

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, April 26, 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/83188834238?pwd=ZlNubkJmaEFURG05Y0lMRW9HbWtQZz09>

Webinar ID: 831 8883 4238

Passcode: 080129

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

Agenda

Session I – 3:00 PM – 3:30 PM

ZP-22-106; 352 South Winooski Avenue (RM, Ward 6S) Joel Hakken / Wendy Hakken / LewisCreek Builders
Home renovations and window replacement (*Continued*). (Scott Gustin, Project Manager)

Session II – 3:30-4:00 PM

ZP-22-179; 48 Cliff Street (RL-W, Ward 4N) Mort Zachter / Nurit Zachter / Michael Koch
Construct replacement single-family dwelling and associated site improvements (Scott Gustin, Project Manager)

Session III – 4:00-4:30 PM

Continued discussion as to replacement window standards for historic buildings

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Department of Permitting and Inspections

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

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permitting Technician
Theodore Miles, Code Compliance Officer
Charlene Orton, DPI Administrator*



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 352 South Winooski Avenue
Date: April 26, 2022

File: ZP-22-106

Location: 352 South Winooski Avenue

Zone: RM **Ward:** 6S

Parking District: Neighborhood

Date application accepted: February 22, 2022, Complete March 7, 2022

Applicant/ Owner: Lewis Creek Builders / Joel & Wendy Hakken

Request: Home renovations and window replacement

Overview:

The applicant is seeking approval to install replacement windows throughout the historic single family home. Some other relatively minor work is proposed on the rear porch and deck. The building is included in the Vermont state historic register.

The focus of this Design Advisory Board review is the proposed replacement windows. The existing wooden windows are to be replaced with windows consisting of clad wood and vinyl structure. The sashes are clad wooden units, and the head is also clad wood. The sill is constructed of vinyl but clad on the exterior like the rest of the window components.

There is precedent dating to 2007 to allow replacement of wooden windows in historic buildings with clad wooden replacement units with simulated divided lights to match the original window appearance. DAB review is requested on this application because the proposed replacement windows are not fully wooden units.

The DAB initially reviewed this application March 15, 2022. The Board found that the lack of wooden material in the sill was not necessarily problematic. Rather, the Board found that the proposed profile and detailing of the replacement units, the sills in particular, were inadequate. The Board tabled the application to allow the applicant time to develop an acceptable sill detail for the replacement window units.

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

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.

The residence at 352 South Winooski Ave dates to 1927 and is included in the Vermont historic register.

(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.

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

The existing windows are wooden double-hung units with basic but pronounced exterior framing details. The proposed replacement windows are clad wooden units with extruded sills. Muntin patterns will match the existing windows.

The applicant has provided sill and head details for installation of the proposed replacement windows. Exterior wood window casings will match the existing, and the proposed sills will be built out with wooden detail to match the existing. The proposed detailing associated with the replacement windows closely matches the existing conditions and appears to be acceptable.

RECOMMENDED MOTION:

Approval of the proposed replacement windows contingent on installation details as depicted in the revised project plans.

Department of Permitting and Inspections

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MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 48 Sunset Cliff Road
Date: April 26, 2022

File: ZP-22-179
Location: 48 Sunset Cliff Road
Zone: RL-W **Ward:** 4N
Parking District: Neighborhood
Date application accepted: March 23, 2022, Complete March 30, 2022
Applicant/ Owner: Mort & Nurit Zachter / Michael Koch
Request: Construct replacement single family dwelling and associated site improvements (see also ZP-22-12).

Overview:

The applicants are seeking approval to construct a new detached single family dwelling and related site improvements. Demolition of the existing residence was approved under separate zoning permit approved by the Development Review Board on March 22, 2022. Seawall reconstruction was also included in that prior permit.

The Conservation Board reviewed this application April 4, 2022 and recommended approval of the application as presented.

There are no previous zoning actions for this property.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline north of Appletree Point. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. A new low-mow area will

be established along the property's lakefront as required. The Conservation Board voted to recommend approval of the project.

(b) Topographical alterations

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

(c) Protection of important public views

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

(d) Protection of important cultural resources

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

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

As required, an erosion prevention and sediment control plan has been provided to the city's stormwater program staff. Stormwater runoff will be largely infiltrated within surrounding green space. The front entrance is sheltered within a small alcove.

(h) Building location and orientation

The location of the proposed home will be shifted inland as compared to the existing home, although it will remain in the back half of the property. The new home will have a front door facing inland towards a new walkway connecting to the driveway and garage.

This criterion calls for setting garages behind the longest front facing wall of the residence. The intent is for the garage to have a location secondary to that of the residence. As proposed, the attached garage appears to be flush with the front line of the residence. Revision is needed in order to push the face of the garage behind the longest street-facing wall of the home.

(i) Vehicular access

An existing driveway will continue to serve the property, albeit in reconfigured format to serve the new home.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. This property is along a private road without sidewalks. No front walkway is proposed. Consistent with past practice in such situations, no front walkway is required.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking will be provided within the attached garage and the driveway. Circulation and access is provided via the private driveway. The proposed driveway extends in front of the home, presumably for turn-around space or additional parking. There are two problems with the proposed driveway configuration:

- Sec. 8.1.12, (b) *Front Yard Parking and Residential Driveways*, requires that parking spaces in all residential zoning districts be located to the side or rear of the principal residential structure.
- This same section also limits residential driveways to 18' wide.

The proposed driveway extends in front of half of the home and is well over 18' wide. A narrowed turn-around to the north of the residence (opposite the currently proposed location) may be acceptable. Reconfiguration of the front walk would be needed.

(m) Landscaping, fences, and retaining walls

Most existing mature vegetation will be retained. As noted above, a low-mow zone will be established along the property's lakeshore. The proposed landscaping plan depicts a variety of new plantings to accent the building and its front entrance. Additional plantings are proposed along the side property lines as well. Proposed species are not invasive and appear to be acceptable.

(n) Public plazas and open space

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

(o) Outdoor lighting

Outdoor lighting fixture specifications have been provided and include a recessed canister fixture (presumably for entries), step light, and landscape accent light. The fixtures and illumination are likely acceptable; however, the lighting info refers to plan sheet A110 for location. This plan is not included in the application materials and must be to confirm acceptability of the outdoor lighting.

(p) Integrate infrastructure into the design

Existing electric is buried and will remain so as proposed. Utility meter locations are depicted on elevation drawings. They are acceptably located on the side of the proposed home.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is shorter, and overall smaller, than the existing home. It is a single story as opposed to two and appears to have a smaller footprint. Massing of the structure is broken up by distinct building components along the front and rear elevations. The hip roof ties the design together. The proposed home has a much more contemporary appearance than the home to be replaced. The scale of the proposed home is compatible with nearby properties.

2. Roofs and Rooflines

The proposed home will have a low-slung hip roof. While relatively uncommon for homes in Burlington, this roof style enhances the contemporary appearance of the structure.

3. Building Openings

The primary front entrance is clearly articulated and is contained within a sheltered alcove. Fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

The existing building previously approved for demolition is not listed on the state or national historic register, nor has it been deemed eligible for listing.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As with most other homes along Sunset Cliff Road, the proposed home is set back relatively far from the road. There is little perceptible streetscape in this neighborhood. As noted before, the proposed home incorporates a readily identifiable front entrance facing the street.

(e) Quality of materials

The proposed home will be clad in wooden siding and standing seam metal roofing. Aluminum frame windows will be installed throughout. Steel panel cladding will accent the front entry. The materials proposed are of acceptable quality and durability for this new construction.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No building- or ground-mounted mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened.

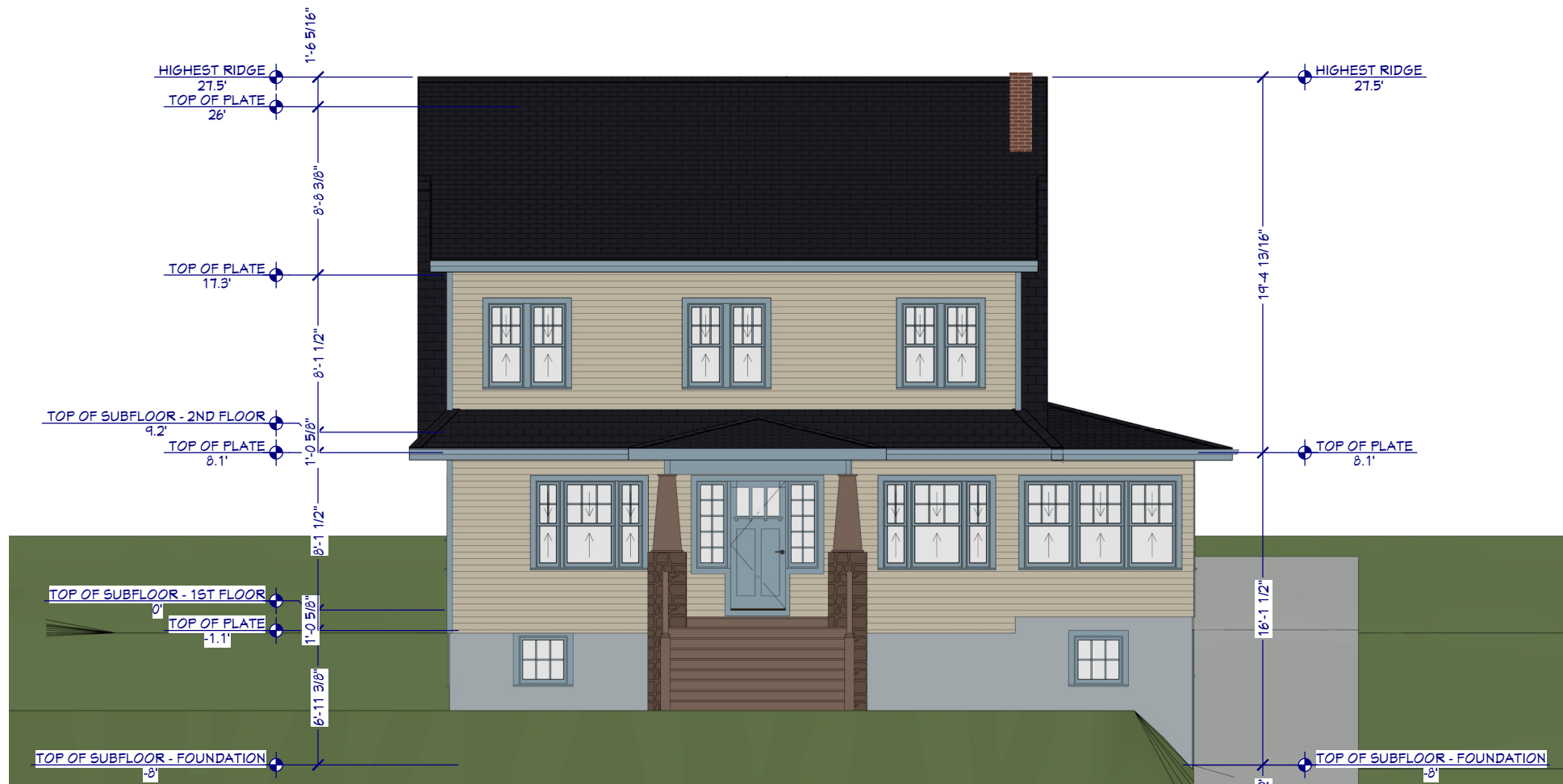
(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will presumably be illuminated. A location plan for outdoor lighting is needed as previously noted.

RECOMMENDED MOTION:

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

1. Revised project plans addressing the following are needed:
 - a. Adjustment of the attached garage to be set behind the longest street-facing wall of the residence;
 - b. Adjustment of the driveway to avoid extension in front of the house and limits width to 18 feet;
 - c. Depiction of outdoor lighting fixture locations; and,
 - d. Depiction of any exterior mechanical equipment and related screening.



1 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

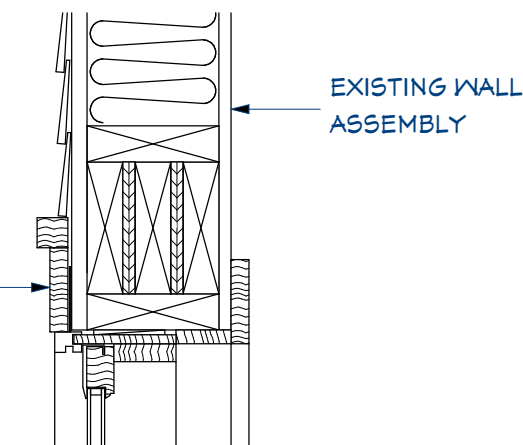


2 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

WINDOW NOTES:

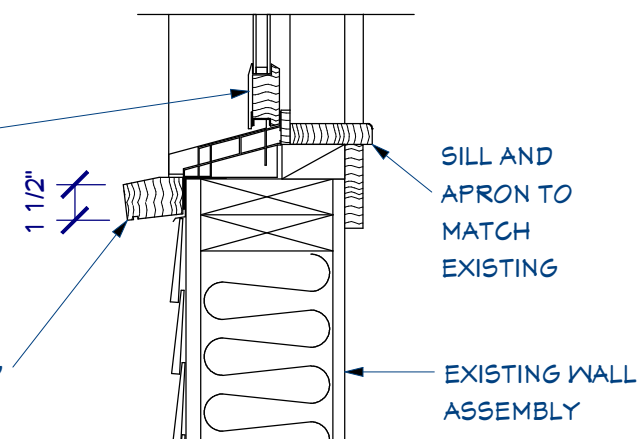
1. ALL EXISTING WINDOWS SHALL RECEIVE REPLACEMENT WINDOWS THAT MATCH THE EXISTING STYLE, MULLION PATTERN AND MULLING FOR EACH LOCATION. THE NEW WINDOWS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS ADOPTED BY THE CITY OF BURLINGTON.
2. ALL NEW WINDOWS SHALL BE COMPATIBLE THE EXISTING WINDOWS IN STYLE AND MULLION PATTERN AND MULLING.
3. EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW THAT MEETS THE SILL HEIGHT, OPENABLE AREA AND MINIMUM WIDTH AND HEIGHT REQUIREMENTS ADOPTED BY THE CITY OF BURLINGTON.
4. TWO EXISTING WINDOWS AT PRIMARY BEDROOM TO BE REMOVED AND INFILLED WITH SIDING TO MATCH EXISTING. SIDING OVERLAPS TO BE STAGGERED WITH EXISTING.

WOOD WINDOW CASING TO MATCH EXISTING PROFILES



ALUMINUM CLAD WOOD WINDOW W/ EXTRUDED SILL

WOOD SILL TO MATCH EXISTING PROFILE



3 SILL & HEAD DETAIL
SCALE: 1-1/2" = 1'-0"

SHEET #

6

REVISED:

3/28/2022

**BUILDING
ELEVATIONS**

352 S. WINOOSKI STREET
BURLINGTON, VT 05401

JOEL & WENDY HAKKEN

Lewis Creek Builders
18a Morse Drive, Essex Junction, VT 05452
Find us on the web at : www.LewisCreekBuilders.com

Westchester Double Hung



Old world design meets modern day performance. The design of the Westchester Double Hung is historically driven with its narrow checkrail, stiles, and wide bottom rail, while maintaining the modern conveniences of hidden tilt latches, effortless operation, and superior performance in low maintenance finishes. With a complete product offering including operating double and single hung, picture, and transom configurations, the Westchester Double Hung is sure to fill any niche.

Standard Construction:

- Frame is 5/8" thick with 0.063" thick exterior cladding with integral nail fin, mitered corners that are mechanically fastened.
- Sloped sill fabricated with 0.078" thick extruded vinyl with aluminum clad exterior and wood interior. PVC endcap water management system with integral angled installation leg.
- Full 1-3/4" thick sash with stiles and rails slot and tenon joined; Checkrail joined using dovetail and thermally broken with fiberglass interlock. Narrow 2" stiles and upper sash top rail, 1-1/2" checkrail, and 3-3/8" bottom sash rail. Stiles run through the bottom and top rails. 3/4" and 1" glass thickness.
- Removable tilt in sash operated with concealed constant force balances and hidden tilt latches in the sash stiles.
- Lock and latches operated with single combination lock and tilt mechanism.
- Standard, innovative, narrow profile, removable Flexscreen.



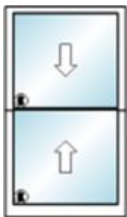
Pictured: Westchester Double Hung,
(Right) Ultra coat black interior

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

WESTCHESTER DOUBLE/SINGLE HUNG		WESTCHESTER PICTURE		WESTCHESTER TRANSOM	
Minimum Frame Width	17-1/2"	Minimum Frame Width	17-1/2"	Minimum Frame Width	15-1/2"
Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"
Maximum Frame Width	59-1/2"	Maximum Frame Width	83-1/2"	Maximum Frame Width	95-1/2"
Maximum Frame Height	107-1/2"	Maximum Frame Height	107-1/2"	Maximum Frame Height	35-1/2"
		Maximum Sq/Ft	56	Maximum Sq/Ft	24

Performance Data:



Operating Double Hung: 47.5" x 83.5" Frame Size

AIR INFILTRATION.....0.13/0.11
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Operating Double Hung: 59.5" x 107.5" Frame Size

AIR INFILTRATION.....0.13/0.13
WATER.....NO LEAKAGE @ 4.50 PSF
STRUCTURAL.....LC-PG30 (+30/-45)



Picture Unit: 71.5" x 107.5" Frame Size

AIR INFILTRATION.....0.02/0.01
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

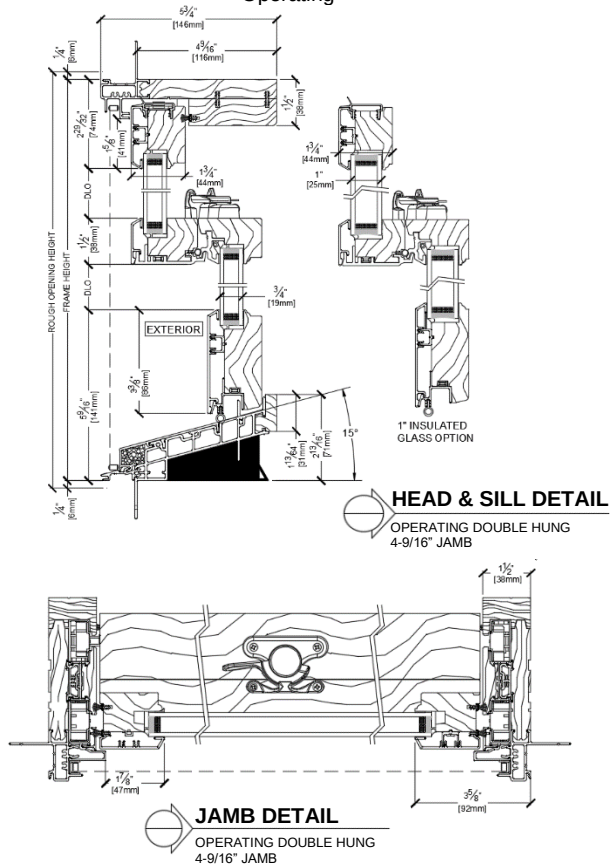
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.28	U-FACTOR.....0.28	U-FACTOR.....0.21
SHGC.....0.28	SHGC.....0.20	SHGC.....0.26	SHGC.....0.27	SHGC.....0.20	SHGC.....0.26
VT.....0.49	VT.....0.46	VT.....0.44	VT.....0.49	VT.....0.46	VT.....0.44
CR.....53	CR.....54	CR.....51	CR.....57	CR.....57	CR.....55

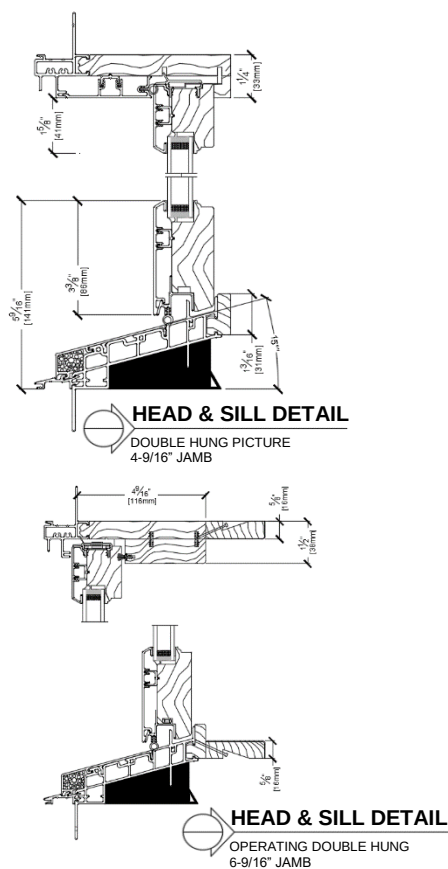
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Westchester Double/Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

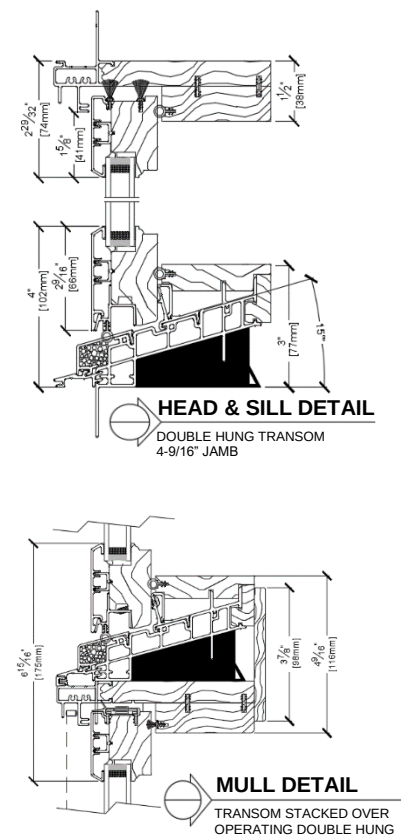
Clad Westchester Double Hung Operating



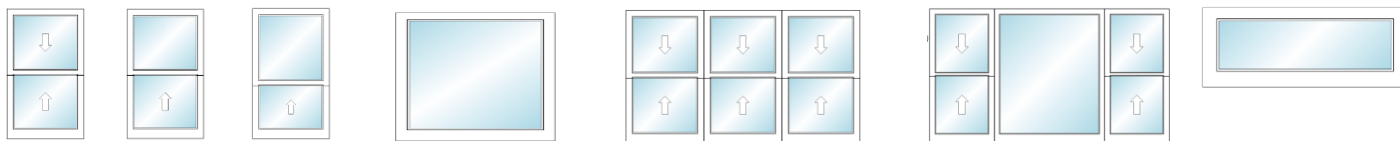
Clad Westchester Double Hung Picture



Clad Westchester Double Hung Transom



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



LOCKING/OPERATING HARDWARE



Bright Brass



Matte Black



Finger Lift

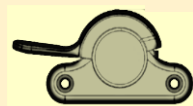


Cabinet Handle

Twelve Available Finishes:

White, Champagne, Bronze, Bright Brass, Brushed Chrome, Polished Chrome, Antique Brass, Oil Rubbed Forever Bronze, Chestnut Bronze, Matte Black, Satin Nickel, Satin Brass

OPTIONAL CUSTODIAL LOCK FEATURE



SET SCREW

Westchester Double Hung / Single Hung Additional Features

- Color Palette of 75 colors in powder coated AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of performance glass available using black warm edge or Cardinal XL Edge spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" flat and 11/16" contour.
- 60/40, 40/60 or custom venting splits.
- Optional roll formed or extruded full or half framed screens.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or
Company Information Here



CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane
South Burlington, VT 05403

Phone: 802-864-2323
E-Mail: mkoch@cea-vt.com

March 22, 2022

Scott Gustin, AICP, CFM, Principal Planner for Development Review
Permitting & Inspections
645A Pine Street
P.O. Box 849
Burlington, VT 05402-0849

**Re: Zachter - 48 Sunset Cliff Road
Zoning Permit Application**

Dear Mr. Gustin:

Please find enclosed Zoning Permit Application and supporting information for the proposed construction of a replacement single-family residence at 48 Sunset Cliff Road. Concurrently, the applicant is seeking approval for the proposed demolition of the existing single-family residence under ZP-22-12.

The landowners of 48 Sunset Cliff Road, Mort and Nurit Zachter, seek approval for the proposed construction of a single-family residence and related site improvements. The property is located within the Waterfront Residential - Low Density (RL-W) zoning district in addition to the Design Review, RL Larger Lot and Riparian & Littoral Conservation, and Wetland Conservation overlay districts.

Construction of replacement single-family residence:

A 2-bedroom, 2.5-bathroom, single-family residence is proposed in the general vicinity of the existing residence. The proposed residence includes 1,736 square feet of habitable area. The proposed residence is more compliant than the existing residence with respect to the waterfront setback and side yard setbacks. For additional detail, please refer to enclosed architectural plan set, lighting cut sheets, and window and door cut sheets prepared by Birdseye.

The waterfront setback was calculated by averaging the waterfront setback of the existing principal structures within a distance of 150 feet on both sides of 48 Sunset Cliff Road. The waterfront setback of the proposed principal structure is not within the average alignment of the adjoining structures. Please refer to enclosed Sheet C2.0 for additional detail.

Utility connections:

The proposed replacement 2-bedroom single-family residence will connect to the existing underground utility stubs that serve the existing 4-bedroom single-family residence. This application does not propose any increases to existing water or wastewater design flows.

Parking:

The property is located within the Neighborhood Parking District. Based on Table 8.1.8-1, two (2) parking spaces are required for a single-family detached dwelling. The proposed dwelling includes an attached one-car garage. Additional parking is available in the driveway, as depicted on the enclosed site plans.

Seawall (permitted under ZP-22-12):

The average height of the exposed face of the proposed seawall is 4.3 feet. A significant portion of the seawall will be obscured from view by the proposed grading. The proposed grades along the beach, which have been designed to match the existing undulating grades, will lessen a long monotonous unarticulated expanse of concrete and will minimize adverse visual impacts to neighboring properties. Additionally, the two adjacent properties feature existing concrete seawalls, making the proposed concrete seawall aesthetically harmonious within the context of the neighboring properties. The existing adjacent concrete seawalls are shown on pages 1 and 3 of the enclosed Existing Conditions Photos, in addition to Sheet A900. As a result, the proposed grading and seawall meets the intent of Section 6.2.2 (m).

Proposed Low Mow Zone:

Based on the lot coverage for the proposed single-family residence and related site improvements, the required Low Mow Zone is depicted on the enclosed Sheet C2.0. The area of the proposed Low Mow Zone exceeds the 80% requirement in Section 4.5.4.c.4.

Landscaping:

Please refer to enclosed landscape plan, Sheet L000, prepared by Wagner Hodgson, which includes plantings to aid in slope stabilization within the proposed Low Mow Zone.

EPSC & stormwater:

Silt fence will be installed downgradient of the disturbed areas associated with this project. Disturbed areas will be top soiled, seeded, and mulched as soon as reasonably possible. Erosion control matting will be installed on slopes steeper than 3:1. Please refer to enclosed Sheets C3.0 and C3.1 for additional detail. A Standard Project EPSC Plan is being submitted concurrently with this application.

Under the existing conditions, which include a single-family residence, there are approximately 6,520 square feet of impervious surface at 48 Sunset Cliff Road. Based on the proposed conditions for the replacement residence and related impervious areas, the proposed impervious area will be increased by approximately 300 square feet to approximately 6,820 square feet.

A crushed stone dripline infiltration trench is proposed around the perimeter of the residence to control erosive runoff from the rooftop. The voids in the crushed stone of the trench will provide storage and detainment for runoff. Any runoff stored in the trench, which does not infiltrate into the surrounding and underlying soils, will be conveyed to an outfall at the seawall by the foundation drain. This application proposes a net reduction in the number of outfalls on the property. The proposed outfall will discharge on to a stone pad to dissipate energy. The beach at

48 Sunset Cliff is ledge-based, not sand, further reducing the opportunity for erosion. While dripline piping typically daylight to a vegetated surface, it is not recommended for this particular property as introducing additional water behind the seawall will compromise the longevity of the seawall and the stability of the shoreline. Runoff from the driveway will sheet flow over the adjacent lawn. The proposed patio at the rear of the residence will be comprised of a pervious surface. Runoff from the proposed gravel step ramp to the seawall will largely sheet flow through the vegetated surrounding Low Mow Zone.

Wetlands:

The eastern portion of the property is mapped as being located within the Wetland Conservation Overlay District. Dori Barton, Ecologist and Project Manager, of Arrowwood Environmental, visited the site. Based on Ms. Barton's observations, there are no wetlands or wetland buffers overlapping the eastern portion of the property. Please refer to enclosed wetland determination.

We look forward to working with staff and the Development Review Board in facilitating this application. If you should have any questions or require any additional information, please feel free to contact me at 864-2323, ext. 309 or at mkoch@cea-vt.com.

Respectfully,



Michael Koch
Staff Engineer

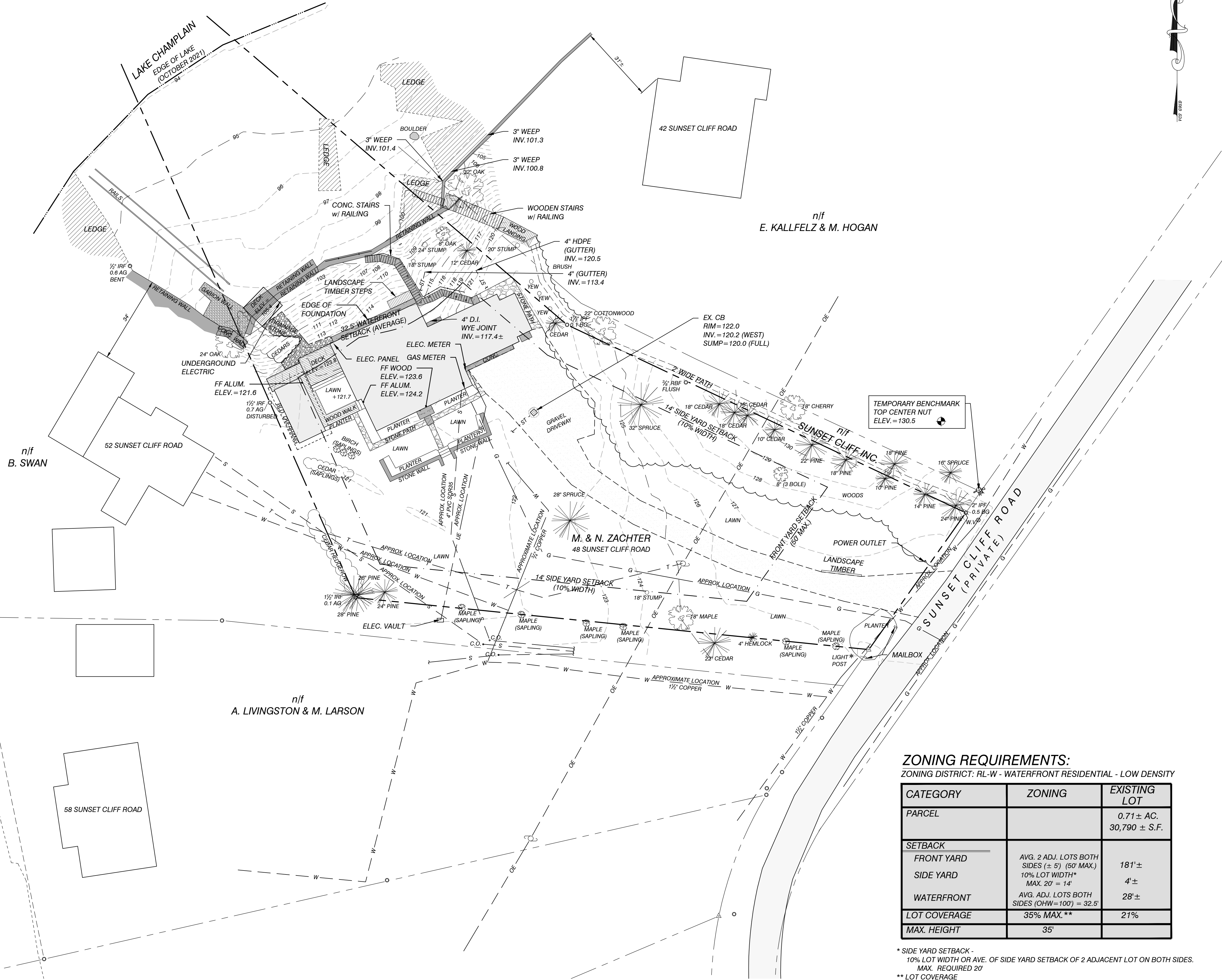
Enclosures: Zoning Permit Application, application fee, Property Owner Consent Form, COA II Preliminary Plat Checklist, wetlands determination, existing conditions photos (both separate PDF and also incorporated into architectural plans on Sheet A900), and an electronic copy of the civil plan set (Sheets C1.0, C2.0, C3.0, C3.1, C4.0, C4.1, C5.0, C5.1, and C5.2), architectural plan set (including landscaping plan), lighting cut sheets, and window and door cut sheets

cc: Birdseye (electronic copies), CEA File 21240

P:\AutoCADD Projects\2021\21240-Birdseye-Sunset Cliff\3-Permitting\1-Local Applications\Replacement Dwelling\Cover Letter.docx

LEGEND

- PROPERTY LINE
SETBACK LINE
EXISTING CONTOUR
EXISTING FENCE
EXISTING GRAVEL
EXISTING PAVEMENT
OE EXISTING OVERHEAD ELECTRIC
UE EXISTING UNDERGROUND ELECTRIC
G EXISTING GAS
ST EXISTING STORM
S EXISTING GRAVITY SEWER
T EXISTING TELEPHONE
W EXISTING WATER
EDGE OF LAKE
EXISTING CATCH BASIN
EXISTING HYDRANT
EXISTING SHUT OFF
EXISTING UTILITY POLE
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EDGE OF BRUSH/WOODS
IRON ROD/PIPE FOUND
PROJECT BENCHMARK



NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED "BOUNDARY SURVEY AND PROPOSED DRIVEWAY EASEMENT PLAN LARSON-LIVINGSTON LIVING TRUST 58 SUNSET CLIFF, BURLINGTON PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED NOVEMBER 1, 2018. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC OCTOBER 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- EXISTING UTILITIES ARE APPROXIMATE LOCATIONS BASE ON A PLAN ENTITLED "PLAN AND PROFILE SANITARY SEWER SYSTEM - CONTRACT 1 SUNSET CLIFF INC." PREPARED BY KREBS & LANSING CONSULTING ENGINEERS, INC. DATED NOV. 10, 1999, LAST REVISED DECEMBER 29, 2000.
- THIS PROPERTY LIES WITH IN THE CITY OF BURLINGTON WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W) ZONING DISTRICT AND THE NATURAL RESOURCE PROTECTION OVERLAY DISTRICT

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN

MAB

CHECKED

MCK

APPROVED

JLM

CLIENT:

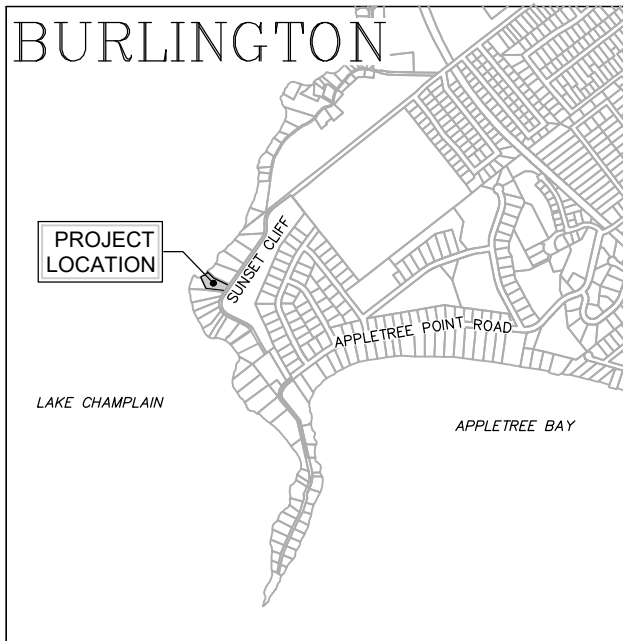
**BIRDSEYE
BUILDERS**

3104 HUNTINGTON RD.
RICHMOND, VT. 05477

PROJECT:

**MORT & NURIT
ZACHTER**

48 SUNSET CLIFF ROAD
BURLINGTON, VERMONT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION
02/14/22	JLM	GENERAL REVISIONS
03/16/22	JLM	PERMITS FOR REPLACEMENT RESIDENCE

**EXISTING
CONDITIONS
PLAN**

DATE
12/01/2021

SCALE
1" = 20'

PROJ. NO.
21240

DRAWING NUMBER

C1.0

ZONING REQUIREMENTS:

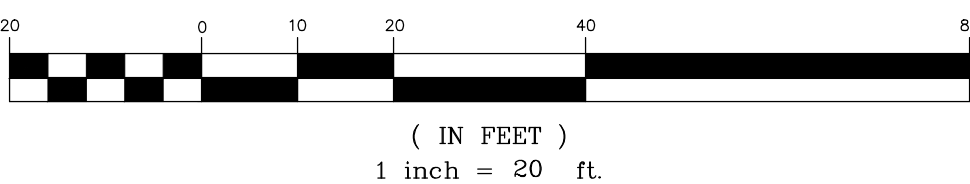
ZONING DISTRICT: RL-W - WATERFRONT RESIDENTIAL - LOW DENSITY

CATEGORY	ZONING	EXISTING LOT
PARCEL		0.71 ± AC. 30,790 ± S.F.
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS BOTH SIDES (± 5') (50' MAX.)	181' ±
SIDE YARD	10% LOT WIDTH* MAX. 20' = 14'	4' ±
WATERFRONT	AVG. ADJ. LOTS BOTH SIDES (OHW=100') = 32.5'	28' ±
LOT COVERAGE	35% MAX. **	21%
MAX. HEIGHT	35'	

* SIDE YARD SETBACK -
10% LOT WIDTH OR AVE. OF SIDE YARD SETBACK OF 2 ADJACENT LOT ON BOTH SIDES.
MAX. REQUIRED 20'

** LOT COVERAGE
ADDITIONAL 10% OF LOT COVERAGE PERMITTED FOR DECKS, PATIOS, PORCHES, TERRACES, TENNIS OR OTHER OUTDOOR GAME COURTS, WALKWAYS, WINDOW WELLS AND PERVIOUS PAVEMENT (SEE CITY REGS FOR PERVIOUS PAVEMENT QUALIFICATIONS)
LOT COVERAGE BASE ON PARCEL TO CONTOUR 95.5 (MWL)

GRAPHIC SCALE



3/22/2022 4:40:31 PM



ZACHTER RESIDENCE

48 SUNSET CLIFF RD
BURLINGTON, VT 05408

2 BED / 2.5 BATH

MARCH 18, 2022

FOR ZONING PERMIT



3104 HUNTINGTON ROAD
RICHMOND, VERMONT
802.434.2112
WWW.BIRDSEYEV.T.COM

ZACHTER RESIDENCE
48 SUNSET CLIFF RD
BURLINGTON, VT 05408

SHEET #	TITLE	03.18.22 - PERMIT SET
00. GENERAL		
G000	TITLE SHEET	X
01. CIVIL		
C1.0	EXISTING CONDITIONS SITE PLAN	X
C1.1	PROPOSED CONDITIONS SITE PLAN	X
C1.2	EROSION PREVENTION & SEDIMENT CONTROL PLAN	X
02. LANDSCAPE		
L000	LANDSCAPE PLAN	X
04. ARCHITECTURAL		
A099	CRAWLSPACE PLAN	X
A100	FLOOR PLAN	X
A101	ROOF PLAN	X
A110	EXTERIOR LIGHTING PLAN	X
A200	EXTERIOR ELEVATIONS	X
A201	EXTERIOR ELEVATIONS	X
A220	EXTERIOR WINDOW & DOOR ELEVATIONS	X
A300	BUILDING SECTIONS	X
A320	WALL SECTIONS	X
A900	EXISTING SITE PHOTOS	X
A910	EXTERIOR RENDERINGS	X
A911	EXTERIOR RENDERINGS	X

ARCHITECT

BIRDSEYE
3104 HUNTINGTON RD
RICHMOND, VT 05477

(e) jkamuda@birdseyevt.com
(o) 802.434.3160

GENERAL CONTRACTOR

BIRDSEYE BUILDING CO.
3104 HUNTINGTON RD
RICHMOND, VT 05477

(e) nate@birdseyevt.com
(o) 802.434.3153
(c) 802.363.3548

CIVIL ENGINEER

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE
SOUTH BURLINGTON, VT 05403

(e) mkoch@cea-vt.com
(o) 802.864.2323 x309

STRUCTURAL ENGINEER

ENGINEERING VENTURES
208 FLYNN AVENUE, SUITE 2A
BURLINGTON, VT 05401

(e) chrish@engineeringventures.com
(o) 802.863.6225
(c) 802.343.3547

LANDSCAPE ARCHITECT

WAGNER HODGSON
7 MARBLE AVE
BURLINGTON, VT 05401

(e) hkwagner@wagnerhodgson.com
(o) 802.864.0010

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Issue / Revision Log
03.18.2022 PERMIT SET

FOR PERMIT

Title
TITLE SHEET

Sheet Number

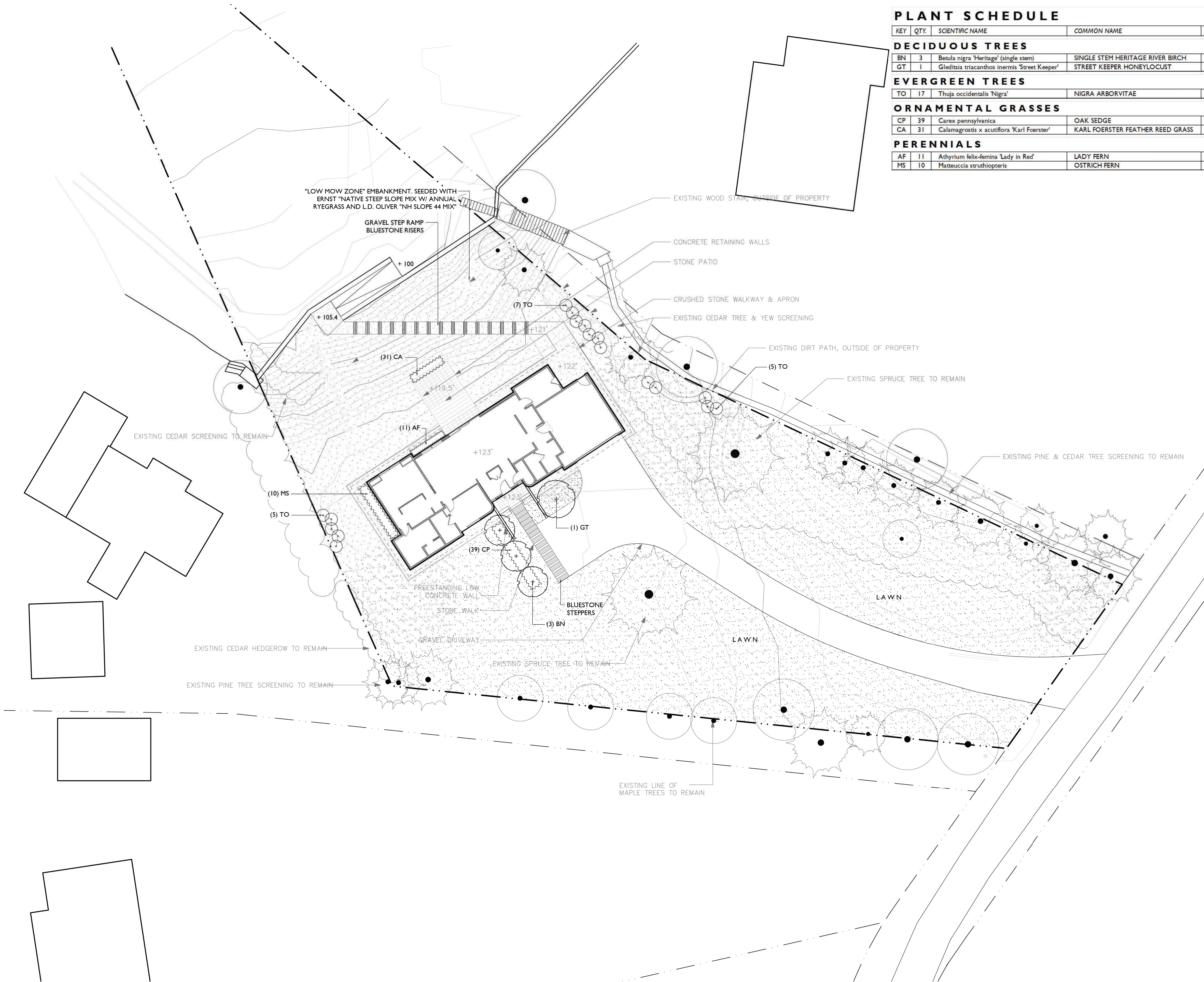
G000

SHEET LIST

CONSULTANT LIST

PLANTING NOTES

1. All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z60.1 Standards for measurement of nursery stock.
2. All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
3. Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
4. All plant materials shall be selected and tagged at the nursery by Landscape Architect.
5. The Landscape Architect's approval is required for any plant material substitutions.
6. The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
7. All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
8. The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
9. All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
10. Adjustments to plant beds shall be approved by Landscape Architect.
11. General Contractor is responsible for all erosion control measures during construction.
12. All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
13. Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
14. It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
15. Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
16. During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal. Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
17. Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
18. Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
BN	3	Betula nigra 'Heritage' (single stem)	SINGLE STEM HERITAGE RIVER BIRCH	16-18' HT.	AS SHOWN
GT	1	Gleditsia triacanthos inermis 'Street Keeper'	STREET KEEPER HONEYLOCUST	5' CAL.	AS SHOWN
EVERGREEN TREES					
TO	17	Thuja occidentalis 'Nigra'	NIGRA ARBORVITAE	6'-7"	3' O.C.
ORNAMENTAL GRASSES					
CP	39	Carex pennsylvanica	OAK SEDGE	#1	12" O.C.
CA	31	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	24" O.C.
PERENNIALS					
AF	11	Athyrium filix-femina 'Lady in Red'	LADY FERN	#1	18" O.C.
MS	10	Matteuccia struthiopteris	OSTRICH FERN	#1	30" O.C.



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802.434.2112
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WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT 602.864.0010 NYS 18.567.1791 wagnerhodgson.com
7 Marble Avenue Burlington, VT 05401
430 Warren Street Hudson, NY 12534

ZACHTER RESIDENCE
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BURLINGTON, VT 05408

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Issue / Revision Log
03/14/2022 PERMIT SET

FOR PERMIT

Title
LANDSCAPE PLAN

Sheet Number

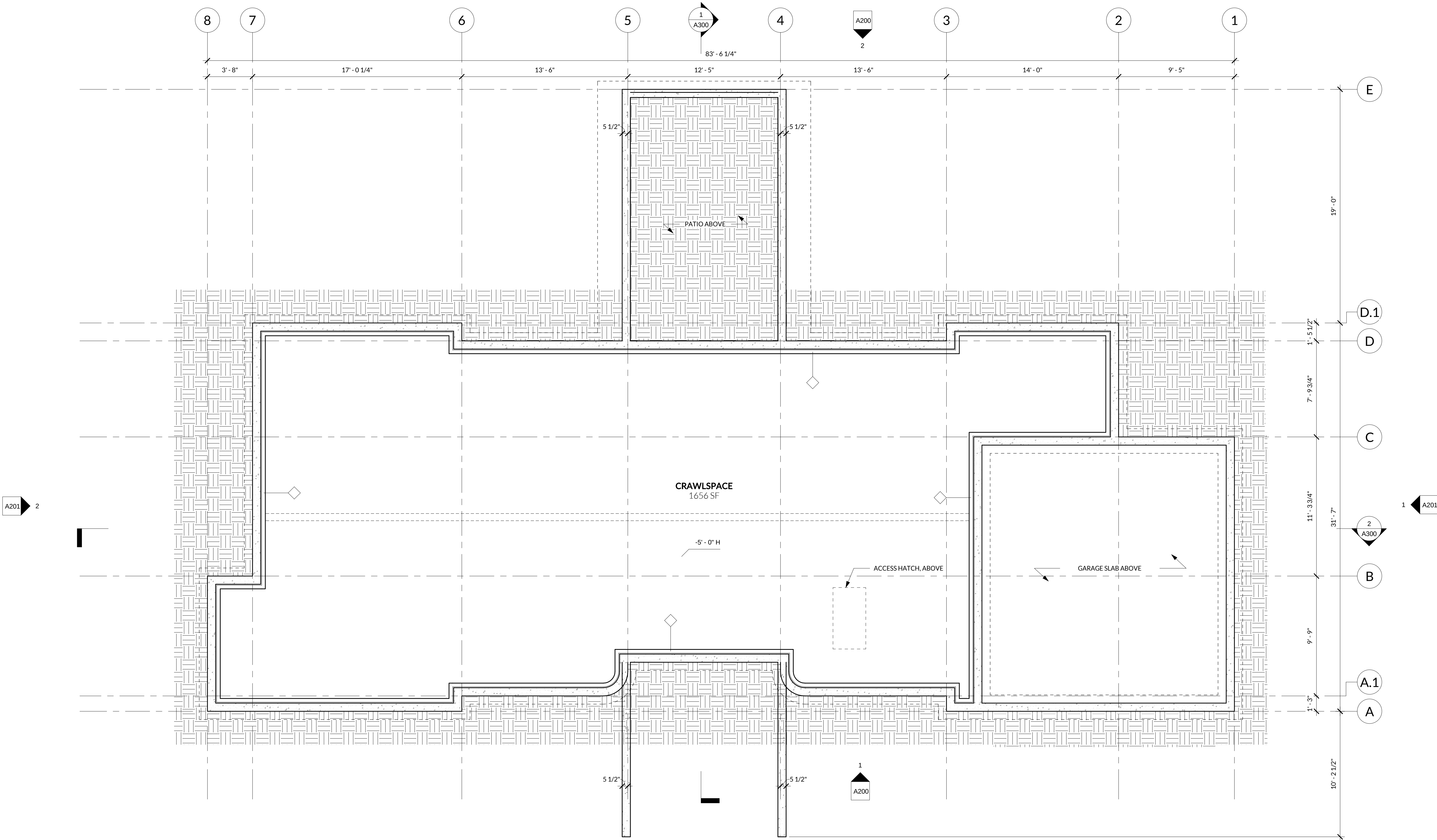
LANDSCAPE PLAN

1/16" = 1'-0"

1
A200 L000

L000

3/18/2022 14:53:19M



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Issue / Revision Log
03.18.2022 PERMIT SET

Title
CRAWLSPACE PLAN

Sheet Number

A099

CRAWLSPACE

1/4" = 1'-0"

1
A200 A099

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BURLINGTON, VT 05408

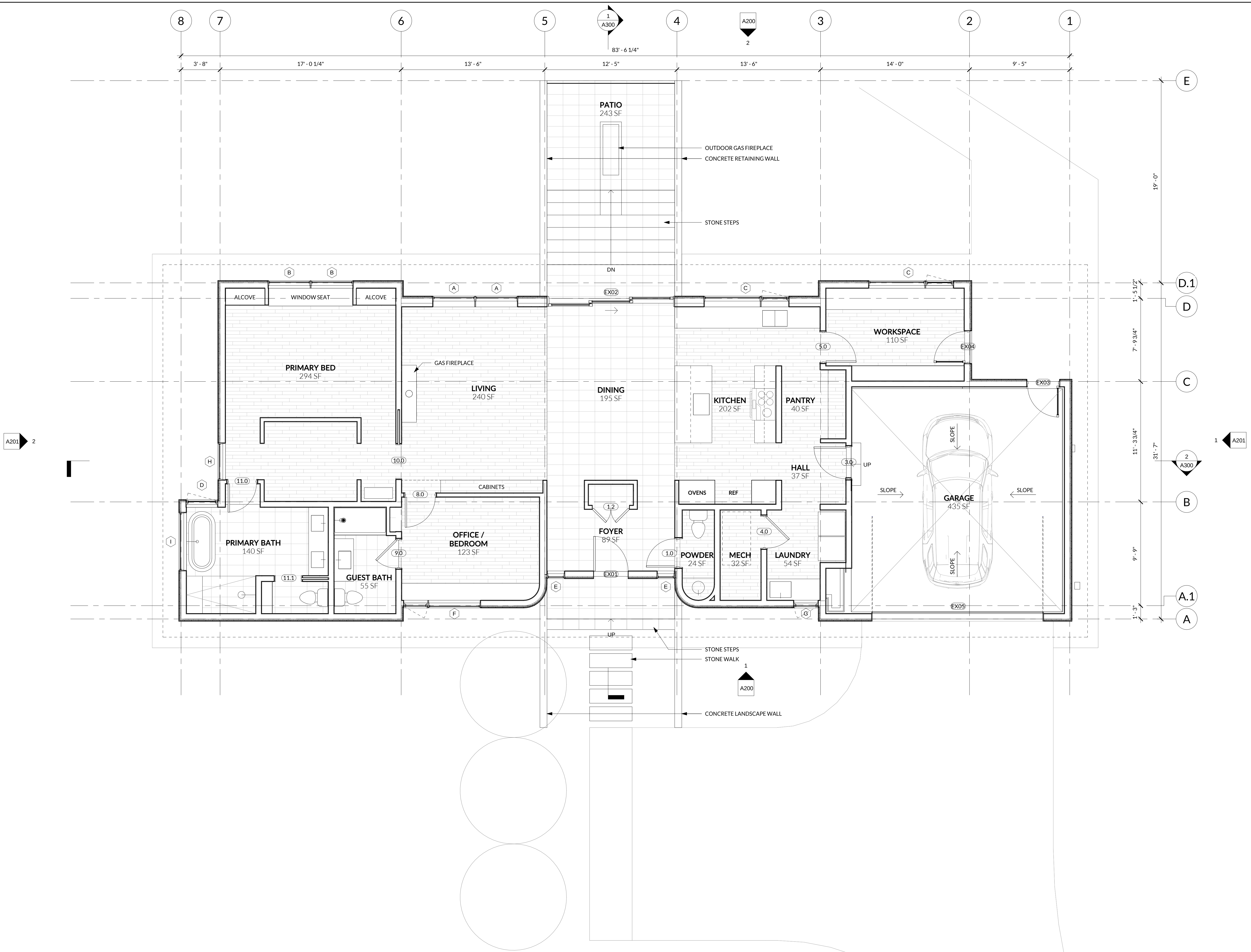
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Issue / Revision Log
03.18.2022 PERMIT SET

FLOOR PLAN

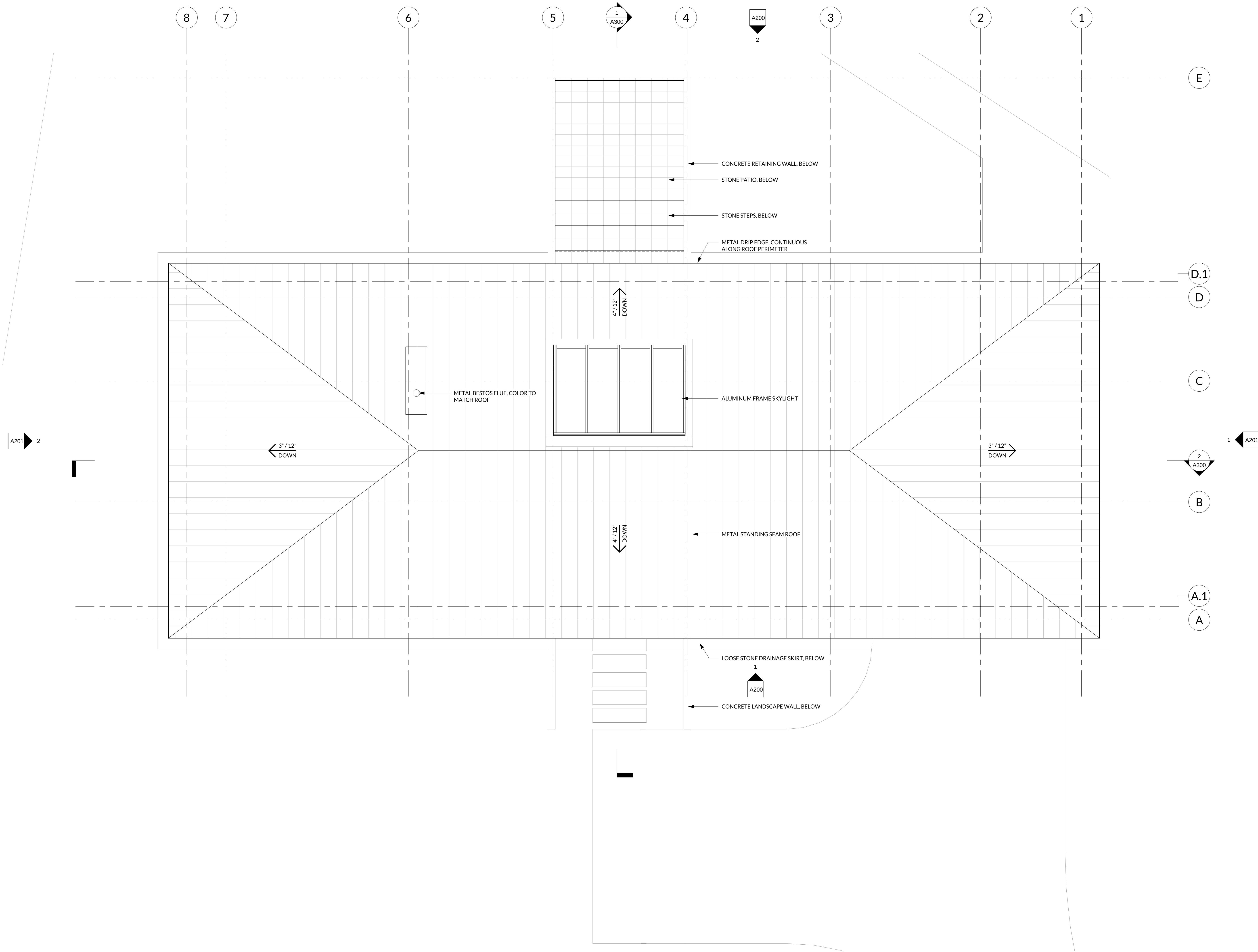
Sheet Number

A100



	LEVEL 1	1/4" = 1'-0"	1	
			A200	A100

3/18/2022 14:55:19M



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Issue / Revision Log
03.18.2022 PERMIT SET

Title
ROOF PLAN

Sheet Number

ROOF PLAN

1/4" = 1'-0"

1
A200 A101

A101

3/18/2022 14:22:34



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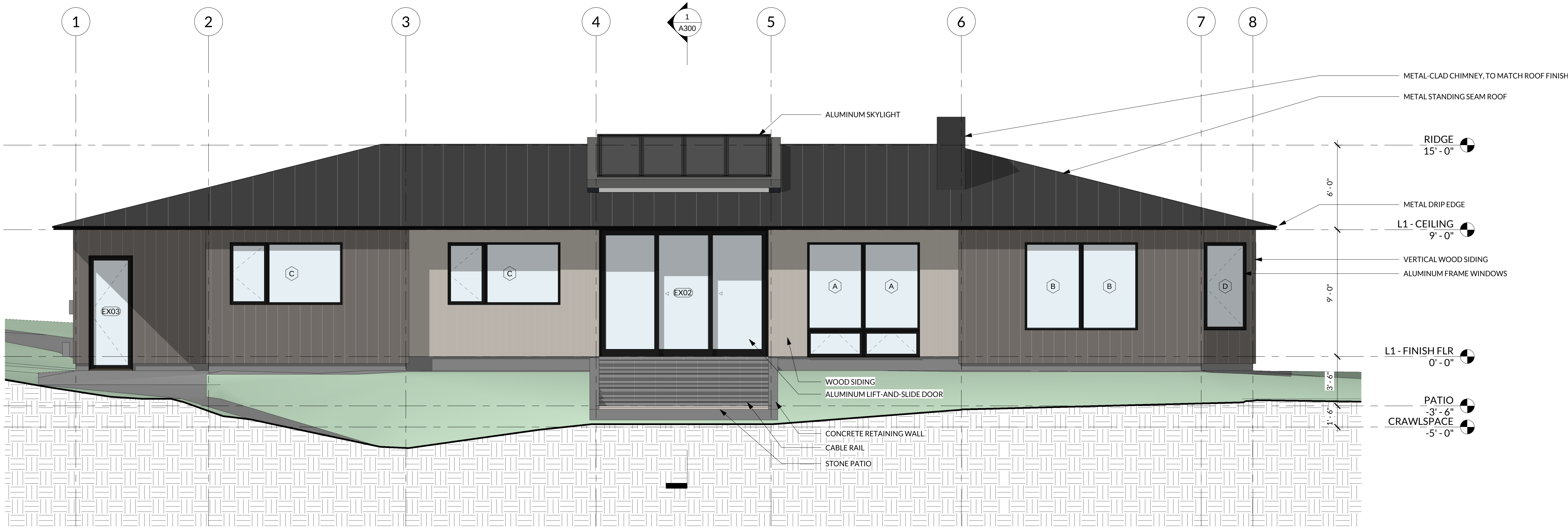
Issue / Revision Log
03.18.2022 PERMIT SET

FOR PERMIT

Title
EXTERIOR ELEVATIONS

Sheet Number

A200

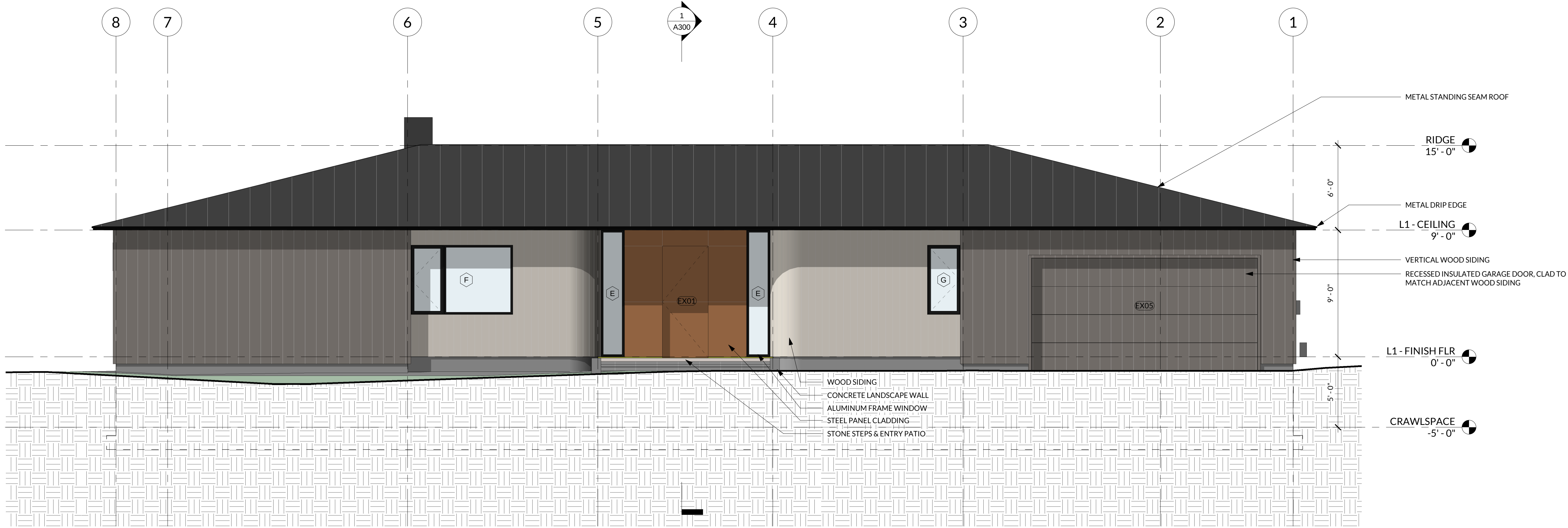


NORTH ELEVATION

1/4" = 1'-0"

2

A099 A200



SOUTH ELEVATION

1/4" = 1'-0"

1

A099 A200

3/18/2022 1:07:46 PM



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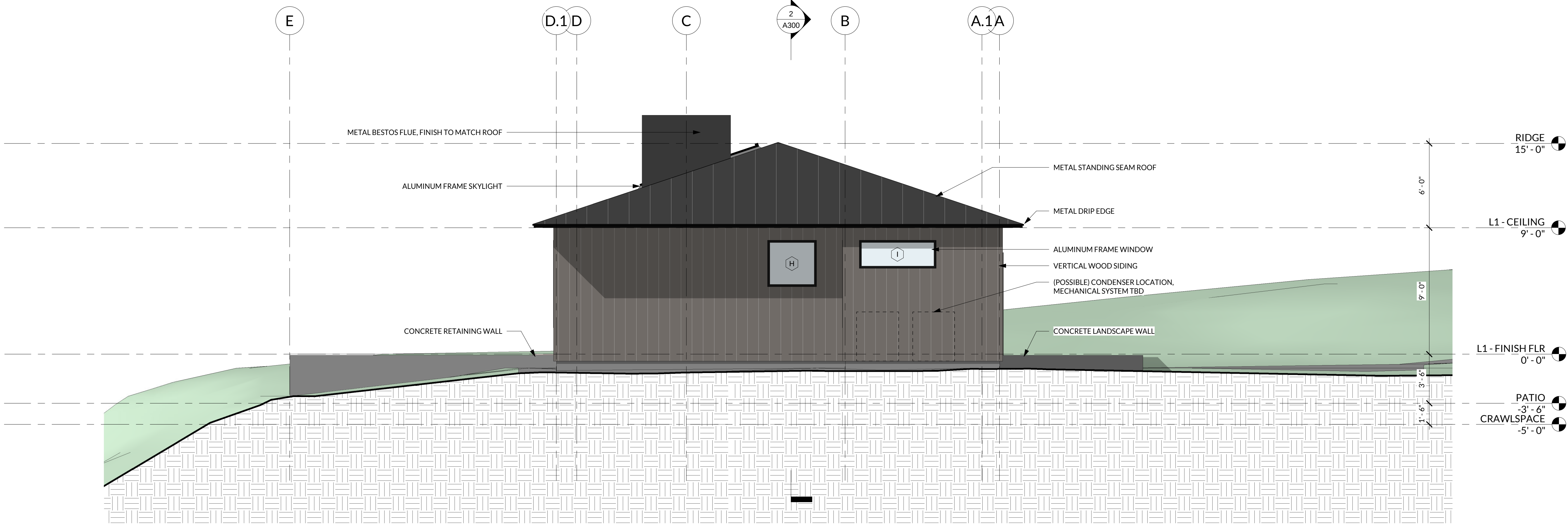
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Issue / Revision Log
03.18.2022 PERMIT SET

Title
EXTERIOR ELEVATIONS

Sheet Number

A201

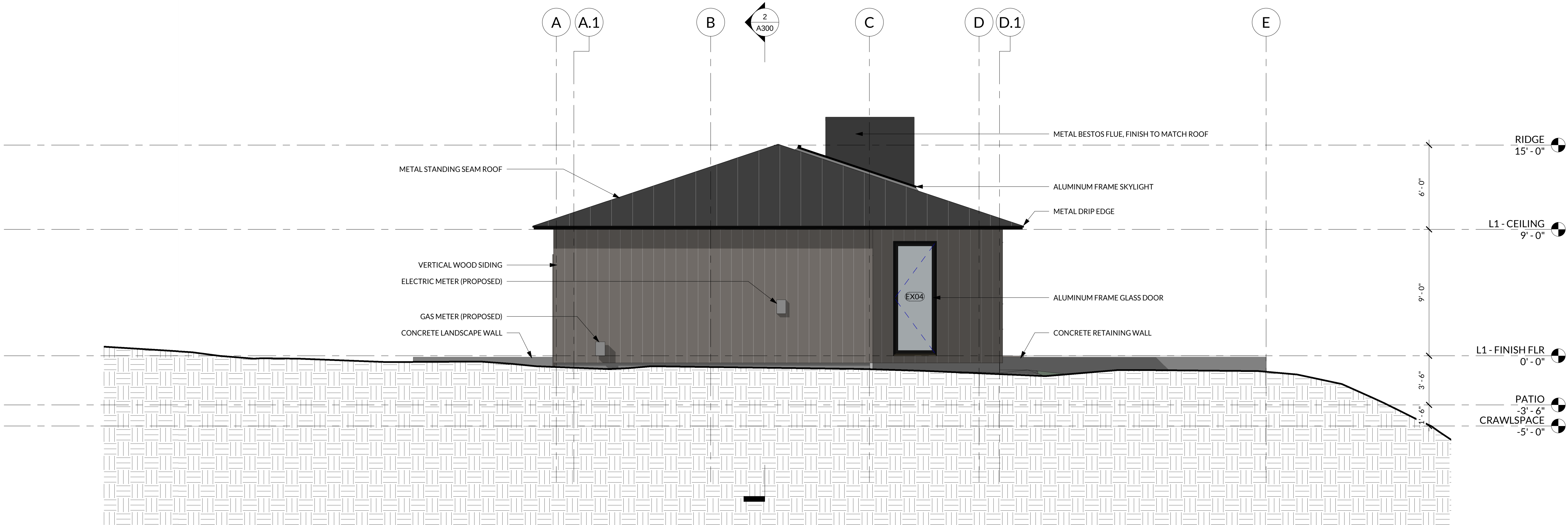


WEST ELEVATION

1/4" = 1'-0"

2

A099 A201

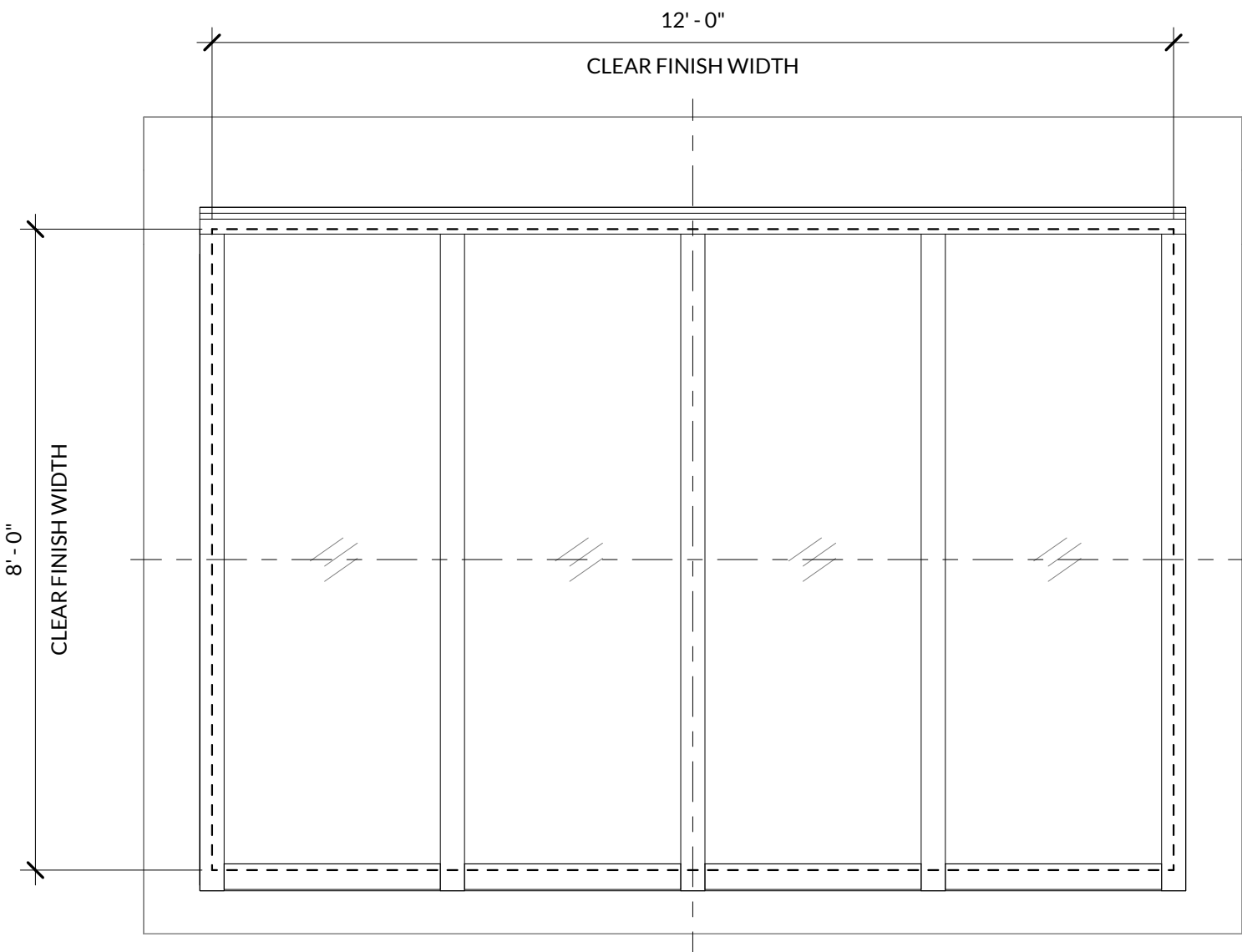


EAST ELEVATION

1/4" = 1'-0"

1

A099 A201



WINDOW & DOOR SPECIFICATIONS

+ BASIS OF DESIGN: FIXED WINDOWS

MANUFACTURER: TBD
PRODUCT: ALUMINUM CLAD WINDOWS
EXTERIOR/INTERIOR FINISH: BLACK
GLAZING: TRIPLE PANE LOW E W/ ARGON, TEMPERED AS REQ. / BLACK PERIMETER SPACER BAR
HARDWARE: NONE

+ BASIS OF DESIGN: OPERATING WINDOWS

MANUFACTURER: TBD
PRODUCT: ALUMINUM CLAD WINDOWS, OUTSWING CASEMENT & AWNING
EXTERIOR/INTERIOR FINISH: BLACK
GLAZING: TRIPLE PANE LOW E W/ ARGON, TEMPERED AS REQ. / BLACK PERIMETER SPACER BAR
HARDWARE: TBD
SCREEN: COLOR MATCH FRAMES W/ CHARCOAL HIGH TRANSPARENCY MESH

+ BASIS OF DESIGN: SLIDING DOORS

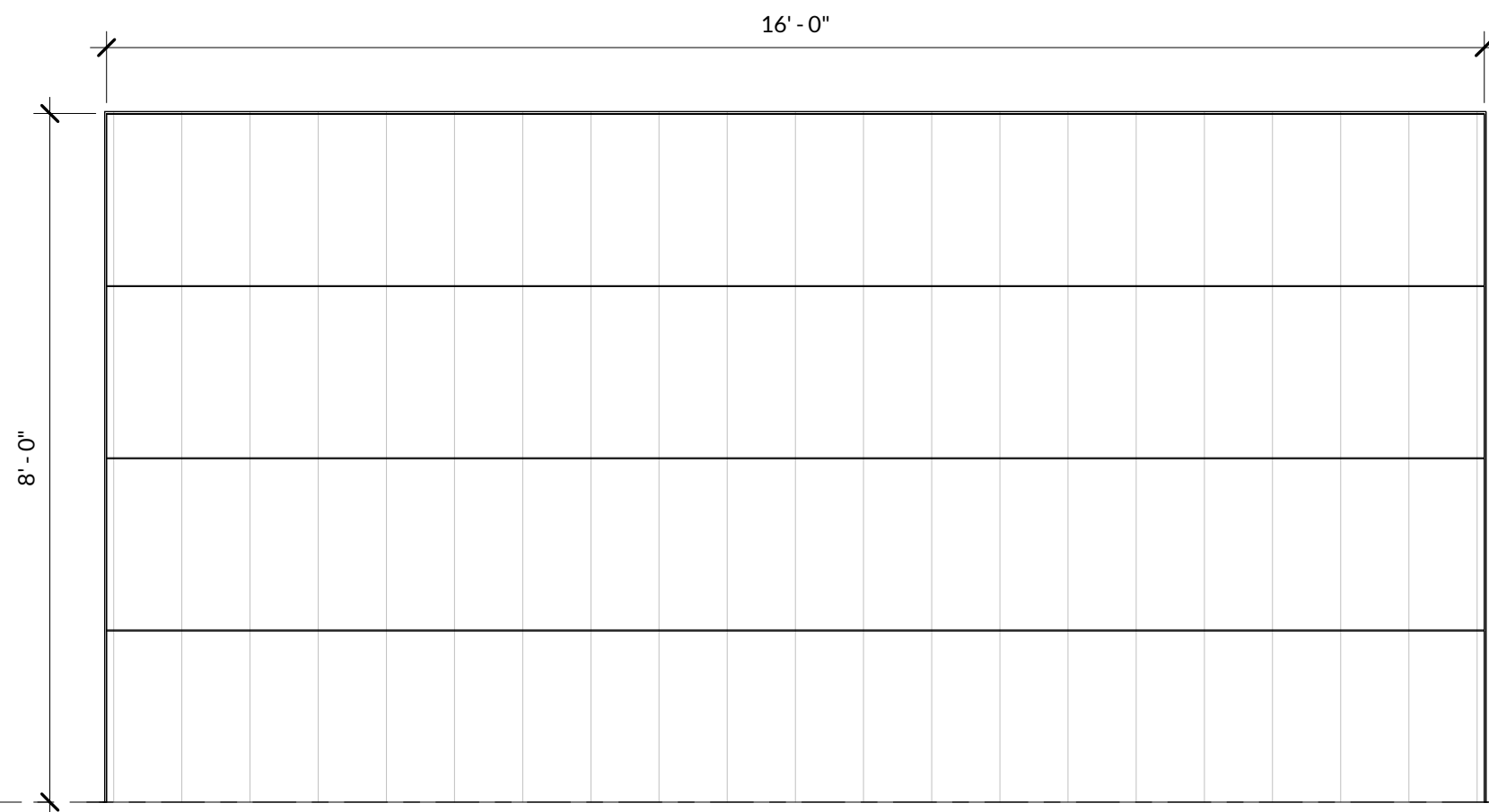
MANUFACTURER: TBD
PRODUCT: ALUMINUM CLAD, LIFT-AND-SLIDE
EXTERIOR/INTERIOR FINISH: BLACK
GLAZING: TRIPLE PANE LOW E W/ ARGON, TEMPERED AS REQ. / BLACK PERIMETER SPACER BAR
SILL: TBD
HARDWARE: TBD
SCREEN: CONCEALED ROLLER SCREEN, COLOR MATCH FRAMES W/ CHARCOAL HIGH TRANSPARENCY MESH

+ BASIS OF DESIGN: SWINGING DOORS

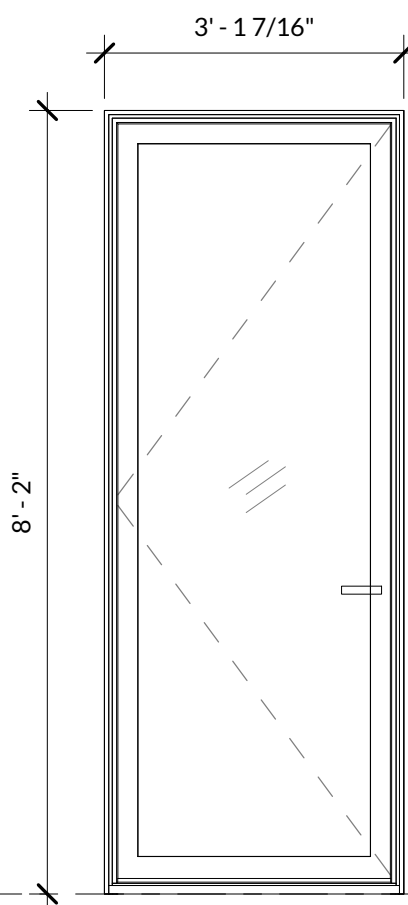
MANUFACTURER: TBD
PRODUCT: WOOD DOORS, INSWING, HINGED
EXTERIOR/INTERIOR FINISH: VARIES - BLACK / CORTEN STEEL
GLAZING: TRIPLE PANE LOW E W/ ARGON, TEMPERED AS REQ. / BLACK PERIMETER SPACER BAR
SILL: TBD
HARDWARE: TBD MULTIPOINT
SCREEN: TBD

SKYLIGHT ELEVATIONS

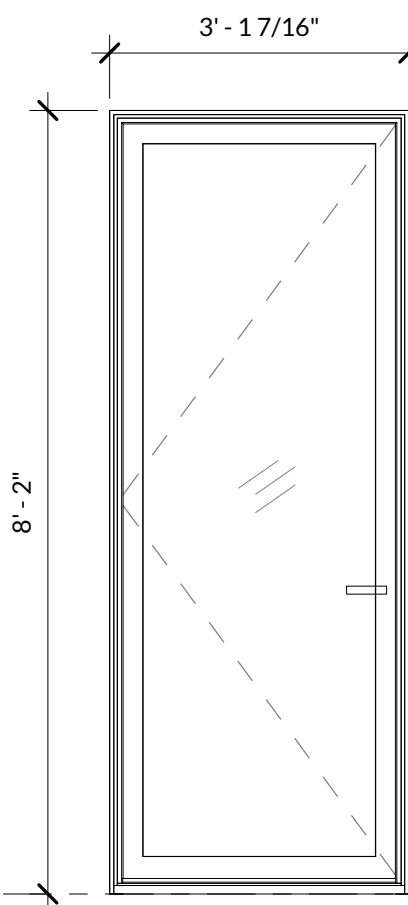
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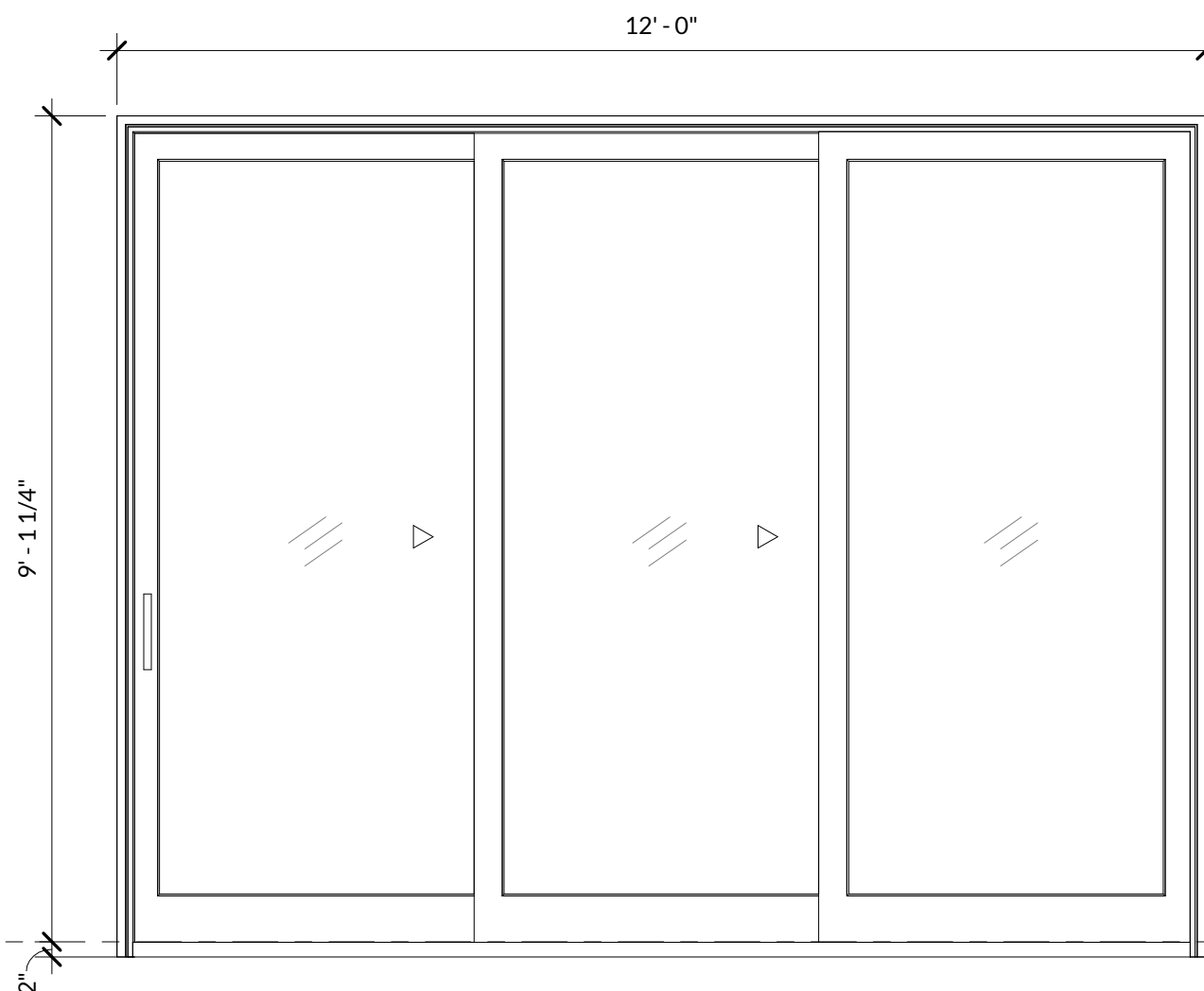
DOOR EX05
INSULATED GARAGE DOOR
CLAD IN WOOD TO MATCH ADJACENT SIDING
QUANTITY: 1



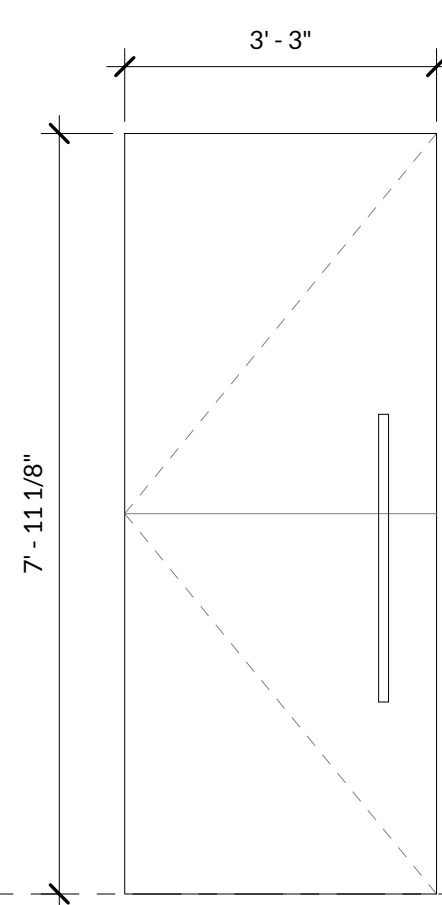
DOOR EX04
INSWING
ALUMINUM FRAME, TRIPLE PANE GLASS
QUANTITY: 1



DOOR EX03
INSWING
ALUMINUM FRAME, TRIPLE PANE GLASS
QUANTITY: 1



DOOR EX02
LIFT-AND-SLIDE
UNI-DIRECTIONAL STACKED
ALUMINUM FRAME, TRIPLE PANE GLASS
QUANTITY: 1

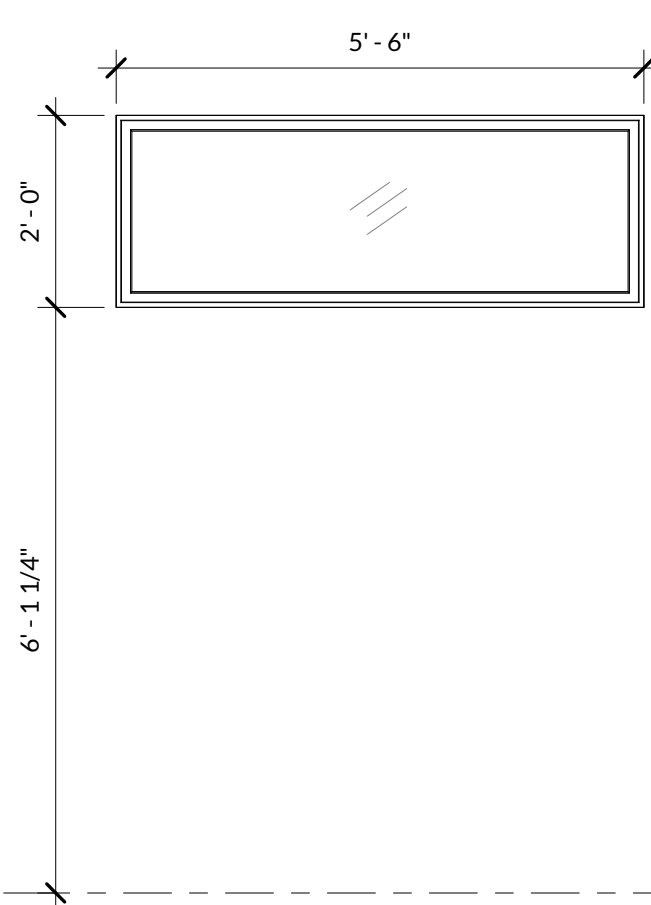


DOOR EX01
INSWING ENTRY
CLAD IN CORTEN STEEL
QUANTITY: 1

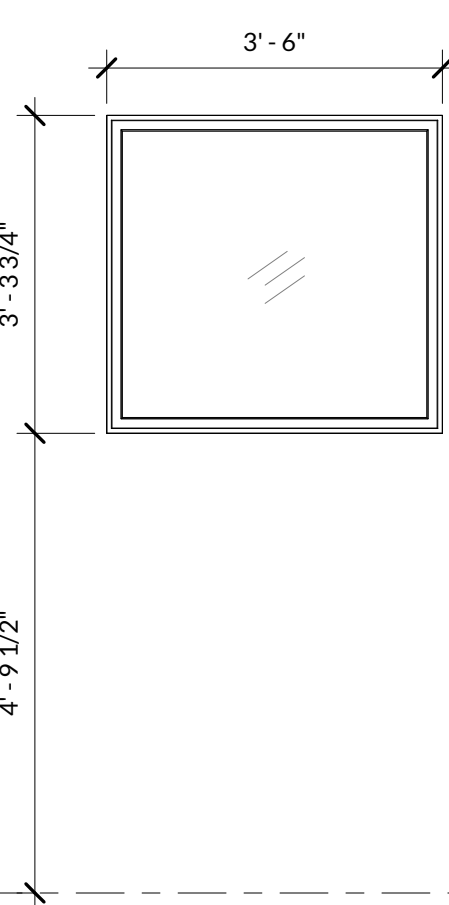
REFERENCE F.F.

DOOR ELEVATIONS

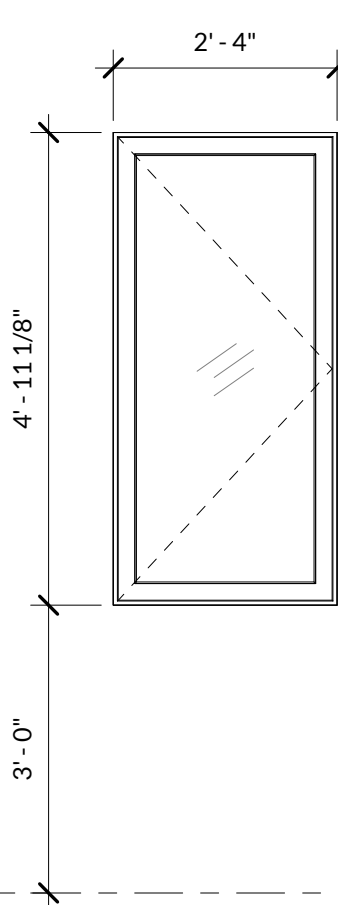
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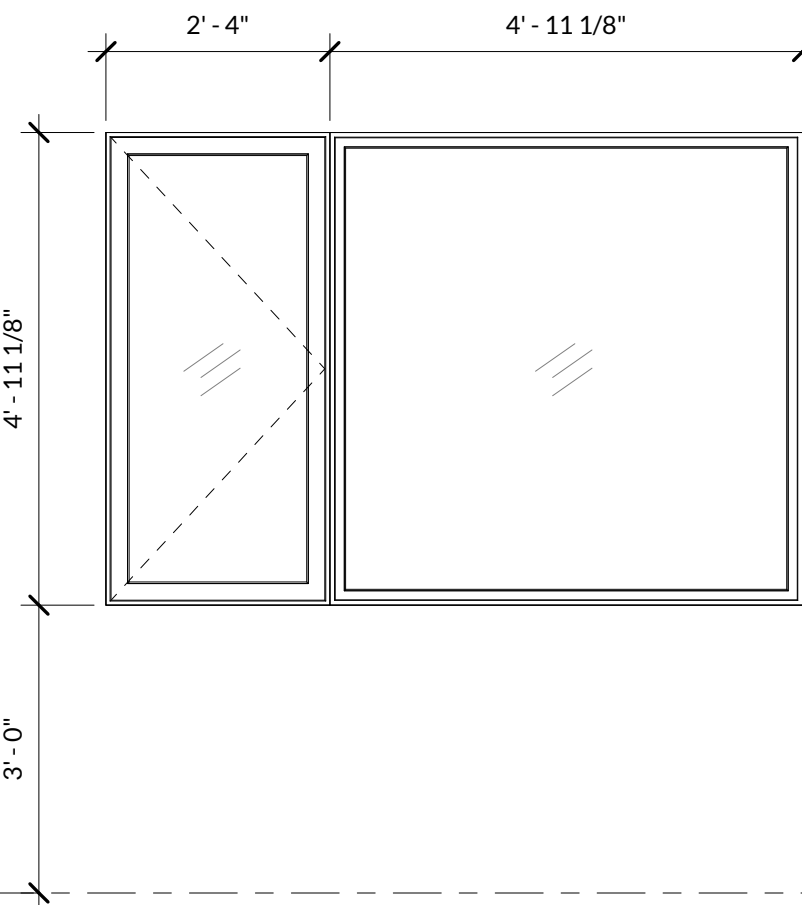
WINDOW TYPE I
FIXED
QUANTITY: 1



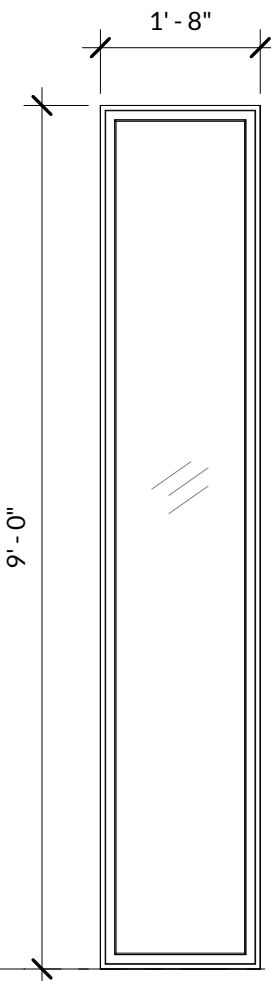
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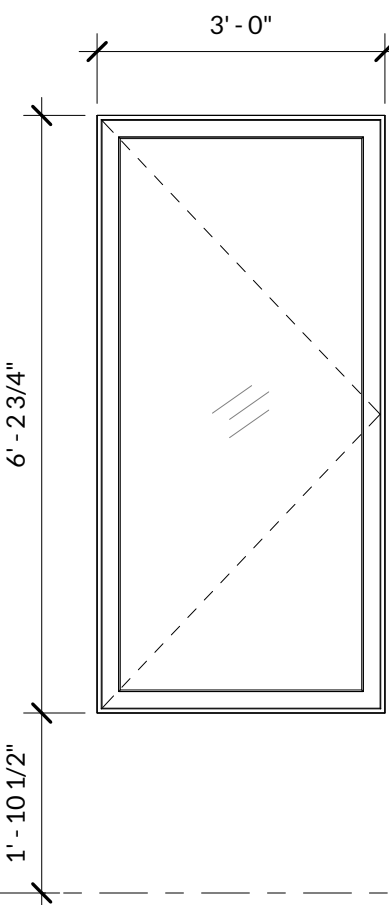
WINDOW TYPE G
OUTSWING CASEMENT
QUANTITY: 1



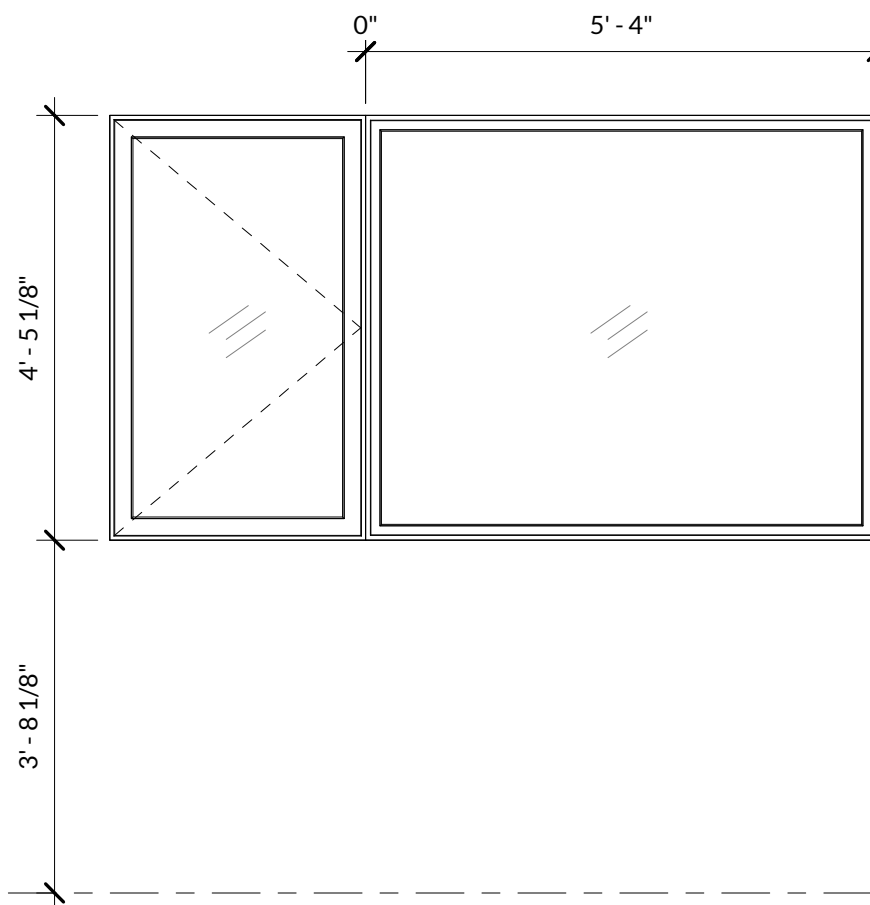
WINDOW TYPE F
FIXED & OUTSWING CASEMENT
QUANTITY: 1



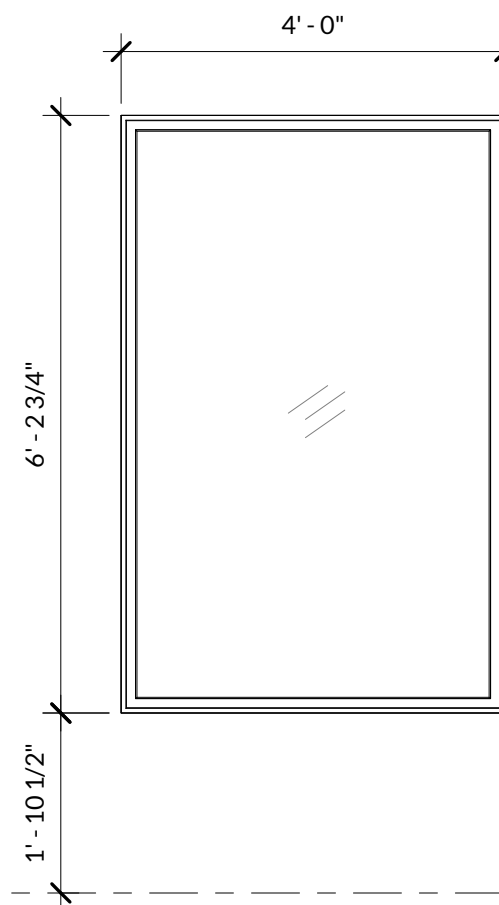
WINDOW TYPE E
FIXED
QUANTITY: 2



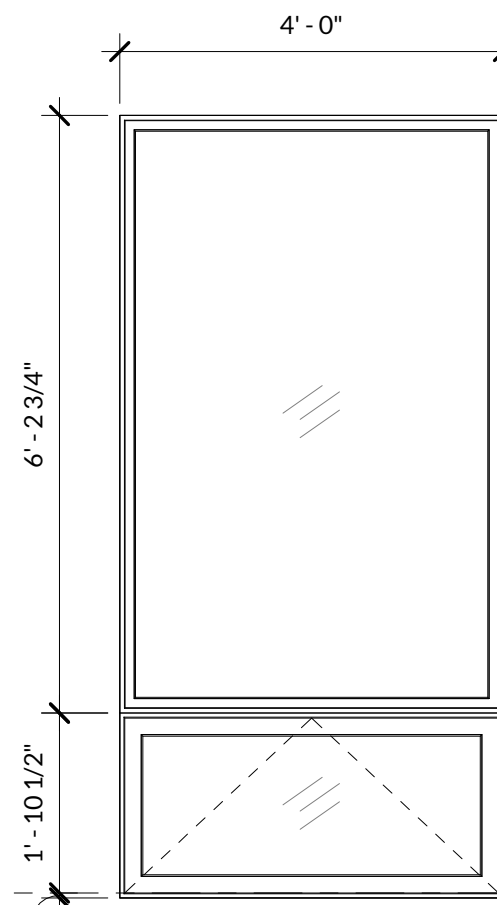
WINDOW TYPE D
OUTSWING CASEMENT
QUANTITY: 1



WINDOW TYPE C
FIXED & OUTSWING CASEMENT
QUANTITY: 2



WINDOW TYPE B
FIXED
QUANTITY: 2



WINDOW TYPE A
FIXED OVER AWNING
QUANTITY: 2

REFERENCE F.F.

WINDOW ELEVATIONS

1/2" = 1'-0"



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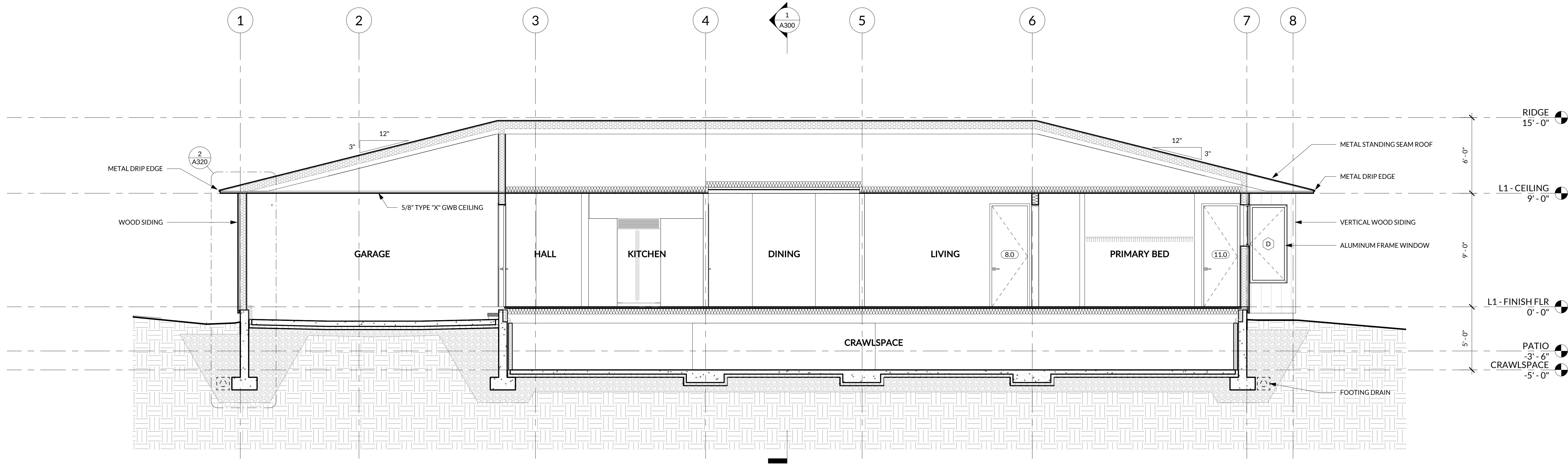
Issue / Revision Log
03.18.2022 PERMIT SET

Title
EXTERIOR WINDOW & DOOR
ELEVATIONS

Sheet Number

A220

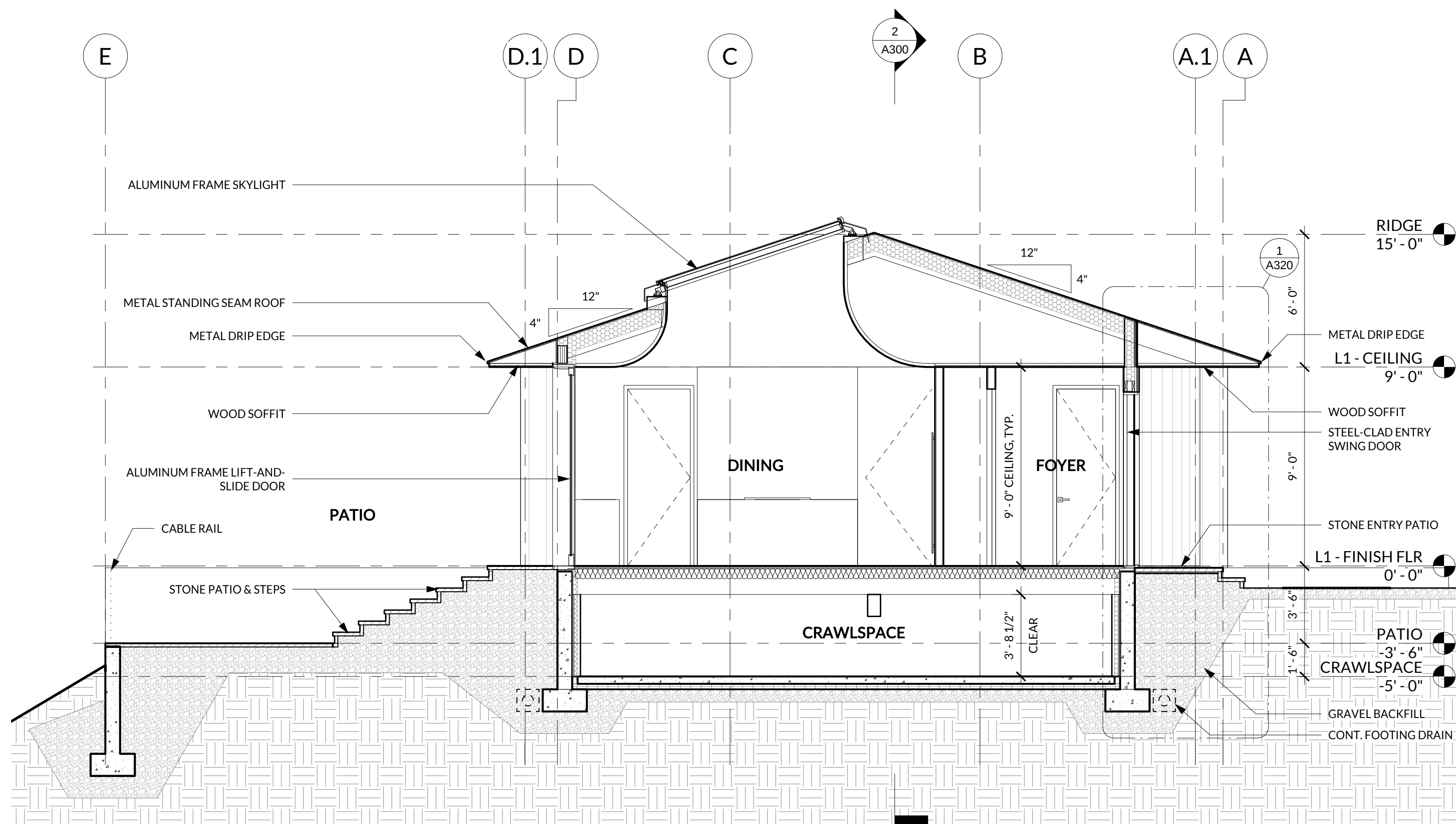
3/18/2022 1:48:22 PM



N/S SECTION "B" @ HALL

1/4" = 1'-0"

2
A099 A300



E/W SECTION "A" @ DINING

1/4" = 1'-0"

1
A099 A300



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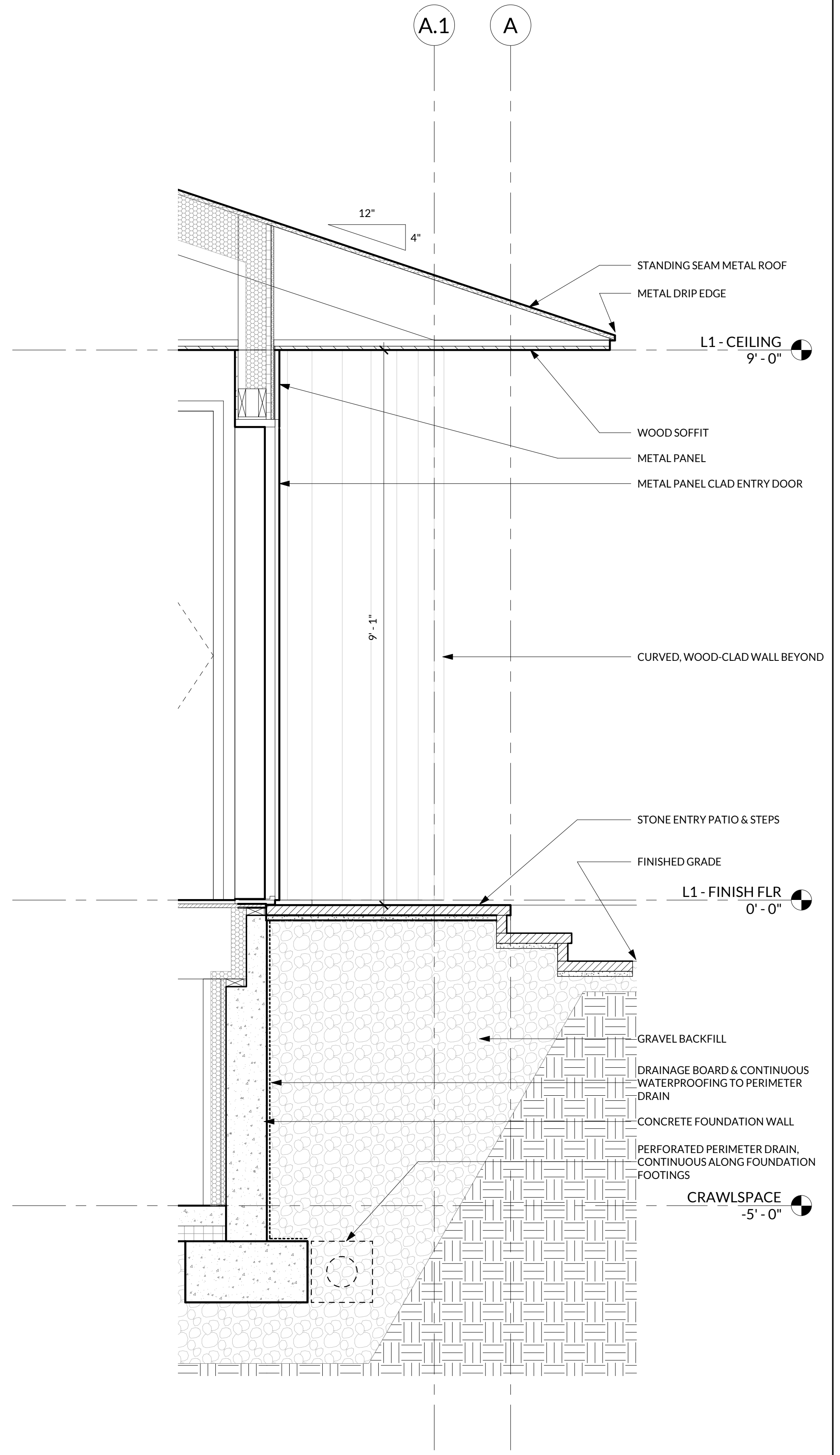
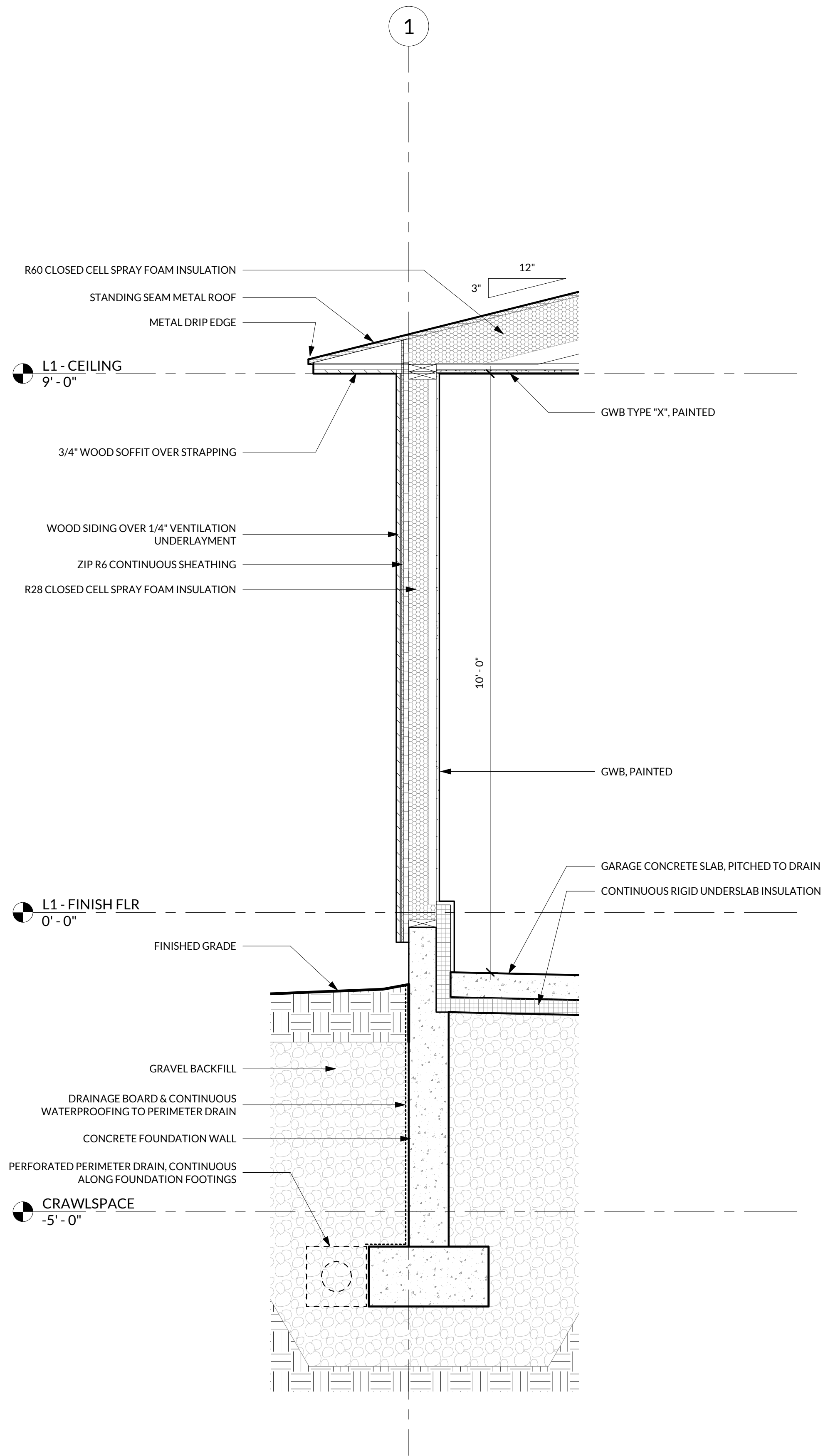
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Title
BUILDING SECTIONS

Sheet Number

A300



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Issue / Revision Log
03.18.2022 PERMIT SET

FOR PERMIT

Title
WALL SECTIONS

Sheet Number

A320

2/16/2022 1:48:59 PM



LOCATION 1 - LOOKING WEST



LOCATION 2 - LOOKING SOUTH



LOCATION 3 - LOOKING SOUTHEAST



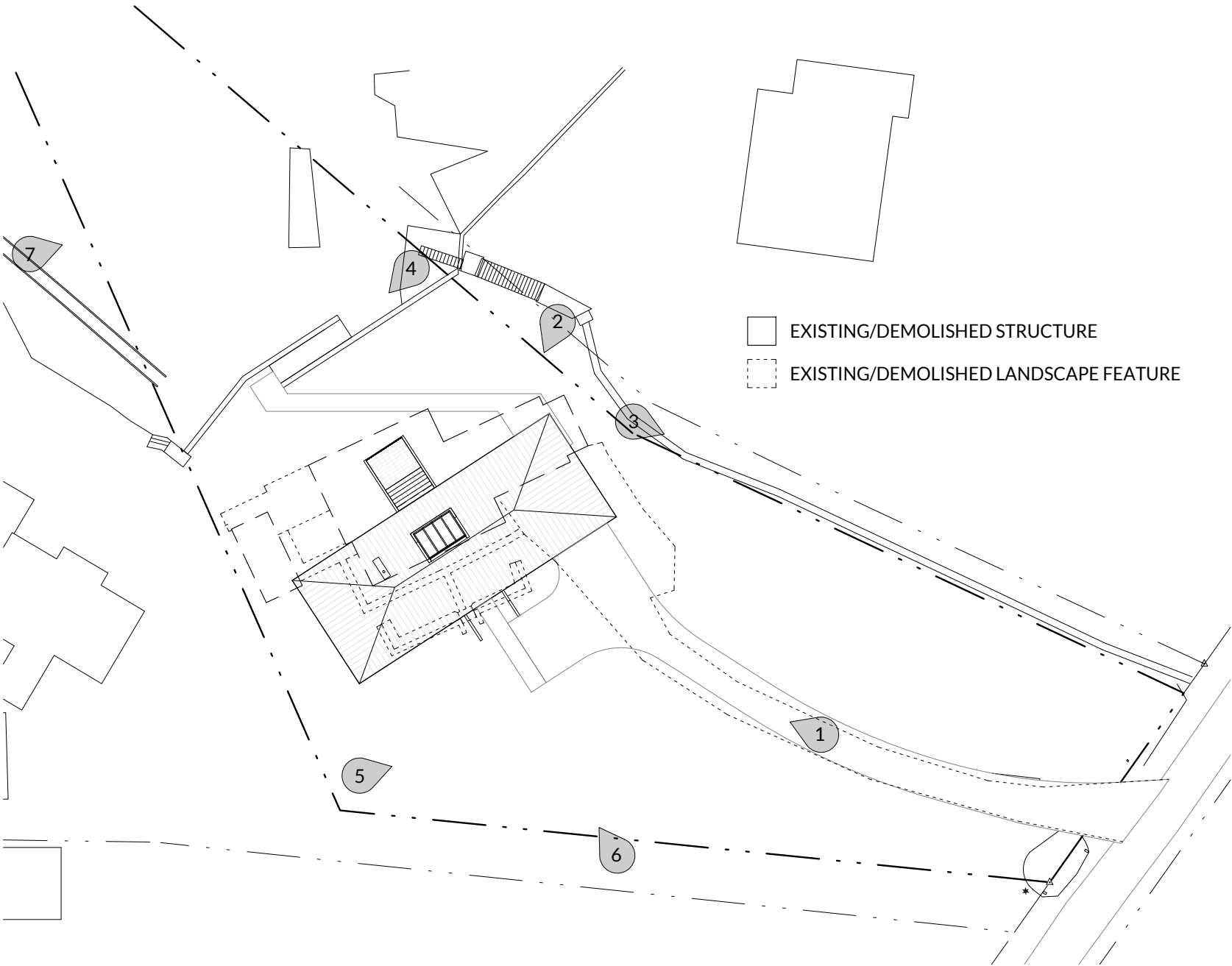
LOCATION 4 - LOOKING SOUTHWEST



LOCATION 5 - LOOKING EAST



LOCATION 6 - LOOKING NORTH



SITE PHOTOGRAPHY KEY



LOCATION 7 - LOOKING NORTHEAST



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Issue / Revision Log
03.18.2022 PERMIT SET

Title
EXISTING SITE PHOTOS

Sheet Number

A900

3/18/2022 2:13:54 PM



NORTHWEST (LAKE) FACADE - LOOKING SOUTHEAST



SOUTH FACADE - LOOKING WEST FROM DRIVEWAY APPROACH



NORTHEAST CORNER - LOOKING SOUTHWEST FROM PUBLIC STAIR



NORTHWEST (LAKE) FACADE - LOOKING EAST FROM BEACH



SOUTHWEST CORNER - LOOKING NORTH



SOUTH FACADE - LOOKING NORTH FROM NEIGHBOR'S DRIVEWAY



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Issue / Revision Log
03.18.2022 PERMIT SET

Title
EXTERIOR RENDERINGS

Sheet Number

A910

2/16/2022 1:03:18 PM



SOUTH (MAIN ENTRY) FACADE - LOOKING NORTHWEST



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03.18.2022 PERMIT SET

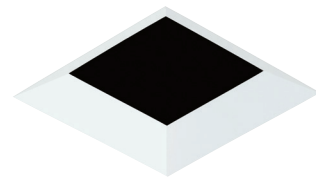
Title
EXTERIOR RENDERINGS

Sheet Number

A911

ELEMENT™ 4" LED

FIXED DOWNLIGHT



SHOWN IN FLANGELESS BEVEL SQUARE

The ELEMENT 4" Next Generation Fixed recessed downlight features a patented high/low lamp positioning which allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless Wood Ceiling.

- Housing reduced by 54%
- Patented high/low lamp positioning
- 2-step standard
- Standard dimming (down to 1%)
- Trim Reflector options
- Solite Soft Focus lens option
- Flangeless Wood Ceiling option

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

Lumen output will vary by CCT and CRI.
See photometric charts for output information.

SPECIFICATIONS

	STATIC WHITE			XICATO		WARM DIM		TUNABLE WHITE	
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	4000/3400	2900/2465	1800/1450	1575	1856	2374	1300	2157	1900
WATTS	35	29	17	19	26	31	17	28	28
EFFICACY	112/96	100/85	106/85	81	71	76	76	72	69
CRI	80+/90+			80+	95+	90+			
CBCP	10° - 19,414 (low output) 18° - 8,192 25° - 6,907 40° - 4,517 60° - 3,209			21° - 8,345 43° - 3,644 60° - 1,964	21° - 8,471 43° - 4,022 60° - 2,237	18° - N/A 25° - N/A 40° - 2,381 60° - N/A			
CCT	2700K, 3000K, or 3500K			2700K, 3000K, or 3500K ³		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step			1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V								
DIMMING ¹	Standard reverse-phase, forward-phase, TRIAC, and 0-10V dimming (down to 1%) Lutron Hi-lume EcoSystem (down to 0.1%) Lutron Hi-lume 2-wire (down to 1%) eldoLED 0-10V or Dali (down to 0.1%)							eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency								
OPTICS	Field changeable: 10°, 18°, 25°, 40°, or 60° TIR			Field changeable: 21°, 43°, or 60° Reflector		Field changeable: 18°, 25°, 40°, or 60° TIR			
ADJUSTABILITY	High/low positioning, 45° collar rotation								
CEILING APPEARANCE	Flanged, Flangeless, or Flangeless in Wood Ceiling								
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" Note: Thicker ceilings impact light cutoff								
CEILING APERTURE	4-1/2" ceiling cutout								
HOUSING	IC Airtight, Non-IC Airtight, IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.								
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum								
FINISH	Housing: Black Powder Coat Trim: Antique Bronze, Black, Satin Nickel, White (paintable)								
GENERAL LISTINGS	ETL listed. Damp listed. Shower version Wet listed.								
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).								
L70	50,000 hours min								
WARRANTY ²	5 years								

Data in chart reflect 3000K/80 CRI values unless noted.

Custom Output/Custom RAL/Custom CCT available, Contact Quotes Department

Ordering grids available on page 2.

Accepts two optical controls and an optional trim-mounted lens.

¹See ELEMENT-Lighting.com for dimmer compatibility. LH High Output and LV Max Output Standard Phase dimming down to 5% min.

²Visit ELEMENT-Lighting.com for specific warranty limitations and details.

³3500K Xicato module not available for Artist series.

ELEMENT™ 4" LED

FIXED DOWNLIGHT

ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E4R ELEMENT 4" ROUND	L FLANGELESS F FLANGED	-LV MAX OUTPUT, 35W ²	827 80 CRI, 2700K, 2-STEP 830 80 CRI, 3000K, 2-STEP	10 10° ⁶ 18 18°	D DOWNLIGHT	I IC AIRTIGHT N NON-IC AIRTIGHT	INTEGRATED DRIVERS 120V/277V UNIVERSAL PHASE/0-10V 1% (LEAVE BLANK) ⁷	120 VOLT (LEAVE BLANK)
E4S ELEMENT 4" SQUARE	WC WOOD CEILING ¹	-LH HIGH OUTPUT, 29W ³ -LO LOW OUTPUT, 17W ⁴	835 80 CRI, 3500K, 2-STEP 927 90 CRI, 2700K, 2-STEP 930 90 CRI, 3000K, 2-STEP 935 90 CRI, 3500K, 2-STEP WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP TW52 90 CRI, 5000K-2700K, TUNABLE WHITE, 2-STEP ⁵ TW41 90 CRI, 4000K-1800K, TUNABLE WHITE, 2-STEP ⁵	25 25° 40 40° 60 60°			-ELDO ELDOLED 0.1% 0-10V LINEAR -ELDOA ELDOLED 0.1% 0-10V LOGARITHMIC -ELDD ELDOLED 0.1% DALI -ELTO ELDOLED TUNABLE WHITE 0.1% 0-10V LINEAR ⁵ -ELTD ELDOLED TUNABLE WHITE 0.1% DALI ⁵ -HLECO LUTRON HI-LUME 0.1% ECOSYSTEM ⁸	-277 277 VOLT
		-X XICATO, HIGH OUTPUT, 25W ⁹	I27 80 CRI, 2700K, 1X2-STEP, XICATO I30 80 CRI, 3000K, 1X2-STEP, XICATO I35 80 CRI, 3500K, 1X2-STEP, XICATO A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST	21 21° XICATO 43 43° XICATO 60 60° XICATO			INTEGRATED DRIVERS 120V -HL2W LUTRON HI-LUME 1% 2-WIRE ³	

Trims are required and must be ordered separately.

¹WC - Wood Ceiling option accommodates Flangeless trims only.

²LV - Max Output not available in I IC Housing, with HL Lutron drivers, WD Warm Dim or TW Tunable White. Standard Phase dimming down to 5% min. LV available for wet application (not rated for Sauna/Steam-room).

³LH - High Output HL2W Lutron driver not available in I IC Housing. Standard Phase dimming down to 5% min. LH available for wet application (not rated for Sauna/Steam-room).

⁴LO - Sauna/Steam-room use available only with combination of H Shower Trim, LO Low Output and I IC Housing.

⁵TW52, TW41 - Tunable White only available in LH High Output, only available with ELTO (0-10V, linear), or ELTD (DALI). I IC Housing output is 15% less than N Non-IC Housing Output.

For 0-10V logarithmic dimming consult Quotes Department.

⁶IO - Available LO Low Output only, 10° Beam Spread has a unique LED module not available with Warm Dim or Tunable White. Changing optics to 18°, 25°, 40°, or 60° will require a new LED module.

⁷Universal dimming is reverse-phase, forward-phase, and TRIAC.

⁸HLECO - Lutron has put their entire 0.1% ECO drivers on indefinite hold which impacts all -HLECO item numbers. Please consult factory for alternatives. This does not impact -HL2W.

⁹X - XICATO housings utilize dedicated Standard Phase, 0-10V, 120V and 277V drivers. If ordering Xicato with Standard Drivers (non-Lutron or eldoLED), at the end of the item number please specify:

-**010** for 0-10V 120V, **-277** for Phase 277V or **-010-277** for 0-10V 277. For example: E3RLF-XA2743DI-**010** or E3RLF-XA2743DI-**277** or E3RLF-XA2743DI-**010-277**.

TRIM

PRODUCT	CEILING APPEARANCE	STYLE	APERTURE	FINISH
E4R ELEMENT 4" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E4S ELEMENT 4" SQUARE	F FLANGED	F FLAT	-H SHOWER ¹	B BLACK
	F15 FLANGED 1.1"-1.5" CEILING THICKNESS		-L LENSED	S SATIN NICKEL
	F20 FLANGED 1.6"-2.0" CEILING THICKNESS			W WHITE
	F25 FLANGED 2.1"-2.5" CEILING THICKNESS			

¹H - Sauna/Steam-room use available only with combination of H Shower Trim, LO Low Output and I IC Housing.

LENSES / LOUVERS¹

PRODUCT	
140MR16SF	SOLITE SOFT FOCUS LENS
140MR16SB	SANDBLASTED LENS
140MR16LL	LINEAR SPREAD LENS
140MR16DF	DIFFUSER SPREAD LENS
140UVMR16	CLEAR GLASS LENS
EL2RHCBK	EGGCRATE/HEXCELL LOUVER

¹For additional lenses, louvers, optical controls and accessories, reference ELEMENT-lighting.com/Products/Accessories. ELEMENT allows up to two Lenses or Louvers per fixture.

PREMIUM LENS HOLDER

PRODUCT	LENSES
240E3LENSHLDR	1 ONE LENS 2 TWO LENSES

240E3LENSHLDR

The premium, threaded lens holder provides more secure mounting of additional lenses as compared to the standard lens holder that ships with each fixture.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDCOPT	18 18° 25 25° 40 40° 60 60°

353E4LEDCOPT

REPLACEMENT REFLECTORS¹

PRODUCT	BEAM SPREAD
352LEDXREF	21 21° 43 43° 60 60°

352LEDXREF

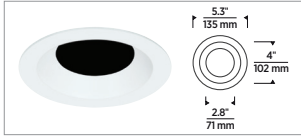
¹For use with Xicato modules only.

ELEMENT™ 4" LED

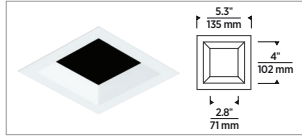
FIXED DOWNLIGHT

TRIMS

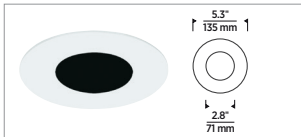
FLANGED



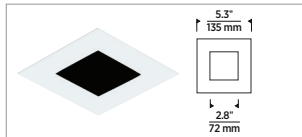
ROUND BEVEL



SQUARE BEVEL

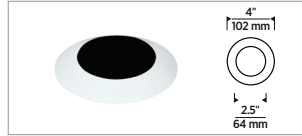


ROUND FLAT

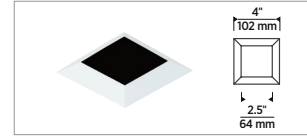


SQUARE FLAT

FLANGELESS



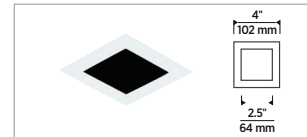
ROUND BEVEL



SQUARE BEVEL



ROUND FLAT



SQUARE FLAT

FINISH



ANTIQUE BRONZE



BLACK



SATIN NICKEL

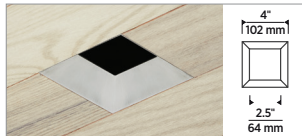


WHITE (PAINTABLE)

FLANGELESS IN WOOD CEILING



ROUND BEVEL (ANTIQUE BRONZE)



SQUARE BEVEL (SATIN NICKEL)



ROUND FLAT (ANTIQUE BRONZE)



SQUARE FLAT (SATIN NICKEL)

LENS OPTION



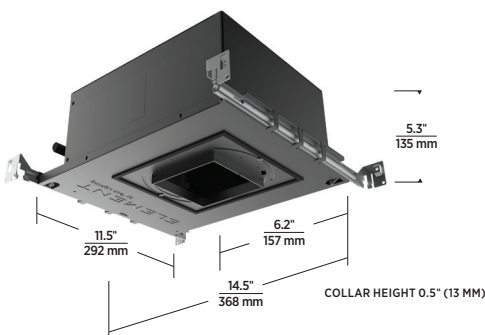
SHOWN WITH AND WITHOUT A LENS (SQUARE FLANGED BEVEL)



SHOWN WITH AND WITHOUT A LENS (ROUND FLANGELESS BEVEL)

See installation instruction sheet on techlighting.com.

HOUSING



IC AIRTIGHT / NON-IC AIRTIGHT

ELEMENT™ 4" LED

FIXED DOWNLIGHT

ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent or Anodized Black for an ultimate quiet ceiling aesthetic. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 4" trims and housings.

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G) or Anodized Black (B)

SPECIFICATIONS

COMPATIBLE TRIMS	NON-SLOTTED (FOR FIXED)
 4" round, flanged, bevel	 E4TREFNS2 (B, G)
 4" round, flanged, flat	 E4TREFNS1 (B, G)
 4" round, flangeless, bevel	 E4TREFNS2 (B, G)
 4" round, flangeless, flat	 E4TREFNS1 (B, G)
 4" square, flanged, bevel	 E4TREFNS6 (B, G)

Only compatible with ELEMENT 4" LED series.

May require lamp to be placed in High position.

Not available for ELEMENT 4" Square Flat trims or Square Flangeless Bevel trims.

Not compatible with lensed trims.

[†]Non-slotted Reflectors may be used in Adjustable Housings with the lamp assembly placed in the 0° tilt position.

ORDERING GRID

E4 TRIM MOUNTED REFLECTORS[†]

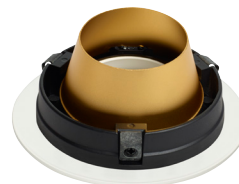
PRODUCT	STYLE	FINISH
E4TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS6 NON-SLOTTED	

E4TREF

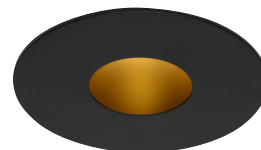
[†]Not compatible with lensed trims.



SHOWN IN ANODIZED BLACK
(REFLECTOR ONLY)



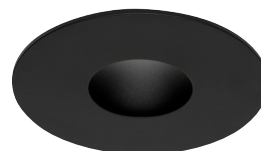
SHOWN IN ANODIZED GOLD
(TRIM MOUNTED)



SHOWN IN ANODIZED GOLD
(BELOW CEILING VIEW)



SHOWN IN ANODIZED GOLD
(BELOW CEILING VIEW)



SHOWN IN ANODIZED BLACK
(BELOW CEILING VIEW)

ELEMENT™ 4" LED

FIXED DOWNLIGHT

PHOTOMETRICS

Description: 4" LED Module
18° Beam - 0° Tilt,
90 CRI, 3000K

Model: E4 Citizen LED

Input Power (Watts): 32.9

Input Power Factor: 0.99

Absolute Luminous
Flux (Lumens): 2494

Lumen Efficacy
(Lumens per Watt): 76

Output difference between CCTs - 5%, CRIs - 15%.

Description: 4" LED Module
25° Beam - 0° Tilt,
90 CRI, 3000K

Model: E4 Citizen LEDt

Input Power (Watts): 32.7

Input Power Factor: 0.98

Absolute Luminous
Flux (Lumens): 2456

Lumen Efficacy
(Lumens per Watt): 75

Description: 4" LED Module
40° Beam - 0° Tilt,
90 CRI, 3000K

Model: E4 Citizen LED

Input Power (Watts): 32.8

Input Power Factor: 0.98

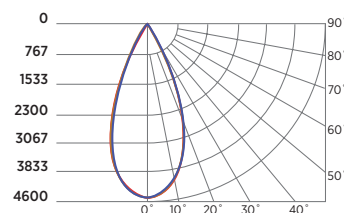
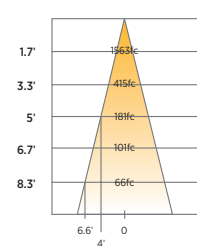
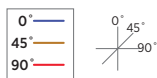
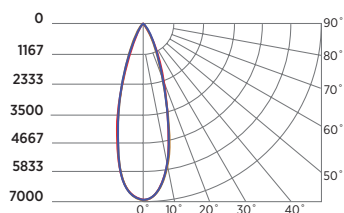
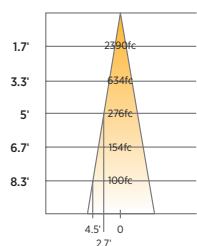
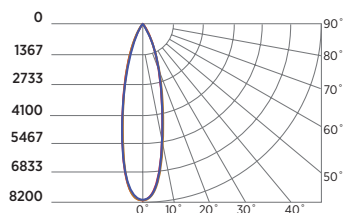
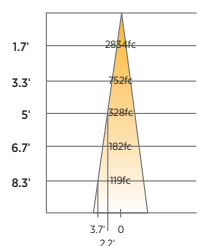
Absolute Luminous
Flux (Lumens): 2584

Lumen Efficacy
(Lumens per Watt): 79

ANGLE	0°	45°	90°
0°	8192	8192	8192
5°	7438	7514	7532
10°	5277	5300	5297
15°	3190	3214	3209
20°	1898	1908	1900
25°	1066	1077	1064
30°	610	626	608
35°	319	386	325
40°	161	249	162
45°	94	145	94
50°	62	77	63
55°	37	49	37
60°	25	30	25
65°	12	16	13
70°	1	7	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	6907	6907	6907
5°	6578	6568	6565
10°	5455	5476	5467
15°	3575	3584	3595
20°	1856	1910	1947
25°	997	1040	1057
30°	623	654	660
35°	330	433	358
40°	153	276	165
45°	88	149	96
50°	57	73	61
55°	32	44	35
60°	19	25	21
65°	8	12	9
70°	0	4	1
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	4517	4517	4517
5°	4385	4393	4402
10°	4053	4071	4076
15°	3498	3518	3534
20°	2595	2648	2698
25°	1635	1620	1598
30°	860	850	804
35°	374	429	396
40°	179	224	190
45°	101	123	107
50°	60	75	64
55°	31	47	32
60°	19	26	20
65°	7	12	8
70°	1	3	1
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



ELEMENT™ 4" LED

FIXED DOWNLIGHT

PHOTOMETRICS

Description: 4" LED Module
60° Beam - 0° Tilt,
80 CRI, 3000K

Model: E4 Citizen LED

Input Power (Watts): 30.7

Input Power Factor: 0.98

Absolute Luminous

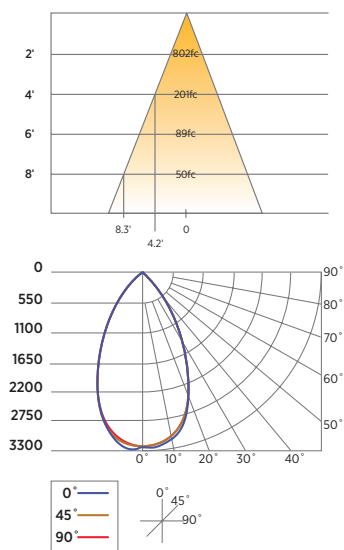
Flux (Lumens): 3178

Lumen Efficacy

(Lumens per Watt): 103.4

Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	3209	3209	3209
5°	3215	3152	3158
10°	3103	3067	3068
15°	2869	2852	2881
20°	2428	2393	2468
25°	1881	1814	1930
30°	1398	1324	1441
35°	982	939	1038
40°	597	603	681
45°	334	359	393
50°	186	202	210
55°	89	118	98
60°	46	74	50
65°	25	38	27
70°	6	15	7
75°	4	4	4
80°	3	3	3
85°	1	1	1
90°	0	0	0



ELEMENT™ 4" LED

FIXED DOWNLIGHT

PROJECT INFORMATION

JOB NAME AND INFORMATION

FIXTURE TYPE AND QUANTITY

NOTES

The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

- **Selectable CCT (2700K/3000K)**
- **120V or 12V**
- **Outstanding protection against the elements:**
 - Wet Listed IP66 Rated
 - Stainless Steel Mounting Hardware
 - Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V ELV, MLV and Triac. 120V not dimmable
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Step: 2x4 junction box
CCT	2700K/3000K Selectable
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.

* Visit techlighting.com for specific warranty limitations and details.



IKON OUTDOOR WALL/STEP LIGHT
shown in black



IKON OUTDOOR WALL/STEP LIGHT
shown in bronze

12V AC TRANSFORMERS*

(OUTDOOR RATED, ORDERED SEPARATELY)

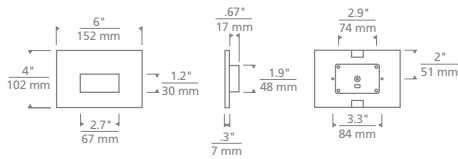
ITEM	DESCRIPTION	HOUSING	DIMMING
7000T150T	MAGNETIC, 150W, 120V	STAINLESS STEEL	MAGNETIC
7000T300T	MAGNETIC, 300W, 120V	STAINLESS STEEL	MAGNETIC

*WE DO NOT RECOMMEND USING GREATER THAN 70% OF THE MAXIMUM WATTAGE SPECIFIED FOR THE LOW VOLTAGE TRANSFORMER DUE TO INRUSH CURRENT REQUIREMENTS.

ORDERING INFORMATION

PRODUCT	CRI/CCT	FINISH	VOLTAGE
7000SIKN	92730 90 CRI 2700K/3000K SELECTABLE	B BLACK Z BRONZE	12 12V* 120 120V

*REQUIRES 12V REMOTE TRANSFORMER



Ikon Outdoor Wall/Step Light

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

DATE:	PROJECT:	TYPE:
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CATALOG NUMBER LOGIC:



**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: B - MN - LED - e68 - SP - WHP - 12 - 11 - A - 360SL

MATERIAL

(Blank) - Aluminum B - Brass

SERIES

MN - Micro Nite Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e67 - 7W LED/2700K e69 - 7W LED/4000K

e68 - 7W LED/3000K e75 - 7W LED/Amber

OPTICS

SP - Spot (17°) MFL - Medium Flood (25°) FL - Flood (30°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush Lens

D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

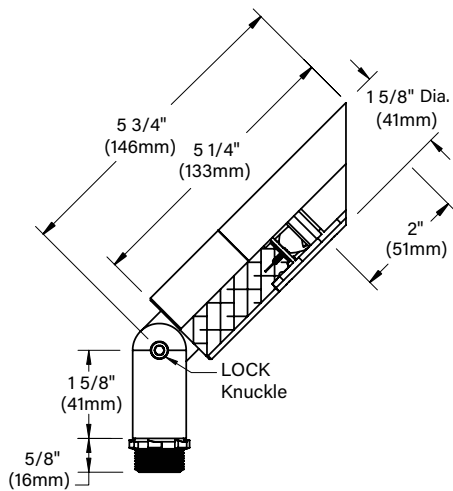
OPTIONS

360SL - Knuckle Mounting System**

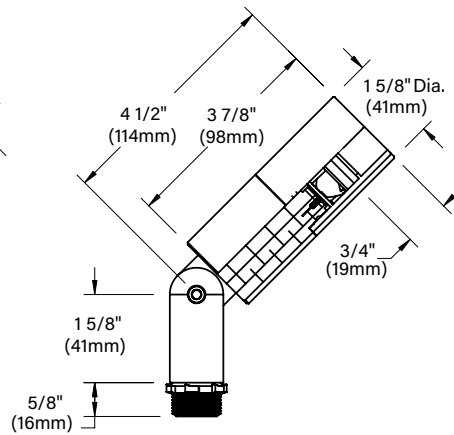
DATE:

PROJECT:

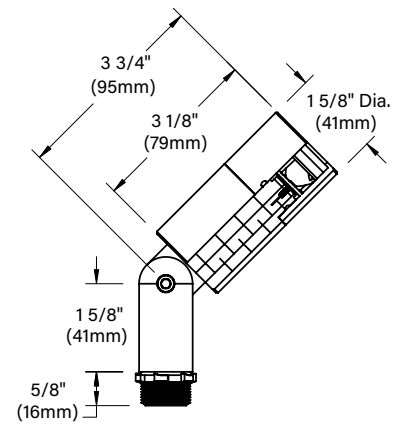
TYPE:



"A/D" CAP



"B/E" CAP



"C" CAP

STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

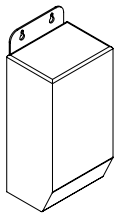
**B-K LIGHTING****MADE IN THE USA**559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

MICRO NITE STAR LED

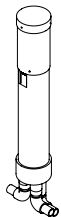
IP66 RATED

DATE:	PROJECT:	TYPE:
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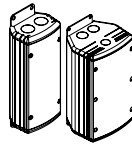
Accessories (Configure separately)



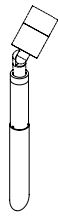
TR Series



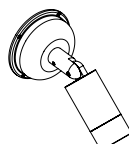
Power Pipe



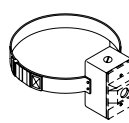
UPMRM



Power Pipe



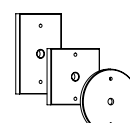
Power Canopy



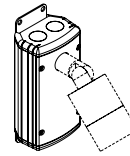
Tree Strap



Stems



Canopies



UPM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	WIRING	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6) or brass (360).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	KNUCKLE	LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a 1/2" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.
	CAP	Fully machined and accommodates two (2) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



RoHS



B-K LIGHTING

MADE IN THE USA

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01/15/2020 SKU-737
SUB000927

LAMP & DRIVER DATA (e67, e68, e69, e75)

DATE:

PROJECT:

TYPE:

DRIVER DATA

Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e67	2700K	80	7
	2700K	80	7
	2700K	80	7
e68	3000K	80	7
	3000K	80	7
	3000K	80	7
e69	4000K	80	7
	4000K	80	7
	4000K	80	7
e75	Amber (590nm)	~	7

L70 DATA

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

OPTICAL DATA

Angle	CBCP	Delivered Lumens
17°	3632	459
25°	1708	435
30°	1337	438
17°	3871	489
25°	1821	464
30°	1425	467
17°	3991	504
25°	1877	478
30°	1469	481
~	~	~

OPTICS

Optic	Angle
SP - Spot	17°
MFL - Medium Flood	25°
FL - Flood	30°

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04/22/2020
SUB-2583-00



Awning and Picture windows in Ebony

ULTIMATE AWNING

A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.



**ULTIMATE AWNING
WITH FOLDING HANDLE IN SATIN NICKEL**



**ULTIMATE AWNING PUSH OUT
WITH PUSH OUT HANDLE IN OIL RUBBED BRONZE**

Ultimate Awning

ENERGY DATA	U-FACTOR	SHGC	VT	ENERGY STAR
Insulated Glass - Low E3 - Argon - SDLN < 1"	0.29	0.17	0.40	NC, SC, S
Insulated Glass - Low E3 - Argon - SDLS < 1"	0.29	0.17	0.40	NC, SC, S
Insulated Glass - Low E3 - Argon	0.29	0.19	0.44	NC, SC, S
Insulated Glass - Low E2 - Argon - SDLN < 1"	0.30	0.26	0.44	NC
Insulated Glass - Low E2 - Argon - SDLS < 1"	0.30	0.26	0.44	NC
Insulated Glass - Low E2 - Argon	0.30	0.29	0.49	NC
Insulated Glass - Low E2 - Air - SDLN < 1"	0.33	0.26	0.44	
Insulated Glass - Low E2 - Air - SDLS < 1"	0.33	0.26	0.44	
Insulated Glass - Low E2 - Air	0.33	0.29	0.49	
Insulated Glass - Low E1 - Argon - SDLN < 1"	0.30	0.43	0.49	N
Insulated Glass - Low E1 - Argon - SDLS < 1"	0.30	0.43	0.49	N
Insulated Glass - Low E1 - Argon	0.30	0.47	0.54	N
Tri-Pane Glass - Low E2 / Low E1 - Argon	0.23	0.26	0.43	N, NC
Tri-Pane Glass - Low E2 / Low E1 - Argon - SDLN < 1"	0.23	0.24	0.39	N, NC, SC, S



Picture and Awning windows in White painted interior finish

ULTIMATE PICTURE

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view. Durable and energy efficient, it can be sized to match accompanying double hung, single hung, or casement windows. An aluminum-clad exterior provides durability and flexible finish options, or an all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details.



DIRECT GLAZE PICTURE WINDOW



IN-SASH PICTURE WINDOW

DIRECT GLAZE

Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

IN-SASH

In-sash windows are non-operable, and they can match the profiles of windows with operable sashes.

Ultimate Casement Picture

ENERGY DATA	U-FACTOR	SHGC	VT	ENERGY STAR
Insulated Glass - Low E3 - Argon - SDLN < 1"	0.27	0.20	0.46	N, NC, SC, S
Insulated Glass - Low E3 - Argon - SDLS < 1"	0.27	0.20	0.46	N, NC, SC, S
Insulated Glass - Low E3 - Argon	0.27	0.22	0.51	N, NC, SC, S
Insulated Glass - Low E1 - Argon - SDLN < 1"	0.29	0.47	0.55	N
Insulated Glass - Low E1 - Argon - SDLS < 1"	0.29	0.47	0.55	N
Insulated Glass - Low E1 - Argon	0.29	0.53	0.62	N
Insulated Glass - Low E2 - Argon - SDLN < 1"	0.28	0.29	0.50	NC
Insulated Glass - Low E2 - Argon - SDLS < 1"	0.28	0.29	0.50	NC
Insulated Glass - Low E2 - Argon	0.28	0.32	0.56	N, NC
Insulated Glass - Low E2 - Air - SDLN < 1"	0.32	0.29	0.50	
Insulated Glass - Low E2 - Air - SDLS < 1"	0.32	0.29	0.50	
Insulated Glass - Low E2 - Air	0.32	0.33	0.56	
Insulated Glass - Low E2 - Argon - SDLN < 1"	0.28	0.30	0.51	NC
Insulated Glass - Low E2 - Argon - SDLS < 1"	0.28	0.30	0.51	NC
Insulated Glass - Low E2 - Argon	0.28	0.33	0.57	N, NC
Insulated Glass - Low E2 - Air - SDLN < 1"	0.31	0.30	0.51	
Insulated Glass - Low E2 - Air - SDLS < 1"	0.31	0.30	0.51	
Insulated Glass - Low E2 - Air	0.31	0.33	0.57	
Insulated Glass - Low E1 - Argon - SDLN < 1"	0.29	0.49	0.56	N
Insulated Glass - Low E1 - Argon - SDLS < 1"	0.29	0.49	0.56	N
Insulated Glass - Low E1 - Argon	0.29	0.55	0.63	N
Insulated Glass - Low E3 - Argon	0.28	0.22	0.50	NC, SC, S
Insulated Glass - Low E3 - Argon - SDLS < 1"	0.28	0.20	0.45	NC, SC, S
Insulated Glass - Low E3 - Argon - SDLN < 1"	0.28	0.20	0.45	NC, SC, S
Tri-Pane Glass - Low E2 / Low E1 - Argon	0.21	0.30	0.50	N, NC
Tri-Pane Glass - Low E2 / Low E1 - Argon - SDLN < 1"	0.21	0.27	0.45	N, NC



Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



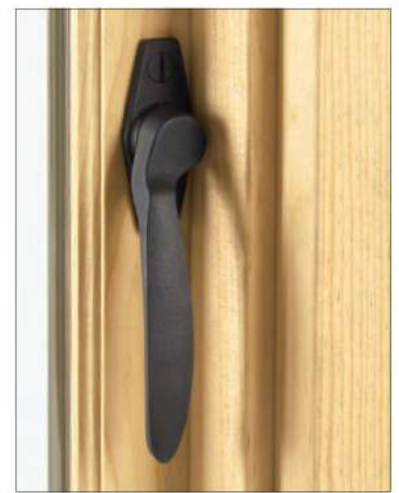
**ULTIMATE CASEMENT INTERIOR
WITH FOLDING HANDLE**



**ULTIMATE CASEMENT EXTERIOR
WITH FOLDING HANDLE**



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE



THIS PRODUCT IS CE CERTIFIED
(ULTIMATE CASEMENT NARROW FRAME - CLAD ONLY)

Ultimate Casement

ENERGY DATA	U-FACTOR	SHGC	VT	ENERGY STAR
Insulated Glass - Low E1 - Argon - SDLS < 1"	0.30	0.43	0.49	N
Insulated Glass - Low E2 - Air - SDLS < 1"	0.32	0.26	0.44	
Insulated Glass - Low E3 - Argon - SDLN < 1"	0.29	0.17	0.40	NC, SC, S
Insulated Glass - Low E3 - Argon - SDLS < 1"	0.29	0.17	0.40	NC, SC, S
Insulated Glass - Low E3 - Argon	0.29	0.19	0.44	NC, SC, S
Insulated Glass - Low E2 - Argon - SDLN < 1"	0.30	0.26	0.44	NC
Insulated Glass - Low E2 - Argon - SDLS < 1"	0.30	0.26	0.44	NC
Insulated Glass - Low E2 - Argon	0.30	0.29	0.49	NC
Insulated Glass - Low E2 - Air - SDLN < 1"	0.32	0.26	0.44	
Insulated Glass - Low E2 - Air	0.32	0.29	0.49	
Insulated Glass - Low E1 - Argon - SDLN < 1"	0.30	0.43	0.49	N
Insulated Glass - Low E1 - Argon	0.30	0.47	0.54	N
Tri-Pane Glass - Low E2 / Low E1 - Argon	0.23	0.26	0.43	N, NC
Tri-Pane Glass - Low E2 / Low E1 - Argon - SDLN < 1"	0.23	0.24	0.39	N, NC, SC, S



Lift and Slide door with custom stain

ULTIMATE LIFT AND SLIDE DOOR

With openings up to 48 feet wide and 12 feet high, now you can add acres to your floor plan. Available with pocket panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from outside to inside. Both are available with exclusive flush mount handles and exterior finger pulls that virtually disappear when not in use.



INTERIOR



HARDWARE OPTIONS

Available with exclusive flush mount hardware, interior finger pull, and optional exterior finger pull.



POCKET AND STACKED OPERATION

When open, panels either stack neatly or slide into the wall cavity. They glide on the inconspicuous $\frac{3}{16}$ inch high exposed track.

GLASS + GLAZING



Awning and Picture windows and Outswing French door

**DUAL PANE GLAZING**

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas filled insulating space between the glass layers.

**TRIPLE PANE GLAZING**

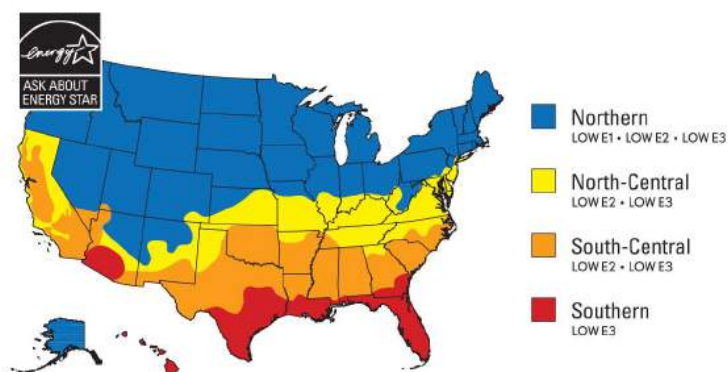
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be wider than $\frac{3}{4}$ inch.

GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and clad-wood products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



LOW E1

Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

LOW E2

The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

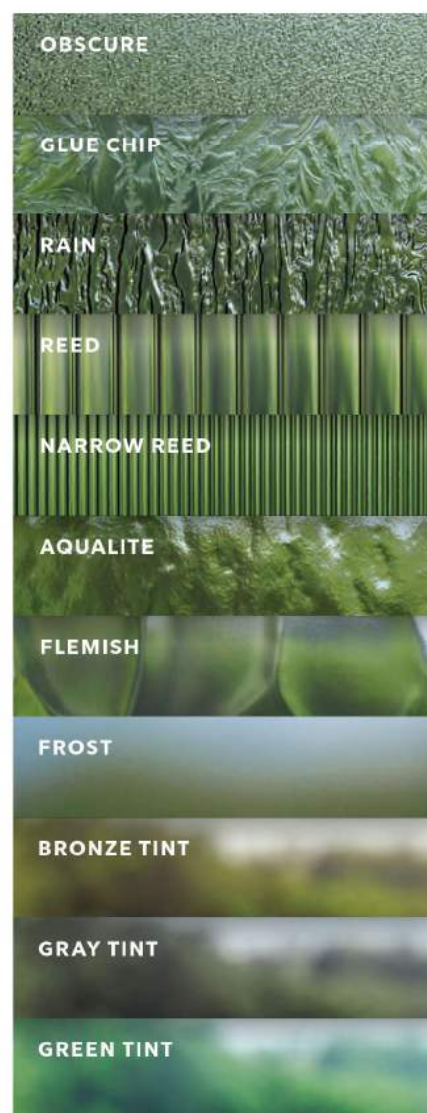
LOW E3

Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that's designed specifically for hurricane zones.

A variety of decorative glass options are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



WOOD SPECIES

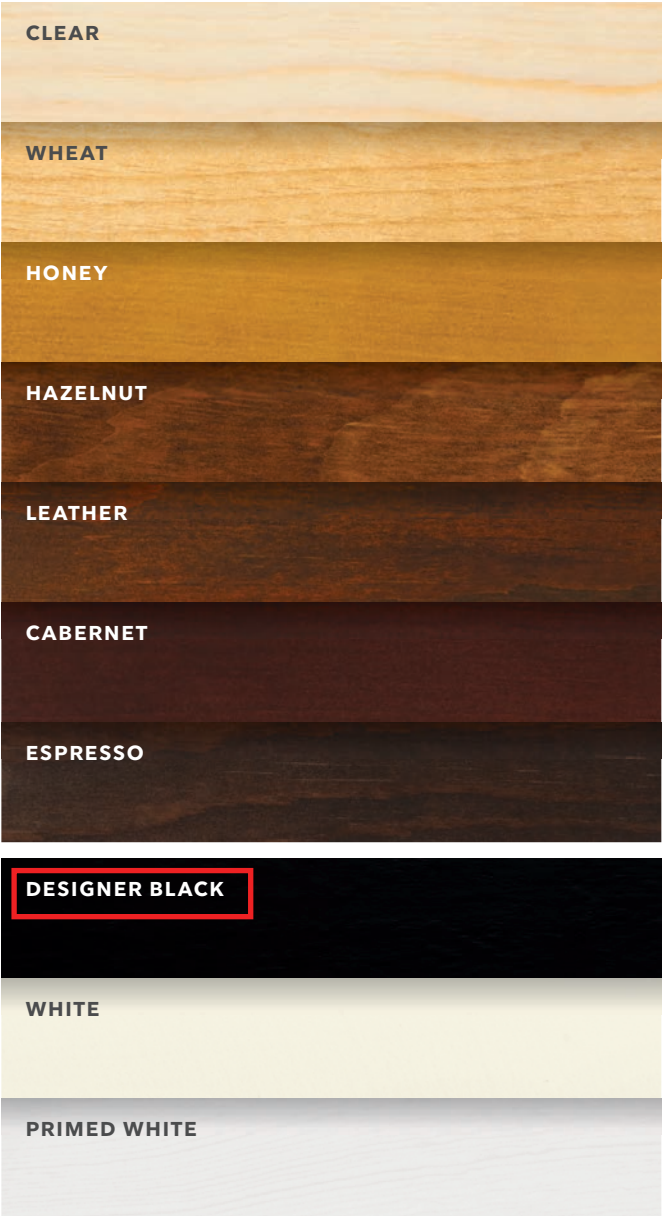
Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of a window or door. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high quality wood.



Wood Bi-Fold door in Mahogany

STAIN + PAINT

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our staining process. Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our painted interior finish option on any Marvin windows and doors with a wood or clad exterior for a factory-painted option that arrives ready to install.



* Stain colors shown on Pine. To see more about finishes visit [Marvin.com](https://www.marvin.com).

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

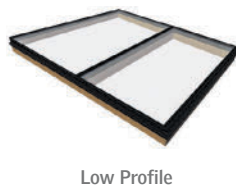
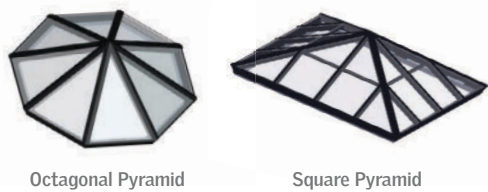
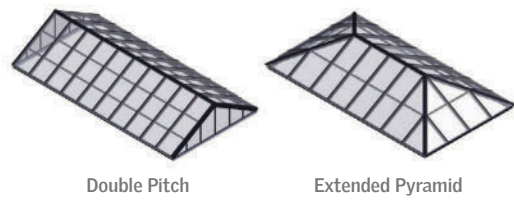
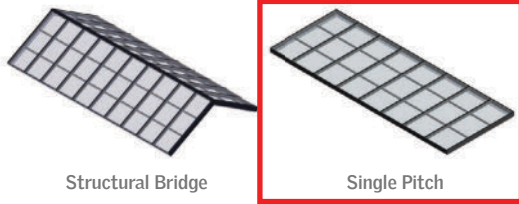
COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

Architectural Skylights

Pyramid Systems and Pitched Roof Applications



Pyramid Systems and Pitched Roof Applications

- Create spectacular daylighting applications with unlimited design capabilities
- Lightweight, metal-framed skylights capable of spanning up to 40 feet wide
- Insulated glass panels help control heat gain and loss in all types of weather
- Available in a wide variety of high-performance glass and finish options



Architectural Skylights

Modular Skylights



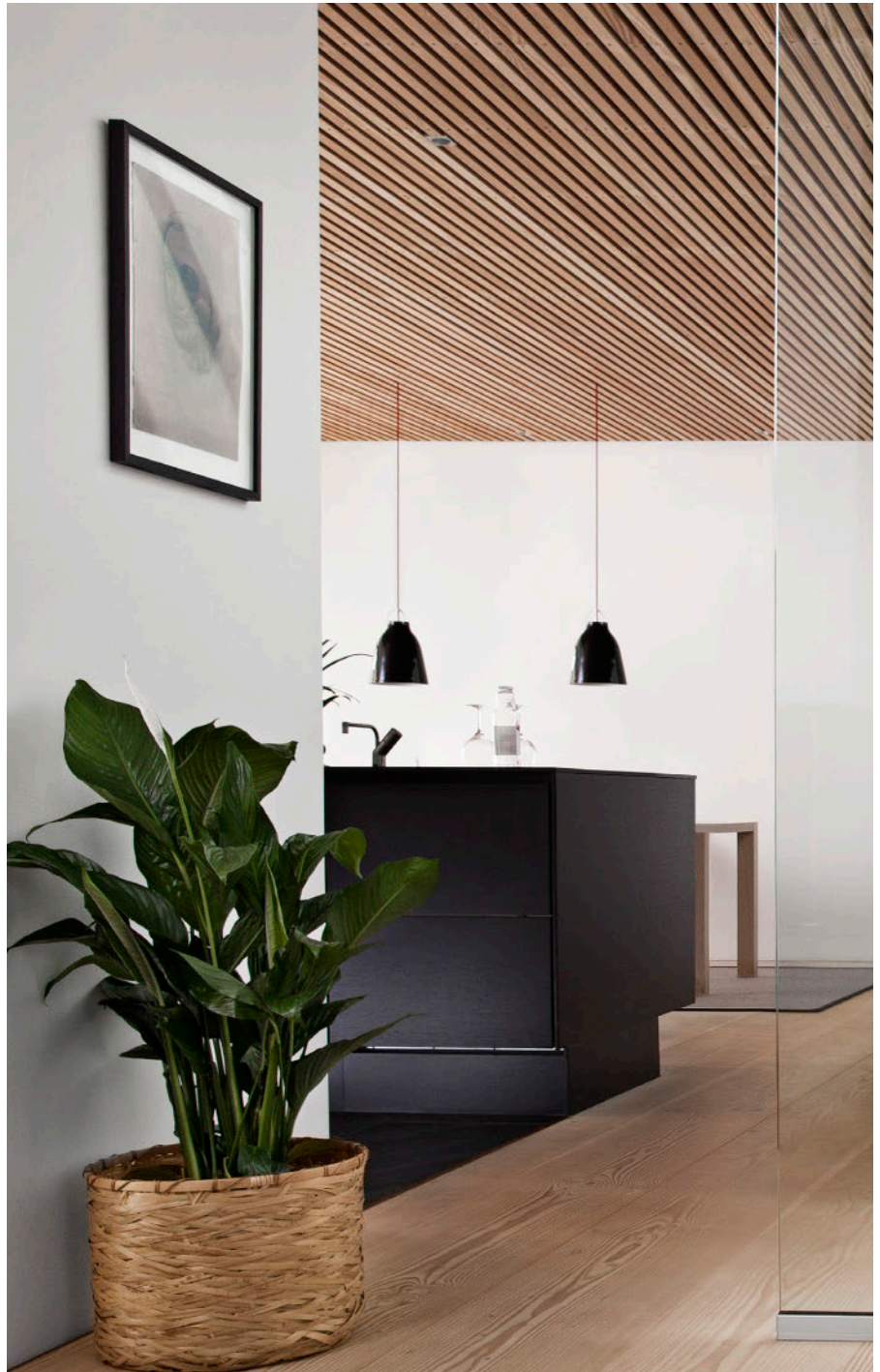
Venting
Module 5-25°



Fixed
Module 5-25°

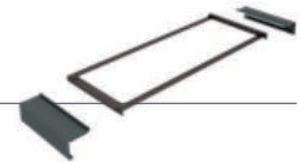
Modular Skylights

- Complete system made of multiple skylights with a self-supporting structural system that does not require rafters or beams for support
- Prefabricated components ensure a quality build, 100% water tightness, and fast, easy installation
- Available in a variety of configurations with both venting and fixed modular skylights
- Includes electronic control system with wind and rain sensor





Product	Material	Surface	Colour	RAL	Granite
Cladding	Aluminium (1.5 mm)	Scratch resistant powder lacquer	Noir 2100 Sable	Granite 60	
Flashing	Aluminium (1 mm)	PVdf lacquer	NCS standard colour: S 7500-N	RAL 7043	gloss 30



Cladding and flashing – exterior colours

Standard colours

Cladding
Dark grey

Material: Aluminium (1.5 mm)
Surface: Scratch resistant powder lacquer
Colour: Noir 2100 Sable (Granite 60)

Flashing
Grey

Material: Aluminium (1 mm)
Surface: PVdf lacquer
Colour: NCS standard colour: S 7500-N (RAL 7043), gloss 30

Semi-standard colours (Available at additional cost)

Cladding
White

Material: Aluminium (1.5 mm)
Surface: Scratch resistant powder lacquer
Colour: AA10F Sable (Granite 01)

Flashing
White

Material: Aluminium (1 mm)
Surface: PVdf lacquer
Colour: RAL 9010, gloss 30

Cladding
Light grey

Material: Aluminium (1.5 mm)
Surface: Scratch resistant powder lacquer
Colour: Gris 400 Sable (Granite 20)

Flashing
Light grey

Material: Aluminium (1 mm)
Surface: PVdf lacquer
Colour: RAL 7037, gloss 30

Cladding
Dark grey

Not a semi-standard colour
Same as our standard colour cladding

Flashing
Dark grey

Material: Aluminium (1 mm)
Surface: PVdf lacquer
Colour: RAL 7021, gloss 30

Cladding
Black

Material: Aluminium (1.5 mm)
Surface: Scratch resistant powder lacquer
Colour: Noire 900 Sable (Granite 80)

Flashing
Black

Material: Aluminium (1 mm)
Surface: PVdf lacquer
Colour: RAL 9005, gloss 30

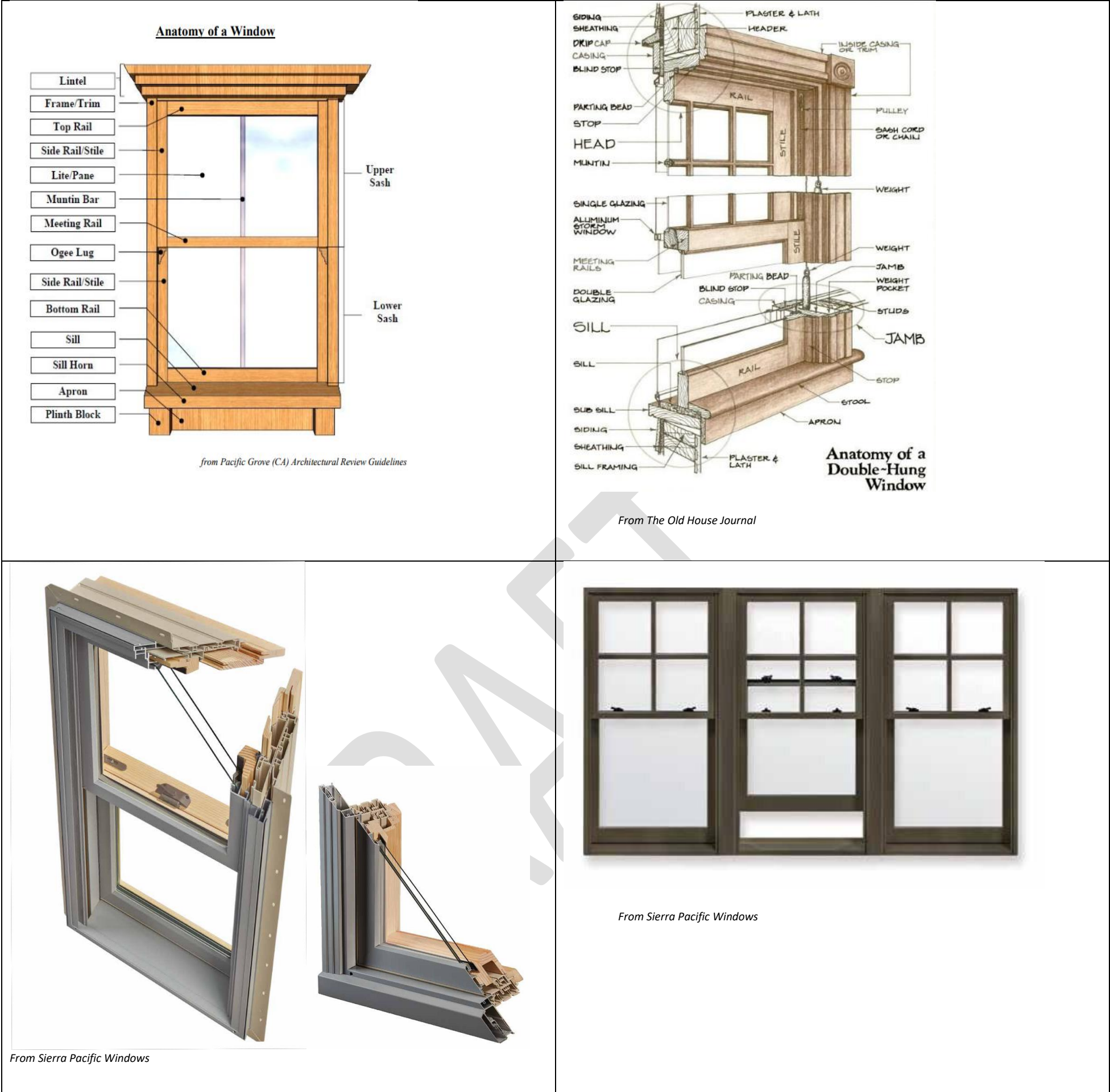
Special colours



Special colours

All other colours can be ordered at additional cost.
Contact our sales team for more details.

Replacement Window Guidelines for Historic Buildings



For historic wood windows, the following shall be undertaken prior to consideration of replacement:

1. **First, Maintain** distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property;
2. **Then, Repair** in kind deteriorated historic features rather than replace them whenever possible; and
3. **Finally, Replace** only what is beyond repair and where the severity of deterioration requires replacement.

When these alternatives have been considered, the following steps will guide the choice of replacement windows:

- Limited extent. Wholesale replacement of windows should only be considered in cases of failure.
- Match dimension and design, including profile, muntins/mullion pattern, size, stile and rail dimensions. Unusual or ornamental windows shall be retained. If not true divided light, factory-adhered muntins on the exterior are acceptable. Between-the-glass grilles are not acceptable.
- Retain or replicate exterior framing and trim.
- Match existing window style (i.e. double hung, awning, transom, etc). Replacement casement windows are acceptable with a factory-adhered dividing bar (and muntins pattern, as appropriate) to visually replicate the appearance of a double-hung window.

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 April 26, 2022 3:00 PM

Minutes

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

Absent: None

Staff present: Mary O'Neil, Scott Gustin

Guests: Chuck Adams, Lewis Creek Builders

Wendy Hakken, Owner, 352 South Winooski Ave

Mike Koch, CEA

Jeff ____, Birdseye

Sharon Bushor, former City Councilor for Ward I

Agenda

Session I – 3:00 PM – 3:15 PM

ZP-22-106; 352 South Winooski Avenue (RM, Ward 6S) Joel Hakken / Wendy Hakken / LewisCreek Builders

Home renovations and window replacement (*Continued*). (Scott Gustin, Project Manager)

Motion by Jay White: I move we approve the application as proposed.

2nd: Kathleen Ryan

Vote: 3-1-0 (Emily Morse recused)

Motion carries.

Session II – 3:15-4:15 PM

ZP-22-179; 48 Sunset Cliff Road (RL-W, Ward 4N) Mort Zachter / Nurit Zachter / Michael Koch

Construct replacement single-family dwelling and associated site improvements (Scott Gustin, Project Manager)

Motion by Matt Bushey: I move we approve the application, with the following conditions:

1. In order for the garage to be secondary to the residence, the DAB accepts one of the following modifications:

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

- A. Install the garage door flush with the face of the surrounding wall plane, in which case the location of the proposed is acceptable.
 - B. Move the 39' wide center portion of the front façade forward so that it is proud of the garage wall.
 - C. Move the left hand wall of the front façade forward so that it is proud of the garage wall.
2. Recommend to increase the depth of the roof eaves on the front façade to be 24" min.
 3. Decrease the width of the driveway to be no wider than 18'-0".
 4. At the front patio, use a material that is different and distinct from the driveway.
 5. Depict outdoor lighting fixture locations and mechanical equipment per staff comments.

2nd: Jay White

Vote: 5-0

Motion carries.

Session III – 4:15-5:25 PM

DAB - Windows discussion

Present: Noah Boetsma (Windows and Doors by Brownell); Sharon Bushor (former City Councilor)

The Board concluded their discussion of the proposed guidelines for replacement windows in historic buildings. They suggested making the following edits to the draft:

- Add titles to top 2 images: "Typical Historic Wood Window Details"
- Remove bottom 2 images. Do not mention manufacturer names.
- Add text: Replacement windows shall be of durable materials. Typically, wood, fiberglass, and clad wood windows meet this standard. Typically, vinyl windows are not approved.

Adjournment 5:25 PM.