

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 10, 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.

15-0801PD; 140 Grove St (RL, Ward 1) Ireland Grove Street Properties

Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new buildings for 223 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements

Session II - 3:45-4:30 p.m.

15-0810SP; 10 University Pl (I, Ward 1) UVM / Redstone & American Campus Comm.

Sketch plan review of proposed undergraduate student housing on Central Campus

FEB 19 2015

DEPARTMENT OF
PLANNING & ZONING



K&L
Kraus & Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, VT 05446
T: (802) 878-0375
F: (802) 878-9618
email@kandlengineering.com



Project:
UVM NORTH HOUSING

Project No. 15104
Scale 1" = 60'
Drawn by DMR
Checked by
Date 02/09/15

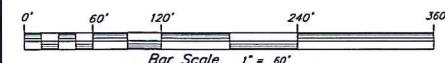
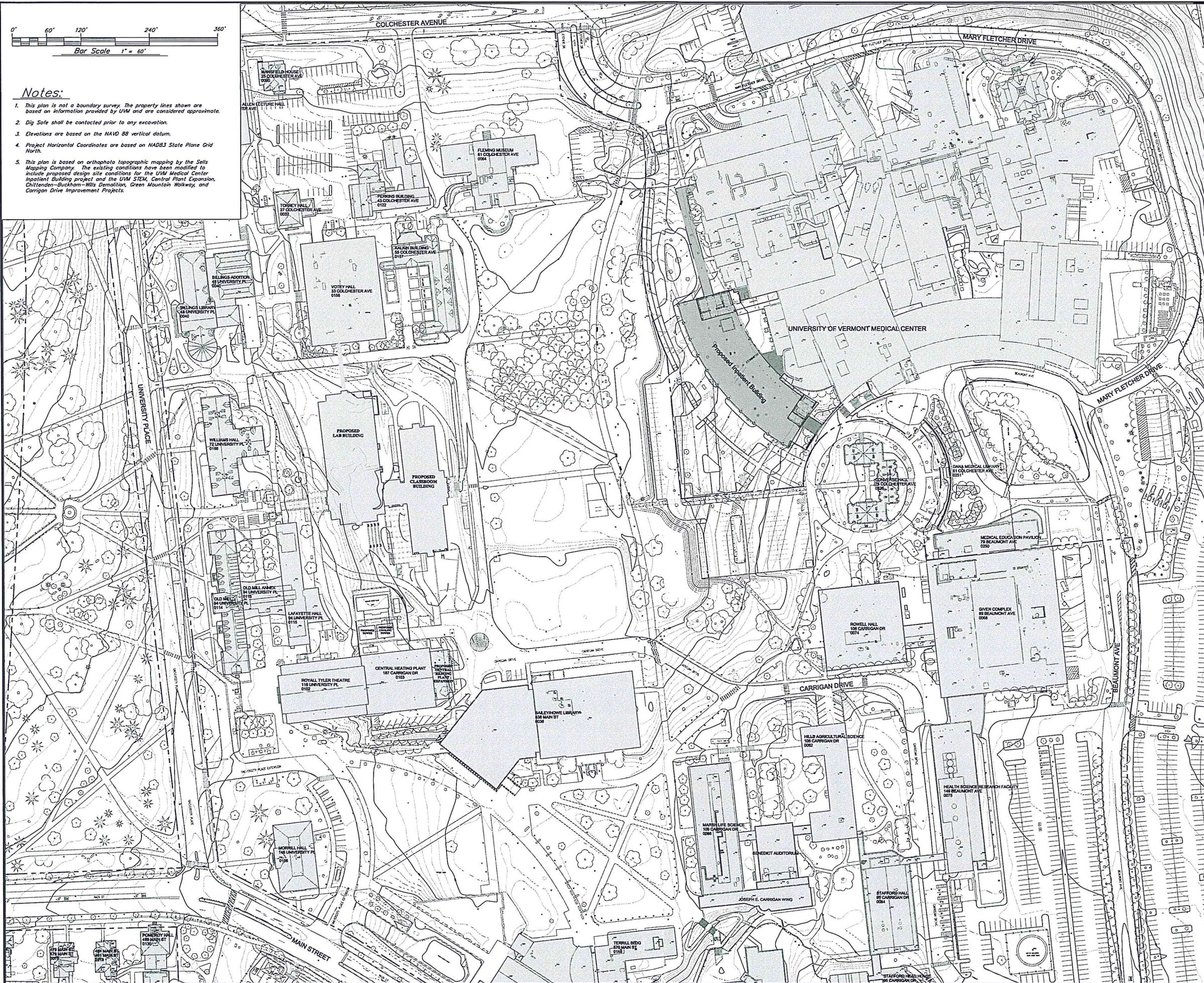
Revisions
No. Date

Drawing Title
**Existing
Conditions
Plan**

Drawing No.

EX-1

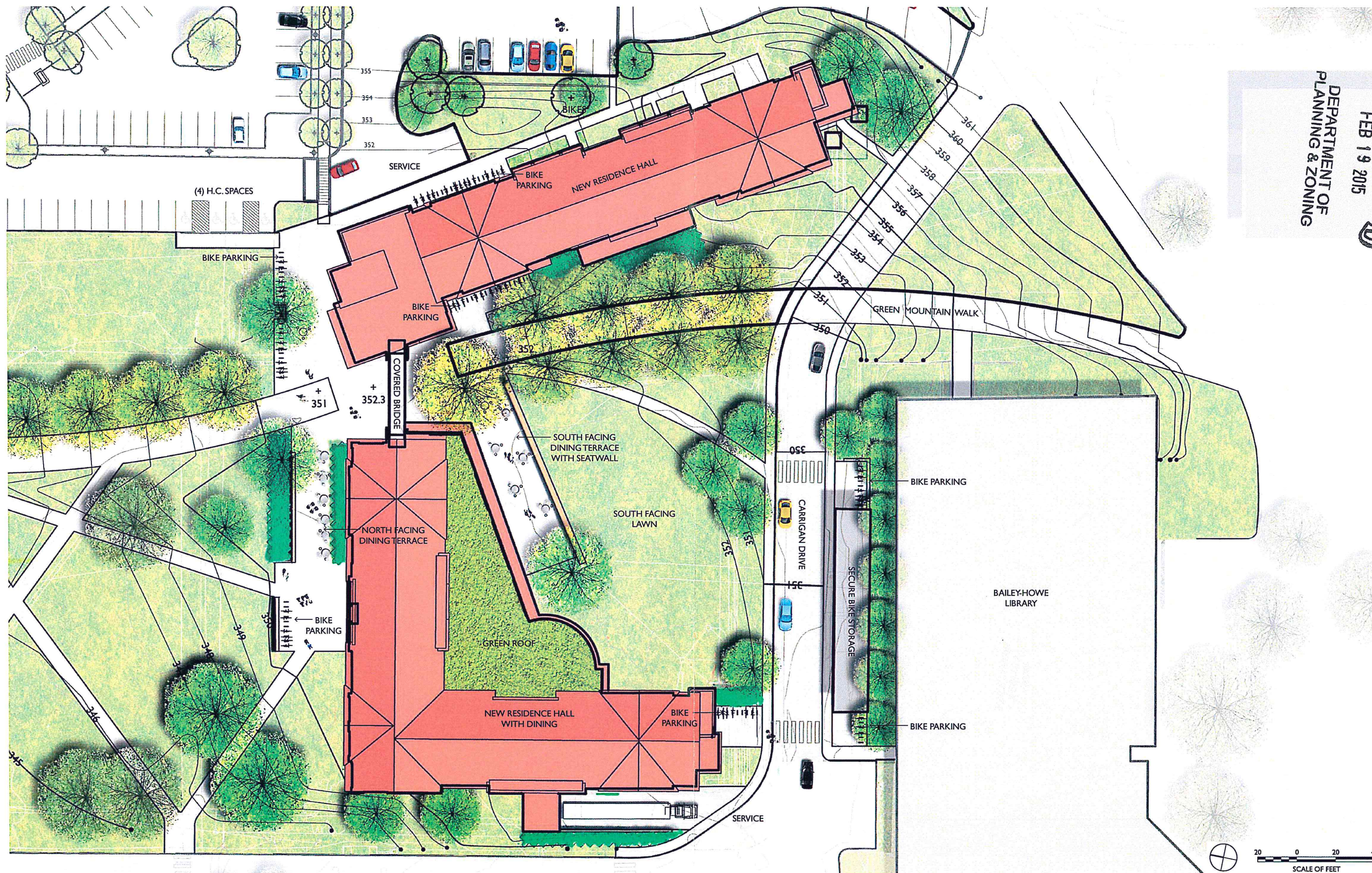
15104\DWGS\Housing-Sells.dwg

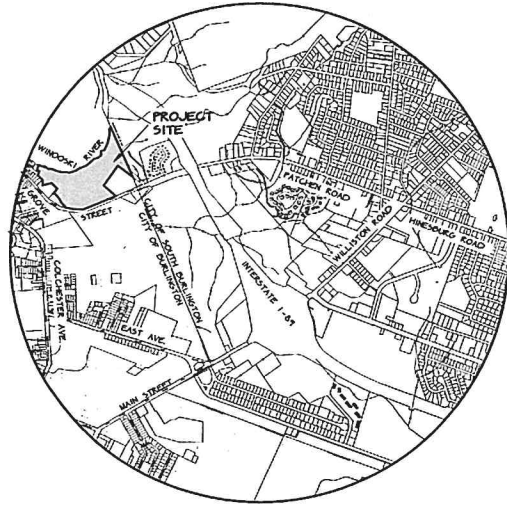


Notes:

1. This plan is not a boundary survey. The property lines shown are based on information provided by UVM and are considered approximate.
2. Dig Safe shall be contacted prior to any excavation.
3. Elevations are based on the NAVD 88 vertical datum.
4. Project Horizontal Coordinates are based on NAD83 State Plane Grid North.
5. This plan is based on orthophoto topographic mapping by the Sells Mapping Company. The existing conditions have been modified to include proposed design site conditions for the UVM Medical Center Inpatient Building project and the UVM STEM, Central Plant Expansion, Chittenden-Buckham-Wills Demolition, Green Mountain Walkway, and Carrigan Drive Improvement Projects.





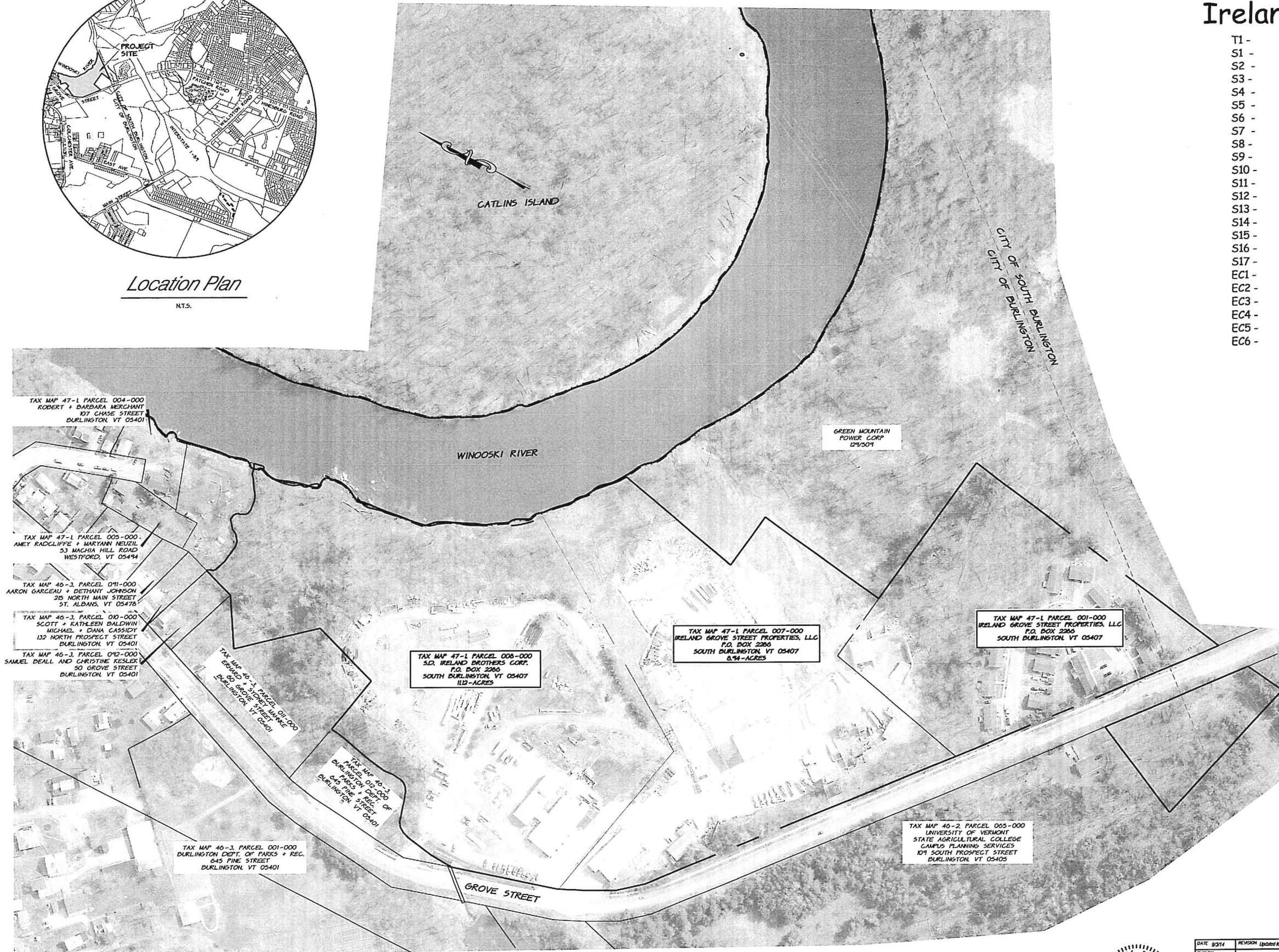


Location Plan

N.T.S.

Ireland Property

- T1 - Title Sheet
- S1 - Existing Conditions Plan
- S2 - Site Plan
- S3 - Utility Plan
- S4 - Grading Plan
- S5 - Pedestrian Plan 1
- S6 - Pedestrian Plan 2
- S7 - Pedestrian Plan 3
- S8 - Burlington Parks & Rec. Improvements
- S9 - Off-Site Water Line Extension
- S10 - Plan & Profile Upper Plateau
- S11 - Plan & Profile Transition
- S12 - Plan & Profile Lower Plateau
- S13 - Sewer Details
- S14 - Pump Station Details
- S15 - Parking Details
- S16 - Water Details
- S17 - Stormwater and Erosion Control Details
- EC1 - Erosion Control Pre-Construction Plan
- EC2 - Erosion Control Construction Phase I Plan
- EC3 - Erosion Control Construction Phase II Plan
- EC4 - Erosion Control Post-Construction Plan
- EC5 - Erosion Control Culvert Removal
- EC6 - Erosion Control Details

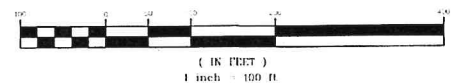


Owners & Applicants

S.D. IRELAND BROTHERS CORP.
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

IRELAND GROVE STREET PROPERTIES, LLC
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

GRAPHIC SCALE



Landscape Architect

WAGNER-HODGSON
C/O JEFF HODGSON, ASLA
7 MARBLE AVENUE
BURLINGTON VERMONT 05401

Civil Engineer

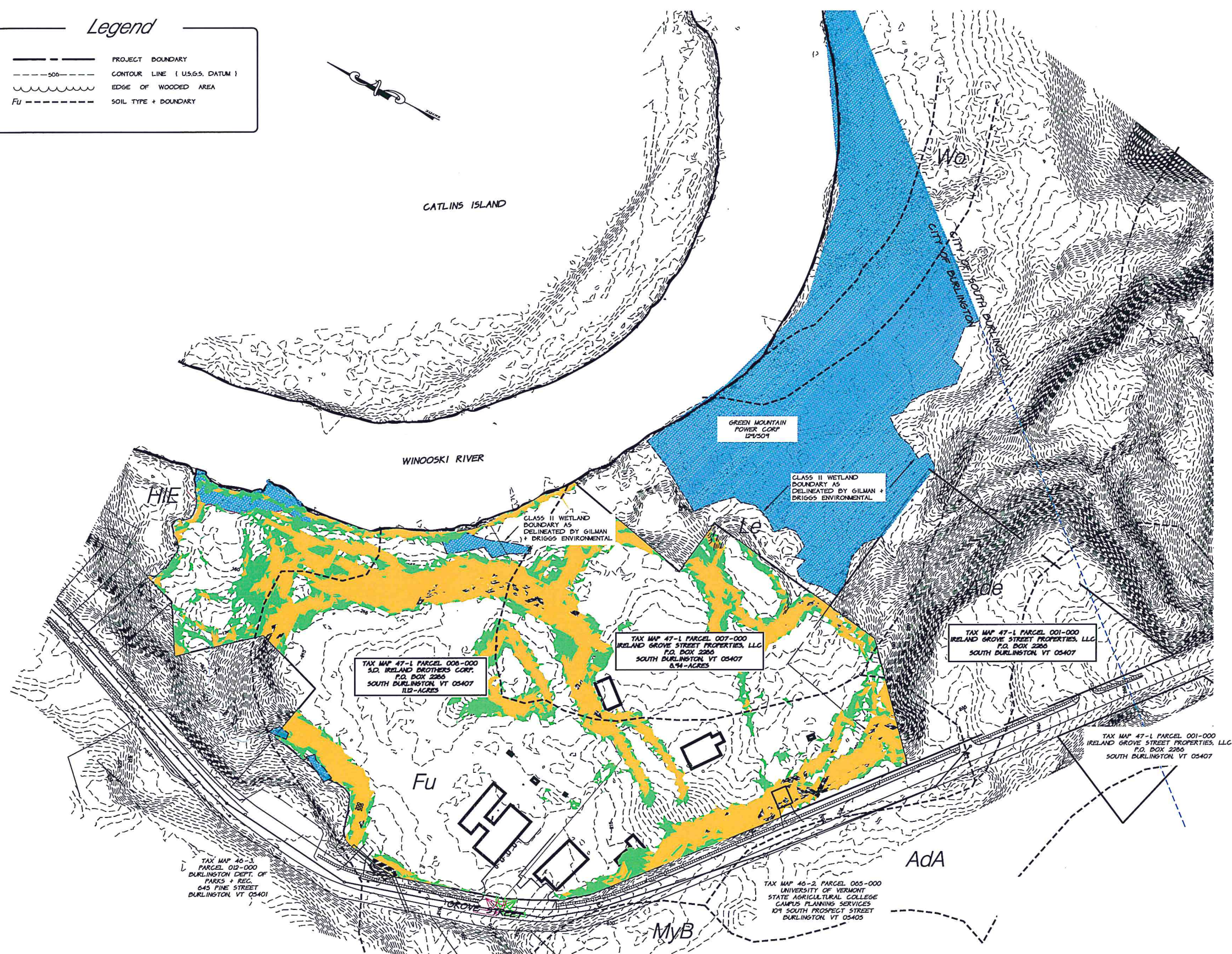
O'LEARY-BURKE CIVIL ASSOCIATES
C/O PAUL O'LEARY, PE
1 CORPORATE DRIVE
ESSEX JCT VERMONT 05452



DATE: 9/3/14	REVISION: Updated for Final Submission	BY: BNC
SURVEY: OBCA	☐ RECORD DRAWING ☐ PRELIMINARY	DATE: 7-25-14
DESIGN: OTHERS:OBCA	☒ FINAL ☐ SKETCH/CONCEPT	JOB#: 2011-52
DRAWN: LAB/BNC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
CHECKED: PJO	1 CORPORATE DRIVE, SUITE 1 ESSEX JCT, VT PHONE: 878-3000 FAX: 878-3001 E MAIL: oickary@ohlearyburke.com	
SCALE: 1"=100'	IRELAND PROPERTY	
TITLE SHEET		PLAN SHEET # T1

Legend

--- PROJECT BOUNDARY
---500--- CONTOUR LINE (U.S.G.S. DATUM)
~~~~~ EDGE OF WOODED AREA  
Fu ----- SOIL TYPE + BOUNDARY



**Zoning Information**

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

DIMENSIONAL REQUIREMENTS

|                            | REQUIRED                              | PROPOSED      |
|----------------------------|---------------------------------------|---------------|
| MINIMUM ROAD FRONTAGE      | 60'                                   | 1250'         |
| MINIMUM LOT SIZE           | 10,000 S.F.                           | 1376,576 S.F. |
| MAXIMUM DENSITY            | 7 UNITS/AC.                           | N/A           |
| MAX. LOT COVERAGE          | 50%                                   | 42.8%         |
| MINIMUM FRONT SETBACK      | AVG. OF 2 ADJACENT LOTS ON BOTH SIDES | 14'           |
| MINIMUM SIDE SETBACK*      | 10% OF LOT WIDTH                      | 120'          |
| MINIMUM REAR SETBACK**     | 25% OF LOT DEPTH                      | 175'          |
| MINIMUM WATERFRONT SETBACK | 75'                                   | 175'          |

\*NOT TO EXCEED 30'  
\*\*NOT TO EXCEED 75'

**Buildable Area Calculation**

TOTAL LOT SIZE - 20.79 ACRES (905,395 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY STREAMS, PONDS, LAKES, WETLANDS, AND OTHER BODIES OF WATER, AND LANDS WITH A SLOPE IN EXCESS OF 30%.

SLOPES GREATER THAN 30% - 181,984 SQ. FT.

WETLANDS - 18,945 SQ. FT.

-THE DRD MAY UNDER CONDITIONAL USE CRITERIA ALLOW UP TO 50% OF THE MAXIMUM BUILDING DENSITY OR LOT COVERAGE TO BE CALCULATED ON LANDS WITH A SLOPE BETWEEN 15-30%.

SLOPES BETWEEN 15% AND 30% - 108,647 SQ. FT.

TOTAL UNBUILDABLE AREA = 5.86 ACRES (255,253 SQ. FT.)  
(181,984 SQ. FT. + 18,945 SQ. FT. + 108,647 SQ. FT.)

TOTAL BUILDABLE AREA = 14.93 ACRES (650,142 SQ. FT.)  
(905,395 SQ. FT. - 255,253 SQ. FT.)

**Density Calculation**

BASE DENSITY: 8.75 D/U PER ACRE  
8.75 D/U/ACRE X 14.93 BUILDABLE ACRES = 130.64 UNITS

RESIDENTIAL CONVERSION BONUS: 8 D/U PER ACRE  
8.00 D/U/ACRE X 14.93 BUILDABLE ACRES = 119.44 UNITS

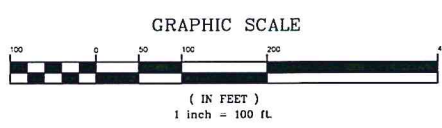
TOTAL ALLOWABLE DENSITY = 250.08 UNITS  
(130 INCLUSIONARY UNITS + 219 MARKET RENT UNITS)

\*PER SECTION 4.4.5 (D) TABLE 4.4.5-7, THE SECTION ALSO ALLOWS FOR A MAX. LOT COVERAGE OF 50%

\*PER SECTION 4.1.1, TABLE 4.1.1-1 A TOTAL OF 15% OF ALL UNITS ARE REQUIRED TO BE INCLUSIONARY UNITS. THIS PARCEL WOULD THEN ALLOW FOR 38 INCLUSIONARY UNITS AND 212 MARKET RENT UNITS FOR A TOTAL OF 250 RESIDENTIAL UNITS.

**Soil Information**

| FU-FILL LAND                                               | 12.65 ACRES       |
|------------------------------------------------------------|-------------------|
| HIE-HARTLAND VERY FINE SANDY LOAM, 25 TO 60 PERCENT SLOPES | 2.20 ACRES        |
| LE-LIMERICK SILT LOAM                                      | 5.90 ACRES        |
| ADE-ADAMS AND WINDSOR LOAMY SAND, 30 TO 60 PERCENT SLOPES  | .04 ACRES         |
|                                                            | 20.79 ACRES TOTAL |



|                                                                                                                                                                      |                                                                                                                                                                                                                  |                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| DATE: 9/3/14<br>SURVEY: OBCA<br>DESIGN: OTHERS/OBCA<br>DRAWN: BJB/BWC<br>CHECKED: JAO<br>SCALE: 1"=100'                                                              | REVISION (Updated by Final Submittal)<br><input type="checkbox"/> RECORD DRAWING<br><input checked="" type="checkbox"/> FINAL<br><input type="checkbox"/> PRELIMINARY<br><input type="checkbox"/> SKETCH/CONCEPT | BY: BWC<br>DATE: 2-23-14<br>JOB#: 2011-52<br>PLAN SHEET #<br><b>S1</b>                       |
| <b>O'LEARY-BURKE CIVIL ASSOCIATES, PLLC</b><br>1 CORPORATE DRIVE, SUITE 1<br>DORSET, VT 05834<br>PHONE: 878-9990<br>FAX: 878-9998<br>E-MAIL: poburke@olearyburke.com |                                                                                                                                                                                                                  | <b>IRELAND PROPERTY</b><br>Grove Street<br>Burlington, VT<br><b>EXISTING CONDITIONS PLAN</b> |

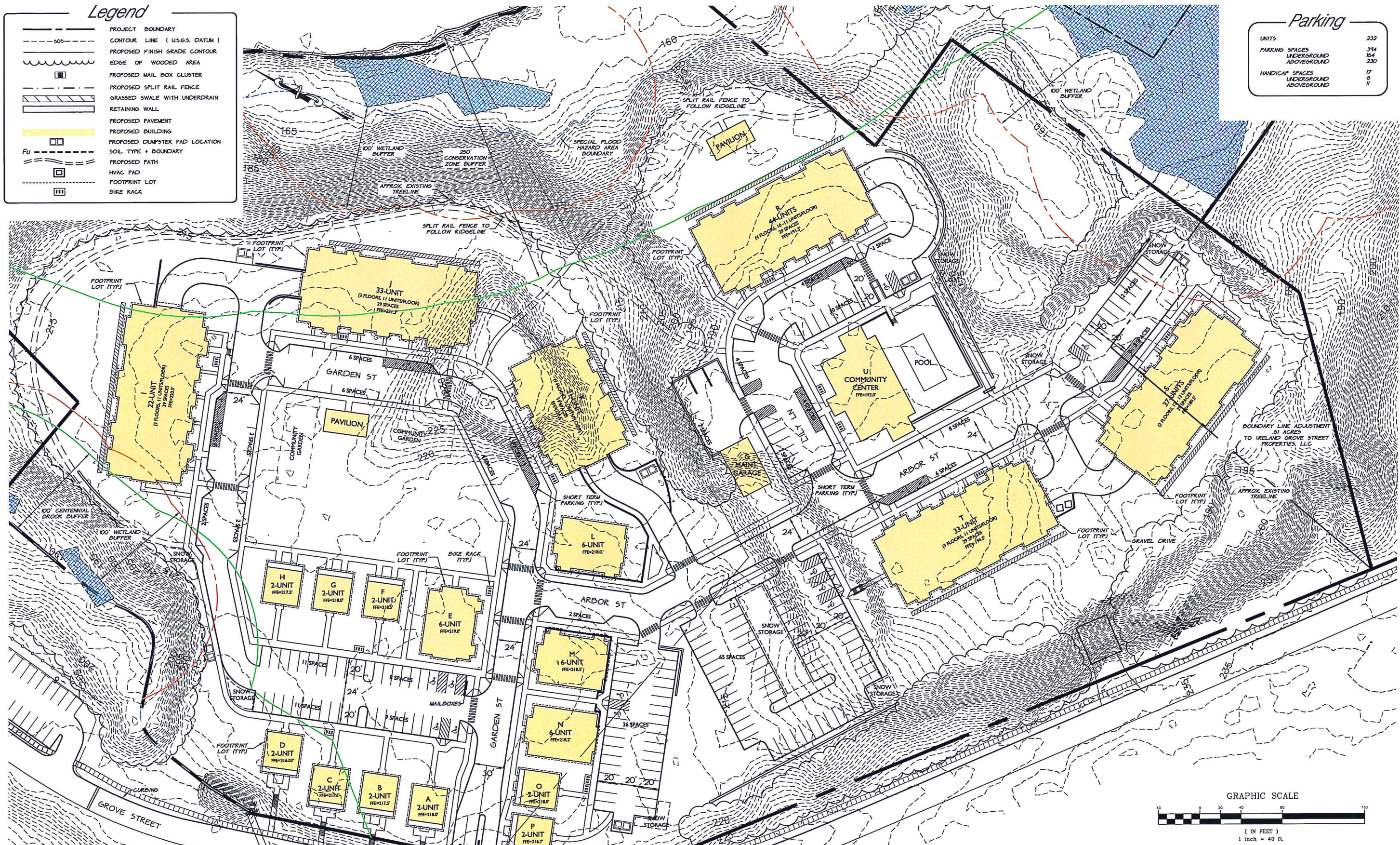


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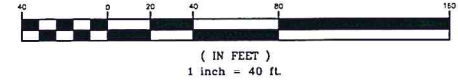
- PROJECT BOUNDARY
- CONTOUR LINE ( U.S.G.S. DATUM )
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- PROPOSED MAIL BOX CLUSTER
- PROPOSED SPLIT RAIL FENCE
- GRASSED SWALE WITH UNDERDRAIN
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED DUMPSTER PAD LOCATION
- SOIL TYPE + BOUNDARY
- PROPOSED PATH
- HVAC PAD
- FOOTPRINT LOT (TYP)
- DIKE RACK

# Parking

|                 |     |
|-----------------|-----|
| UNITS           | 232 |
| PARKING SPACES  | 394 |
| UNDERGROUND     | 164 |
| ABOVEGROUND     | 230 |
| HANDICAP SPACES | 17  |
| UNDERGROUND     | 6   |
| ABOVEGROUND     | 11  |



# GRAPHIC SCALE



DATE: 9/3/14  
 SURVEY: OBCA  
 DESIGN: OTHERS/OBCA  
 DRAWN: JLB/BWC  
 CHECKED: FLD  
 SCALE: 1"=40'

REVISION: Updated for Final Submittal  
☐ RECORD DRAWING  
☒ PRELIMINARY  
☐ SKETCH/CONCEPT

**O'LEARY-BURKE**  
 CIVIL ASSOCIATES, PLC  
 1 CORPORATE DRIVE, SUITE 1  
 FLOOR 1, VT  
 FISHKILL, NY 12521  
 PHONE: 878-9890  
 FAX: 878-9890  
 E-MAIL: poburke@olearyburke.com

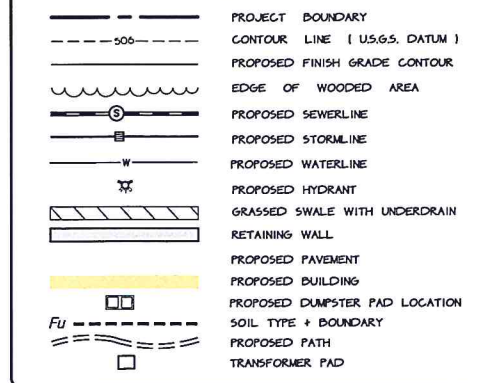
**IRELAND PROPERTY**  
 8 Grove Street  
 Burlington, VT 05401

**SITE PLAN**

DATE: 7-23-14  
 DRAWN: JLB/BWC  
 FILE: 2011-S2-S9  
 PLAN SHEET # **S2**



# Legend



| Service Pipe            | 21-44 | 6             | 2         |
|-------------------------|-------|---------------|-----------|
| SDR35 PVC Sewer Service | 6 in  | 6 in          | 6 in      |
| C900 PVC Water Service  | 8 in  | 1 1/2 in (CU) | 1 in (CU) |

Note: Any parking garage drainage is to be connected to an oil/grit separator and discharged to the sanitary sewer

## Sewer Infrastructure

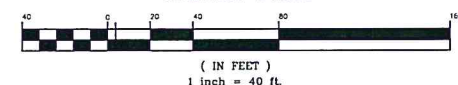
|                       |                  |
|-----------------------|------------------|
| SMH #1 Rim = 215.5'   | 8" Out = 206.5'  |
| SMH #2 Rim = 218.96'  | 8" Out = 205.75' |
| SMH #3 Rim = 215.85'  | 8" Out = 205.07' |
| SMH #4 Rim = 219.15'  | 8" Out = 207.10' |
| SMH #5 Rim = 215.15'  | 8" Out = 207.00' |
| SMH #6 Rim = 217.91'  | 8" Out = 207.74' |
| SMH #7 Rim = 210.66'  | 8" Out = 198.77' |
| SMH #8 Rim = 194.76'  | 8" Out = 182.29' |
| SMH #9 Rim = 189.75'  | 8" Out = 180.83' |
| SMH #10 Rim = 190.78' | 8" Out = 184.17' |

## Stormwater Infrastructure

|                      |                 |                  |                   |
|----------------------|-----------------|------------------|-------------------|
| CB #1 Rim = 209.80'  | 4" UD = 205.80' | 12" In = 212.20' | 15" Out = 204.70' |
| CB #2 Rim = 209.80'  | 4" UD = 205.80' | 12" In = 212.20' | 15" Out = 204.70' |
| CB #3 Rim = 215.40'  | 4" UD = 204.24' | 12" In = 204.62' | 15" Out = 203.96' |
| CB #4 Rim = 215.20'  | 4" UD = 204.06' | 12" In = 204.06' | 15" Out = 203.96' |
| CB #5 Rim = 210.80'  | 4" UD = 206.80' | 12" In = 205.62' | 15" Out = 205.52' |
| CB #6 Rim = 210.80'  | 4" UD = 206.80' | 12" In = 205.62' | 15" Out = 205.52' |
| CB #7 Rim = 216.2'   | 4" UD = 204.08' | 12" In = 202.97' | 15" Out = 202.87' |
| CB #8 Rim = 215.80'  | 4" UD = 211.80' | 12" In = 201.75' | 15" Out = 201.65' |
| CB #9 Rim = 215.40'  | 4" UD = 211.40' | 12" In = 201.50' | 15" Out = 201.42' |
| CB #10 Rim = 215.00' | 4" UD = 211.00' | 12" In = 201.25' | 15" Out = 201.12' |
| CB #11 Rim = 214.7'  | 4" UD = 210.70' | 12" In = 201.00' | 15" Out = 200.87' |
| CB #12 Rim = 215.50' | 4" UD = 209.32' | 12" In = 199.14' | 15" Out = 199.04' |
| CB #13 Rim = 206.90' | 4" UD = 202.90' | 12" In = 199.14' | 15" Out = 199.04' |
| CB #14 Rim = 206.50' | 4" UD = 202.50' | 12" In = 199.14' | 15" Out = 199.04' |
| CB #15 Rim = 195.19' | 4" UD = 191.19' | 12" In = 187.60' | 15" Out = 187.60' |
| CB #16 Rim = 210.70' | 4" UD = 206.70' | 12" In = 200.92' | 15" Out = 200.82' |
| CB #17 Rim = 210.75' | 4" UD = 206.75' | 12" In = 200.92' | 15" Out = 200.82' |
| CB #18 Rim = 197.65' | 4" UD = 193.65' | 12" In = 190.25' | 15" Out = 190.15' |
| CB #19 Rim = 197.82' | 4" UD = 193.82' | 12" In = 190.25' | 15" Out = 190.15' |
| CB #20 Rim = 195.00' | 4" UD = 191.00' | 12" In = 187.80' | 15" Out = 187.70' |
| CB #21 Rim = 190.90' | 4" UD = 186.90' | 12" In = 185.98' | 15" Out = 184.01' |
| CB #22 Rim = 180.85' | 4" UD = 176.85' | 12" In = 175.85' | 15" Out = 175.75' |
| CB #23 Rim = 188.80' | 4" UD = 184.80' | 12" In = 175.27' | 15" Out = 175.17' |
| CB #24 Rim = 187.60' | 4" UD = 183.60' | 12" In = 174.56' | 15" Out = 174.46' |
| CB #25 Rim = 188.75' | 4" UD = 184.75' | 12" In = 177.89' | 15" Out = 177.79' |
| CB #26 Rim = 184.00' | 4" UD = 180.00' | 12" In = 173.44' | 15" Out = 173.34' |
| CB #27 Rim = 179.00' | 4" UD = 175.00' | 12" In = 173.82' | 15" Out = 173.72' |
| CB #28 Rim = 179.00' | 4" UD = 175.00' | 12" In = 173.82' | 15" Out = 173.72' |
| CB #29 Rim = 192.30' | 4" UD = 188.30' | 12" In = 184.17' | 15" Out = 184.07' |

Clean Out #1 Rim = 218.2'  
 4" UD = 209.50'  
 12" In = 212.20'  
 15" Out = 204.70'  
 Yard Drain #1 Rim = 220.25'  
 4" UD = 206.80'  
 12" In = 212.20'  
 15" Out = 204.70'  
 Yard Drain #2 Rim = 213.5'  
 4" UD = 209.50'  
 12" In = 212.20'  
 15" Out = 204.70'  
 Yard Drain #3 Rim = 220.25'  
 4" UD = 206.80'  
 12" In = 212.20'  
 15" Out = 204.70'  
 Yard Drain #4 Rim = 218.5'  
 4" UD = 194.5'  
 12" In = 204.0'  
 15" Out = 203.96'  
 Yard Drain #5 Rim = 198.5'  
 4" UD = 194.5'  
 12" In = 193.5'  
 15" Out = 193.5'  
 Yard Drain #6 Rim = 183.5'  
 4" UD = 177.5'  
 12" In = 177.5'  
 15" Out = 177.5'  
 Yard Drain #7 Rim = 185.5'  
 4" UD = 180.00'  
 12" In = 180.00'  
 15" Out = 180.00'  
 Yard Drain #8 Rim = 182.5'  
 4" UD = 176.5'  
 12" In = 176.5'  
 15" Out = 176.5'  
 Yard Drain #9 Rim = 185.5'  
 4" UD = 181.5'  
 12" In = 181.5'  
 15" Out = 179.5'  
 Yard Drain #10 Rim = 193.5'  
 4" UD = 187.80'  
 12" In = 187.80'  
 15" Out = 187.80'

GRAPHIC SCALE



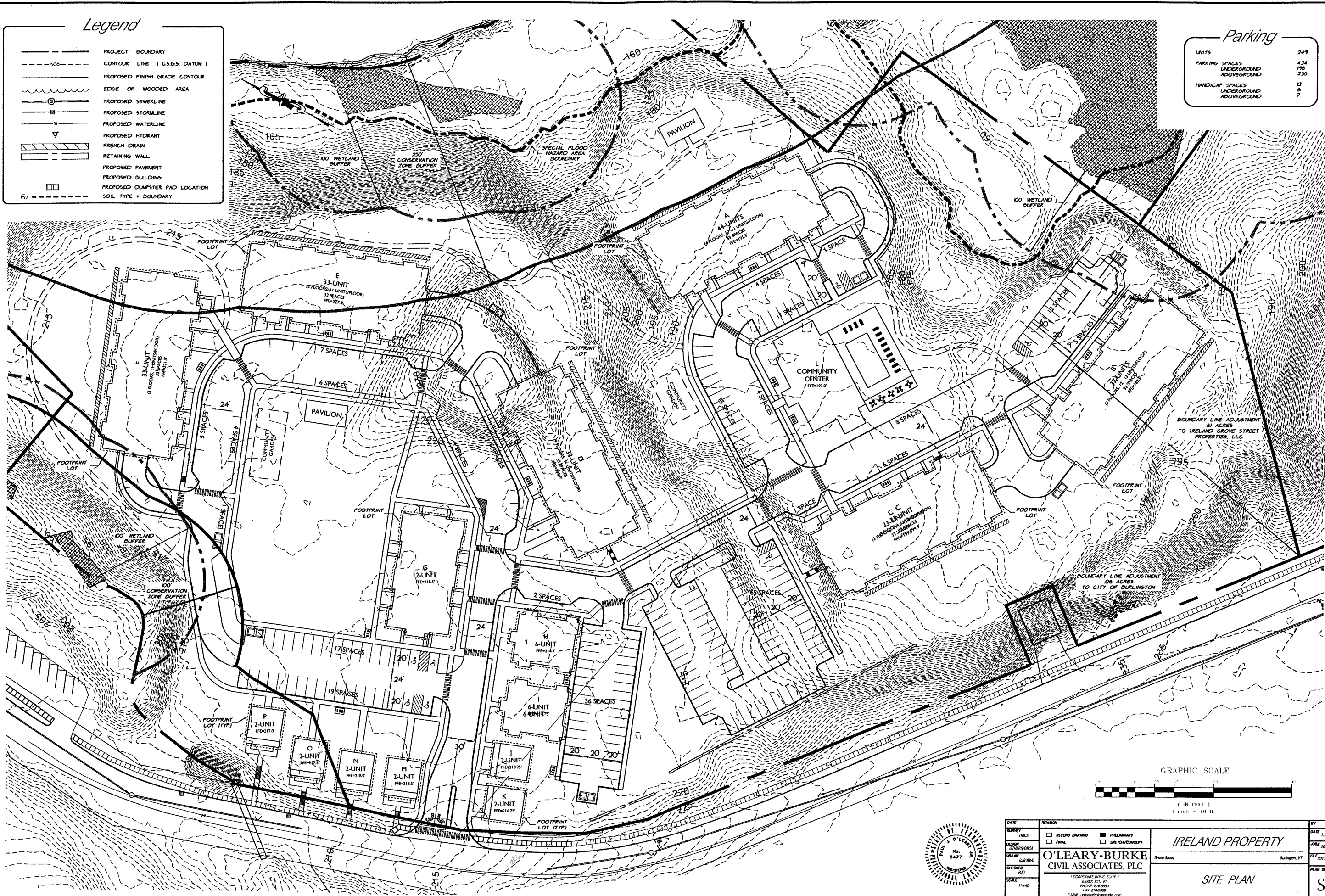
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| SURVEY: OPCA       | RECORD DRAWING                        |
| DESIGN: OPCA       | PRELIMINARY                           |
| DRAWN: A.B./B.W.C. | SKETCH/CONCEPT                        |
| CHECKED: F.A.D.    |                                       |
| SCALE: 1"=40'      |                                       |

**IRELAND PROPERTY**  
 1 CORPORATE DRIVE, SUITE 1  
 GAITHERSBURG, MD 20878  
 PHONE: 479-9990  
 FAX: 479-9999  
 E-MAIL: p.j.oleary@irelandproperty.com

**O'LEARY-BURKE**  
 CIVIL ASSOCIATES, PLLC  
 1000 W. 14TH STREET  
 SUITE 200  
 GAITHERSBURG, MD 20878  
 PHONE: 479-9990  
 FAX: 479-9999  
 E-MAIL: p.j.oleary@olearyburke.com

87 BYC  
 DATE: 7-23-14  
 JOB: 2011-52  
 PLAN SHEET # **S3**







Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Apartments - Burl VT
**Catalog Number:**

CAP-21-24NB-27-4K-T2-UNV-3RNW-BBT

Notes:

**Type:****L1-2**

SLA14-27041


**BEACON**  
design . performance . technology  
www.beaconproducts.com

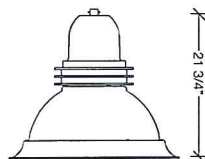
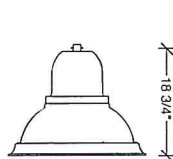
Type:  
Project Name:  
Notes:

**RECEIVED**  
FEB 18 2015  
rev. 03.14.2014  
DEPARTMENT OF  
PLANNING & ZONING  
Urban LED Luminaires

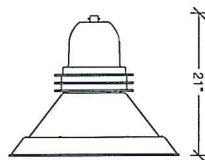
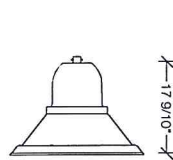
|          |        |         |    |    |     |     |      |     |
|----------|--------|---------|----|----|-----|-----|------|-----|
| Sample   | CAP-21 | 36NB-80 | 4K | T2 | UNV | PEC | 3RNW | BBT |
| Ordering | /      | /       | /  | /  | /   | /   | /    | /   |
|          | A      | B       | C  | D  | E   | F   | G    | H   |

**DETAILS**

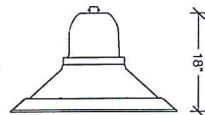
CAP - Round Shade


26" - CAP  
Shown with optional 3RNW rings  
EPA: 1.39 ft<sup>2</sup>  
40 lbs

21" - CAP  
EPA: 1.04 ft<sup>2</sup>  
35 lbs

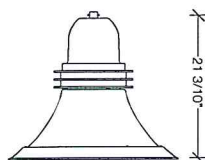
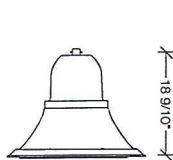
MRDS - Deep Shade


26" - MRDS  
Shown with optional 3RNW rings  
EPA: 1.25 ft<sup>2</sup>  
40 lbs

21" - MRDS  
EPA: 1.00 ft<sup>2</sup>  
35 lbs

MRSS - Shallow Shade


26" - MRSS  
EPA: 1.17 ft<sup>2</sup>  
40 lbs

MAR - Curved Shade


26" - MAR  
Shown with optional 3RNW rings  
EPA: 1.25 ft<sup>2</sup>  
40 lbs

21" - MAR  
EPA: 1.00 ft<sup>2</sup>  
35 lbs
**A. MODEL**

**CAP-21** 21" Capitol  
**MRDS-21** 21" Miramar deep shade  
**MAR-21** 21" Maritas  
**CAP-26** 26" Capitol  
**MRSS-26** 26" Miramar shallow shade  
**MRDS-26** 26" Miramar deep shade  
**MAR-26** 26" Maritas

**B. ENGINE-WATTS**

**24NB-27** 27 Watts - LED array  
**24NB-55** 55 Watts - LED array  
**36NB-80** 80 Watts - LED array  
**48NB-110** 110 Watts - LED array<sup>1</sup>  
**60NB-136** 136 Watts - LED array<sup>1</sup>  
3 = 26" Urban only

**C. CCT - COLOR TEMP**

**3K** 3000K  
**4K** 4000K  
**5K** 5000K (std.)

**D. OPTICS**

**T2** type II  
**T3** type III  
**T4** type IV  
**T5R** type V, rectangular  
**T5QM** type V, square medium  
**T5W** type V, round wide

**E. VOLTAGE**

**UNV** 120-277V  
**347** 347V  
**480** 480V

**F. ELECTRICAL OPTIONS**

**PEC** photocell, button  
**2PF** dual power feed <sup>1,2</sup>

**G. STYLE OPTIONS**

**NRNW** no rings  
**3RNW** three cast rings

**H. COLOR**

**BBT** basic black textured  
**BMT** black matte textured  
**WHT** white textured  
**MBT** metallic bronze textured  
**BZT** bronze textured  
**DBT** dark bronze textured  
**GYS** gray smooth  
**DPS** dark platinum smooth  
**GNT** green textured  
**MST** metallic silver textured  
**MTT** metallic titanium textured  
**OWI** old world iron  
**RAL** \_\_\_\_\_

<sup>1</sup> not available on 24NB-27



Submitted by Swaney Lighting Associates



**Job Name:**  
Grove St Apartments - Burl VT

**Catalog Number:**

CAP-21-24NB-27-4K-T2-UNV-BRNW-BBT

Notes:



DEPARTMENT OF  
PLANNING & ZONING  
rev. 03/11  
URBAN (LED)  
Urban LED Luminaires

**Housing & LED Thermal Management:** The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning. The LED bezel assembly shall be attached to a one piece aluminum heat sink to provide direct-heat exchange between the LED light engine and the cool outdoor air. The Housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

**Bezel optical system:** Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications.

The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using TIR designed Acrylic optical lenses over each LED.

**Printed Circuit Board (PCB):** Aluminum thermal clad board with 0.062" thick aluminum base layer "high temperature" HT-06503 or equivalent (subject to change) dielectric (0.003" thick, thermal conductivity of 2.2 W/MK, UL RTI of 140°C) 0.0014" thick copper circuit layer. Circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board shall be supplied with QPAD-3 fiberglass reinforced thermal pad 0.005" thick thermal conductivity of 2.0 W/MK. Continuous use temperature of 180°C UL94 V-0. Board will be mounted to the heat sink using 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

**LifeShield™ Circuit:** Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F).

The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure.

Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Electrical:** Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V

and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

**Fasteners:** All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

**Color Rendering Index (CRI):** Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to 40°C

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Agency Certification:** The luminaire shall bear a CSA label and be marked suitable for wet locations.

**Warranty:** Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on [www.beaconproducts.com](http://www.beaconproducts.com) complete details and exclusions.

#### Power/Lumens & Distributions

| Engine | Wattage | Delivered Lumens (varies by optic) | Delivered LPW | TM21 Calculated % Lumen Maint. at 100,000 hrs |
|--------|---------|------------------------------------|---------------|-----------------------------------------------|
| 24NB   | 27      | 2752-3014                          | 105-115       | 96.19%                                        |
| 24NB   | 55      | 5138-5500                          | 93-100        | 96.19%                                        |
| 36NB   | 80      | 6935-8215                          | 93-103        | 94.87%                                        |
| 48NB   | 110     | 10240-10950                        | 93-103        | 92.73%                                        |
| 60NB   | 136     | 12800-13700                        | 93-103        | 85.79%                                        |

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

| CCT (COLOR TEMP)<br>Lumen Output<br>Multipliers | CRI<br>(Color Rendering) |
|-------------------------------------------------|--------------------------|
| 5000K = 1.0                                     | min 67 CRI               |
| 4000K = .92                                     | min 70 CRI               |
| 3000K = .75                                     | min 80 CRI               |

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Apartments - Burl VT

**Catalog Number:**  
AA44-S-4-B-P-BBT

Notes:

Type:

SLA1-27041

FEB 18 2015

DEPARTMENT OF  
PLANNING & ZONING

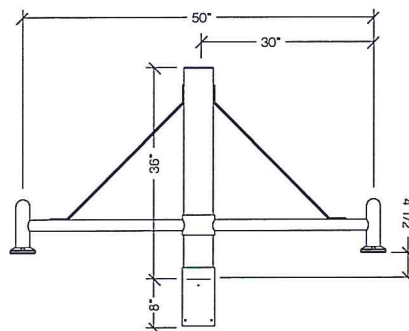
rev. 02.24.2014

AA-44 STRUT  
Arms
**BEACON**  
design . performance . technology  
www.beaconproducts.com

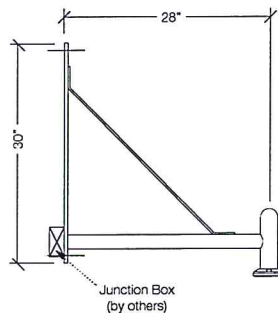
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Project Name:  
Notes:

Sample AA-44 S 4 B P BBT  
Ordering / / / / /  
A B C D E F

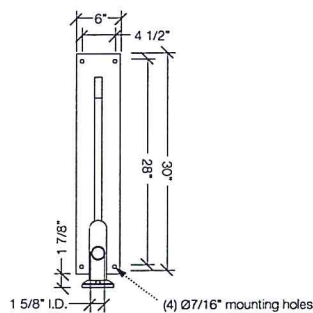
## DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

## A. MODEL

AA-44 Strut

## B. POST SHAFT PROFILE

W wall mount

S smooth

F fluted

## C. POST SHAFT DIAMETER

4 4"

5 5"

6 6"

OTHER

## D. ARRANGEMENT

B see arrangement table below

## E. LUMINAIRE MOUNTING

P pendant

## F. COLOR

BBT basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a primer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

|         |        | arrangement (EPA index ft <sup>2</sup> / weight (lbs)) |      |      |      |      |      |      |      |      |      |
|---------|--------|--------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|         |        | A                                                      | B    | C    | D    | E    | F    | G    | H    | I    | J    |
| shaft Ø | weight | 12                                                     | -    | -    | -    | -    | -    | -    | -    | -    | -    |
|         | EPA    | -                                                      | 2.34 | 3.28 | 3.28 | 2.73 | 3.75 | 3.75 | 3.75 | 4.22 | 4.22 |
| Ø4"     | weight | -                                                      | 15   | 20   | 22   | 20   | 25   | 27   | 25   | 30   | 32   |
|         | EPA    | -                                                      | 2.67 | 3.61 | 3.61 | 3.06 | 4.08 | 4.08 | 4.08 | 4.55 | 4.55 |
| Ø5"     | weight | -                                                      | 18   | 23   | 25   | 23   | 28   | 30   | 28   | 33   | 35   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |
| Ø6"     | weight | -                                                      | 21   | 26   | 28   | 26   | 31   | 33   | 31   | 36   | 38   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |



Submitted by Swaney Lighting Associates

**Job Name:**

Grove St Apartments - Burl VT

**Catalog Number:**

CAP-21-24NB-27-4K-T3-UNV-3RNW-BBT

Notes:

**Type:****L1-3**

SLA14-27041

**BEACON**  
design . performance . technology

www.beaconproducts.com

Type:

Project Name:

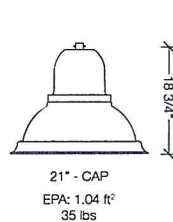
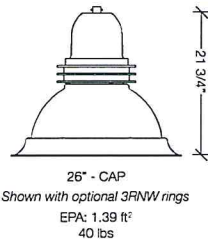
Notes:

**RECEIVED**  
FEB 18 2015  
DEPARTMENT OF  
PLANNING & ZONING  
Urban LED luminaires

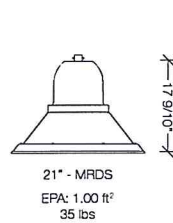
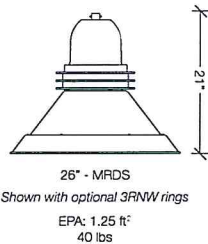
| Sample   | CAP-21 | 36NB-80 | 4K | T2 | UNV | PEC | 3RNW | BBT |
|----------|--------|---------|----|----|-----|-----|------|-----|
| Ordering | /      | /       | /  | /  | /   | /   | /    | /   |
|          | A      | B       | C  | D  | E   | F   | G    | H   |

**DETAILS**

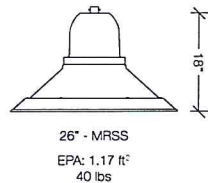
CAP - Round Shade



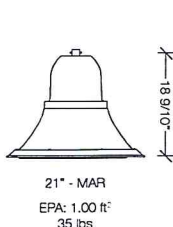
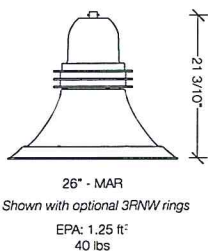
MRDS - Deep Shade



MRSS - Shallow Shade



MAR - Curved Shade

**A. MODEL**

|                |                           |
|----------------|---------------------------|
| <b>CAP-21</b>  | 21" Capitol               |
| <b>MRDS-21</b> | 21" Miramar deep shade    |
| <b>MAR-21</b>  | 21" Maritas               |
| <b>CAP-26</b>  | 26" Capitol               |
| <b>MRSS-26</b> | 26" Miramar shallow shade |
| <b>MRDS-26</b> | 26" Miramar deep shade    |
| <b>MAR-26</b>  | 26" Maritas               |

**B. ENGINE-WATTS**

|                 |                                    |
|-----------------|------------------------------------|
| <b>24NB-27</b>  | 27 Watts - LED array               |
| <b>24NB-55</b>  | 55 Watts - LED array               |
| <b>36NB-80</b>  | 80 Watts - LED array               |
| <b>48NB-110</b> | 110 Watts - LED array <sup>1</sup> |
| <b>60NB-136</b> | 136 Watts - LED array <sup>1</sup> |

<sup>1</sup> = 26" Urban only**C. CCT - COLOR TEMP**

|           |              |
|-----------|--------------|
| <b>3K</b> | 3000K        |
| <b>4K</b> | 4000K        |
| <b>5K</b> | 5000K (std.) |

**D. OPTICS**

|             |                       |
|-------------|-----------------------|
| <b>T2</b>   | type II               |
| <b>T3</b>   | type III              |
| <b>T4</b>   | type IV               |
| <b>T5R</b>  | type V, rectangular   |
| <b>T5QM</b> | type V, square medium |
| <b>T5W</b>  | type V, round wide    |

**E. VOLTAGE**

|            |          |
|------------|----------|
| <b>UNV</b> | 120-277V |
| <b>347</b> | 347V     |
| <b>480</b> | 480V     |

**F. ELECTRICAL OPTIONS**

|            |                                |
|------------|--------------------------------|
| <b>PEC</b> | photocell, button              |
| <b>2PF</b> | dual power feed <sup>1,2</sup> |

**G. STYLE OPTIONS**

|             |                  |
|-------------|------------------|
| <b>NRNW</b> | no rings         |
| <b>3RNW</b> | three cast rings |

**H. COLOR**

|            |                            |
|------------|----------------------------|
| <b>BBT</b> | basic black textured       |
| <b>BMT</b> | black matte textured       |
| <b>WHT</b> | white textured             |
| <b>MBT</b> | metallic bronze textured   |
| <b>BZT</b> | bronze textured            |
| <b>DBT</b> | dark bronze textured       |
| <b>GYS</b> | gray smooth                |
| <b>DPS</b> | dark platinum smooth       |
| <b>GNT</b> | green textured             |
| <b>MST</b> | metallic silver textured   |
| <b>MTT</b> | metallic titanium textured |
| <b>OWI</b> | old world iron             |
| <b>RAL</b> |                            |

<sup>1</sup> not available on 24NB-27



|                                                                                   |                                                    |                                                             |                                                                                                                |
|-----------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Submitted by Swaney Lighting Associates                                           |                                                    | <b>Catalog Number:</b><br>CAP-21-24NB-27-4K-T3-UNV-3RNW-BBT | <b>Type:</b><br>L1-3                                                                                           |
|  | <b>Job Name:</b><br>Grove St Appartments - Burl VT | Notes:                                                      | <b>RECEIVED</b><br>FEB 18 2015<br>rev. 03.14.2014<br>DEPARTMENT OF PLANNING & ZONING<br>URBAN (LED) LUMINAIRES |



**Housing & LED Thermal Management:** The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning. The LED bezel assembly shall be attached to a one piece aluminum heat sink to provide direct-heat exchange between the LED light engine and the cool outdoor air. The Housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

**Bezel optical system:** Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications.

The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using TIR designed Acrylic optical lenses over each LED.

**Printed Circuit Board (PCB):** Aluminum thermal clad board with 0.062" thick aluminum base layer "high temperature" HT-06503 or equivalent (subject to change) dielectric (0.003" thick, thermal conductivity of 2.2 W/MK, UL RTI of 140°C) 0.0014" thick copper circuit layer. Circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board shall be supplied with QPAD-3 fiberglass reinforced thermal pad 0.005" thick thermal conductivity of 2.0 W/MK. Continuous use temperature of 180°C UL94 V-0. Board will be mounted to the heat sink using 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

**LifeShield™ Circuit:** Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F).

The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure.

Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Electrical:** Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V

and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

**Fasteners:** All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

**Color Rendering Index (CRI):** Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to 40°C

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Agency Certification:** The luminaire shall bear a CSA label and be marked suitable for wet locations.

**Warranty:** Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on [www.beaconproducts.com](http://www.beaconproducts.com) complete details and exclusions.

#### Power/Lumens & Distributions

| Engine | Wattage | Delivered Lumens<br>(varies by optic) | Delivered LPW | TM21 Calculated % Lumen Maint.<br>at 100,000 hrs |
|--------|---------|---------------------------------------|---------------|--------------------------------------------------|
| 24NB   | 27      | 2752-3014                             | 105-115       | 96.19%                                           |
| 24NB   | 55      | 5138-5500                             | 93-100        | 96.19%                                           |
| 36NB   | 80      | 6935-8215                             | 93-103        | 94.87%                                           |
| 48NB   | 110     | 10240-10950                           | 93-103        | 92.73%                                           |
| 60NB   | 136     | 12800-13700                           | 93-103        | 85.79%                                           |

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

| CCT (COLOR TEMP)<br>Lumen Output<br>Multipliers | CRI<br>(Color Rendering) |
|-------------------------------------------------|--------------------------|
| 5000K = 1.0                                     | min 67 CRI               |
| 4000K = .92                                     | min 70 CRI               |
| 3000K = .75                                     | min 80 CRI               |

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Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
AA44-S-4-B-P-BBT

Notes:

Type:

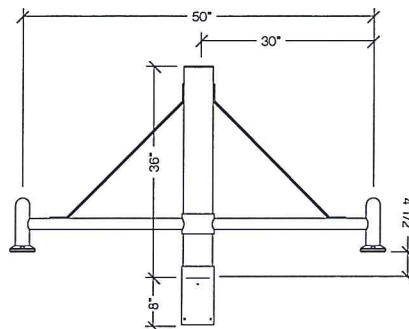
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rev. 02.24.2014  
AASHTO STRUT  
Arms

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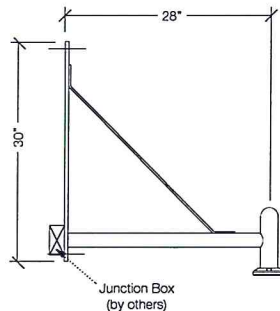
Type:  
Project Name:  
Notes:

Sample AA-44 S 4 B P BBT  
Ordering / / / / /  
A B C D E F

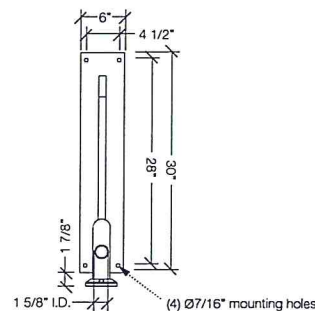
## DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

## A. MODEL

AA-44 Strut

## B. POST SHAFT PROFILE

W wall mount

S smooth

F fluted

## C. POST SHAFT DIAMETER

4 4"

5 5"

6 6"

OTHER

## D. ARRANGEMENT

B see arrangement table below

## E. LUMINAIRE MOUNTING

P pendant

## F. COLOR

BBT basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

|         |        | arrangement (EPA index ft <sup>2</sup> / weight (lbs)) |      |      |      |      |      |      |      |      |      |
|---------|--------|--------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|         |        | A                                                      | B    | C    | D    | E    | F    | G    | H    | I    | J    |
| shaft Ø | wall   | weight                                                 | 12   | -    | -    | -    | -    | -    | -    | -    | -    |
|         | EPA    | -                                                      | 2.34 | 3.28 | 3.28 | 2.73 | 3.75 | 3.75 | 3.75 | 4.22 | 4.22 |
| Ø4"     | weight | -                                                      | 15   | 20   | 22   | 20   | 25   | 27   | 25   | 30   | 32   |
|         | EPA    | -                                                      | 2.67 | 3.61 | 3.61 | 3.06 | 4.08 | 4.08 | 4.08 | 4.55 | 4.55 |
| Ø5"     | weight | -                                                      | 18   | 23   | 25   | 23   | 28   | 30   | 28   | 33   | 35   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |
| Ø6"     | weight | -                                                      | 21   | 26   | 28   | 26   | 31   | 33   | 31   | 36   | 38   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT
**Catalog Number:**

CAP-21-24NB-27-4K-T4-UNV-3RNW-BBT

Notes:

**Type:**

L1-4

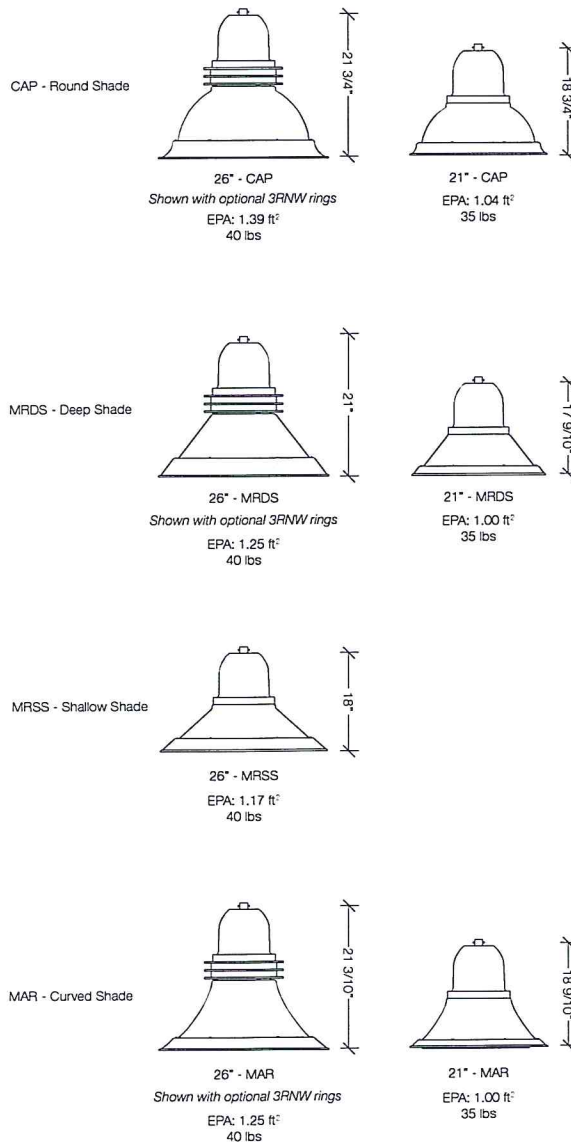
SLA 4-2704


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design . performance . technology  
www.beaconproducts.com

Type:  
Project Name:  
Notes:

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rev. 03.14.2014  
URBAN (LED)  
Urban LED Luminaires

|          |        |         |    |    |     |     |      |     |
|----------|--------|---------|----|----|-----|-----|------|-----|
| Sample   | CAP-21 | 36NB-80 | 4K | T2 | UNV | PEC | 3RNW | BBT |
| Ordering | /      | /       | /  | /  | /   | /   | /    | /   |
|          | A      | B       | C  | D  | E   | F   | G    | H   |

**DETAILS****A. MODEL**

**CAP-21** 21" Capitol  
**MRDS-21** 21" Miramar deep shade  
**MAR-21** 21" Maritas  
**CAP-26** 26" Capitol  
**MRSS-26** 26" Miramar shallow shade  
**MRDS-26** 26" Miramar deep shade  
**MAR-26** 26" Maritas

**G. STYLE OPTIONS**

**NRNW** no rings  
**3RNW** three cast rings

**H. COLOR**

**BBT** basic black textured  
**BMT** black matte textured  
**WHT** white textured  
**MBT** metallic bronze textured  
**BZT** bronze textured  
**DBT** dark bronze textured  
**GYS** gray smooth  
**DPS** dark platinum smooth  
**GNT** green textured  
**MST** metallic silver textured  
**MTT** metallic titanium textured  
**OWI** old world iron  
**RAL** \_\_\_\_\_

**B. ENGINE-WATTS**

**24NB-27** 27 Watts - LED array  
**24NB-55** 55 Watts - LED array  
**36NB-80** 80 Watts - LED array  
**48NB-110** 110 Watts - LED array<sup>3</sup>  
**60NB-136** 136 Watts - LED array<sup>3</sup>  
3 = 26" Urban only

**C. CCT - COLOR TEMP**

**3K** 3000K  
**4K** 4000K  
**5K** 5000K (std.)

**D. OPTICS**

**T2** type II  
**T3** type III  
**T4** type IV  
**T5R** type V, rectangular  
**T5QM** type V, square medium  
**T5W** type V, round wide

**E. VOLTAGE**

**UNV** 120-277V  
**347** 347V  
**480** 480V

**F. ELECTRICAL OPTIONS**

**PEC** photocell, button  
**2PF** dual power feed <sup>1,2</sup>

<sup>1</sup> not available on 24NB-27



Submitted by Swaney Lighting Associates



**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**

CAP-21-24NB-27-4K-T4-UNV-3PINV

BBT

Notes:



**Housing & LED Thermal Management:** The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning. The LED bezel assembly shall be attached to a one piece aluminum heat sink to provide direct-heat exchange between the LED light engine and the cool outdoor air. The Housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

**Bezel optical system:** Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications.

The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using TIR designed Acrylic optical lenses over each LED.

**Printed Circuit Board (PCB):** Aluminum thermal clad board with 0.062" thick aluminum base layer "high temperature" HT-06503 or equivalent (subject to change) dielectric (0.003" thick, thermal conductivity of 2.2 W/MK, UL RTI of 140°C) 0.0014" thick copper circuit layer Circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board shall be supplied with QPAD-3 fiberglass reinforced thermal pad 0.005" thick thermal conductivity of 2.0 W/Mk. Continuous use temperature of 180°C UL94 V-0. Board will be mounted to the heat sink using 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

**LifeShield™ Circuit:** Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F).

The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure.

Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Electrical:** Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V

and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

**Fasteners:** All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

**Color Rendering Index (CRI):** Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to 40°C

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Agency Certification:** The luminaire shall bear a CSA label and be marked suitable for wet locations.

**Warranty:** Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on [www.beaconproducts.com](http://www.beaconproducts.com) complete details and exclusions.

#### Power/Lumens & Distributions

| Engine | Wattage | Delivered Lumens (varies by optic) | Delivered LPW | TM21 Calculated % Lumen Maint. at 100,000 hrs |
|--------|---------|------------------------------------|---------------|-----------------------------------------------|
| 24NB   | 27      | 2752-3014                          | 105-115       | 96.19%                                        |
| 24NB   | 55      | 5138-5500                          | 93-100        | 96.19%                                        |
| 36NB   | 80      | 6935-8215                          | 93-103        | 94.87%                                        |
| 48NB   | 110     | 10240-10950                        | 93-103        | 92.73%                                        |
| 60NB   | 136     | 12800-13700                        | 93-103        | 85.79%                                        |

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

**CCT (COLOR TEMP)**  
**Lumen Output**  
**Multipliers**

**CRI**  
**(Color Rendering)**

**5000K = 1.0** min 67 CRI

**4000K = .92** min 70 CRI

**3000K = .75** min 80 CRI

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Submitted by Swaney Lighting Associates

**Job Name:**

Grove St Apartments - Burl VT

**Catalog Number:**

AA44-S-4-B-P-BBT

Notes:

**Type:**

SLA14-2004

**BEACON**  
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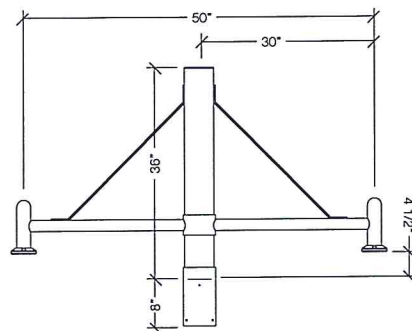
www.beaconproducts.com

Type:  
Project Name:  
Notes:

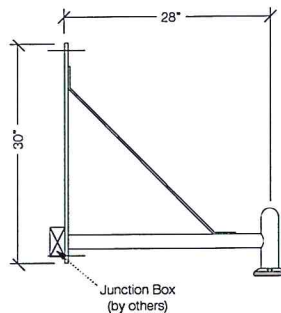
DEPARTMENT OF  
PLANNING & ZONING

rev. 02.24.2014  
AA-44 STRUT  
Arms

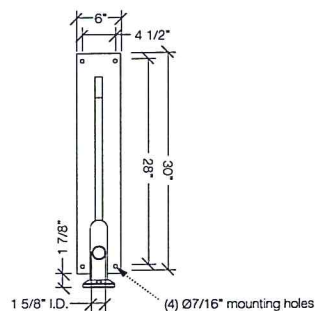
Sample AA-44 S 4 B P BBT  
Ordering / / / / /  
A B C D E F

**DETAILS**

WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

**A. MODEL****AA-44** Strut**B. POST SHAFT PROFILE****W** wall mount**S** smooth**F** fluted**C. POST SHAFT DIAMETER****4** 4"**5** 5"**6** 6"**OTHER** \_\_\_\_\_**D. ARRANGEMENT****B** see arrangement table below**E. LUMINAIRE MOUNTING****P** pendant**F. COLOR****BBT** basic black textured**BMT** black matte textured**WHT** white textured**MBT** metallic bronze textured**BZT** bronze textured**DBT** dark bronze textured**GYS** gray smooth**DPS** dark platinum smooth**GNT** green textured**MST** metallic silver textured**MTT** metallic titanium textured**OWI** old world iron**RAL** \_\_\_\_\_

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

|         |        | arrangement (EPA index ft <sup>2</sup> / weight (lbs)) |      |      |      |      |      |      |      |      |      |
|---------|--------|--------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|         |        | A                                                      | B    | C    | D    | E    | F    | G    | H    | I    | J    |
| shaft Ø | wall   | weight                                                 | 12   | -    | -    | -    | -    | -    | -    | -    | -    |
|         | EPA    | -                                                      | 2.34 | 3.28 | 3.28 | 2.73 | 3.75 | 3.75 | 3.75 | 4.22 | 4.22 |
| Ø4"     | weight | -                                                      | 15   | 20   | 22   | 20   | 25   | 27   | 25   | 30   | 32   |
|         | EPA    | -                                                      | 2.67 | 3.61 | 3.61 | 3.06 | 4.08 | 4.08 | 4.08 | 4.55 | 4.55 |
| Ø5"     | weight | -                                                      | 18   | 23   | 25   | 23   | 28   | 30   | 28   | 33   | 35   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |
| Ø6"     | weight | -                                                      | 21   | 26   | 28   | 26   | 31   | 33   | 31   | 36   | 38   |
|         | EPA    | -                                                      | 3.06 | 4.00 | 4.00 | 3.41 | 4.43 | 4.43 | 4.43 | 4.90 | 4.90 |



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT
**Catalog Number:**CAP-21-24NB-55-4K-T3-UNV-3RNV  
BBT

Notes:

**Type:**L2  
SLA14-2204
**BEACON**  
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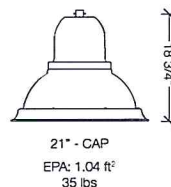
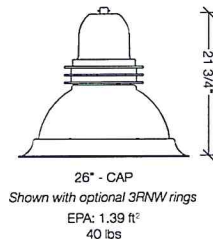
Type:  
Project Name:  
Notes:

FEB 18 2015  
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rev. 03.14.2014  
URBAN (LED)  
Urban LED Luminaires

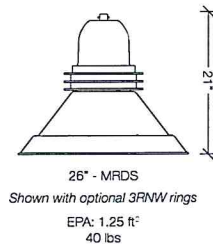
| Sample   | CAP-21 | 36NB-80 | 4K | T2 | UNV | PEC | 3RNV | BBT |
|----------|--------|---------|----|----|-----|-----|------|-----|
| Ordering | A      | B       | C  | D  | E   | F   | G    | H   |
|          | /      | /       | /  | /  | /   | /   | /    | /   |

**DETAILS**

CAP - Round Shade



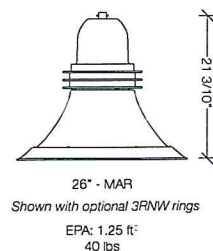
MRDS - Deep Shade



MRSS - Shallow Shade



MAR - Curved Shade

**A. MODEL**

**CAP-21** 21" Capitol  
**MRDS-21** 21" Miramar deep shade  
**MAR-21** 21" Maritas  
**CAP-26** 26" Capitol  
**MRSS-26** 26" Miramar shallow shade  
**MRDS-26** 26" Miramar deep shade  
**MAR-26** 26" Maritas

**B. ENGINE-WATTS**

**24NB-27** 27 Watts - LED array  
**24NB-55** 55 Watts - LED array  
**36NB-80** 80 Watts - LED array  
**48NB-110** 110 Watts - LED array<sup>2</sup>  
**60NB-136** 136 Watts - LED array<sup>2</sup>  
3 = 26" Urban only

**C. CCT - COLOR TEMP**

**3K** 3000K  
**4K** 4000K  
**5K** 5000K (std.)

**D. OPTICS**

**T2** type II  
**T3** type III  
**T4** type IV  
**T5R** type V, rectangular  
**T5QM** type V, square medium  
**T5W** type V, round wide

**E. VOLTAGE**

**UNV** 120-277V  
**347** 347V  
**480** 480V

**F. ELECTRICAL OPTIONS**

**PEC** photocell, button  
**2PF** dual power feed <sup>1,2</sup>

**G. STYLE OPTIONS**

**NRNW** no rings  
**3RNV** three cast rings

**H. COLOR**

**BBT** basic black textured  
**BMT** black matte textured  
**WHT** white textured  
**MBT** metallic bronze textured  
**BZT** bronze textured  
**DBT** dark bronze textured  
**GYS** gray smooth  
**DPS** dark platinum smooth  
**GNT** green textured  
**MST** metallic silver textured  
**MTT** metallic titanium textured  
**OWI** old world iron  
**RAL** \_\_\_\_\_

<sup>1</sup> not available on 24NB-27



Submitted by Swaney Lighting Associates



**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**

CAP-21-24NB-55-4K-T3-UNV-3RNW-BBT

Notes:

Type:

FEB 4 2015

SLA14-27041

DEPARTMENT OF  
PLANNING & ZONING

rev. 03.14.2014

URBAN (LED)

Urban LED Luminaires



**Housing & LED Thermal Management:** The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning. The LED bezel assembly shall be attached to a one piece aluminum heat sink to provide direct-heat exchange between the LED light engine and the cool outdoor air. The Housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

**Bezel optical system:** Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications.

The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using TIR designed Acrylic optical lenses over each LED.

**Printed Circuit Board (PCB):** Aluminum thermal clad board with 0.062" thick aluminum base layer "high temperature" HT-06503 or equivalent (subject to change) dielectric (0.003" thick, thermal conductivity of 2.2 W/MK, UL RTI of 140°C) 0.0014" thick copper circuit layer. Circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board shall be supplied with QPAD-3 fiberglass reinforced thermal pad 0.005" thick thermal conductivity of 2.0 W/Mk. Continuous use temperature of 180°C UL94 V-0. Board will be mounted to the heat sink using 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

**LifeShield™ Circuit:** Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F).

The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure.

Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Electrical:** Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V

and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

**Fasteners:** All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

**Color Rendering Index (CRI):** Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to 40°C

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Agency Certification:** The luminaire shall bear a CSA label and be marked suitable for wet locations.

**Warranty:** Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on [www.beaconproducts.com](http://www.beaconproducts.com) for complete details and exclusions.

#### Power/Lumens & Distributions

| Engine | Wattage | Delivered Lumens (varies by optic) | Delivered LPW | TM21 Calculated % Lumen Maint. at 100,000 hrs |
|--------|---------|------------------------------------|---------------|-----------------------------------------------|
| 24NB   | 27      | 2752-3014                          | 105-115       | 96.19%                                        |
| 24NB   | 55      | 5138-5500                          | 93-100        | 96.19%                                        |
| 36NB   | 80      | 6935-8215                          | 93-103        | 94.87%                                        |
| 48NB   | 110     | 10240-10950                        | 93-103        | 92.73%                                        |
| 60NB   | 136     | 12800-13700                        | 93-103        | 85.79%                                        |

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

**CCT (COLOR TEMP)**  
**Lumen Output**  
**Multipliers**

**5000K = 1.0** min 67 CRI

**4000K = .92** min 70 CRI

**3000K = .75** min 80 CRI

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
AA44-S-4-B-P-BBT

Notes:

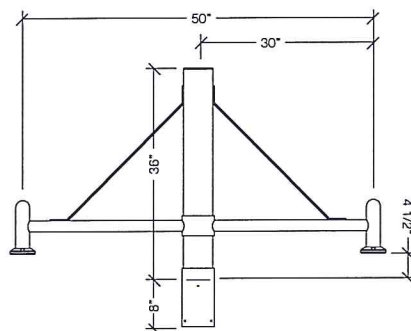
**RECEIVED**  
FEB 18 2015  
DEPARTMENT OF  
PLANNING & ZONING  
rev. 02.24.2014  
AA-44 STRUT  
Arms


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www.beaconproducts.com

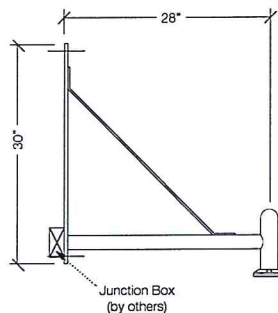
Type:  
Project Name:  
Notes:

Sample AA-44 S 4 B P BBT  
Ordering / / / / /  
A B C D E F

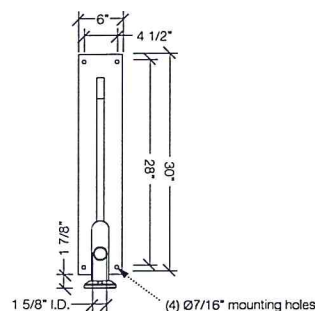
## DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

## A. MODEL

**AA-44** Strut

## B. POST SHAFT PROFILE

W wall mount

**S** smooth

F fluted

## C. POST SHAFT DIAMETER

**4** 4"

5 5"

6 6"

OTHER \_\_\_\_\_

## D. ARRANGEMENT

**B** see arrangement table below

## E. LUMINAIRE MOUNTING

**P** pendant

## F. COLOR

**BBT** basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL \_\_\_\_\_

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanning HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

|         |        | arrangement (EPA index ft <sup>2</sup> / weight (lbs)) |      |      |      |      |      |      |      |      |      |
|---------|--------|--------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|         |        | A                                                      | B    | C    | D    | E    | F    | G    | H    | I    | J    |
| shaft Ø | weight | 12                                                     | -    | -    | -    | -    | -    | -    | -    | -    | -    |
|         | EPA    | -                                                      | 2.34 | 3.28 | 3.28 | 2.73 | 3.75 | 3.75 | 3.75 | 4.22 | 4.22 |
| Ø4"     | weight | -                                                      | 15   | 20   | 22   | 20   | 25   | 27   | 25   | 30   | 32   |
|         | EPA    | -                                                      | 2.67 | 3.61 | 3.61 | 3.06 | 4.08 | 4.08 | 4.08 | 4.55 | 4.55 |
| Ø5"     | weight | -                                                      | 18   | 23   | 25   | 23   | 28   | 30   | 28   | 33   | 35   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |
| Ø6"     | weight | -                                                      | 21   | 26   | 28   | 26   | 31   | 33   | 31   | 36   | 38   |
|         | EPA    | -                                                      | 3.06 | 4.00 | 4.00 | 3.41 | 4.43 | 4.43 | 4.43 | 4.90 | 4.90 |



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
LC6LED120 / 6LCLED635K8

Notes:

**RECEIVED**  
FEB 18 2015  
SLA14-2015


## 6" LED Downlight

**LC6LED**  
120 or 277V  
0-10V Dimming Option

### APPLICATIONS:

LiteFrame Commercial (LC6LED) is a 6" commercial grade LED downlight with available outputs between 1000-1600 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C (LED5), 28°C (LED6), 25°C (LED7). Free Air Flow around fixture is required for optimal life performance.

### HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

### REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

### LED LIGHT ENGINE:

The LC6LED uses either 36, 54, 72 low power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SCDM color consistency. The use of multiple low power LED's allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LED's. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

### LED DRIVER:

The LC6LED utilizes a 25 watt constant current Thomas Research Products LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing sku's and simplified specification. The driver is UL8750 and Class II compliant.

### DIMMING:

A 0-10V dimming option is available (DM), providing flicker-free dimming down to 10%. See list of compatible dimmers on page (3). For the sizing of the control circuit, the dimming circuit may require up to 1.2mA of sink current.

### INSTALLATION:

Light commercial bar hangers included. Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90° increments to housing.

### CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM & WW damp location). ENERGY STAR qualified on standard downlight.

### WARRANTY:

5 year warranty. See www.prescolite.com for details.

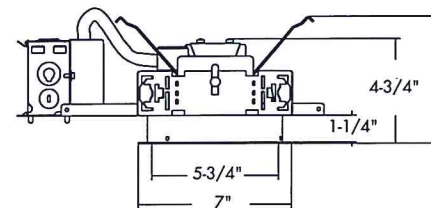
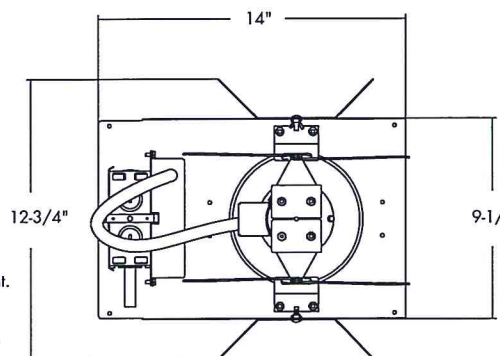
**DEPARTMENT OF PLANNING & ZONING**

FIRM NAME:

PROJECT:

**LiteFrame**


Ceiling Cutout: 6 1/2"  
Maximum Ceiling Thickness 1 1/2"  
For conversion to millimeter  
multiply inches by 25.4  
Not to Scale



### 6LCLED 5 & 6

\*See page 5 for 6LCLED 7 line art  
\*See page 5 for 6LCLEDEM line art

Order housing, reflector, and accessories separately

CATALOG NUMBER:

EXAMPLE: LC6LED120DM - 6LCLED535K8WT

| HOUSING                                                                | VOLTAGE                                                                                                          | HOUSING OPTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TRIM APERTURE                                                                                          | OUTPUT                                                                                                                                                                                                                                                               | KELVIN                                                                                                                                                                                                                                                                       | CRI                                                        | REFLECTOR FINISH                                                                        | REFLECTOR COLOR                                                             | REFLECTOR OPTIONS                                                                                                                                                                                                                                                                                                                           | ACCESSORIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>LC6LED</b><br>6" LED<br>Housing | <input checked="" type="checkbox"/> <b>120</b><br>120V<br><input checked="" type="checkbox"/> <b>277</b><br>277V | <input checked="" type="checkbox"/> <b>Blank</b><br>No Dimming<br><input checked="" type="checkbox"/> <b>DM</b><br>0-10V dimming<br>to 10%<br><input checked="" type="checkbox"/> <b>WIH</b><br>Wi-Hubb<br>Enabled<br><input checked="" type="checkbox"/> <b>EM<sup>3</sup></b><br>Bodine<br>BSL310C-DF<br>Battery Pack<br>with integral<br>test switch and<br>indicator light<br><input checked="" type="checkbox"/> <b>EMR</b><br>Bodine<br>BSL310C<br>Battery Pack<br>with remote<br>test switch and<br>indicator light | <input checked="" type="checkbox"/> <b>6LCLED</b><br>6" Open<br>Reflector/<br>Light Engine<br>Assembly | <input checked="" type="checkbox"/> <b>5</b><br>Nominal<br>1000<br>Delivered<br>Lumens<br><input checked="" type="checkbox"/> <b>6</b><br>Nominal<br>1400 Lumens<br>Delivered<br><input checked="" type="checkbox"/> <b>7</b><br>Nominal<br>1600 Lumens<br>Delivered | <input checked="" type="checkbox"/> <b>27K</b><br>2700<br>Kelvin<br><input checked="" type="checkbox"/> <b>30K</b><br>3000<br>Kelvin<br><input checked="" type="checkbox"/> <b>35K</b><br>3500<br>Kelvin<br><input checked="" type="checkbox"/> <b>40K</b><br>4000<br>Kelvin | <input checked="" type="checkbox"/> <b>8</b><br>80+<br>CRI | <input checked="" type="checkbox"/> <b>Blank</b><br>Clear<br>Alzak,<br>Semi-<br>Diffuse | <input checked="" type="checkbox"/> <b>WH<sup>1</sup></b><br>White<br>Paint | <input checked="" type="checkbox"/> <b>WT</b><br>White Trim<br><input checked="" type="checkbox"/> <b>EM<sup>3</sup></b><br>Pre-punched<br>reflector<br>to accept<br>integral test<br>switch<br><input checked="" type="checkbox"/> <b>WF</b><br>Wide<br>Flange<br><input checked="" type="checkbox"/> <b>WW<sup>5,6</sup></b><br>Wall Wash | <input checked="" type="checkbox"/> <b>B24</b><br>Set of two(2) 24" bar<br>hangers for T-bar ceiling;<br><input checked="" type="checkbox"/> <b>B6</b><br>Set of two (2) bar hange<br>ceiling joist up to 24" ce<br><input checked="" type="checkbox"/> <b>LG15<sup>2,4</sup></b><br>Dual-Lite100VA Surface<br>Mount LiteGear Emergen<br>Lighting Inverter<br><input checked="" type="checkbox"/> <b>LG17<sup>2,4</sup></b><br>Dual-Lite100VA Recessed<br>Mount LiteGear Emergen<br>Lighting Inverter<br><input checked="" type="checkbox"/> <b>LG17<sup>2,4</sup></b><br>Dual-Lite100VA Recessed<br>T-Grid LiteGear Emergen<br>Lighting Inverter<br><input checked="" type="checkbox"/> <b>LG25<sup>2,4</sup></b><br>Dual-Lite 250 VA Surface<br>Mount LiteGear Emergen<br>Lighting Inverter<br><input checked="" type="checkbox"/> <b>SCA6D</b><br>Sloped ceiling adapter (s<br>note on page 4) |

<sup>1</sup> Requires WT option<sup>2</sup> See LC6LED and LiteGear Compatibility on page 3<sup>3</sup> EM must be selected on both the housing and the trim, not compatible with WW trim<sup>4</sup> Not compatible with EM or EMR<sup>5</sup> Damp location only<sup>6</sup> Not compatible with EM (EMR is compatible)

A Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.  
Web: [www.prescolite.com](http://www.prescolite.com) • Tech Support: (888) 777-4832

LFR-LED-01



Submitted by Swaney Lighting Associates

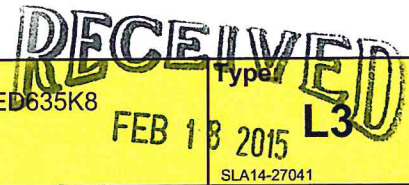
**Job Name:**

Grove St Apartments - Burl VT

**Catalog Number:**

LC6LED120 / 6LCLED635K8

Notes:



SLA14-27041

**PHOTOMETRIC DATA****DEPARTMENT OF PLANNING & ZONING**  
**LiteFrame - 6" LC6LED Downlight**

| DRIVER DATA             | 6LCLED5xxx       | 6LCLED6xxx       | 6LCLED7xxx       |
|-------------------------|------------------|------------------|------------------|
| Input Voltage           | 120-277V         | 120-277V         | 120-277V         |
| Input Frequency         | 50/60 Hz         | 50/60 Hz         | 50/60 Hz         |
| Input Current           | 0.143 (120v)     | 0.200 (120v)     | 0.148 (120v)     |
|                         | 0.062 (277v)     | 0.087 (277v)     | 0.108 (277v)     |
| Input Power             | 17.1W            | 24.0W            | 29.8W            |
| Constant Current Output | 700mA            | 700mA            | 700mA            |
| Power Factor            | ≥0.90            | ≥0.90            | ≥0.90            |
| THD                     | <25%             | <20%             | <20%             |
| EMI Filtering           | FCC 47CFR        | FCC 47CFR        | FCC 47CFR        |
|                         | Part 15, Class A | Part 15, Class A | Part 15, Class A |
| Operating Temperature   | -30°C to +35°C   | -30°C to +28°C   | -30°C to +25°C   |
| Dimming                 | 0-10V            | 0-10V            | 0-10V            |

Over-voltage, over-current, short-circuit protected

**Lumen Multiplier Table**

Photometrics for the LC6LED are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

|             |      |
|-------------|------|
| 5000 Kelvin | 1.14 |
| 4000 Kelvin | 1.03 |
| 3500 Kelvin | 1.00 |
| 3000 Kelvin | 1.00 |
| 2700 Kelvin | 0.91 |

**LC6LED120 6LCLED535K8**

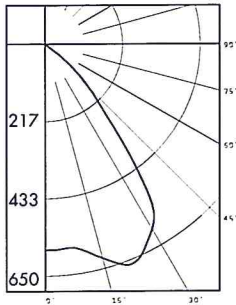
LED Light Engine: 3500K, 80+ CRI

System Wattage: 17.1W

Fixture Delivered Lumens: 925

Fixture Efficacy: 54.0

Spacing Criteria: 1.3

**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|-----|---------|
| 0   | 560     |
| 5   | 552     |
| 15  | 593     |
| 25  | 621     |
| 35  | 444     |
| 45  | 161     |
| 55  | 10      |
| 65  | 2       |
| 75  | 1       |
| 85  | 0       |
| 90  | 0       |

Test No. 1911.6074

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE   | LUMENS |
|--------|--------|
| 0-60   | 920.4  |
| 0-90   | 925.1  |
| 90-180 | 0.0    |
| 0-180  | 925.1  |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

| Angle in Vertical | Average - 0° |
|-------------------|--------------|
| 45°               | 12691        |
| 55°               | 873          |
| 65°               | 326          |
| 75°               | 164          |
| 85°               | 62           |

**COEFFICIENTS OF UTILIZATION**

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |    |    |
|-------------------|----------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|----|----|----|----|----|
|                   | 80%                                    |     |     | 70% |     |     | 50% |     |     | 30% |     |    | 10% |    |    |    |    |    |
|                   | 20% Effective Floor Cavity Reflectance |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |    |    |
|                   | % Wall Reflectance                     |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |    |    |
|                   | 70                                     | 50  | 30  | 70  | 50  | 30  | 70  | 50  | 30  | 70  | 50  | 30 | 70  | 50 | 30 | 70 | 50 | 30 |
| 1                 | 113                                    | 110 | 107 | 105 | 110 | 108 | 105 | 103 | 104 | 102 | 100 | 98 | 97  | 96 | 95 | 94 | 93 | 92 |
| 2                 | 106                                    | 101 | 96  | 93  | 104 | 99  | 95  | 92  | 96  | 93  | 90  | 88 | 90  | 88 | 86 | 87 | 85 | 83 |
| 3                 | 100                                    | 93  | 87  | 83  | 98  | 91  | 86  | 82  | 89  | 84  | 81  | 78 | 80  | 78 | 76 | 77 | 75 | 73 |
| 4                 | 94                                     | 86  | 79  | 75  | 92  | 84  | 79  | 74  | 82  | 77  | 73  | 70 | 72  | 70 | 68 | 70 | 68 | 66 |
| 5                 | 88                                     | 79  | 72  | 68  | 87  | 78  | 72  | 67  | 76  | 71  | 67  | 64 | 66  | 64 | 62 | 64 | 62 | 60 |
| 6                 | 83                                     | 73  | 66  | 62  | 82  | 72  | 66  | 61  | 71  | 65  | 61  | 58 | 60  | 58 | 56 | 58 | 56 | 54 |
| 7                 | 78                                     | 68  | 61  | 56  | 77  | 67  | 61  | 56  | 66  | 60  | 56  | 53 | 55  | 53 | 51 | 53 | 51 | 49 |
| 8                 | 74                                     | 63  | 56  | 52  | 72  | 62  | 56  | 51  | 61  | 55  | 51  | 48 | 50  | 48 | 46 | 48 | 46 | 44 |
| 9                 | 69                                     | 59  | 52  | 47  | 68  | 58  | 52  | 47  | 57  | 51  | 47  | 44 | 46  | 44 | 42 | 44 | 42 | 40 |
| 10                | 66                                     | 55  | 48  | 44  | 64  | 54  | 48  | 44  | 53  | 47  | 43  | 40 | 42  | 40 | 38 | 40 | 38 | 36 |

LC6LED120 6LCLED535K8

**LC6LED120 6LCLED635K8**

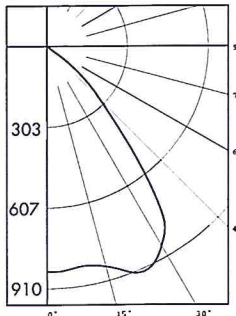
LED Light Engine: 3500K, 80+ CRI

System Wattage: 24.0W

Fixture Delivered Lumens: 1375

Fixture Efficacy: 57.3

Spacing Criteria: 1.3

**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|-----|---------|
| 0   | 836     |
| 5   | 824     |
| 15  | 847     |
| 25  | 869     |
| 35  | 649     |
| 45  | 249     |
| 55  | 16      |
| 65  | 4       |
| 75  | 1       |
| 85  | 0       |
| 90  | 0       |

Test No. 1910.6073

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE   | LUMENS |
|--------|--------|
| 0-60   | 1369.3 |
| 0-90   | 1375.2 |
| 90-180 | 0.0    |
| 0-180  | 1375.2 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

| Angle in Vertical | Average - 0° |
|-------------------|--------------|
| 45°               | 19982        |
| 55°               | 1447         |
| 65°               | 541          |
| 75°               | 244          |
| 85°               | 89           |

**COEFFICIENTS OF UTILIZATION**

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance |     |     |     |     |     |     |     |     |     |    |
|-------------------|----------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|
|                   | 80%                                    |     | 70% |     | 50% |     | 30% |     | 10% |     |    |
|                   | % Effective Floor Cavity Reflectance   |     |     |     |     |     |     |     |     |     |    |
|                   | % Wall Reflectance                     |     |     |     |     |     |     |     |     |     |    |
| 1                 | 70                                     | 50  | 30  | 10  | 70  | 50  | 30  | 10  | 50  | 30  | 10 |
| 2                 | 113                                    | 110 | 107 | 105 | 110 | 108 | 105 | 103 | 102 | 100 | 98 |
| 3                 | 106                                    | 101 | 96  | 93  | 104 | 99  | 95  | 92  | 90  | 87  | 85 |
| 4                 | 100                                    | 93  | 87  | 83  | 98  | 91  | 86  | 82  | 89  | 84  | 81 |
| 5                 | 94                                     | 86  | 79  | 75  | 92  | 84  | 79  | 74  | 82  | 77  | 74 |
| 6                 | 88                                     | 79  | 72  | 68  | 87  | 78  | 72  | 67  | 76  | 71  | 67 |
| 7                 | 83                                     | 73  | 66  | 62  | 82  | 72  | 66  | 61  | 71  | 65  | 61 |
| 8                 | 78                                     | 68  | 61  | 56  | 77  | 67  | 61  | 56  | 66  | 60  | 56 |
| 9                 | 74                                     | 63  | 56  | 52  | 72  | 62  | 56  | 51  | 61  | 55  | 51 |
| 10                | 69                                     | 59  | 52  | 47  | 68  | 57  | 51  | 47  | 57  | 51  | 47 |
| 11                | 66                                     | 55  | 48  | 44  | 64  | 54  | 48  | 44  | 53  | 47  | 43 |

LC6LED120 6LCLED635K8



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Hubbell Lighting, Inc.



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Apartments - Burl VT

**Catalog Number:**  
LC6LED120 / 6LCLED635K8
**Type:****L3**

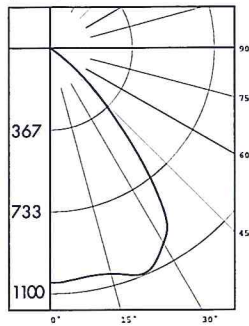
Notes:

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LightFrame - 6 LCLED Downlight  
DEPARTMENT OF PLANNING & ZONING

## PHOTOMETRIC DATA

**LC6LED120 6LCLED735K8**

LED Light Engine: 3500K, 80+ CRI  
System Wattage: 29.8W  
Fixture Delivered Lumens: 1598  
Fixture Efficacy: 53.6  
Spacing Criteria: 1.3



Test No. 1912.6072

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|-----|---------|
| 0   | 1003    |
| 5   | 996     |
| 15  | 998     |
| 25  | 1020    |
| 35  | 822     |
| 45  | 314     |
| 55  | 25      |
| 65  | 5       |
| 75  | 2       |
| 85  | 0       |
| 90  | 0       |

**ZONAL LUMEN SUMMARY**

| ZONE   | LUMENS |
|--------|--------|
| 0-60   | 1590.1 |
| 0-90   | 1597.6 |
| 90-180 | 0      |
| 0-180  | 1597.6 |

**LUMINANCE DATA IN CANDELA/SQ. METER**

| Angle in Vertical | Average - 0° |
|-------------------|--------------|
| 45°               | 22934        |
| 55°               | 1376         |
| 65°               | 538          |
| 75°               | 272          |
| 85°               | 75           |

**COEFFICIENTS OF UTILIZATION**

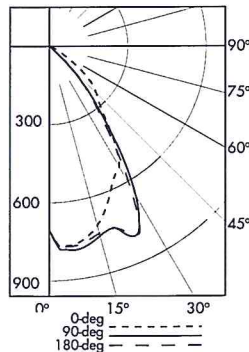
| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |     |  |  |  |
|-------------------|----------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|----|----|----|-----|--|--|--|
|                   | 80%                                    |     |     |     | 70% |     |     |     | 50% |     |     |    | 30% |    |    |    | 10% |  |  |  |
|                   | 20% Effective Floor Cavity Reflectance |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |     |  |  |  |
|                   | % Wall Reflectance                     |     |     |     |     |     |     |     |     |     |     |    |     |    |    |    |     |  |  |  |
|                   | 70                                     | 50  | 30  | 10  | 70  | 50  | 30  | 10  | 50  | 30  | 10  | 50 | 30  | 10 | 50 | 30 | 10  |  |  |  |
| 1                 | 113                                    | 110 | 107 | 105 | 110 | 108 | 105 | 103 | 103 | 101 | 100 | 98 | 97  | 96 | 95 | 94 | 94  |  |  |  |
| 2                 | 106                                    | 101 | 96  | 93  | 104 | 99  | 95  | 91  | 96  | 92  | 89  | 85 | 80  | 88 | 90 | 88 | 86  |  |  |  |
| 3                 | 100                                    | 93  | 87  | 83  | 98  | 91  | 86  | 82  | 89  | 84  | 81  | 86 | 82  | 79 | 84 | 81 | 78  |  |  |  |
| 4                 | 94                                     | 85  | 79  | 74  | 92  | 84  | 78  | 74  | 82  | 77  | 73  | 80 | 76  | 72 | 78 | 74 | 71  |  |  |  |
| 5                 | 88                                     | 79  | 72  | 67  | 86  | 78  | 72  | 67  | 76  | 70  | 66  | 74 | 69  | 66 | 73 | 68 | 65  |  |  |  |
| 6                 | 83                                     | 73  | 66  | 61  | 81  | 72  | 66  | 61  | 70  | 65  | 60  | 69 | 64  | 60 | 67 | 63 | 60  |  |  |  |
| 7                 | 78                                     | 67  | 61  | 56  | 76  | 67  | 60  | 56  | 65  | 59  | 55  | 64 | 59  | 55 | 63 | 58 | 55  |  |  |  |
| 8                 | 73                                     | 63  | 56  | 51  | 72  | 62  | 55  | 51  | 61  | 55  | 51  | 60 | 54  | 50 | 59 | 54 | 50  |  |  |  |
| 9                 | 69                                     | 58  | 52  | 47  | 68  | 58  | 51  | 47  | 57  | 51  | 47  | 56 | 50  | 47 | 55 | 50 | 46  |  |  |  |
| 10                | 65                                     | 54  | 48  | 43  | 64  | 54  | 48  | 43  | 53  | 47  | 43  | 52 | 47  | 43 | 51 | 46 | 43  |  |  |  |

LCAL6D 20 GAlCED735K8

LC6LED120 6LCLED735K8

**LC6LED120-6LCLED635K8 WW**

LED Light Engine: 3500K, 80 CRI  
System Wattage: 15.6W  
Fixture Delivered Lumens: 1051  
Fixture Efficacy: 67



Test No. 7829

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**CANDELA DISTRIBUTION**

| DEG | 0.0 | 90.0 | 180.0 |
|-----|-----|------|-------|
| 0   | 706 | 706  | 706   |
| 5   | 768 | 783  | 772   |
| 15  | 712 | 753  | 743   |
| 25  | 574 | 797  | 798   |
| 35  | 422 | 435  | 384   |
| 45  | 254 | 121  | 119   |
| 55  | 121 | 3    | 4     |
| 65  | 33  | 1    | 2     |
| 75  | 2   | 1    | 1     |
| 85  | 0   | 0    | 0     |
| 90  | 0   | 0    | 0     |

**LUMINANCE DATA IN CANDELA/SQ. METER**

| Angle in Vertical | 0 DEG | 90 DEG | 180 DEG |
|-------------------|-------|--------|---------|
| 45°               | 19685 | 9377   | 9222    |
| 55°               | 11561 | 287    | 382     |
| 65°               | 4279  | 130    | 259     |
| 75°               | 423   | 212    | 212     |
| 85°               | 0     | 0      | 0       |

|  |  |  |  |  | MULTIPLE UNITS     |                    |
|--|--|--|--|--|--------------------|--------------------|
|  |  |  |  |  | UNITS ON 3' CENTER | UNITS ON 4' CENTER |

| 3' DISTANCE FIXTURE MOUNTED OUT FROM WALLS |    |    |   |   |   |   |   |   |   |   |   |   |    |    |    |    | FOOTCANDLE DISTRIBUTION ON WALL SURFACE |    |  |  |
|--------------------------------------------|----|----|---|---|---|---|---|---|---|---|---|---|----|----|----|----|-----------------------------------------|----|--|--|
| 1                                          | 2  | 1  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 4  | 4  | 4  | 4  | 3                                       | 4  |  |  |
| 2                                          | 9  | 7  | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 12 | 10 | 12 | 11 | 11                                      | 11 |  |  |
| 3                                          | 14 | 12 | 6 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 19 | 19 | 19 | 16 | 13                                      | 16 |  |  |
| 4                                          | 13 | 11 | 7 | 4 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 21 | 21 | 21 | 16 | 15                                      | 16 |  |  |
| 5                                          | 11 | 10 | 8 | 5 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 21 | 22 | 21 | 16 | 17                                      | 16 |  |  |
| 6                                          | 8  | 8  | 7 | 5 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 20 | 20 | 20 | 15 | 16                                      | 15 |  |  |
| 7                                          | 6  | 6  | 6 | 5 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 19 | 18 | 19 | 13 | 14                                      | 13 |  |  |
| 8                                          | 5  | 5  | 5 | 4 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 17 | 17 | 17 | 13 | 13                                      | 13 |  |  |
| 9                                          | 4  | 4  | 4 | 4 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 15 | 15 | 15 | 12 | 11                                      | 12 |  |  |
| ICAFED120-61CFD635KR WW                    |    |    |   |   |   |   |   |   |   |   |   |   |    |    |    |    | Test No. 7829                           |    |  |  |

LC6LED120-6LCLED635K8 WW

Test No. 7829



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Hubbell Lighting, Inc.



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
LC6LED120 / 6LCLED635K8

Notes:

**Type:****L3**

SLA14-27041

# PHOTOMETRIC DATA

**LiteFrame - 6" LED Downlight**
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**DIMMING COMPATIBILITY TABLE**

| Control Manufacturer           | Wallbox Dimmer                                                                                                                                                                                                                                                                                                                                                                                                                            | Power Booster Available |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Douglas Lighting Controls      | WPC 5721                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |
| Entertainment Technology       | Tap Glide TG400FAM120 (120V)<br>Tap Glide Heatsink TGH1500fam120 (120V)<br>Oasis DA2000FAMU (120/277V)                                                                                                                                                                                                                                                                                                                                    |                         |
| Honeywell, Inc.                | EL731A1019 and EL7315A1009                                                                                                                                                                                                                                                                                                                                                                                                                | EL7305A1010             |
| HUNT Dimming                   | Preset Slide: PS-010-IV-120V and PS-010-WH-120V<br>Preset Slide: PS-010-3W-IV-120V and PS-010-3W-WH-120V<br>Preset Slide: PS-010-IV-277V and PS-010-WH-277V<br>Preset Slide: PS-010-3W-IV-277V and PS-010-3W-WH-277V<br>Preset Slide, controls FD-010, PS-1FC-010-IV- and PS-1FC-010-3W-WH-120/277V<br>Preset Slide, controls FD-010, PS-1FC-010-3W-IV- and PS-1FC-010-3W-WH-120/277V<br>Remoted mounted unit: FD-010120V and FD-010-277V |                         |
| Lehigh Electric Products Co.   | Solitaire                                                                                                                                                                                                                                                                                                                                                                                                                                 | PBX                     |
| Leviton Lighting Controls Div. | Leviton Centura Fluorescent Control System<br>IllumaTech™ IP7 Series                                                                                                                                                                                                                                                                                                                                                                      | CN100<br>PE300          |
| Lutron Electronics Co., Inc.   | Visit <a href="http://www.lutron.com/advance">www.lutron.com/advance</a> for the latest control information and selection                                                                                                                                                                                                                                                                                                                 |                         |
| PDM Electrical products        | WPC-5721                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |
| Starfield Controls             | TR61 with DALI Interface port                                                                                                                                                                                                                                                                                                                                                                                                             | RT03 DALInet Router     |
| The Watt Stopper, Inc.         | LS-4 used with LCD-101 and LCD-103                                                                                                                                                                                                                                                                                                                                                                                                        |                         |

**DEPARTMENT OF  
PLANNING & ZONING**
**Central Inverters**

For fixture full light output in back-up mode, Prescolite and Dual-lite have jointly tested the LiteFrame Commercial LED with the 100 (LG1) and 250 (LG2) VA LiteGear inverters. For more information on LiteGear go to [http://www.dual-lite.com/resources/litegear\\_luminaire\\_loading\\_chart/](http://www.dual-lite.com/resources/litegear_luminaire_loading_chart/)

**wiHUBB®**

Fixture comes with a pre-installed In-Fixture Module (1 relay, 0-10V) compatible with the HBA wiHUBB system. Actual dimming requires the selection of 0-10V dimming ballast as well. Consult factory for compatibility with EM fixtures.



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**Job Name:**  
Grove St Apartments - Burl VT

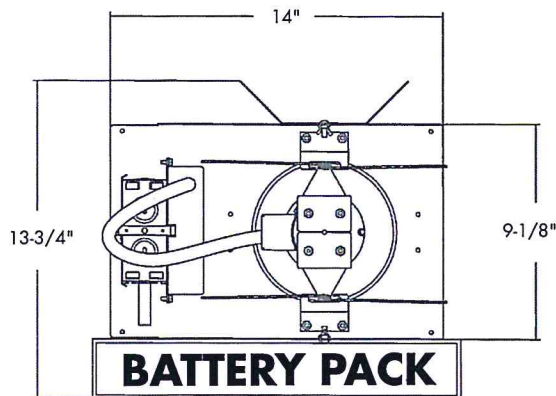
**Catalog Number:**  
LC6LED120 / 6LCLED635K8

Notes:

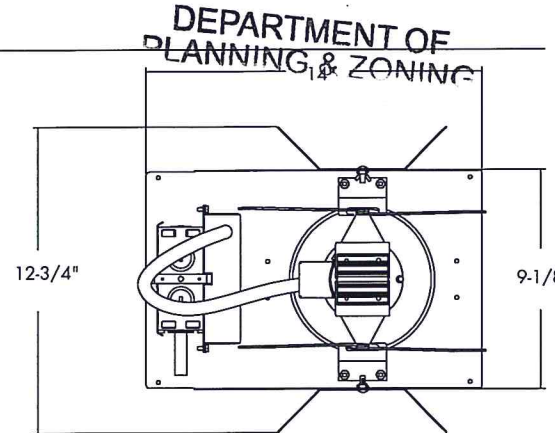
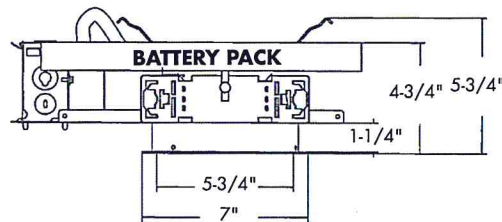
**Type:**

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SLA# 27041

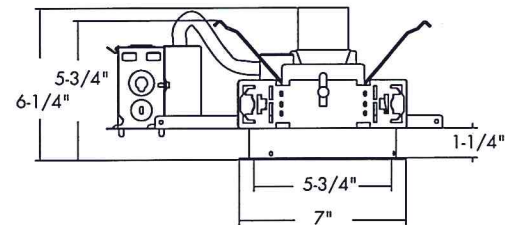
## PHOTOMETRIC DATA



**LC6LED EM**



**LC6LED 7**



### SCA6D

When ordering a sloped ceiling adapter, specify the degree of slope in 5° increments, maximum of 35°. For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.

**lighting facts**  
A Program of the U.S. DOE

|                            |       |
|----------------------------|-------|
| Light Output (Lumens)      | 925   |
| Watts                      | 17.12 |
| Lumens per Watt (Efficacy) | 54    |

|                             |    |
|-----------------------------|----|
| Color Accuracy              | 83 |
| Color Rendering Index (CRI) |    |

Light Color (Correlated Color Temperature (CCT)) 3434 (Bright White)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registered Buyer: 7846-4873-12 (12/12/2013)  
Manufacturer: 1704-02120-1633-ED131015  
Type: Preset Floodlight

**lighting facts**  
A Program of the U.S. DOE

|                            |       |
|----------------------------|-------|
| Light Output (Lumens)      | 1375  |
| Watts                      | 23.98 |
| Lumens per Watt (Efficacy) | 57    |

|                             |    |
|-----------------------------|----|
| Color Accuracy              | 83 |
| Color Rendering Index (CRI) |    |

Light Color (Correlated Color Temperature (CCT)) 3423 (Bright White)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registered Buyer: 7846-52884-12 (12/12/2013)  
Manufacturer: 1704-02120-1633-ED131015  
Type: Preset Floodlight

**lighting facts**  
A Program of the U.S. DOE

|                            |       |
|----------------------------|-------|
| Light Output (Lumens)      | 1598  |
| Watts                      | 29.79 |
| Lumens per Watt (Efficacy) | 53    |

|                             |    |
|-----------------------------|----|
| Color Accuracy              | 83 |
| Color Rendering Index (CRI) |    |

Light Color (Correlated Color Temperature (CCT)) 3418 (Bright White)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registered Buyer: 7846-52884-12 (12/12/2013)  
Manufacturer: 1704-02120-1633-ED131015  
Type: Preset Floodlight



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DEPARTMENT OF PLANNING & ZONING  
L5  
A14-27041

Submitted by Swaney Lighting Associates



**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**

TRP30L-4K-035-4-U-BL-SCP

Notes:

TRP  
LED  
ARCHITECTURAL WALLPACK

NEW

Cat.#

Job

Type



SPAUDLING  
LIGHTING

Approvals

### SPECIFICATIONS

#### Applications:

- Architectural wallpack in stylish Trapezoid shape with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.

#### Construction:

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

#### LED:

- 30 high power LEDs deliver up to 5,062 lumens
- Up to 105 lumens per watt
- Variety of IES distribution patterns - Type II, III, and IV (Forward Throw)
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 67 CRI, CCT nominal

#### Electrical:

- Two driver options: 34w at 350mA (1 driver) and 53w at 525mA (1 driver)
- Operating temperature: -30°C/-22°F to 40°C/104°F

#### Electrical (Cont.):

- 120-277VAC, 50/60Hz
- Power factor  $\geq 90\%$
- THD (Total Harmonic Distortion)  $<20\%$
- 10 KA, 10 KV, 270 joules surge suppressor

#### Controls:

Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control.

#### Listings:

- UL1598 listed for use in wet locations
- 4K and 5K models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- Zero uplight (UO), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

#### TRP-BBU Egress Wallpack:

Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard; No uplight, external test button; 120V or 277V only; Rated -20°C to 35°C

#### Warranty:

For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

### PRODUCT IMAGE(S)



TRP



TRP with Motion Sensor



TRP with BBU

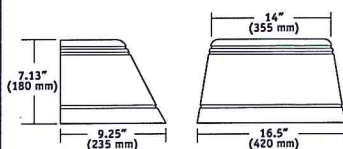
### SHIPPING INFORMATION

| Catalog Number | G.W.(kg)/CTN | Carton Dimensions |                 |                  |
|----------------|--------------|-------------------|-----------------|------------------|
|                |              | Length Inch (cm)  | Width Inch (cm) | Height Inch (cm) |
| TRP            | 16 (7.3)     | 18.5 (47)         | 9.5 (24)        | 11.5 (29)        |

### CERTIFICATIONS/LISTINGS



### DIMENSIONS



TRP  
Weight: 13.2 lbs 5.9

### ORDERING INFORMATION

ORDERING EXAMPLE: TRP-30L5K-053-2-U-DB

| FAMILY        | # OF LEDS                   | CCT                                           | DRIVE CURRENT                       | DISTRIBUTION                                      | VOLTAGE                                                                                                   | FINISH                                                                                                                   | CONTROL OPTIONS                                                                                                                                                                                                                                | OPTIONS                                                                                                                                                              |
|---------------|-----------------------------|-----------------------------------------------|-------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRP Trapezoid | 30L 30 High brightness LEDs | 3K <sup>1</sup> 3000K<br>4K 4000K<br>5K 5000K | 035 <sup>2</sup> 350mA<br>053 525mA | 2 Type II<br>3 <sup>6</sup> Type III<br>4 Type IV | U 120V-277V<br>1 <sup>1A</sup> 120V<br>2 <sup>1</sup> 208V<br>3 <sup>1</sup> 240V<br>4 <sup>1A</sup> 277V | CC <sup>3</sup> Custom Color<br>BL Black<br>DB Bronze<br>FG Forest Green<br>GR Gray<br>PS Platinum<br>RD Red<br>WH White | PC <sup>1</sup> Photocell (Must specify individual voltage)<br>SC0 <sup>2,5</sup> Motion sensor On/Off control, No light output when no motion detected<br>SCP <sup>2,5</sup> Programmable motion control, factory default is 10% light output | BBU <sup>1A</sup> Integral battery 120 or 277V only rated -20°C to 35°C (Must specify individual voltage)<br>F <sup>1</sup> Fusing (Must specify individual voltage) |

<sup>1</sup> Must specify individual voltage for BBU, PC and Fusing options

<sup>2</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

<sup>3</sup> Consult factory for Custom Color option

<sup>4</sup> DLC qualification 4K and 5K models only

<sup>5</sup> PC option not applicable, included in sensor. For SCP, PC function turns on to lower setting until motion is detected

<sup>6</sup> BBU only available in TRP, 350mA, Type III, 120V or 277V

Controls Guide

### ACCESSORIES - Order separately

| Catalog Number          | Description                                                                           |
|-------------------------|---------------------------------------------------------------------------------------|
| SCP-REMOTE <sup>2</sup> | Remote control for SCP option. Order at least one per project to program and control. |



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HUBBELL  
Lighting



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Apartments - Burl VT

**Catalog Number:**  
TRP30L-4K-035-4-U-BL-SCP

Notes:

**Type:****L5**

SLA14-27041

**PERFORMANCE DATA**

| # OF<br>LEDS | DRIVE<br>CURRENT | SYSTEM<br>WATTS | DIST.<br>TYPE | 5K<br>(5000K nominal, 67 CRI) |                  |   |   |   | 4K<br>(4000K nominal, 70 CRI) |                  |   |   |   | 3K<br>(3000K nominal, 80 CRI) |                  |   |   |   |
|--------------|------------------|-----------------|---------------|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|
|              |                  |                 |               | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G |
| 30           | 350mA            | 34w             | 2             | 3549                          | 104              | 1 | 0 | 2 | 3161                          | 93               | 1 | 0 | 1 | 2404                          | 71               | 1 | 0 | 1 |
|              |                  |                 | 3             | 3583                          | 105              | 1 | 0 | 2 | 3191                          | 94               | 1 | 0 | 1 | 2443                          | 72               | 1 | 0 | 1 |
|              |                  |                 | 4             | 3459                          | 102              | 1 | 0 | 2 | 3081                          | 91               | 1 | 0 | 1 | 2375                          | 70               | 1 | 0 | 1 |
|              |                  |                 | 2             | 4935                          | 93               | 1 | 0 | 2 | 4466                          | 84               | 1 | 0 | 2 | 3420                          | 65               | 1 | 0 | 1 |
|              | 525mA            | 53w             | 3             | 5062                          | 96               | 1 | 0 | 2 | 4508                          | 85               | 1 | 0 | 2 | 3452                          | 65               | 1 | 0 | 2 |
|              |                  |                 | 4             | 4887                          | 92               | 1 | 0 | 2 | 4353                          | 82               | 1 | 0 | 2 | 3352                          | 63               | 1 | 0 | 2 |

Lumen values are from photometric tests performed at a NVLAP certified laboratory in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and performance tolerances of the electrical components.

**ELECTRICAL DATA**

| # OF LEDES | NUMBER OF DRIVERS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | SYSTEM POWER (w) | CURRENT (Amps) |
|------------|-------------------|--------------------|-------------------|------------------|----------------|
| 30         | 1                 | 350mA              | 120               | 34               | 0.29           |
|            |                   |                    | 277               | 34               | 0.12           |
|            |                   | 525mA              | 120               | 53               | 0.45           |
|            |                   |                    | 277               | 53               | 0.18           |

**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

| AMBIENT TEMPERATURE | LUMEN MULTIPLIER |
|---------------------|------------------|
| 0° C                | 1.02             |
| 10° C               | 1.01             |
| 20° C               | 1.00             |
| 25° C               | 1.00             |
| 30° C               | 1.00             |
| 40° C               | 0.99             |
| 50° C               | 0.98             |

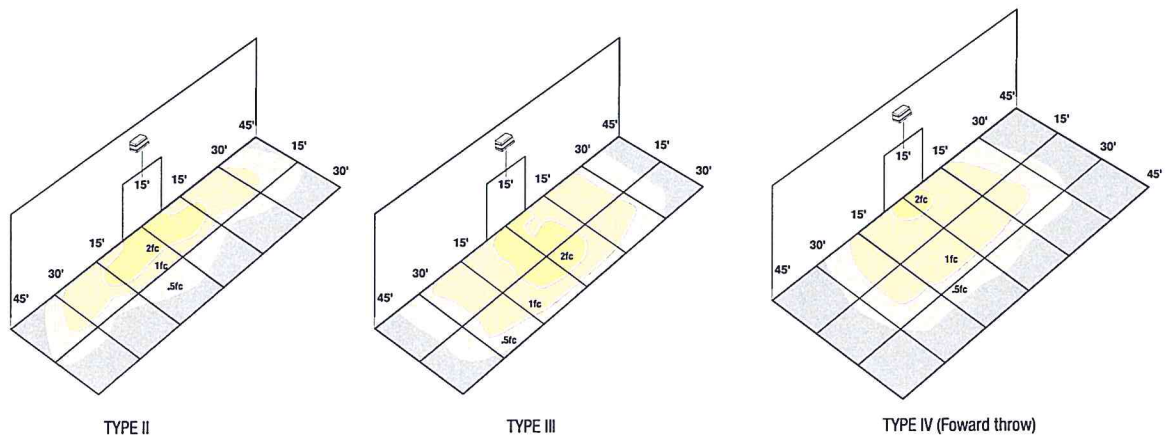
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

**PROJECTED LUMEN MAINTENANCE**

| Ambient Temp. | OPERATING HOURS |        |        |                              |         | L70 (hours) |
|---------------|-----------------|--------|--------|------------------------------|---------|-------------|
|               | 0               | 25,000 | 50,000 | TM-21-11 <sup>1</sup> 60,000 | 100,000 |             |
| 25°C / 77°F   | 1.00            | 0.98   | 0.97   | 0.96                         | 0.95    | >774,000    |
| 40°C / 104°F  | 0.99            | 0.96   | 0.95   | 0.95                         | 0.93    | >625,000    |

<sup>1</sup> Nichia 219B, 700mA, 85°C Ts, 10,000hrs

Data references the extrapolated performance projections for the TRP base model in 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

**PHOTOMETRIC REPORTS**

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TRP-SPEC 9/14



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
2-CAP-21-24NB-27-4K-T4-UNV-  
3RNW-BBT  
Notes:

Type:

2L1-4

SLA14-27041


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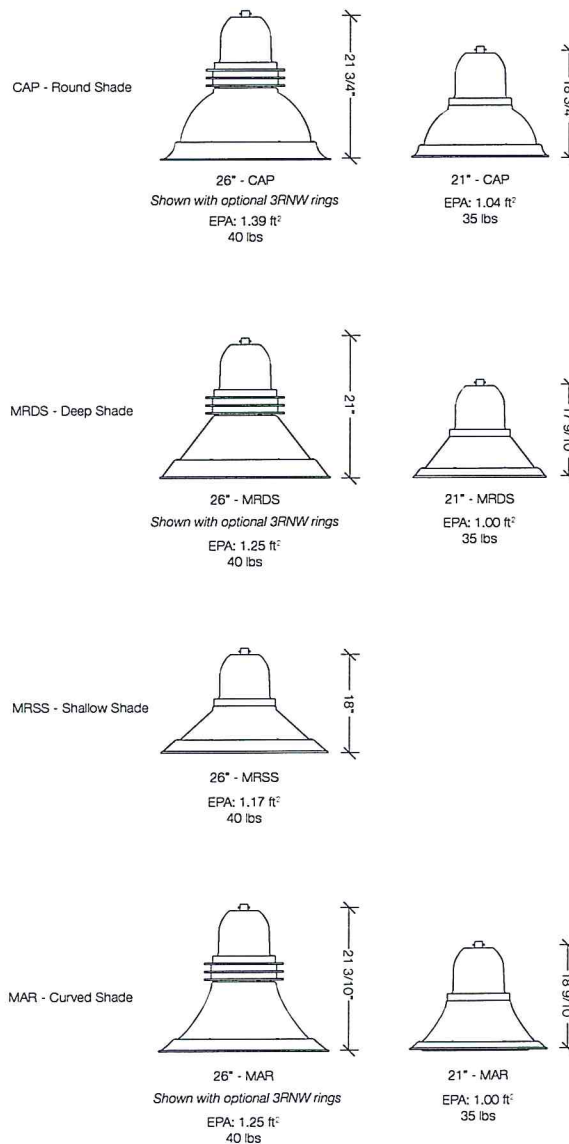
Type:  
Project Name:  
Notes:

DEPARTMENT OF  
PLANNING & ZONING

rev. 03.14.2014  
**URBAN (LED)**  
Urban LED Luminaires

| Sample   | CAP-21 | 36NB-80 | 4K | T2 | UNV | PEC | 3RNW | BBT |
|----------|--------|---------|----|----|-----|-----|------|-----|
| Ordering | /      | /       | /  | /  | /   | /   | /    | /   |
|          | A      | B       | C  | D  | E   | F   | G    | H   |

## DETAILS



## A. MODEL

CAP-21 21" Capitol (2 Fixtures)

MRDS-21 21" Miramar deep shade

MAR-21 21" Maritas

CAP-26 26" Capitol

MRSS-26 26" Miramar shallow shade

MRDS-26 26" Miramar deep shade

MAR-26 26" Maritas

## B. ENGINE-WATTS

24NB-27 27 Watts - LED array

24NB-55 55 Watts - LED array

36NB-80 80 Watts - LED array

48NB-110 110 Watts - LED array<sup>1</sup>60NB-136 136 Watts - LED array<sup>1</sup>

3 = 26" Urban only

## C. CCT - COLOR TEMP

3K 3000K

4K 4000K

5K 5000K (std.)

## D. OPTICS

T2 type II

T3 type III

T4 type IV

T5R type V, rectangular

T5QM type V, square medium

T5W type V, round wide

## E. VOLTAGE

UNV 120-277V

347 347V

480 480V

## F. ELECTRICAL OPTIONS

PEC photocell, button

2PF dual power feed <sup>1,2</sup>

## G. STYLE OPTIONS

NRNW no rings

3RNW three cast rings

## H. COLOR

BBT basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL

<sup>1</sup> not available on 24NB-27



|                                                                                   |                                                    |                                                               |                              |
|-----------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------|------------------------------|
| Submitted by Swaney Lighting Associates                                           |                                                    | <b>Catalog Number:</b><br>2-CAP-21-24NB-27-4K-T4-UNV-3RNW-BBT | <b>Type:</b><br><b>2L1-4</b> |
|  | <b>Job Name:</b><br>Grove St Appartments - Burl VT | Notes:                                                        |                              |

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rev. 03.14.2014  
**DEPARTMENT OF PLANNING & ZONING**  
URBAN (LED)  
Urban LED Luminaires

**Housing & LED Thermal Management:** The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning. The LED bezel assembly shall be attached to a one piece aluminum heat sink to provide direct-heat exchange between the LED light engine and the cool outdoor air. The Housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

**Bezel optical system:** Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications.

The optical cartridge is secured to the aluminum heat sink with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using TIR designed Acrylic optical lenses over each LED.

**Printed Circuit Board (PCB):** Aluminum thermal clad board with 0.062" thick aluminum base layer "high temperature" HT-06503 or equivalent (subject to change) dielectric (0.003" thick, thermal conductivity of 2.2 W/MK, UL RTI of 140°C) 0.0014" thick copper circuit layer Circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board shall be supplied with QPAD-3 fiberglass reinforced thermal pad 0.005" thick thermal conductivity of 2.0 W/Mk. Continuous use temperature of 180°C UL94 V-0. Board will be mounted to the heat sink using 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

**LifeShield™ Circuit:** Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F).

The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure.

Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Electrical:** Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are Component-to -component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V

and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

**Fasteners:** All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

**Color Rendering Index (CRI):** Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to 40°C

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Agency Certification:** The luminaire shall bear a CSA label and be marked suitable for wet locations.

**Warranty:** Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on [www.beaconproducts.com](http://www.beaconproducts.com) complete details and exclusions.

#### Power/Lumens & Distributions

| Engine | Wattage | Delivered Lumens (varies by optic) | Delivered LPW | TM21 Calculated % Lumen Maint. at 100,000 hrs |
|--------|---------|------------------------------------|---------------|-----------------------------------------------|
| 24NB   | 27      | 2752-3014                          | 105-115       | 96.19%                                        |
| 24NB   | 55      | 5138-5500                          | 93-100        | 96.19%                                        |
| 36NB   | 80      | 6935-8215                          | 93-103        | 94.87%                                        |
| 48NB   | 110     | 10240-10950                        | 93-103        | 92.73%                                        |
| 60NB   | 136     | 12800-13700                        | 93-103        | 85.79%                                        |

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

| CCT (COLOR TEMP)<br>Lumen Output<br>Multipliers | CRI<br>(Color Rendering) |
|-------------------------------------------------|--------------------------|
| 5000K = 1.0                                     | min 67 CRI               |
| 4000K = .92                                     | min 70 CRI               |
| 3000K = .75                                     | min 80 CRI               |

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Submitted by Swaney Lighting Associates


**Job Name:**  
Grove St Appartments - Burl VT

**Catalog Number:**  
AA44-S-4-C-P-BBT

Notes:

Type:

FEB 13 2015

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rev. 02.24.2014

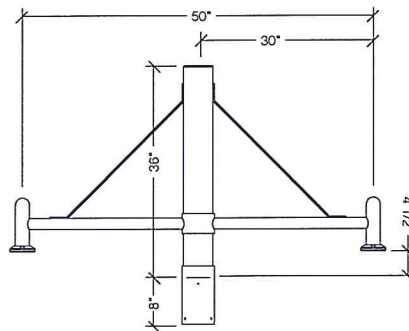
**AA-44 STRUT**  
Arms

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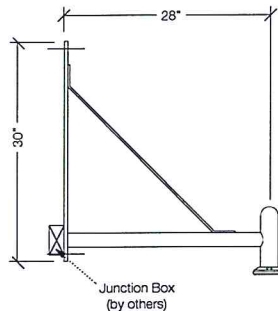
 Type:  
Project Name:  
Notes:

 Sample AA-44 S 4 B P BBT  
Ordering / / / / /  
A B C D E F

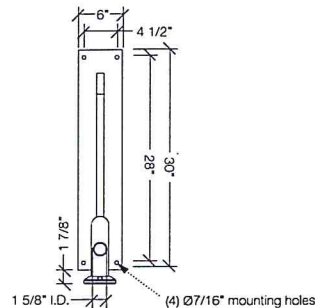
## DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

## A. MODEL

AA-44 Strut

## B. POST SHAFT PROFILE

W wall mount

S smooth

F fluted

## C. POST SHAFT DIAMETER

4 4"

5 5"

6 6"

OTHER

## D. ARRANGEMENT

C see arrangement table below

## E. LUMINAIRE MOUNTING

P pendant

## F. COLOR

BBT basic black textured

BMT black matte textured

WHT white textured

MBT metallic bronze textured

BZT bronze textured

DBT dark bronze textured

GYS gray smooth

DPS dark platinum smooth

GNT green textured

MST metallic silver textured

MTT metallic titanium textured

OWI old world iron

RAL

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

|         |        | arrangement (EPA index ft <sup>2</sup> / weight (lbs)) |      |      |      |      |      |      |      |      |      |
|---------|--------|--------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|         |        | A                                                      | B    | C    | D    | E    | F    | G    | H    | I    | J    |
| shaft Ø | wall   | weight                                                 | 12   | -    | -    | -    | -    | -    | -    | -    | -    |
|         | Ø4"    | EPA                                                    | -    | 2.34 | 3.28 | 3.28 | 2.73 | 3.75 | 3.75 | 4.22 | 4.22 |
| Ø5"     | weight | -                                                      | 15   | 20   | 22   | 20   | 25   | 27   | 25   | 30   | 32   |
|         | EPA    | -                                                      | 2.67 | 3.61 | 3.61 | 3.06 | 4.08 | 4.08 | 4.08 | 4.55 | 4.55 |
| Ø6"     | weight | -                                                      | 18   | 23   | 25   | 23   | 28   | 30   | 28   | 33   | 35   |
|         | EPA    | -                                                      | 2.82 | 3.76 | 3.76 | 3.21 | 4.23 | 4.23 | 4.23 | 4.70 | 4.70 |
| Ø6"     | weight | -                                                      | 21   | 26   | 28   | 26   | 31   | 33   | 31   | 36   | 38   |







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NOT FOR  
CONSTRUCTION

**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**OVERALL  
LANDSCAPE SITE  
PLAN**

**REVISIONS**

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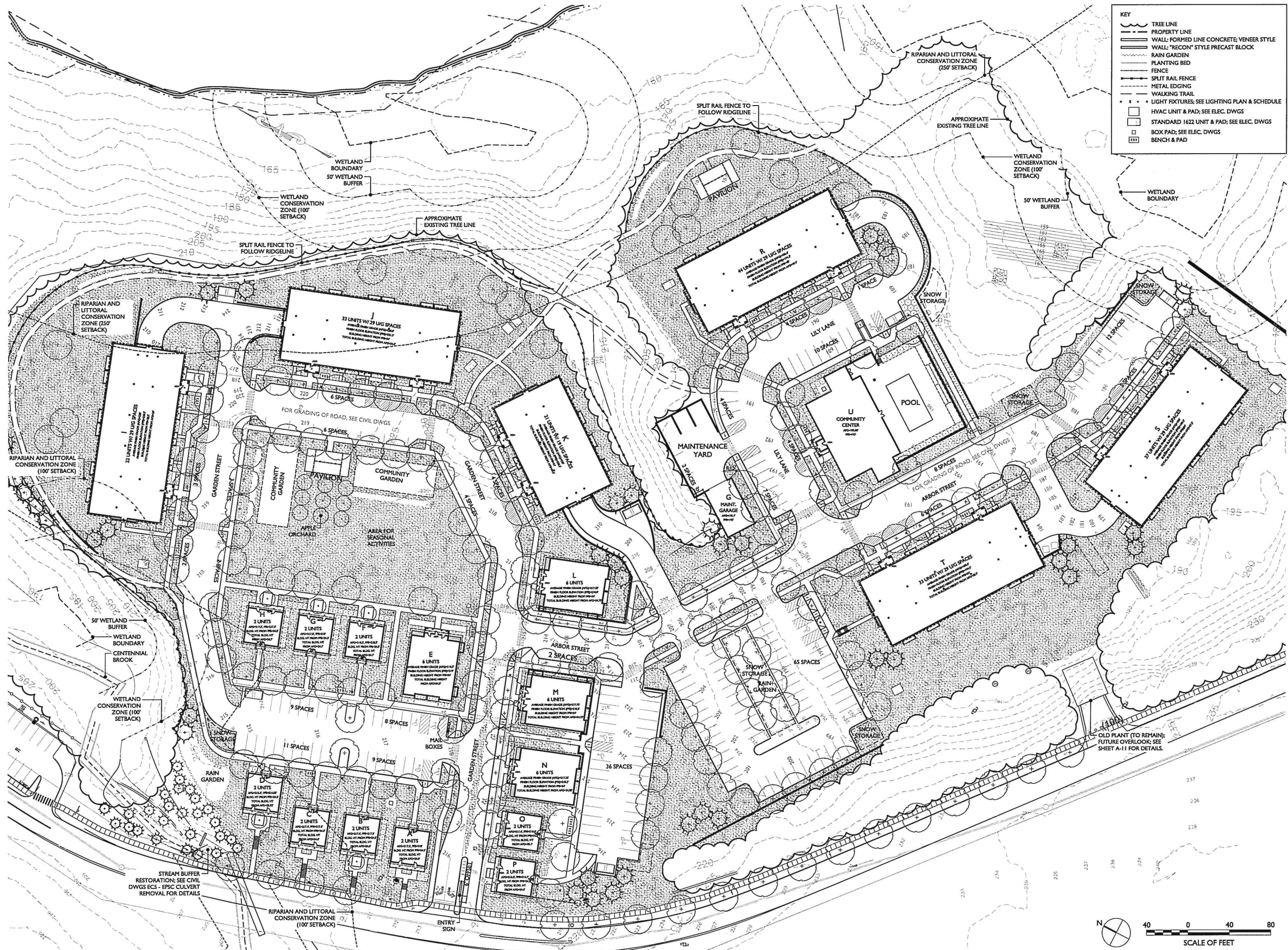
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JOB NO. 244

SCALE 1" = 40'

DATE 02.03.15

LI.O





**\*SEE L2.6 FOR LIGHT SCHEDULE**

**KEY**

- TREE LINE
- PROPERTY LINE
- WALL: FORMED LINE CONCRETE, VENEER STYLE
- WALL: "RECON" STYLE PRECAST BLOCK
- RAIN GARDEN
- PLANTING BED
- FENCE
- SPLIT RAIL FENCE
- METAL EDGING
- WALKING TRAIL
- LIGHT FIXTURES; SEE LIGHTING PLAN & SCHEDULE
- HVAC UNIT & PAD; SEE ELEC. DWGS
- STANDARD 1622 UNIT & PAD; SEE ELEC. DWGS
- BOX PAD; SEE ELEC. DWGS
- BENCH & PAD

**Site Plan Details:**

- Buildings:** L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.
- Landscaping:** Rain gardens, planting beds, and various tree lines are indicated throughout the site.
- Environmental Features:** Wetland boundaries, wetland conservation zones (100' and 250' setbacks), and riparian and littoral conservation zones (100' and 250' setbacks) are shown along the water bodies.
- Infrastructure:** The plan includes a network of streets (Garden Street, Arbor Street, Lily Lane, Snow Storage, etc.), parking spaces, and utility areas (HVAC units, mail boxes, etc.).
- Notes:**
  - "STREAM BUFFER RESTORATION: SEE CIVIL DWGS E-5 - EPSC CULVERT REMOVAL FOR DETAILS"
  - "OLD PLANT (TO REMAIN). FUTURE OVERLOOK; SEE SHEET A-11 FOR DETAILS"

**SCALE OF FEET**

0 40 80

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# GARDEN STREET APARTMENTS

BURLINGTON, VT

## REVISIONS

NEW-F ALL RIGHTS RESERVED 2012 DRAWING NO.

DB NO. 244

SCALE 1" = 40'

DATE 02.03.15 L.I.I

1.1





KEY

- TREE LINE
- PROPERTY LINE
- WALL: FORMED LINE CONCRETE, VENEER STYLE
- WALL: "REGON" STYLE PRECAST BLOCK
- RAIN GARDEN
- PLANTING BED
- FENCE
- SPLIT RAIL FENCE
- METAL EDGING
- WALKING TRAIL
- LIGHT FIXTURES; SEE LIGHTING PLAN & SCHEDULE
- HVAC UNIT & PAD; SEE ELEC. DWGS
- STANDARD 1622 UNIT & PAD; SEE ELEC. DWGS
- BOX PAD; SEE ELEC. DWGS
- BENCH & PAD

**DRAFT**  
NOT FOR  
CONSTRUCTION

**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**OVERALL  
GRADING PLAN**

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |

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JOB NO. 244

SCALE 1" = 40'

DATE 02.03.15

**LI.2**



|                                                 |               |
|-------------------------------------------------|---------------|
| VERNAL EQUINOX - MARCH 20, 2014                 |               |
| LONGITUDE: -73.22 / LATITUDE: 44.48             |               |
| Time                                            | 1200 Noon     |
| GMT Time Zone                                   | -5:00         |
| Day Light Savings                               | Yes           |
| Zero Azimuth                                    | South         |
| Sun Altitude Angle                              | 43.53         |
| Sun Azimuth Angle                               | -21.03        |
| Tangent                                         | 0.949960179   |
| Object Height in Feet                           | Shadow Length |
| 10                                              | 10.53         |
| 12                                              | 12.63         |
| 14                                              | 14.74         |
| 16                                              | 16.84         |
| 18                                              | 18.95         |
| 20                                              | 21.05         |
| 25                                              | 26.32         |
| 30                                              | 31.58         |
| 35                                              | 36.84         |
| 40                                              | 42.11         |
| 45                                              | 47.37         |
| 50                                              | 52.63         |
| 55                                              | 57.90         |
| 60                                              | 63.16         |
| 65                                              | 68.42         |
| 70                                              | 73.69         |
| SIZE: 35" tall, 25" wide (approx. 10 years old) |               |



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CONSTRUCTION

**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**PARKING LOT  
SHADE STUDY**

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| REVISIONS |
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**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

## REVISIONS

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OB NO. 244

SCALE 1" = 40' 100

DATE 02.03.15 L2.0

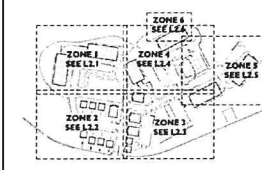
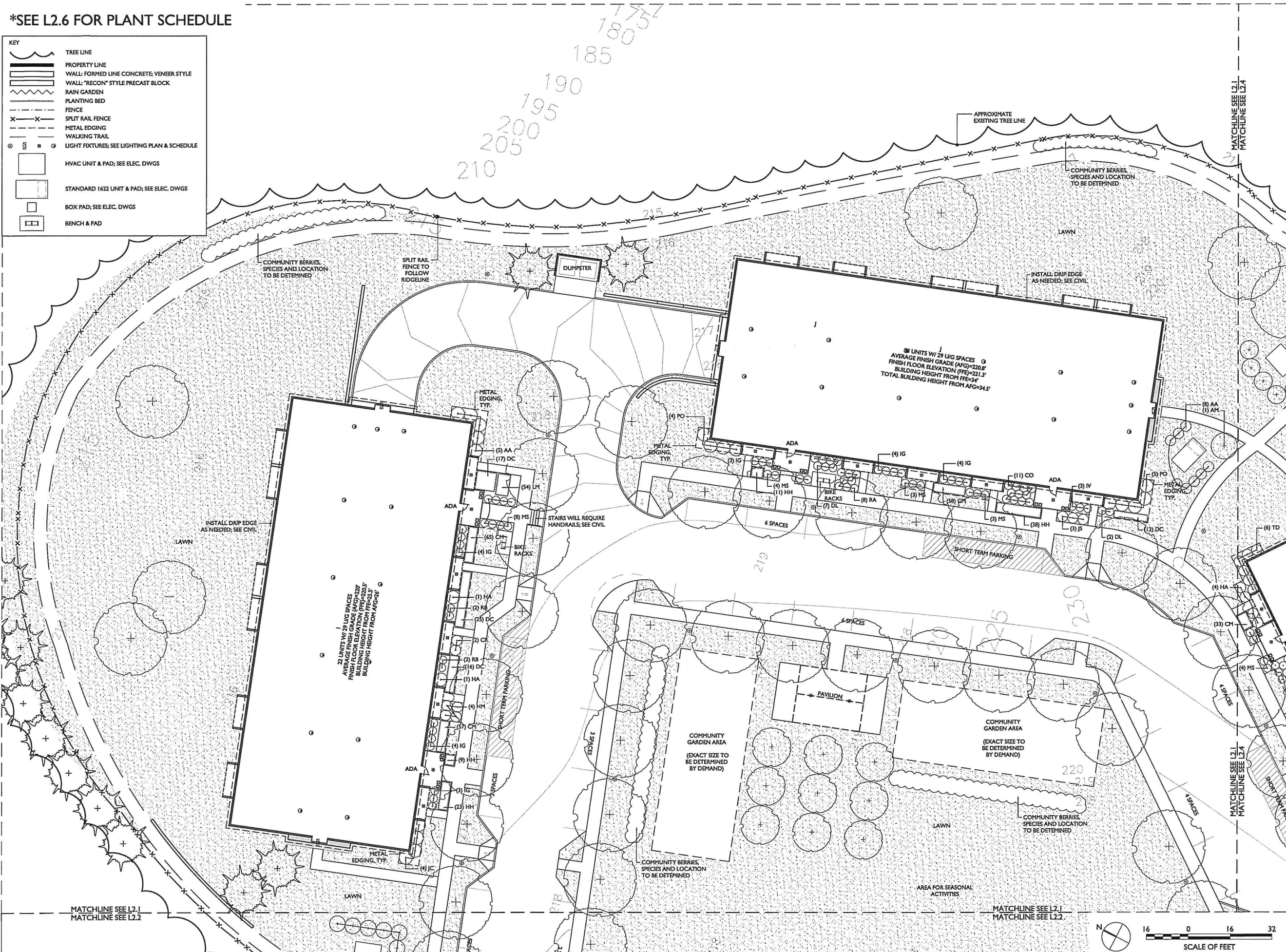
# L2.0



\*SEE L2.6 FOR PLANT SCHEDULE

KEY

- TREE LINE
- PROPERTY LINE
- WALL: FORMED LINE CONCRETE, VENEER STYLE
- WALL: "RECON" STYLE PRECAST BLOCK
- RAIN GARDEN
- PLANTING BED
- FENCE
- SPLIT RAIL FENCE
- METAL EDGING
- WALKING TRAIL
- LIGHT FIXTURES; SEE LIGHTING PLAN & SCHEDULE
- HVAC UNIT & PAD; SEE ELEC. DWGS
- STANDARD 1622 UNIT & PAD; SEE ELEC. DWGS
- BOX PAD; SEE ELEC. DWGS
- BENCH & PAD



ZONE KEY: NOT TO SCALE

**DRAFT**  
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CONSTRUCTION

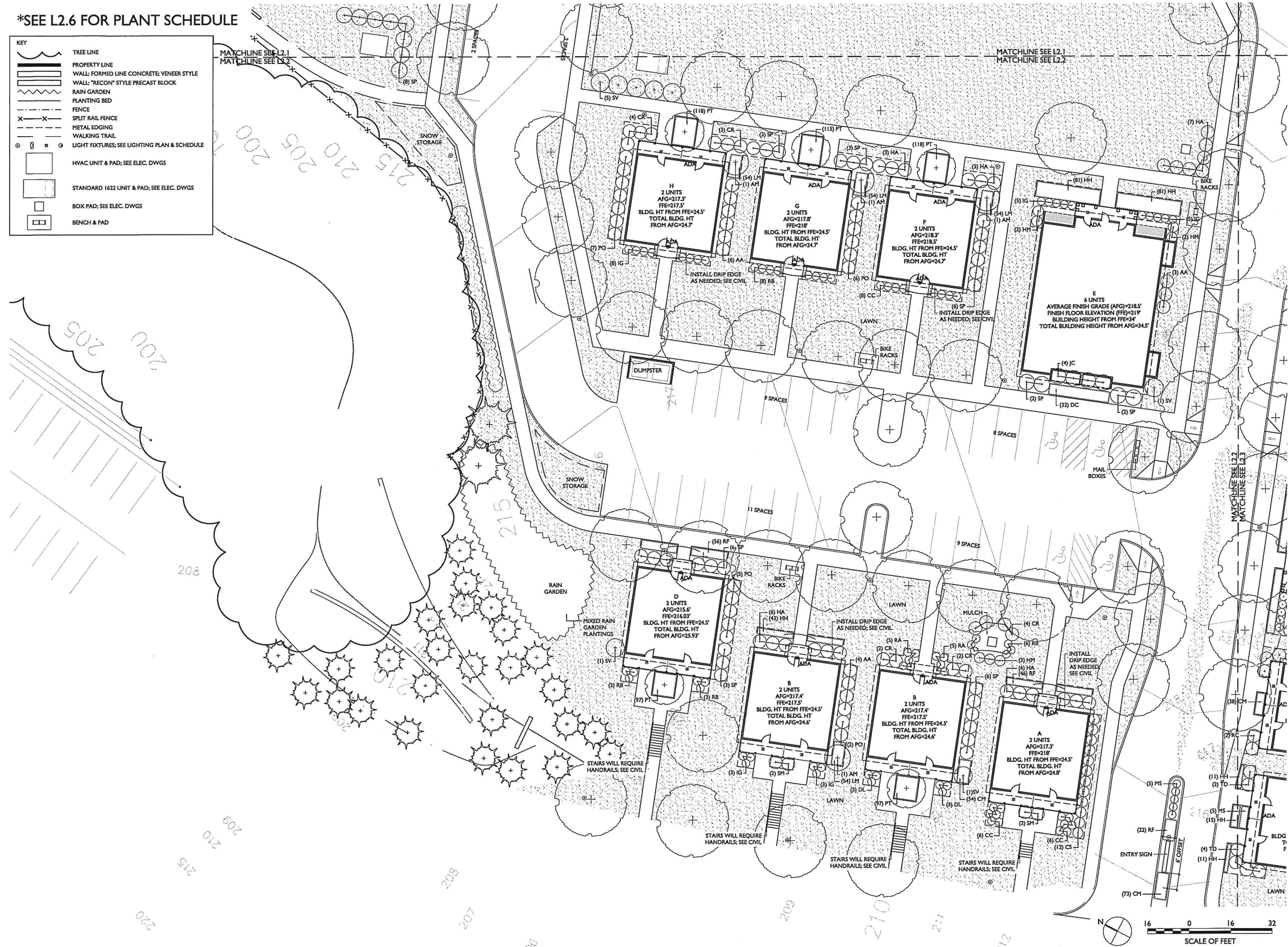
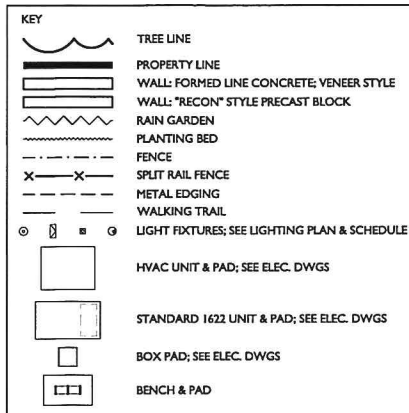
**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**ENLARGED  
PLANTING PLAN  
ZONE I**

| REVISIONS |
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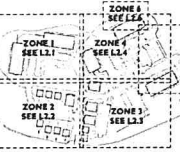


\*SEE L2.6 FOR PLANT SCHEDULE



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**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**ENLARGED  
PLANTING PLAN  
ZONE 2**

REVISIONS

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JOB NO. 244

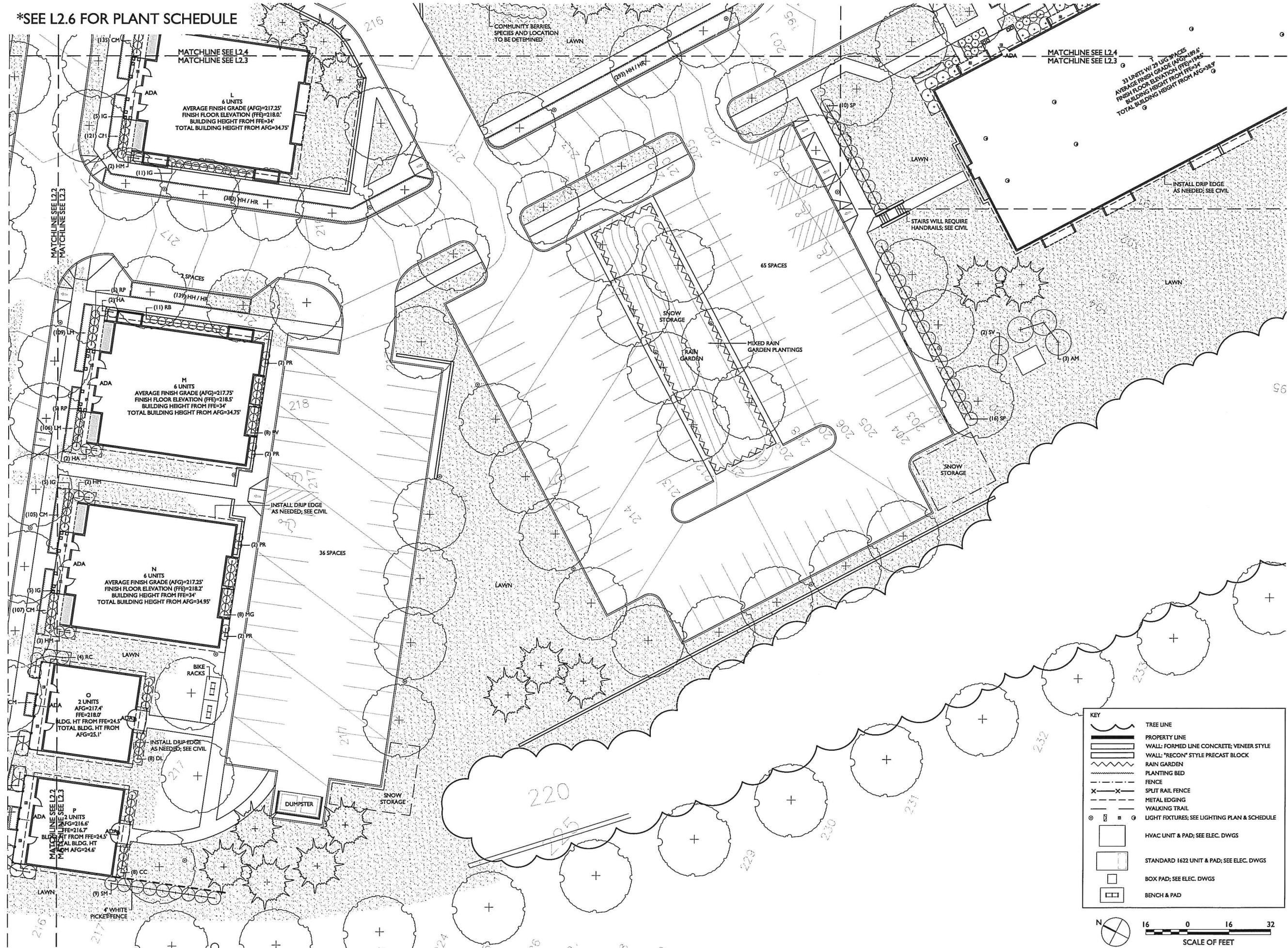
SCALE 1/16" = 1'-0"

DATE 02.03.15

**L2.2**

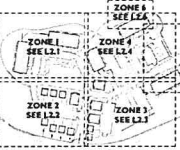


\*SEE L2.6 FOR PLANT SCHEDULE



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**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**ENLARGED  
PLANTING PLAN  
ZONE 3**

REVISIONS

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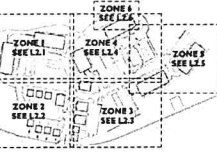
SCALE 1/16" = 1'-0"

DATE 02.03.15

**L2.3**



|                                                                                   |                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------|
| <b>KEY</b>                                                                        |                                              |
|  | TREE LINE                                    |
|  | PROPERTY LINE                                |
|  | WALL: FORMED LINE CONCRETE; VENEER STYLE     |
|  | WALL: "RECON" STYLE PRECAST BLOCK            |
|  | RAIN GARDEN                                  |
|  | PLANTING BED                                 |
|  | FENCE                                        |
|  | SPLIT RAIL FENCE                             |
|  | METAL EDGING                                 |
|  | WALKING TRAIL                                |
|  | LIGHT FIXTURES; SEE LIGHTING PLAN & SCHEDULE |
|  |                                              |
|  |                                              |
|  |                                              |
|  | HVAC UNIT & PAD; SEE ELEC. DWGS              |
|  | STANDARD 1622 UNIT & PAD; SEE ELEC. DWGS     |
|  | BOX PAD; SEE ELEC. DWGS                      |
|  | BENCH & PAD                                  |

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ENLARGED  
PLANTING PLAN  
ZONE 4

[illegible]

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B NO. 244

SCALE  $1/16" = 1'-0"$

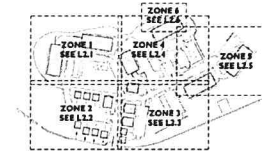
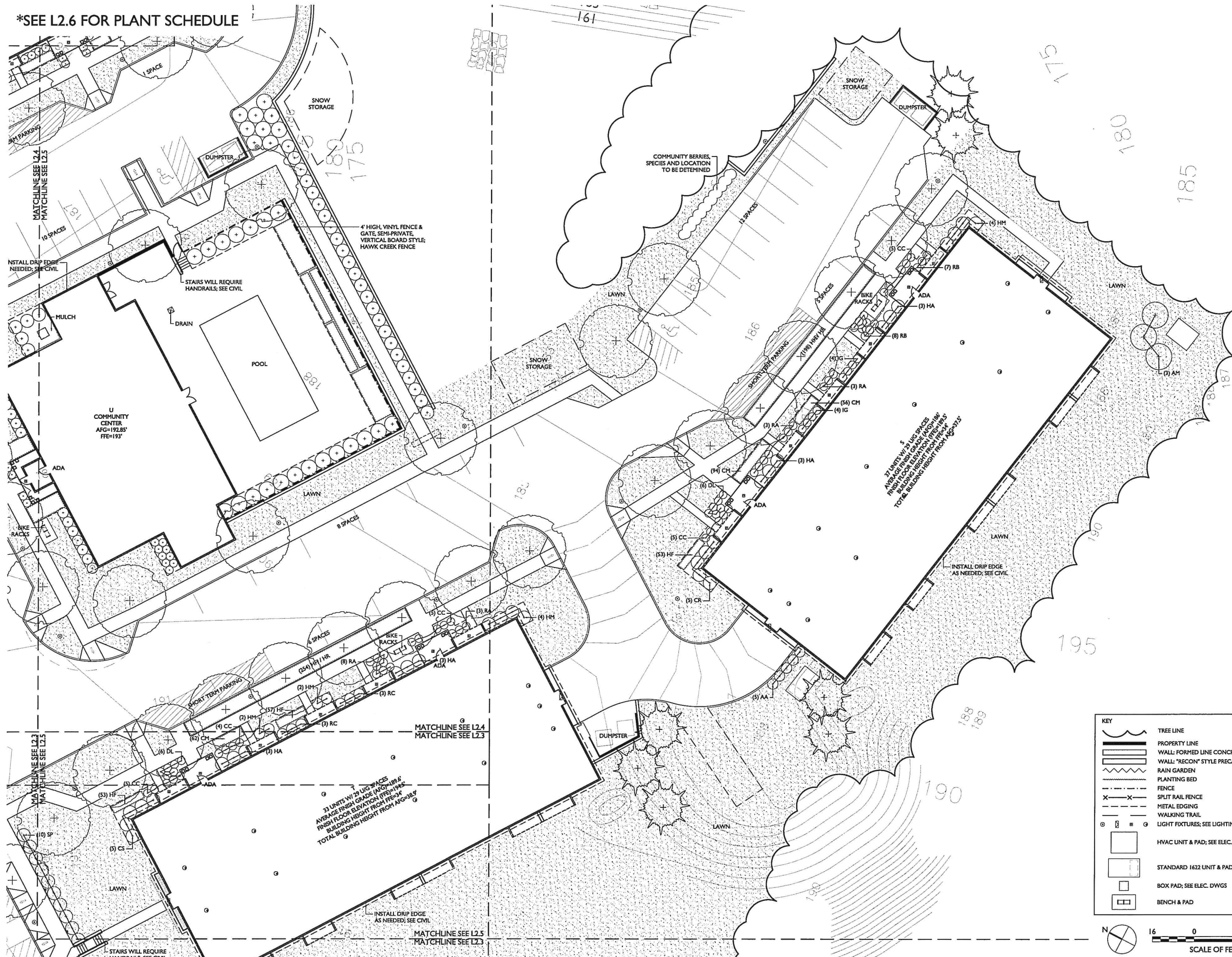
02.03.15

## 2.4





\*SEE L2.6 FOR PLANT SCHEDULE



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**GARDEN STREET  
APARTMENTS**  
BURLINGTON, VT

**ENLARGED  
PLANTING PLAN  
ZONE 5**

REVISIONS

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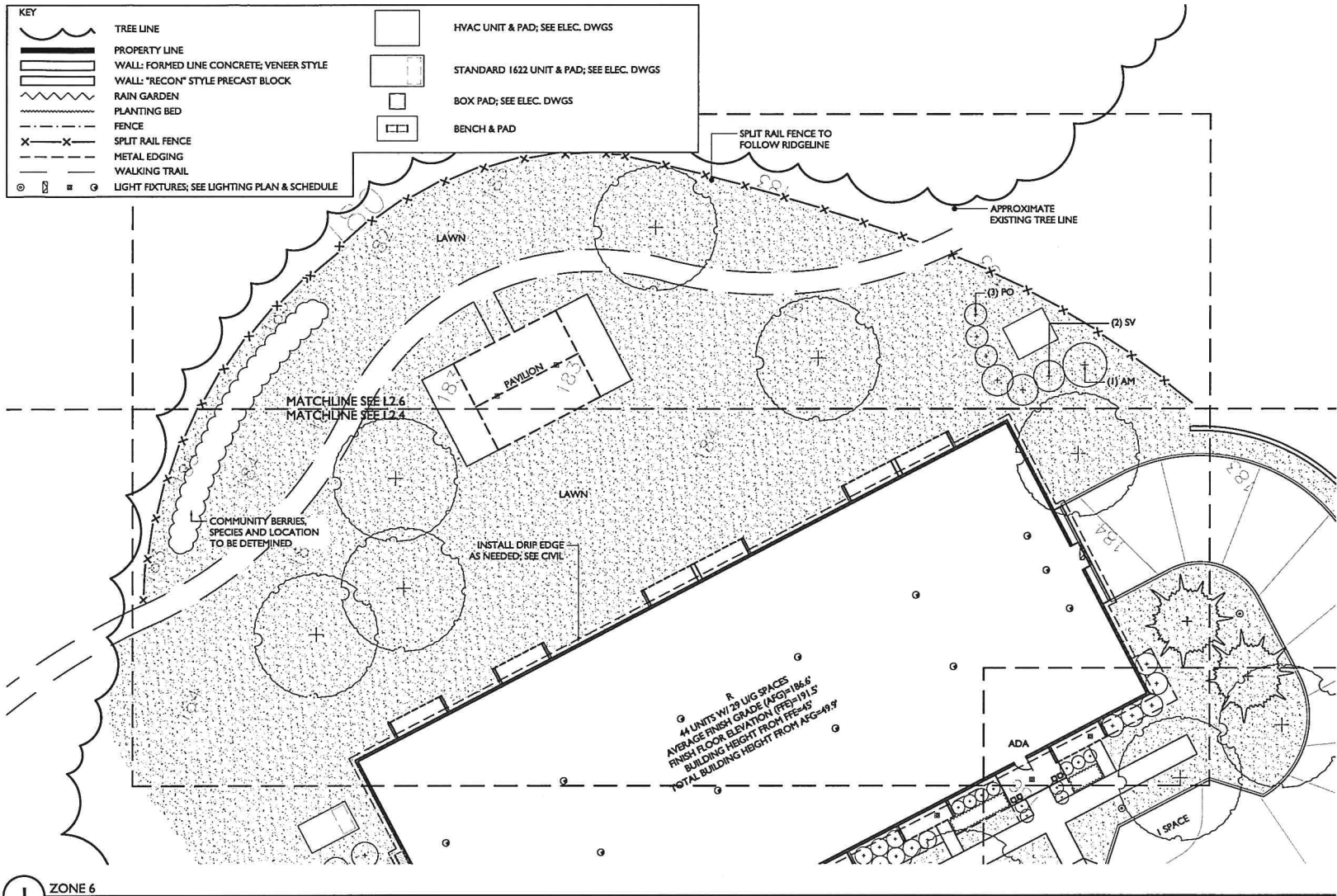
JOB NO. 244

SCALE 1/16" = 1'-0"

DATE 02.03.15

**L2.5**





| TREE SCHEDULE   |      |                                              |                                    |              |          |
|-----------------|------|----------------------------------------------|------------------------------------|--------------|----------|
| KEY             | QTY. | SCIENTIFIC NAME                              | COMMON NAME                        | SIZE         | SPACING  |
| EVERGREEN TREES |      |                                              |                                    |              |          |
| PG              | 2    | <i>Picea glauca</i>                          | WHITE SPRUCE                       | 6-8'         | SEE PLAN |
| PG1             | 7    | <i>Picea glauca</i>                          | WHITE SPRUCE                       | 8-10'        | SEE PLAN |
| PS              | 3    | <i>Pinus strobus</i>                         | WHITE PINE                         | 6-8'         | SEE PLAN |
| PS1             | 20   | <i>Pinus strobus</i>                         | WHITE PINE                         | 8-10'        | SEE PLAN |
| TC              | 5    | <i>Tsuga canadensis</i>                      | CANADIAN HEMLOCK                   | 6-8'         | SEE PLAN |
| TC1             | 7    | <i>Tsuga canadensis</i>                      | CANADIAN HEMLOCK                   | 8-10'        | SEE PLAN |
|                 | 26   | Mixed Evergreens - Riparian Planting         | MIXED SPECIES (tbd)                | SEEDLING     | SEE PLAN |
| DECIDUOUS TREES |      |                                              |                                    |              |          |
| AF              | 21   | <i>Acer x freemanii</i> 'Autumn Blaze'       | AUTUMN BLAZE RED MAPLE             | 2.5"-3" CAL. | SEE PLAN |
| AR              | 11   | <i>Acer rubrum</i>                           | RED MAPLE                          | 2.5"-3" CAL. | SEE PLAN |
| AS              | 14   | <i>Acer saccharinum</i>                      | SUGAR MAPLE                        | 2.5"-3" CAL. | SEE PLAN |
| BN              | 4    | <i>Betula nigra</i> 'Heritage' (single stem) | HERITAGE RIVER BIRCH (SINGLE STEM) | 2.5"-3" CAL. | SEE PLAN |
| GT              | 51   | <i>Gleditsia triacanthos</i> 'Shademaster'   | SHADEMASTER HONEYLOCUST            | 2.5"-3" CAL. | SEE PLAN |
| LT              | 6    | <i>Liriodendron tulipifera</i>               | TULIPTREE                          | 2.5"-3" CAL. | SEE PLAN |
| QB              | 16   | <i>Quercus bicolor</i>                       | SWAMP WHITE OAK                    | 2.5"-3" CAL. | SEE PLAN |
| SR              | 7    | <i>Syringa reticulata</i>                    | TREE LILAC                         | 2.5"-3" CAL. | SEE PLAN |
| UA              | 57   | <i>Ulmus americana</i> 'Princeton'           | PRINCETON AMERICAN ELM             | 2.5"-3" CAL. | SEE PLAN |
| ZS              | 13   | <i>Zelkova serrata</i>                       | JAPANESE ZELKOVA                   | 2.5"-3" CAL. | SEE PLAN |

3 TREE SCHEDULE - SEE L2.0 FOR PLAN

| EDIBLE PLANTINGS |     |                                                  |                                           |          |          |
|------------------|-----|--------------------------------------------------|-------------------------------------------|----------|----------|
| FA               | TBD | <i>Fragaria ananassa</i> (multiple varieties)    | STRAWBERRIES (multiple varieties)         | #1       | 18" O.C. |
| MD               | 9   | <i>Malus domestica</i> (multiple varieties)      | APPLES (multiple varieties)               | SIZE TBD | SEE PLAN |
| RU               | TBD | <i>Rubus fruticosus</i> (multiple varieties)     | BLACKBERRY (multiple varieties)           | #5       | 4' O.C.  |
| RI               | TBD | <i>Rubus idaeus</i> (multiple varieties)         | RED RASPBERRY (multiple varieties)        | #3       | 30" O.C. |
| VC               | 24  | <i>Vaccinium corymbosum</i> (multiple varieties) | HIGHBUSH BLUEBERRIES (multiple varieties) | #3       | 5' O.C.  |

4 EDIBLE PLANTING SCHEDULE - SEE L2.0 FOR TREES, SEE L2.1 TO L2.6 FOR PERENNIALS & SHRUBS

| LIGHTING SCHEDULE |      |                    |                              |                                                        |          |                |
|-------------------|------|--------------------|------------------------------|--------------------------------------------------------|----------|----------------|
| KEY               | QTY. | COMPANY NAME       | PRODUCT NAME                 | PURPOSE                                                | SPACING  | PRODUCT NUMBER |
| L1                | 72   | BEACON PRODUCTS    | URBAN (LED)                  | SIDEWALK LIGHT w/ AA-44 STRUT Arms                     | 80' O.C. | SEE CUTSHEETS  |
| L3                | 80   | PRESCOUTE          | 6" LED DOWNLIGHT - LCALED    | BUILDING PORCH CAN LIGHT, GARAGE LIGHT                 | SEE PLAN | SEE CUTSHEETS  |
| L5                | 12   | SPAULDING LIGHTING | TRP LED (with motion sensor) | GARAGE WALL LIGHT                                      | SEE PLAN | SEE CUTSHEETS  |
| L7                | 74   | BEACON PRODUCTS    | ENDURA (LED)                 | GARAGE CEILING LIGHT                                   | SEE PLAN | SEE CUTSHEETS  |
| L8                | 1    | BEACON PRODUCTS    | URBAN (LED)                  | SIDEWALK LIGHT w/ AA-44 STRUT Arms (2 LIGHTS PER POLE) | SEE PLAN | SEE CUTSHEETS  |

5 LIGHTING SCHEDULE - SEE L1.0 FOR PLAN

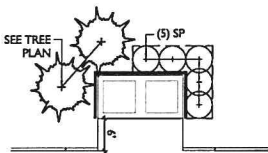
| PARKING SCHEDULE       |      |
|------------------------|------|
| TYPE OF SPACES         | QTY. |
| GARAGE PARKING         | 164  |
| OUTDOOR PARKING        | 217  |
| SHORT-TERM / LOADING   | 14   |
| TOTAL NUMBER OF SPACES | 395  |
| OUTDOOR BIKE PARKING   | 78   |

6 PARKING SCHEDULE

| PLANT SCHEDULE |      |                                                 |                                    |        |          |
|----------------|------|-------------------------------------------------|------------------------------------|--------|----------|
| KEY            | QTY. | SCIENTIFIC NAME                                 | COMMON NAME                        | SIZE   | SPACING  |
| SHRUBS         |      |                                                 |                                    |        |          |
| AM             | 12   | <i>Amelanchier canadensis</i>                   | SHADBLOW SERVICEBERRY              | 10-12' | SEE PLAN |
| AA             | 35   | <i>Aronia arbutifolia</i> 'Brilliantissima'     | 'BRILLIANTISSIMA' CHOKEBERRY       | #3     | 4' O.C.  |
| CC             | 61   | <i>Clethra alnifolia</i> 'Compacta'             | 'COMPACTA' SUMMERSWEET             | #3     | 3' O.C.  |
| CR             | 22   | <i>Clethra alnifolia</i> 'Ruby Spice'           | 'RUBY SPICE' SUMMERSWEET           | #3     | 5' O.C.  |
| CO             | 11   | <i>Cotoneaster apiculatus</i>                   | CRANBERRY COTONEASTER              | #2     | 3' O.C.  |
| CS             | 17   | <i>Cornus alba</i> 'Sibirica'                   | RED TWIG DOGWOOD                   | #3     | 42" O.C. |
| DL             | 61   | <i>Diervilla lonicera</i>                       | NORTHERN BUSH HONEYSUCKLE          | #2     | 3' O.C.  |
| HA             | 55   | <i>Hydrangea arborescens</i> 'Annabelle'        | SMOOTH HYDRANGEA                   | #2     | 5' O.C.  |
| HM             | 32   | <i>Hydrangea macrophylla</i> 'Endless Summer'   | 'ENDLESS SUMMER' HYDRANGEA         | #3     | 4' O.C.  |
| IG             | 92   | <i>Ilex glabra</i> 'Compacta'                   | 'COMPACTA' INKBERRY                | #3     | 3' O.C.  |
| IV             | 11   | <i>Ilex verticillata</i> 'Red Sprite'           | 'RED SPRITE' WINTERBERRY           | #3     | 3' O.C.  |
| JC             | 8    | <i>Juniperus chinensis</i> 'Sea Green'          | 'SEA GREEN' CHINESE JUNIPER        | #5     | 6' O.C.  |
| JS             | 23   | <i>Juniperus sabina</i> 'Broadmoor'             | 'BROADMOOR' SAVIN JUNIPER          | #3     | 4' O.C.  |
| PR             | 8    | <i>Parthenocissus tricuspidata</i>              | BOSTON IVY                         | #1     | 5' O.C.  |
| PO             | 40   | <i>Physocarpus opulifolius</i> 'Coppertina'     | 'COPPERTINA' NINEBARK              | #3     | 5' O.C.  |
| RC             | 12   | <i>Rhododendron</i> 'Chionoides'                | 'CHIONOIDES' RHODODENDRON          | #3     | 4' O.C.  |
| RP             | 10   | <i>Rhododendron</i> 'Pohjola's Daughter'        | 'POHJOLA'S DAUGHTER' RHODODENDRON  | #2     | 3' O.C.  |
| RA             | 42   | <i>Rhus aromatica</i> 'Grow-low'                | 'GROW-LOW' SUMAC                   | #2     | 3' O.C.  |
| RB             | 56   | <i>Rosa</i> 'Blushing Knockout'                 | 'BLUSHING KNOCKOUT' SHRUB ROSE     | #3     | 3' O.C.  |
| SM             | 22   | <i>Syringa meyeri</i> 'Palibin'                 | 'DWARF KOREAN LILAC                | #3     | 5' O.C.  |
| SP             | 128  | <i>Syringa patula</i> 'Miss Kim'                | MANCHURIAN LILAC                   | #5     | 6' O.C.  |
| SV             | 22   | <i>Syringa vulgaris</i> 'Common Purple'         | 'COMMON PURPLE' LILAC              | #5     | 7' O.C.  |
| TD             | 12   | <i>Taxus x media</i> 'Densiformis'              | 'DENSIFORMIS' YEW                  | #5     | 5' O.C.  |
| GRASSES        |      |                                                 |                                    |        |          |
| CA             | 51   | <i>Calamagrostis acutiflora</i> 'Karl Foerster' | 'KARL FOERSTER' FEATHER REED GRASS | #1     | 24" O.C. |
| CM             | 1153 | <i>Carex</i> 'Ice Dance'                        | 'ICE DANCE' SEDGE                  | QUART  | 12" O.C. |
| DC             | 102  | <i>Deschampsia cespitosa</i>                    | TUFTED HAIR GRASS                  | #2     | 24" O.C. |
| MG             | 8    | <i>Miscanthus sinensis</i> 'Gracillimus'        | 'GRACILLIMUS' EULALIA              | #2     | 36" O.C. |
| MS             | 50   | <i>Miscanthus sinensis</i> 'Adagio'             | 'ADAGIO' EULALIA                   | #2     | 30" O.C. |
| PV             | 8    | <i>Panicum virgatum</i> 'Shenandoah'            | 'SHENENDOAH' SWITCH GRASS          | #2     | 36" O.C. |
| PERENNIALS     |      |                                                 |                                    |        |          |
| HF             | 167  | <i>Hosta</i> 'Fireworks'                        | 'FIREWORKS' HOSTA                  | #1     | 12" O.C. |
| HH             | 772  | <i>Heemerocallis</i> 'Happy Returns'            | 'HAPPY RETURNS' DAYLILY            | #1     | 18" O.C. |
| HR             | 407  | <i>Heemerocallis</i> 'Pardon Me'                | 'PARDON ME' DAYLILY                | #1     | 18" O.C. |
| LM             | 522  | <i>Liriope muscari</i>                          | LILYTURF                           | FLATS  | 12" O.C. |
| PT             | 771  | <i>Pachyandra terminalis</i>                    | SPURGE                             | FLATS  | 12" O.C. |
| PA             | 40   | <i>Perovskia atriplicifolia</i>                 | RUSSIAN SAGE                       | 1 GAL. | 3' O.C.  |
| RF             | 166  | <i>Rudbeckia fulgida</i> 'Goldstrum'            | 'GOLDSTRUM' BLACK-EYED SUSAN       | #1     | 18" O.C. |
| SA             | 24   | <i>Sedum</i> 'Autumn Joy'                       | AUTUMN JOY SEDUM                   | 1 GAL. | 24" O.C. |
|                |      | Mixed Rain Garden Plantings                     | MIXED SPECIES (tbd)                | SEED   |          |

- NOTES:
1. PLANT LIST DOES NOT INCLUDE PLANTINGS FOR RAIN GARDENS, DUMPSTER, OR TRANSFORMER SCREENING
  2. SUBSTITUTES MAY BE SELECTED DUE TO PLANT AVAILABILITY; TO BE REVIEWED BY LANDSCAPE ARCHITECT

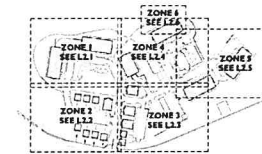
2 SHRUB, GRASS, PERENNIAL SCHEDULE - SEE L2.1 TO L2.6 FOR PLANS



7 DUMPSTER PLANTING, TYP.  
1/16" = 1' - 0"

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ZONE KEY: NOT TO SCALE

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GARDEN STREET  
APARTMENTS  
BURLINGTON, VT

ENLARGED  
PLANTING PLAN  
ZONE 6 +  
SCHEDULES

REVISIONS

DATE

SCALE

1/16" = 1' - 0"

DATE

02.03.15

1/16" = 1' - 0"

DATE

02.03.15

L2.6

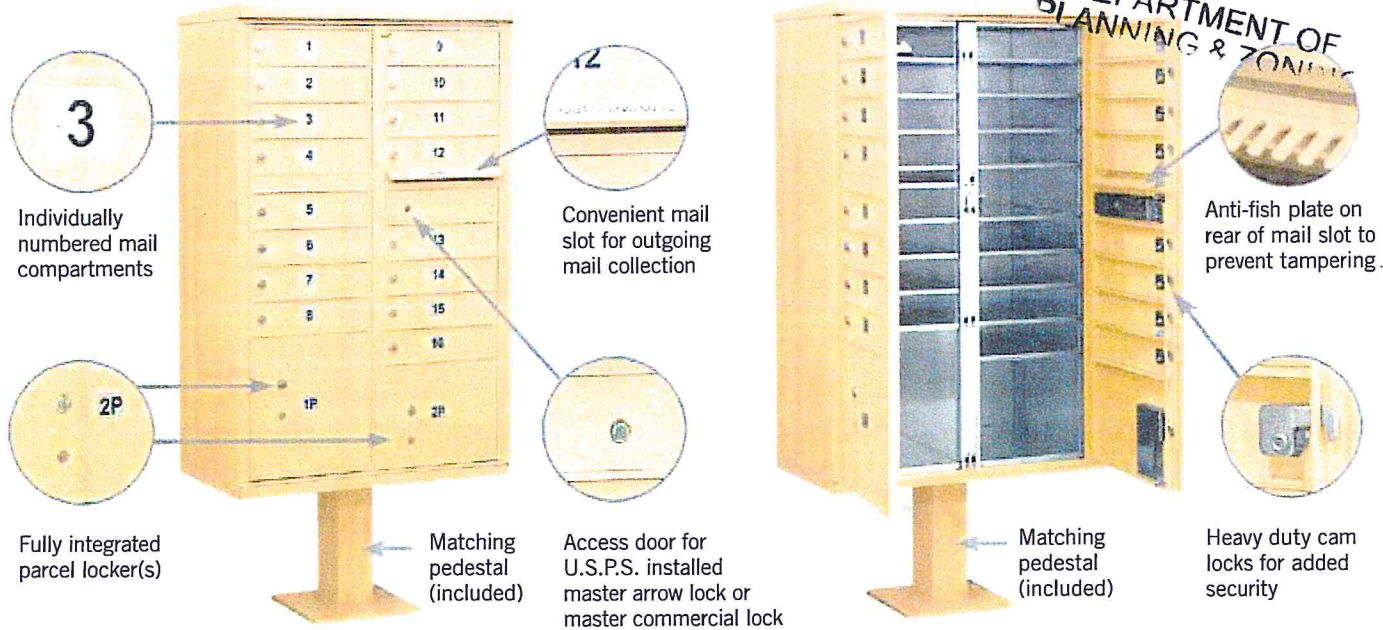


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EXHIBIT #

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FEB 18 2015  
DEPARTMENT OF PLANNING & ZONING

## STANDARD FEATURES

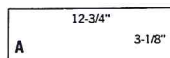


Front views of 3316 in sandstone finish displayed

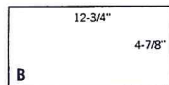
## CBU SPECIFICATIONS & OPTIONS

### MAILBOX DOOR SIZES

Each aluminum mailbox door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys.



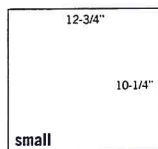
#3351 <sup>1</sup> Replacement  
"A" door and lock  
\$50.00



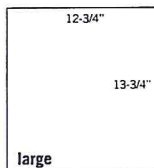
#3352 <sup>1</sup> Replacement  
"B" door and lock  
\$60.00

### PARCEL LOCKER DOOR SIZES

Each CBU includes one or two (2) fully integrated parcel lockers. Parcel lockers offer tenants a convenient way to receive packages on site and are fit with a two (2) key security system.



#3353 <sup>1</sup> Replacement parcel  
locker door and tenant lock - small  
\$80.00



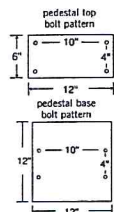
#3354 <sup>1</sup> Replacement parcel  
locker door and tenant lock - large  
\$90.00

### PEDESTALS

#3385 <sup>1</sup> Replacement pedestal  
for #3316 and #3313 (14-1/2" H)  
\$125.00

#3395 <sup>1</sup> Replacement pedestal  
for #3308 and #3312 (28-1/2" H)  
\$125.00

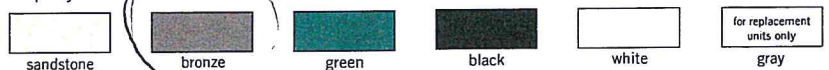
#3394 Pedestal mounting kit  
for new concrete installations  
(4) 1/2" X 8" anchor (J) bolts  
\$25.00



### FINISHES

Durable and corrosion resistant CBU's feature a powder coated finish available in sandstone, bronze, green, black or white. Note - gray is available for replacement units only and is not available on Regency Decorative CBU's and accessories.

### 1 Specify



### IDENTIFICATION SYSTEMS

Each CBU mailbox door has a 1" high number (1-8, 1-12, 1-16, 1-13 for Type I, Type II, Type III and Type IV, respectively). The outgoing mail compartment is labeled "Outgoing Mail" and the parcel locker(s) are labeled with a "1P" on #3312 and #3313 and with a "1P" and a "2P" on #3308 and #3316. Custom identification systems are available as an option upon request.

### CUSTOM ENGRAVED DOOR PLACARDS

1-3/4" W x 1-1/2" H custom engraved self-adhesive door placards are available as an option upon request. (#3367 - \$3.00)



### CUSTOM ENGRAVED UNIT PLACARDS

8" W x 1" H custom engraved self-adhesive unit placards are available as an option upon request. (#3363 - \$15.00)

BUILDING 9

#3363

### LOCKS

Each CBU mailbox door includes a heavy duty five (5) pin cylinder cam lock with a dust/rain shield and three (3) keys (2,000 different key changes). (#3390 - \$15.00)

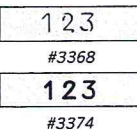
- Additional keys per lock when ordering (#3398 - \$3.00)
- Key blanks - box of (50) (#3399 - \$35.00)



#3390

### CUSTOM ENGRAVED DOORS

- Custom engraved door - regular (#3368 - \$5.00)
- Custom engraved door - black filled (#3374 - \$5.00)



### OUTGOING MAIL COMPARTMENTS

One additional compartment in each CBU is labeled "Outgoing Mail" and includes a weather protection flap and an 11-3/4" W x 3/4" H mail slot.

### OUTGOING MAIL SLOT PLUG KIT

An outgoing mail slot plug kit is available for installations not serviced by the U.S.P.S. (#3370 - \$35.00)

### MASTER COMMERCIAL LOCK

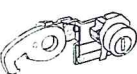
Factory installed if for private access - for access door and parcel lockers - with (2) keys (#3375 - \$30.00)



#3375

### TENANT PARCEL LOCKER LOCK

For parcel locker door - with (3) keys (#3376 - \$40.00)



#3376

Note: For E series replacement CBU locks, see 3390-E on page 62.



# EXHIBIT # 11

Date: Feb 2, 2015



**RECEIVED**  
Swaney Lighting Associates  
15 Pleasant Hill Rd  
Scarborough ME 04074  
Phone: (207) 883-7100  
From: THERESA FREEMAN X  
DEPARTMENT OF  
PLANNING & ZONING

**Project** Grove St Apartments - Burl VT  
**Quote#** SLA14-27041  
**Location** burlington vt  
Contact:

ATTACHED WE ARE SENDING YOU 1 COPIES OF THE FOLLOWING ITEMS:

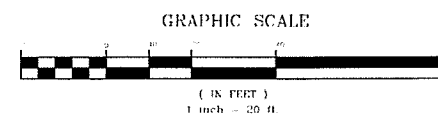
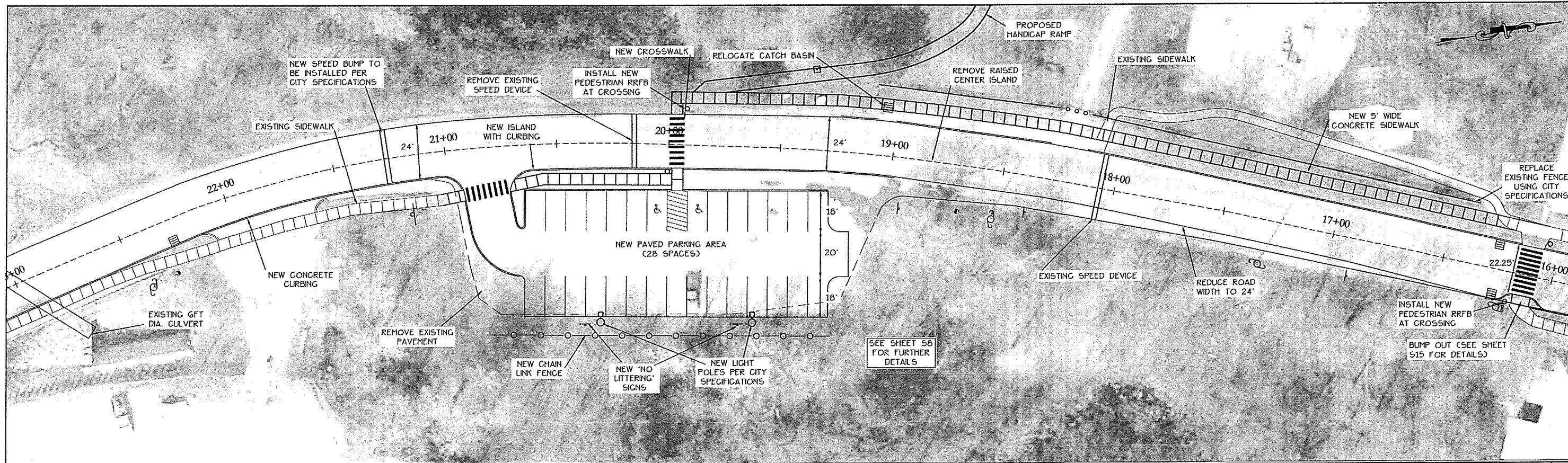
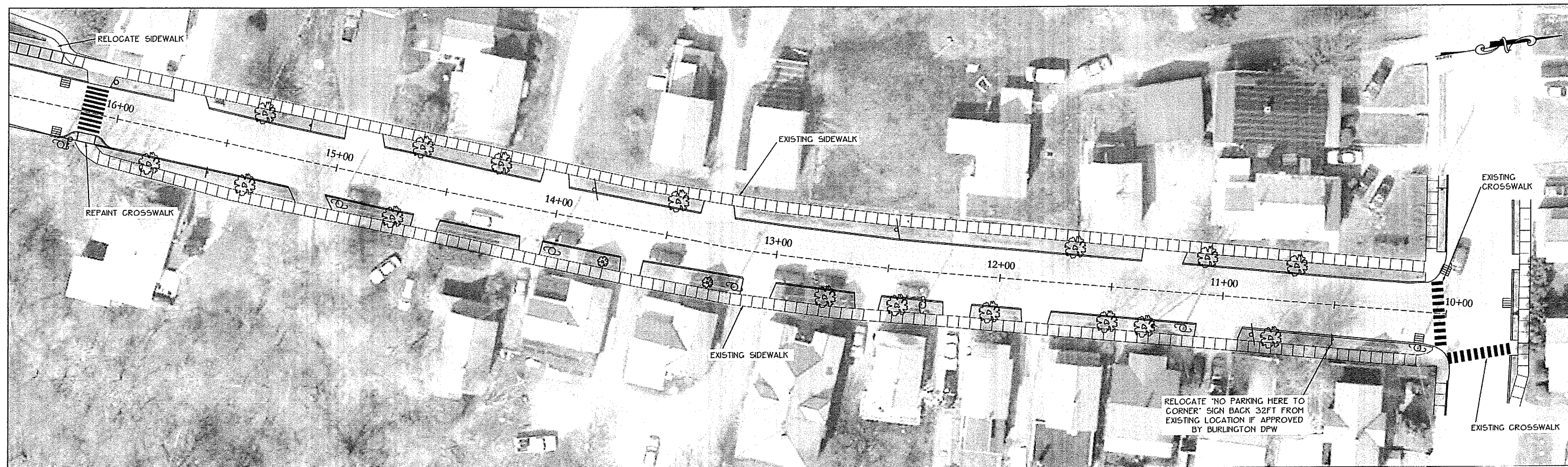
- |                                   |                                                |        |
|-----------------------------------|------------------------------------------------|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications        | Other: |
| <input type="checkbox"/> Prints   | <input type="checkbox"/> Information           |        |
| <input type="checkbox"/> Plans    | <input checked="" type="checkbox"/> Submittals |        |

THESE ARE TRANSMITTED FOR:

- |                                                |                                                        |                                 |
|------------------------------------------------|--------------------------------------------------------|---------------------------------|
| <input type="checkbox"/> Prior Approval        | <input type="checkbox"/> Resubmittal for Approval      | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval              | <input type="checkbox"/> Corrections                   | Bids due on:                    |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use                      | Other:                          |
| <input type="checkbox"/> Approval as Noted     | <input checked="" type="checkbox"/> Review and Comment |                                 |

| Type  | MFG             | Part                                |
|-------|-----------------|-------------------------------------|
| L1-2  | BEACON PRODUCTS | CAP-21-24NB-27-4K-T2-UNV-3RNW-BBT   |
|       | BEACON PRODUCTS | AA44-S-4-B-P-BBT                    |
| L1-3  | BEACON PRODUCTS | CAP-21-24NB-27-4K-T3-UNV-3RNW-BBT   |
|       | BEACON PRODUCTS | AA44-S-4-B-P-BBT                    |
| L1-4  | BEACON PRODUCTS | CAP-21-24NB-27-4K-T4-UNV-3RNW-BBT   |
|       | BEACON PRODUCTS | AA44-S-4-B-P-BBT                    |
| L2    | BEACON PRODUCTS | CAP-21-24NB-55-4K-T3-UNV-3RNW-BBT   |
|       | BEACON PRODUCTS | AA44-S-4-B-P-BBT                    |
| L3    | PRESCOLITE      | LC6LED120 / 6LCLED635K8             |
| L5    | SPAULDING       | TRP30L-4K-035-4-U-BL-SCP            |
| 2L1-4 | BEACON PRODUCTS | 2-CAP-21-24NB-27-4K-T4-UNV-3RNW-BBT |
|       | BEACON PRODUCTS | AA44-S-4-C-P-BBT                    |



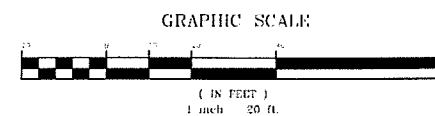
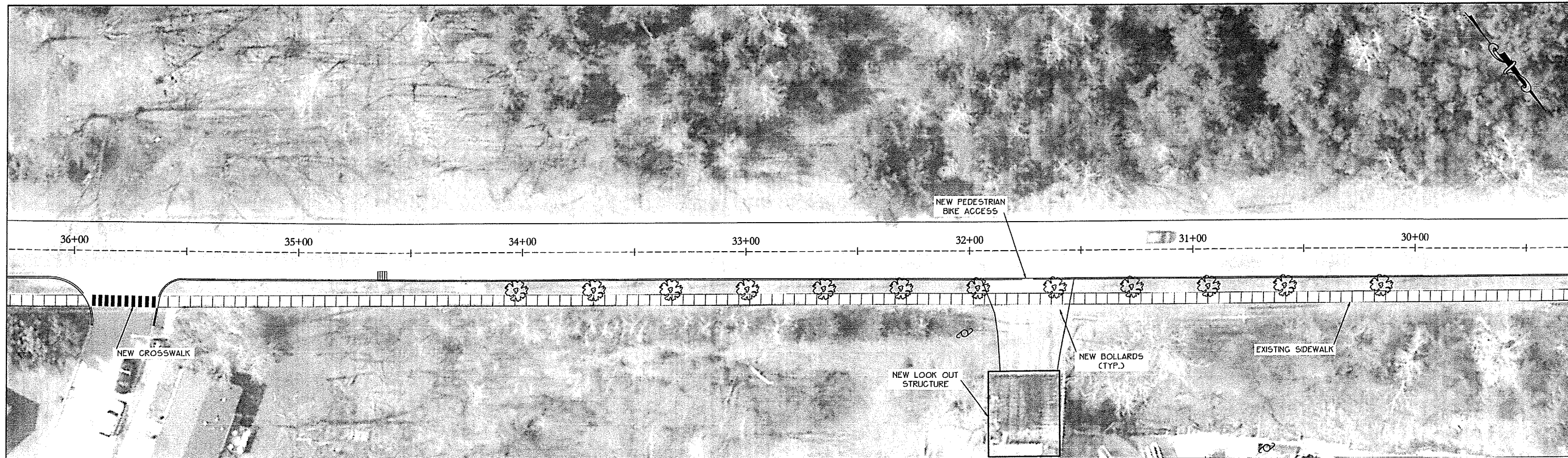
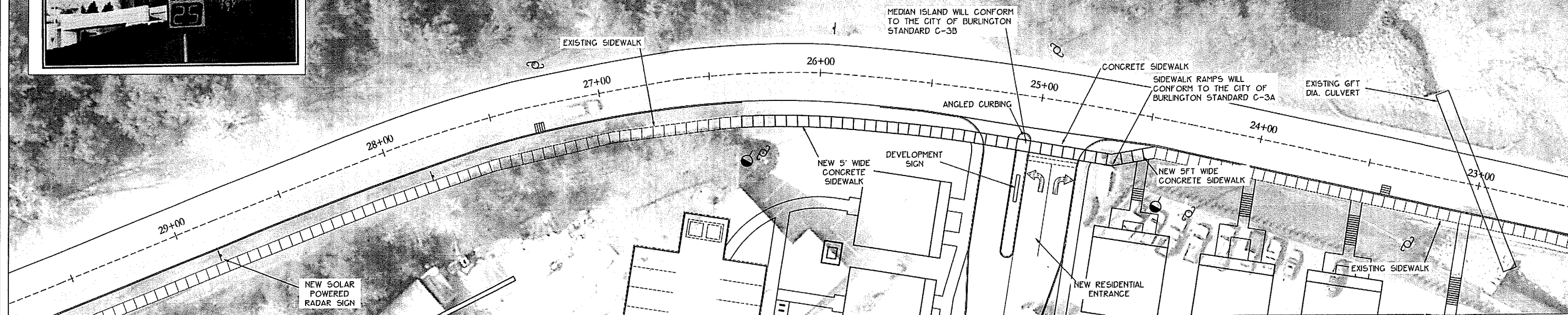
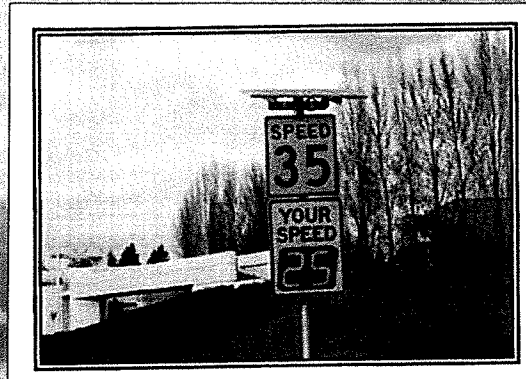


DATE: 9/2/14  
 SURVEY: ORCA  
 DESIGN: OTHERS/DBCA  
 DRAWN: BLS/BMC  
 CHECKED: FJD  
 SCALE: 1"=20'

REVISION: Updated for Final Submittal  
☐ RECORD DRAWING  
☒ FINAL  
☐ PRELIMINARY  
☐ SKETCH/CONCEPT  
**O'LEARY-BURKE**  
 CIVIL ASSOCIATES, PLC  
 1 CONVENT DRIVE, SUITE 1  
 BURLINGTON, VT 05401  
 PHONE: 802-249-0000  
 FAX: 802-249-0001

**IRELAND PROPERTY**  
 GROVE STREET PEDESTRIAN IMPROVEMENTS  
 DATE: 7-2-2014  
 BY: JCB  
 PLAN SHEET 1 OF 1





|                      |                                                                                   |
|----------------------|-----------------------------------------------------------------------------------|
| DATE: 9/2/14         | REVISION: Updated for Final Submittal                                             |
| SURVEY: OBER         | <input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY      |
| DRAWN: O'BRIEN/GORCA | <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT |
| CHECKED: B.B.M.C.    |                                                                                   |
| SCALE: 1"=20'        |                                                                                   |

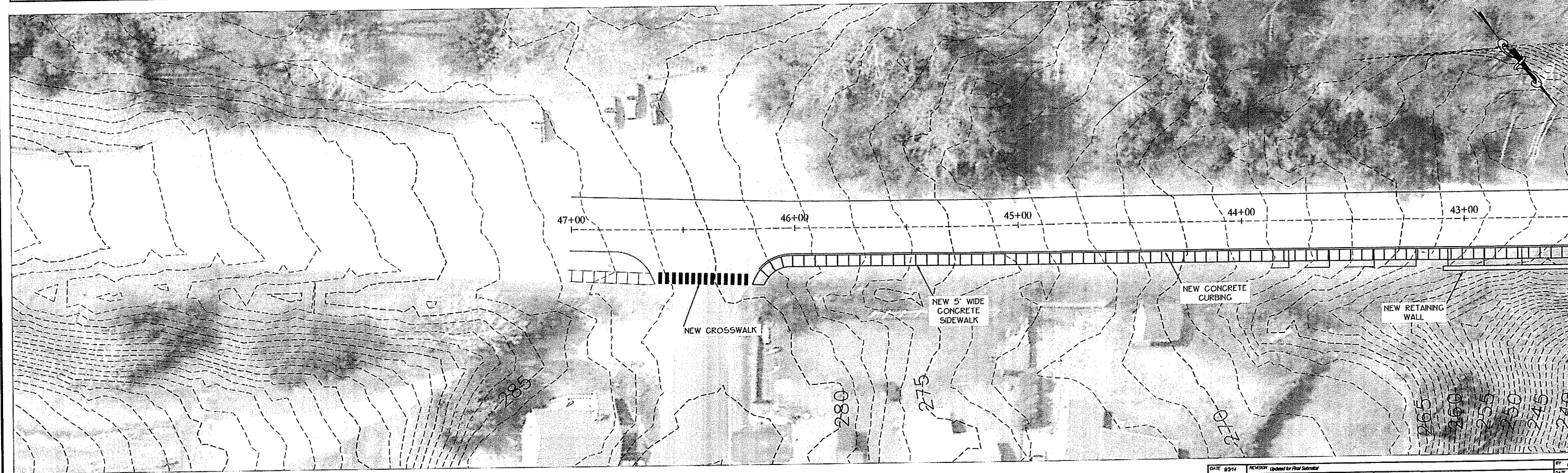
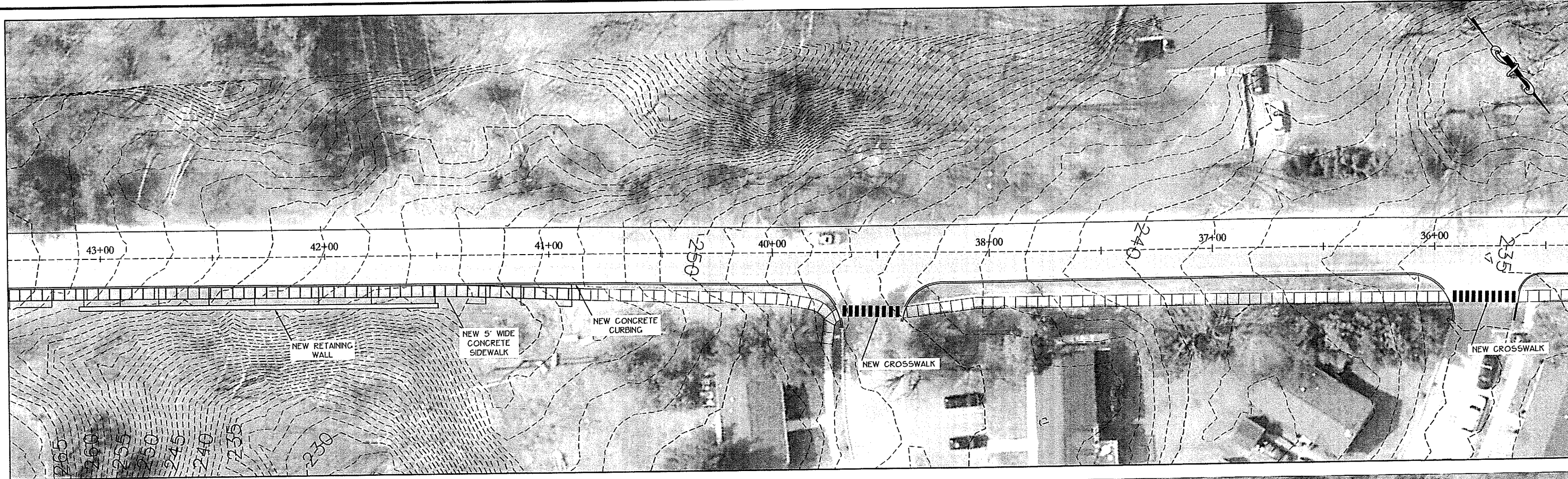
**O'LEARY-BURKE**  
CIVIL ASSOCIATES, P.C.

1 CORPORATE DRIVE, SUITE 1  
BURLINGTON, VT 05401  
PHONE: 875-8800

**IRELAND PROPERTY**  
Grove Street  
Burlington, VT

**GROVE STREET PEDESTRIAN IMPROVEMENTS**





GRAPHIC SCALE



DATE: 8/2/14  
 SURVEY: OBCA  
 DESIGN: OTHERS/ONCA  
 DRAWN: JLB/PHC  
 CHECKED: PJD  
 SCALE: 1"=20'

REVISION: Updated for Final Submission  
☐ RECORD DRAWING ☐ PRELIMINARY  
☒ FINAL ☐ SKETCH/CONCEPT  
**O'LEARY-BURKE**  
 CIVIL ASSOCIATES, PLC  
 1 CORPORATE DRIVE, SUITE 1  
 FISHKILL, NY 12524  
 PHONE: 845-890-8800  
 FAX: 845-890-8800  
 E-MAIL: paul@o-leary-burke.com

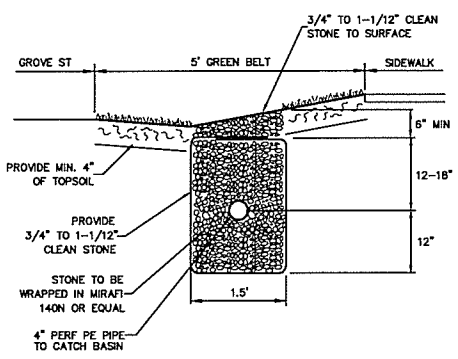
**IRELAND PROPERTY**  
 GROVE STREET PEDESTRIAN IMPROVEMENTS



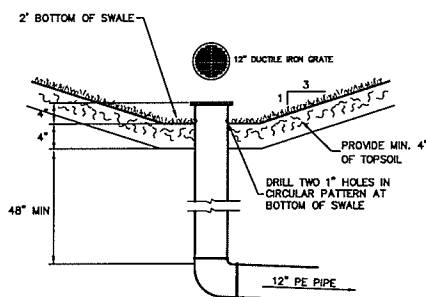
NOTE: MAINTAIN 2% SLOPE THROUGHOUT HANDICAP PARKING SPACE AND 5% MAX TO PARK ACCESS RAMP

Legend

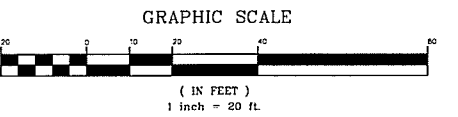
- PROJECT BOUNDARY
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EDGE OF PAVEMENT
- PROPOSED STORMLINE
- WATERCOURSE
- PROPOSED FRENCH DRAIN



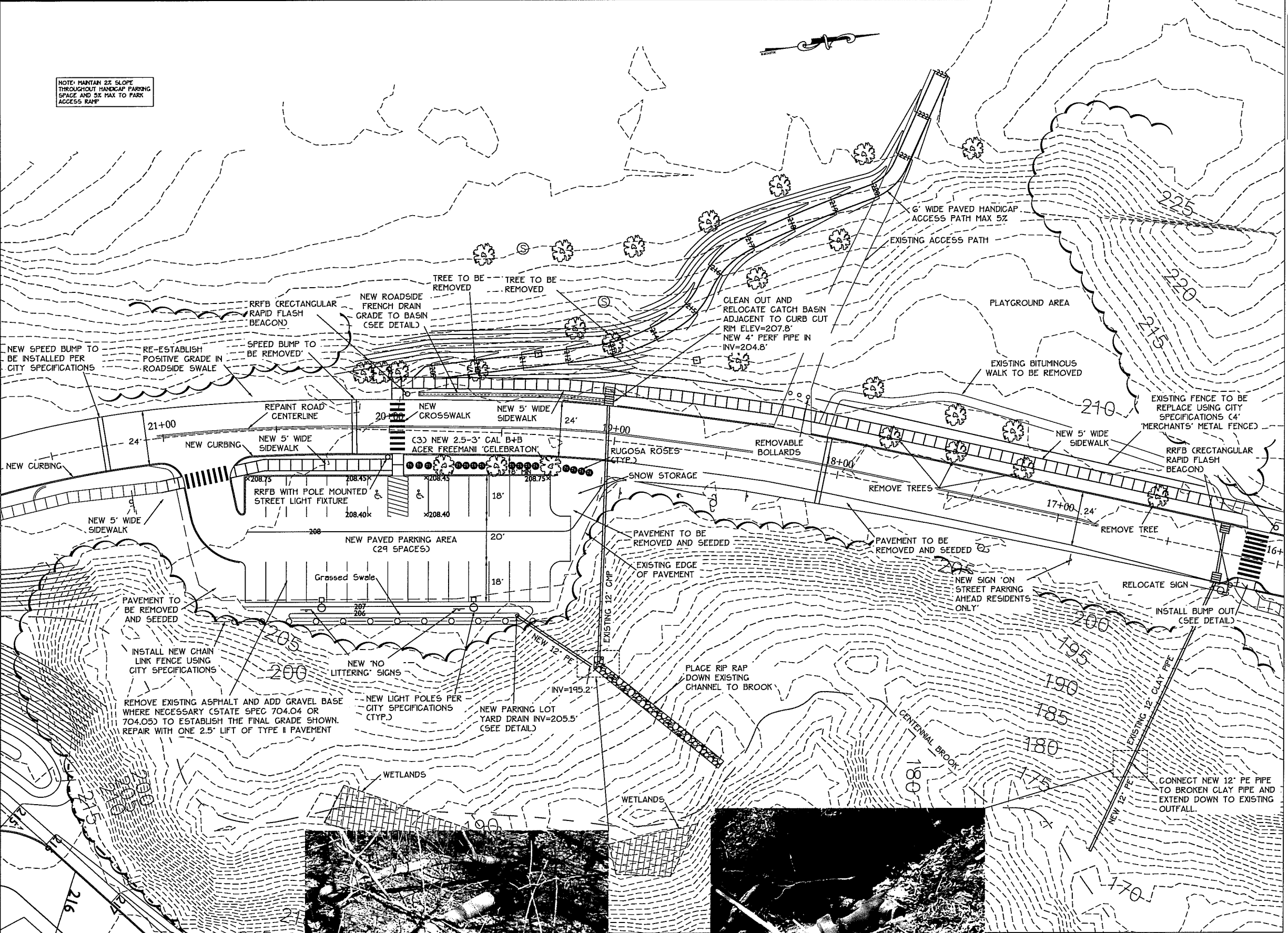
ROADSIDE FRENCH DRAIN  
NTS



PARKING LOT YARD DRAIN DETAIL  
NTS



|                     |                                                                                                                  |                  |
|---------------------|------------------------------------------------------------------------------------------------------------------|------------------|
| DATE: 9/3/14        | REVISION: Updated for Final Submittal                                                                            | BY: BWC          |
| SURVEY: DBCA        | <input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY                                     | DATE: 2-23-14    |
| DESIGN: OTHERS/DBCA | <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT                                | DATE: 2011-02    |
| DRAWN: BLS/BWC      | O'LEARY-BURKE                                                                                                    | FILE: 2011-02-S9 |
| CHECKED: PLO        | CIVIL ASSOCIATES, PLLC                                                                                           | PLAN SHEET #     |
| SCALE: 1"=20'       | 1 CORPORATE DRIVE, SUITE 1<br>BURLINGTON, VT 05403<br>PHONE: 878-9900<br>FAX: 878-9909<br>E-MAIL: o'b@oburke.com | S8               |







VERMONT  
GRID NORTH

"SCHMANSKA PARK"

SEE DETAIL A

Lands of E.C. & S.S. Mahnke 1148/106 (Ref. 76/24)

SEE PL 2

Area of possible encroachment by Ireland onto lands of Mahnke

Former Boundary per 12/49 (1834)

Former Boundary per 12/50 (1834)

CONVENTIAL WOODS NATURAL AREA

pond

VERMONT GRID NORTH

existing buildings

proposed footprint lots

384.55'

N77°17'33"W

36°

Former Boundary per 12/50 (1834)

N49°32'18"W

L18

9.05' change per 923/9

716.79'

Lands of UVM & SAC 103/168 "KIRBY TRACT"

Grove Street

N09°52'27"W

101.70'

Area "c" being ±0.81 acres of lands of Ireland Grove Street Properties, LLC (per 661/55) that is to be conveyed to lands of Ireland Grove Street Properties, LLC (per 923/9).

Legend

Found Corner Monument ○ □

Set Corner Monument ●

Unmonumented Point △ ▲

Corner Number "a"

### Legend

Stationing and offsets along survey tie lines to aid in recreating the approximate water line of the Winooski River as it existed at the time of the survey and to compute acreage of lands depicted hereon.

1-1/2"(O.D.) solid metal rod recovered leaning (unknown significance).

**NOTE:** The location of flowage right depicted hereon are approximate only and were derived from elevations determined using 2004 LIDAR data.

... easement to  
... ley Park District follows  
... ds road at this location.

Courses M1-M18 listed below follow the approximate centerline of Burnham Brook between Corners 7 and 8 and are used to aid in determining the approximate area of lands depicted hereon and to provide a mathematical closure of said lands. The actual boundary between parties is to be the thread or center of said brook and is subject to change due to accretion and/or erosion.

**PRELIMINARY DRAFT  
NOT FOR RECORDING**

|         |
|---------|
| DATE    |
| SURVEY  |
| OBCA    |
| DESIGN  |
| OBCA    |
| DRAWN   |
| SWK     |
| CHECKED |
| PJO     |
| SCALE   |
| 1"=200' |

Boundary & Boundary Line Adjustment Plan  
of Lands of  
*S.D. Ireland Brothers Corp.*  
&  
*Ireland Grove Street*  
*Properties, LLC.*  
Grove Street - Burlington, Vermont

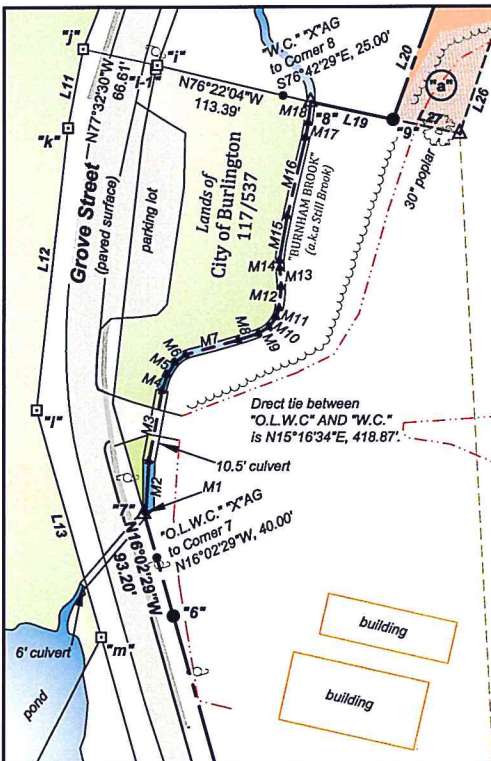
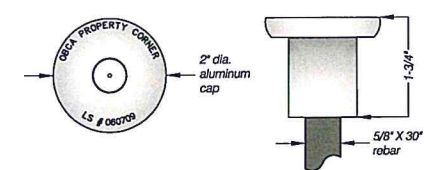
$T = 100$

L1 N39°47'24"W 64.93'  
L2 N27°25'31"W 64.91'  
L3 N24°32'08"W 64.07'  
L4 N15°52'11"W 150.52'  
Corner 37 bears S24°32'08"E  
1.98' from Corner 5.  
L5 N07°37'27"E 47.45'  
L6 N07°37'27"E 42.45'  
L7 N49°57'18"W 137.38'  
L8 N49°51'18"W 19.42'  
L9 N49°51'19"W 177.15'  
L10 N40°27'19"E 65.63'  
L11 S11°02'17"W 70.28'  
L12 S06°21'13"W 248.39'  
L13 S16°02'29"E 206.54'  
L14 S15°52'11"E 148.92'  
L15 S24°32'08"W 67.23'  
L16 S27°25'31"E 73.74'  
L17 S39°47'24"E 71.29'  
L18 S49°32'18"E 808.02'  
L19 S77°42'08"E 73.43'  
L20 N19°58'55"E 196.95'  
L21 N19°58'55"E 151.40'  
L22 N69°52'25"W 37.94'  
L23 S58°59'35"W 114.98'  
L24 S40°37'08"E 126.62'  
L25 S40°37'08"E 63.77'  
L26 S18°33'52"W 150.67'  
L27 N77°42'08"W 67.77'  
L28 N47°46'47"E 277.55'  
L29 N08°27'07"E 117.22'

NOTE: (O.D.) indicates outside diameter of applicable monument.  
NOTE: Set on line witness corners and set witness corners are 5/8" rebar with height above grade in inches delineated on the plat.  
CORNER 1: 5/8" rebar with brass cap recovered flush with grade.  
CORNER 2: 5/8" rebar TO BE SET.  
CORNER 3: Unmonumented point  
CORNER 4: Unmonumented point  
CORNER 5: Unmonumented point  
CORNER 6: 5/8" rebar TO BE SET  
CORNER 7: Unmonumented point at the intersection of the center of Burnham Brook and the easterly line of Grove Street.  
CORNER 8: Unmonumented point in the approximate center of Burnham Brook.  
CORNER 9: 5/8" rebar TO BE SET.  
CORNER 10: 5/8" rebar TO BE SET.  
CORNER 10: Unmonumented point  
CORNER 21: 5/8" rebar TO BE SET  
CORNER 22: 5/8" rebar TO BE SET  
CORNER 23: 5/8" rebar TO BE SET  
CORNER 24: Unmonumented point  
CORNER 25: 8"x8" concrete bound recovered flush with grade with an aluminum cap stamped "No. 47".  
CORNER 26: Unmonumented point  
CORNER 27: Unmonumented point  
CORNER 28: 1-1/2"(O.D.) metal pipe recovered 2" below grade.  
CORNER 29: "Red Stone" recovered 3" below grade.  
CORNER 30: 5/8" rebar recovered 2" above grade with a 2" aluminum cap.  
CORNER 31: 3/4"(O.D.) metal pipe recovered flush with grade.  
CORNER 32: 5/8" rebar recovered 12" below grade with a 3-1/4" brass cap. This corner also marks the west line of the 150' wide utility easement depicted herein.  
CORNER 33: 8"x8" concrete bound recovered 24" below grade with an 8"x8" metal cap stamped "No. 46".  
CORNER 34: Unmonumented point  
CORNER 35: Unmonumented point  
CORNER 36: Unmonumented point  
CORNER 37: Unmonumented point  
CORNER 38: 5/8" rebar TO BE SET  
CORNER 39: 5/8" rebar TO BE SET  
CORNER 40: Unmonumented point  
CORNER 41: 5/8" rebar TO BE SET  
CORNER 42: 5/8" rebar TO BE SET

CORNER I: 6'X6" concrete bound recovered 6" above grade.  
CORNER I+1: 6'X6" concrete bound recovered 9" above grade and bears S19°38'W, 3.91' from Corner I.  
CORNER J: 6'X6" concrete bound recovered 4" above grade.  
CORNER K: 6'X6" concrete bound recovered flush with grade.  
CORNER L: 6'X6" concrete bound recovered 14" above grade.  
CORNER M: 6'X6" concrete bound recovered leaning 24" above grade and was located at its base.  
CORNER N: 4'X4" concrete bound recovered 8" below grade.  
CORNER O: 1"(O.D.) metal pipe recovered 3" below grade.  
CORNER P: 5'(O.D.) aluminum disk recovered 10" below grade.  
CORNER Q: 5'(O.D.) aluminum disk recovered 8" below grade.  
CORNER R: 3'(O.D.) metal pipe recovered flush with grade.  
CORNER S: 8'X8" concrete bound recovered 9" above grade with an aluminum disk stamped "No. 48".  
CORNER T: 8'X8" concrete bound recovered 4" above grade.  
CORNER U: Unmonumented point

Typical Stamped Caps  
on Set Monumentation  
(not to scale)



City of Burlington Clerk's Office Received for Record

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ minutes \_\_\_\_\_ M. and filed in: \_\_\_\_\_

\_\_\_\_\_  
City Clerk





RECEIVED  
FEB 18 2015  
DEPARTMENT OF  
PLANNING











RECEIVED  
FEB 18 2015  
DEPARTMENT OF  
PLANNING & ZONING

#3



RECEIVED  
FEB 18 2015  
DEPARTMENT OF  
PLANNING & ZONING

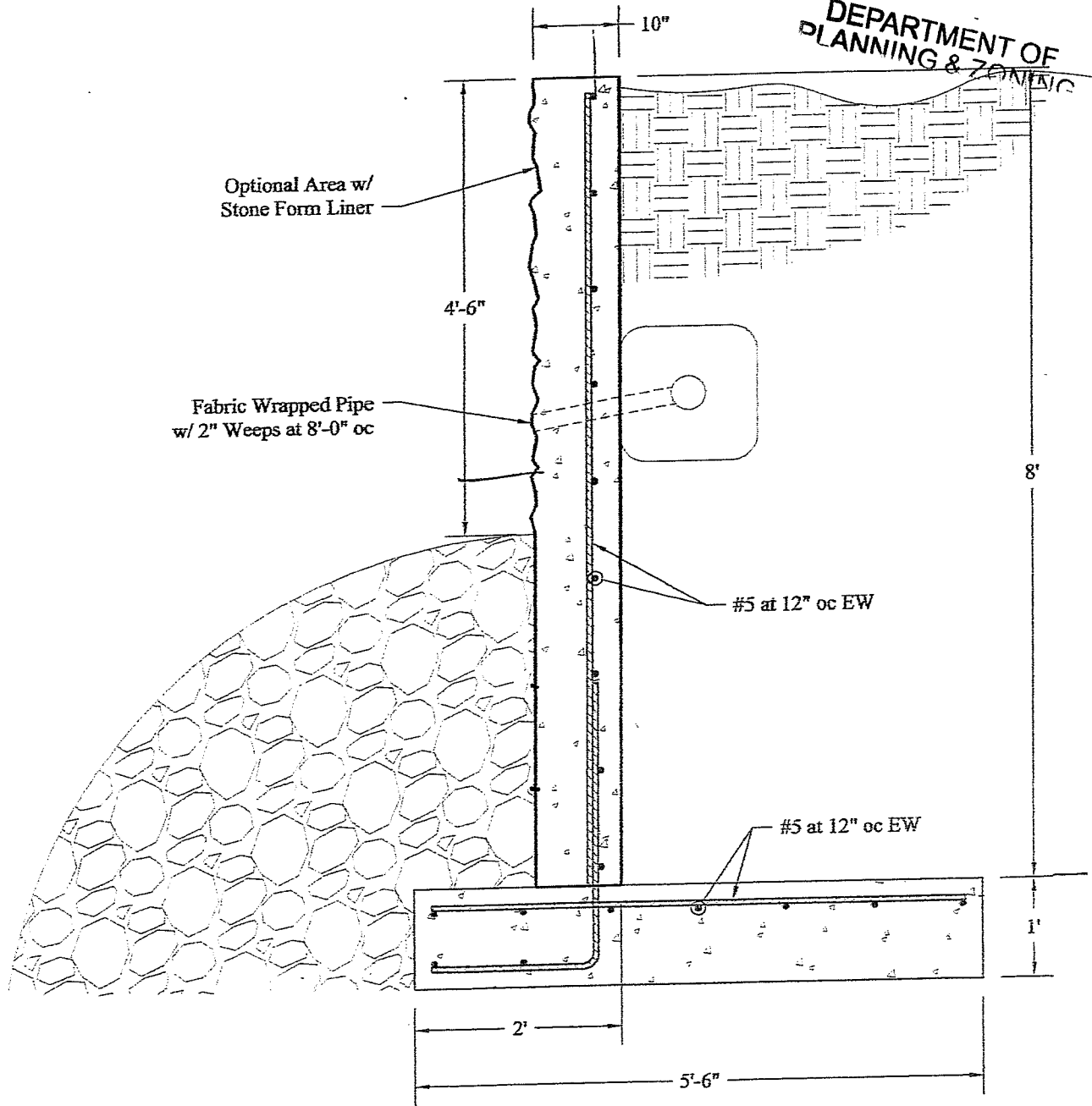




CROSS SECTION FOR A "Form Lined" Wall.

RECEIVED  
FEB 18 2015

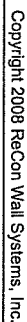
DEPARTMENT OF  
PLANNING & ZONING



Retaining Wall Section (Typical)

Grades Street Appointments





**Disclaimer:** This drawing was prepared by ReCon Wall Systems, Inc. and to the best of our knowledge, accurately represents the product use in the application that is illustrated. This drawing is for conceptual, instructional, and estimating purposes only. Anyone making use of this drawing does so at their own risk and assumes all liability for such use. Final design for construction purposes must be done by a registered professional engineer who is familiar with the product, and who has taken into account the specific site conditions.

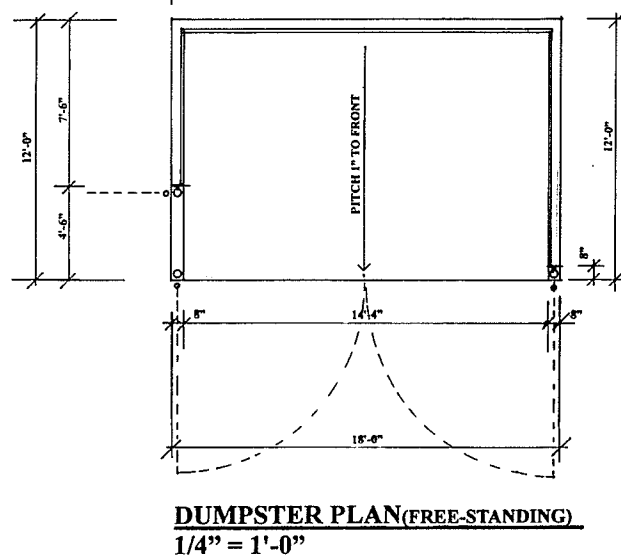
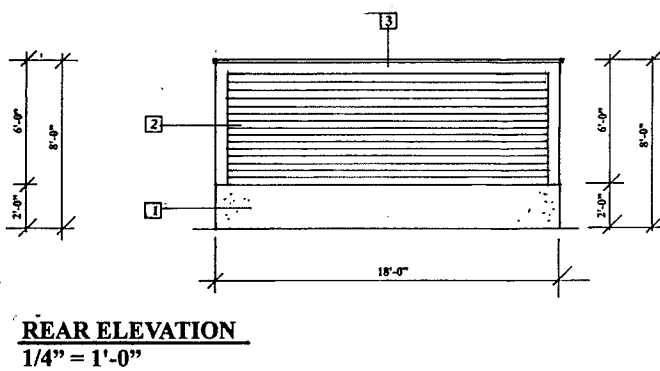
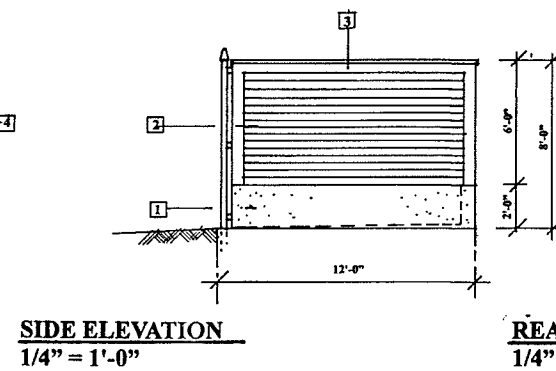
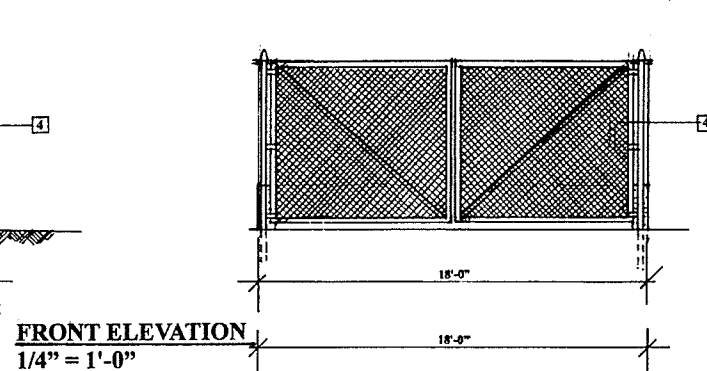
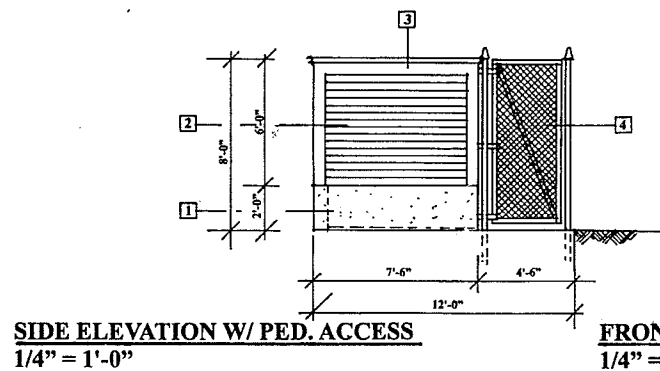
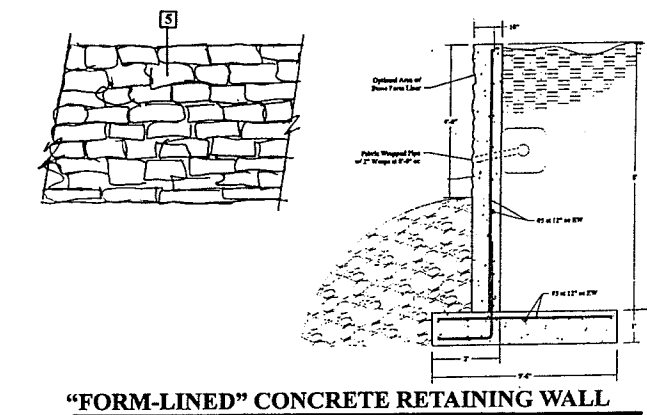
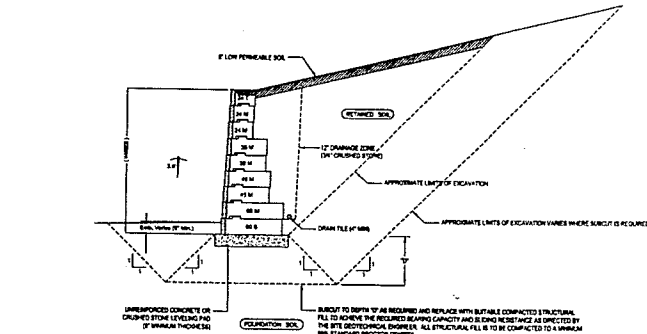
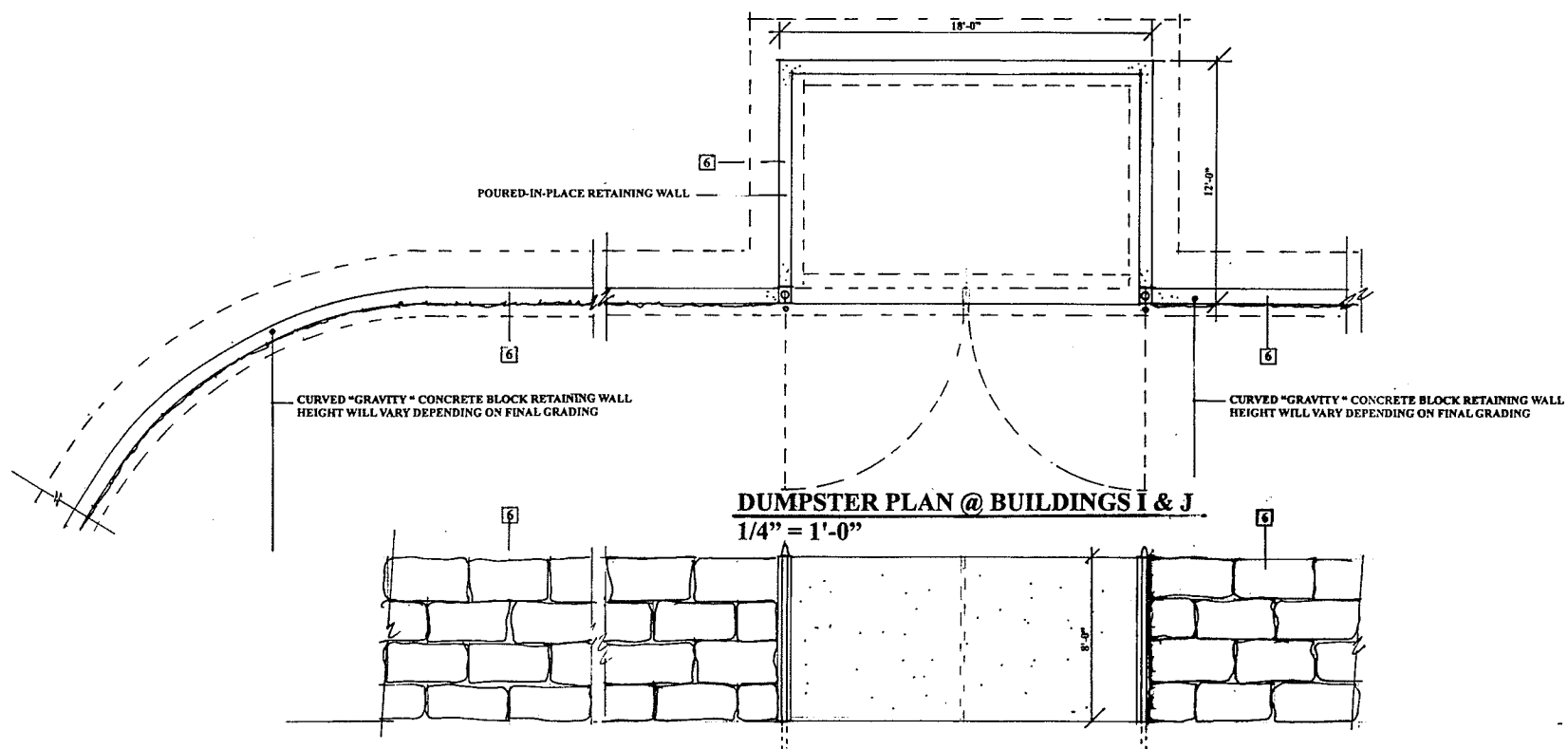


**DRAWING # 102**

**TYPICAL GRAVITY WALL  
CROSS SECTION**

**RECON WALL SYSTEMS, INC**  
7600 WEST 27TH STREET, #229  
ST LOUIS PARK, MN 55426  
PH: 952-922-0027  
[www.reconwalls.com](http://www.reconwalls.com)





| DESCRIPTION OF EXTERIOR MATERIALS |                           |                                                                                                |
|-----------------------------------|---------------------------|------------------------------------------------------------------------------------------------|
| 1                                 | LOWER STRUCTURE           | POURED-IN-PLACE CONCRETE                                                                       |
| 2                                 | ENCLOSURE                 | "HARDIE" CEMENTIOUS LAP SIDING OR EQUAL - 4" REVEAL<br>COLOR AND TEXTURE SELECTED BY ARCHITECT |
| 3                                 | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL                                               |
| 4                                 | ENCLOSURE                 | GALVANIZED WIRE FENCING                                                                        |
| 5                                 | RETAINING WALL            | FORMED-LINED POURED-IN-PLACE CONCRETE                                                          |
| 6                                 | RETAINING WALL            |                                                                                                |

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS  
ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE  
CONDITIONS PRIOR TO CONSTRUCTION.



GARDEN STREET APARTMENTS  
DUMPSTER SCREENING &  
RETAINING WALL DETAILS  
GARDEN STREET  
BURLINGTON VERMONT

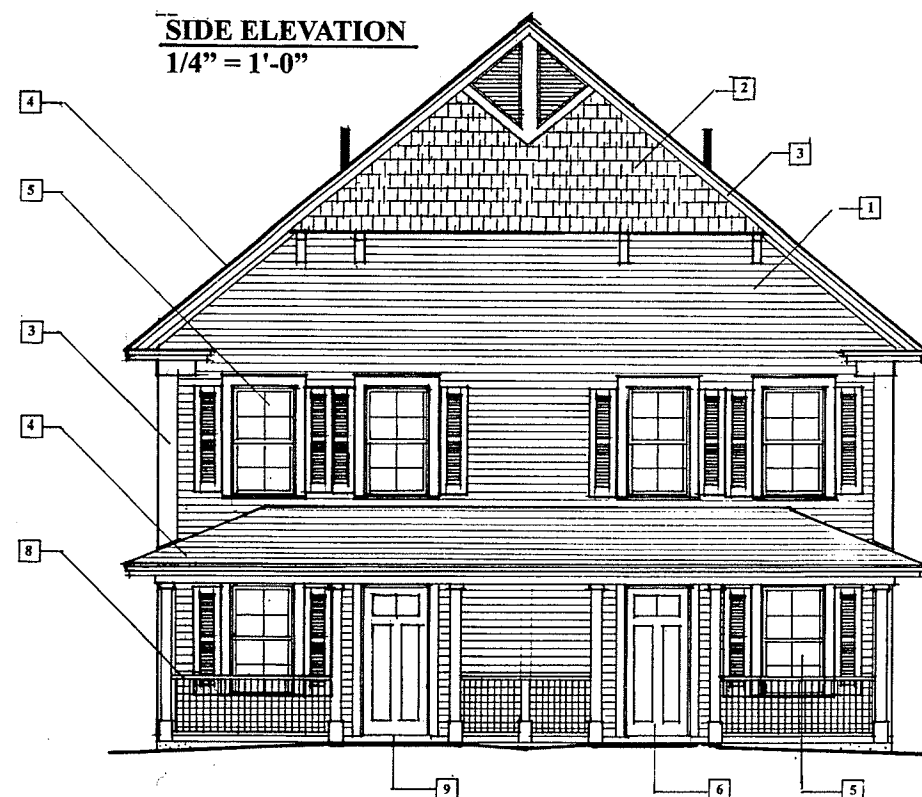
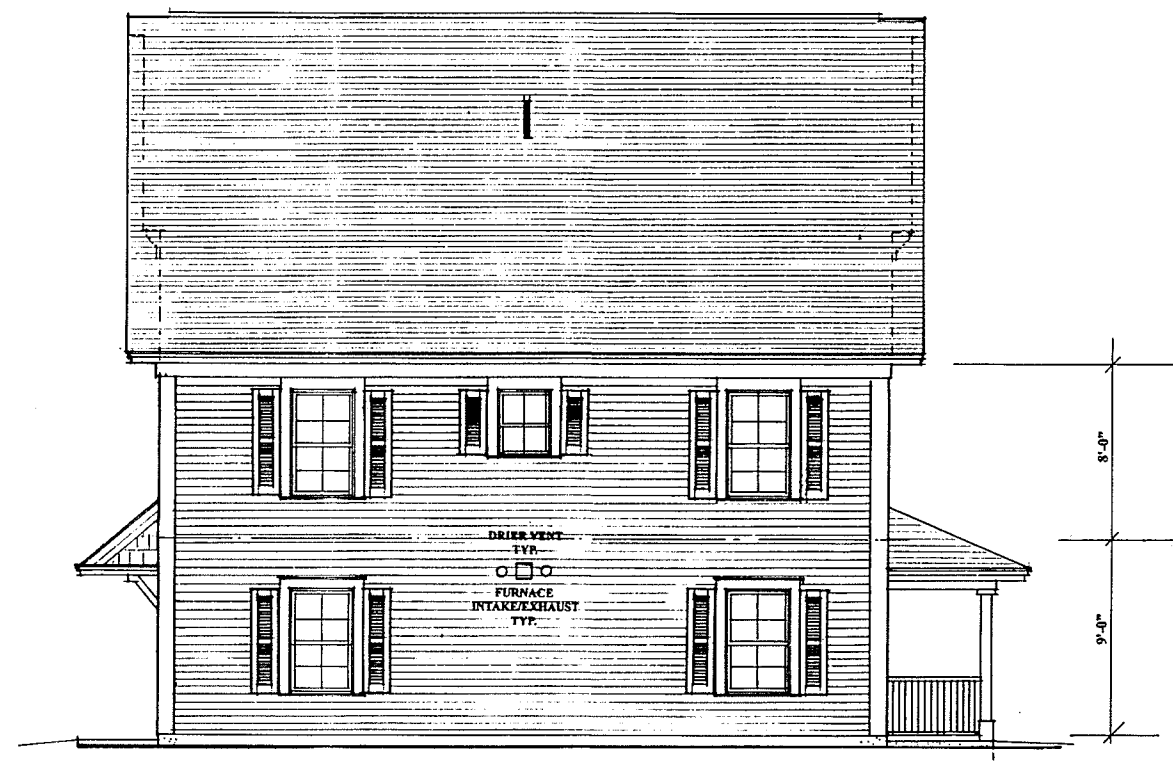
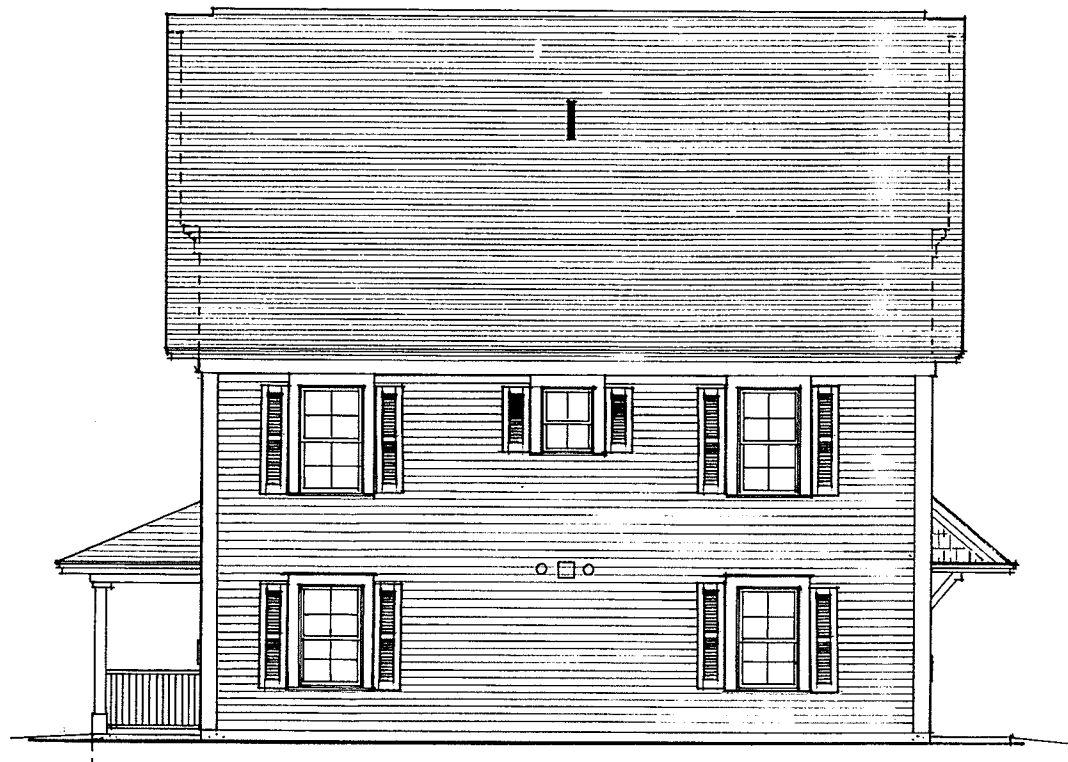
FORM-LINED CONCRETE RETAINING WALL  
GRAVITY CONCRETE BLOCK RETAINING WALL  
DUMPSTER ENCLOSURE  
DETAILS

MICHAEL L. DUGAN  
REGISTERED ARCHITECT  
STATE OF VERMONT  
NO. 1071

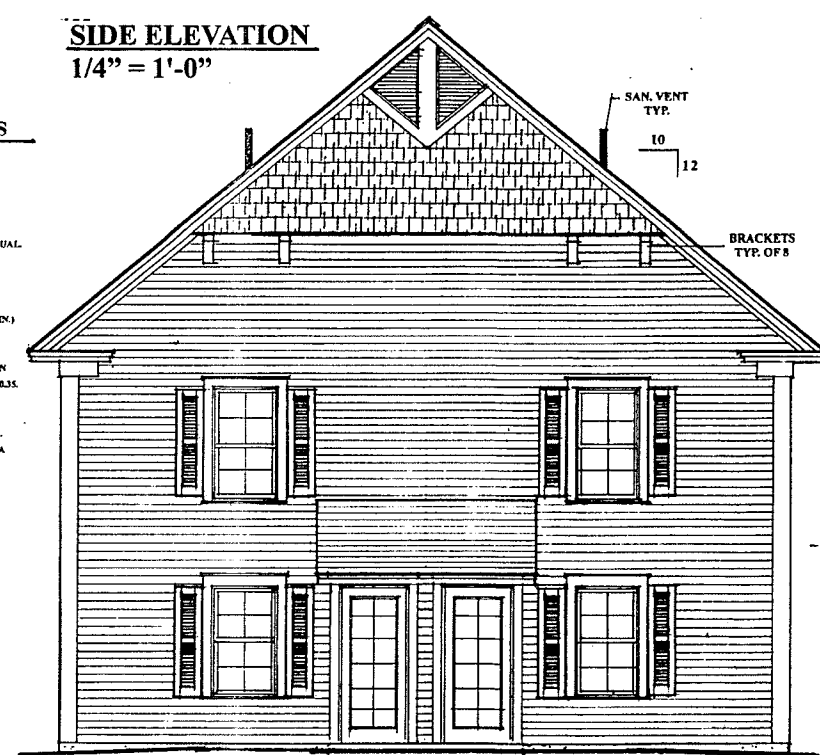
CONFIDENTIAL  
This drawing is the property of MICHAEL L. DUGAN ARCHITECT and is not to be reproduced or used in any way without the written consent of MICHAEL L. DUGAN ARCHITECT.

FEBRUARY 16, 2015





| DESCRIPTION OF EXTERIOR MATERIALS |                           |                                                                                                                                                                                           |
|-----------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                 | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        |
| 2                                 | SIDING TYPE - 2           | VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                  |
| 3                                 | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 6<br>DOOR TRIM: 1 X 4<br>PIECES TRIM: 1 X 6 |
| 4                                 | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       |
| 5                                 | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                            |
| 6                                 | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |
| 7                                 | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                              |
| 8                                 | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                   |
| 9                                 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |



**SIDE ELEVATION**  
1/4" = 1'-0"

**SIDE ELEVATION**  
1/4" = 1'-0"

**FRONT ELEVATION**  
1/4" = 1'-0"

**REAR ELEVATION**  
1/4" = 1'-0"



NOTE:  
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ELEVATIONS OF BUILDINGS  
A, B, C, D, E, F, G, H, O AND P

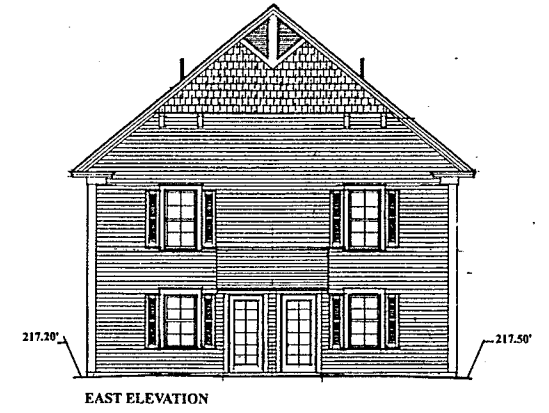
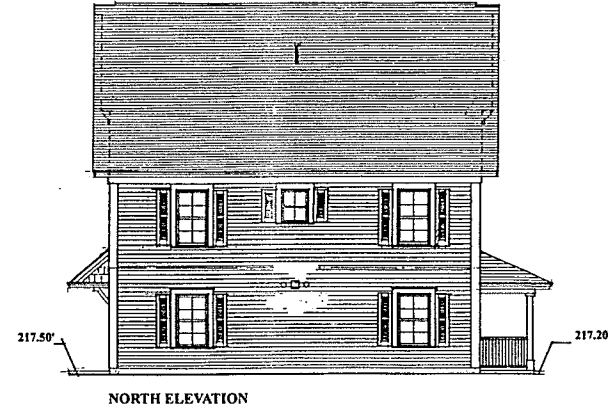
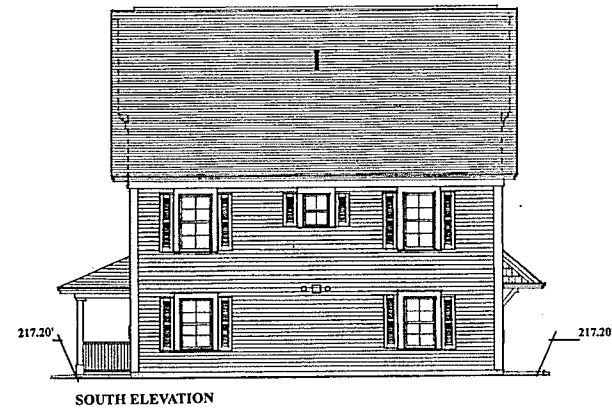
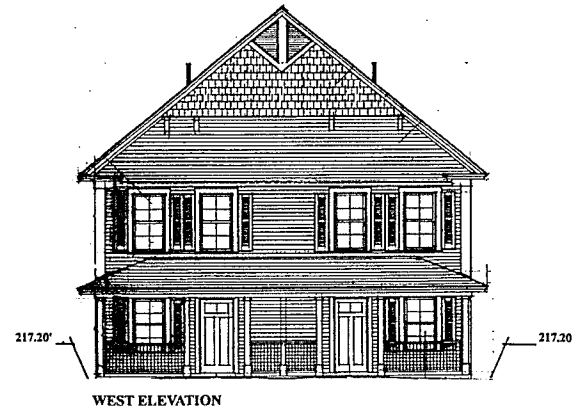
MICHAEL DUGAN  
ARCHITECT  
VERMONT  
100 N. MAIN ST. SUITE 200  
BURLINGTON, VT 05401  
(802) 253-1234  
www.michaelduganarchitect.com

GARDEN STREET APARTMENTS  
DUPLEX BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

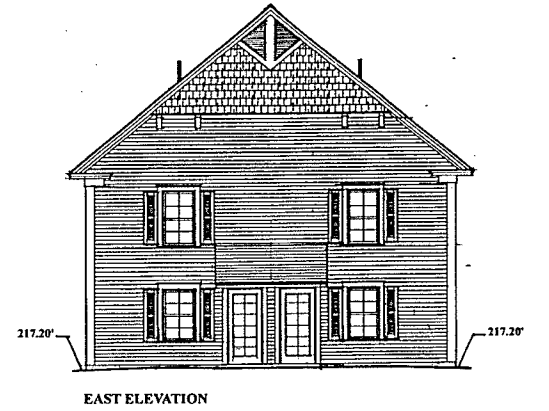
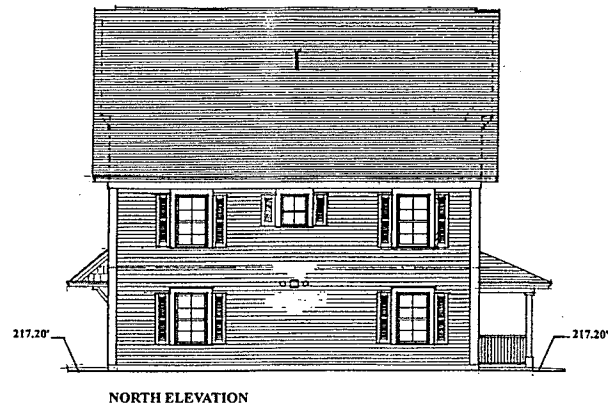
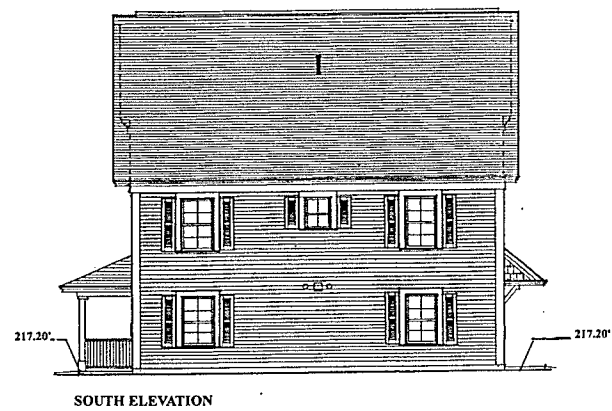
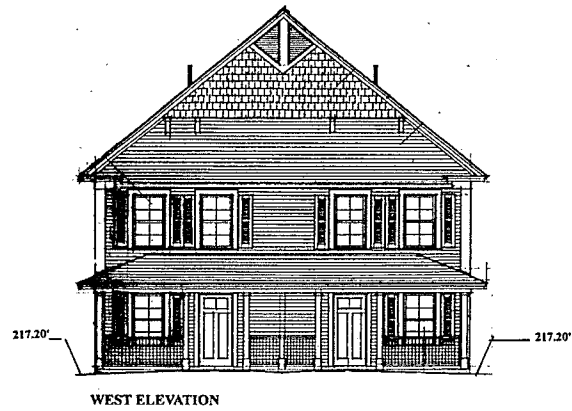
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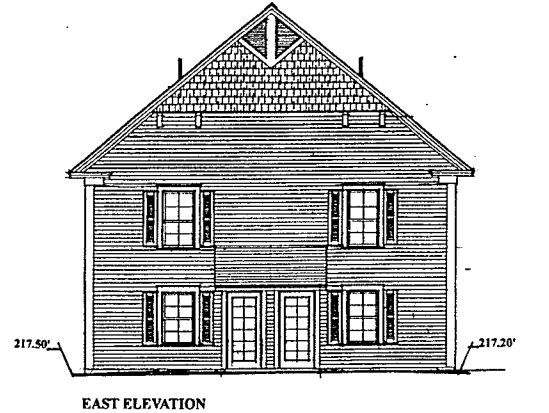
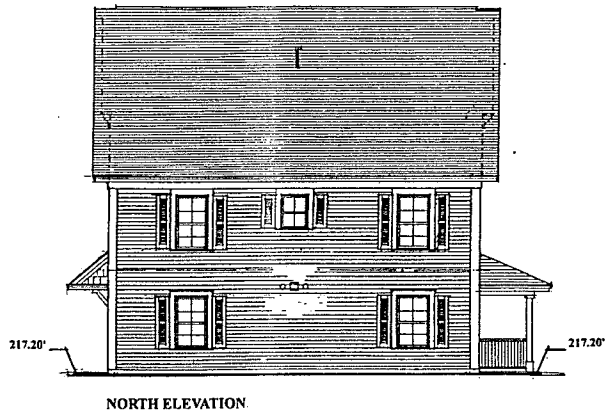
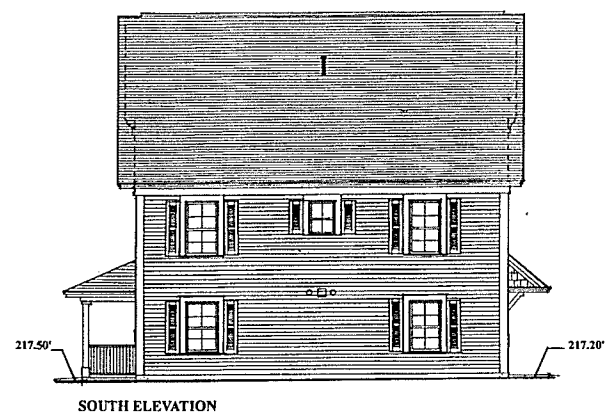
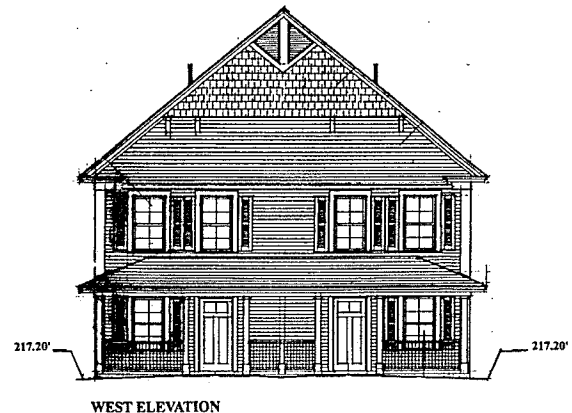




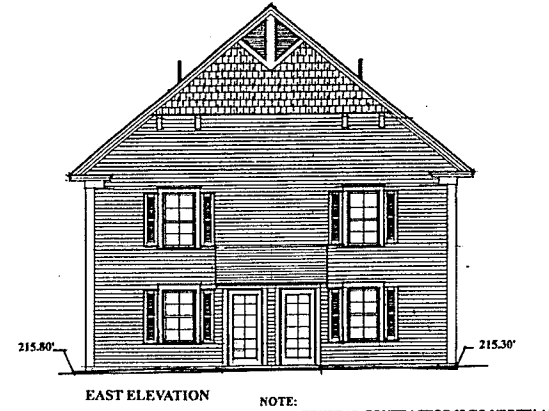
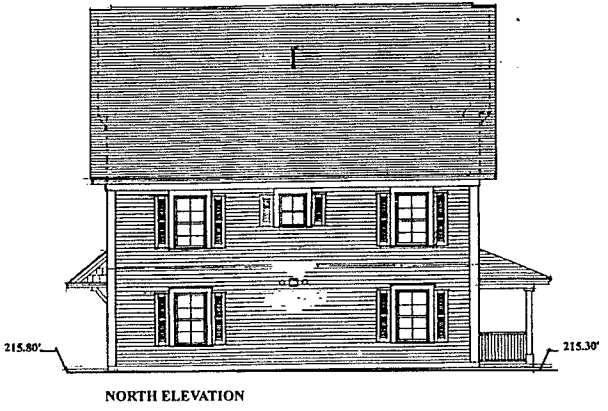
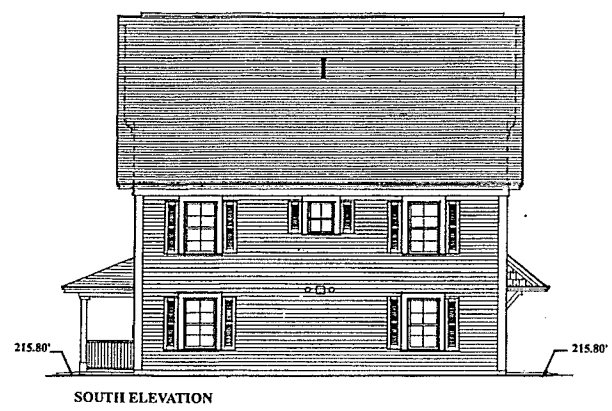
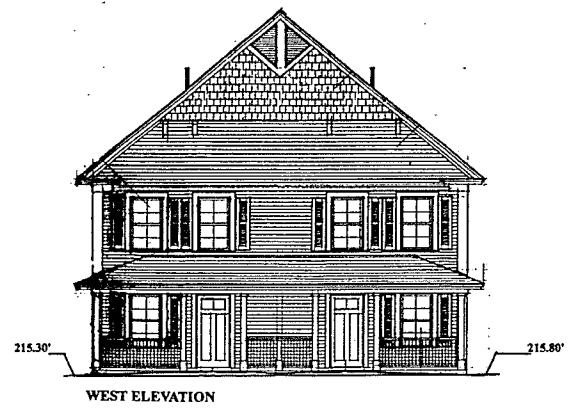
**BUILDING A**  
FFE=218.00'



**BUILDING B**  
FFE=217.50'



**BUILDING C**  
FFE=217.50'



**BUILDING D**  
FFE=216.03'

NOTE:  
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ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

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WITHOUT THE WRITTEN CONSENT OF MICHAEL L. DUGAN ARCHITECT.

FINISHED GRADE ELEVATIONS  
FOR  
BUILDINGS A, B, C & D

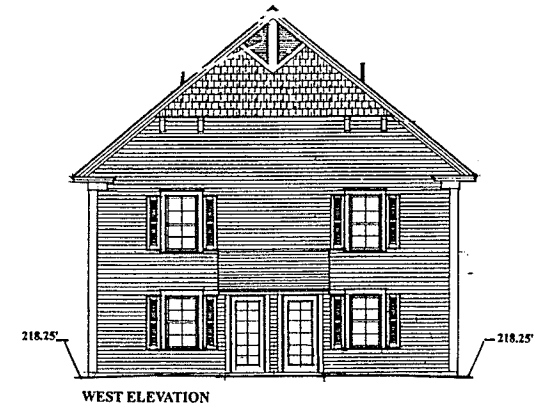
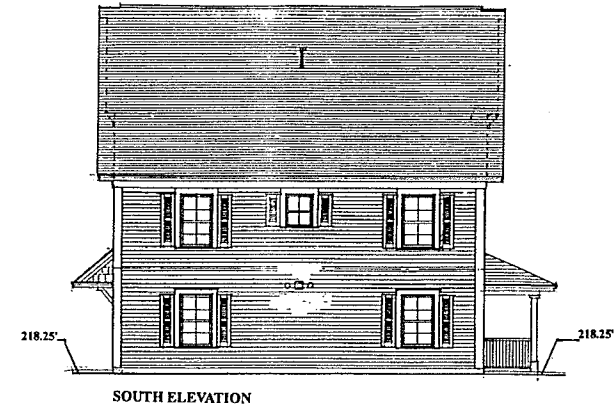
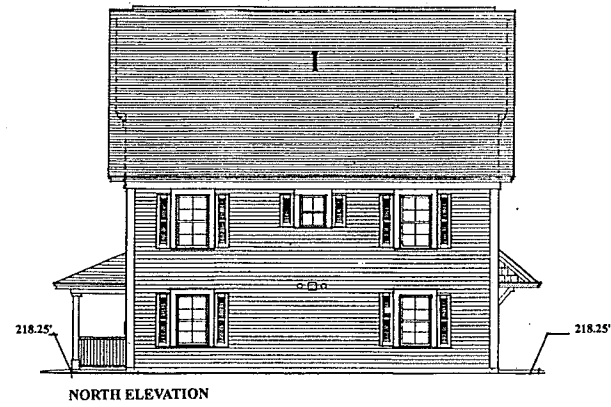
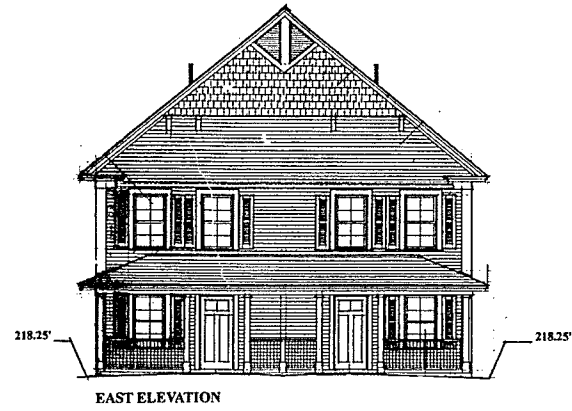
MICHAEL DUGAN  
ARCHITECT  
VERMONT  
STATE OF VERMONT  
No. 107  
2011-2013

GARDEN STREET APARTMENTS  
DUPLEX BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

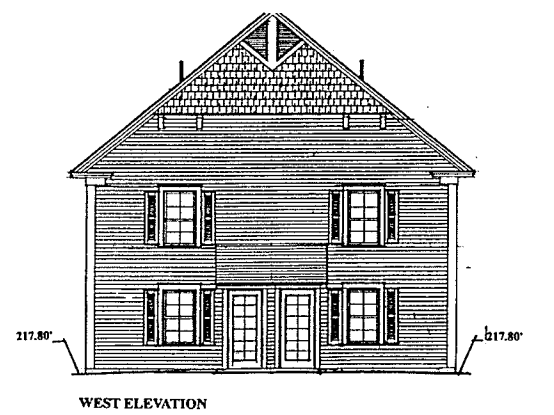
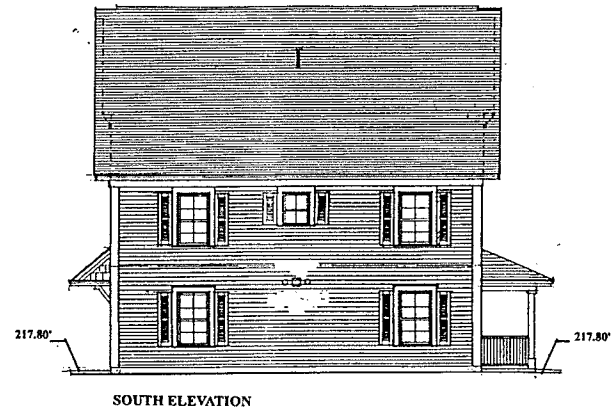
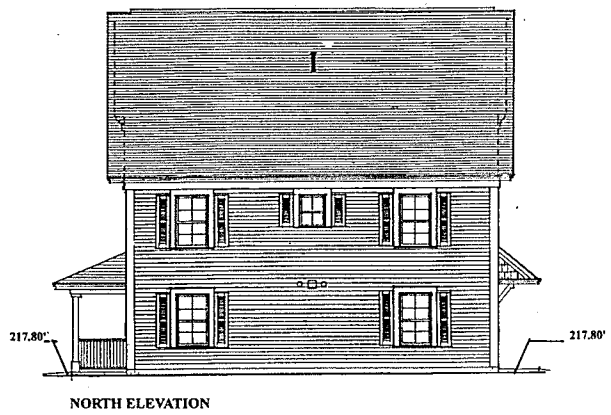
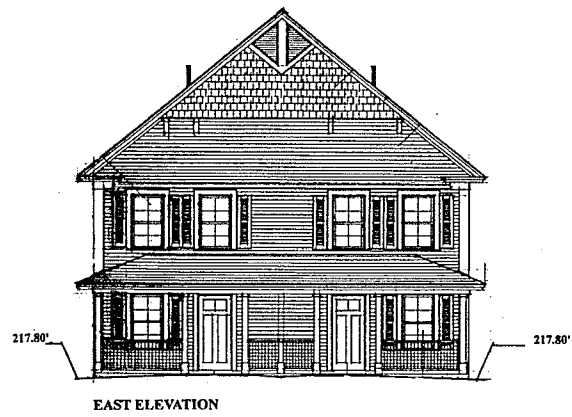
FEBRUARY 16, 2015

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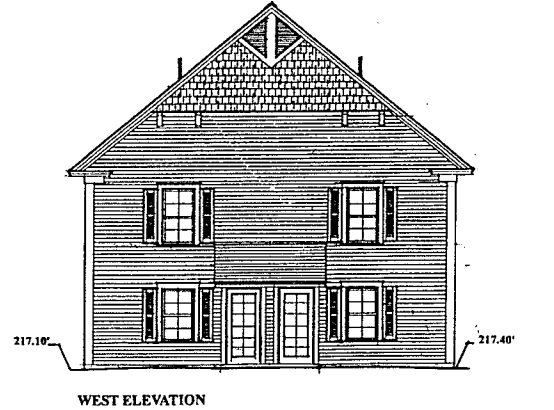
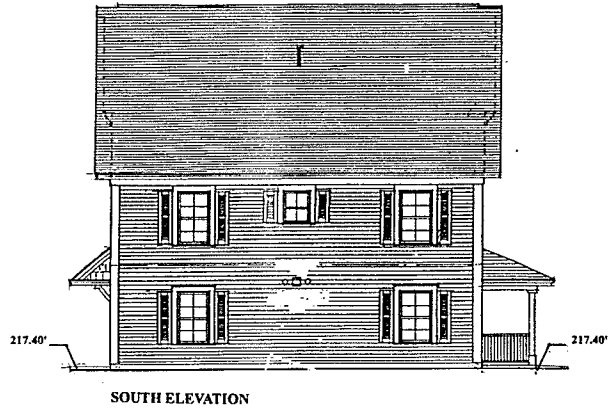
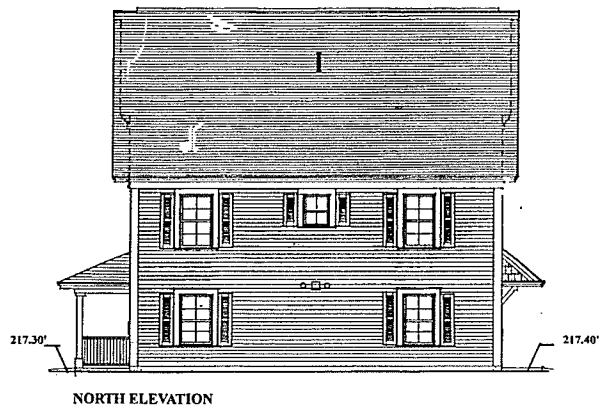
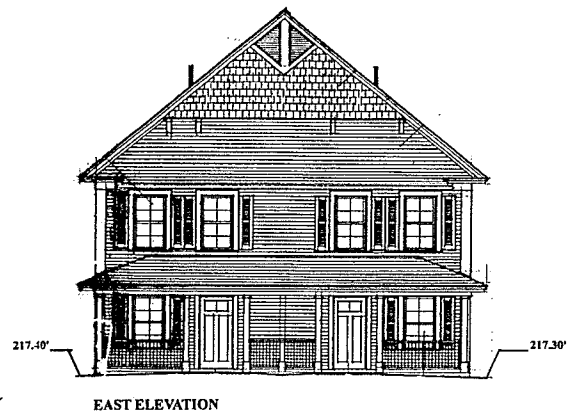




**BUILDING F**  
FFE=218.50'



**BUILDING G**  
FFE=218.00'



**BUILDING H**  
FFE=217.50'

NOTE:  
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FINISHED GRADE ELEVATIONS  
FOR  
BUILDINGS F, G & H

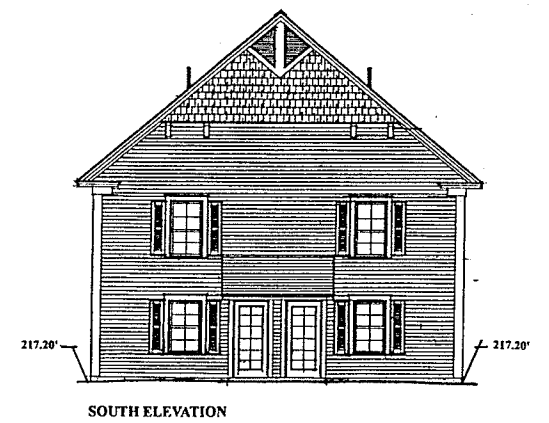
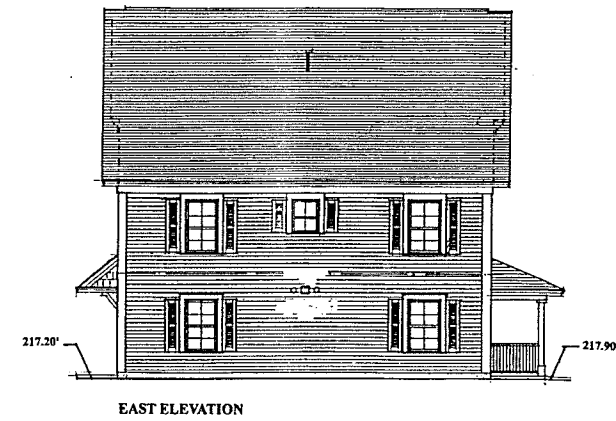
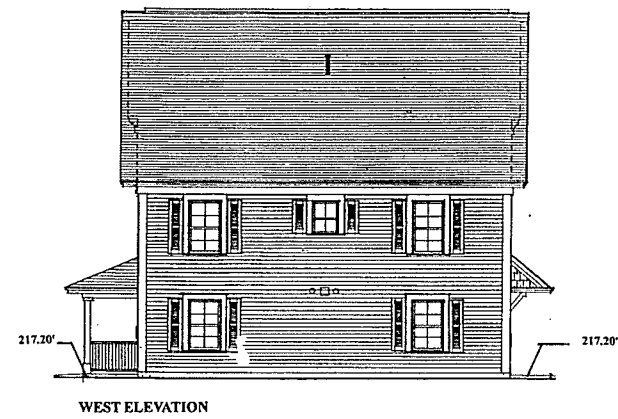
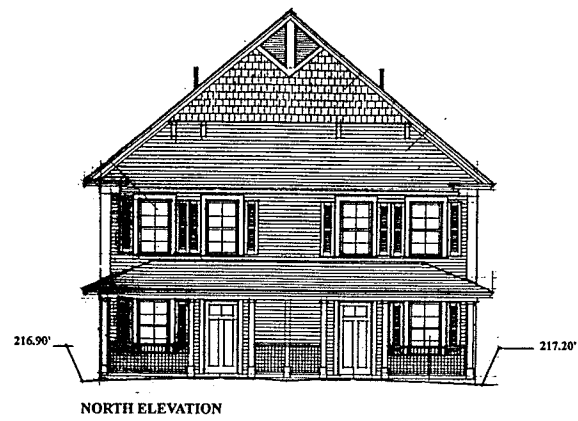
MICHAEL DUGAN  
ARCHITECT  
101 N. MAIN STREET  
BURLINGTON, VT 05401  
TEL: 802.255.1234  
FAX: 802.255.1235  
WWW.MICHAELDUGANARCHITECT.COM

GARDEN STREET APARTMENTS  
DUPLEX BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

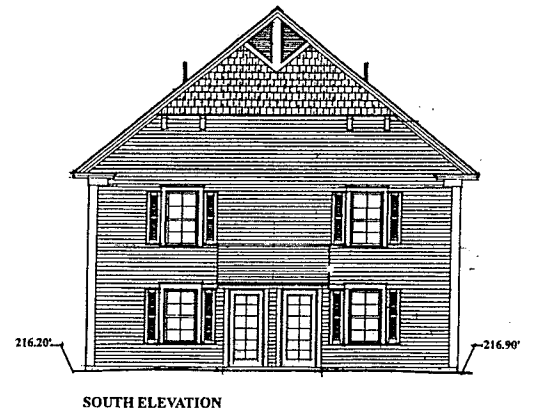
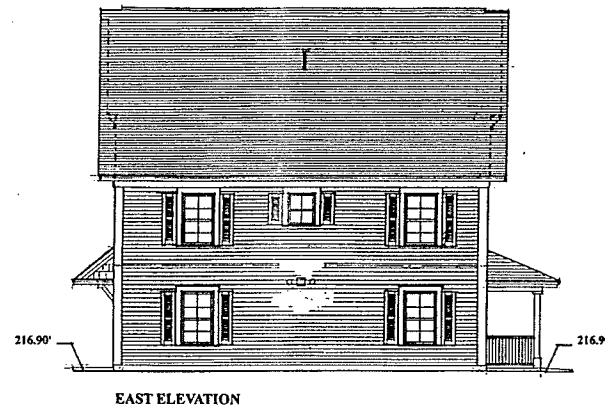
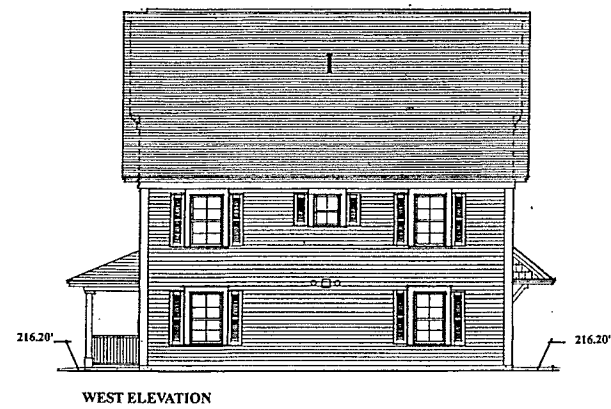
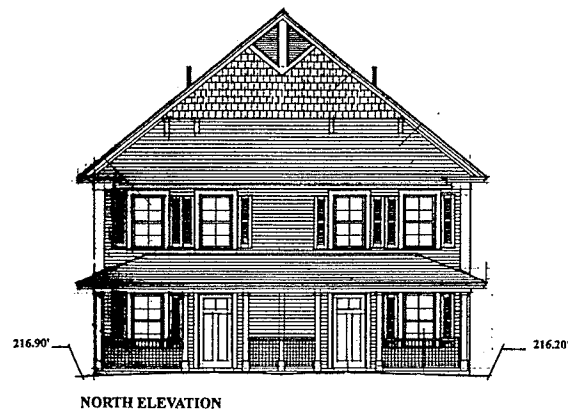
FEBRUARY 16, 2015

A-13





BUILDING O  
FFE=218.00'



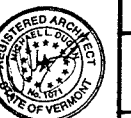
BUILDING P  
FFE=216.70'

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FINISHED GRADE ELEVATIONS  
FOR  
BUILDINGS O & P

MICHAEL DUGAN  
ARCHITECT  
REGISTERED ARCHITECT  
STATE OF VERMONT  
No. 781

GARDEN STREET APARTMENTS  
DUPLEX BUILDING  
GARDEN STREET  
BURLINGTON VERMONT



NOTE:  
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ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

FEBRUARY 16, 2015

A-13



DESCRIPTION OF EXTERIOR MATERIALS

- 1

SIDING TYPE - 1

VINYL LAP SIDING WITH 4 INCH EXPOSURE.  
COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 2

SIDING TYPE - 2

VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE.  
COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 3

STANDING AND  
RUNNING TRIM

TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL.  
COLOR AS SELECTED BY ARCHITECT.  
SIZES AS FOLLOWS:  

WINDOW TRIM: 1 X 4      DOOR TRIM: 1 X 4

CORNER TRIM: 1 X 8      FRIEZE TRIM: 1 X 10
- 4

ROOFING:

ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.)  
COLOR AS SELECTED BY ARCHITECT.
- 5

WINDOWS:

EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON  
FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35.  
COLOR SELECTED BY ARCHITECT.
- 6

EXTERIOR DOORS:

INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING.  
MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A  
MAXIMUM U-FACTOR OF 0.35 FOR GLAZING.  
COLOR AS SELECTED BY ARCHITECT.
- 7

DECKING:

DECKING SHALL CONSIST OF COMPOSITE MATERIAL.  
COLOR AS SELECTED BY ARCHITECT.
- 8

PORCH RAILINGS:

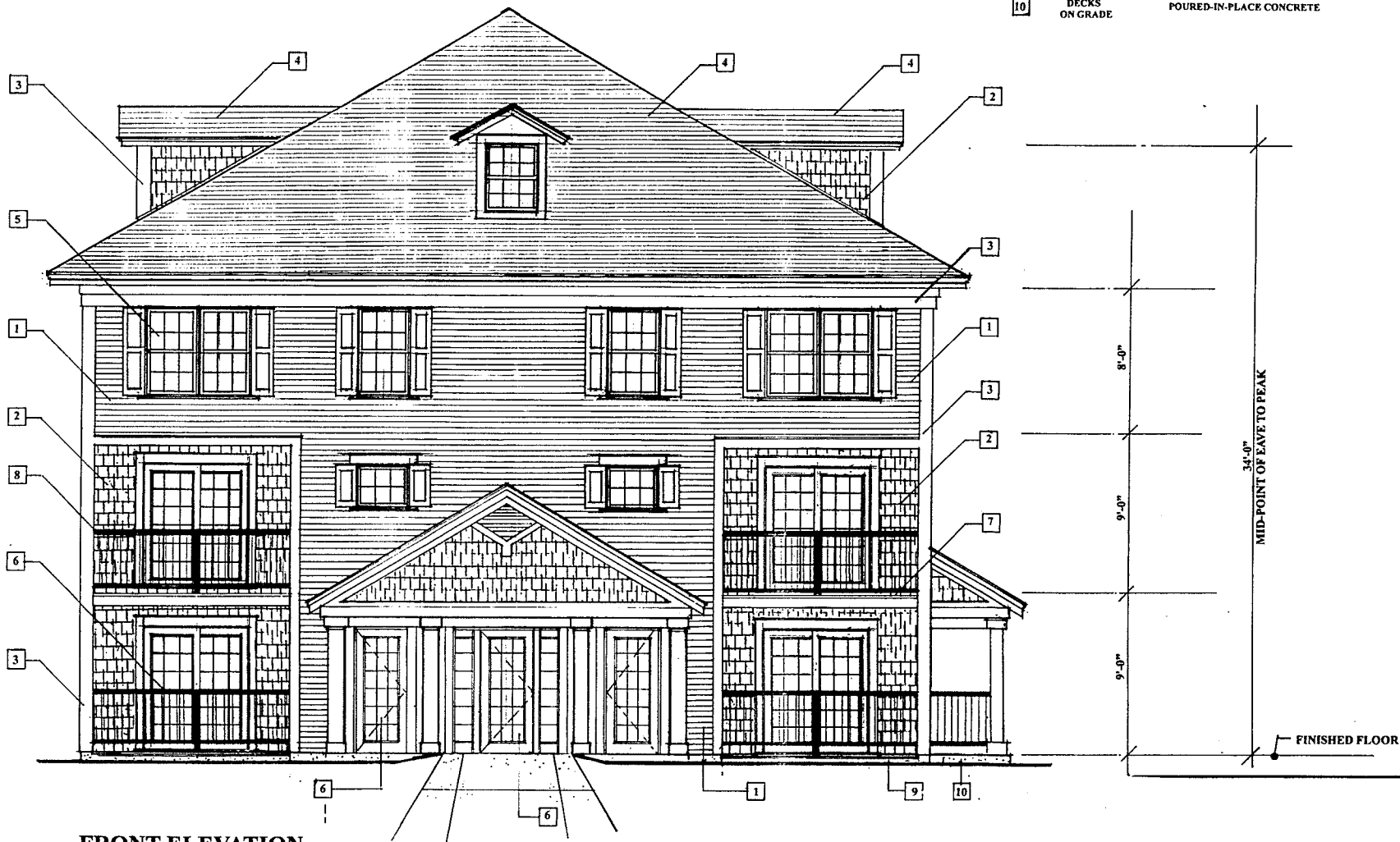
GUARDRAIL SYSTEM.  
COLOR AS SELECTED BY ARCHITECT.
- 9

FOUNDATIONS:

POURED-IN-PLACE CONCRETE
- 10

DECKS  
ON GRADE

POURED-IN-PLACE CONCRETE



FRONT ELEVATION  
1/4" = 1'-0"

NOTE:  
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GENERAL CONTRACTOR IS TO VERIFY ALL SITE  
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MICHAEL DUGAN  
VERMONT PROFESSIONAL ARCHITECT  
14 JANE STREET  
BURLINGTON, VT 05401  
TEL: 860-249-1111  
FAX: 860-249-1112

GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT



DESCRIPTION OF EXTERIOR MATERIALS

- 1

SIDING TYPE - 1

VINYL LAP SIDING WITH 4 INCH EXPOSURE.  
COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 2

SIDING TYPE - 2

VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE.  
COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 3

STANDING AND  
RUNNING TRIM

TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL.  
COLOR AS SELECTED BY ARCHITECT.  
SIZES AS FOLLOWS:  

WINDOW TRIM: 1 X 4

CORNER TRIM: 1 X 8

DOOR TRIM: 1 X 4

FRIEZE TRIM: 1 X 10
- 4

ROOFING:

ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.)  
COLOR AS SELECTED BY ARCHITECT.
- 5

WINDOWS:

EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON  
FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35.  
COLOR SELECTED BY ARCHITECT.
- 6

EXTERIOR DOORS:

INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING.  
MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A  
MAXIMUM U-FACTOR OF 0.35 FOR GLAZING.  
COLOR AS SELECTED BY ARCHITECT.
- 7

DECKING:

DECKING SHALL CONSIST OF COMPOSITE MATERIAL.  
COLOR AS SELECTED BY ARCHITECT.
- 8

PORCH RAILINGS:

GUARDRAIL SYSTEM.  
COLOR AS SELECTED BY ARCHITECT.
- 9

FOUNDATIONS:

POURED-IN-PLACE CONCRETE
- 10

DECKS  
ON GRADE

POURED-IN-PLACE CONCRETE



REAR ELEVATION  
1/4" = 1'-0"

NOTE:  
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GENERAL CONTRACTOR IS TO VERIFY ALL SITE  
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MICHAEL DUGAN  
REGISTERED ARCHITECT  
STATE OF VERMONT  
NO. 12345  
1997

GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

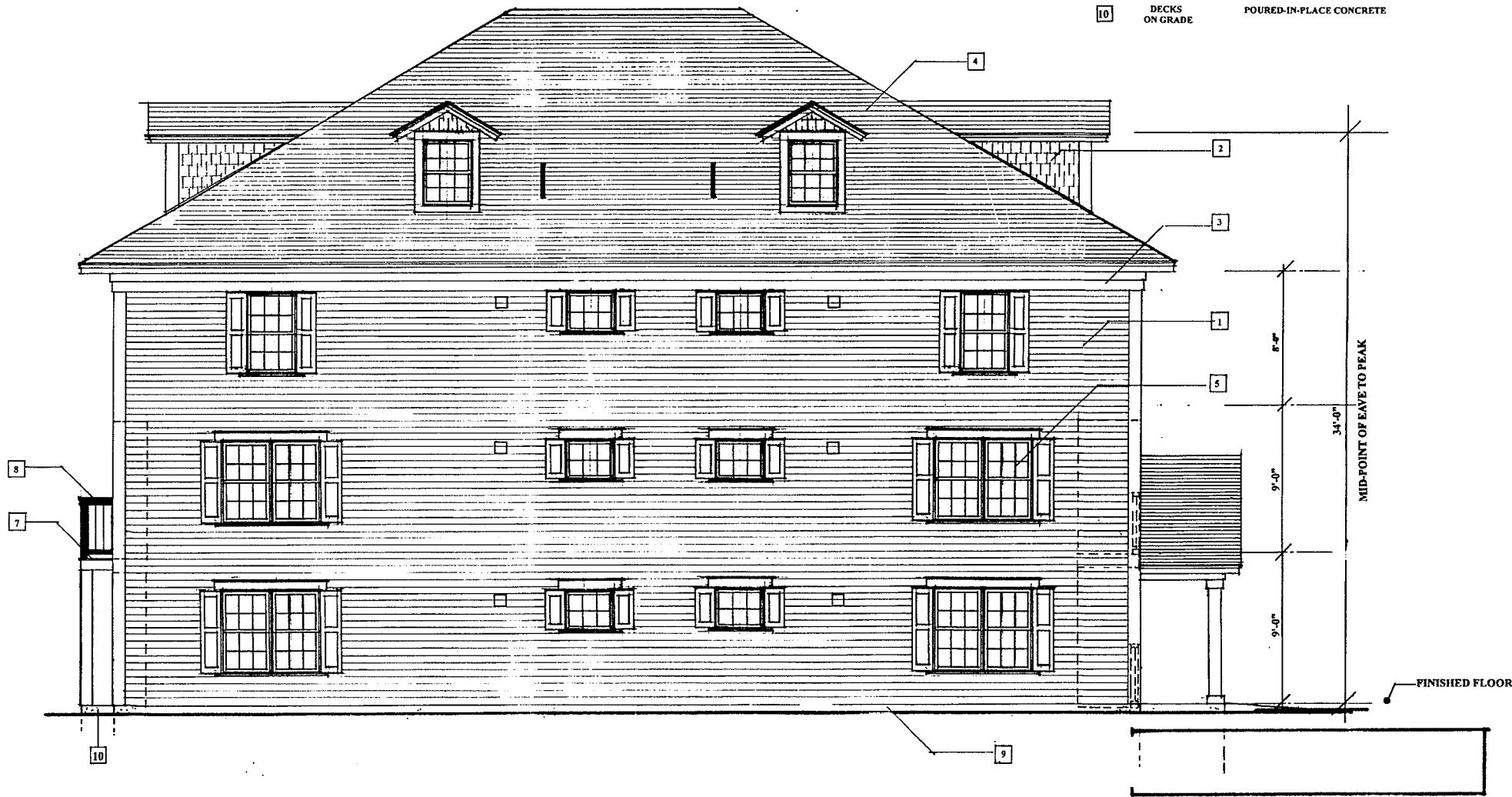
REAR ELEVATION OF BUILDINGS  
E, L, M AND N

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DESCRIPTION OF EXTERIOR MATERIALS

- |    |                           |                                                                                                                                                                                            |
|----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                         |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                        |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                             |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                      |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 8  | PORCH RAILINGS:           | GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                          |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |
| 10 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |



SIDE ELEVATION  
1/4" = 1'-0"



NOTE:  
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SIDE ELEVATION OF BUILDINGS  
E, L, M AND N

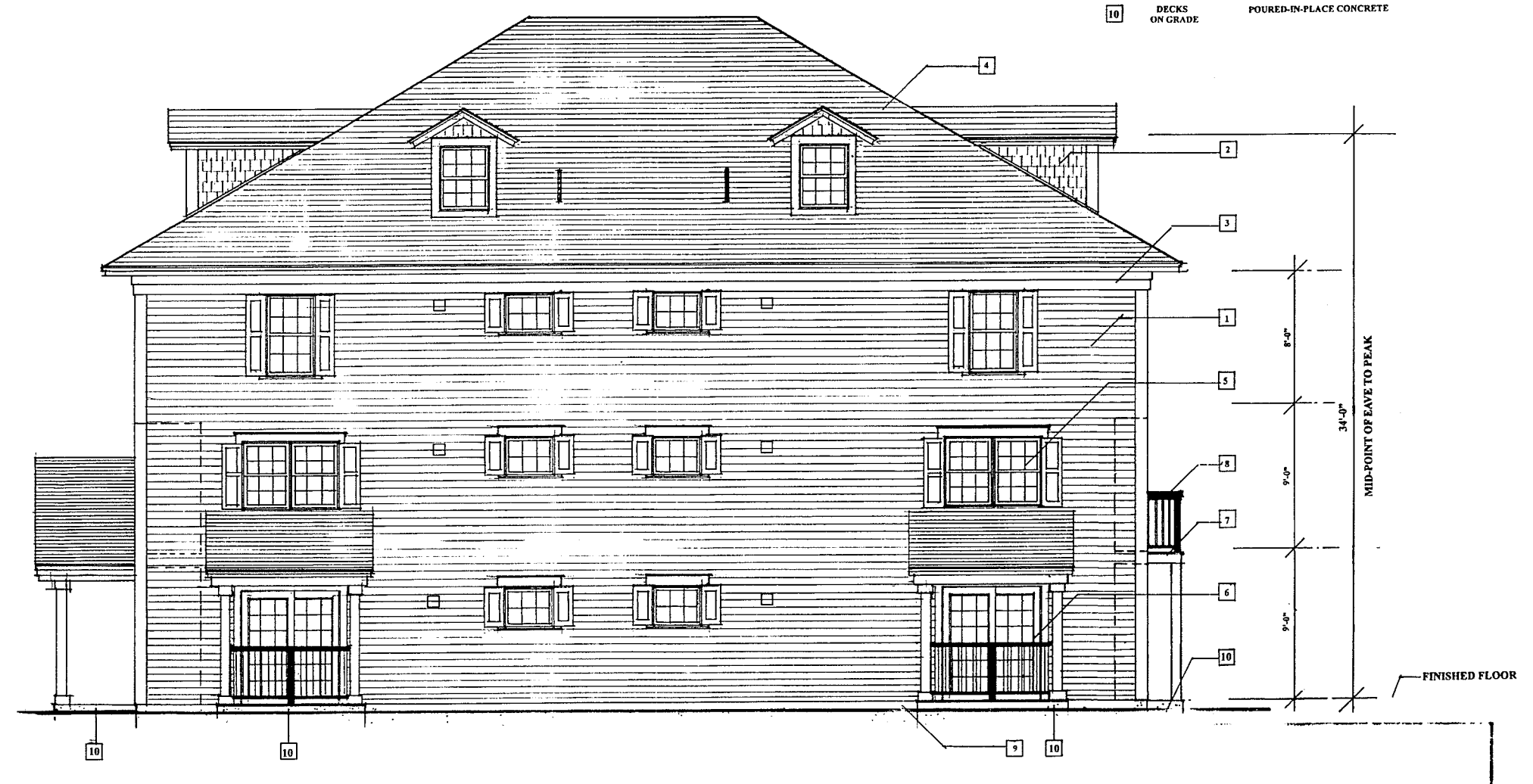


GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

FEBRUARY 16, 2015

DESCRIPTION OF EXTERIOR MATERIALS

- 1 SIDING TYPE - 1 VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 2 SIDING TYPE - 2 VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 3 STANDING AND RUNNING TRIM TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:  
WINDOW TRIM: 1 X 4 DOOR TRIM: 1 X 4  
CORNER TRIM: 1 X 8 FRIEZE TRIM: 1 X 10
- 4 ROOFING: ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.
- 5 WINDOWS: EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.
- 6 EXTERIOR DOORS: INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.
- 7 DECKING: DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.
- 8 PORCH RAILINGS: GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.
- 9 FOUNDATIONS: POURED-IN-PLACE CONCRETE
- 10 DECKS ON GRADE POURED-IN-PLACE CONCRETE

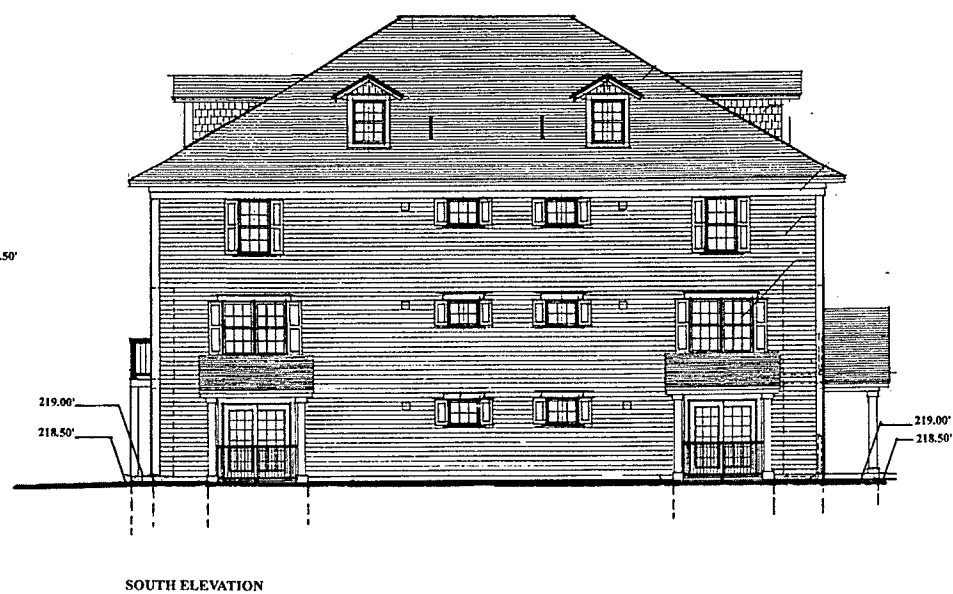
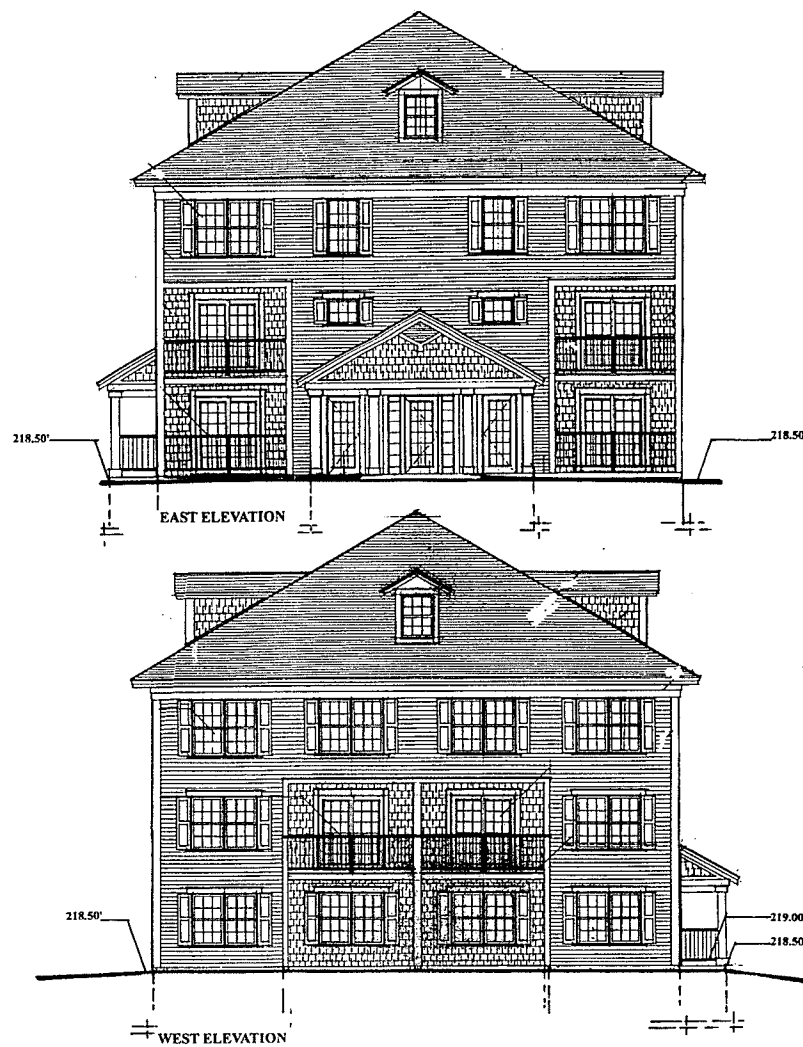
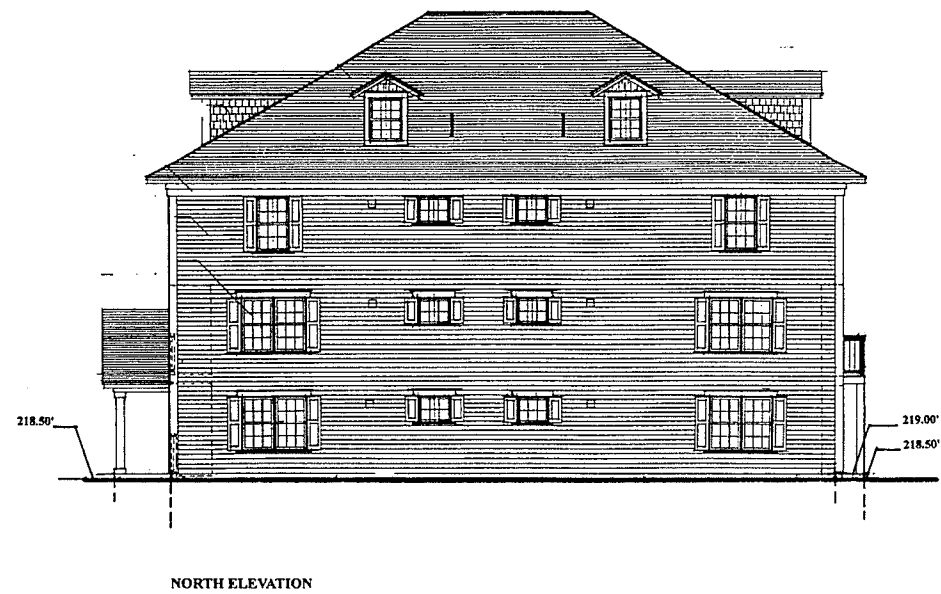


SIDE ELEVATION  
1/4" = 1'-0"

GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR CONSTRUCTION.







BUILDING E

FFE= 219.00'

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FINISHED GRADE ELEVATIONS  
FOR  
BUILDING E

MICHAEL DUGAN  
VERMONT ARCHITECT  
44 LAUREL STREET  
BURLINGTON, VT 05401  
TEL: 860.244.1111  
FAX: 860.244.1112

GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

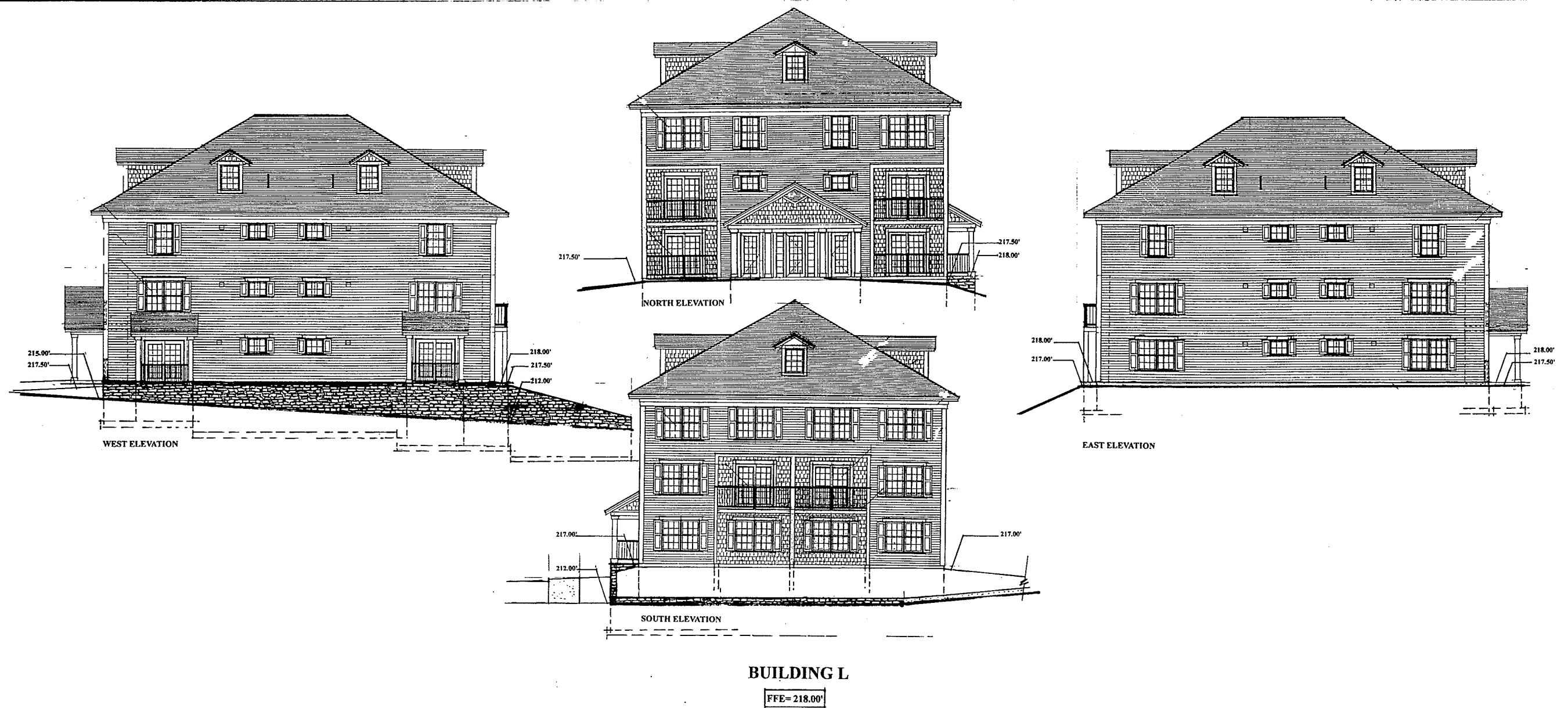
FEBRUARY 16, 2015

A-2.4

NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE





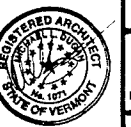


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FINISHED GRADE ELEVATIONS  
FOR  
BUILDING L

MICHAEL DUGAN  
ARCHITECT  
11 JAMES STREET  
BURLINGTON, VT 05401  
Tel: 802.249.1234  
Fax: 802.249.1235

GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

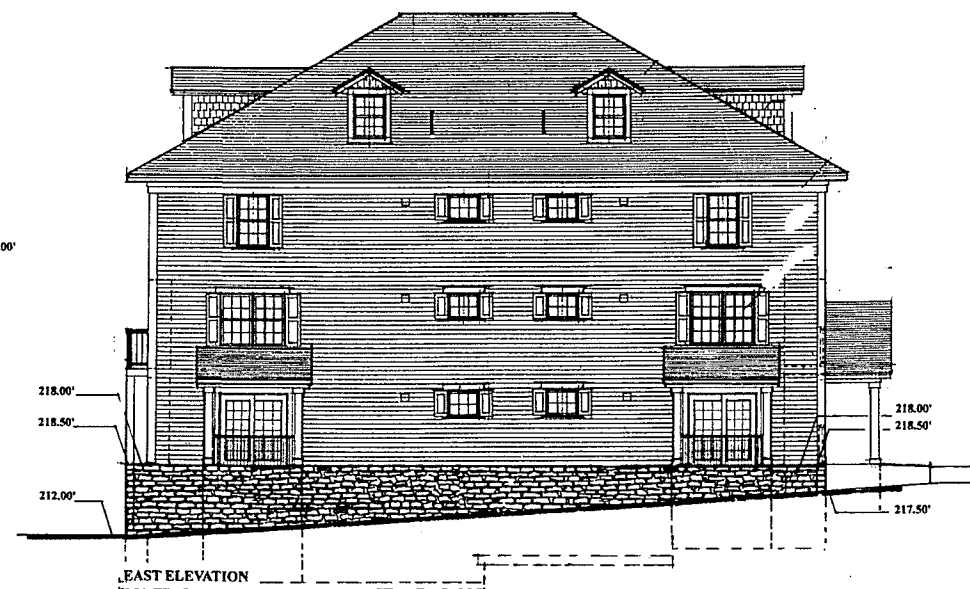
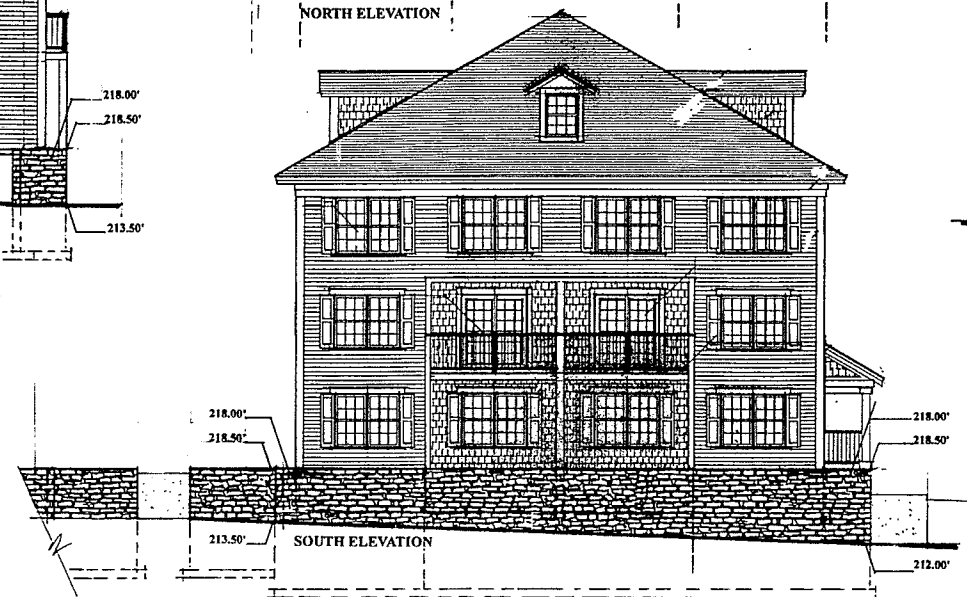
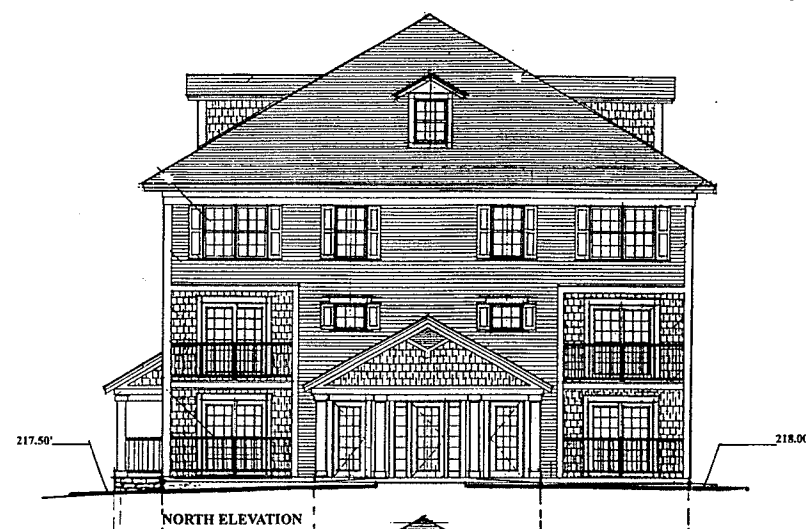
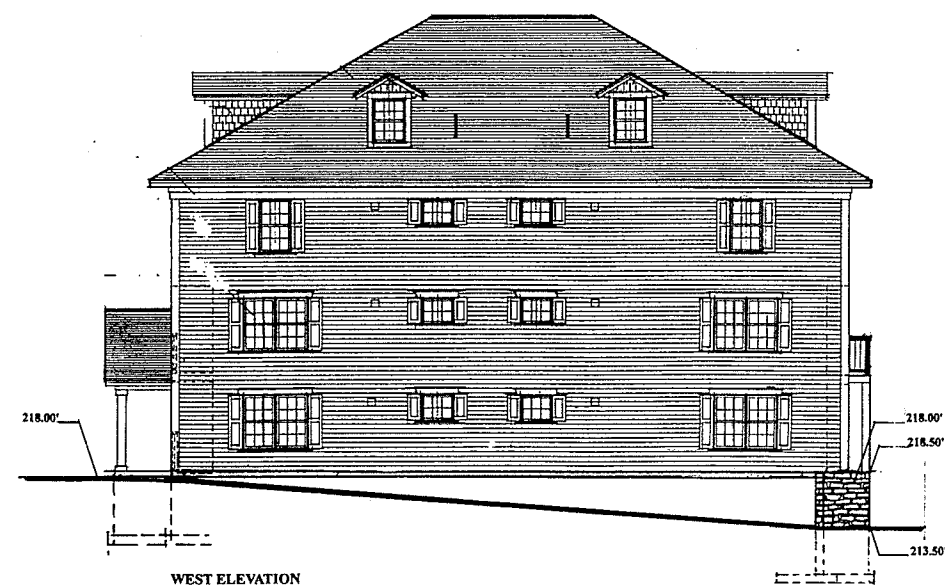


NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS  
ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

FEBRUARY 16, 2015

A-2.5





BUILDING M

FFE=218.50'

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS  
ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE



GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

FEBRUARY 16, 2015

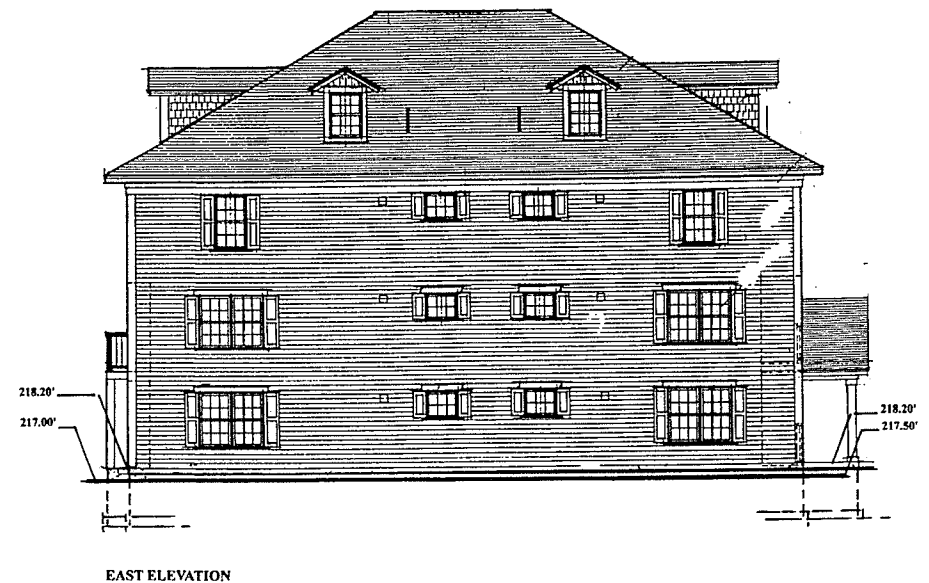
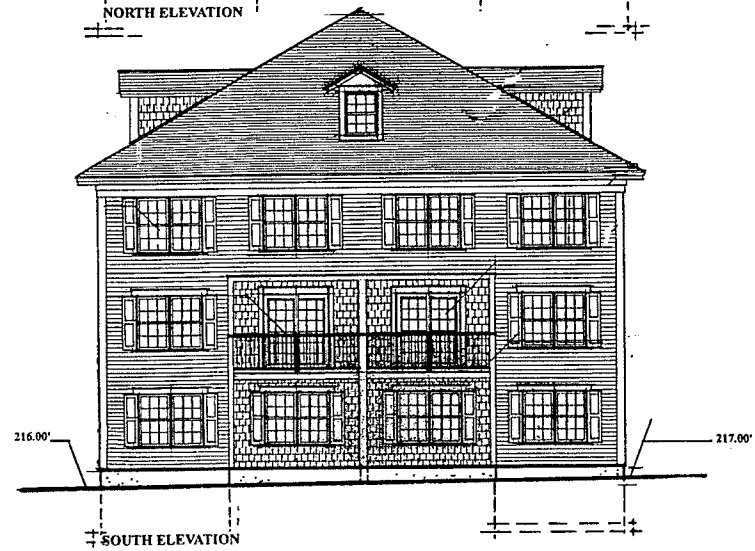
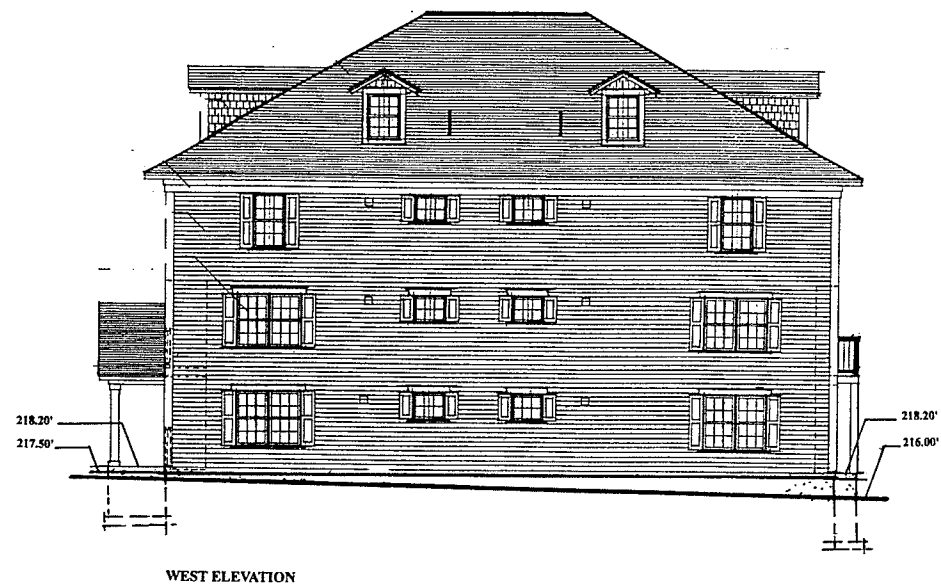
A-2.6



FINISHED GRADE ELEVATIONS  
FOR BUILDING M

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BUILDING N

FFE= 218.20'



NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

GARDEN STREET APARTMENTS  
6 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

MICHAEL DUGAN  
VERMONT REGISTERED ARCHITECT  
No. 1001  
1001 STATE STREET  
BURLINGTON, VT 05401  
TEL: 802.254.1111  
FAX: 802.254.1112

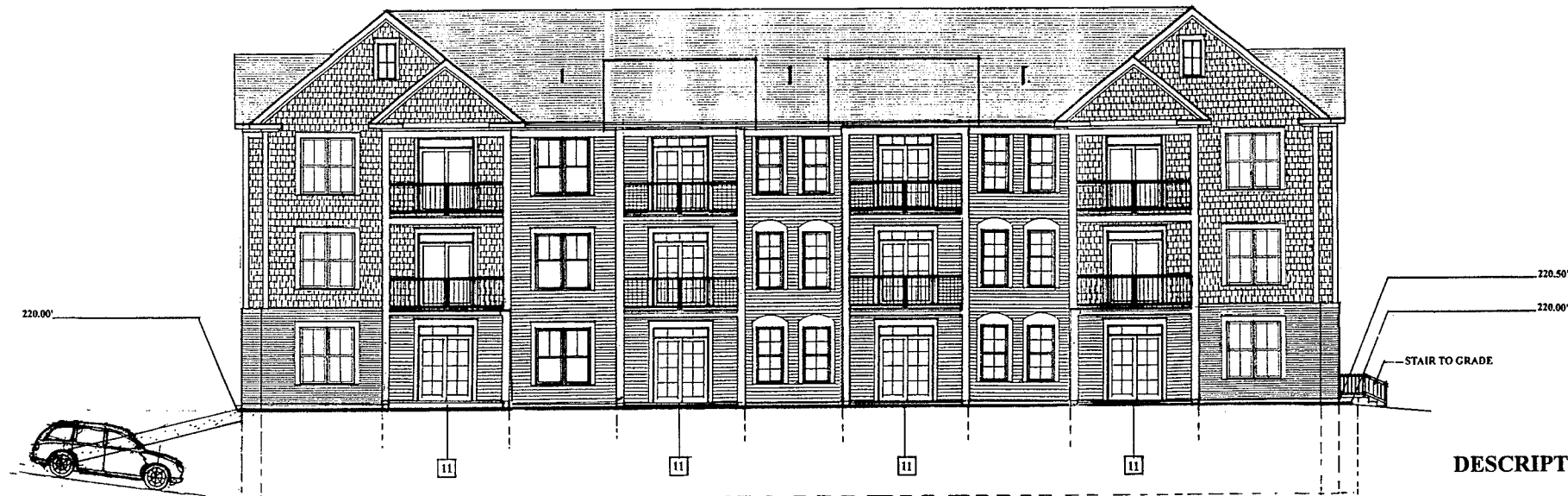
FINISHED GRADE ELEVATIONS  
FOR  
BUILDING N

CONFIRMATION  
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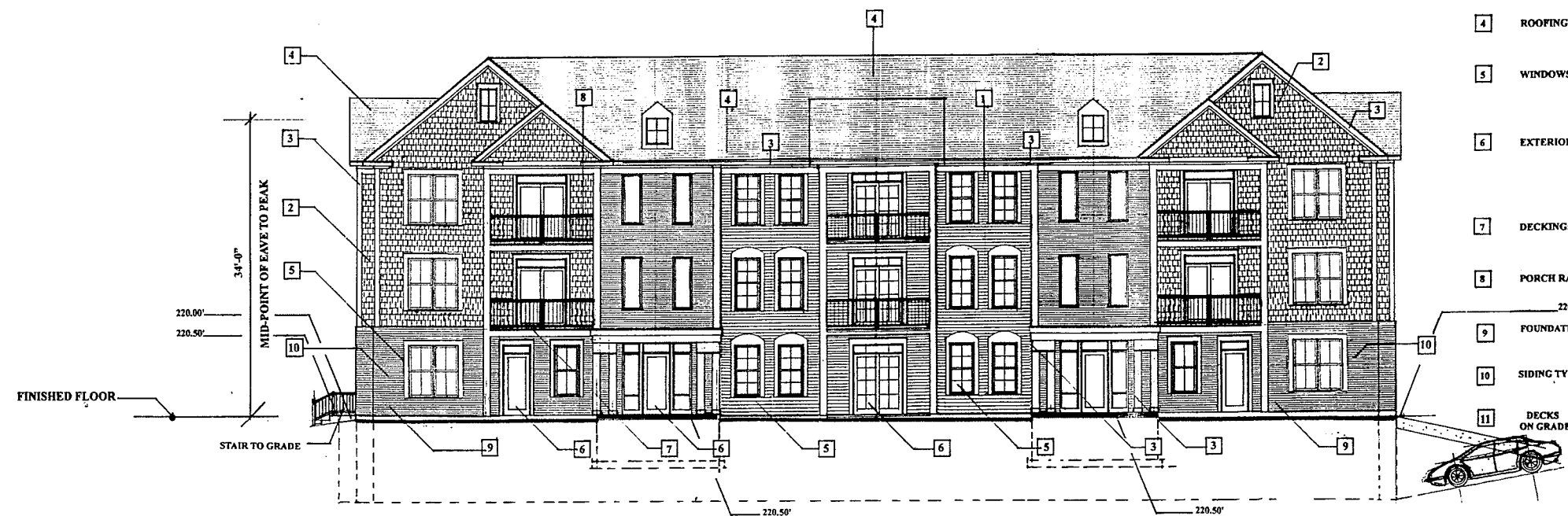
FEBRUARY 16, 2015

A-2.





**REAR ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"

**BUILDING K**

FFE= 220.50'

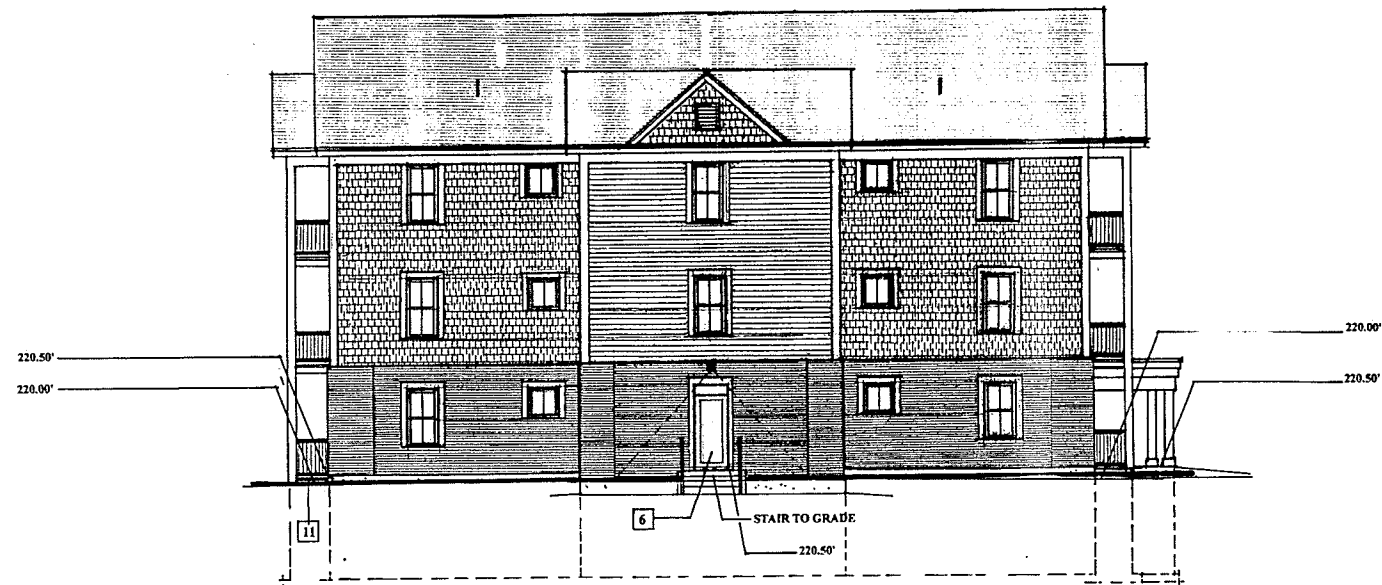
**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                            |
|----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                         |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                        |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                             |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                      |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 8  | PORCH RAILINGS:           | . GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                        |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND COLOR AS SELECTED BY ARCHITECT                                                                                                                                  |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |

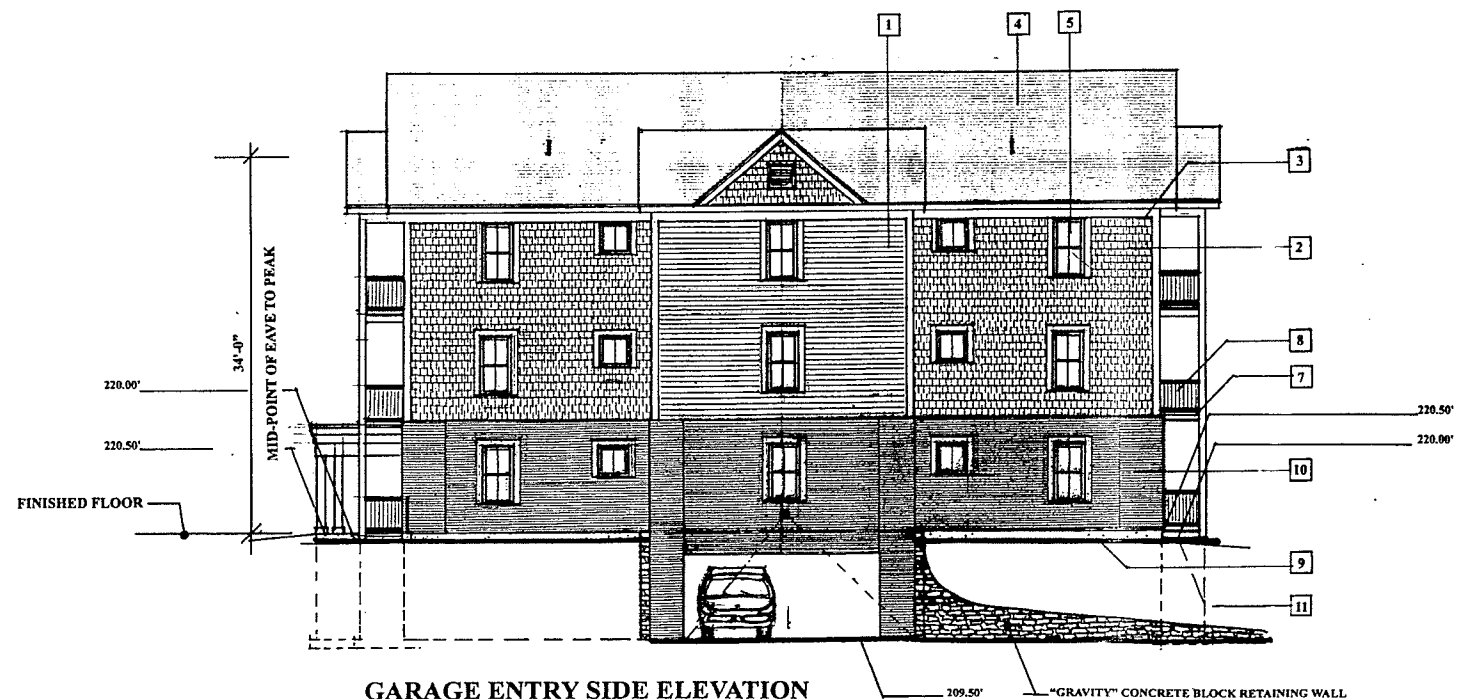


NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.





**ON-GRADE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"



**GARAGE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"

**BUILDING K**

FFE= 220.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                            |
|----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                         |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                        |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                             |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                      |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 8  | PORCH RAILINGS:           | GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                          |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |
| 10 | SIDING TYPE 3             | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR CONSTRUCTION.



GARAGE ENTRY ELEVATION OF  
BUILDING K  
ON-GRADE ENTRY ELEVATION OF  
BUILDING K



GARDEN STREET APARTMENTS  
21 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

FEBRUARY 16, 2015

**A-3.1**



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FRONT ELEVATION OF  
BUILDING I  
REAR ELEVATION OF  
BUILDING I

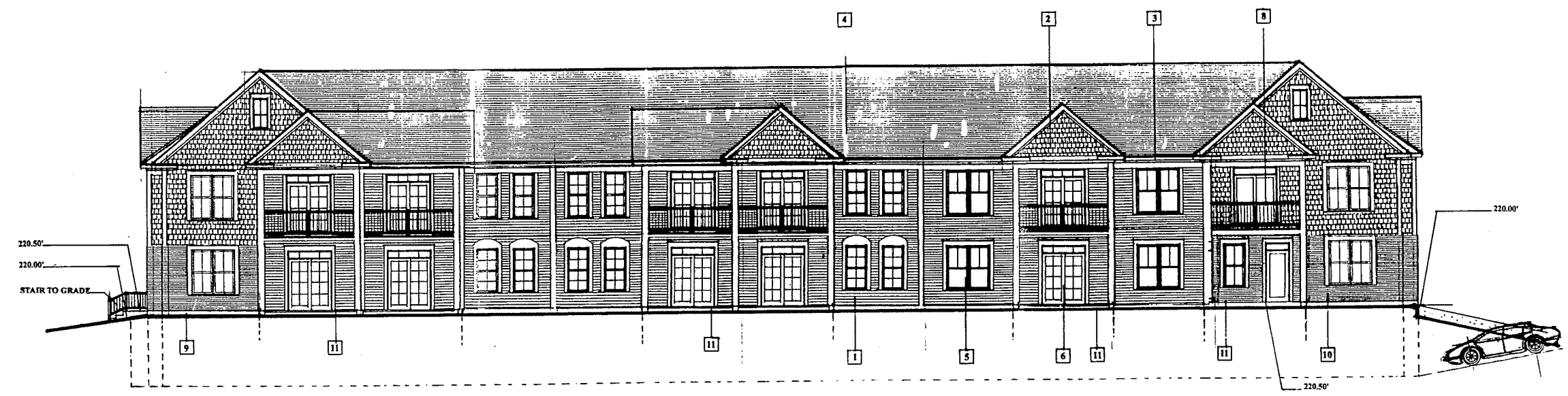
MICHAEL DUGAN  
ARCHITECT  
22 GARDEN STREET  
BURLINGTON, VT 05401  
TEL: 802-249-1111  
WWW.MDARCHITECT.COM

GARDEN STREET APARTMENTS  
22 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

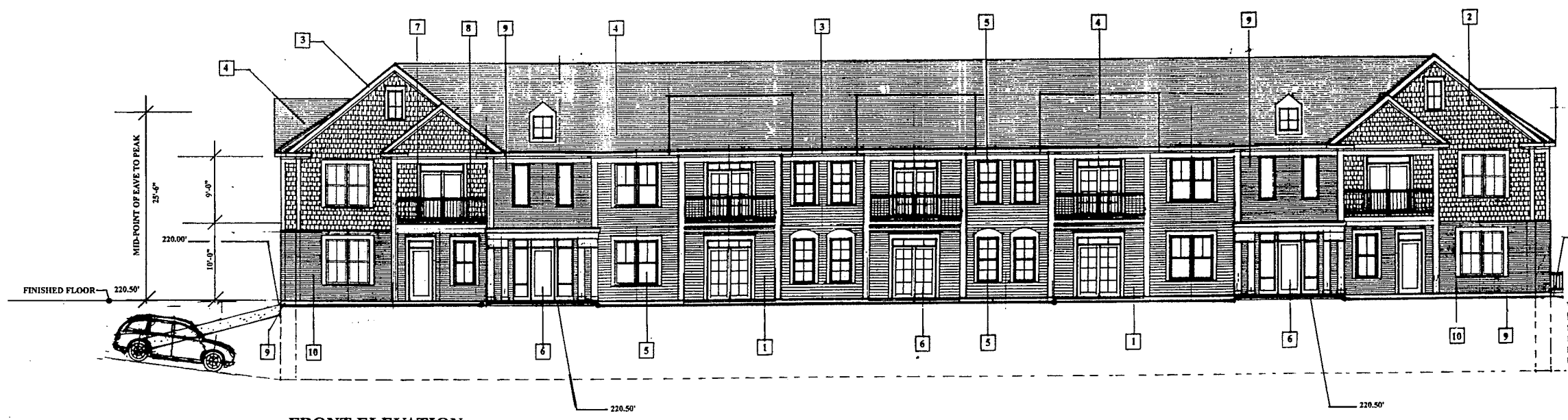


FEBRUARY 16, 2015

A-3A.



**REAR ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"

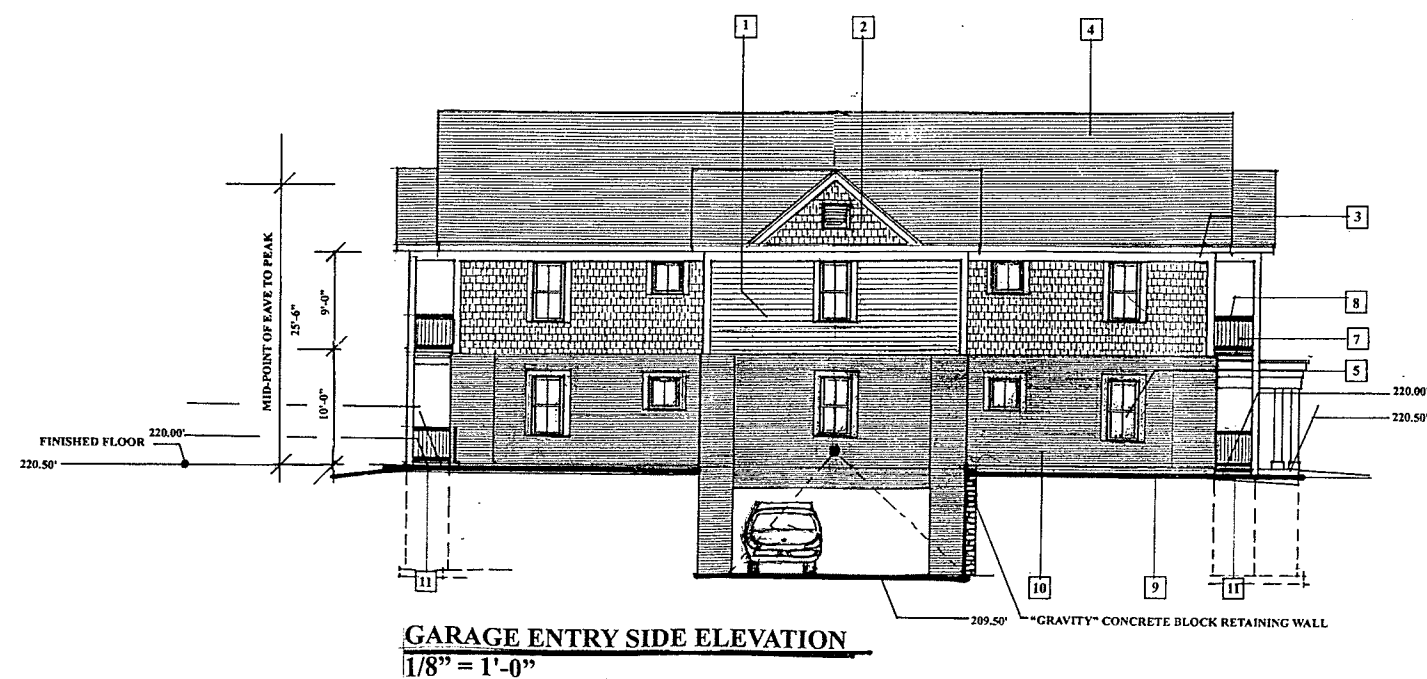
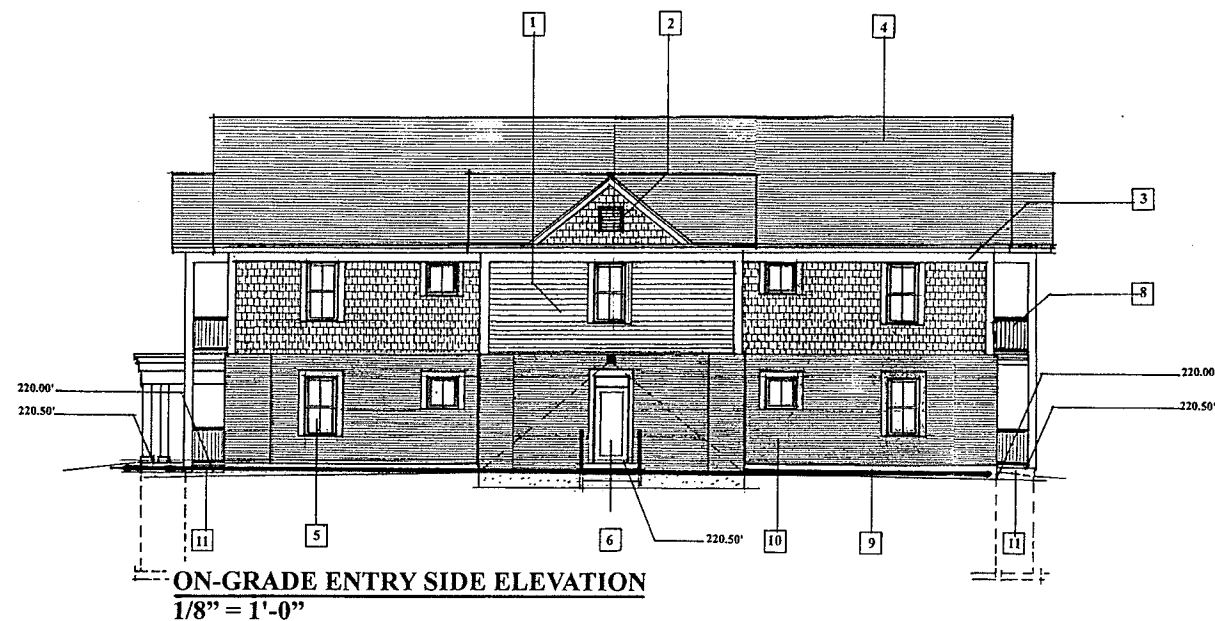
**BUILDING I**  
FFE= 220.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- 1 SIDING TYPE - 1 VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 1 SIDING TYPE - 2 VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 3 STANDING AND RUNNING TRIM TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:  
WINDOW TRIM: 1 X 4 DOOR TRIM: 1 X 4  
CORNER TRIM: 1 X 8 PRIZE TRIM: 1 X 10
- 4 ROOFING: ASPHALT 3-DIMENSIONAL STYLE SHINGLES (25 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.
- 5 WINDOWS: EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.
- 6 EXTERIOR DOORS: INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.39 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.
- 7 DECKING: DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.
- 8 PORCH RAILINGS: GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.
- 9 FOUNDATIONS: POURED-IN-PLACE CONCRETE
- 10 SIDING TYPE 3: BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.
- 11 DECKS ON GRADE: POURED-IN-PLACE CONCRETE

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSION ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR CONSTRUCTION.





#### DESCRIPTION OF EXTERIOR MATERIALS

- |    |                           |                                                                                                                                                                                           |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        |
| 2  | SIDING TYPE - 2           | VINYL SHINGLE SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                    |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>PIECES TRIM: 1 X 8 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                            |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                              |
| 8  | PORCH RAILINGS:           | GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                         |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                               |
| 11 | DECKS ON GRADE:           | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |

**BUILDING I**

FFE= 220.50'



NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSION ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

GARAGE ENTRY ELEVATION OF  
BUILDING I  
ON-GRADE ELEVATION OF

**MICHAEL DUGAN**  
REGISTERED ARCHITECT  
STATE OF VERMONT  
44 JAMES STREET  
BURLINGTON, VT 05401  
TEL: 860-249-1111  
FAX: 860-249-1112

GARDEN STREET APARTMENTS  
22 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

FEBRUARY 16, 2015

**A-3A.**



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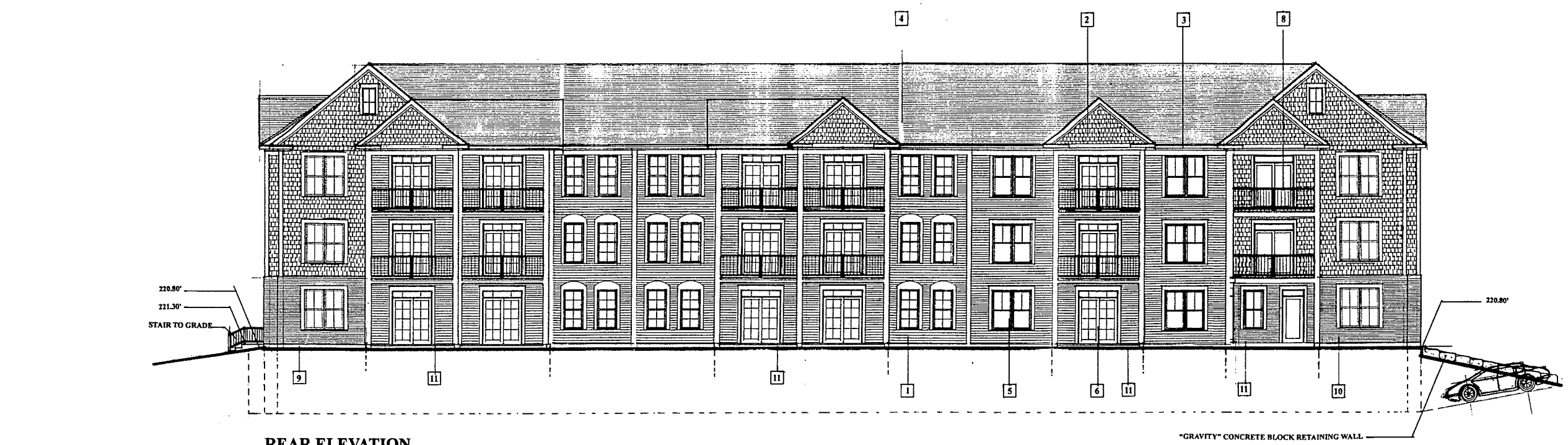
FRONT ELEVATION OF  
BUILDING J  
REAR ELEVATION OF  
BUILDING J



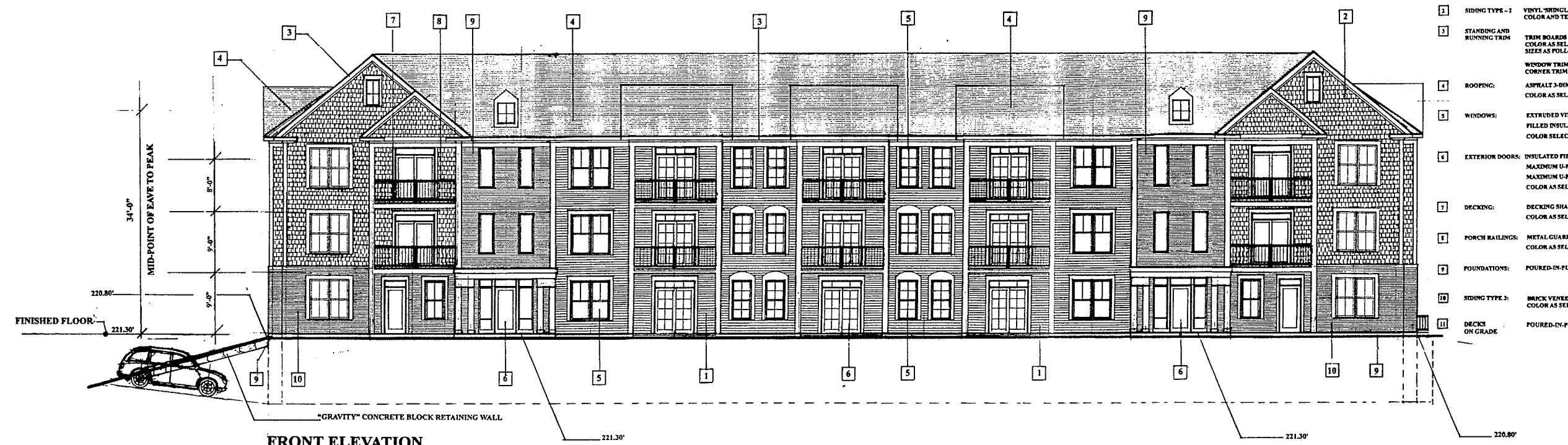
GARDEN STREET APARTMENTS  
33 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

FEBRUARY 16, 2015

A-4.0



REAR ELEVATION  
1/8" = 1'-0"



FRONT ELEVATION  
1/8" = 1'-0"

BUILDING J  
FFE= 221.30'

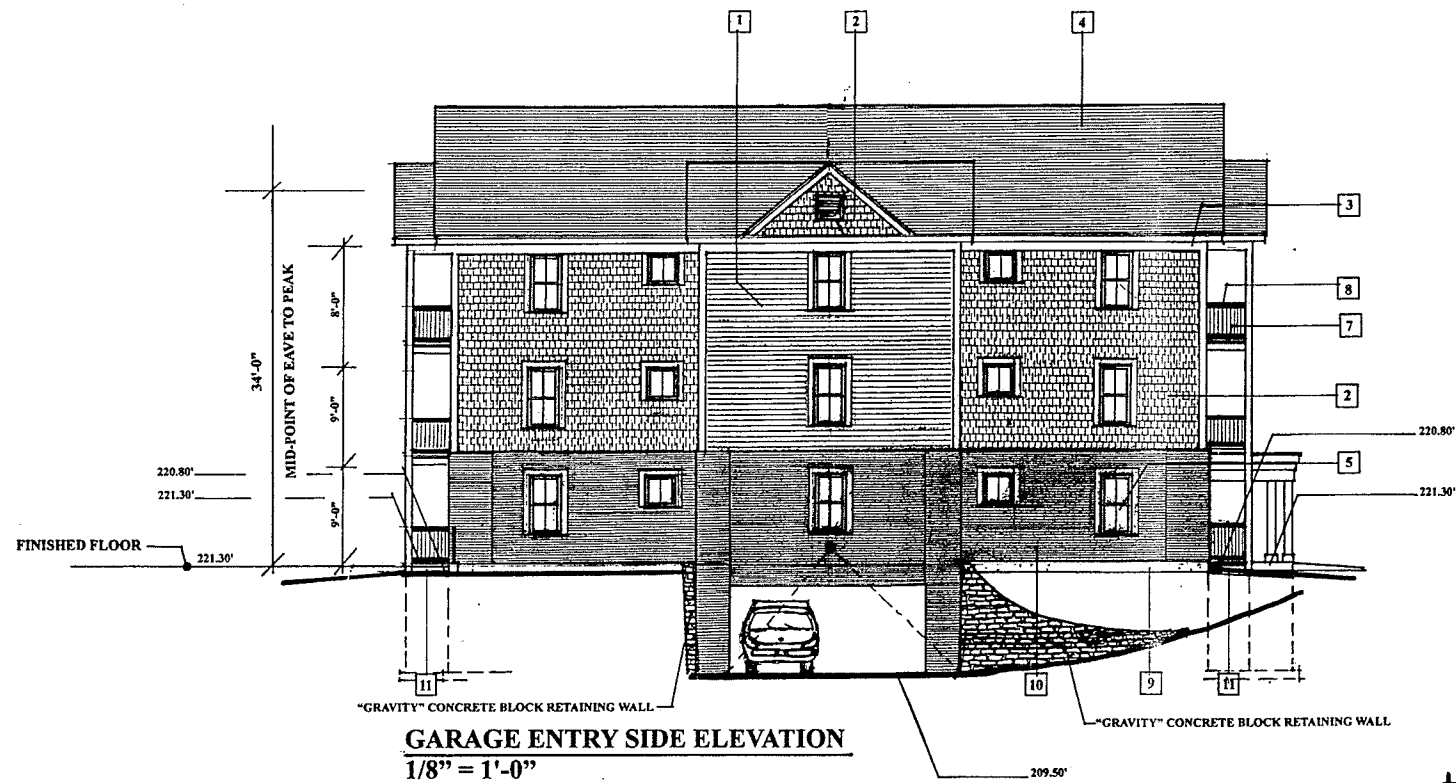
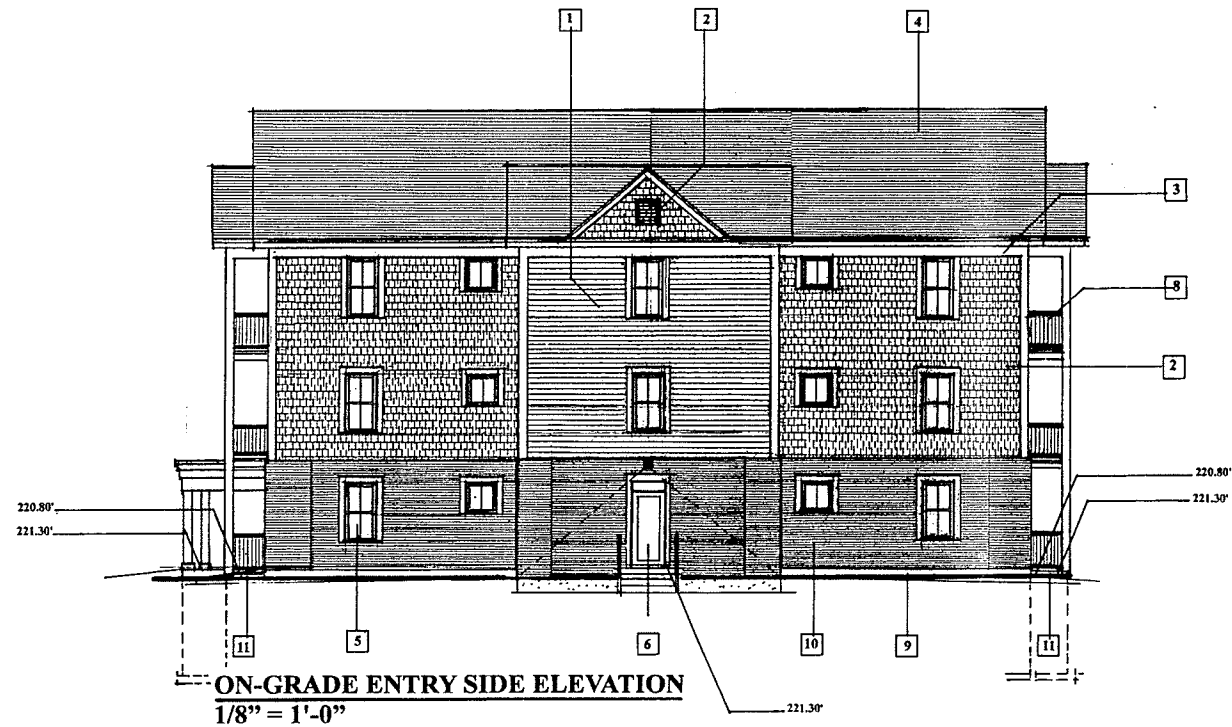
DESCRIPTION OF EXTERIOR MATERIALS

- |    |                           |                                                                                                                                                                                           |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        |
| 2  | SIDING TYPE - 2           | VINYL SHINGLE SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                    |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>PIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                            |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                              |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                   |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND COLOR AS SELECTED BY ARCHITECT                                                                                                                                 |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR CONSTRUCTION.







#### DESCRIPTION OF EXTERIOR MATERIALS

- |    |                           |                                                                                                                                                                                           |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        |
| 2  | SIDING TYPE - 2           | VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                  |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 4<br>DOOR TRIM: 1 X 4<br>PIZZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.33. COLOR SELECTED BY ARCHITECT.                                                            |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.33 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                              |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                   |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                               |
| 11 | DECKS ON GRADE            | "POURED-IN-PLACE CONCRETE"                                                                                                                                                                |

BUILDING J

FFE= 221.30'



NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

FEBRUARY 16, 2015

A-4.1

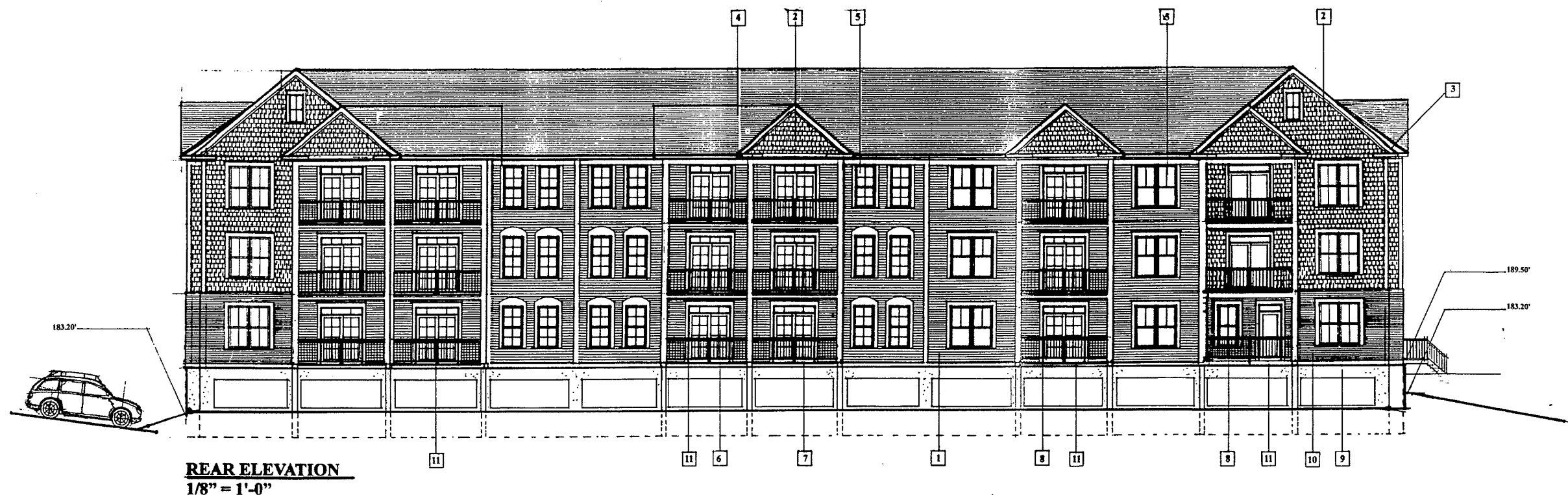
GARAGE ENTRY ELEVATION OF  
BUILDING J  
ON-GRADE ELEVATION OF

MICHAEL L. DUGAN  
VERMONT ARCHITECT  
33 GARDEN STREET  
BURLINGTON, VT 05401  
(802) 253-1111  
www.michaeldugan.com

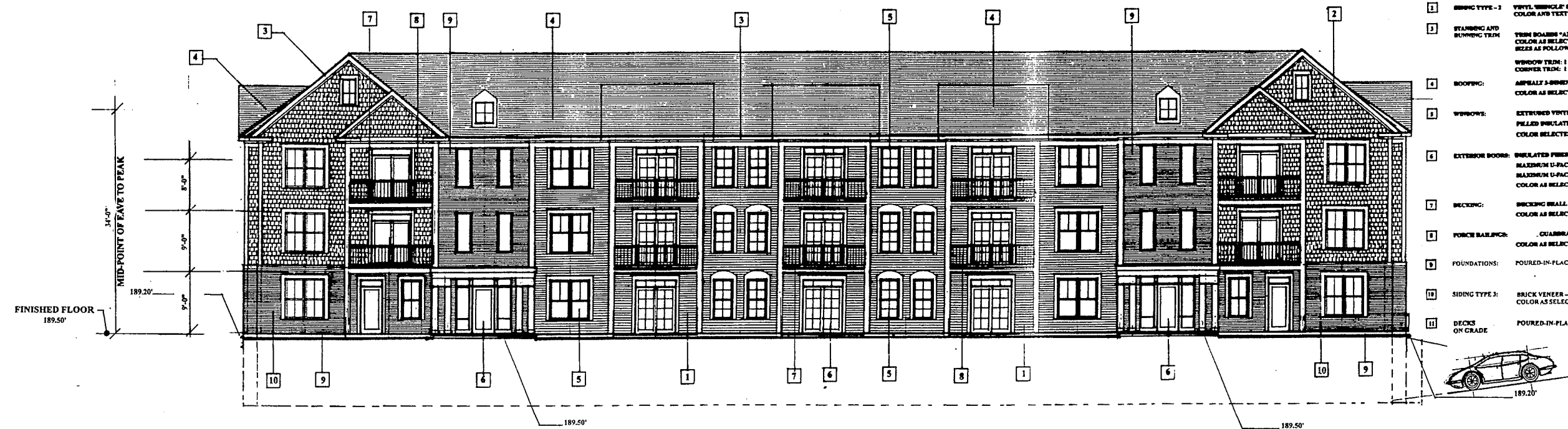
GARDEN STREET APARTMENTS  
33 UNIT BUILDING  
GARDEN STREET  
BURLINGTON VERMONT

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**REAR ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"

**DESCRIPTION OF EXTERIOR MATERIALS**

- 1 SIDING TYPE - 1 VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 2 SIDING TYPE - 2 VINYL SHINGLE SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.
- 3 STANDING AND RUNNING TRIM TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT.
- 4 ROOFING: WINDOW TRIM: 1 X 4 BOOM TRIM: 1 X 4  
CORNER TRIM: 1 X 4 FREEZE TRIM: 1 X 18  
APPLY 3-DIMENSIONAL STYLE BRICKGLAZ (25 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.
- 5 WINDOWS: EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.
- 6 EXTERIOR DOORS: INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.
- 7 SICKING: SICKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.
- 8 PORCH RAILING: CHAINLINK SYSTEM. COLOR AS SELECTED BY ARCHITECT.
- 9 FOUNDATIONS: POURED-IN-PLACE CONCRETE
- 10 SIDING TYPE 3: BRICK VENEER - COMMON BOND COLOR AS SELECTED BY ARCHITECT
- 11 DECKS ON GRADE POURED-IN-PLACE CONCRETE

BUILDING S

FFE= 189.50'

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FRONT ELEVATION  
 REAR ELEVATION  
 OF  
 BUILDING S

MICHAEL DUGAN  
 ARCHITECT  
 100 N. BURLINGTON STREET  
 BURLINGTON, VT 05401  
 TEL: 802.244.1111  
 FAX: 802.244.1112  
 WWW.MDLA.COM

GARDEN STREET APARTMENTS  
 33 UNIT BUILDING OPEN-AIR GARAGE  
 GARDEN STREET  
 BURLINGTON VERMONT

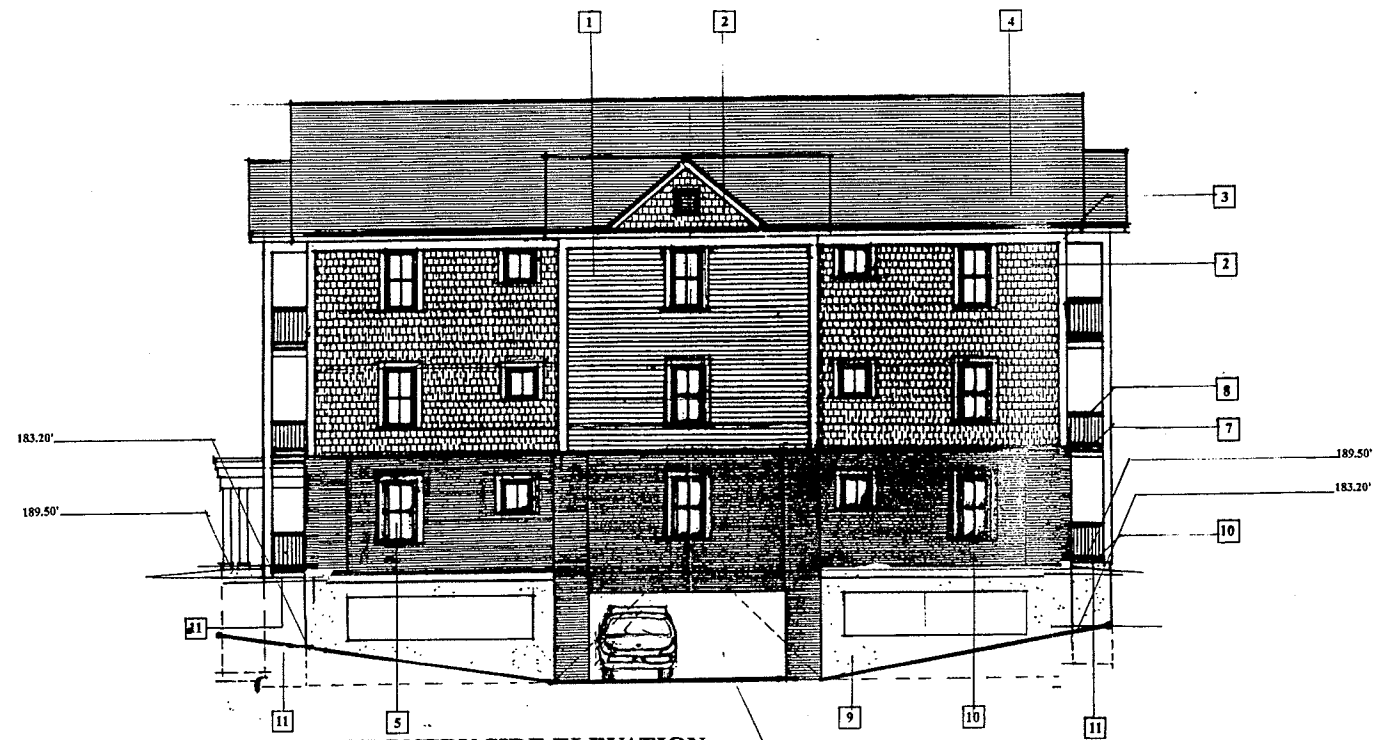


NOTE:  
 GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
 GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

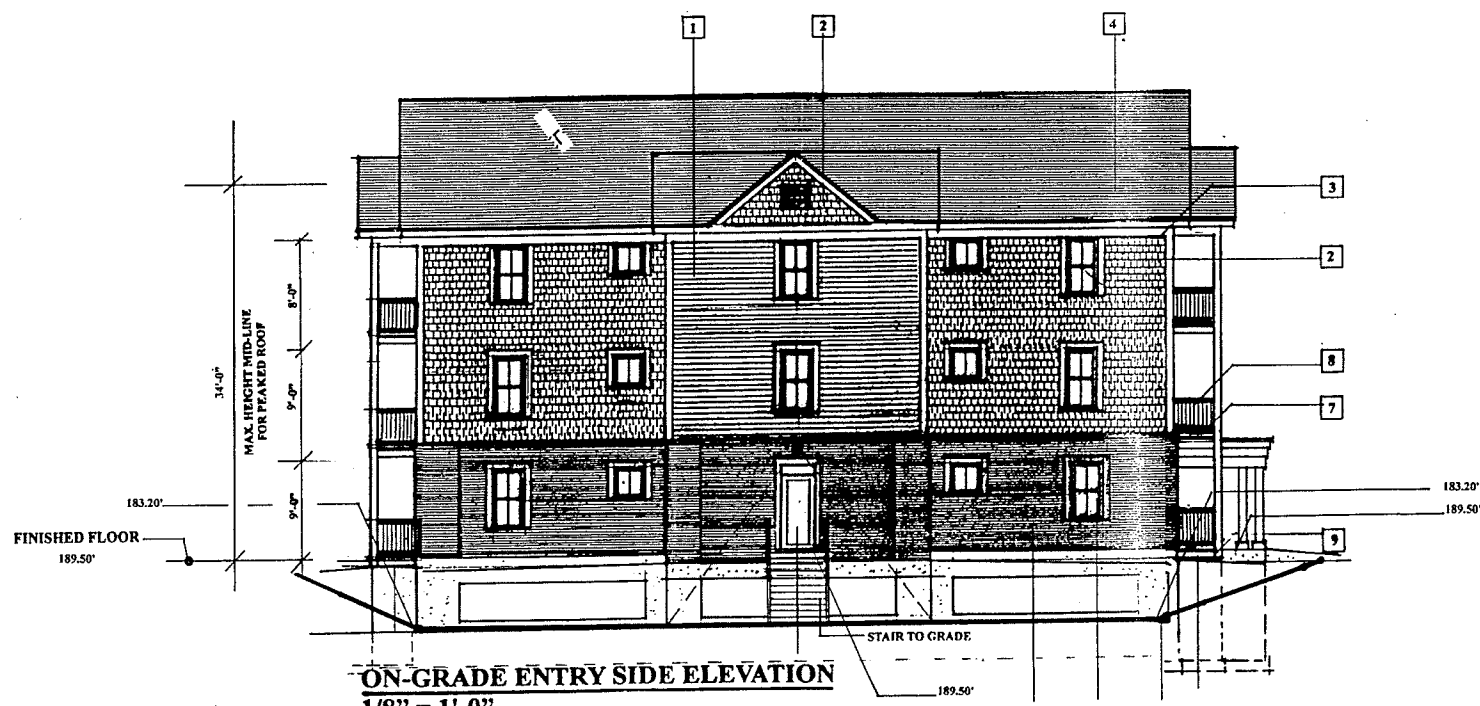
FEBRUARY 16, 2015

A-5.0





**GARAGE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"



**ON-GRADE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"

**BUILDING S**

FFE= 189.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                       |
|----|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                    |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                              |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AEEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT.                                                                                     |
|    |                           | SIZES AS FOLLOWS:                                                                                                                                                     |
|    |                           | WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 4<br>DOOR TRIM: 1 X 4<br>PIERCE TRIM: 1 X 10                                                                                   |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                   |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                        |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT. |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                          |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                              |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                           |
| 11 | DECKS ON GRADE:           | POURED-IN-PLACE CONCRETE.                                                                                                                                             |



**NOTE:**  
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**GARAGE ENTRY ELEVATION  
ON-GRADE ELEVATION  
OF  
BUILDING S**



**GARDEN STREET APARTMENTS  
33 UNIT BUILDING OPEN-AIR GARAGE  
GARDEN STREET  
BURLINGTON VERMONT**

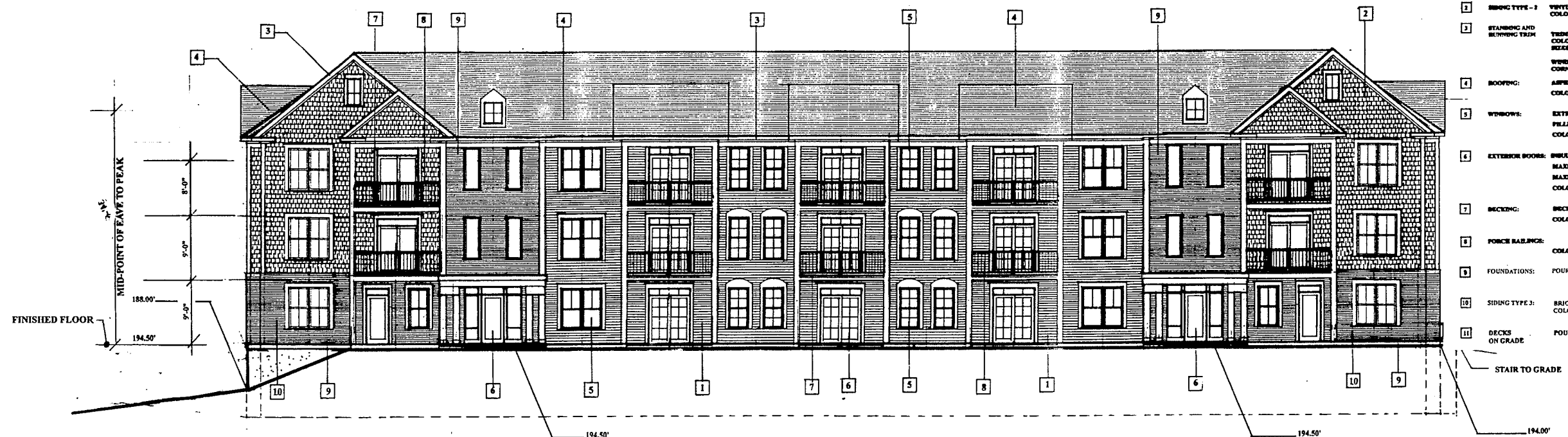
REV'D DECEMBER 4, 2014  
OCTOBER 8, 2014

**A-5.1**





**REAR ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"

BUILDING T

FFE= 194.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                          |
|----|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | ROOFING TYPE - 1          | VELUX LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                       |
| 2  | ROOFING TYPE - 2          | VELUX SHINGLE SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 4<br>DOOR TRIM: 1 X 4<br>PORCH TRIM: 1 X 4 |
| 4  | ROOFING                   | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                      |
| 5  | WINDOWS                   | EXTRUDED VINYL WINDOWS W/ LOW E COATED. ARGON FILLED INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                           |
| 6  | EXTERIOR DOORS            | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                    |
| 7  | BACKING                   | BACKING WALLS CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                             |
| 8  | PORCH RAILINGS            | QUARTZITE SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                        |
| 9  | FOUNDATIONS               | POURED-IN-PLACE CONCRETE                                                                                                                                                                 |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                              |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                 |

**NOTE:**

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GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

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FRONT ELEVATION  
REAR ELEVATION  
OF

MICHAEL DUGAN  
ARCHITECT

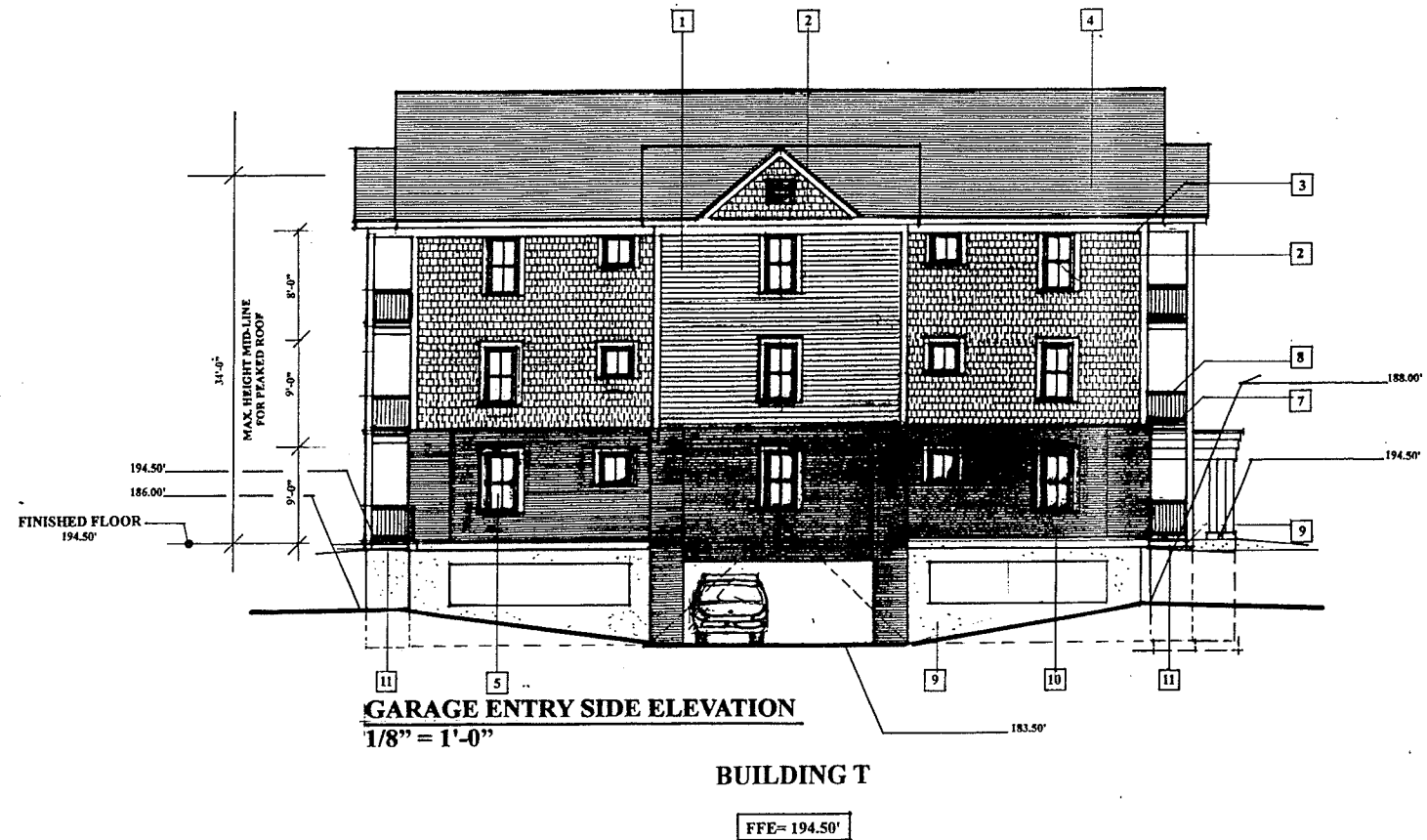
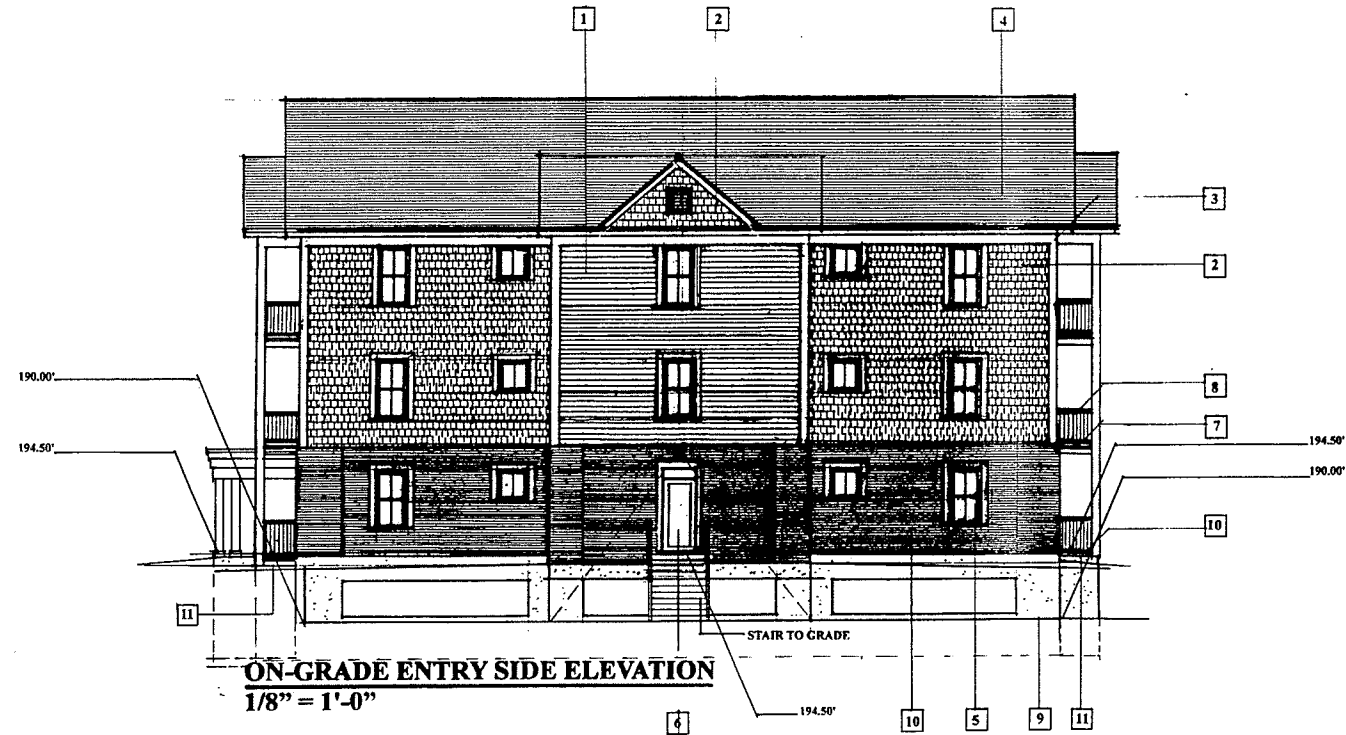
GARDEN STREET APARTMENTS  
33 UNIT BUILDING OPEN-AIR GARAGE  
GARDEN STREET  
BURLINGTON VERMONT



FEBRUARY 16, 2015

A-5.





#### DESCRIPTION OF EXTERIOR MATERIALS

- |    |                           |                                                                                                                                                                       |
|----|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                    |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                              |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT.                                                                                     |
|    |                           | SIZES AS FOLLOWS:                                                                                                                                                     |
|    | WINDOW TRIM: 1 X 4        | DOOR TRIM: 1 X 4                                                                                                                                                      |
|    | CORNER TRIM: 1 X 4        | FRIEZE TRIM: 1 X 10                                                                                                                                                   |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (25 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                   |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.33. COLOR SELECTED BY ARCHITECT.                                        |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT. |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                          |
| 8  | PORCH RAILINGS:           | GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                     |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE.                                                                                                                                             |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                           |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE.                                                                                                                                             |



NOTE:  
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GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

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GARAGE ENTRY ELEVATION OF  
BUILDING S & T  
ON-GRADE ENTRY ELEVATION OF

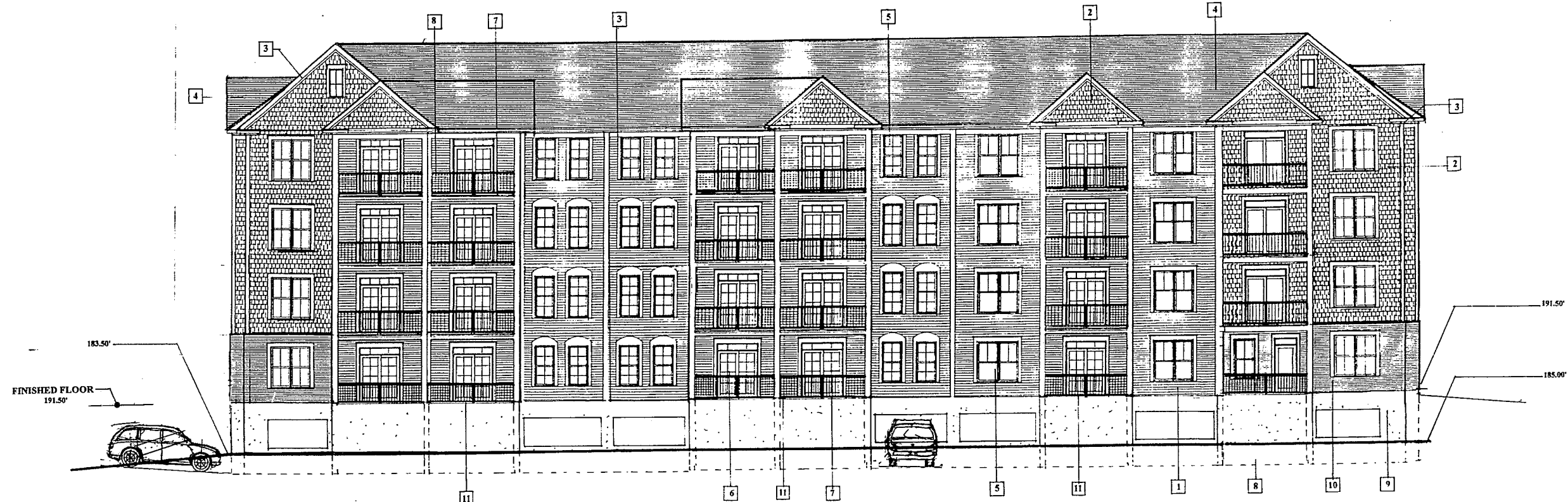
MICHAEL DUGAN  
ARCHITECT  
33 GARDEN STREET  
BURLINGTON, VT 05401  
(802) 249-1111

GARDEN STREET APARTMENTS  
33 UNIT BUILDING OPEN-AIR GARAGE  
BURLINGTON VERMONT  
GARDEN STREET

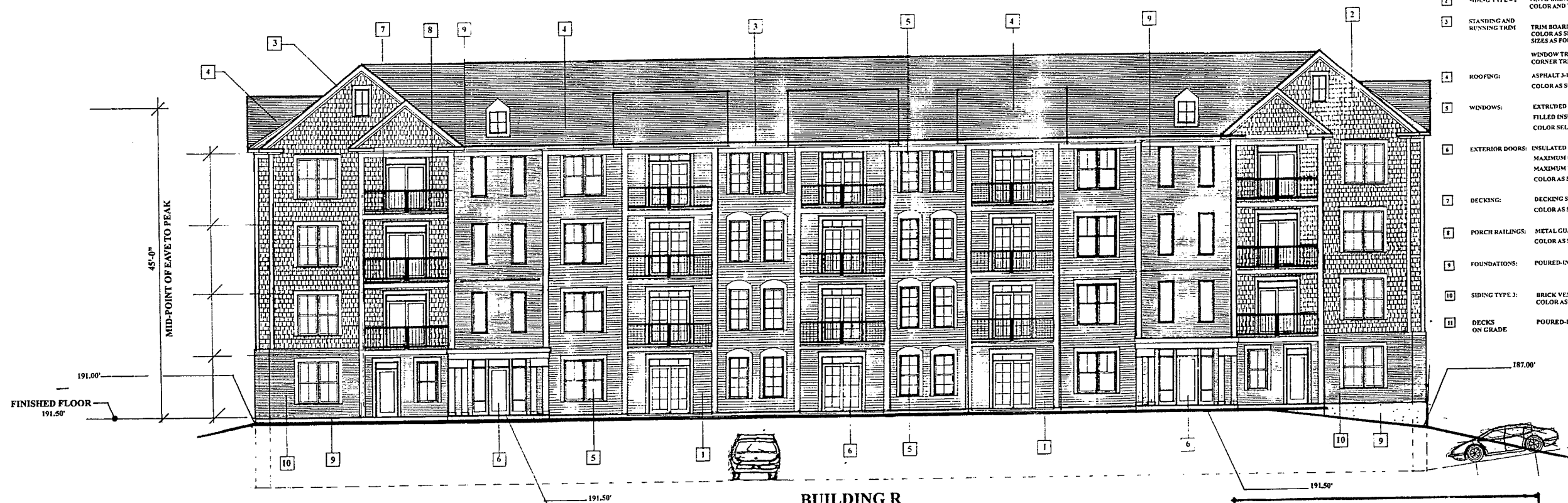
MAY 16, 2015

A-5.





**REAR ELEVATION**  
1/8" = 1'-0"



**FRONT ELEVATION**  
1/8" = 1'-0"

BUILDING R

FFE= 191.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                            |
|----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                         |
| 2  | SIDING TYPE - 2           | VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (25 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                        |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                             |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.35 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                      |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                    |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                |
| 11 | DECKS ON GRADE:           | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |

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FRONT ELEVATION OF  
BUILDING R

MICHAEL L. DUGAN  
ARCHITECT  
44 JANE STREET  
SUITE 200  
BURLINGTON, VT 05401  
(802) 540-1111  
www.mldugan.com

GARDEN STREET APARTMENTS  
44 UNIT BUILDING OPEN-AIR GARAGE  
GARDEN STREET

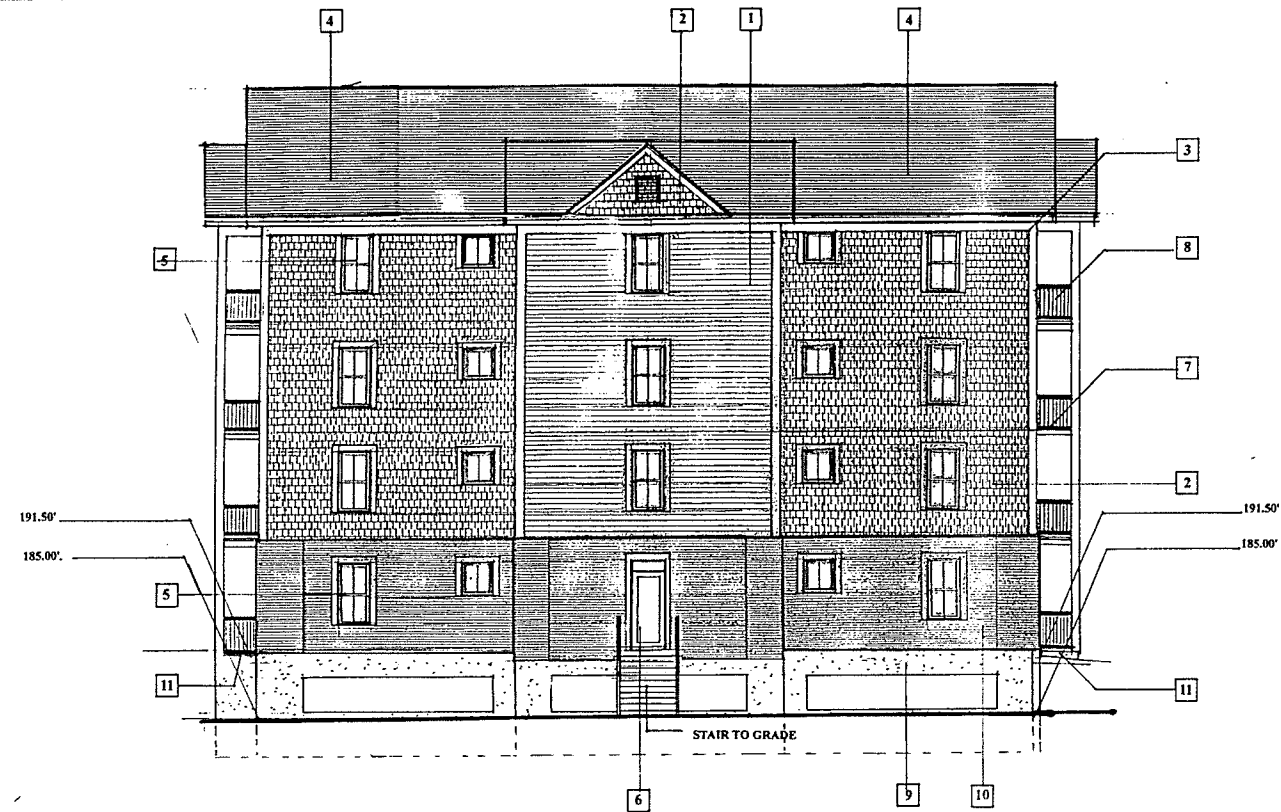


NOTE:  
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GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

FEBRUARY 16, 2011

A-6





**ON-GRADE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"



**GARAGE ENTRY SIDE ELEVATION**  
1/8" = 1'-0"

**BUILDING R**

FFE= 191.50'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                              |
|----|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                           |
| 2  | SIDING TYPE - 2           | VINYL 'SHINGLE' SIDING WITH 6 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                     |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS - "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                          |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                               |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                        |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                                 |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                      |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                     |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                  |
| 11 | DECKS ON GRADE            | POURED-IN-PLACE CONCRETE                                                                                                                                                                     |

NOTE:  
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GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

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**ON-GRADE ENTRY ELEVATION OF BUILDING R**

**MICHAEL L. DUGAN ARCHITECT**  
700 W. 10TH STREET, SUITE 200  
DENVER, CO 80202  
(303) 733-1111

**GARDEN STREET APARTMENTS**  
44 UNIT BUILDING OPEN-AIR GARAGE  
GARDEN STREET

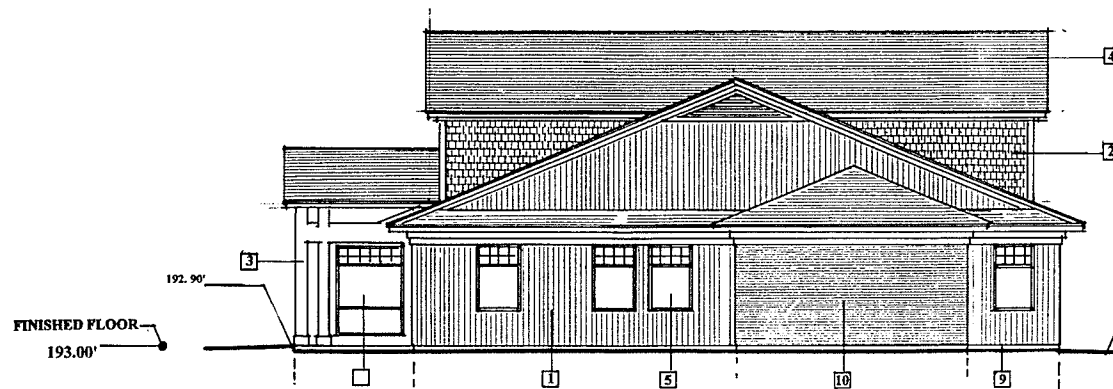
FEBRUARY 16, 2024

**A-6**

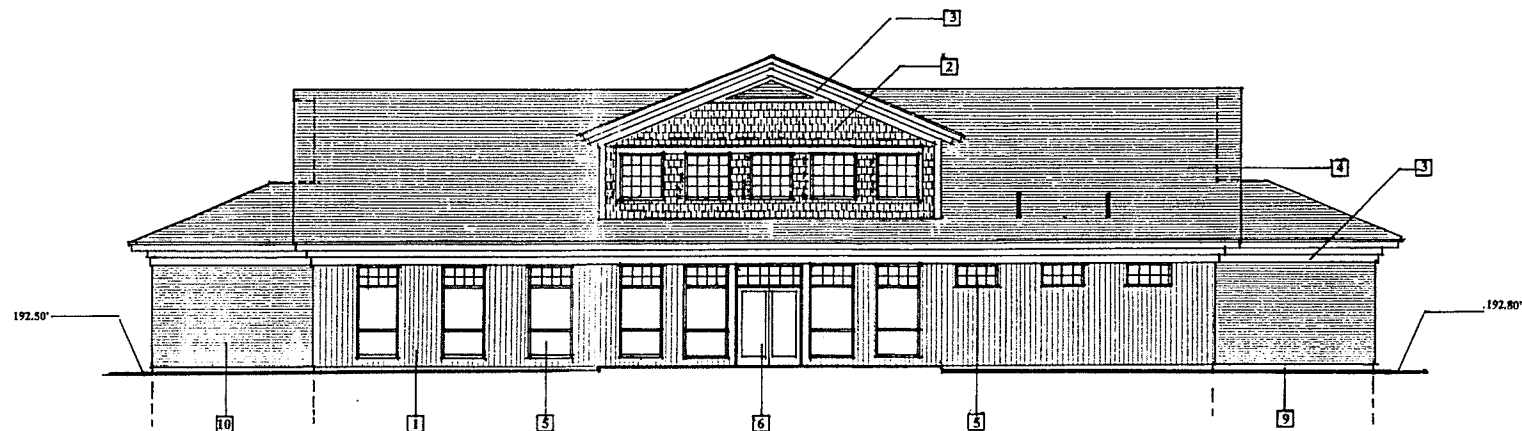


DESCRIPTION OF EXTERIOR MATERIALS

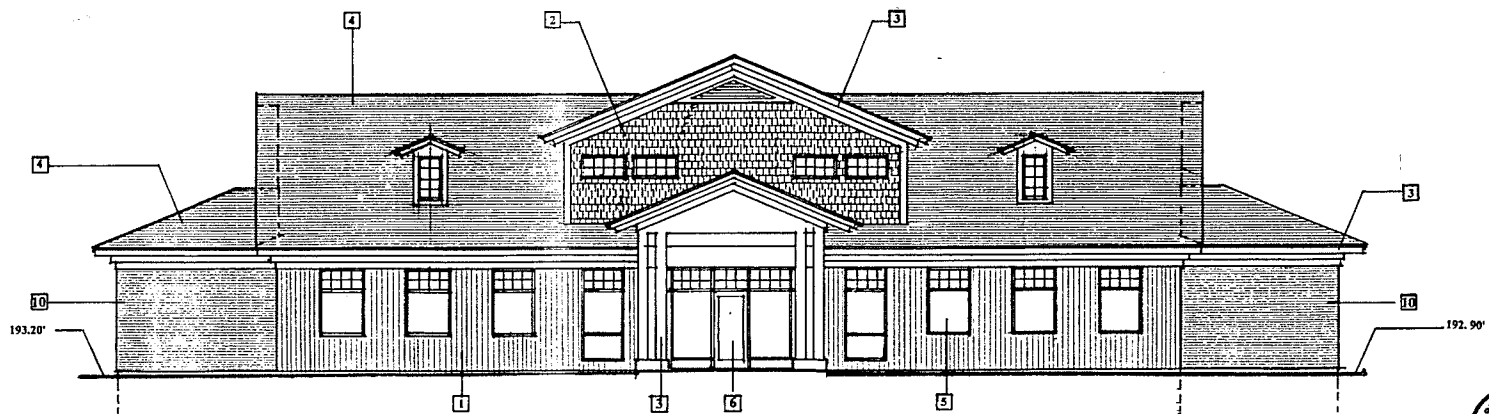
- |    |                           |                                                                                                                                                                                            |
|----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                         |
| 2  | SIDING TYPE - 2           | VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                   |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 4<br>DOOR TRIM: 1 X 4<br>FRIEZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                        |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.25. COLOR SELECTED BY ARCHITECT.                                                             |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.27 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.25 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                      |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                               |
| 8  | PORCH RAILINGS:           | GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                          |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                   |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                |



**SOUTH ELEVATION** NORTH ELEVATION SIM. BUT OPPOSITE  
1/8" = 1' - 0"



**EAST ELEVATION**  
1/8" = 1' - 0"



**WEST ELEVATION**  
1/8" = 1' - 0"

BUILDING U

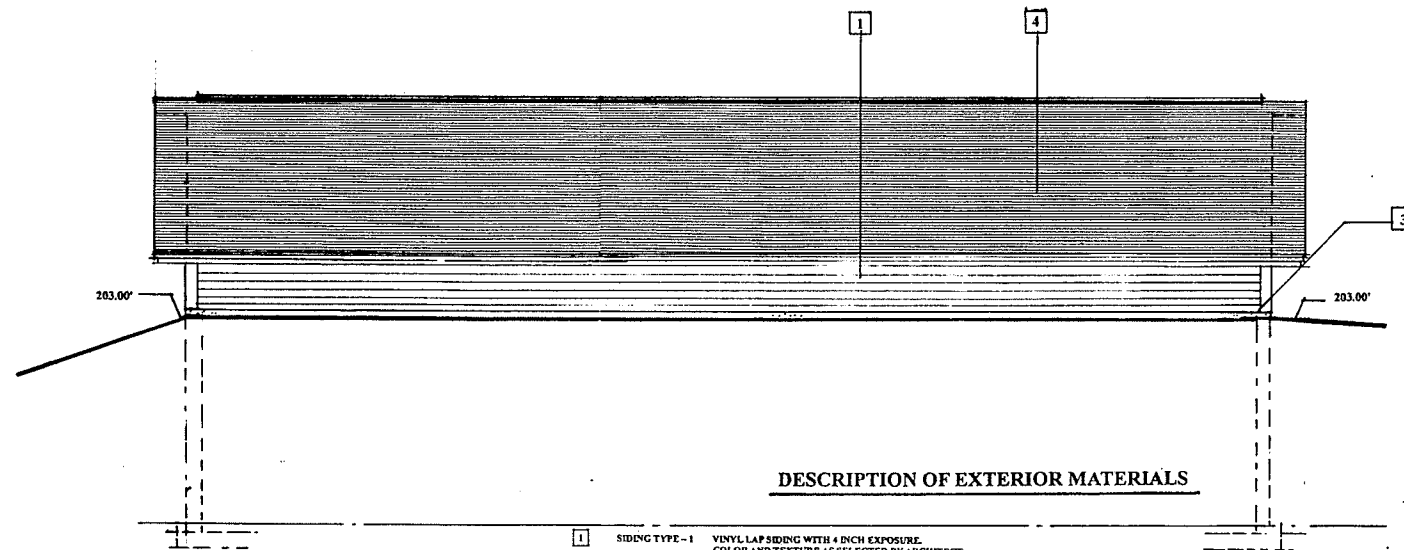
FFE= 193.00'

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.

GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.



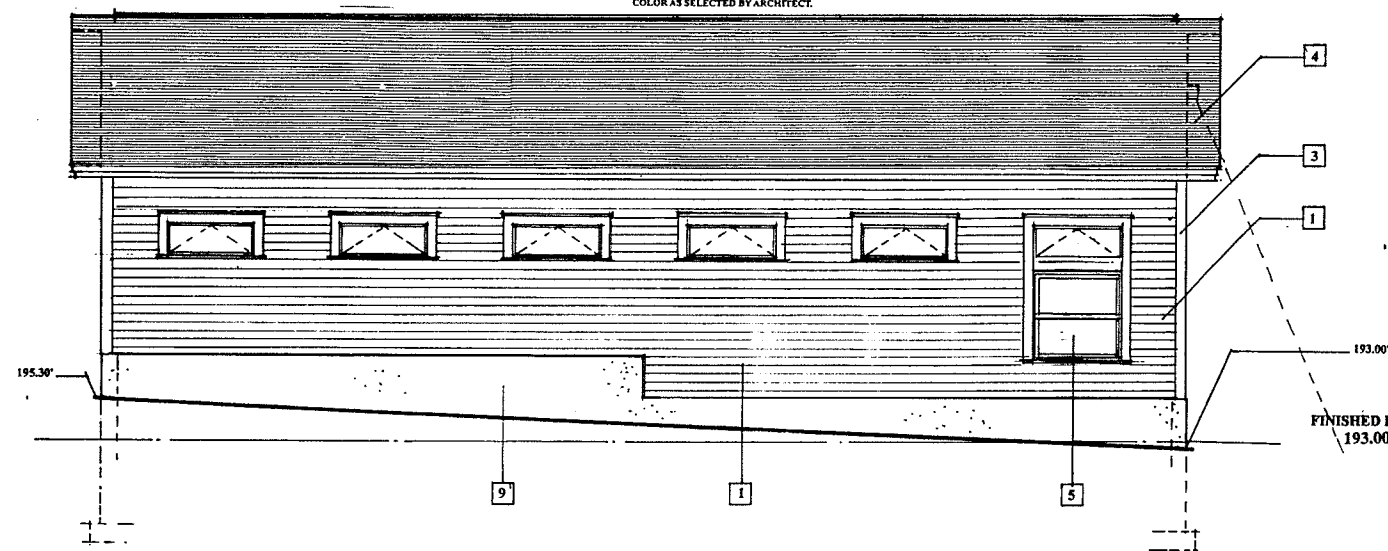




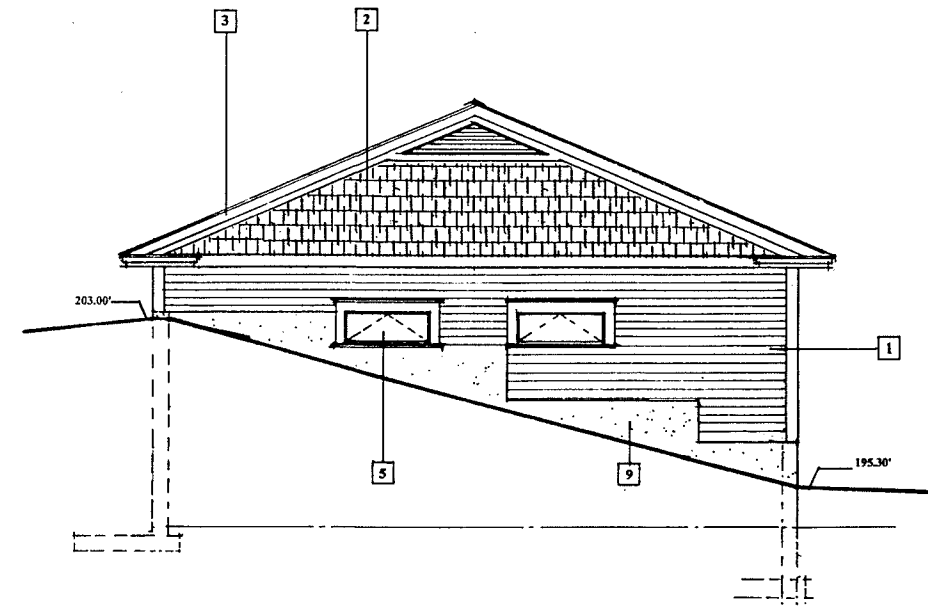
**WEST ELEVATION**  
1/4" = 1' - 0"

**DESCRIPTION OF EXTERIOR MATERIALS**

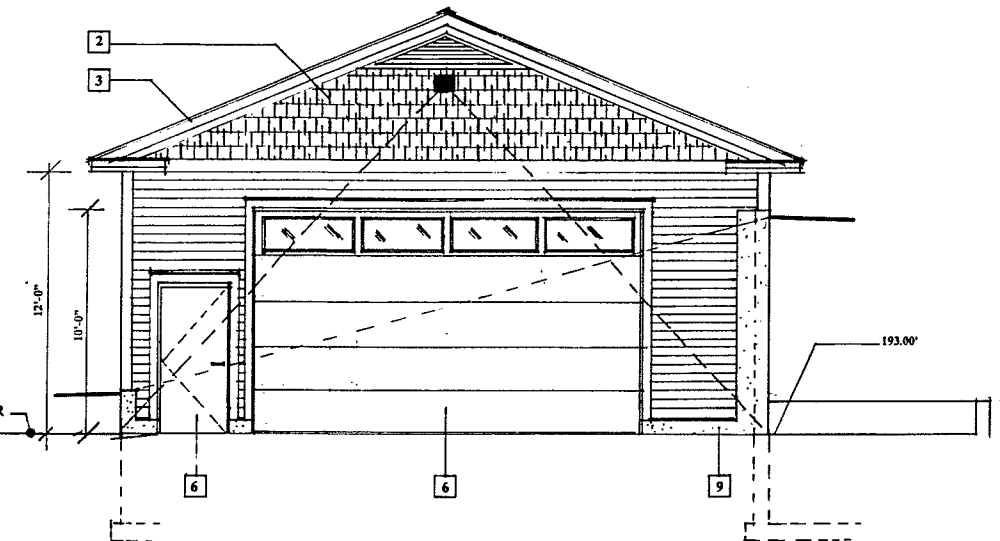
- |   |                           |                                                                                                                                                                                           |    |                 |                                                                              |
|---|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------|------------------------------------------------------------------------------|
| 1 | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        | 7  | DECKING:        | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT. |
| 2 | SIDING TYPE - 2           | VINYL "SHINGLE" SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                  | 8  | PORCH RAILINGS: | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                      |
| 3 | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 8<br>DOOR TRIM: 1 X 4<br>PIEZE TRIM: 1 X 10 | 9  | FOUNDATIONS:    | POURED-IN-PLACE CONCRETE                                                     |
| 4 | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       | 10 | SIDING TYPE 3:  | BRICK VENEER - COMMON BOND COLOR AS SELECTED BY ARCHITECT                    |
| 5 | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR SELECTED BY ARCHITECT.                                                            |    |                 |                                                                              |
| 6 | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |    |                 |                                                                              |



**EAST ELEVATION**  
1/4" = 1' - 0"



**SOUTH ELEVATION**  
1/4" = 1' - 0"



**NORTH ELEVATION**  
1/4" = 1' - 0"

**BUILDING G**

FFE= 193.00'



NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

CONSTRUCTION  
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**ELEVATIONS OF  
BUILDING Q**

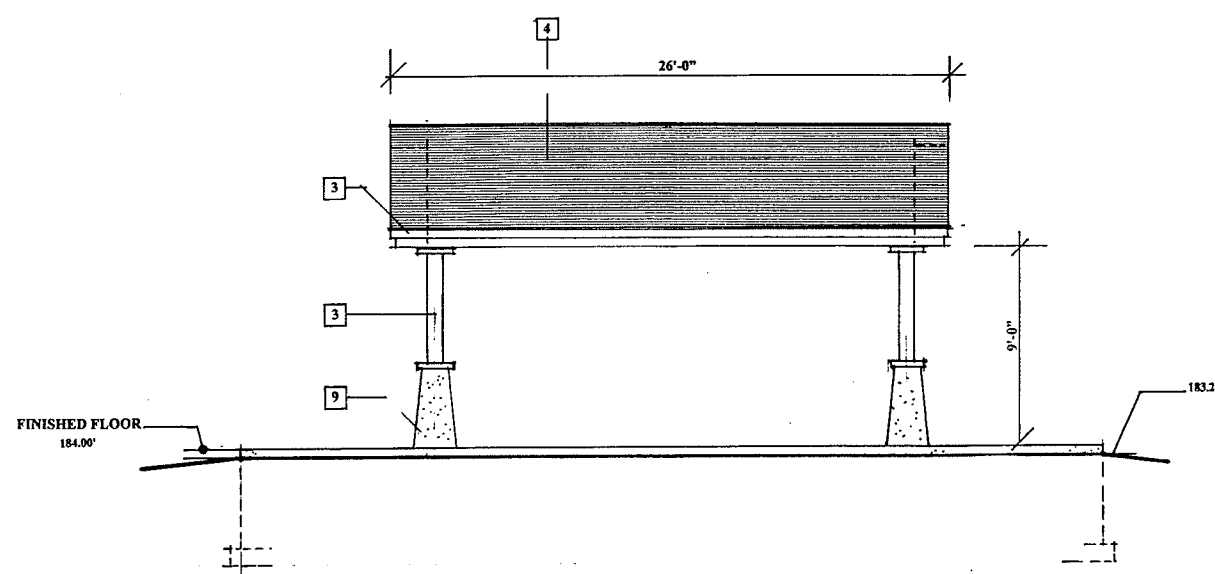
**MICHAEL DUGAN  
ARCHITECT**  
2000 S. JAMES STREET  
BURLINGTON, VT 05401  
(802) 253-1111

**GARDEN STREET APARTMENTS  
MAINTENANCE GARAGE  
GARDEN STREET  
BURLINGTON VERMONT**

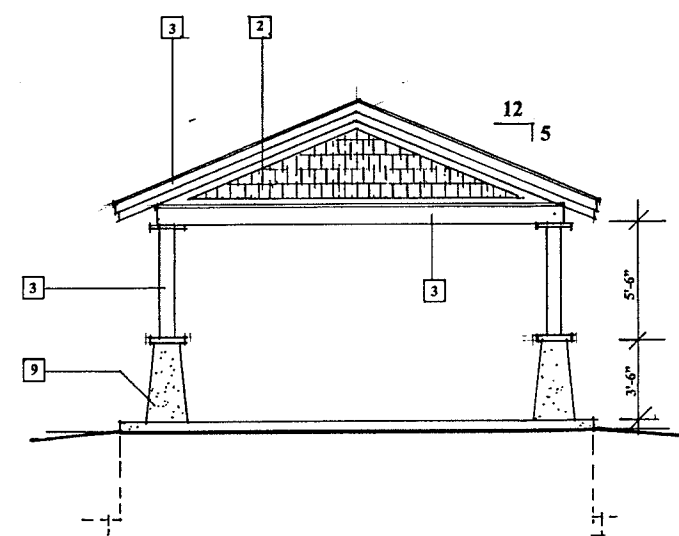
FEBRUARY 16, 2015

**A-8.0**

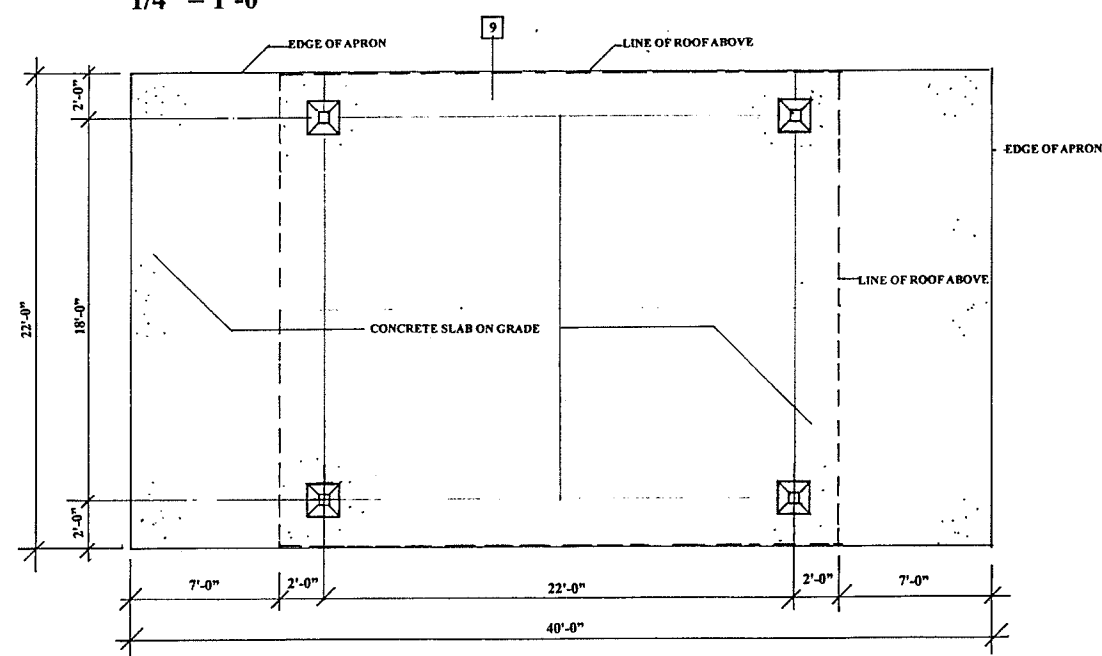




**SIDE ELEVATION**  
1/4" = 1'-0"



**END ELEVATION**  
1/4" = 1'-0"



**FLOOR PLAN W/ APRON**  
1/4" = 1'-0"

PAVILION

FFE= 184.00'

**DESCRIPTION OF EXTERIOR MATERIALS**

- |    |                           |                                                                                                                                                                                           |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | SIDING TYPE - 1           | VINYL LAP SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                        |
| 2  | SIDING TYPE - 1           | VINYL SHINGLE SIDING WITH 4 INCH EXPOSURE. COLOR AND TEXTURE AS SELECTED BY ARCHITECT.                                                                                                    |
| 3  | STANDING AND RUNNING TRIM | TRIM BOARDS "AZEK" TRIM BOARDS OR APPROVED EQUAL. COLOR AS SELECTED BY ARCHITECT. SIZES AS FOLLOWS:<br>WINDOW TRIM: 1 X 4<br>CORNER TRIM: 1 X 3<br>DOOR TRIM: 1 X 4<br>PIZZE TRIM: 1 X 10 |
| 4  | ROOFING:                  | ASPHALT 3-DIMENSIONAL STYLE SHINGLES (35 YEAR MIN.) COLOR AS SELECTED BY ARCHITECT.                                                                                                       |
| 5  | WINDOWS:                  | EXTRUDED VINYL WINDOWS W/ LOW E COATED, ARGON FILLED INSULATED GLAZING, MAXIMUM U-FACTOR OF 0.35. COLOR AS SELECTED BY ARCHITECT.                                                         |
| 6  | EXTERIOR DOORS:           | INSULATED FIBERGLASS DOOR W/ INSULATED GLAZING. MAXIMUM U-FACTOR OF 0.37 FOR OPAQUE DOORS AND A MAXIMUM U-FACTOR OF 0.35 FOR GLAZING. COLOR AS SELECTED BY ARCHITECT.                     |
| 7  | DECKING:                  | DECKING SHALL CONSIST OF COMPOSITE MATERIAL. COLOR AS SELECTED BY ARCHITECT.                                                                                                              |
| 8  | PORCH RAILINGS:           | METAL GUARDRAIL SYSTEM. COLOR AS SELECTED BY ARCHITECT.                                                                                                                                   |
| 9  | FOUNDATIONS:              | POURED-IN-PLACE CONCRETE                                                                                                                                                                  |
| 10 | SIDING TYPE 3:            | BRICK VENEER - COMMON BOND. COLOR AS SELECTED BY ARCHITECT.                                                                                                                               |

NOTE:  
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
GENERAL CONTRACTOR IS TO VERIFY ALL SITE

FLOOR PLAN W/ APRON  
SIDE ELEVATION  
END ELEVATION

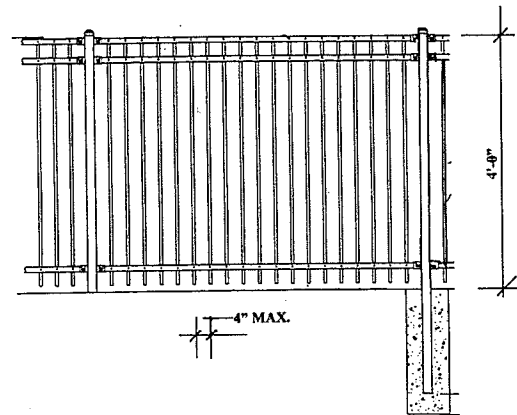
MICHAEL DUGAN  
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GARDEN STREET APARTMENTS  
PAVILION  
GARDEN STREET  
BURLINGTON  
VERMONT

FEBRUARY 16, 2015

A-9.0

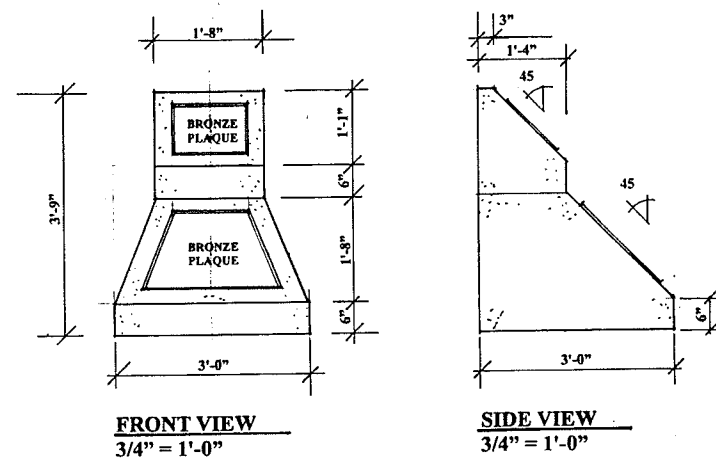




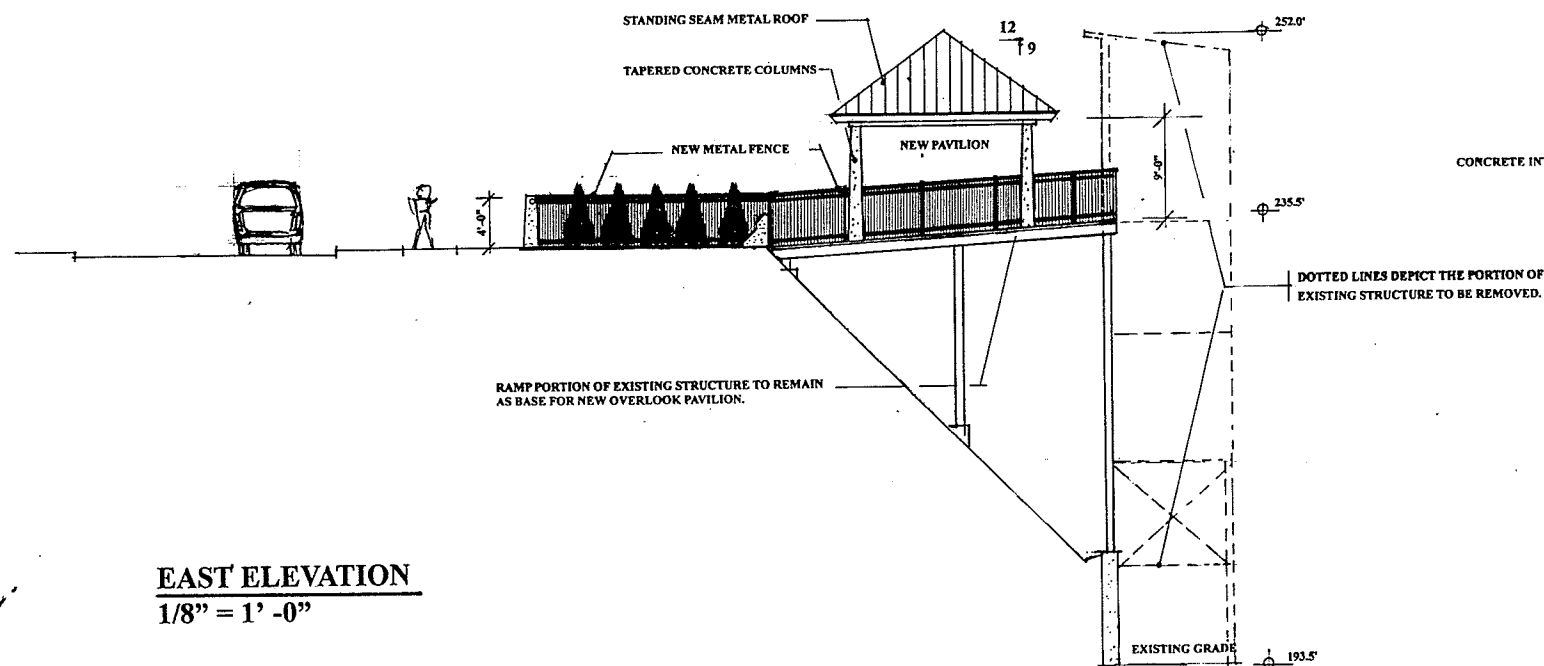
**Merchants Metals**  
the first name in fence solutions

MONROE STYLE 3 RAIL  
 8" SECTION 3/4" PICKET  
(Nom. Dimension)

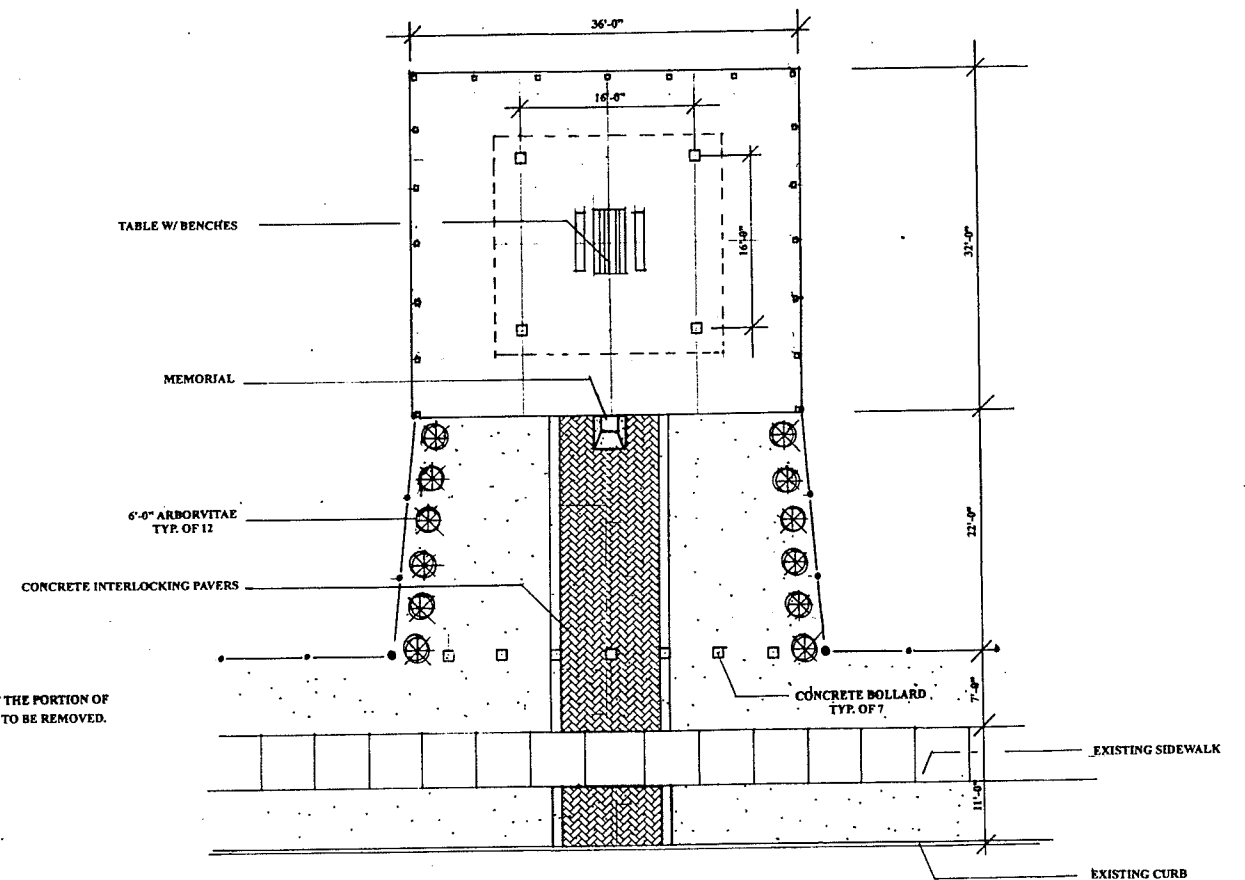
**TYPICAL FENCE DETAIL**



**MEMORIAL DETAILS**



**EAST ELEVATION**  
 1/8" = 1' - 0"



**SITE PLAN**  
 1/8" = 1'-0"

**NOTE:**  
 GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION.  
 GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

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**SITE PLAN  
 EAST ELEVATION  
 SOUTH ELEVATION**

**MICHAEL DUGAN ARCHITECT**  
VERMONT ARCHITECTS  
 100 N. MAIN STREET  
 SUITE 101  
 RUTLAND, VT 05701  
 TEL: 248-1111  
 FAX: 248-1112

**GARDEN STREET APARTMENTS  
 OVERLOOK @ GROVE STREET  
 GARDEN STREET  
 RUTLAND, VT**



FEBRUARY 16, 2015

**A-10**



**Brothers Corporation**

To: Scott Gustin, Burlington Planning & Zoning  
Burlington Development Review Board Member  
From: Patrick O'Brien  
Re: Project Narrative for Garden Street Apartments (formerly Grove Street Apartments).  
Date: February 17, 2015

**DEPARTMENT OF  
PLANNING & ZONING****Exhibit 3**

It has been almost a year since we received Preliminary approval for this project and since then we have been diligently working on all of the requested changes as well as obtaining all of the applicable state permits. I wanted to have as much of those in hand so all of their requests could be put on the plans as well. All too often I've received final approval from the municipality only to then have to change the plans and re-apply due to a change requested by another permitting authority.

With that said, I would like to start with the 22 Conditions that were attached to our Preliminary Approval. Below, in chronological order are our responses to these requirements. The second part of this narrative explains the changes relating to these conditions in more detail.

1. This preliminary plat approval in no way grants or implies final plat approval. Final plat application shall be filed in accordance with Section 10.1.9, Final Plat Approval Process, of the CDO and per the Conditions of Approval. No response required.
2. Prior to final plat application, written acceptance of the proposed public traffic and pedestrian transportation improvements shall be obtained from the Dept. of Public Works. This will be coming directly from DPW. Written approval of the proposed public water and sewer service upgrades shall also be obtained from the Dept. of Public Works. This will be coming directly from DPW.
3. Prior to final plat application, written acceptance of the proposed improvements to Schmanska Park and its parking lot shall be obtained from the Dept. of Parks & Recreation. Completed, Exhibit # "6".
4. Prior to final plat application, written acceptance of the proposed street trees along Grove Street shall be obtained from the City Arborist. Completed, see Exhibit # "7".
5. Prior to final plat application, written acceptance of the single access drive and its sufficiency for emergency service vehicles shall be obtained from the Fire Marshal. Completed, see Exhibit # "8".
6. Prior to final plat application, a boundary survey by a VT licensed land surveyor shall be provided and shall show all proposed boundary adjustments. Completed, see sheets PL 1 & PL 2.
7. Prior to final plat application, the applicant shall contact the Vermont Division for Historical Preservation to inquire as to studies of the area that may indicate heightened archaeological significance. Completed, see Exhibit # "9".
8. Prior to final plat application, a revised project phasing schedule shall be provided that estimates what will be constructed and when it will be constructed. Completed, see Exhibit # "4". The phasing schedule shall be consistent with the inclusionary housing requirements of Sections 9.1.18 & 9.1.19 of the CDO. The inclusionary housing units are to be contained within a single building as presently proposed, the inclusionary housing units must be constructed first. Written acceptance of the proposed inclusionary housing shall be obtained from the city's Housing Trust Fund. The phasing schedule must also provide for the duplex housing units to be built early during the project construction. Please refer to my narrative for



additional information on inclusionary housing and

9. Prior to final plat application, the site plan shall be substantially revised to strengthen the interior streetscape and to provide for a more gradual transition between smaller buildings to the largest apartment buildings. Doing so may be as recommended in Sec. 6.2.2 (h) of these findings or otherwise. Completed, please see my narrative and attached plans for details.

10. Prior to final plat application, the applicant shall investigate providing a second access into the site to improve connectivity with the surrounding neighborhood. If feasible, the second access shall be depicted on final plat plans. The Investigation proved that second access would potentially improve vehicle and pedestrian connectivity to Grove Street, but would be unsafe due to minimal site distances (it would be located where there is a curve in the road) and would be counter intuitive to the environmental restoration work (culvert removal). See narrative for additional details.

11. Final plat plans shall depict mechanical equipment, "hot box," and outdoor mailbox details. Completed, see plan sheet PL 1-2 and attachment # (10).

12. Final plat plans shall contain consistent building labels between the elevation drawings and site plan. Elevation drawings in the final plat plans shall also include finished grade information on all building sides for all buildings proposed. Completed, see Architectural Plans and Final Grading Plan sheet L-2 and narrative for details. The final plat plans shall also include accurate perspective drawings. Completed, see Illustrations 1-4. The elevation drawings as presented at preliminary plat are not approvable. Completed, see Architectural Plans.

13. Final plat plans shall include a revised clubhouse building design with greater emphasis on perceived verticality. Completed, see sheet A-7.0

14. Final plat plans shall include installation details for the proposed exterior building materials. Completed, each architectural elevation includes installation details and specs.

15. Final plat plans shall depict a concrete public sidewalk across the access drive into the development. Completed.

16. Final plat plans shall include information relative to amenities (i.e. water access, tool sheds, etc.) near the community gardens. Completed, all formal amenities are depicted on the plans and described in the narrative.

17. Final plat plans shall address the feasibility of solar energy or hot water, or at least solar-ready construction, for the development. Due to the availability of Natural Gas, all other alternative energy methods are currently not cost beneficial. We are however constructing the buildings with sleeves at appropriate locations in the event that the benefit of solar roof top panels becomes financially beneficial in the future.

18. Final plat plans shall include fixture cut sheets and illumination levels for building entries shall be provided. Completed, see sheet 3.0 for illumination levels and attachment # 11 for cut sheets.

19. Final plat plans shall include written approval of the project stormwater management system and erosion prevention and sediment control plan from the Conservation Board and the Stormwater



**Brothers Corporation****DEPARTMENT OF  
PLANNING & ZONING**

Administrator. We have worked with the City's Stormwater Administrator to design a system that surpasses the current standards. The written approvals from her as well as the Conservation Board are pending and will be received prior to the DRB meeting.

20. The final plat plans shall include a parking management plan per Sec. 8.1.15 of the CDO for the requested parking waiver. Completed, see attachments 5 & 5A.

21. The existing 59' tall concrete structure immediately along Grove Street shall be retained and integrated into the project design. Details shall be provided in the final plat plans. See sheet A 10. Buildings on the lower (eastern) plateau of the property may utilize this structure for a height limit. Buildings on the upper (western) plateau shall not exceed the standard 35' height limit. See architectural elevations and grading plan details.

22. Prior to final plat approval, Conservation Board shall review the project under Sections 4.5.4 (c) and (d) – riparian and wetland overlay zones. We agree.

As you will see from the plan set, we have made several modifications to the project and offered improvements not only due to the above conditions, but also due to various requests by department heads (and staff), our neighbors and other permitting authorities. There are also market driven design changes made by us and our consultants. We feel that all of these changes both enhance the project and further its projects conformance to the BDO. Below is a description of the larger changes.

1. To further conform to the existing neighborhood along Grove Street, We have increased the number of smaller duplex and six plex buildings on the upper plateau 13. We have also reduced the size of the three larger buildings from three 33 unit buildings to a 21 unit, a 22 unit and a 33 unit. We also repositioned the buildings and brought them more parallel with the street and sidewalks. We feel that these changes have resulted in a softer transition from the smaller duplexes along Grove Street to the larger buildings in the rest of the project while and at the same time strengthened the interior streetscape and pedestrian circulation within the project.

2. To conform to the 35' height restriction on the upper plateau, the finished grade on every side of each building is just a few inches below the finish floor elevation of each building. The exceptions to this rule include one end of the larger buildings where we enter the underground garages, which obviously has to be 10 feet below finish floor elevation. In order to conform to the 35' restriction, we placed all underground parking for these buildings fully below grade. The proposed buildings heights on the upper plateau are as follows: Duplex's = 26', six plex's = 34', 21 unit = 24', 22 unit = 34' and the 33 unit = 34'.

3. We lowered the overall density from 245 to 232 units. These units were previously within the upper plateau and the largest single reduction was accomplished by removing a story from Building I, which went from 33 units to 22 units once a story was removed.

4. We are proposing to renovate portions of the old plant to provide a formal lookout and pedestrian and cycling rest area. The lookout will include a pavilion with benches and will also include a memorial which will hold two plaques. One plaque will briefly describe industrial history of the site and the other will be a memorial to Stuart D. Ireland, the company's founder. The lookout will remain private because neither the Parks Department nor the Street Department wants to incur the cost to maintain the structure. The Parks Department did guide us in the planning of the pavilion. No buildings on the lower plateau will be higher than 35'.



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than this structure, which is a condition of our Preliminary Approval.

5. We have added a permanent sign in the island at the entrance. It will consist of black letters and placed on a concrete wall. No lighting for the sign is proposed.

6. We have added a larger and expandable community garden area and edible plantings around project, which include an apple orchard as well as group plantings of black raspberry, raspberry and blueberry bushes.

7. We have designed a phasing plan that will conform to the 8th Condition of our Preliminary Approval. The phasing plan is designed to minimize the areas where construction traffic and resident traffic (vehicle and pedestrian) will co-exist. We will explain and show you in detail (at our DRB meetings) how this will work. Submitting the plan without being able to explain it would be too confusing, it needs to be explained. I have included a graphed timeline (exhibit 11-A) that depicts the phasing, and as you will see we are building the majority of the duplexes in the first 2 phases, which was part of this Condition. In regards to inclusionary requirements, we will certainly meet them. We understand that if we place all of the inclusionary in 1 building, then that building shall be built first. We also understand that if we do not, then the inclusionary units shall be offered in the same timeline as the market rate units.

8. We have revised the design of the parking lot area for Syzmanska Park in conjunction with the Parks and Recreation and the Department of Public Works. The only area where the two departments do not agree on was if the sidewalk between the parking area and Grove Street. Parks and Recreation wants the sidewalk to be against the curb in the parking lot which will allow a wider green strip between the sidewalk and Grove Street. DPW wants the sidewalk to be in the middle of the green strip. We have shown what DPW wants. These details are shown on Sheet S-8.

9. We have redesigned the Club House to give it a more vertical look. The clubhouse will include a rental office as well as the following amenities: Outdoor pool with sun deck, interior fitness room, complete kitchen, meeting room, lounge and library. Upstairs there will be another lounge area with a large screen TV (for viewing and electronic gaming) and an area that will house ping pong and pool tables.

10. We have included one story maintenance building that will have a small office and enough room for park maintenance equipment. We have also designed an area adjacent to this building to hold seasonal material for the grounds crew.

11. At the request of the DPW we relocated the pump station to the lowest level of the site and have included a large holding tank.

12. In conjunction with Burlington Electric Department, we have designed a non-traditional layout for the electrical system. Typically the distribution system and associated above ground boxes run parallel to the street and negatively affect both the function and aesthetics of the street scape. Our distribution for the main part is opposite that and runs behind the buildings. The electric layout is depicted on the Utility Plan (Sheet S3) and the Easement Plat (Sheet EA2 of 2). The route is easier to follow on the latter plan.

13. We have reduced parking spaces to 397, but therefore need to request a parking waiver to allow us to have 16% less parking spaces than the 448 that are required. A Parking Management Narrative and Parking Management Plan are attached as exhibits 5 & 5A.



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14. At the request of the neighbors, we have agreed to the following items:
- A. We have agreed to shorten our Saturday work hours from 8am to 3pm.
  - B. We have agreed to add a row of 8 -10 foot high White Spruce and White Pine behind building "T" (see sheet L-2).
  - C. As mentioned, we have agreed to reduce the density by 11 units and at the same time reduce height of Building I by removing a complete story (see sheet A3A.0).
  - D. We have agreed to improve a second crossing on Grove Street, closer to the existing buildings. The improvements include Rectangular Rapid Flashing Beacons, a bump out and associated signage (see sheet S8).
  - E. We have also agreed to narrow the section of road from 34+/- feet 24 +/- feet from the north side of the Syzmanska Parking lot down to the above mentioned bump out (see sheet S8).

All of these requests have been put on the plans, with the exception of item A.

Lastly, we are proposing four Boundary Line Adjustments all of which are depicted on the Boundary Plat

1. We are quit claiming .81 acres to the Merchant family. During the survey process, Mr. Merchant disagreed with what our surveys had identified in the field and subsequently told me that when he purchased his land from Mr. Scott (the previous owner) that Mr. Scott told him that the lot went all the way to Centennial Brook. Since then Mr. Merchant has assumed that he owned that area and has maintained it and even has a shed on it. We have not used that land, have no use for the land and did not count that land as "developable" in our density calculations and we did not use it for lot coverage calculations so we feel the best thing to do is simply quit any claim that we may have to the land by giving it to the Merchants. This will clear up an ambiguity about the property lines in the future. The Merchants are amenable to this and have signed the appropriate application. See sheet PL2-2 for details.

2. We are completing a Boundary Line Adjustment with the Manhke family. Currently, there is a portion of their property that comes up onto the upper plateau of the Ireland Property. The Irelands did not know this and have always used it. The design of the project always designed around this property line. The Manhke's cannot access this property without crossing the stream and climbing the bank and we both agree that the best thing to do is to swap the 0.23 acres and square off the lot. This has not caused any redesign of the project and we are not using it in our density or lot coverage calculations. The Manhke's are amenable to this swap and have signed the appropriate application. See sheet PL1-2 for details.

3. We are proposing to complete a 0.69 acre boundary line with ourselves. As discussed at sketch and preliminary. The .69 acres is currently part of what we call "Apple Grove" which is the small development to the South of this project. Since sketch and preliminary we have used this area for density and lot coverage calculations. See sheet PL1-2 for details.

4. We are very excited to say that we are proposing to donate 6.22 acres to the Winooski Valley Park District as well as provide them an easement that will enable them to develop a trail system that would start at the Syzmanska Park parking lot and lead them to the parcel we are gifting them, which adjoins landlocked





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property in South Burlington that they already own. This is all depicted on the proposed Plat PL1-1. WVPD is very excited about this. This land was not used in any of our density or lot coverage calculations. We are also proposing to grant them a trail easement from this parcel north along the edge of the river and then west to the Syzmanska Park parking lot. This will finally and permanently give them access to the previously landlocked parcel. See sheet PL1-2 for details.

Certainly there are other small changes that we have made that will be presented at the meeting. We have worked very hard to incorporate everyone's requirements and suggestions and I truly feel that this project will enhance the aesthetic, environmental and quality of life of the overall neighborhood and become a part of Burlington's housing stock.

Respectfully submitted;

Patrick O'Brien (on behalf of the entire S.D. Ireland family)



## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401

<http://www.burlingtonvt.gov/pz>

Telephone: (802) 865-7188

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*David E. White, AICP, Director*

*Ken Lerner, Assistant Director*

*Sandrine Thibault, AICP, Comprehensive Planner*

*Jay Appleton, Senior GIS/IT Programmer/Analyst*

*Scott Gustin, AICP, CFM, Senior Planner*

*Mary O'Neil, AICP, Senior Planner*

*Elsie Tillotson, Department Secretary*

*Vacant, Zoning Clerk*



## MEMORANDUM

**To:** The Design Advisory Board

**From:** Mary O'Neil, AICP, Senior Planner

**RE:** ZP15-0810SP; 10 University Place

**Date:** March 10, 2015

---

**File:** ZP15-0810SP

**Location:** 10 University Place (south side of quad)

**Zone:** ICC-UVM **Ward:** 1

**Date application accepted:** February 19, 2015

**Staff site visit:** February 24, 2015

**Applicant/ Owner:** Redstone / University of Vermont

**Request:** Sketch plan review for UVM undergraduate student housing on Central Campus.



**Background and Overview:** This application follows the approval of ZP14-1320CA; the application to demolish three undergraduate residential dormitories: Chittenden, Buckham and Wills Halls. The area is within the Institutional Core Campus Overlay.

This project development will be subject to limited municipal review per the following state statute:

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



## **Vermont State Statute, §4413, Limitations on municipal bylaws**

(a) *The following uses may be regulated only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**, and only to the extent that regulations do not have the effect of interfering with the intended function use:*

*(1) **State or community owned and operated institutions and facilities.***

*(2) **Public and private schools and other educational institutions certified by the state department of education.***

*(4) **Public and private hospitals.***

## **Part 1: Land Division Standards**

Not applicable.

## **Part 2: Site Plan Design Standards**

### **Sec. 6.2.2 Review Standards**

#### **(a) Protection of Important Natural Features:**

No important natural features are identified on these preliminary sketch plans. The applicant will be expected to provide more detailed information, including existing and proposed landscaping, any required tree protection plan, EPSC and Stormwater Management plans upon final application submission.

#### **(b) Topographical Alterations:**

Submission information does not define existing landscaping; however contour lines suggest a fairly rapid change of grade at the southeast corner of the project area. Final application should include details as to existing and proposed landscaping, site grades, and any proposed alteration.

#### **(c) Protection of Important Public Views:**

*Distant terminal views of Lake Champlain and the mountains to the east and west, and **important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces** shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.*

The proposed new dormitories are positioned in the southeast corner of the quad, just north of Bailey-Howe Library. Terminus views of Converse Hall, which is listed on the Vermont State Register of Historic Resources, are interrupted from westerly and southwesterly approaches to the green by the proposed building bulk. The new University of Vermont Medical Center Inpatient Building was adjusted to preserve these views to Converse; it would be consistent that new development would continue to protect terminus views of Converse Hall across the UVM quadrangle.

It can be observed still that the construction of Chittenden, Buckham and Wills dormitories maintained the noted viewscape, with a “pause” between the siting of the



buildings as they progressed south. The break between Buckham and Wills purposefully afforded a public view of the historic Converse dormitory.

**(d) Protection of Important Cultural Resources:**

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

After removal of CBW, this will be an open area. While the site itself will no longer have structures, the proposed new dormitories will block the viewscape east to Converse Hall. The University of Vermont Inpatient Building was adjusted to the north to protect this terminus view from the UVM campus, recognizing the spatial importance of siting a new building; minimizing its impact on existing historically sensitive resources. The proposed location of the new buildings interrupts the east/west terminus views of Converse Hall.

**(e) Supporting the Use of Renewable Energy Resources:**

*Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.*

*Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.*

The arrangement of the buildings appears to maximize southerly exposure which will have a direct benefit for solar gain. A green roof is proposed on the westerly building which will have environmental and stormwater benefits, if installed.

More information will be required for the landscaping plan to determine potential benefit.

**(f) Brownfield Sites:**

None identified.

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

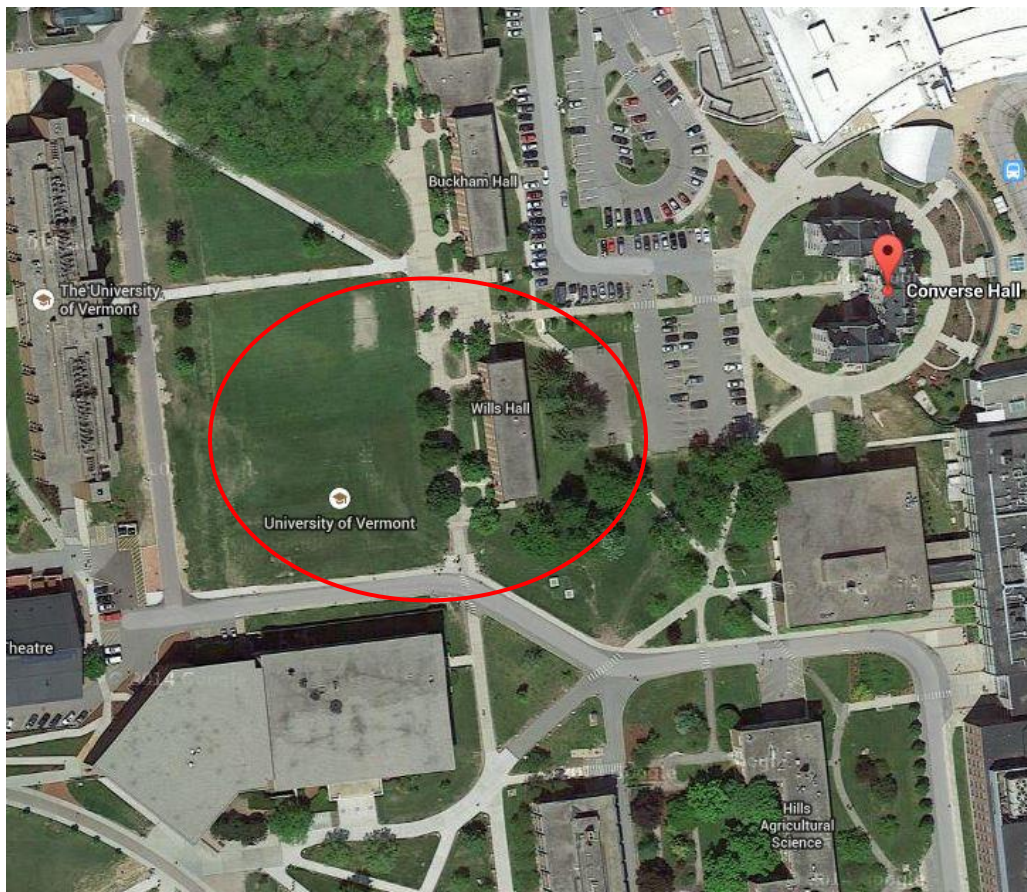
*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with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



A Stormwater Management Plan and EPSC will be a requirement upon application. These will require written approval of the City Stormwater team, and demonstration of compliance prior to release of a Unified Certificate of Occupancy.

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

Sketch Plan review has only afforded limited information about amenities noted. Final application will provide an opportunity to determine the efficacy of the plan.



**(h) Building Location and Orientation:**

The building location is within a larger parcel of the University Institutional Core Campus zone, and within the UVM-ICC height overlay.

Streets are interior to the parcel, with broad connectivity to sidewalk grid, the Green Mountain Walkway, and other institutional buildings. The easterly residence hall will front the GM Walkway, while the westerly building has a presence that abuts a north/south sidewalk and roadway (Carrigan Drive?) The northerly side of the west building directly fronts the remainder of the quad, with its cross-hatching of pedestrian paths.



**(i) Vehicular Access:**

As noted, the buildings have proximity to and assumed access from Carrigan Drive. Resident vehicular access is expected to be limited to move-in and move-out days, with the remainder need for service vehicles. A UVM parking lot abuts this development area to the east.

*Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers.*

The applicant team will be expected to define access for service and loading areas when final application is reviewed, as well as the anticipated schedule of service deliveries/vehicular trips to the dorms.

It is noted that these buildings are intended to replace CBW (391 beds) which had an established demand and access requirements of its own. This project is not directly anticipated within the Joint Institutional Parking Management Plan 2014-2019, as approved May 2014. Revisions to that document may be in order to bring this project into compliance with the approved parking plan.

The applicant will be required to provide information about gross floor area, anticipated student beds, and how this project conforms to the JIPMP,

**(j) Pedestrian Access:**

The project area falls within the interior of Central Campus, where exist an established pedestrian network. These buildings will be the starting line for the Green Mountain Walkway, as it meanders to the north.

**(k) Accessibility for the Handicapped:**

Insufficient information has been received about accessibility at the site. The applicant will be required to meet ADA requirements as defined by the building inspector.

**(l) Parking and Circulation:**

See Section 6.2.2. (i), above. The applicant will be obliged to provide evidence that the project complies with the Joint Institutional Parking Management Place, UVM section.

*Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.*

Significant bicycle parking is illustrated in multiple locations on the enlargement plan, WagnerHodgson. The number of bikes accommodated, and the method of rack will need to be provided to assure compliance with the City of Burlington's Bicycle Parking Guidelines.



The direct link for the Bicycle Guidelines is here:

[http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public\\_Works/Transportation\\_Policy\\_and\\_Planning/Bicycling\\_and\\_Walking/Bicycle%20Parking%20Guidelines.pdf](http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf)

Via this link:

<http://www.burlingtonvt.gov/DPW/Walk-Bike-In-Burlington>

**(m) Landscaping and Fences:**

A fully developed landscaping plan, including plans for tree protection if appropriate, will be a requirement at the time of final application.

It is not known if the institution has a Master Tree Plan, and how this project may fit into that document.

**(n) Public Plazas and Open Space:**

*Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.*

A substantial dining terrace with south facing seatwall is incorporated within the plan, are additional seating accommodations on a northerly patio area. Immediately connected to the GM Walkway, and ultimately to bike parking on the north terrace area, all will provide substantial exterior public areas.

*Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.*

The proposed dining terrace and north facing patio/terrace are directly connected to the proposed buildings and the network of walkways.

*New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.*

Given the amount of open area surrounding the proposed structures, shadow impacts are anticipated to be negligible. Depending upon the final siting and height of the buildings, the most impacted structure may be Bailey House Library's north elevation.



Minimization of solar availability might be expected, but not determined without understanding final building location, height, and arrangement.

**(o) Outdoor Lighting:**

The applicant will be required to meet the lighting performance standards as per Sec 5.5.2. A lighting plan, with photometric, fixture and lumens information will be a requirement at the time of application.

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

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

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

More information about methods for addressing trash and recycling are anticipated at application. Landscaping and screening should fold into the landscaping plan. Limited municipal review will foreclose the opportunity to discuss building design; however anticipated noise impacts from mechanical equipment (HVAC) should be addressed in application materials.

## **PART 3: ARCHITECTURAL DESIGN STANDARDS**

### **Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

**1. Massing, Height and Scale:**



The project area is within the ICC-UVM Institutional Core Campus overlay, which allows for an increased development scale and intensity than would typically be found in adjoining and underlying districts. This also is within the ICC-UVM height overlay (Article 4, Map 4.5.2-4) where building height may not exceed 140 feet. Building height and massing cannot be discerned from submitted aerial footprints. At this level of review, the applicant has not as yet defined anticipated building height. While design cannot be discussed per VSA §4413, building bulk and height may be.

**2. Roofs and Rooflines.**

Not applicable per VSA §4413.

**3. Building Openings**

Not applicable per VSA §4413.

**(b) Protection of Important Architectural Resources:**

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

As previously noted, the siting of these buildings interrupts a viewshed to the east with the terminus prospect to Converse Hall. Although not a physical impact to a nearby historic building, it has a spatial impact relative to public viewsheds and important terminus views of a historically sensitive building.

**(c) Protection of Important Public Views:**

*Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and **important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.***

*Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.*

See comments above.

**(d) Provide an active and inviting street edge:**

Not applicable per VSA §4413.



**(e) Quality of materials:**

Not applicable per VSA §4413.

**(f) Reduce energy utilization:**

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

Solar infrastructure and other alternative energy solutions are always recommended in new construction.

**(g) Make advertising features complementary to the site:**

UVM has a Master Sign Plan under which desired signage may be reviewed. Any signage will require separate permitting.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2. (p), above.

**(i) Make spaces secure and safe:**

All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.

UVM has multiple installations of “blue lights” for security purposes, supplementing an active police presence on campus to provide a safe environment for residents.



## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
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*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 10, 2015  
**RE:** 15-0801PD, 140 Grove Street

=====

|                       |                                 |
|-----------------------|---------------------------------|
| Zone: RL              | Ward: 1                         |
| Owner/Representative: | Ireland Grove Street Properties |

**Request:** Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new buildings for 232 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements.

### OVERVIEW:

The applicant is seeking final plat approval for a 232-unit residential development, including 19 multi-family buildings, clubhouse, maintenance garage, and associated site improvements. The existing industrial buildings will be demolished and removed. This project received preliminary plat approval from the Development Review Board on March 20, 2014. That approval included the following conditions related to design review criteria.

1. Prior to final plat application, the applicant shall contact the Vermont Division for Historic Preservation to inquire as to studies of the area that may indicate heightened archaeological significance.
2. Prior to final plat application, the site plan shall be substantially revised to strengthen the interior streetscape and to provide for a more gradual transition between smaller buildings to the largest apartment buildings.
3. Final plat plans shall depict mechanical equipment, "hot box," and outdoor mailbox details.
4. Final plat plans shall contain consistent building labels between the elevation drawings and site plans. Elevation drawings in the final plat plans shall also include finished grade information on all building sides for all buildings proposed. The final plat plans shall also include accurate perspective drawings. The elevation drawings as presented at preliminary plat are not approvable.
5. Final plat plans shall include a revised clubhouse building design with greater emphasis on perceived verticality.
6. Final plat plans shall include installation details for the proposed exterior building materials.
7. Final plat plans shall depict a concrete public sidewalk across the access drive into the development.
8. Final plat plans shall address the feasibility of solar energy or hot water, or at least solar-ready construction, for the development.
9. Final plat plans shall include fixture cut sheets and illumination levels for building entries shall be provided.



10. The existing 59' tall concrete structure immediately along Grove Street shall be retained and integrated into the project design. Details shall be provided in the final plat plans. Buildings on the lower (eastern) plateau of the property may utilize this structure for a height limit. Buildings on the upper (western) plateau shall not exceed the standard 35' height limit.

The final plat plans address each of these conditions as noted below. In addition to revisions to reflect the preliminary plat conditions, the total unit count has dropped by 13 from the 245 included in the preliminary plat approval.

## **ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

### ***Part 1, Land Division Design Standards***

#### ***Sec. 6.1.2, Review Standards***

No new subdivision of land is proposed; however, several lot line adjustments with neighboring properties are included. The required boundary surveys have been submitted and clearly depict the proposed adjustments. The two primary parcels that form the basis of this development; however, continue to read as two parcels. The applicant's intent is to merge these two parcels together as recommended. The boundary survey must be revised to include this merger.

### ***Part 2, Site Plan Design Standards***

#### ***Sec. 6.2.2, Review Standards***

##### ***(a) Protection of important natural features***

The property is bordered by the Winooski River to the north, and Centennial Brook runs through a portion as well. The Riparian & Littoral Conservation Zone that buffers these waterways affects the property. Extensive wetlands are also present on the property, particularly on its eastern end. The associated Wetland Conservation Zone protects these wetlands. The Conservation Board reviewed this project under Sec. 4.5.4, *Natural Resource Protection Overlay District* at their March 2, 2015 meeting and recommended approval. For the purposes of this design review criterion, the proposed development does not infringe on any of the wetlands or waterways running by or through the property. The contiguous stands of forest bordering the development site to the north and east will remain intact. All proposed construction will take place within existing developed area.

##### ***(b) Topographical alterations***

The area to be redeveloped sits on two plateaus; upper by Grove Street and lower set back to the east. A number of retaining walls are proposed, particularly where there are relatively large changes in grade over short distances (i.e. such as into the underground garage entries). These retaining walls will consist of poured concrete or a more decorative concrete block. Where the two different types of wall will be installed is not clear and should be. While grading and filling is needed for construction throughout the site, the general topography will remain as it presently exists.

##### ***(c) Protection of important public views***

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

##### ***(d) Protection of important cultural resources***

The property is not included in the city's map of archeologically sensitive areas (in the Open Space Protection Plan); however, its location along the Winooski River increases the likelihood that



prehistoric artifacts may be present. As required by the preliminary plat approval, the applicant consulted with the Vermont Division for Historic Preservation and conducted a site visit on July 11, 2014. No archaeologically sensitive areas were identified within the project footprint.

*(e) Supporting the use of alternative energy*

No alternative energy is incorporated into the project design. Solar energy utilization remains a possibility, and as required by the preliminary plat approval, the buildings will be constructed to be solar-ready for rooftop panels.

*(f) Brownfield sites*

The property is included on the Vermont DEC Hazardous Site List. The listing indicates that diesel and heating oil contamination were found but also notes that Site Management Activities were completed in 1999.

*(g) Provide for nature's events*

A stormwater management system is proposed. The system has evolved to include a variety of rain gardens, grassed swales, catch basins and an onsite "wet" pond for attenuation. While most runoff will eventually reach the pond prior to discharge into the Winooski River, provision has been made to allow for some infiltration onsite. Existing discharge points into Centennial Brook will be eliminated. The Conservation Board reviewed and recommended approval of the stormwater management plan at their March 2, 2015 meeting. The proposed stormwater system is under review by the Stormwater Administrator and is subject to final approval.

A comprehensive erosion prevention and sediment control plan has been provided. The Conservation Board reviewed and recommended approval of the erosion prevention and sediment control plan at their March 2, 2015 meeting. As with stormwater management, final approval by the Stormwater Administrator is required.

Several areas for snow storage are interspersed throughout the site. All of the residential buildings and the clubhouse feature sheltered entrances.

*(h) Building location and orientation*

The proposed development is large enough that it will essentially result in the establishment of a new neighborhood. The visible public streetscape along Grove Street is an important component; however, equally important is the establishment of a well-defined built environment, functional open spaces, and interconnectivity between these components within this new neighborhood.

The most substantial project changes since preliminary plat approval relate to the proposed buildings and their layout along the interior streets. The preliminary plat approval required that the site plan be substantially revised to strengthen the interior streetscape and provide for a more gradual transition from the relatively small duplexes to the largest apartment buildings. The proposed revisions address this condition.

Duplexes flank the entry into the project and continue north along Grove Street. Another row of duplexes and a 6-plex face the center green. Duplexes and 6-plexes line the entry drive to the first intersection. These smaller buildings reflect the scale of neighboring residences and begin the transition to the larger buildings further into the interior of the development. On the upper plateau, street corners have been hardened, and buildings have been set parallel to the interior roads. All of

the buildings are oriented towards the street (either Grove or interior streets) and, further into the development, arranged around a center green. The three largest apartment buildings and the clubhouse are set on the lower plateau, farthest away from Grove Street homes. These larger buildings are orientated towards the interior streets and set parallel thereto. In all cases, the buildings are set close to the interior streets with clearly identifiable entries connected to the walkway network.

Overall, the project revisions achieve the required transition in scale from smaller buildings along Grove Street to the larger buildings set farthest into the interior of the development. The interior streetscape has been strengthened by way of improved building siting, diversification, and orientation.

*(i) Vehicular access*

One existing curb cut will be removed to allow for restoration of the Centennial Brook channel. Doing so will leave one curb cut to serve the development. Adequacy of access has been approved by the Fire Marshal. Sight lines and turning radii are subject to review and approval by the Department of Public Works.

*(j) Pedestrian access*

All proposed buildings have front walkways that connect to the walkway network throughout the development. This interior walkway network connects to the public sidewalk along Grove Street. This public sidewalk will be extended into South Burlington as part of this development. The new duplexes facing Grove Street each have individual front walkways connecting to the public sidewalk.

The final plat plans clearly note the continuation of the concrete public sidewalk across the access drive into the development. Previously, striping had been noted. Within the interior street network, crosswalks are striped. Concrete crosswalks are preferable if feasible.

Pedestrian routes from parking areas are depicted on the project plans.

*(k) Accessibility for the handicapped*

Handicap parking spaces are depicted on the site plans. The buildings will require handicap accessible features per the ADA as administered through the city's building code.

*(l) Parking and circulation*

Parking will be provided underneath the 6 largest buildings, along the interior streets, and in several surface parking lots. Parking along the interior streets is mostly parallel, buildings are oriented towards the streets or center green with parking behind, and adequate space is afforded for circulation along the interior streets and within the parking lots.

This criterion also requires shading of surface parking areas. A shading study has been provided that demonstrates 30% or greater shading of the three interior parking lots. Shading is achieved with new shade trees required by this criterion. Note that the shading study assumes the vernal equinox. In Vermont, there are no leaves on the trees at the vernal equinox. The autumnal equinox would be more appropriate, although the analysis would likely yield equivalent results.



Details will be addressed by the Development Review Board under the criteria of Article 8; however, it bears noting that the proposed site plans include a number of bike racks interspaced throughout the site. Preliminary plat plans included 200 long term spaces and 142 short term spaces, but details are lacking in the final plat plans. Details as to the number and type of bike parking facilities are needed as part of the final plat plans.

*(m) Landscaping and fences*

A comprehensive landscaping plan has been provided and includes an extensive mix of new trees, shrubs, and perennials. Trees will line all of the parking areas and interior streets. A line of new street trees is proposed along Grove Street and has been reviewed and approved by the City Arborist. The center green features a small grove of apple trees and community garden space. Other edible plantings within the project include strawberries, black berries, raspberries, and high bush blue berries. Generally, the proposed landscaping is used to provide boundaries between interior spaces and to soften transitions between buildings and pavement. Split rail fencing will be installed to follow the eastern “ridgeline” along the clearing boundaries of the site. It too will provide a boundary between the developed and wooded portions of the property.

The existing 59’ tower structure immediately along Grove Street will be retained as required. Details pertaining to the renovation of this former industrial structure have been provided. The structure will be cleaned up and will have a new publicly accessible pavilion on top. The top of the structure affords significant views over the site and the river below. As such it is intended to serve as both an overlook and a memorial to the former industrial site.

*(n) Public plazas and open space*

Substantial open space will be available for use by residents of the development. A large center green is proposed and may be used for active or passive recreation. A clubhouse and community pool are also provided. Two pavilions will provide sheltered space for outdoor activities. Links to trails will be provided and will afford access into the wooded portions of the property. Two community garden sites are also depicted on the final plat plans. Whether these gardens will be available just to residents of the development or open to Burlington residents generally (i.e. such as part of the Burlington Area Community Gardens program) needs to be clarified.

*(o) Outdoor lighting*

New outdoor lighting will consist of pole-mounted fixtures for parking and circulation areas, and wall-mounted fixtures for building entries. There is seemingly a third fixture type noted as “L3” in the lighting plan, but details are not evident. Fixture locations are depicted on project plans, and the proposed lights are acceptable cut-off fixtures. Acceptable illumination levels are indicated in all lighting environments (building entries, parking & circulation, and walkways). Mounting heights of the parking & circulation fixtures are not noted and must be.

*(p) Integrate infrastructure into the design*

Substantial new infrastructure will be required to support the proposed development. A utility plan and details sheet have been provided. All utility lines must be buried.

Several dumpster pad locations are evident on the site plan. The project plans provide details specifying concrete pads with full enclosures (fiber cement board siding with wire fence gates).

The preliminary plat plans noted that the larger apartment buildings will have interior wall-mounted mail boxes. The smaller buildings will share exterior “gang” boxes. Presumably, the same is true of the final plat plans. The only outdoor mailbox location noted on the site plan is near the duplexes. The proposed “gang” mail box is a standard metal cabinet. As noted in the preliminary plat review, these metal cabinets should be enclosed within small sheds built to reflect the architecture of the duplexes they will serve.

A utility plan has been provided and depicts the location of utility “hot boxes” and HVAC pads as required. Most are placed away from the interior streets, and all appear to be screened with landscaping.

### ***Part 3, Architectural Design Standards***

#### ***Sec. 6.3.2, Review Standards***

##### ***(a) Relate development to its environment***

###### ***1. Massing, Height, and Scale***

The final plat plans include a somewhat different variety of building types. There are more duplexes (there are 9 now). Some previously proposed larger apartment buildings have been replaced by a cluster of 6-unit buildings. A previously proposed 33-unit building has been replaced with two separate buildings (21 and 6 units). A full story has been eliminated from building “I”. The largest apartment buildings, (J, R, T, and S) remain essentially unchanged. As required, building labeling has been cleaned up for consistency between the site plans and elevation drawings. The maintenance garage, however, is mislabeled as a second building “G” (it should be Q). Perspective images have also been improved to depict the buildings as they are shown in the elevation drawings.

The duplexes provide an appropriate starting point for the new development along Grove Street. Their massing, height, and scale is similar to that of existing residences along the street. This is the single most important consideration under this criterion for new residential development.

Further into the development, the duplexes blend into a cluster of 6-unit buildings. The 6-plexes successfully read as large homes. They effectively utilize fenestration, porches, dormers, and other architectural details to provide some level of intricacy to these fairly large buildings. The larger structures, ranging from 21 to 44 units, all read as apartment buildings. These buildings incorporate a variety of porches, balconies, varying materials, and architectural details to avoid any large expanses of undifferentiated building mass. The buildings also appear more vertical than horizontal as required by this criterion. As recommended, an overall materials palette is proposed. Material selection and arrangement on individual buildings may vary to avoid exact replication.

The clubhouse building is dimensionally similar to what was depicted on the preliminary plat plans. As required, however, siding and fenestration has been changed to provide more a more vertical emphasis on the building’s appearance.

Lastly, a new maintenance garage has been added to the final plat plans. This building is set into the hillside and will be minimally visible from most of the development. It will be most prominent as viewed from the clubhouse across the street. The building is a fairly small and



reads as a basic garage structure clad in materials similar to those used elsewhere in the development.

## *2. Roofs and Rooflines*

The duplexes include traditional gable roofs. The 6-unit buildings incorporate a hip roof design with roof dormers to enable living space. The proposed roof type is typical of residential development. The larger buildings are essentially gable-roofed structures. Within this gable roof form, differing planes and dormers break up the overall roof mass. The clubhouse building includes a gable roof with dormers, and the maintenance garage has a basic gable roof.

## *3. Building Openings*

Proposed fenestration in the duplexes and 6-unit buildings is typical for residential development and appears to consist primarily of double hung windows with grilles applied in a consistent pattern. There is more variation in the larger apartment buildings. That variation helps to define individual components within these larger structures. The clubhouse includes fenestration unique within the development and has been changed to reflect a more vertical emphasis. The relatively unique fenestration appropriately helps to differentiate it from the residential buildings. Windows within the maintenance garage consist of basic awning units that serve to allow sunlight and fresh air into the building. Their basic appearance is consistent with the overall appearance of the garage.

### *(b) Protection of important architectural resources*

Buildings within the existing concrete plant are not historically significant. Their demolition will not adversely impact any important architectural resources. As noted previously, the existing tower structure immediately along Grove Street will be retained and made into a quasi-historical memorial to the long-time industrial use of the site.

### *(c) Protection of important public views*

See 6.2.2 (c) above.

### *(d) Provide an active and inviting street edge*

The proposed development is large enough to amount to the creation of a new residential neighborhood. The final plat plans bring all of the structures close to the street at parallel angles. All of the buildings contain well defined, street-facing front entries (many with porches), and all are connected to the sidewalk network.

### *(e) Quality of materials*

Exterior building materials consist largely of varying types of vinyl siding (lap and shingle). Some brick veneer will be utilized on the largest apartment buildings and on portions of the clubhouse. Composite trim (5" wide) will be installed along with asphalt shingle roofing. Railings will be metal, and extruded vinyl windows will be installed. Vinyl siding is not especially durable; however, during preliminary plat review, the Design Advisory Board and the Development Review Board found that vinyl could be acceptable depending on installation details. The final plat plans include detailed elevation drawings and perspective drawings. Installation details, however, are lacking. A materials detail drawing or materials board is needed to demonstrate how the materials will be installed and how intersections between differing materials will be made.

*(f) Reduce energy utilization*

The proposed buildings must comply with the city's current energy efficiency requirements. As noted previously, the buildings will be constructed to be solar ready.

*(g) Make advertising features complimentary to the site*

No advertising features are included in the proposal. Signs are subject to subject zoning permit review.

*(h) Integrate infrastructure into the building design*

Vents are noted on the elevation drawings and are acceptably located on secondary elevations. No utility meters are evident. They must be depicted and screened. No rooftop mechanical equipment is proposed.

*(i) Make spaces safe and secure*

Building entries will be illuminated. Intercom systems are recommended to maximize the personal safety of the tenants. The Fire Marshal has approved the single site access.

**RECOMMENDED MOTION:**

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

1. Prior to review by the Development Review Board, the following items are needed:
  - a. Details as to the number and type of bike parking facilities (long and short term) must be provided;
  - b. Clarification of what types of retaining walls (poured or block) will be installed where;
  - c. Details as to whether the proposed community gardens will be available just to residents of the development or to Burlington residents generally (i.e. such as part of the Burlington Community Gardens program);
  - d. Lighting cutsheet for fixture "L3" and mounting heights of parking and circulation lighting fixtures;
  - e. Enclosure details for the "gang" mail boxes; and,
  - f. Exterior building material installation details (either detail drawing or materials board).
2. As part of final plat approval, the following conditions are recommended:
  - a. Revised boundary survey to depict the merger of the two primary parcels on which the proposed development will be built;
  - b. Corrected labeling for the maintenance garage (i.e. should be building Q);
  - c. Depiction and screening of utility meters; and,
  - d. Installation of concrete crosswalks within the development if feasible.



## Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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



### **DESIGN ADVISORY BOARD Tuesday, March 10, 2015 Conference Room 12, City Hall, Burlington, VT MINUTES**

Board Members present: Ron Wanamaker, Matt Bushey, Steve Offenhartz, Todd Thomas, Jeremy Gates (alternate), Phil Hammerslough (alternate)

Board Members Absent: Sean McKenzie

Staff: Scott Gustin, Mary O'Neil, Ken Lerner

#### **Session I - 3:00-3:45 p.m.**

##### **15-0801PD; 140 Grove St (RL, Ward 1) Ireland Grove Street Properties**

Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new buildings for 223 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements

Also present:

Michael Dugan, Robin Jeffers, Scott Ireland, and Patrick O'Brien

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

1. Dumpster in front of unit H should be moved farther away from the adjacent duplex.
2. Intersperse the inclusionary units throughout the project.
3. Roof (with supports similar to pavilions) should be provided over the Garden Street exterior gang mailbox.
4. Pedestrian path should be added from 1<sup>st</sup> parking lot at NW corner to Grove Street.
5. As part of final plat approval:
  - a. Revised boundary survey to depict the merger of the two primary parcels on which the proposed development will be built;
  - b. Corrected labeling for the maintenance garage (i.e. should be building Q);
  - c. Depiction and screening of utility meters; and,
  - d. Installation of concrete crosswalks within the development if feasible.

2<sup>nd</sup> – Todd Thomas

Vote 6-0-0

Motion carries.

#### **Session II - 3:45-4:30 p.m.**

*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).*

**15-0810SP; 10 University Pl (I, Ward 1) UVM / Redstone & American  
Campus Communities**

Sketch plan review of proposed undergraduate student housing on Central Campus

Also present:

Lani Ravin, Erik Hoekstra, Tyler Scott, and Ted Adams.

Sketch plan reviewed. No action taken.