

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhardt
Todd Thomas
Philip Hammerslough, Alt.
Jeremy Gates, Alt.



DESIGN ADVISORY BOARD Tuesday, March 24, 2015 at 3:00 PM Conference Room 12, City Hall, Burlington, VT

*Each applicant has about 10 minutes to present his/her application to the board within their allotted session time. **Please note session times are approximate.***

Session I - 3:00-3:45 p.m.
15-0809CA/MA; 316-322 Flynn Ave (NMU, Ward 5) G&C Properties / Michael Alvanos
Remove existing deli and replace with a new mixed use (deli, office, & 9 residential units)
building and associated site improvements

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).

Department of Planning and Zoning

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

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
vacant, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: March 24, 2015
RE: 15-0809CA/MA, 316-322 Flynn Avenue

=====

Zone: NMU	Ward: 5
Owner/Representative:	G&C Properties / Michael F. Alvanos

Request: Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements.

OVERVIEW:

The applicant is seeking approval for a proposed mixed use building and associated parking. The existing corner market building will be demolished along with the redemption center. The existing 3-unit residential building will be retained. The proposed building will be set to the street corner and will contain a mix of office, deli, and residential uses. Note that the deli space, at 2,315 sf exceeds the 2,000 sf café size limitation and is, therefore, considered a restaurant. In all, 9 residential units are proposed. Existing surface parking will be reconstructed to serve the new multi-use building. This project underwent sketch plan review with the Development Review Board on November 18, 2014. At that sketch plan review, the DRB advised against the use of CMU block (now deleted in favor of brick), requested bike parking details, and noted the vehicular congestion at the Pine & Flynn intersection.

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

Important natural features onsite include Englesby Brook and associated wetlands. In light of this waterway's impaired status, construction site erosion control measures and post-construction stormwater management are particularly important. An erosion prevention and sediment control plan has been submitted. Proposed stormwater management is noted (detention tank), but no plan has yet been submitted to articulate performance of the proposed system. Such plan is needed. This project will be reviewed by the Conservation Board on April 6. Review and approval by the Stormwater Administrator is also required.

(b) Topographical alterations

The site is generally flat and will remain so. Some grading work is proposed; however, it will not substantially alter the existing topography of the site.

(c) Protection of important public views

There are no designated view sheds from or through the property.

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources.

(e) Supporting the use of alternative energy

The utilization of alternative energy is not included in the project plans. With ample solar exposure, future utilization of rooftop solar is encouraged.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

Stormwater will be collected into an underground tank prior to controlled discharge into Englesby Brook. Conceptually, this management scheme may be acceptable; however, details are lacking. A comprehensive stormwater management plan is required. The plan must contain all information required by Chapter 26: Wastewater, Stormwater, & Pollution Control (incorporated into zoning by way of Sec. 5.5.3 of the Comprehensive Development Ordinance.

The front entrance into the building is sheltered under a canopy. The center rear entry appears to be sheltered as well. Ample room remains onsite for seasonal snow storage.

(h) Building location and orientation

Placement of the proposed building is essentially consistent with that of the existing building. The new structure will be set to the street corner while still observing the required setback from the curb. Any encroachments into the street right-of-way will require an encumbrance permit from the City Council in consultation with the Department of Public Works. The primary façade faces Pine Street and contains a well-defined central entrance and street-level shop front. The Flynn Avenue façade contains no entrance but continues with the fenestration and canopy facing Pine Street. On all sides, the ground level of the proposed building is differentiated from the upper stories, thereby improving its pedestrian interface.

(i) Vehicular access

Vehicular access will continue to be provided from both Flynn Avenue and Pine Street, albeit in better defined form.

(j) Pedestrian access

Steps, a walkway, and a patio area will connect the primary building entry to the public sidewalk. The public sidewalk will continue across both driveways entering the site.

(k) Accessibility for the handicapped

Two HC parking spaces are to be provided, and ramp access is available to the building's primary entrance. It is not noted whether any of the new dwelling units will be handicap accessible. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." It is the applicant's responsibility to comply with all applicable ADA requirements.

(l) Parking and circulation

Reconstructed surface parking is placed to the side and rear of the building. The existing streetfront pavement will be removed and replaced with the new building and associated walkways, stairs, and patio. The rear parking area in particular will be screened by the existing and proposed buildings. Parking spaces are compliant at 9' X 18' within the surface parking lot. Back up space is sufficient at ~25'. New landscaping is proposed along the periphery of the parking area, but no shading analysis has been provided. One is needed. At least 30% shading of the surface parking should be achieved. The new trees along the northern border, while acceptable as landscaping, will provide no shading of the parking lot. Existing evergreen trees along the eastern border of the parking area will be retained. The 8 new and retained trees along the parking area meet the minimum standard of 1 shade tree per 5 parking spaces (24 spaces); however, additional trees may well be needed in order to achieve 30% shading.

(m) Landscaping and fences

The project plans include a proposed landscaping scheme. As noted above, revisions are likely needed in order to achieve the necessary parking lot shading. A couple of new maple trees are proposed in the green belt along Pine Street. These trees will be subject to review and approval by the City Arborist. Another maple tree is to be located around the corner along Flynn Avenue (but not within the green belt). The rest of the landscaping consists of ornamental grasses concentrated in garden beds in front of the existing and proposed buildings. No new landscaping is proposed in front of the Pine Street parking lot. New landscaping, particularly trees and shrubs, should be installed here to screen the parking lot from the street. The grassy strip between the parking lot and the building's northern elevation could also benefit from the addition of landscaping, particularly to screen the utility meters located there.

(n) Public plazas and open space

A walkway and patio area will be installed between the new building and the public sidewalk along Pine Street. This area will benefit from ample western exposure and appears as though it will contain seating for the onsite deli.

(o) Outdoor lighting

A photometric plan and fixture cutsheet have been provided for outdoor lighting; however, the information is limited only to parking and circulation. The parking and circulation illumination levels are acceptable. A satisfactory cutoff LED luminaire will be used to provide the illumination. The mounting height of the pole-mounted luminaire is not noted and must be.

Presumably, building entries will be illuminated. Cutsheets for proposed entry lights must be provided. In addition, either photometric or lumens information must be provided to determine compliance of the proposed building entry fixtures.

Is any illumination of the front patio area proposed? If so, fixture and illumination level details are needed. The perspective image depicts outdoor illumination underneath the wrap-around canopy and also within the upper story terrace facing Pine Street. Fixture and illumination level details are needed.

(p) Integrate infrastructure into the design

All utility lines must be buried. No ground-mounted mechanical equipment is included in the proposal. A trash and recycling enclosure will be provided at the northeast corner of the parking

area. The enclosure will be 8' tall with cedar siding and front gates. It will be set on a concrete pad.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

While the sketch plans indicated a total area of 19,180 gross sf for the 3-story building, the submitted plans do not note the total. Whether the building area is the same or has been modified must be noted. It will include 100' of frontage along Pine Street and almost 40' of frontage along Flynn Avenue. Although larger than the building it will replace, the massing, height, and scale of the proposed structure are well within the range established by existing buildings in this NMU district. The proposed building exemplifies the cubist theme so popular for new construction in Burlington. In an effort to maintain a relationship to the human scale (as required by this criterion), the ground level is differentiated from the upper stories and contains shop front fenestration and a wrap-around canopy separating it from the upper stories. Fenestration, architectural details, and building recesses and projections are successfully employed and preclude any blank facades.

2. Roofs and Rooflines

The proposed building will have a flat roof. While uncommon in this neighborhood, it is not without precedent. The proposed flat roof works well with the intended form and function of the building.

3. Building Openings

The proposed building exhibits two fenestration patterns, both of which are consistent with the overall appearance of the building. The ground level fenestration presents as that of a shop front while the upper stories incorporate a fenestration pattern more consistent with an apartment building. Fenestration throughout is appropriately scaled and suited to its intended purpose.

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. Its demolition will have no adverse impact on Burlington's architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The primary façade will provide an active and inviting street edge. The proposed store front fenestration provides ample visual access into the building. The primary entrance is well defined and enhanced with an associated walkway and patio area. The projecting canopy shelters the front entrance and also divides the ground level from the upper stories.

(e) Quality of materials

Exterior building materials will consist primarily of metal and brick. At least two types of metal siding are proposed. One may be corrugated and the other may be panels, but it is not clear. Clarification is needed as to exactly what the proposed metal siding system is. Roofing materials

are not noted but will presumably be some sort of membrane. Window and railing materials are not noted and must be. The wrap-around canopy will be clad in extruded metal.

(f) Reduce energy utilization

The building will be required to comply with current state and city energy efficiency standards. The multi-unit, mixed use structure will be inherently more energy efficient than multiple detached structures.

(g) Make advertising features complimentary to the site

Potential signage is depicted on the wrap-around canopy. The canopy will double as a sign band. The signs depicted thereon are conceptually acceptable. The large “316” at the building’s southwest corner appears to be located above the ceiling height of the first floor and may not be permissible. A sign above 14’ in height is allowed only where the building has a floor-to-ceiling height in excess of 14’, and then, the sign may not exceed the floor level of the 2nd story.

(h) Integrate infrastructure into the building design

No mechanical equipment is evident on the elevation or perspective drawings. No roof plan has been provided. If any rooftop mechanical equipment is proposed, it must be depicted on a roof plan and the elevation drawings and screened. Utility meters and boiler vents are appropriately located on secondary building elevations.

(i) Make spaces safe and secure

Building entries appear to be illuminated, but details are needed as noted above. An intercom system for residents is encouraged. Adherence to applicable building codes will be required.

RECOMMENDED MOTION:

Review and forward to the Development Review Board subject to the following conditions:

1. A post construction stormwater management plan, providing all detail required per Chapter 26: Wastewater, Stormwater, and Pollution Control, is needed.
2. A parking lot shading analysis is needed. 30% of the surface parking area needs to be shaded. Additional shade trees may be needed in order to achieve 30% shading.
3. The proposed street trees require review and approval by the City Arborist.
4. Additional trees or shrubs should be installed on either side of the Pine Street driveway to provide screening of the surface parking area. Additional plantings to screen the utility meters on the north building elevation should be installed.
5. Lighting fixture cutsheets and illumination levels (footcandles or lumens) are needed to all proposed outdoor lighting. Mounting heights of the parking/circulation lighting fixtures needs to be indicated.
6. The gross and net new floor area of the proposed building must be noted.
7. Details as to the proposed metal siding system are needed (panels, corrugated, standing seam, etc).
8. All exterior building materials must be noted on the elevation plans.
9. If any rooftop mechanical equipment is proposed, it must be depicted on elevation drawings and a roof plan. Screening is required.
10. The large “316” at the building’s southwest corner may need to be lowered to be compliant with parallel sign height limitations.

PINE & FLYNN DEVELOPMENT

COA LEVEL II

ARCHITECT

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBURNE VERMONT
802 985 9363

WWW.JRMADESIGNSTUDIO.COM

CIVIL ENGINEERING

SUMMIT ENGINEERING
1233 Shelburne Road
South Burlington, Vermont
658 - 5588

STRUCTURAL ENGINEERING

j.e BAKER ENGINEERING, PC
7 Cedar Glen North
South Burlington
318 - 1080

GENERAL CONTRACTOR

WRIGHT AND MORRISSEY, INC
99 Swift Street
South Burlington
863 - 4541

DRAWINGS

REFERENCE

- R-1 VICINITY MAP
- R-2 CONTEXT PHOTOS
- R-3 EXISTING DESIGN PRECEDENT

DESIGN OBJECTIVES

- D-1 DESIGN OBJECTIVES

CIVIL ENGINEERING

- EC-1 EXISTING CONDITIONS
- SP-1 PROPOSED SITE PLAN
- D-1 SITE DETAILS
- D-2 EROSION CONTROLS

ARCHITECTURE

- LP-1 LANDSCAPE PLAN
- A200 FOUNDATION PLAN
- A201 GROUND FLOOR PLAN
- A202 2nd FLOOR PLAN
- A203 3rd FLOOR PLAN
- A-RE RENDERING
- A400 WEST ELEVATION
- A401 EAST ELEVATION
- A402 NORTH ELEVATION
- A403 SOUTH ELEVATION
- A450 BUILDING SECTIONS

RECEIVED
FEB 18 2015
DEPARTMENT OF
PLANNING & ZONING

DRAWINGS		PERMIT STAGE		CONSTRUCTION DRAWINGS	
CONCEPTUAL	☐	SKETCH / DISCRETIONARY	☐	25 % COMPLETE	☐
SCHEMATIC	☐	PRELIMINARY	☐	50 % COMPLETE	☐
DESIGN DEVELOPMENT	☒	FINAL	☒	75 % ISSUE FOR BID	☒
		ACT 250	☐	100 % COMPLETE	☐

RECEIVED

FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

PLEASE NOTE:

THIS DESIGN IS FOR **COA-II ONLY**. LOCATION, CONFIGURATION OF BUILDING, HEIGHT OF BUILDING, ROADS, DRIVEWAYS, CURB CUTS / ENTRIES, PARKING SPACES, VEGETATION, ETC. IS SUBJECT TO FURTHER DEVELOPMENT AND DESIGN BY **JRMA DESIGN STUDIO**.

THIS IS **NOT TO BE USED FOR CONSTRUCTION**.

c.2015

RECEIVED
FEB 18 2015
DEPARTMENT OF
PLANNING & ZONING

PINE & FLYNN DEVELOPMENT | SKETCH PLAN REVIEW

PROJECT NAME	PINE & FLYNN DEVELOPMENT
PROJECT ADDRESS	316 – 322 FLYNN AVENUE
TAX PARCEL NUMBER	057-4-066-000
OWNERS SIGNATURE	
NAME OF APPLICANT	MICHAEL F. ALVANOS C/O G & C PROPERTIES
MAILING ADDRESS	90 SETH CIRCLE, WILLISTON, VERMONT 05495
TELEPHONE NUMBER	802 343 6789
E – MAIL	MICHAEL @ ALVANOSPMG.COM
LEAD ARCHITECT	WILLIAM JOHN ROONEY JRMA DESIGN STUDIO
TELEPHONE NUMBER	802 985 9363

DESCRIPTION

The project site is situated along the eastern side of Pine Street and along the northern part of Flynn Avenue at its respective corners. The site is currently occupied by three (3) separate structures. First, a commercial store and deli, a three (3) unit residential building and a garage that houses a recycling center for the store/deli. The proposed development program includes the demolition of the existing store/deli and the garage that houses the recycling center. A new mixed use structure will be erected on site that will house a ground level commercial, replacing and reintroducing the store and adding new office space to the lower level. Above the commercial 2 levels of residential apartments will provide much needed housing to this area.

NOTEABLE IMPROVEMENTS

ENGLESBY STORMWATER IMPROVEMENTS

One of the goals of this project is the improvement of the Englesby Brook Storm Water Management system. Improvement on the land will allow all the storm water to be either infiltrated through improved landscaping, or, via an underground retention system that will house and treat all stormwater prior to discharge back into the ecosystem.

ENERGY EFFICENCY THROUGH MIXED-USE

Prior to submitting this project, Michael Alvanos and Eric Hoekstra, spearheaded a zoning change through the Burlington Planning Commission to provide the local residences improved zoning laws that would support mixed-use developments. Mixed-Use Development and infill design are cornerstones to improved energy efficiency.

UPDATED ARCHITECTURAL VENACULAR

The "South-End" of Burlington over the last 20 years has seen increased commercial development. With Dealer.Com, Burton Snowboards and Champlain College offering over 500 jobs, the demand to live close to where one works becomes a valuable asset to keeping these jobs local. The design of the building will adhere to the architectural vernacular created by these local businesses.

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

LAKE CHAMPLAIN BURLINGTON BIKE PATH NEW CHAMPLAIN COLLEGE MILLER CENTER CHAMPLAIN SCHOOL APARTMENTS PINE STREET CHAMPLAIN ELEMENTARY SCHOOL SHELBURNE ROAD (ROUTE 7)



OAKLEDGE PARK
ACCESS



BURLINGTON VERMONT "SOUTH END"

208 FLYNN AVE

FLYNN AVE
CO-OP

HOWARD
CENTER

PROPOSED
REDEVELOPMENT
316 FLYNN

ST. ANTHONY'S
CATHOLIC CHURCH

FLYNN AVENUE

BURLINGTON HYUNDAI
DEALERSHIP

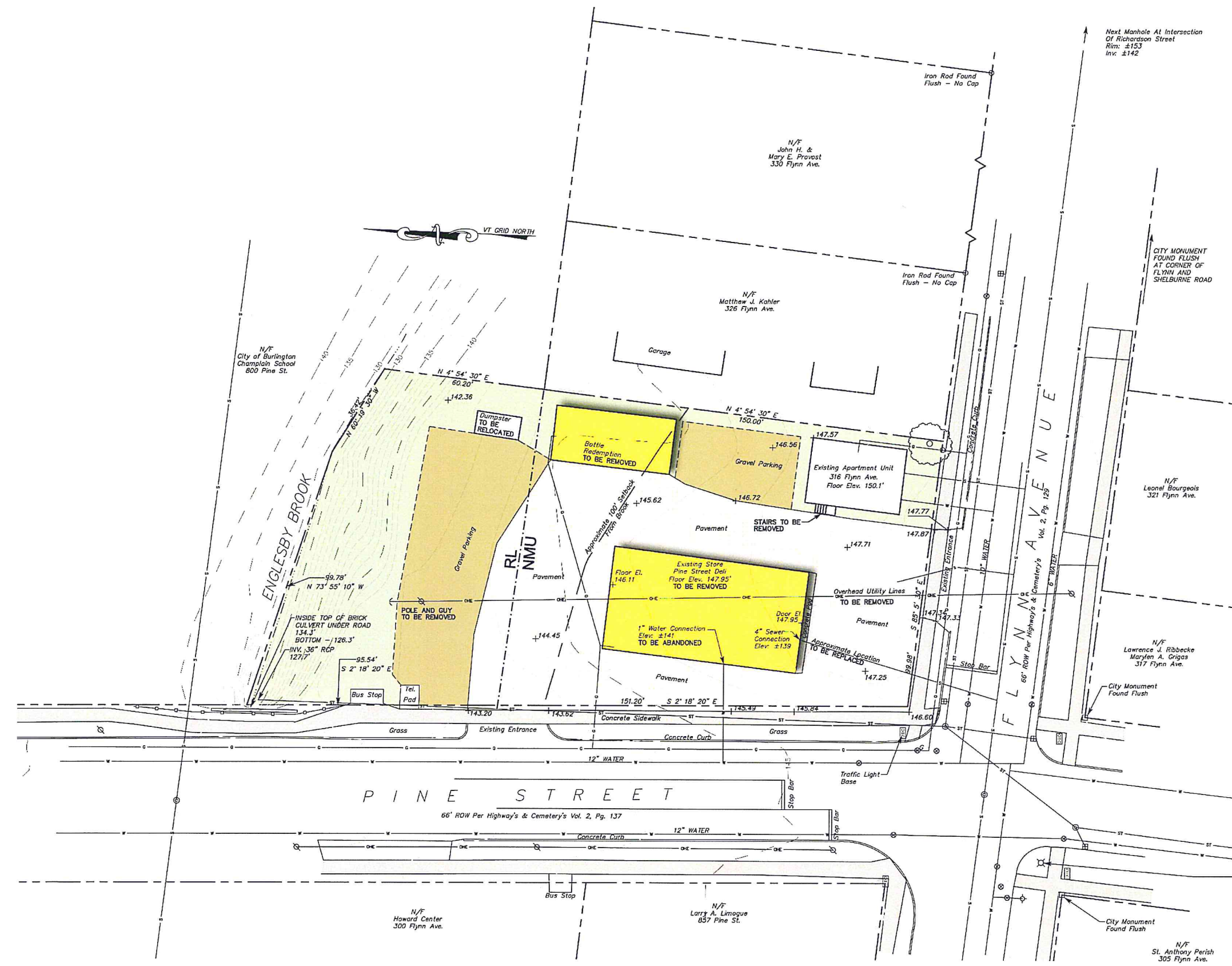
180 FLYNN



Areas			
Total Lot	26,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,555.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	26.4%

LEGEND	
---	Property/R.O.W. Line
- - -	Proposed Property Line
---o---	Overhead Utility Line
---	Gas Line
---	Water Line
---	Sanitary Line
---	Storm Line
o	Utility Pole
□	Concrete Monument
⊙	Rebar Found
⊕	Storm Catch Basin
⊗	Gate Valve
⊙	Manhole
⊗	Gas Valve
⊕	Traffic Light Base
+	Spot Elevation

- Reference Plans
- "Englesby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
 - "Plat of Survey - BCCDH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
 - "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11
- Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.
- "ANTHONY" Elevation = 111.29' NAVD 88



Existing Conditions

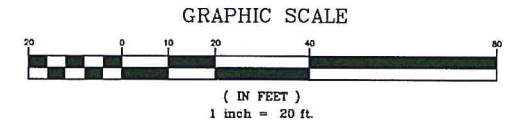
Notes:

It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.

The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility services enter this lot through a public right-of-way or recorded easement.



Owner of Record
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)

ARCHITECT

JRMA design
architecture - master planning - interior design
www.jrma-design-studio.com

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBURNE VERMONT

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE. (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

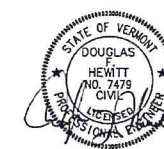
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING
1233 Shelburne Road
South Burlington, VT
(802) 658-3355

STAMP



Issue	Date	Issue

Project

Drawing Title: EXISTING CONDITIONS

Project No. 8163 Drawn By: BEG Date: 2/10/15

Sheet(s)

Drawing No.

E

G&C Properties LLC
316-322 Flynn Avenue, Burlington, VT
Water and Sanitary Sewer Basis of Design
December 4, 2014

Existing Water/Sewer Design Flow

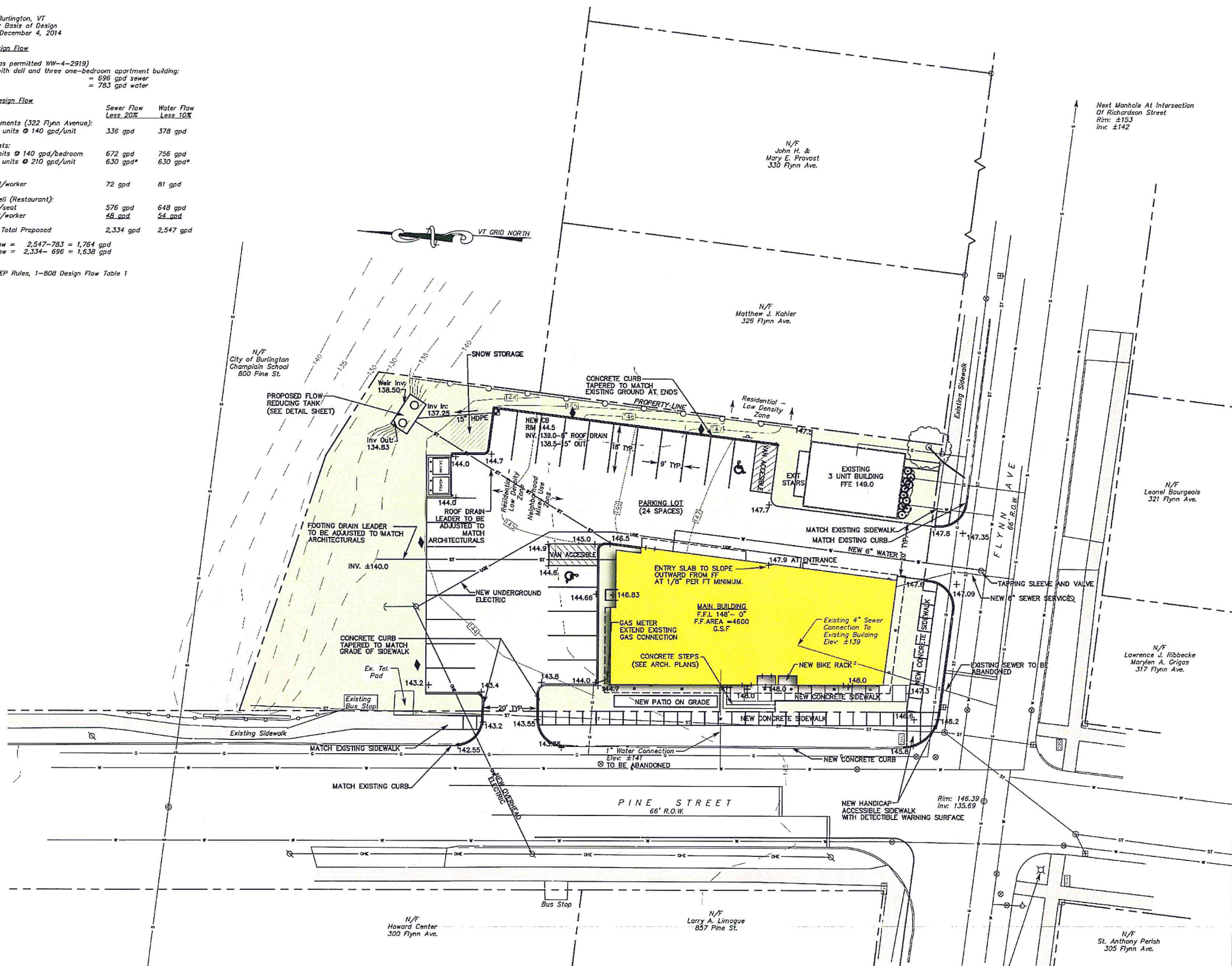
Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and three one-bedroom apartment building:
= 696 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

	Sewer Flow Less 20%	Water Flow Less 10%
Existing Residential Apartments (322 Flynn Avenue): Three one-bedroom units @ 140 gpd/unit	336 gpd	378 gpd
New Residential Apartments: Six one-bedroom units @ 140 gpd/bedroom Three two-bedroom units @ 210 gpd/unit	672 gpd 630 gpd*	756 gpd 630 gpd*
Office Space: 6 Workers @ 15 gpd/worker	72 gpd	81 gpd
Convenience Store and Deli (Restaurant): 24 seats @ 30 gpd/seat 4 workers @ 15 gpd/worker	576 gpd 48 gpd	648 gpd 54 gpd
Total Proposed	2,334 gpd	2,547 gpd

Increase in water flow = 2,547-783 = 1,764 gpd
Increase in sewer flow = 2,334-696 = 1,638 gpd

*No reduction taken per EP Rules, 1-808 Design Flow Table 1



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

Q into Engleby Brook Before and After Construction		
Storm	Q-Pre	Q-Post
WQ Storm	0.30 c.f.s.	0.37 c.f.s.
Chlt. 1yr-24hr	1.37 c.f.s.	1.26 c.f.s.
Chlt. 2yr-24hr	1.56 c.f.s.	1.42 c.f.s.
Chlt. 10yr-24hr	2.44 c.f.s.	2.11 c.f.s.
Chlt. 25yr-24hr	3.32 c.f.s.	2.83 c.f.s.

Notes:

It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.

The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility owners enter this lot through a public right-of-way as recorded.

Horizontal and Vertical information shown hereon are related to NAD 83(2011) and NAVD 83 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.

"ANTHONY" Elevation = 111.29' NAVD 83

Reference Plans

- "Engleby Farm" plan of the former Flynn Estate property by A.R. Daw, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plat of Survey - BOCCH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/28/07 and recorded in Map Slide 419B of the Burlington City Land Records
- "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc., dated 11/4/10, last revised 7/14/11

Note: Previous deeds describe the easterly line of this property as

Location Map



SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use
Existing Dwelling Units: 3
Proposed Dwelling Units: 12

Parking District: Shared Use
21 Spaces Required

Proposed Parking Spaces 24 (2 Van-Accessible Handicap included)

LEGEND

---	Property/R.O.W. Line
---	Proposed Property Line
---	Overhead Utility Line
---	New Underground Utility Line
---	Gas Line
---	Existing Water Line
---	New Water Line
---	Sanitary Line
---	Storm Line
---	New Fence
---	Existing Contours
---	Proposed Contours
---	Utility Pole
---	Concrete Monument
---	Rebar Found
---	Catch Basin
---	Gate Valve
---	Manhole
---	Gas Valve
---	Traffic Light
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Proposed Light Pole
---	Proposed Catch Basin

Total Existing Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%
Total Pervious	6,985 s.f.	0.16 acre	26.4%

Total Proposed Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Total Pervious	9,204 s.f.	0.21 acre	34.8%

Lot Coverage Low Density Residential (RL) Zone			
Existing		Proposed	
Total Area	10,003 s.f.	10,003 s.f.	100%
Paved Area	4,381 s.f.	3,039 s.f.	30.4%
Building Area	0 s.f.	0 s.f.	0.0%
Total Coverage	4,381 s.f.	3,039 s.f.	30.4%

Lot Coverage Neighborhood Mixed Use (NMU) Zone			
Existing		Proposed	
Total Area	16,421 s.f.	16,421 s.f.	100%
Paved Area	10,338 s.f.	8,062 s.f.	49.1%
Building Area	4,601 s.f.	6,119 s.f.	37.3%
Total Coverage	14,939 s.f.	14,181 s.f.	86.4%

Proposed Grass Floor Area 19,180 s.f. FAR = 1.17 (IN NMU ZONE)

ARCHITECT

JRMA design
architecture - master planning - interior design
www.jrma-designstudio.com

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBOURN VERMONT

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

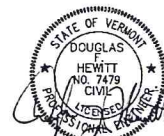
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING
1233 Shelburne
South Burlington,
(802) 808-8888

STAMP



Issue

Date Issue

Project

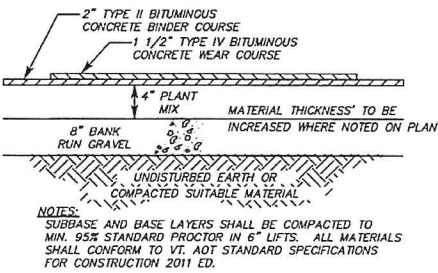
Drawing Title

SITE PLAN

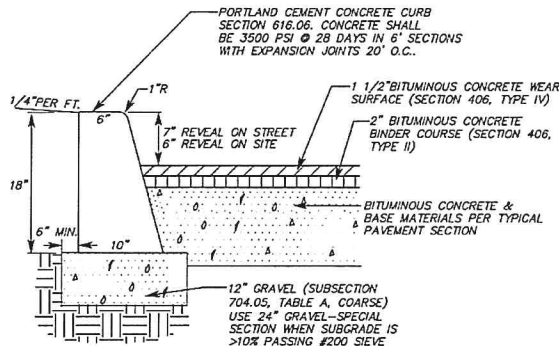
Project No 8163 Drawn By BEG Date 2/10/15

Floor(s)

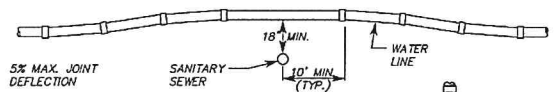
Drawing No



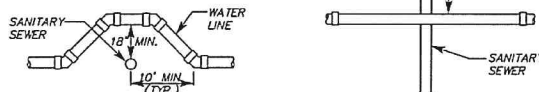
TYPICAL PAVEMENT SECTION
N.T.S.



CURB AND PAVEMENT TYPICAL
N.T.S.



ALTERNATE SECTION

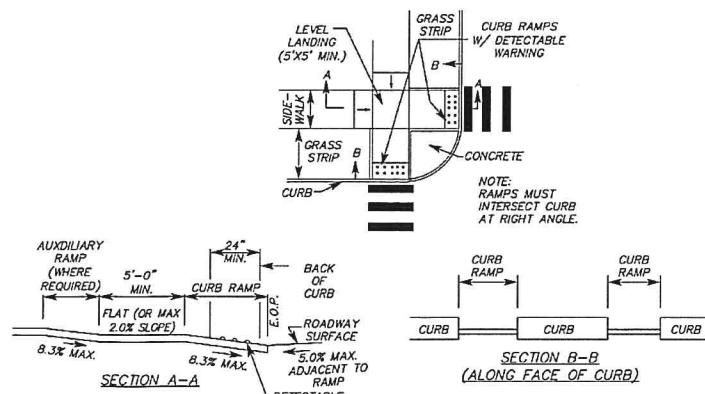


SECTION

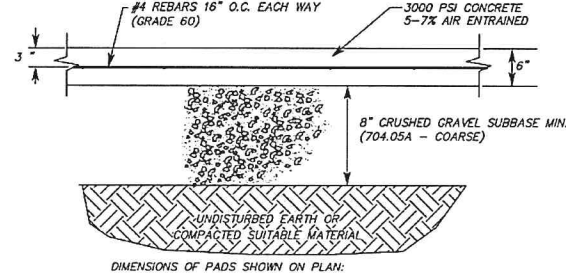
PLAN VIEW

NOTES:
THE CROSSING SHALL BE ARRANGED AS SHOWN SO THAT THE SEWER JOINTS ARE AS FAR AS POSSIBLE AND EQUIDISTANT FROM THE POINT OF INTERSECTION. PROVIDE PIPE FITTING RESTRAINTS AND BLOCKING AS NECESSARY.

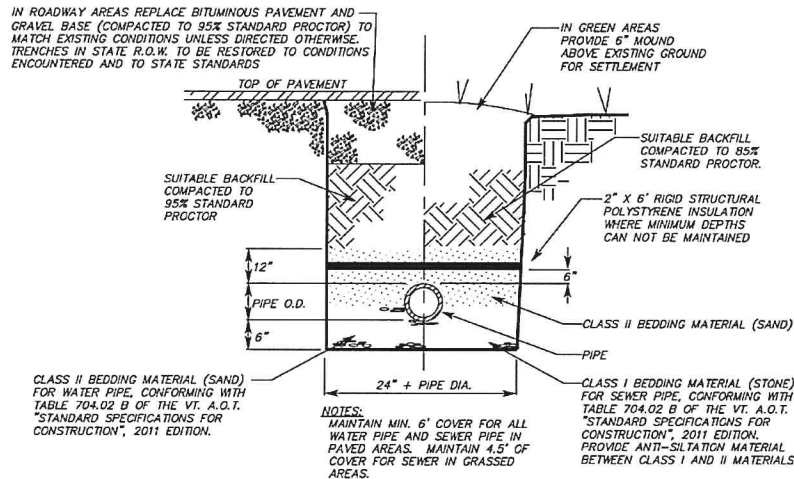
WATER/SEWER CROSSING TYPICAL
N.T.S.



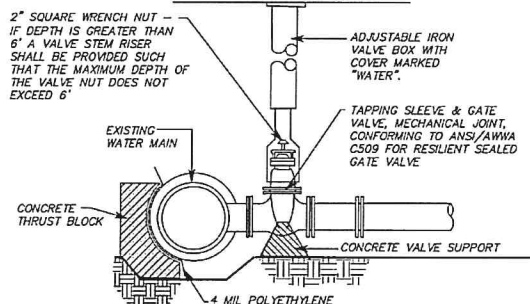
SIDEWALK RAMP DETAIL
N.T.S.



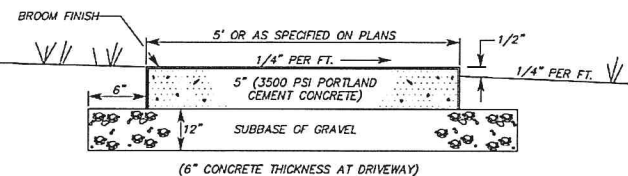
TYPICAL DUMPSTER PAD
N.T.S.



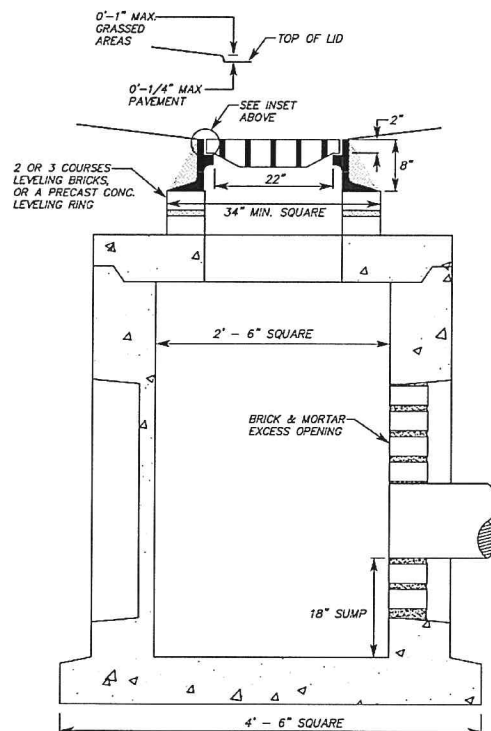
TRENCH TYPICAL
N.T.S.



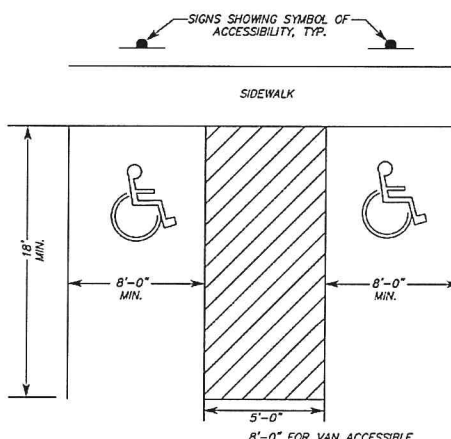
TAPPING SLEEVE AND VALVE
N.T.S.



SIDEWALK TYPICAL
N.T.S.



TYPICAL CATCH BASIN
N.T.S.



- NOTES:
- 1.) BITUMINOUS CONCRETE RAMP SHALL MEET TOP OF SIDEWALK CURB.
 - 2.) HANDICAP SYMBOL SHALL BE CENTERED IN PARKING STALLS.
 - 3.) HANDICAP RAMP SHALL BE STRIPED AND TEXTURED IN CONFORMANCE WITH VTRANS STD C-3A & C-3B.
 - 4.) HANDICAP RAMP SLOPE SHALL NOT EXCEED 8.3%.

HANDICAP PAVEMENT MARKING DETAIL
N.T.S.

WATER LINE INSTALLATION AND TESTING

1. BEFORE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL WATER DEPARTMENT IN WRITING OF THEIR INTENT TO PROCEED AND SHALL ARRANGE FOR A MEETING WITH THE DEPT., THE ENGINEER, AND THE CONTRACTOR TO DISCUSS THE PROJECT.
2. ALL WATER MAINS, FITTINGS, APPURTENANCES, AND OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND TOWN CODES, STANDARDS, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THESE CONSTRUCTION DETAILS AND SPECIFICATIONS, AND A CODE OR REGULATION, THE DECISION OF THE VERMONT DEPT. OF HEALTH OR THE MUNICIPAL WATER DEPARTMENT SHALL BE BINDING.
3. CONNECTION TO AN EXISTING WATER MAIN SHALL BE DONE BY OR UNDER THE SUPERVISION OF, AND WITH THE APPROVAL OF, THE MUNICIPAL WATER DEPARTMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND PERMISSION TO MAKE THE CONNECTION AND TO COORDINATE ALL PARTIES INVOLVED IN THE PROCESS. THE MUNICIPAL WATER DEPARTMENT AND ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INTENDED CONNECTION TIME.
4. ALL WATER MAINS SHALL HAVE AT LEAST A TEN (10) FOOT SEPARATION HORIZONTALLY FROM SANITARY SEWERS.
5. ALL PUBLIC AND PRIVATE WATER MAINS: 1) 4" OR GREATER SHALL BE DUCTILE IRON, MINIMUM CLASS 52, DOUBLE GEMENT LINED, MECHANICAL OR PUSH ON JOINT PIPE. 2) LESS THAN 4" IN DIAMETER SHALL BE TYPE K COPPER.
6. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON, (AWWA C-110) CEMENT-LINED. WATER LINES LESS THAN 4" IN DIAMETER FITTINGS (OTHER THAN VALVES), SHALL BE BRASS.
7. ALL BURIED GATE VALVES SHALL CONFORM TO AWWA C-500 OR C-509 AND BE 150 LB. IRON BODY, BRONZE MOUNTED RESILIENT WEDGE TYPE. ALL GATE VALVES SHALL HAVE ADJUSTABLE IRON VALVE BOXES EXTENDING TO THE FINISHED GRADE (SEE TYPICAL DETAILS).
8. ALL WATER LINES AND APPURTENANCES SHALL BE PRESSURE AND LEAK TESTED BEFORE BEING PLACED INTO SERVICE, ACCORDING TO AWWA STANDARD C-651. THE TEST PRESSURE SHALL BE 200 PSI (+/- SPQ), MEASURED AT OR NEAR THE HIGH POINT IN THE PORTION OF THE SYSTEM BEING TESTED, AND THE TEST SHALL BE RUN FOR TWO (2) HOURS. THE MUNICIPAL WATER DEPARTMENT AND THE ENGINEER SHALL BE GIVEN AT LEAST FORTY-EIGHT (48) HOURS NOTICE BEFORE THE TEST IS TO BE CONDUCTED, AND THE MUNICIPAL WATER DEPARTMENT PERSONNEL SHALL WITNESS THE TEST. ALLOWABLE LEAKAGE SHALL BE COMPUTED BY ONE OF THE FOLLOWING FORMULAS, THE CHOICE TO BE MADE BY THE MUNICIPAL WATER DEPARTMENT:
 - 1) $L = (500 \cdot D^3 / 13200) \cdot W$ WHERE: L = NUMBER OF GALS. ALLOWED LEAKAGE PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = INCHES OF PIPE DIAMETER, P = AVERAGE TEST PRESSURE (PSI GAUGE).
 - 2) $Q = (N \cdot D^2 \cdot P / 2700) \cdot W$ WHERE: Q = NUMBER OF GALS. ALLOWED LEAKAGE IN TWO (2) HOURS, N = NUMBER OF JOINTS, D = INCHES OF PIPE DIAMETER, P = TEST PRESSURE (PSI). THE PERSON(S) CONDUCTING THE TEST(S) SHALL, IN WRITING, CERTIFY THE RESULTS TO THE MUNICIPAL WATER DEPARTMENT.
9. ALL WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-601, OR AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT BEFORE BEING PUT INTO SERVICE. THE CONTRACTOR SHALL INSTALL A 1" DIAMETER TAP IN THE WATER MAIN FOR CHLORINE INJECTION. THE TAP SHALL BE LOCATED AS DIRECTED BY THE MUNICIPAL WATER DEPARTMENT. DISINFECTION SHALL BE ACCOMPLISHED BY INTRODUCING A CONCENTRATION OF 50 PARTS PER MILLION (PPM) OF AVAILABLE CHLORINE INTO A RECENTLY FLUSHED MAIN. THE DISINFECTING SOLUTION, AFTER REMAINING IN THE WATER MAIN FOR 24 HOURS, SHALL HAVE A CONCENTRATION OF AT LEAST 25 PPM OF CHLORINE. THE PERSON(S) RESPONSIBLE FOR DISINFECTION SHALL REPORT IN WRITING, TO THE MUNICIPAL WATER DEPARTMENT AND VERMONT DEPT. OF HEALTH, THAT THIS DISINFECTION PROCEDURE WAS FOLLOWED AND THE REQUIRED MINIMUM RESULTS WERE OBTAINED. ACTUAL SAMPLING SHALL BE PERFORMED BY THE MUNICIPAL WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAMPLING AND ANALYSIS COSTS.

SEWER CONSTRUCTION AND TESTING NOTES

1. All sewer pipe shall be PVC SDR 35 gravity sewer pipe manufactured in conformance with ASTM D 3034 (4" to 16") and installed in conformance with ASTM recommended practice D2321. Joints, fittings, and accessories shall also conform to the appropriate specifications for PVC pipe size.
2. Install sewer pipe in conformance with the engineering plans and specifications and manufacturer's recommendations. PVC gravity sewer pipe shall be furnished in the longest nominal lengths available from the manufacturer. The jointing procedure shall conform with the manufacturer's recommendations as outlined. Gaskets used in joining PVC sewer pipe shall conform to the requirements of ASTM F477.
3. Pipe shall be laid accurately to line and grade. Bedding in earth shall be a minimum of 6" below the outside of the pipe barrel. Bedding shall extend up to the spring line. Material around and to a height of 1' above the pipe shall be sand backfilled. Bedding and sand cushion shall be compacted by mechanical tamping in 1 foot lifts.
4. Pipe shall be laid with the spigot ends pointing in the direction of flow, and on a dry bedding. Completed pipelines shall be free from offsets or deviations from line and grade when extended with lights or mirrors. Visible leaks, broken pipes, etc., shall be repaired. Pipes shall be plugged with a water tight plug at night or when work is suspended. Sewers shall not be used to carry groundwater from the trench. The Contractor shall clean all soil deposits and other debris from sewers at the completion of the work.
5. A tee or wye branch shall be provided for each new or existing service, together with 4 inch SDR 35 PVC line sufficient to connect to the building services. Connections shall be extended with lights or mirrors. All adapters, coupling and necessary connectors shall be provided to make satisfactory and leak-proof connections.
6. Any service connections shall be 4 inch SDR 35 PVC and shall be constructed in a location to be determined by the Engineer. The service connection shall be 6" below existing grade unless otherwise indicated on the plans or as directed by the Engineer. The end shall be located by two intersecting lines by the Engineer before being backfilled and shall be marked with a 2" by 4" board coated with preservative extending from the connection invert to 6" below existing grade and with metal tops or a metal marker suitable for detection with a metal detector.
7. Manholes shall be constructed at the locations, to the elevations, and in accordance with notes and details shown on the drawings as well as the standard details.
 - A. Pre-cast bases shall be placed on a 6" layer of compacted bedding material. The excavation shall be properly dewatered while placing bedding material and setting the base or pouring concrete. Water stops shall be used at the horizontal joint of poured-in-place manholes.
 - B. Inlet and outlet stubs shall be connected and sealed in accordance with the manufacturer's recommended procedure, and shown on the typical sections, or cast integrally with the poured base.
 - C. Barrel sections and cones of the appropriate combination of heights shall then be placed, using manufacturer's recommended procedures for sealing the horizontal joints, and as shown on the typical sections.
 - D. A leakage test shall be made on all sanitary manholes prior to building manhole invert.
 - E. The frame and cover shall be placed on the top to prevent accidental entry of unauthorized persons, children, animals, etc., until the Contractor is ready to make final adjustment to grade.
 - F. Manholes shall be backfilled evenly in layers with suitable backfill material and compacted to achieve 95% maximum density.

ARCHITECT

JRMA design
architecture - master planning - interior design
www.jrma-designstudio.com

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBOURNE VERMONT

RECEIVED
FEB 18 2015
DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING
Engineers - Architects - Planners
1233 Shelburne
South Burlington, VT 05403
(802) 888-1000

STAMP



Issue

Project

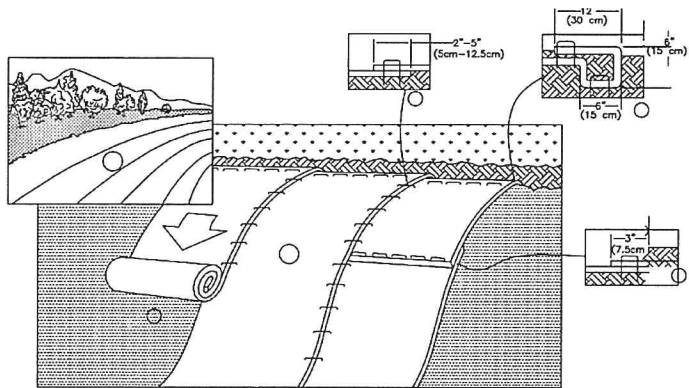
Drawing Title

SITE DETAIL

Project No. 8163 Drawn By: BEG Date: 2/10/15

Floor(s)

Drawing No.



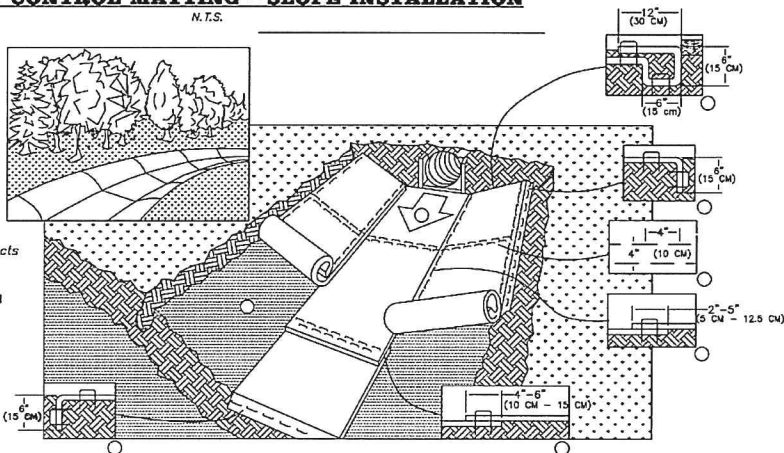
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (REC-P), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF SLOPE BY ANCHORING THE REC-P IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF REC-P EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR REC-P WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) OF REC-P APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF REC-P BACK OVER SEED AND COMPACTED SOIL. SECURE REC-P OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF REC-P.
 3. ROLL THE REC-P (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. REC-P WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL REC-P MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL REC-P MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON REC-P TYPE.
 5. CONSECUTIVE REC-P SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ENTIRE REC-P EDITH.
- NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE REC-P.

EROSION CONTROL MATTING - SLOPE INSTALLATION

N.T.S.

NORTH AMERICAN GREEN
EROSION CONTROL Products
Guaranteed SOLUTIONS

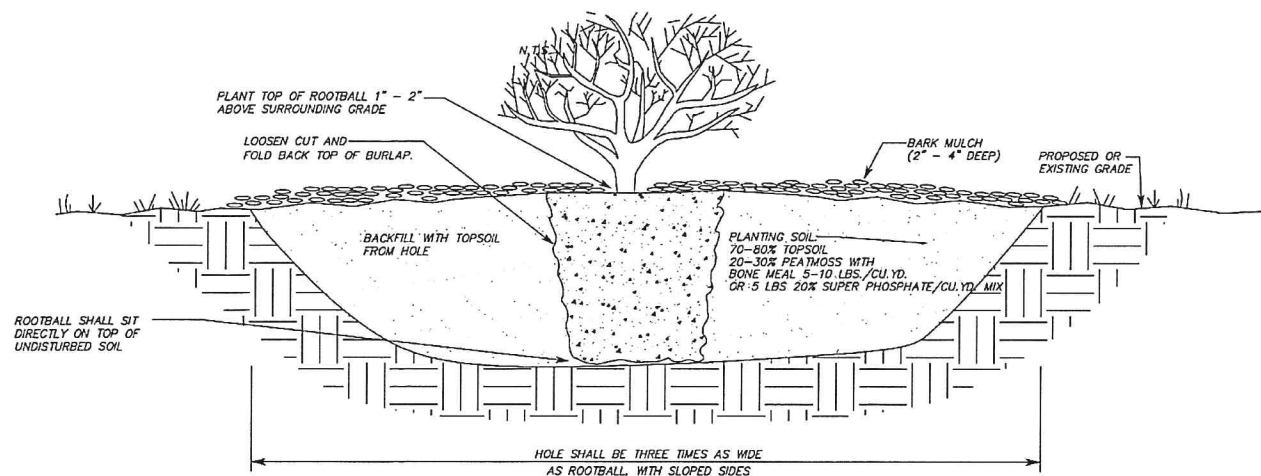
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com



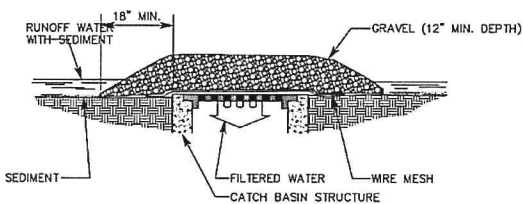
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (REC-P), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE REC-P IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF REC-P EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE REC-P WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF REC-P BACK OVER SEED AND COMPACTED SOIL. SECURE REC-P OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE REC-P.
 3. ROLL CENTER REC-P IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. REC-P WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL REC-P MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. PLACE CONSECUTIVE REC-P END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 5. FULL LENGTH EDGE OF REC-P AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 6. ADJACENT REC-P MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON REC-P TYPE) AND STAPLED.
 7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 8. THE TERMINAL END OF THE REC-P MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE REC-P.

EROSION CONTROL MATTING - CHANNEL INSTALLATION

N.T.S.



SHRUB PLANTING TYPICAL



1. A WIRE MESH SHALL BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/4 INCH.
2. THE WIRE MESH SHALL BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS CRUSHED STONE FOR A MINIMUM DEPTH OF 12 INCHES. CRUSHED STONE SHALL BE BEDDING STONE FOR SEWERS (ASTM STONE SIZE NO. 67). SEE SPECIFICATIONS.
3. THE COARSE AGGREGATE SHALL EXTEND AT LEAST 18 INCHES BEYOND ALL SIDES OF THE CATCH BASIN/DRAIN OPENING.
4. THIS SEDIMENTATION CONTROL SHALL BE UTILIZED AT ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM DISTURBED AREAS.
5. GEOTEXTILE BAG PRODUCTS DESIGNED FOR EROSION CONTROL AT CATCHBASINS ARE ACCEPTABLE ALTERNATIVES PROVIDED THEY ARE INSTALLED AND MAINTAINED PER MANUFACTURERS RECOMMENDATIONS.
6. SILT FENCING PROPERLY INSTALLED AND MAINTAIN AROUND CATCH BASINS IN GRASS AREAS IS AN ACCEPTABLE ALTERNATIVE.

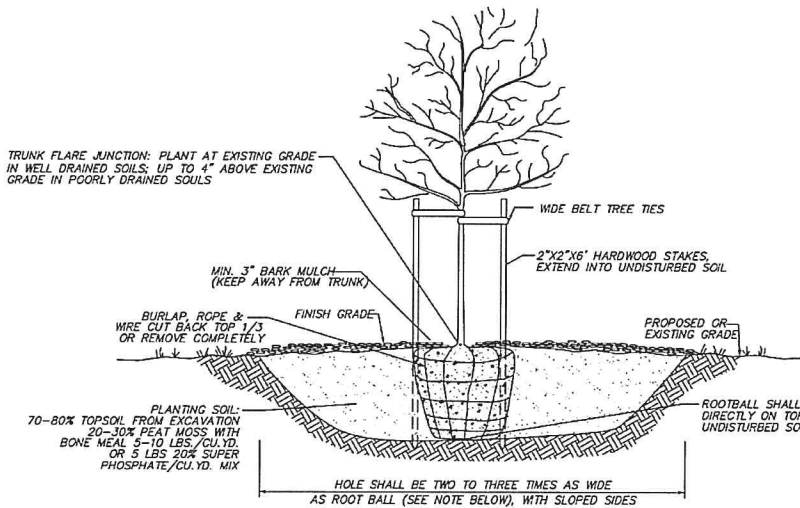
SEDIMENTATION CONTROL

AT CATCH BASIN

N.T.S.

SILT/CONSTRUCTION FENCE EROSION CONTROL TYPICAL

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

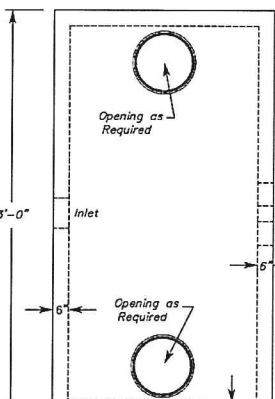
N.T.S.

- NOTES:
1. PLANTING HOLE SHALL BE 3 TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED SOIL; 2 TIMES ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.
 2. STAKES AND GUY WIRE PLACEMENT SHALL NOT INTERFERE WITH PEDESTRIAN TRAFFIC.

Landscaping Notes:

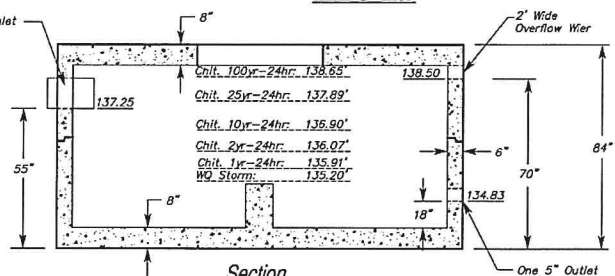
1. Landscape architect shall be notified to inspect proposed locations of plant material and condition of plant materials when delivered to site prior to installation.
2. All plant material is to conform to the requirements of ANSI Z60.1 "American Standard for Nursery Stock" for quality, size, genus, species and variety shown on the planting plan.
3. Landscape contractor shall be responsible for identifying locations of underground utilities prior to excavation for planting.

Q-in / Q-out Of Reducer Tank		
Storm	Q-in	Q-out
WQ Storm	0.27 c.f.s	0.26 c.f.s
Chit. 1yr-24hr	0.69 c.f.s	0.61 c.f.s
Chit. 2yr-24hr	0.76 c.f.s	0.67 c.f.s
Chit. 10yr-24hr	1.07 c.f.s	0.90 c.f.s



Note:
Struts for Structural Integrity may be Required on Larger Sizes

PRECAST FLOW-REDUCER TANK HEAVY DUTY 2500 GALLON (HD8-12)



SPECIFICATIONS:

- Concrete Minimum Strength 5000psi @ 28 days
- Steel Reinforcement Grade 60
- Joints Sealed with Butyl Sealant
- Inlet and Outlet Baffles by Others
- 1/2" - 3/4"

EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

1. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRIED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.
2. TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.
3. DISTURBED SOILS TO BE STABLED AS FOLLOWS:

CHANNEL SLOPE	LINING
1% TO 5%	NORTH AMERICAN GREEN S150
> 5%	STONE RIP RAP
SIDE SLOPES	LINING
< 3:1	MULCH
> 3:1	NORTH AMERICAN GREEN S150 OR EQUAL
> 2:1	NORTH AMERICAN GREEN SC250 OR EQUAL

4. LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDED.
5. APPLY COMMERCIAL FERTILIZER AT 1.0 LBS/1,000SQ. FT OF N20, P5 AND K20, IF REQUIRED.
6. LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.
7. GRASSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.
8. DISTURBED SOILS SHALL BE SEEDED ACCORDING TO THE FOLLOWING TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:	
APRIL 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)	
SEPT. 15 - APRIL 15: WINTER RYE (120 LBS/ACRE)	

SEEDING RATES FOR FINAL STABILIZATION:			
CHOOSE FROM:	VARIETY	LBS/ACRE	LBS/1000 SQ. FT.
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PLUS TALL FESCUE PLUS REDTOP OR RYEGRASS (PERENNIAL)	EMPIRE/PARDEE COMMON KY-31/REBEL COMMON PENNFINE/LINN	5 8 10 2 5	0.1 0.2 0.25 0.05 0.1

* - MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OF BIRDSFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.

LIMIT-OF-DISTURBANCE CORDON CONSTRUCTION SPECIFICATIONS

1. LIMIT OF DISTURBANCE CORDON SHALL BE 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR APPROVED EQUIVALENT, AND SHALL BE LOCATED AS SHOWN ON THE APPLICABLE PHASE PLAN. INSTALLATION OF PERMANENT SECURITY FENCING IS ALSO ACCEPTABLE.
2. SAID FENCE SHALL BE SUPPORTED BY STEEL "U" OR "T" TYPE POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
3. FENCE SHALL BE WIRE OR "ZIP" TIED TO THE SUPPORT POSTS.
4. THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

1. NEW LOT OWNERS/CONTRACTORS MUST COMPLY WITH THE EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS OF THE CITY OF BURLINGTON.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.

- STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST WITHIN THE NEXT 24 HOURS.
- STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES)

PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPLACED OR REPAIRED AS NECESSARIES.

ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR/LANDOWNER SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

1. NON-VEGETATIVE PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL BLANKETS AND/OR HEAVY MULCH LAYER.
2. APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-90% GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
3. PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABLED TO PROVIDE FOR SNOW STOCKPILING.
4. LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
5. CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES
6. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERIMETER CONTROLS SUCH AS SILT FENCE.
7. IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
8. DRAINAGE STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
9. SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
10. DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA. IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
11. PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
12. USE STONE TO STABILIZE AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.

ARCHITECT

JRMA design
architecture - master planning - interior design
www.jrmadesignstudio.co

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBOURNE VERMONT

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

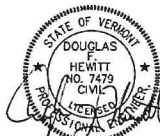
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP



Issue	Date	Issue

Project

EROSION CONTROL
LANDSCAPING

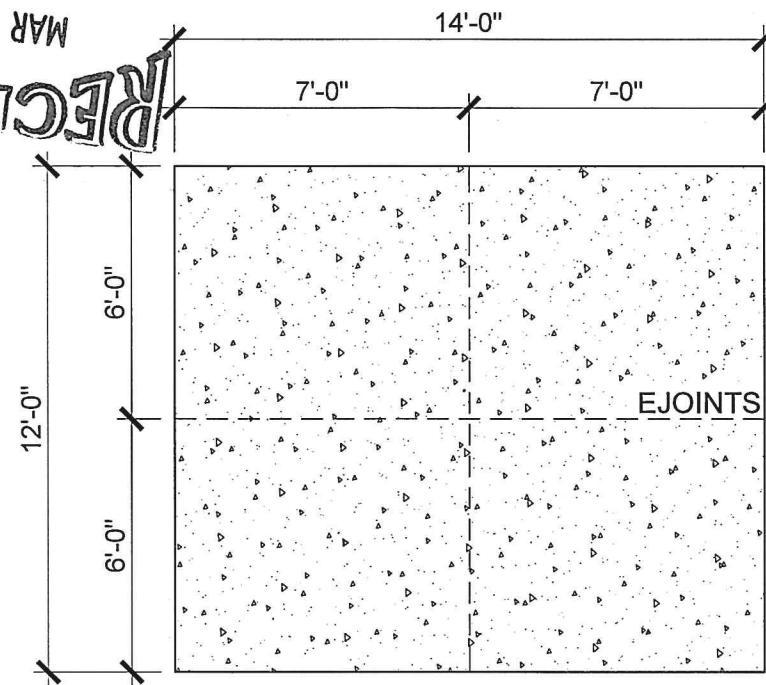
Drawing Title

Project No. 8163 Drawn By: BEG Date: 2/10/15

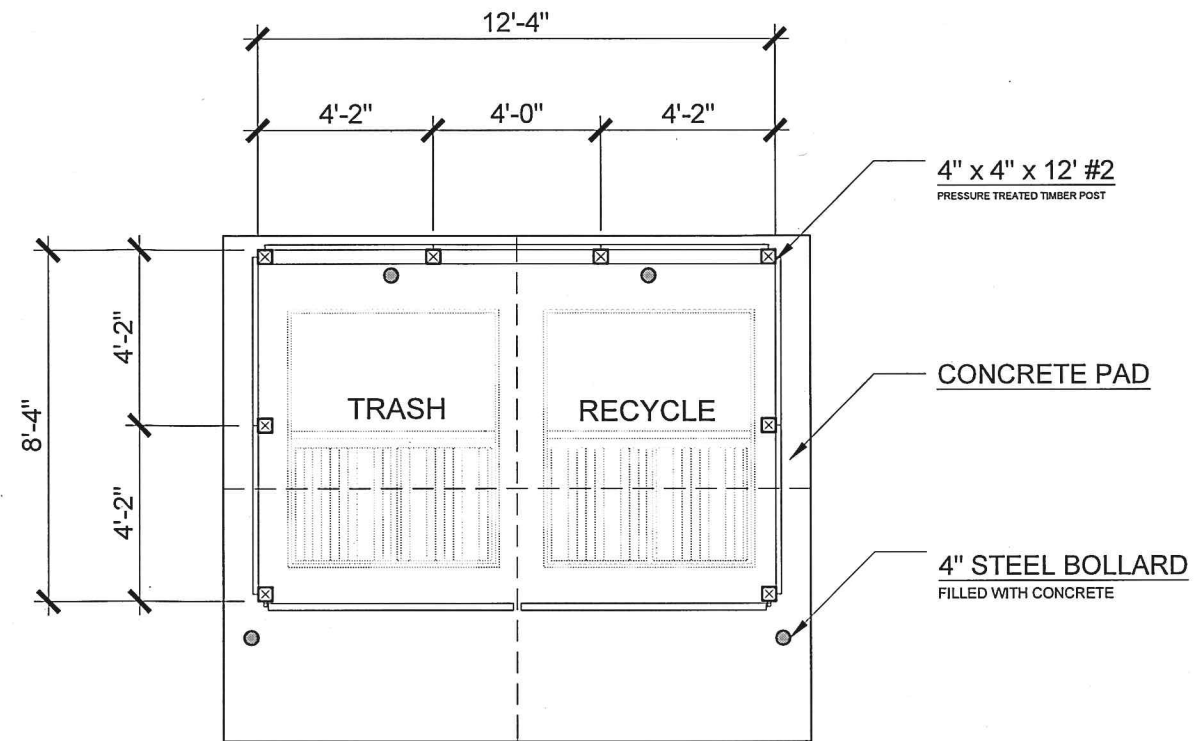
Floors

Drawing No.

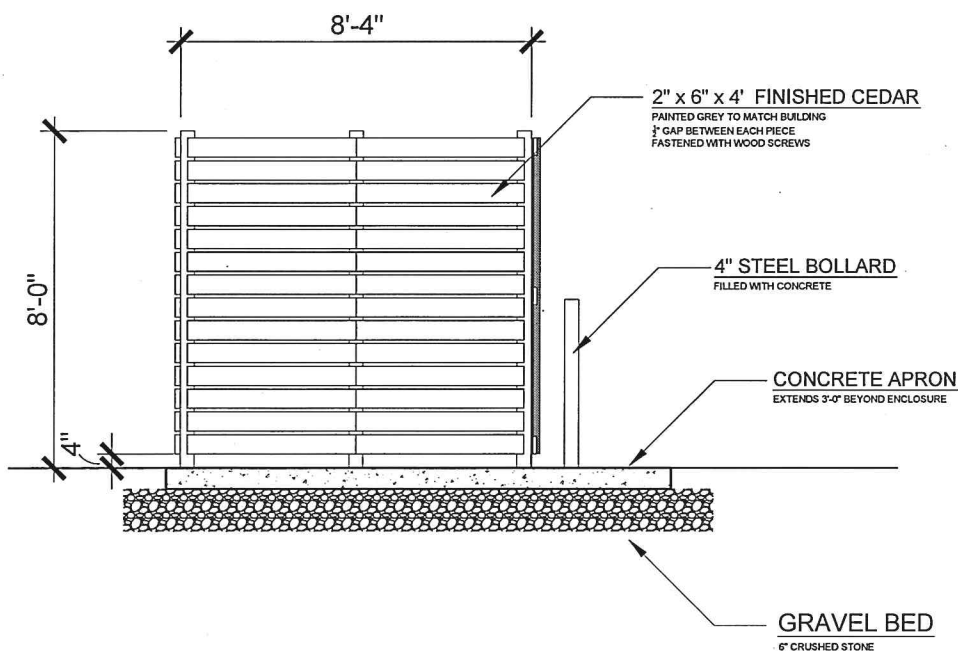
RECEIVED
MAR 05 2015
DEPARTMENT OF
PLANNING & ZONING



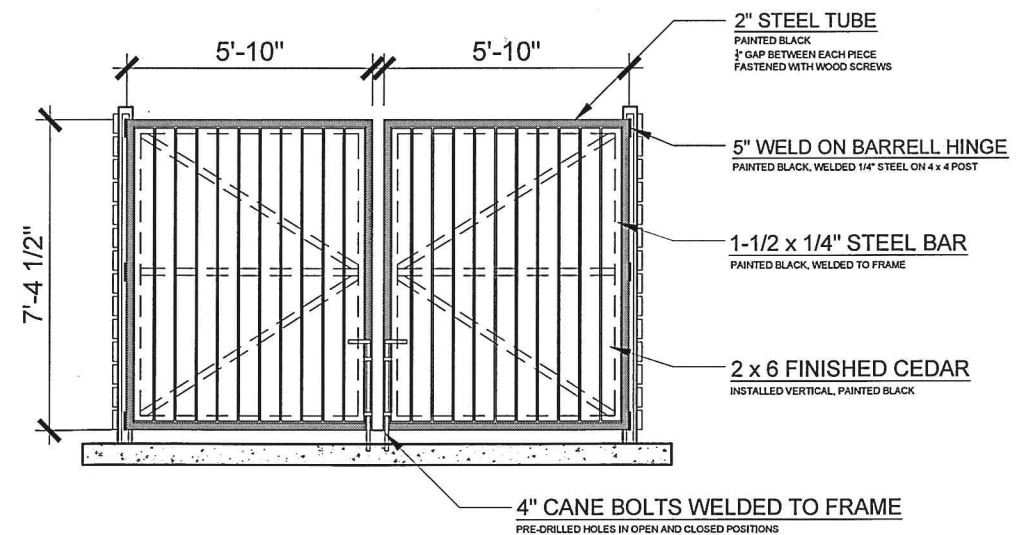
01 L-4 CONCRETE PAD PLAN VIEW SCALE 1/2" = 1'-0"



02 L-4 ENCLOSURE PLAN PLAN VIEW SCALE 1/2" = 1'-0"



03 L-4 TRASH ENCLOSURE DETAILS PLAN VIEW SCALE 3/16" = 1'-0"



ARCHITECT
JRMA design studio
architecture - master planning - interiors
www.jrma-designstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

CLIENT
PINE & FLYNN
DEVELOPMENT

LOCATION
316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR
WM
WRIGHT & MORRISSEY, INC.
99 SWIFT STREET
So. BURLINGTON, VERMONT
Contact: Mark Sammut

CIVIL ENGINEER
SUMMIT ENGINEERING
Summit Engineering, Inc.
1233 Shelburne Road, Suite C2
So. Burlington, VT 05403
ph: (802) 658-5588
cell: (802) 734-8239
CONTACT: DOUG HEWITT

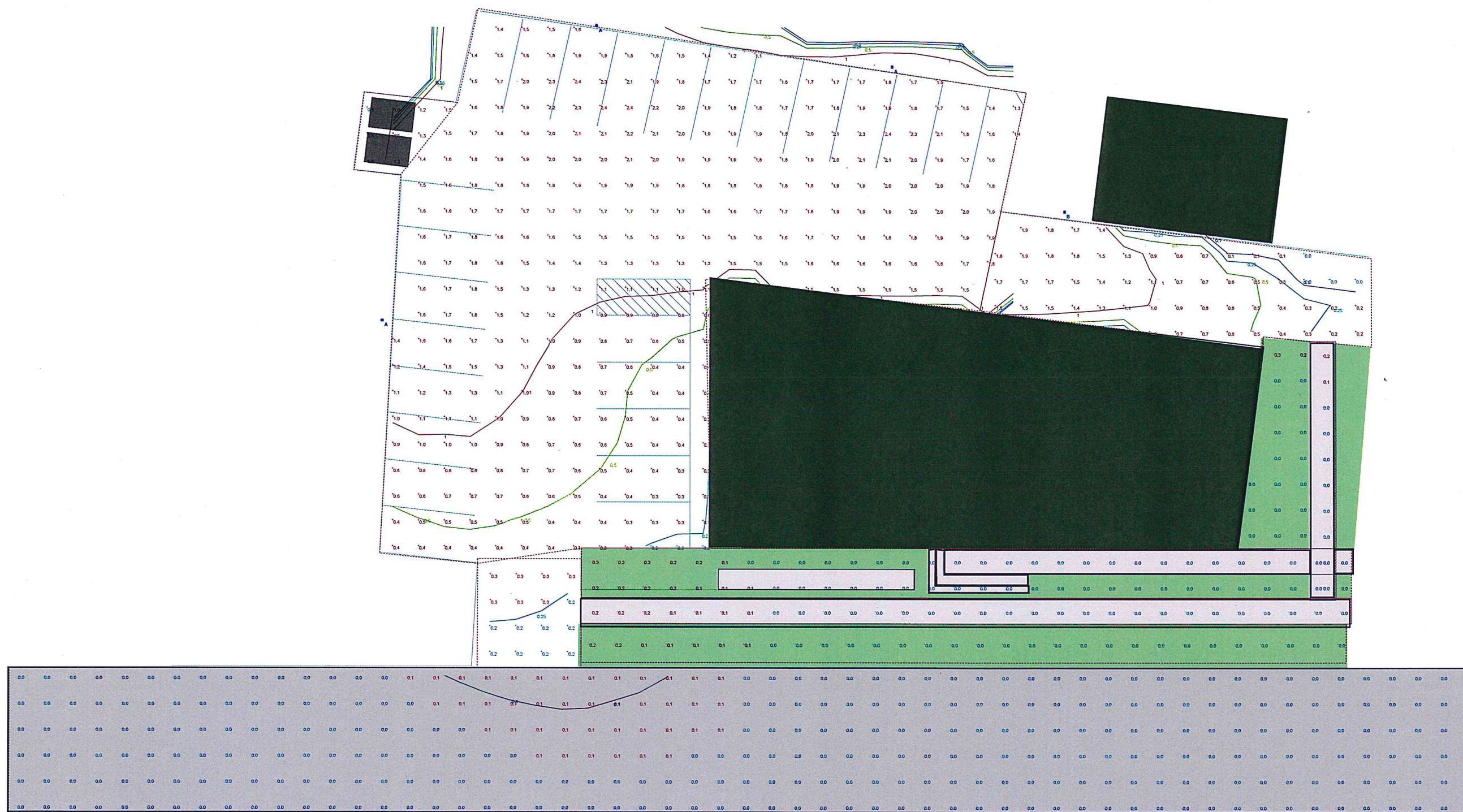
STRUCTURAL ENGINEER
J. E BAKER ENGINEERING P.C.
7 Cedar Glen North
South Burlington, VT 05403
802.318.1080

MECHANICAL ENGINEERING
Carlson Mechanical, Inc.
Paul A. Carlson
802-862-2809 ext'n 12
802-862-8245 Fax

STAMP

Issue	Date	Issue	Date
ISSUED FOR BID	05/02		

Project **PINE & FLYNN**
TRASH ENCLOSURE DETAILS
Drawing Title
Project No. 2011-03 Drawn By **MFA**
Floor(s) - N.A.
Drawing No. **L-4**



Plan View
Scale - 1" = 10'

Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Wattage
	A	3	Lithonia Lighting	DSX0 LED 40C 530 30K T4H MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4H OPTIC, 5000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_4 OC_530_30K_T4H_MVOL T_HS.Jes	68
	B	1	Lithonia Lighting	DSX0 LED 20C 530 30K T2H MVOLT	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T2H OPTIC, 3000K, @ 530mA	LED	1	DSX0_LED_2 OC_530_30K_T2H_MVOL T.Jes	35

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Driveway Flynn Street	+	0.9 fc	1.9 fc	0.0 fc	N/A	N/A	0.5:1
Driveway Pine Street	+	0.2 fc	0.3 fc	0.2 fc	1.5:1	1.0:1	0.7:1
Dumpster	+	1.0 fc	1.5 fc	0.5 fc	3.0:1	2.0:1	0.7:1
Entry	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Front Lawn	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	+	1.4 fc	2.4 fc	0.2 fc	12.0:1	7.0:1	0.6:1
Pine Street	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1
Side Lawn	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1



1. EXISTING DELI (PINE ST. DELI)
2. CHAMPLAIN SCHOOL
3. ST. ANTHONY'S CHURCH & OFFICE
4. HOWARD CENTER



Existing Context



EXISTING DESIGN PRECEDENT

1. MALTEX BUILDING (PINE ST.) AIA AWARD RECIPIENT*
2. BURLINGTON ELECTRIC (PINE ST.)
3. BURTON SNOWBOARDS (INDUSTRIAL DR.)
4. BURLINGTON PUBLIC WORKS (PINE ST & LAKESIDE)
5. CHAMPLAIN COLLEGE (LAKESIDE)
6. FLYNN AVE. CO-OP (FLYNN AVE)

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

NOTABLE DESIGN ELEMENTS

1. Use of Metal & Glass
2. Flat or Low Pitch Roof
3. Use of Masonry (Brick)
4. Integration of Landscape Elements
5. Large (over 20,000 S.F +/-) Buildings where the height is at or over 35'-0"



DESIGN OBJECTIVES

1. DESIGN A RELATIONSHIP BETWEEN THE SIDEWALK AND THE STREET

The Streetscape along Flynn Ave is characterized by the mature tree canopy that is consistent along most of Flynn Ave to the north and south sides all the way to its terminus at Oakledge Park. We see a typical sidewalk width of 5' – 0"

The Pine Street Streetscape, towards the South End, is characterized by mainly larger buildings with little vegetation that protects the pedestrian from the street. Fewer plantings and minimal setbacks to commercial spaces

The ability to wrap the landscape into the design will remain a high priority. Tree plantings along Pine Street & Flynn Ave should protect the building and pedestrians from weather and provide shade during summer seasons.

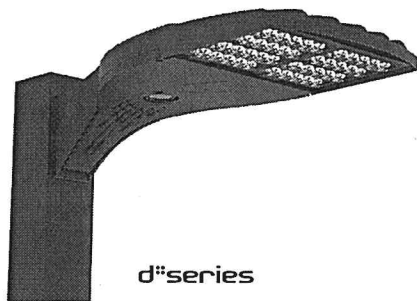
2. CREATE A VISUALLY INTERESTING ELEVATION

The South End of Burlington, has been, and continues to be the location and heart of the Burlington Arts District. With the success of First Friday, and the annual Art Hop, the ability to support these events through visually interesting architecture become a main design goal. Moreover, Professional Design Firms, Engineering, Computer Science, Web-Site Design and Marketing firms all call the South End of Burlington Home. The Design must remain sensitive to the existing residential program yet also continue to strengthen the creative nature of the South End. A major component to this is how the West & South Elevation are treated along with the Material Selection of the Building.

3. SUPPORT A VARIETY OF MIXED-USE

The South End is a notable community that is truly mixed use. Its location near the Burlington Bike Path, Schools, Cafes, Shopping Centers and major transportation routes requires the building to be designed with multiple programs to meet the needs of the community. Any other approach would fail to recognize its strategic position and miss a valuable opportunity for smart growth as listed in the Comprehensive Development Plan for Burlington.

Also, the Burlington Planning Commission supported a change of zoning for this property and others in the hopes of providing greater Mixed-Use potential to a valuable corner in Burlington Vermont.



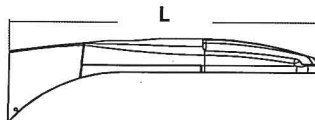
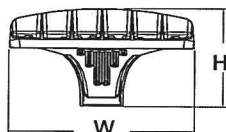
D-Series Size 0 LED Area Luminaire



d-series

Specifications

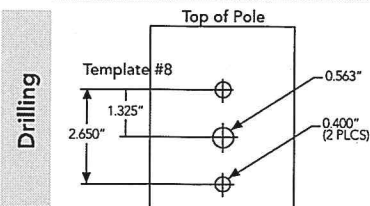
EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX0 LED	Forward optics	20C 20 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K 80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (70 CRI) AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFIM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately ⁷ KMA8 Mast arm mounting bracket adaptor (specify finish)	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁸ DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM ¹⁰ (no controls) ¹⁰ PIR Motion sensor, 8-15' mounting height ¹¹ PIRH Motion sensor, 15-30' mounting height ¹¹ BL30 Bi-level switched dimming, 30% ¹² BL50 Bi-level switched dimming, 50% ¹²	Shipped installed HS House-side shield ¹³ SF Single fuse (120, 277, 347V) ¹⁴ DF Double fuse (208, 240, 480V) ¹⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁵	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
	Rotated optics ¹	30C 30 LEDs (one engine)								



DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁵
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁵
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁵
SCU	Shorting cap ¹⁵
DSX0HS 20C U	House-side shield for 20 LED unit ¹¹
DSX0HS 30C U	House-side shield for 30 LED unit ¹¹
DSX0HS 40C U	House-side shield for 40 LED unit ¹¹
DSX0DDL U	Diffused drop lens (polycarbonate) ¹¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

For more control options, visit T10 and ROAM online.

DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- 30 LEDs (30C option) and rotated optics (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANSI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM¹⁰ enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM¹⁰ deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamcontrols.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBR-10-ODP control; PIRH specifies the SensorSwitch SBR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

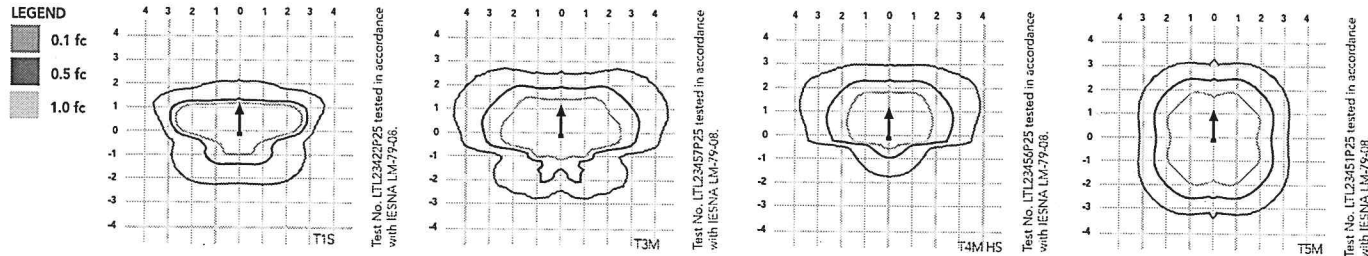
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
	DSX0 LED 40C 700			
	1	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

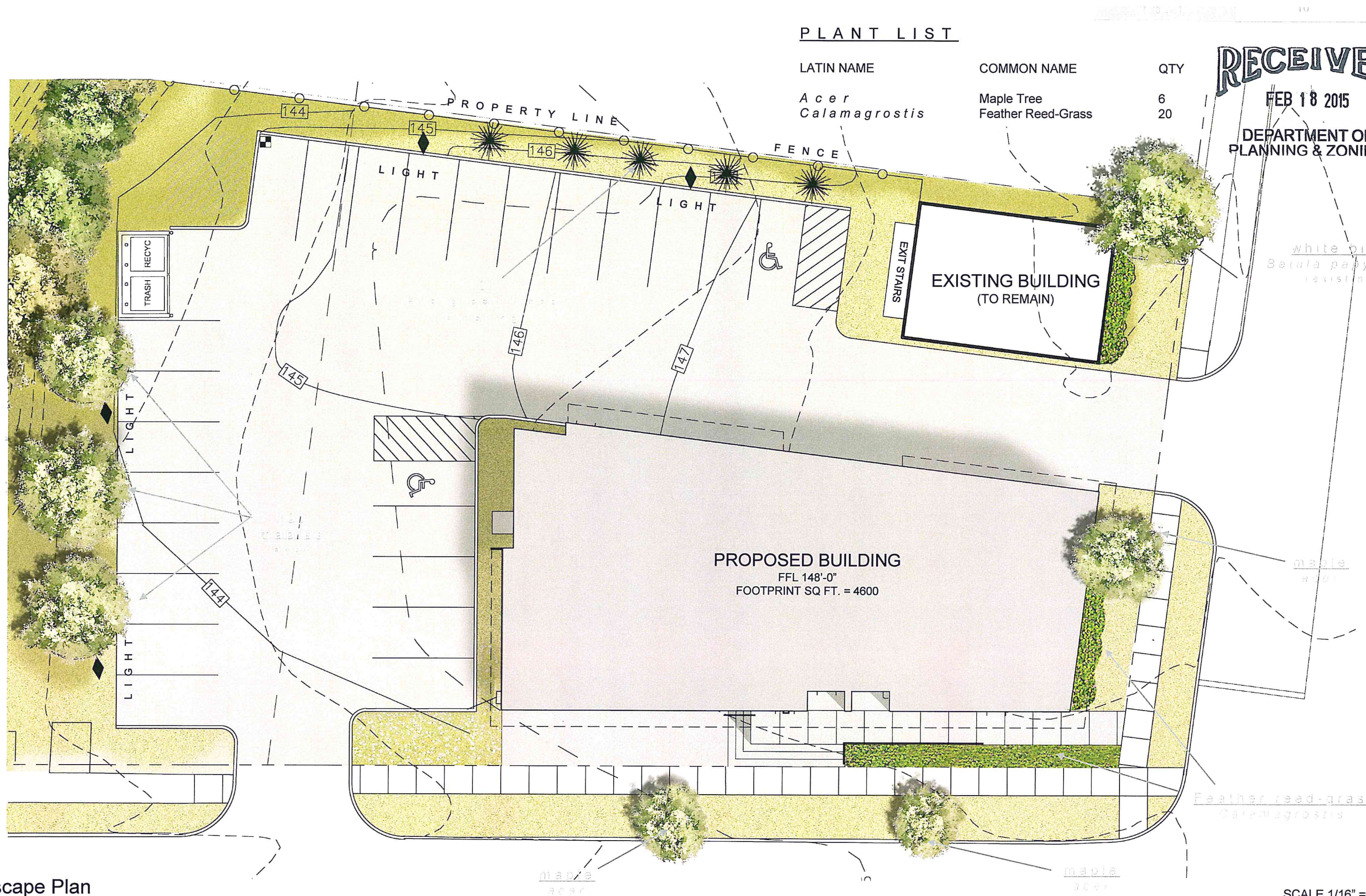
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING

Landscape Plan

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

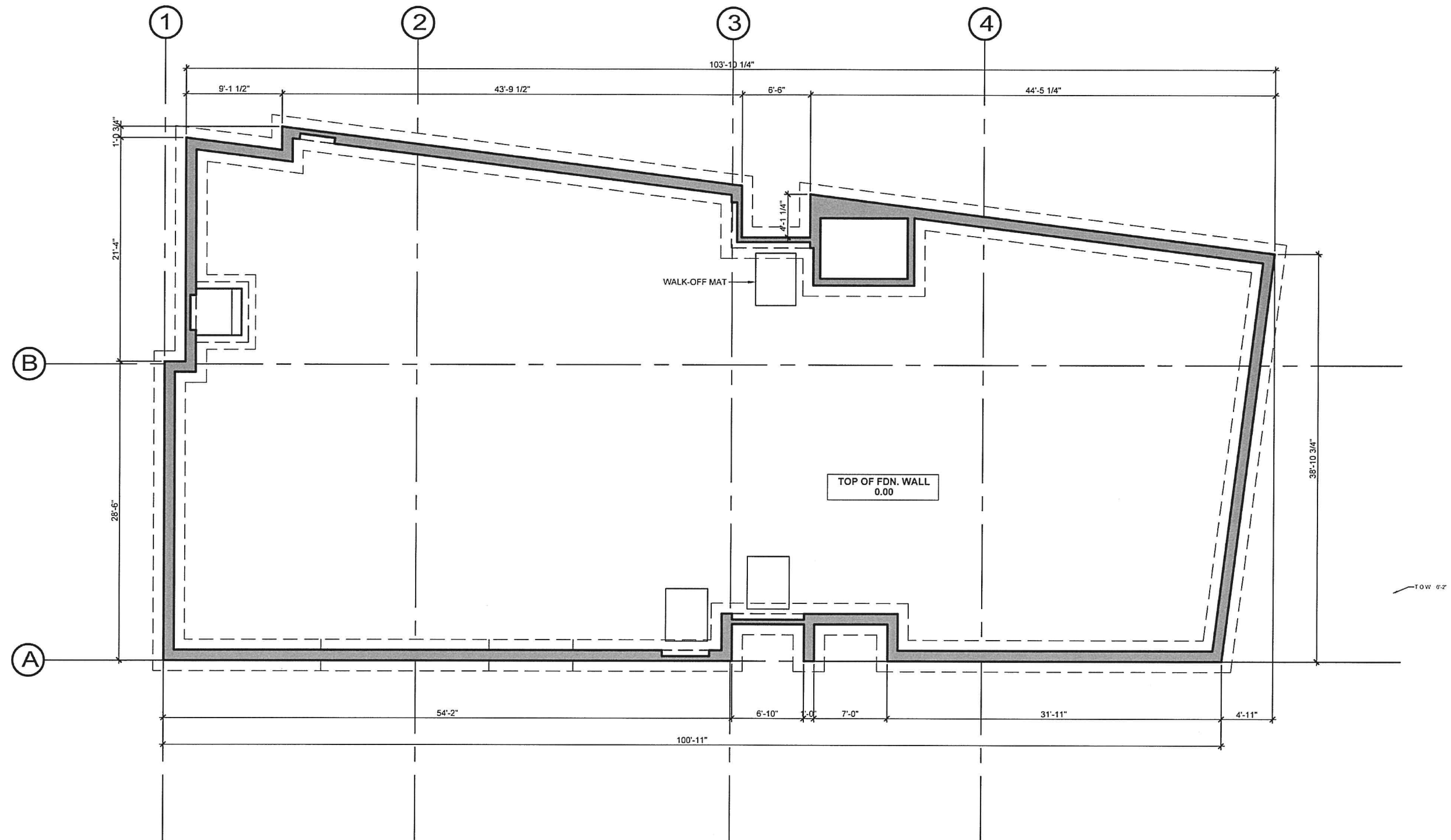
2015 |

SCALE 1/16" =

LP.

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



Foundation Plan

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

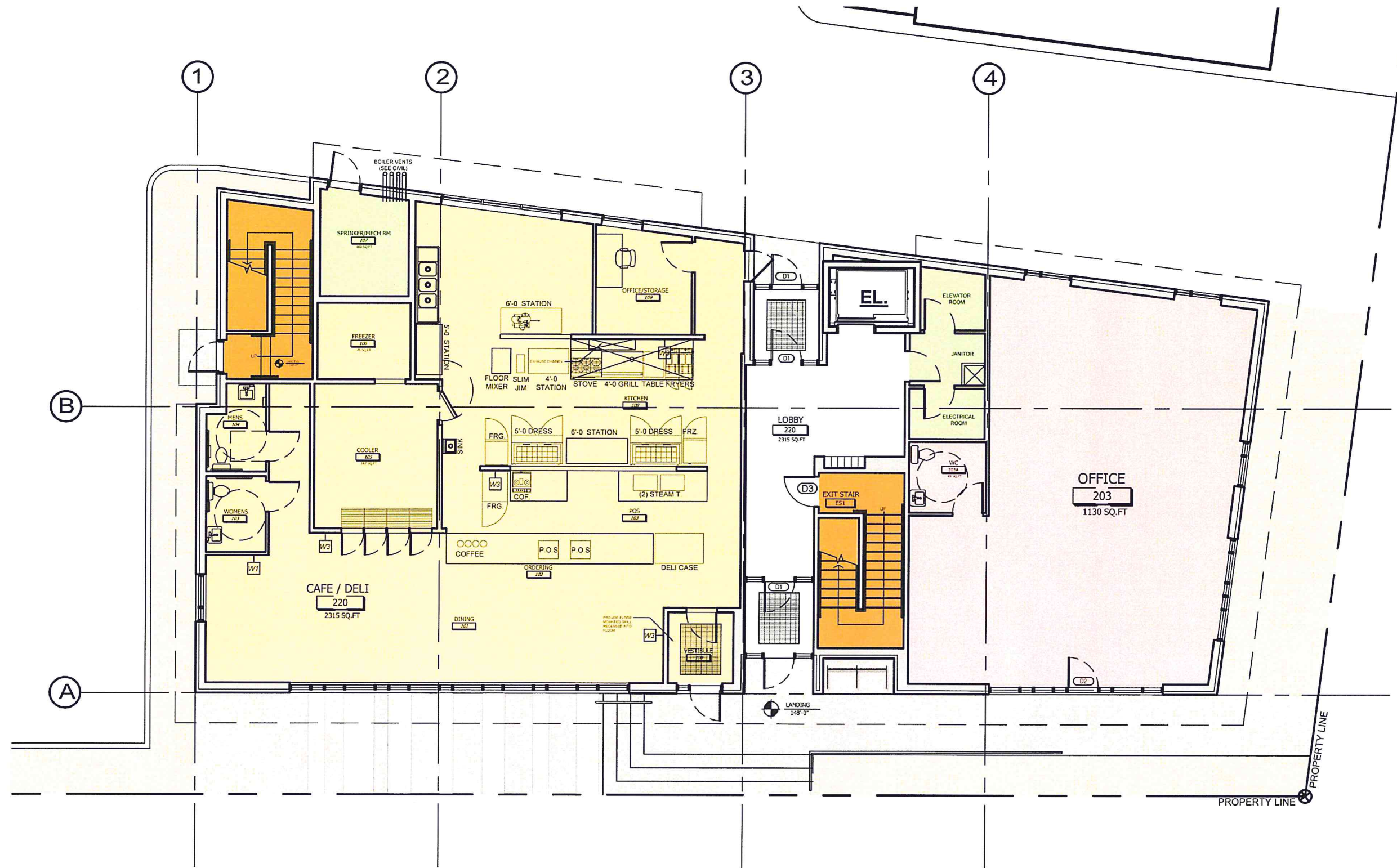
COA LEVEL II

2015

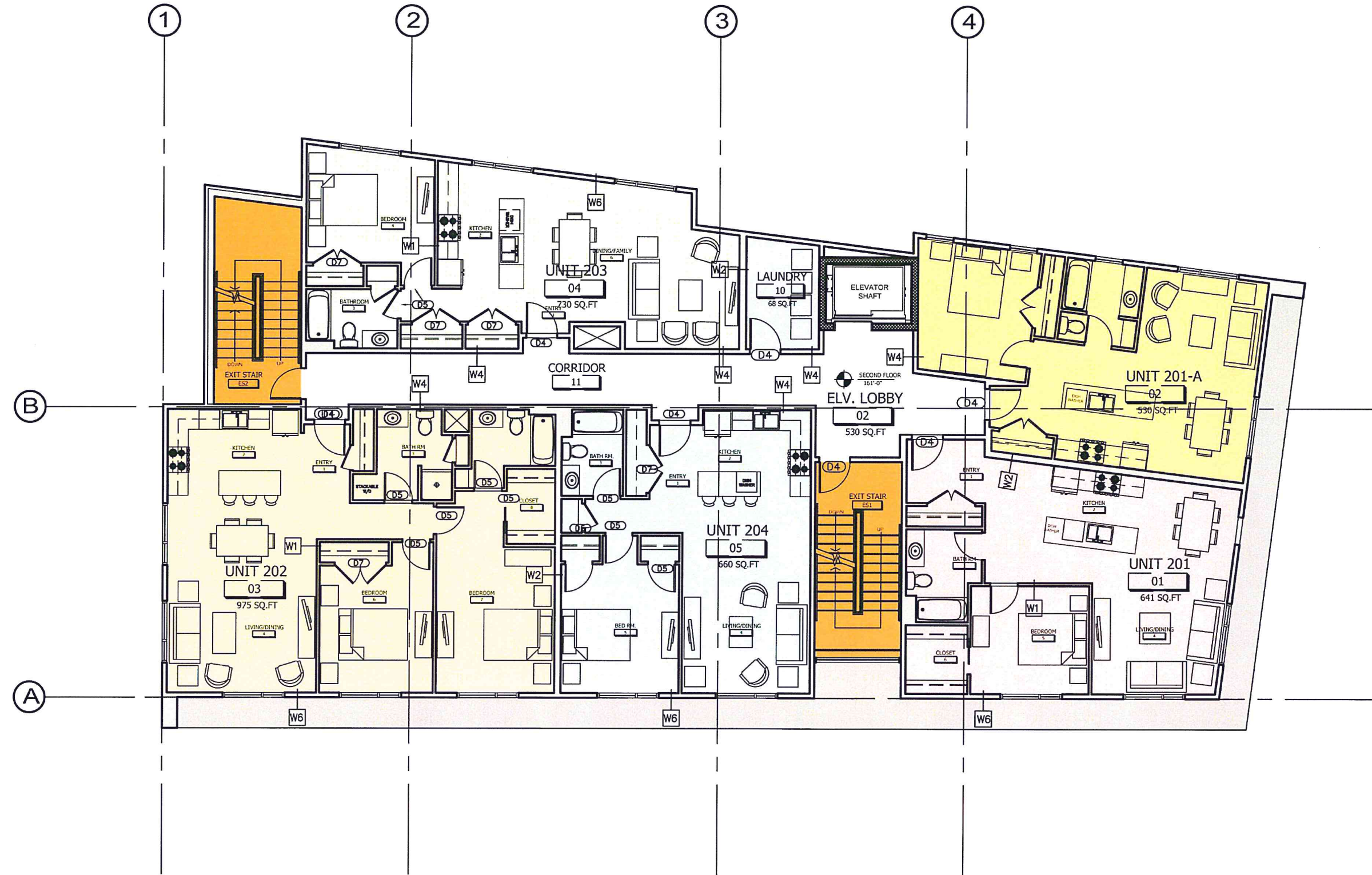
SCALE 3/32" =

A20

RECEIVED
 FEB 18 2015
 DEPARTMENT OF
 PLANNING & ZONING



Ground Level 148'-0"

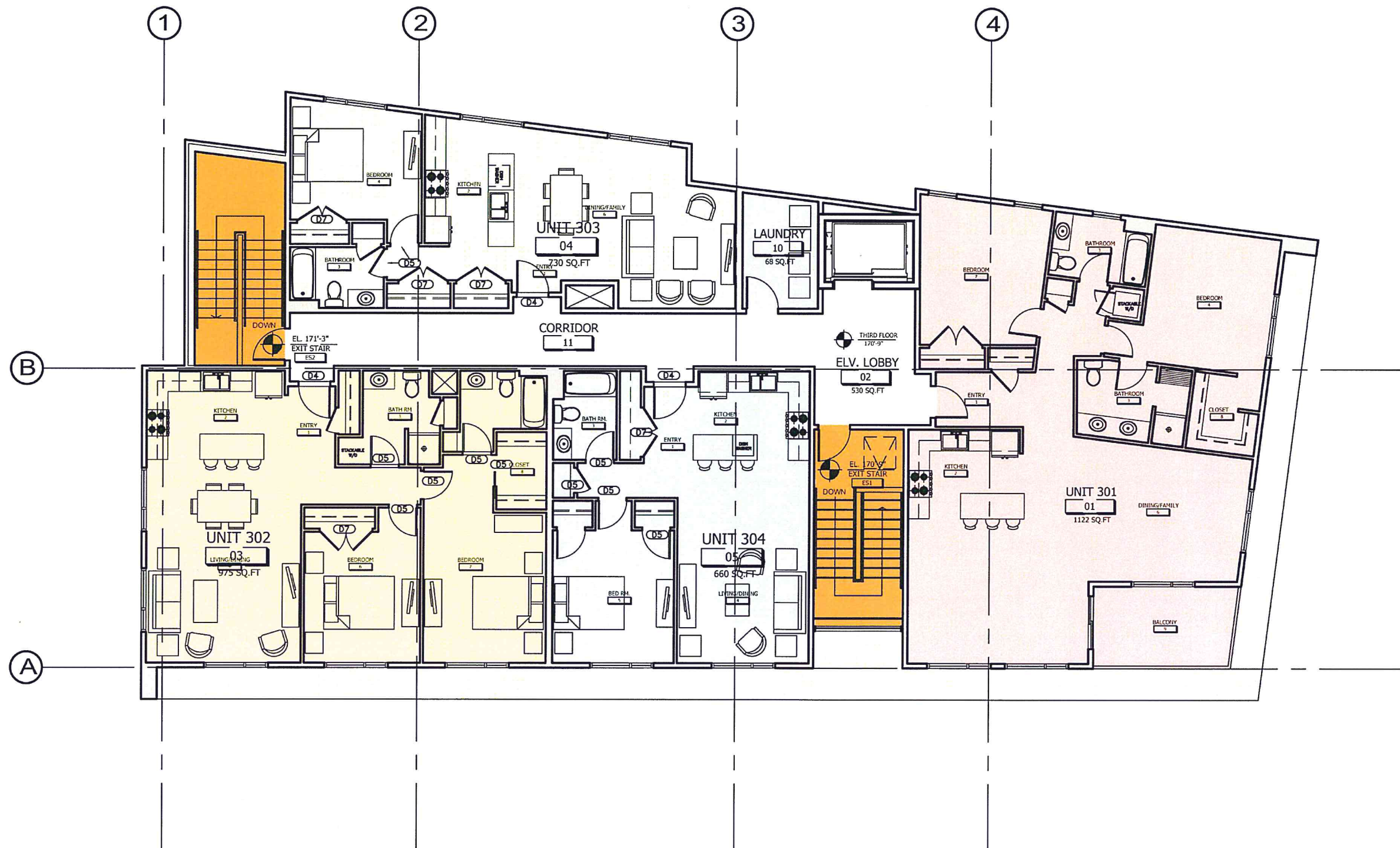


2nd Floor Level 161'-0"

RECEIVED

FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



3rd Floor Level 171'-3"

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

2015

SCALE 3/32" =

A20



RECEIVED
FEB 18 2015
DEPARTMENT OF
PLANNING & ZONING

RENDERING| PINE STREET

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

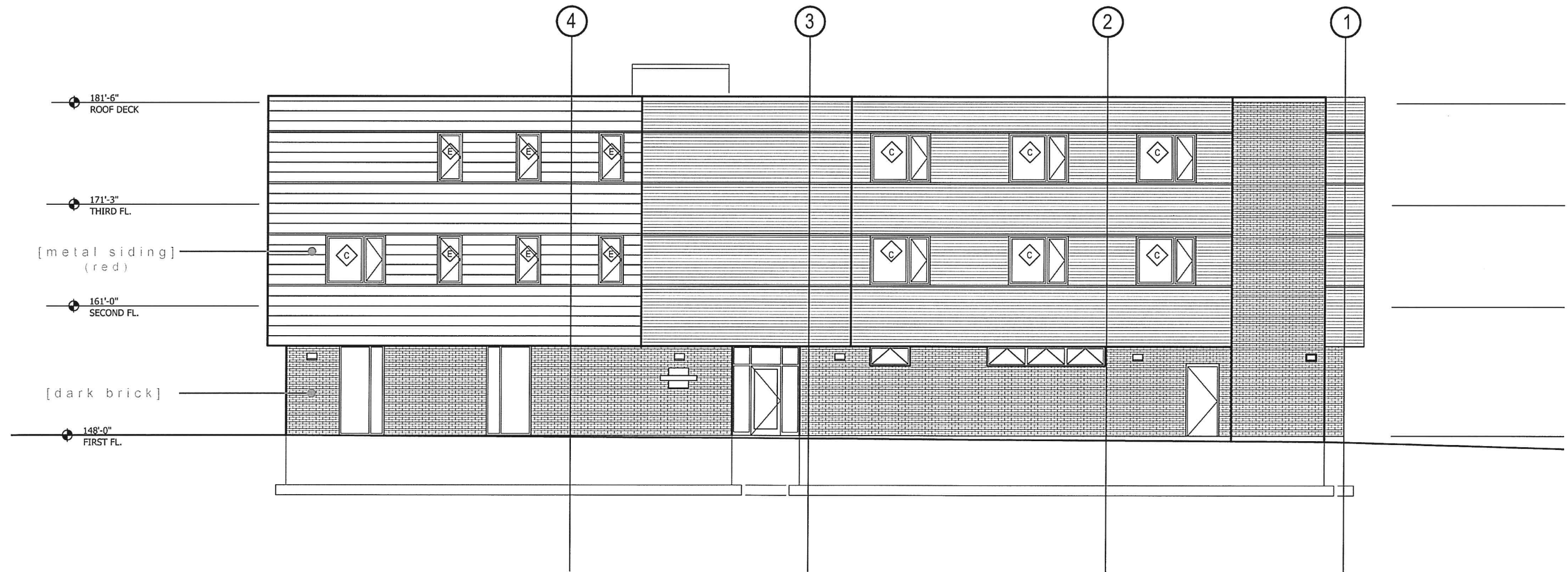
2015 |

SCALE 3/32" =

A-R

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



EAST ELEVATION

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

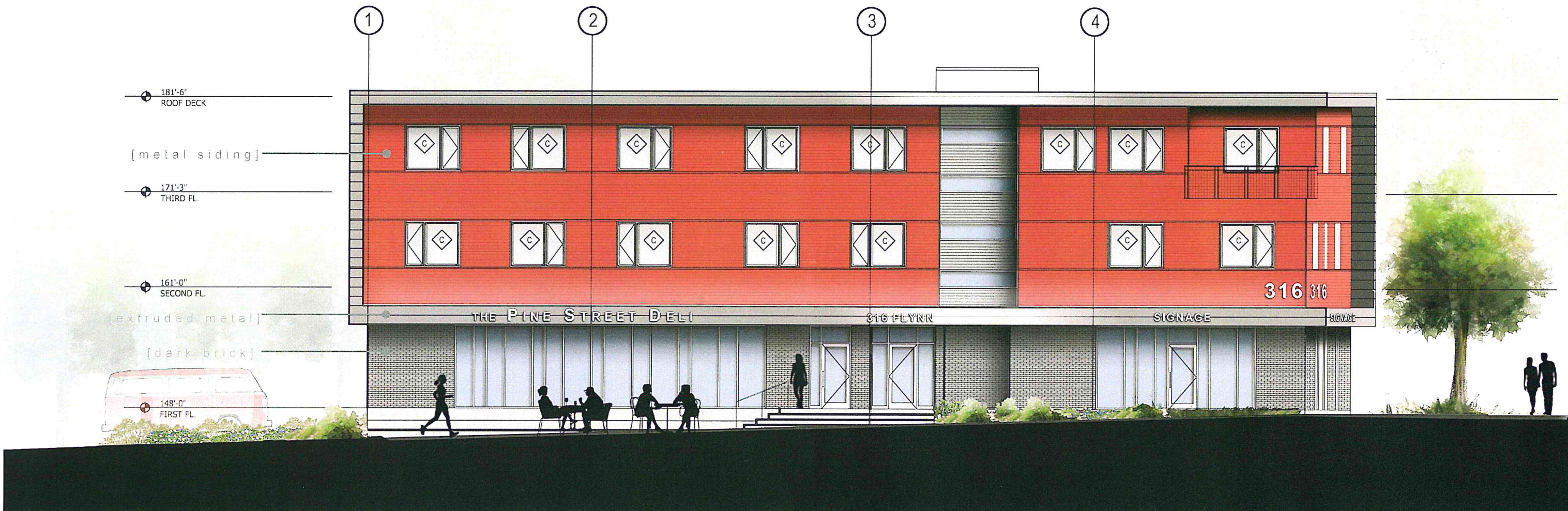
COA LEVEL II

2015

SCALE 3/32" =

A40

RECEIVED
FEB 18 2015
DEPARTMENT OF
PLANNING & ZONING



WEST ELEVATION | PINE STREET

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

2015

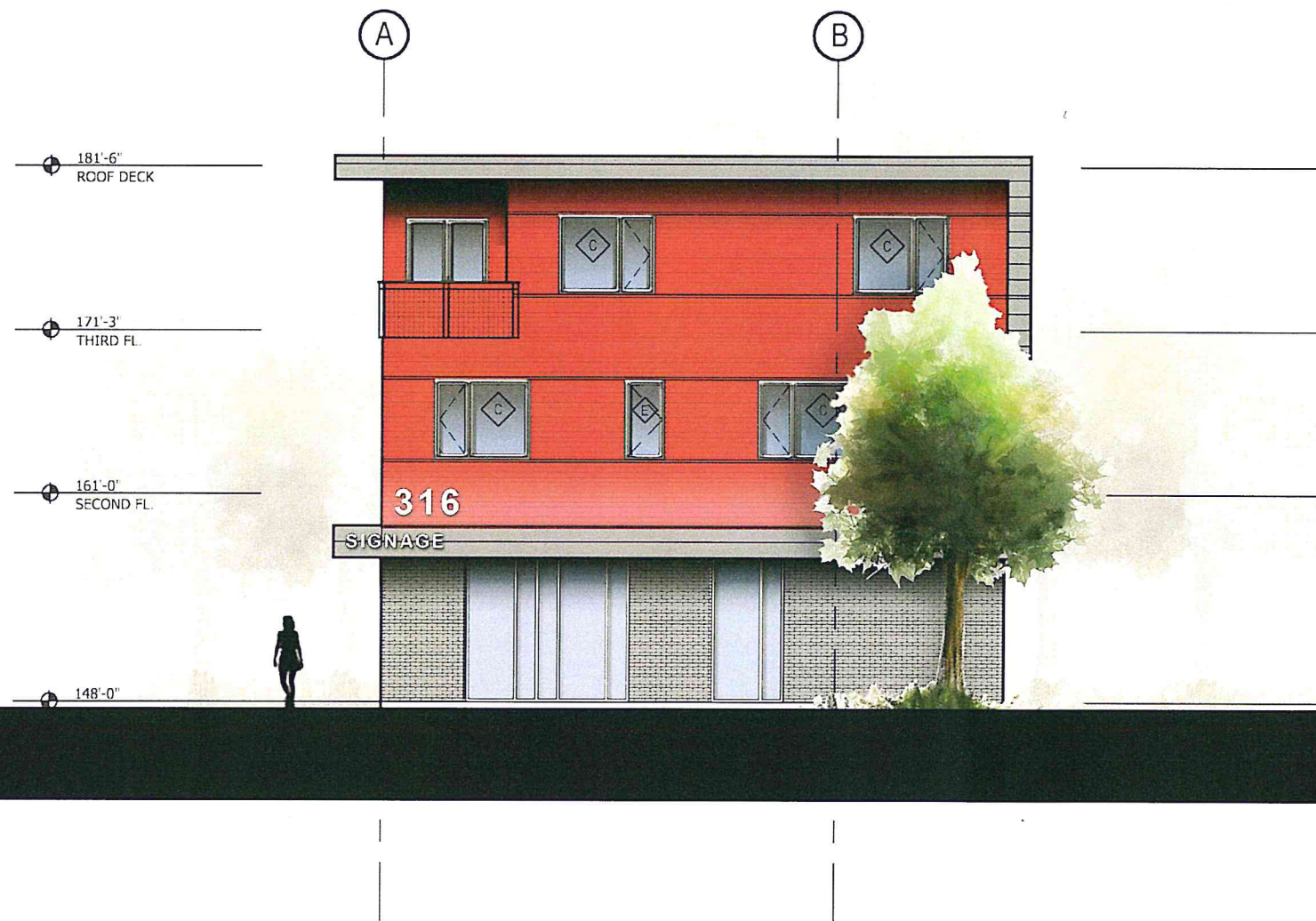
SCALE 3/32" =

A40

RECEIVED

FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



SOUTH ELEVATION | FLYNN AVE

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

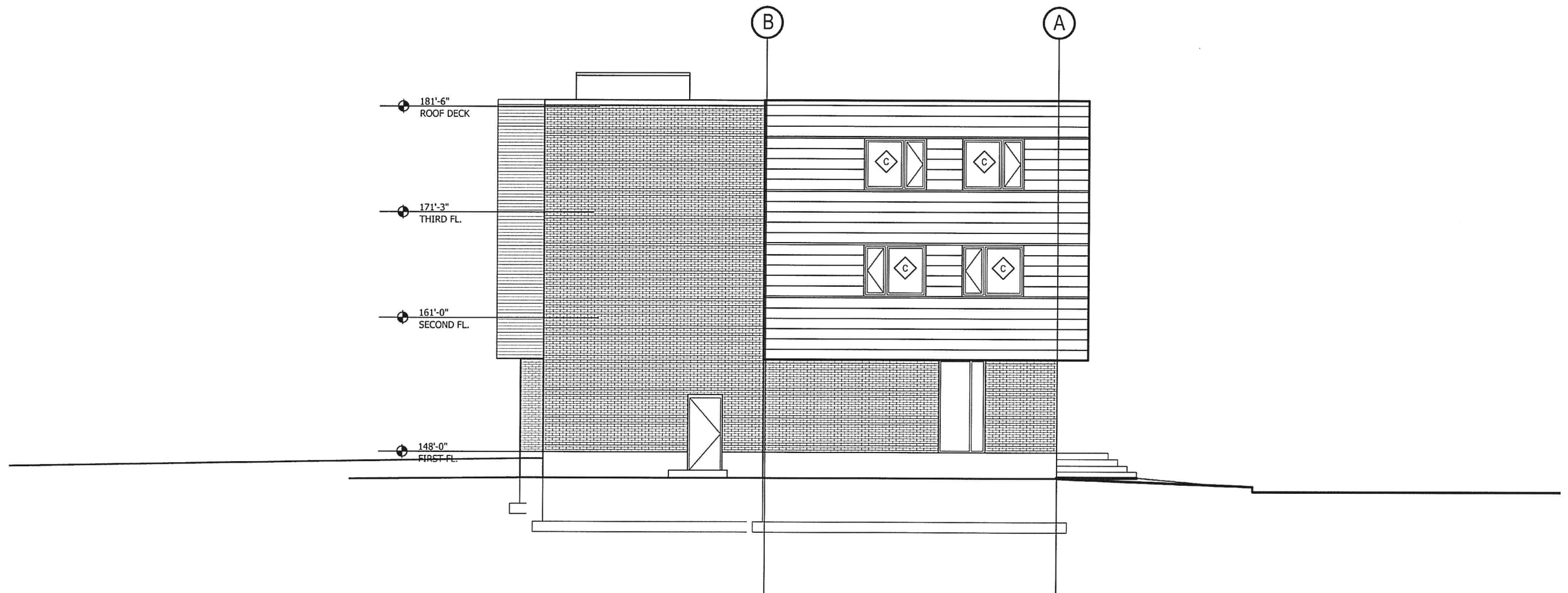
2015 |

SCALE 3/32" = 1'-0"

A40

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



NORTH ELEVATION

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

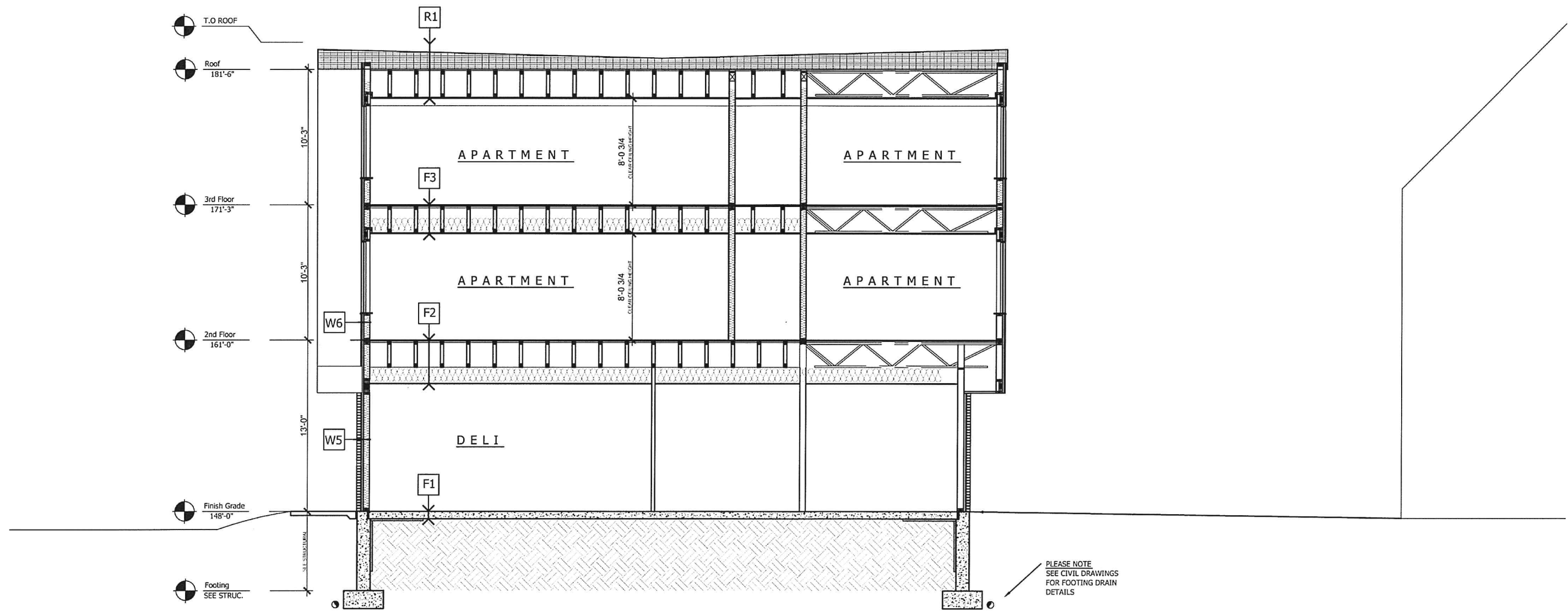
2015 |

SCALE 3/32" =

A40

RECEIVED
FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



Site Section A-A

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

*Matthew Bushy, Chair
Todd Thomas, Vice Chair
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday, March 24, 2015 Conference Room 12, City Hall, Burlington, VT MINUTES

Board Members present: Matt Bushey, Steve Offenhartz, Todd Thomas, Sean McKenzie

Board Members Absent: Ron Wanamaker, Jeremy Gates (alternate), Phil Hammerslough (alternate)

Staff: Scott Gustin, Ken Lerner

Session I - 3:00-4:00 p.m.

15-0809CA/MA; 316-322 Flynn Ave (NMU, Ward 5) G&C Properties / Michael Alvanos

Remove existing deli and replace with a new mixed use (deli, office, & 9 residential units) building and associated site improvements

Also present:

Michael Alvanos, Christine Alvanos, Michael Rooney

Motion by Matt Bushey: I move we approve the proposal and forward to the DRB with the following recommendations:

1. Add trees by the northwest corner of the parking lot between the sidewalk and the parking area.
2. Provide long term bike parking within the building.
3. Provide material specification sheets or sample of the metal siding types.
4. Provide a footpath between the parking lot and front patio.
5. Show rooftop equipment and screening.
6. Vertical short term bike parking is recommended.
7. Replace trees along the north end of the parking area to the extent possible once stormwater improvements are complete.

2nd – Steven Offenhartz

Vote 4-0-0

Motion carries.