ELEVATION - SIDE

Scale: 3/16 = 1'



3 EXISTING SOUTH ELEVATION - FRONT

Scale: 3/16 = 1'



4 EXISTING EAST ELEVATION - SIDE

Scale: 3/16 = 1'

General Notes

-All dimensions to face of framing unless otherwise noted.

-Do not scale off of drawings. Use dimensions indicated on plans.

No.	Revision/Issue	Date
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Designed By:

Drawn By:

Checked By:



Wild Branch Builders LLC.
3679 North Cambridge Rd.
Jeffersonville, VT 05464
802.338.8519

Bosley Duplex
45-47 Lakeside Ave.
Burlington, Vermont 05401

AS-BUILT BUILDING ELEVATIONS

4/4/2022

Scale: AS NOTED

AB1.0

Ryan Morrison

From: vtdesign@sover.net
Sent: Tuesday, May 10, 2022 9:42 AM
To: Mary O'Neil
Cc: Ryan Morrison
Subject: Re: DAB meeting Tuesday

You don't often get email from vtdesign@sover.net. [Learn why this is important](#)

[WARNING]: This email was sent from someone outside of the City of Burlington.

hi Ryan, I assume you can take written comments? How shall I submit these? I have questions about:

1. STORMWATER: Stormwater runoff from southend crosses the land here and any change in permeability will impact the site needs. No work can disturb the existing soil conditions without affecting other ecosystems and water conditions, including toxins held in stasis.
2. TREE COVER: Existing trees are critical to the existing soil stability. Cutting trees will impact water retention and any stump removal will disturb the subsurface levels. The peat layer below the surface holds NAPLA like a sponge, therefore any release of these affects the current mitigation balance.
2. LIABILITY: Superfund site liability that goes with any owner but in this case a short-term tenant. In other words any impact on the larger Superfund site is born by the developer that impacts the current mitigation. leads to enlisting with BRILLA thru the State, but question how this occupant will comply.
3. NEIGHBORHOOD COMPATIBILITY: I live (currently) and worked (previously) in the southend during the years when ArtsRiot held its summer long food truck venue on Friday evenings. We all learned very quickly to move out by 2pm on Fridays, ending our work week early, deadlines or not. The acoustics of this area resonate throughout the neighborhoods — all music and truck movement, and people partying permeate throughout the multiple residential neighborhoods. The remnant grease and food garbage was not compatible with our studios and work places.
4. LIGHTING: Is this area to be a festival zone? Am not sure this is appropriate zoning, even if Conditional Use. Such an urban and visitor use is better located adjacent to City Hall Park of the Waterfront. Perhaps “Pit” as an interim location?

Hope to call in at 3pm, but in case I am still on the road, here are my general comments.

Best, Diane

On May 10, 2022, at 8:22 AM, Diane Gayer <vtdesign@sover.net> wrote:

Thanks Mary, I will try to send in comments in case the meeting time changes from the Agenda. I won't be available before then, sorry.
Diane

Sent by the chirping peepers in the quarry

On May 10, 2022, at 8:12 AM, Mary O'Neil <MCOneil@burlingtonvt.gov> wrote:

Hello Diane, and nice to hear from you.

The DAB Board themselves are in person at 645 Pine Street; we are currently running a hybrid model, and have a remote option for attendees. The Zoom invite is within the Agenda itself. <https://www.burlingtonvt.gov/DPI/DAB/Agendas>

Please note the second session has been withdrawn, so we only have two agenda items today. We are trying to swap them at the request of one applicant, so I am not certain which will be heard first.

I have cc'd Ryan Morrison, who is the Project Manager on this application, so you may connect with him directly or supply any comment to him.

Warm regards,

<image001.jpg>

From: Diane Gayer <vtdesign@sover.net>

Sent: Monday, May 09, 2022 9:54 PM

To: Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: DAB meeting Tuesday

You don't often get email from vtdesign@sover.net. [Learn why this is important](#)

[WARNING]: This email was sent from someone outside of the City of Burlington.

Hello Mary, I am not sure about the DAB meeting and whether attendance is only via zoom or also in person. I am interested in commenting on the proposal for the Food Trucks on Pine Street.

Are you taking comments from the public? Thanks so much, Diane Gayer

Diane Elliott Gayer
vtdesign@sover.net (or)
greentaraspace@gmail.com
www.greentaraspace.com
North Hero, VT 05474

vtdesign@sover.net





One Way Signs

With Left Arrow

R6-2L-MOD One Way Signs With Left Arrow - 12X18 - Official MUTCD Reflective Rust-Free Heavy Gauge Aluminum Road Signs

This sign meets Federal MUTCD Sign specifications (R6-2L).

- Constructed of rust-free, heavy gauge (.063), durable aluminum
- 3M High Intensity Prismatic Reflective sheeting and 3M inks
- Rated by 3M for at least 7 years no-fade service
- Signs have holes drilled at top and bottom center for easy mounting
- **DOUBLE the working life of your MUTCD One Way Signs by adding 3M Protective Overlay Film (POF)!** 3M's high-tech POF protects sign faces against fading caused by the sun and harsh weather—and makes graffiti and sticker defacement damage easy to clear away without harsh abrasives.

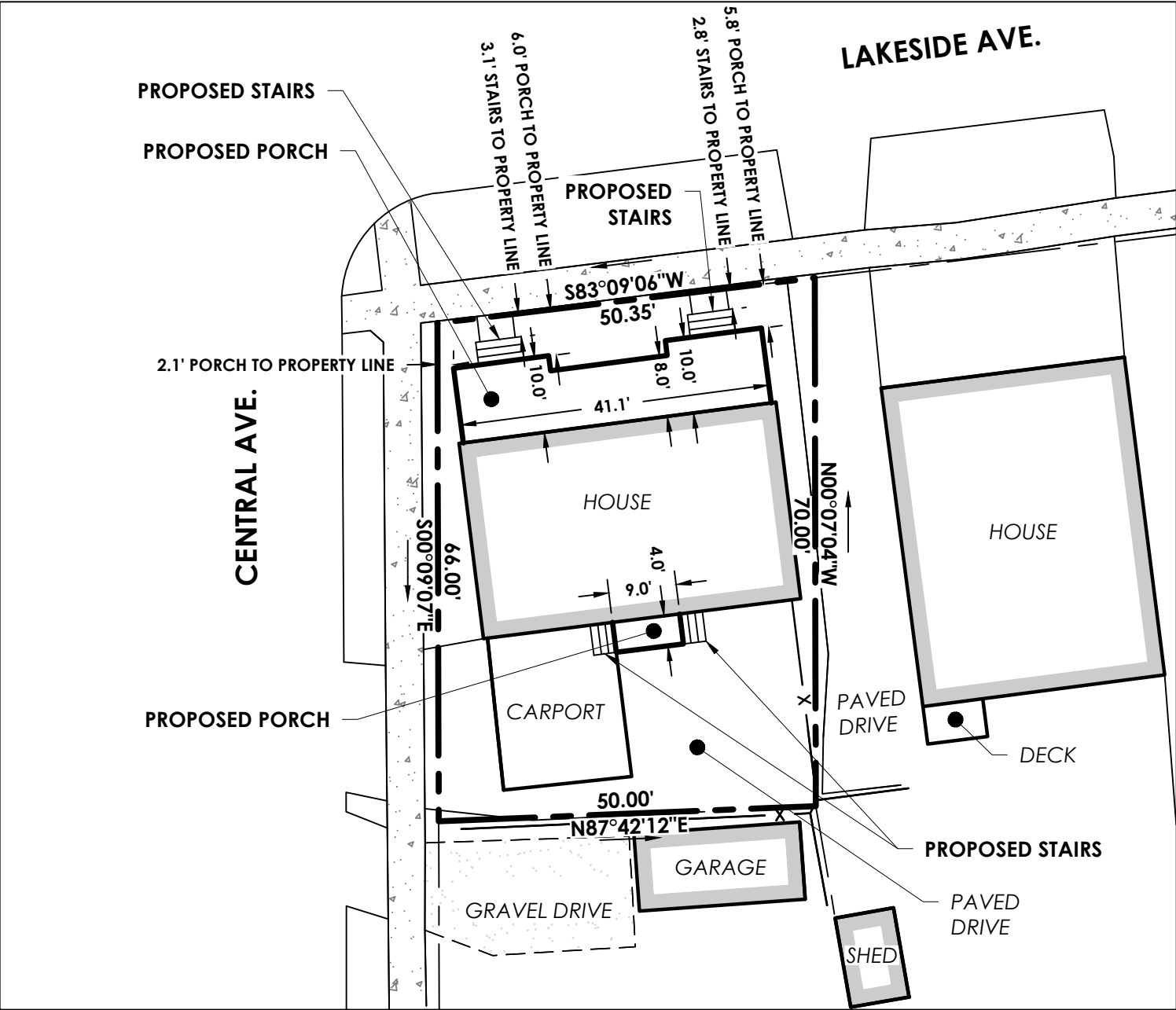
Don't see the Property Management Signs that you need? Call us



R6-1L One Way
Left Arrow Sign
H.I.P. - 36X12



R6-2L One Way
Sign With Left
Arrow H.I.P. -
18X24



PLOT PLAN NOTES:

1. THE PURPOSE OF THE PROPOSED PLOT PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS TO 45-47 LAKESIDE DRIVE.
2. BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH USING VT VRS .
3. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12). A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
5. PERIMETER BOUNDARIES SHOWN HEREON ARE STRICTLY FROM STREET ALIGNMENT, EVIDENCE FOUND IN THE FIELD, AND A SURVEY OF RECORD.
6. SURVEY OF RECORD: "PLAN OF SUBDIVISION OF DWELLING PROPERTIES OF THE QUEEN CITY COTTON COMPANY" DATED MAY 1937 BY H.M. McINTOSH, C.E. AND RECORDED IN VOL. 110 PAGE 223 OF THE LAND RECORDS OF THE CITY OF BURLINGTON.
7. DEED OF RECORD VOL. 1420 PG. 45.
8. THIS PROPOSED PLOT PLAN DOES NOT DEPICT A FORMAL BOUNDARY SURVEY.



PROJECT LOCATION



TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM

Revisions		
No.	Description	By

Project Title

Bosley
45-47 Lakeside Ave.
Burlington, VT

Sheet Title

Proposed
Plot Plan

Date:	03/30/2022
Scale:	1"=20'
Project Number:	21-245
Drawn By:	DBM
Project Engineer:	
Approved By:	GMS

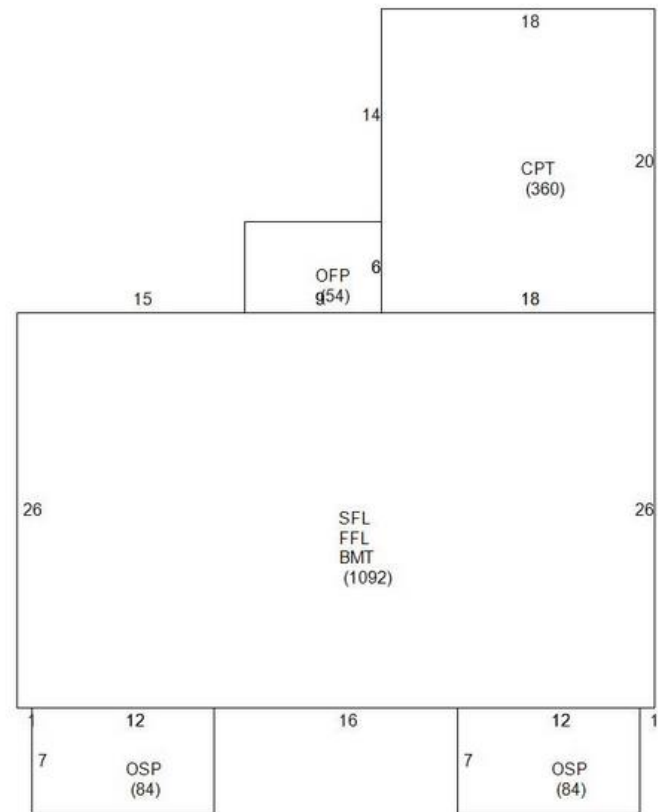
LEGEND

——— ——— ———	EXISTING BOUNDARY LINE
—————	PAVED DRIVE OR ROAD
- - - - -	GRAVEL DRIVE OR ROAD
——— x ———	FENCE

Graphic Scale



Sketched Areas			
Area	Description	Gross Area	Finished Area
BMT	BASEMENT	1092	0
CPT	CARPORT	360	0
FFL	1ST FLOOR	1092	1092
OPF	OPEN PORCH	54	0
OSP	SCRN PORCH	168	0
SFL	2ND FLOOR	1092	1092
Totals		3,858	2,184



Assessor Property database

<https://property.burlingtonvt.gov/Details/?id=8356>

Existing structural dimensions

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

Matt Bushey, Chair
Ron Wanamaker
Emily Morse
Jay White
Kathleen Ryan, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD

Tuesday May 10, 2022 3:00 PM

Minutes

Present: Matt Bushey (Chair), Ron Wanamaker (Vice Chair), Jay White, Emily Morse, Kathleen Ryan (alternate)

Staff present: Mary O'Neil, Ryan Morrison

Guests: Kurt Schueler, Bob Hale (Wildbranch Builders), William Bosley, Ruby Perry (remote), T. Williams (remote), Andy Simon (remote) and John Rooney, architect.

Agenda

ZP-21-800; 501 Pine Street (E-LM, Ward 5S) Kurt Schueler

Establish a food truck/container kitchen eating area. (Project Manager, Ryan Morrison)

Motion by Matt Bushey: I move that we recommend approval of the application and forward it to the Development Review Board, with the following recommended conditions:

1. Overhangs/awnings should be provided at each ordering window
2. Provide sufficient lighting at the restroom entrances.
3. Add curbing along the driveway to prevent vehicles from driving onto the sidewalk and planting areas.
4. Consider installing solar panels.
5. Include staff recommendations and conditions.

2nd: Ron Wanamaker

Vote: 4-1-0

Motion carries

ZP-22-231; 45-47 Lakeside Avenue (RL-W, Ward 5S) William Bosley / Robert Hale

Remove aluminum siding, replace with PVC shingle product. Replace windows with 6 over 6 units; alter windows on second floor west, first floor north. Rebuild and add to existing front porches. (Project Manager, Mary O'Neil)

Motion by Jay White: I move we approve the application, with the following changes:

1. Porches may not be extended, and must be replaced on the existing footprint.
2. Windows on the north elevation will be replaced to the existing dimensions.
3. Windows on the west elevation as approved as proposed.
4. Siding is approved as proposed.

2nd – Emily Morse

Vote: 5-0.

Motion carries.

Adjournment 4:45 PM.