

Exhibit A1

Date:	<u>04.15.2022</u>	Application #:	<u>038-22</u>
Fees Paid:	<u>300-</u>	+ \$15 recording fee =	<u>315.-</u>
Parcel ID #:	<u>535-0561</u>		
Tax Map #:	<u>14-065.012</u>		

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: Justin & Nusi Brown
Mailing Address: 60 Winooski Falls Way #1110
Winooski, VT 05404
Home Phone : _____
Work/Cell Phone: 802-345-0397
Email: justinbro@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: _____
Mailing Address: _____
Home Phone : _____
Work/Cell Phone: _____
Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 561 Bear Creek Ln

Lot size: 10.2 acres Zoning District: Conservation & RHS (minor)

Existing Use: Undeveloped Proposed Use: Single-family residence

Brief description of project: _____
Construction of a single-family residence with associated infrastructure

Cost of project: \$ _____ Estimated start date: Spring 2022

Water system: On-site well Waste water system: On-site leachfield

EXISTING

Square footage: n/a Height: _____
Number of bedrooms/baths: _____
of parking spaces: _____
Setbacks: front: _____
sides: _____ / _____ rear: _____

PROPOSED

Square footage: 4596 Height: <35'
Number of bedrooms/bath: 4/3.5
of parking spaces: 2
Setbacks: front: 498'
sides: 296' / 186' rear: 451'

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other _____

Exhibit A2

SKETCH PLAN

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf, file format) in addition to a paper copy.

SEE ATTACHED SITE PLAN

SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Justin A. Brown William P. Brown 4/15/22
Applicant Signature date

Justin A. Brown William P. Brown 4/15/22
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018

Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676

Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: _____

Review type: Administrative DRB Public Warning Required: Yes No

DRB Referral Issued (effective 15-days later): _____

DRB Mtg Date: _____ Decision Date: _____

Date Permit issued (effective 16-days later): _____

Final Plat due (for Subdivision only): _____

Remarks & Conditions: _____

Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

Conditional Use Waiver

Site Plan

Variance

Subdivision:

Subdv. BLA PUD

Overlay:

DDR SFHA RHS CMP

Sign

Other _____

n/a

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Construction of single-family residence with associated infrastructure

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	_____
Tax Map #: _____	_____

TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 244-1018.

PROJECT DESCRIPTION

Brief description of project: Construction of single-family residence with associated infrastructure

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

Exhibit A5

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

REVIEW STANDARDS:

- For both Minor & Major Development Projects see
 Conditional Use Criteria
- For Major Development Projects:
 - Screening
 - Access
 - Placement of Structures
 - Exterior Lighting
 - Clearcutting and Pre-Development Site Preparation
 - Natural Resources
 - Building Design

SUBMISSION REQUIREMENTS :

- Minor Development Projects (1,200—1,499 FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
 - Grading Plan
 - Visibility Studies
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

- All development is reasonably safe from flooding All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
- Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
 - Constructed with materials resistant to flood damage
 - Constructed by methods and practices that minimize flood damage
 - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
 - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
 - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
 - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it demonstrates additional standards (see Regulations)
 - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
 - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
 - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
 - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
 - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

Exhibit A6

effects of buoyancy to a point at least two feet above the base flood level.

- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design

_____ Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.

_____ The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.

_____ Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

SUBMISSION REQUIREMENTS:

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

CERTIFICATE OF COMPLETION: Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

Exhibit B1

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

PROJECT DESCRIPTION

Brief description of project: Construction of single-family residence with associated infrastructure

CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services):

[See attached response letter](#)

2. Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:

[See attached response letter](#)

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:

[See attached response letter](#)

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

[See attached response letter](#)

5. For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?

[See attached response letter](#)

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Exhibit B2

Brown Proposed House Construction, Bear Creek Lane Response to Conditional Use Criteria, Waterbury Zoning Regulations

(1) The proposed use will not adversely affect the capacity of existing or planned community facilities to accommodate it. For community facilities, the proposed use:

- A. will not cause the level of service on roads and highways to fall below a reasonable standard – **The addition of one single-family residence in this rural/residential area of town will not generate traffic volumes that would cause an undue adverse impact to existing infrastructure.**
- B. will not cause an unmanageable burden on municipal water or sewer systems – **not applicable as connection to municipal systems are not proposed.**
- C. will not lead to such additional school enrollments that existing and planned school system capacity is exceeded – **the one proposed single-family residence will not result in a number of students which will exceed the school system capacity.**
- D. will not cause an unmanageable burden on fire protection services – **the addition of one new structure in this undeveloped area will not cause an unmanageable burden on fire protection services.**

(2) The proposed use will not adversely impact the character of the area affected. Specifically, the proposed use:

- A. will not result in undue water pollution, undue adverse impacts to downstream properties, and will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result – **the addition of this structure will not result in the above adverse conditions. Erosion prevention and sedimentation control measures will be utilized during the development of the lot. Construction will adhere to the standards set forth in the Vermont Low-Risk Handbook.**
- B. will not result in undue noise, light, or air pollution, including offensive odors, dust, smoke, or noxious gasses – **the addition of one single-family house will not result in the above adverse conditions. Light and noise conditions will be typical of standard residential use.**
- C. will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites, or rare and irreplaceable natural areas – **We are aware of no historic sites or rare or irreplaceable natural areas on the parcel. The State of Vermont does not identify any rare, threatened, or endangered species, or deer wintering areas on the parcel.**
- D. will not be otherwise inconsistent with existing uses in the immediate area – **The project as proposed is a continuation of existing low density residential development in the direct vicinity.**
- E. will not cause danger of fire, explosion, or electrical hazard, or in any other way jeopardize the health and safety of the area – **the addition of a single-family house will not cause the above-listed dangers.**

(3) The proposed use will not violate any municipal bylaws and ordinances in effect – **single-family houses are a permitted use within the Conservation District, and are a conditional use within the Ridgelines/Hillsides/Steep slope (RHS) Overlay District.**

(4) The proposed use will comply with the specific lot area, setbacks, and lot coverage requirements set forth in this Bylaw – **minimum lot size, setback, and lot coverage requirements are met.**

(5) For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Applications Submittals? – **N/A, this is not an earth removal operation.**

Exhibit C2

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper-inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal. Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction area and in other key locations will be identified by the Owner and the Architect, and marked with red caps. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree.
- A line of \$1,000 will be levied against the Contractor for each instance of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodlands and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood presences.
- Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed as the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include: trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and crown-back recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

ISSUED FOR PERMIT

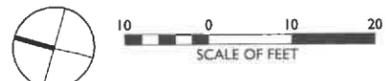
NO.	DESCRIPTION	DATE

BROWN RESIDENCE
WATERBURY CENTER, VT

LANDSCAPE PLAN

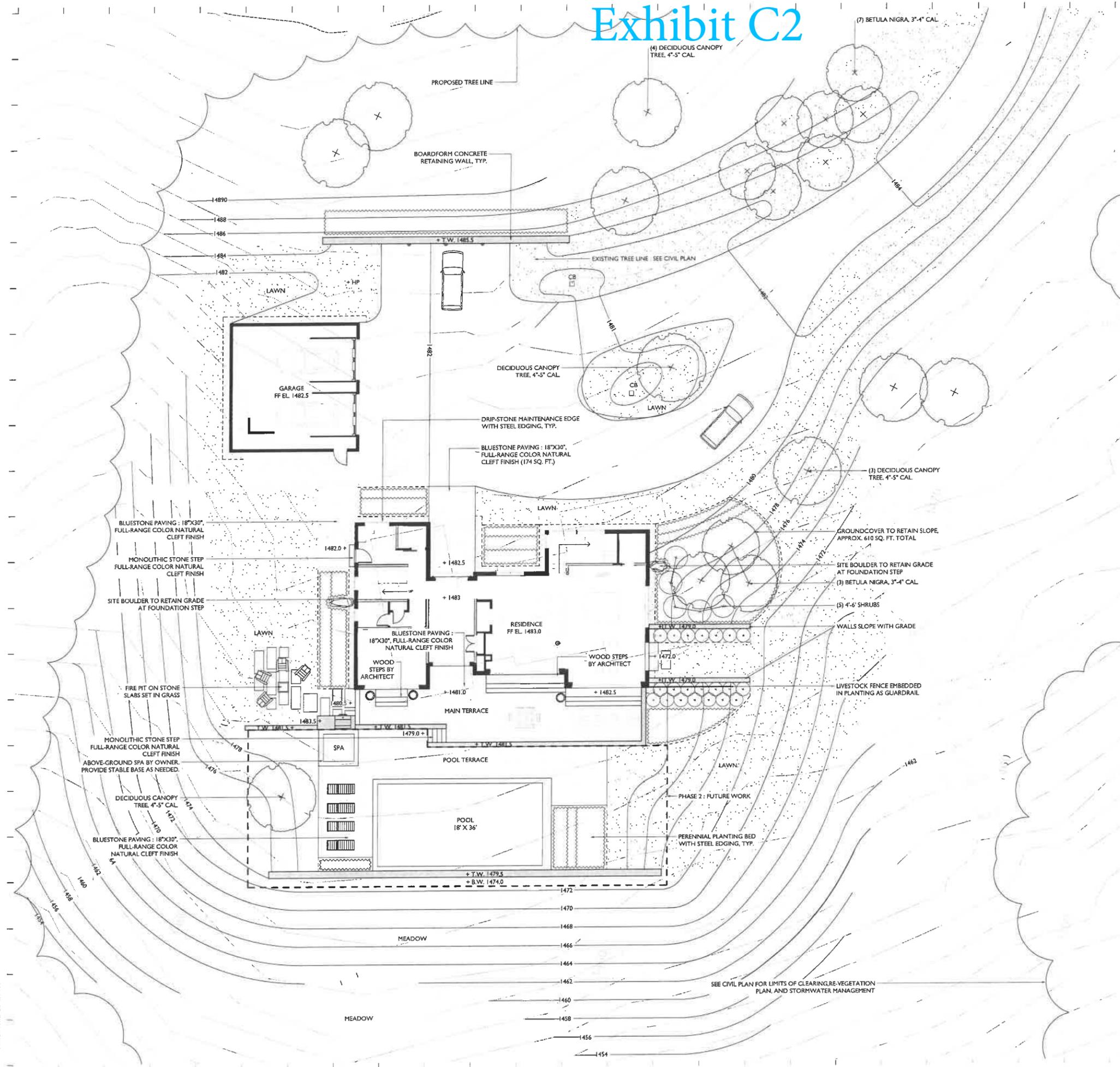
NOTES:

- ALL LAWN SEED TO BE GREEN MOUNTAIN SPECIAL MIX, AVAILABLE FROM CATAMOUNT SEED / L.D. OLIVER.
- ALL MEADOW SEED TO BE VERMONT CONSERVATION MIX (NO CLOVER), AVAILABLE FROM CATAMOUNT SEED / L.D. OLIVER.
- ALL 4"-5" CALIPER TREES TO BE A MIX OF NATIVE DECIDUOUS HARDWOODS SUCH AS:
 - ACER SACCHARUM / SUGAR MAPLE
 - ACER RUBRUM / RED MAPLE
 - QUERCUS RUBRA / RED OAK
- ALL AREAS OF NECESSARY CLEARING AND RE-GRADING NOT SPECIFICALLY SHOWN AS LAWN OR MEADOW TO BE ALLOWED TO RE-VEGETATE



JOB NO. 21-138
SCALE: 1"=10'-0"
DRAWN BY: CS
DATE: 04.13.2021

L000
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ZONING NOTES

ZONE: CNS CONSERVATORY ZONING DISTRICT
MAX BUILDING HEIGHT: 35 FT
MIN. FRONT YARD: 100 FT
MIN. SIDE YARD: 100 FT
MIN. REAR YARD: 100 FT

SQUARE FOOTAGE ANALYSIS

ABOVE GRADE CONDITIONED

FIRST FLOOR	1857 SF
SECOND FLOOR	1458 SF
	3315 SF

BELOW GRADE CONDITIONED

LOWER LEVEL - FINISHED	1281 SF
	1281 SF

HARDSCAPE/DECK

COVERED ENTRY	118 SF
COVERED LINK	356 SF
ENTRY TERRACE	67 SF
MAIN TERRACE	858 SF
	1397 SF

OTHER

GARAGE (1ST FLOOR ONLY)	784 SF
LOWER LEVEL - UNFINISHED/MECHANICAL	576 SF
	1360 SF

DRAWING LIST

A0	Cover Sheet
C1	Civil Plan
L000	Landscape Plan
A0.1	Model Images
A2.0	First Floor Overall Plan
A2.1	Basement Floor Plan
A2.2	First Floor Plan
A2.3	First Floor Plan - Garage
A2.4	Second Floor Plan
A3.1	Overall Building Elevation
A3.2	Building Elevations
A3.3	Building Elevations
E1.0	Exterior Lighting Plan

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED
- DISCREPANCIES IN DIMENSION OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF ELD BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS OTHERWISE SPECIFIED.
- ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
- ALL DIMENSIONS NOTED TO BE "VERIFIED" SHALL BE DONE SO BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORTED TO ELD.
- ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE SHOWN IN SIMILAR CONDITIONS.

Date:
14 April 2022

Subject:
RHS Minor Review
Application Set

Drawing Title:
**Cover
Sheet**

Scale: 1/4" = 1'-0"

Drawing Number:

A0



SOUTHEAST PERSPECTIVE



EAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTH/SOUTHEAST PERSPECTIVE

Exhibit D2

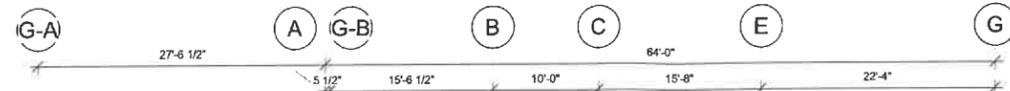
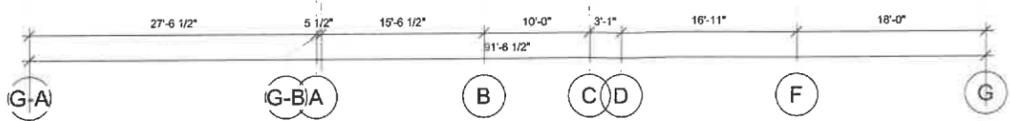
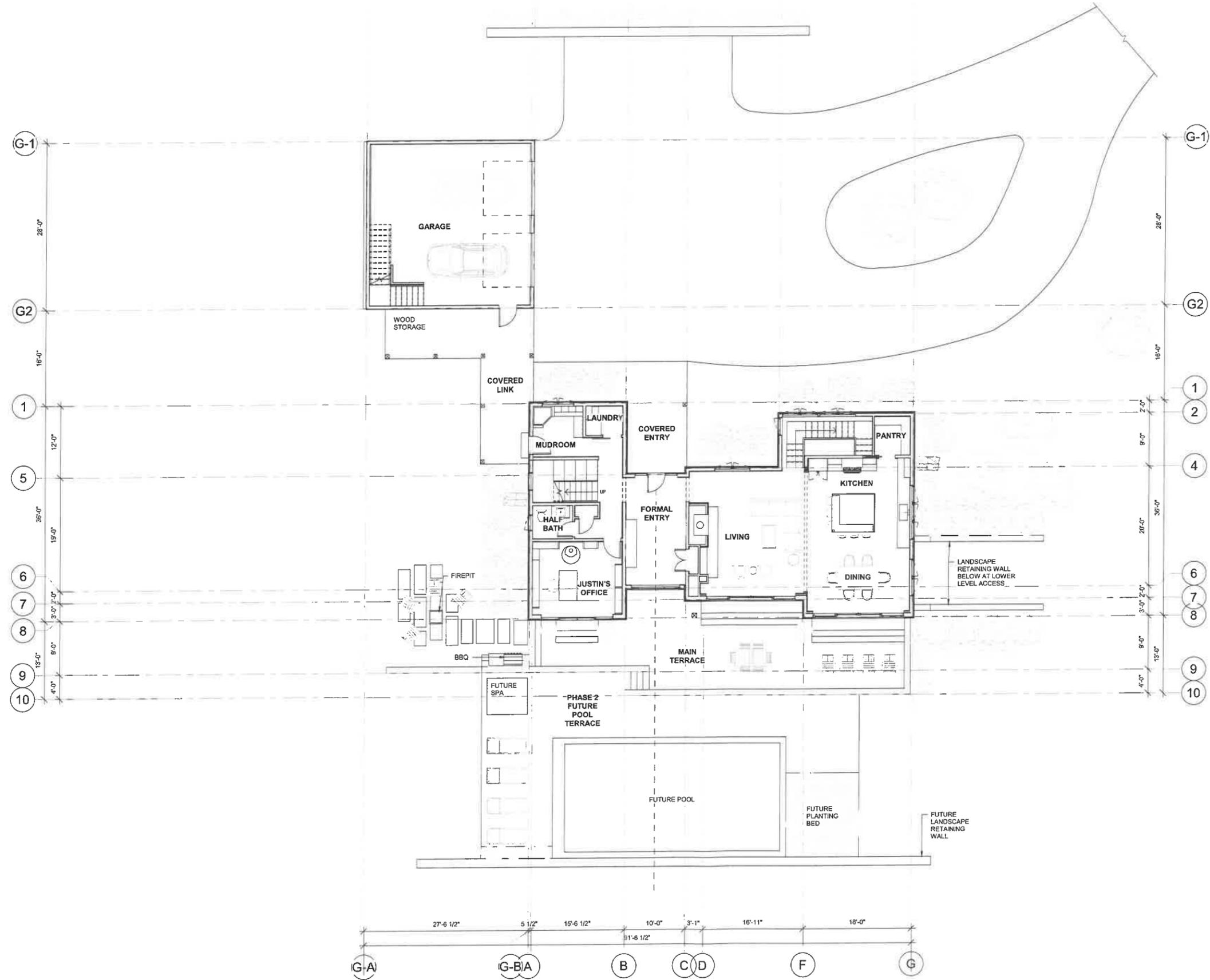


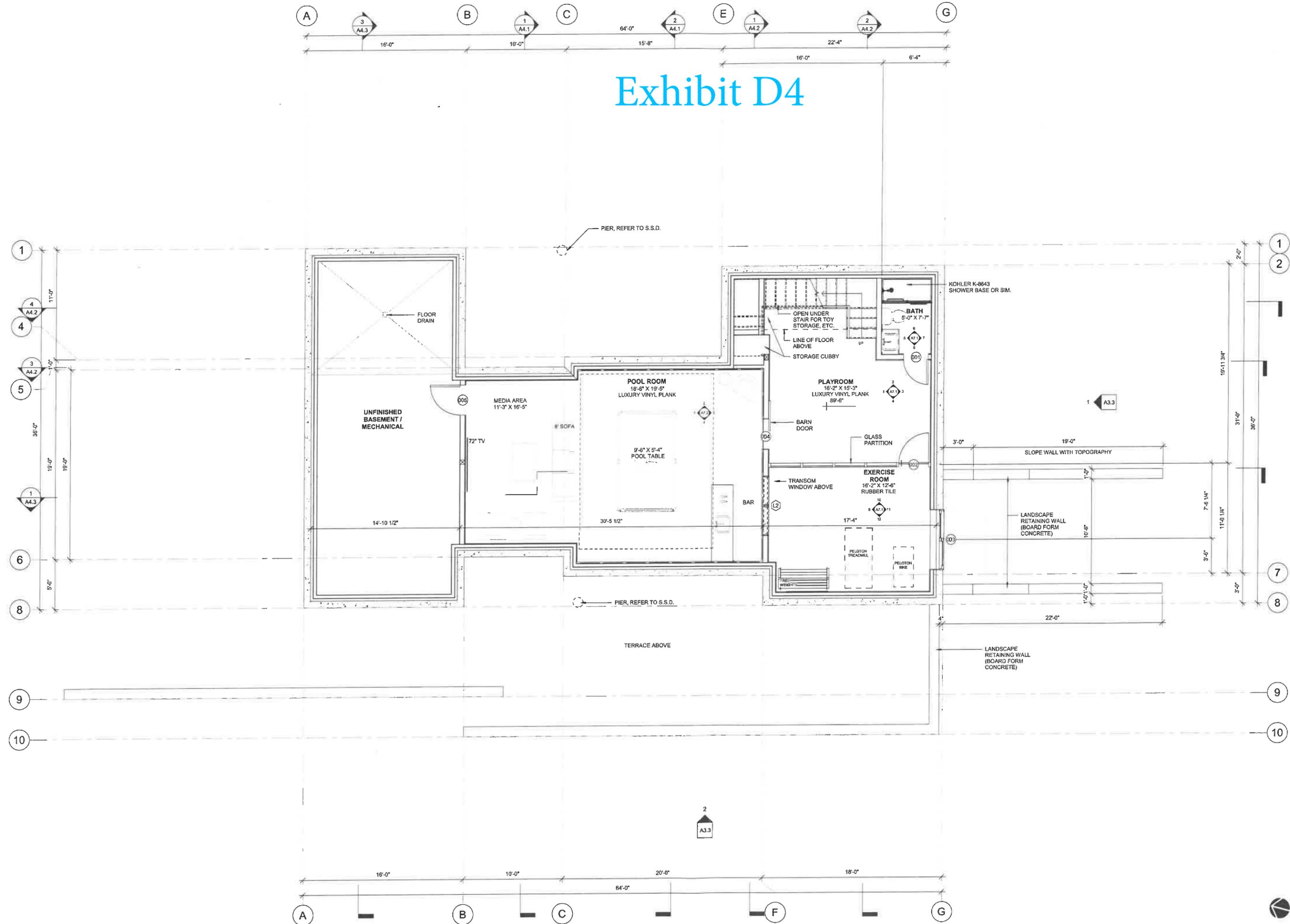
Exhibit D3



NOTES

- STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. IRC SECTION R311.7.1 STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY. IRC SECTION R311.7.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 7'-3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. IRC SECTIONS R311.7.4.1 AND R311.7.4.2.
- GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200# LATERAL LOAD. a) HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. IRC SECTION R311.7.1. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. IRC SECTION R311.7.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A STAIR LANDING. IRC SECTION R311.7.2. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R311. b) GUARDRAILS: GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. WITHIN DWELLING UNITS, GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. IRC SECTION R312. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. IRC SECTION R312.3.
- THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALLBOARD. IRC SECTION R302.7.
- MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. IRC SECTION AND TABLE R302.6.
- MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1-3/8" IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. IRC SECTION R302.5.1.
- THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET; GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN CLOSED POSITION; GLAZING ADJACENT TO STAIRWAYS AND LANDINGS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE; GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. IRC SECTION R308.4. CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER CBC. b) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. IRC SECTION R327.8.2.1.
- SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. IRC SECTION R310.1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. IRC SECTIONS R310.1.1 THROUGH R310.1.3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. IRC SECTION R310.1.
- SUPPLY AND RETURN GRILLE LOCATIONS TO BE COORDINATE WITH MECHANICAL CONTRACTOR AND REVIEWED BY ARCHITECT AND OWNER.

Exhibit D4



Date:
14 April 2022

Subject:
RHS Minor Review
Application Set

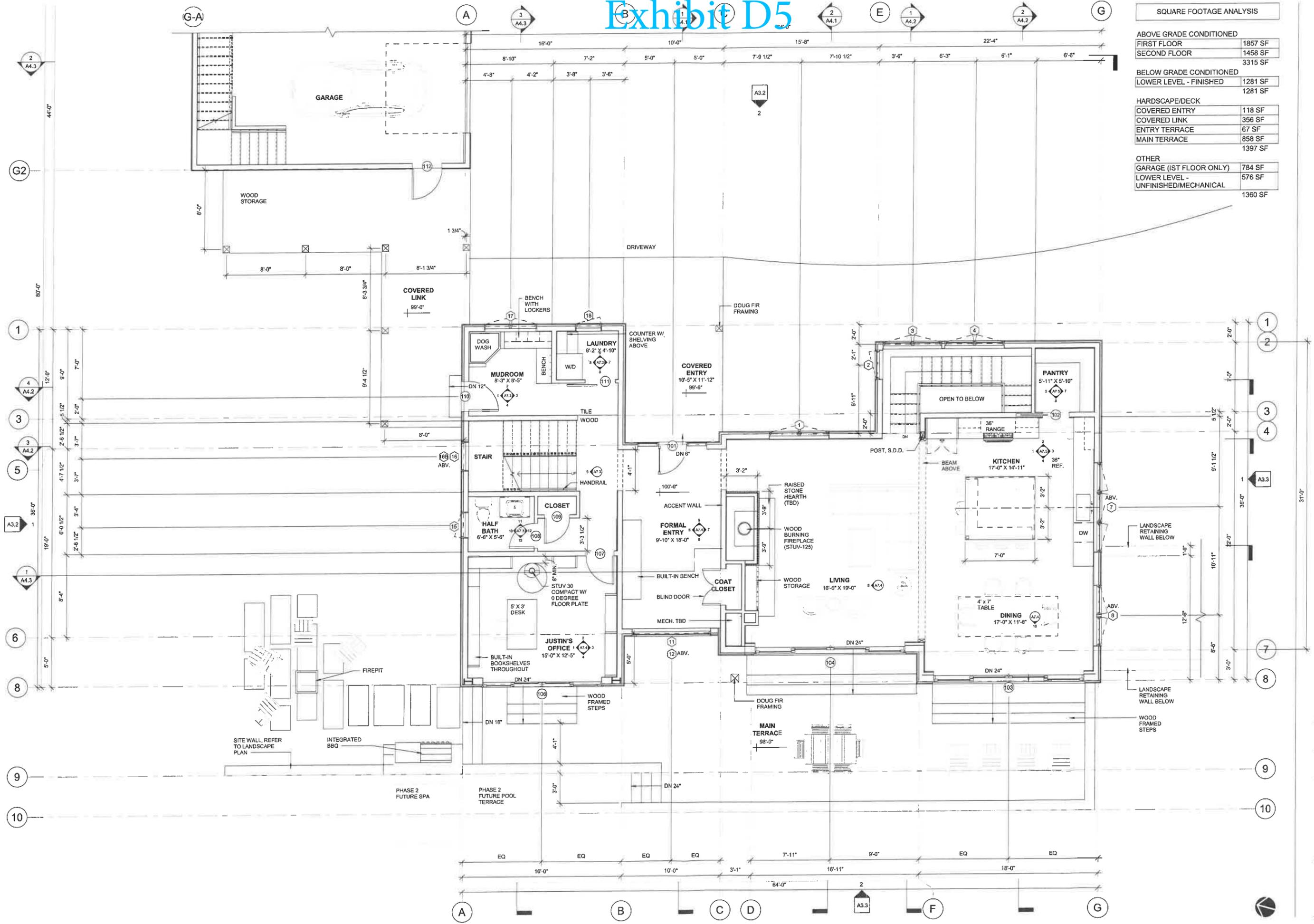
Drawing Title:
**Basement
Floor Plan**

Scale: 1/4" = 1'-0"

Drawing Number:

A2.1

Exhibit D5



SQUARE FOOTAGE ANALYSIS	
ABOVE GRADE CONDITIONED	
FIRST FLOOR	1857 SF
SECOND FLOOR	1458 SF
	3315 SF
BELOW GRADE CONDITIONED	
LOWER LEVEL - FINISHED	1281 SF
	1281 SF
HARDSCAPE/DECK	
COVERED ENTRY	118 SF
COVERED LINK	356 SF
ENTRY TERRACE	67 SF
MAIN TERRACE	858 SF
	1397 SF
OTHER	
GARAGE (1ST FLOOR ONLY)	784 SF
LOWER LEVEL - UNFINISHED/MECHANICAL	576 SF
	1360 SF

ELD ARCHITECTURE
 Erika L. Dodge, AIA, LEED AP
 c. 603.770.7037
 erika@eldarchitecture.com

Brown Residence

Project Address:
 561 Bear Creek Lane
 Waterbury Center, VT
 05677

Date:
 14 April 2022

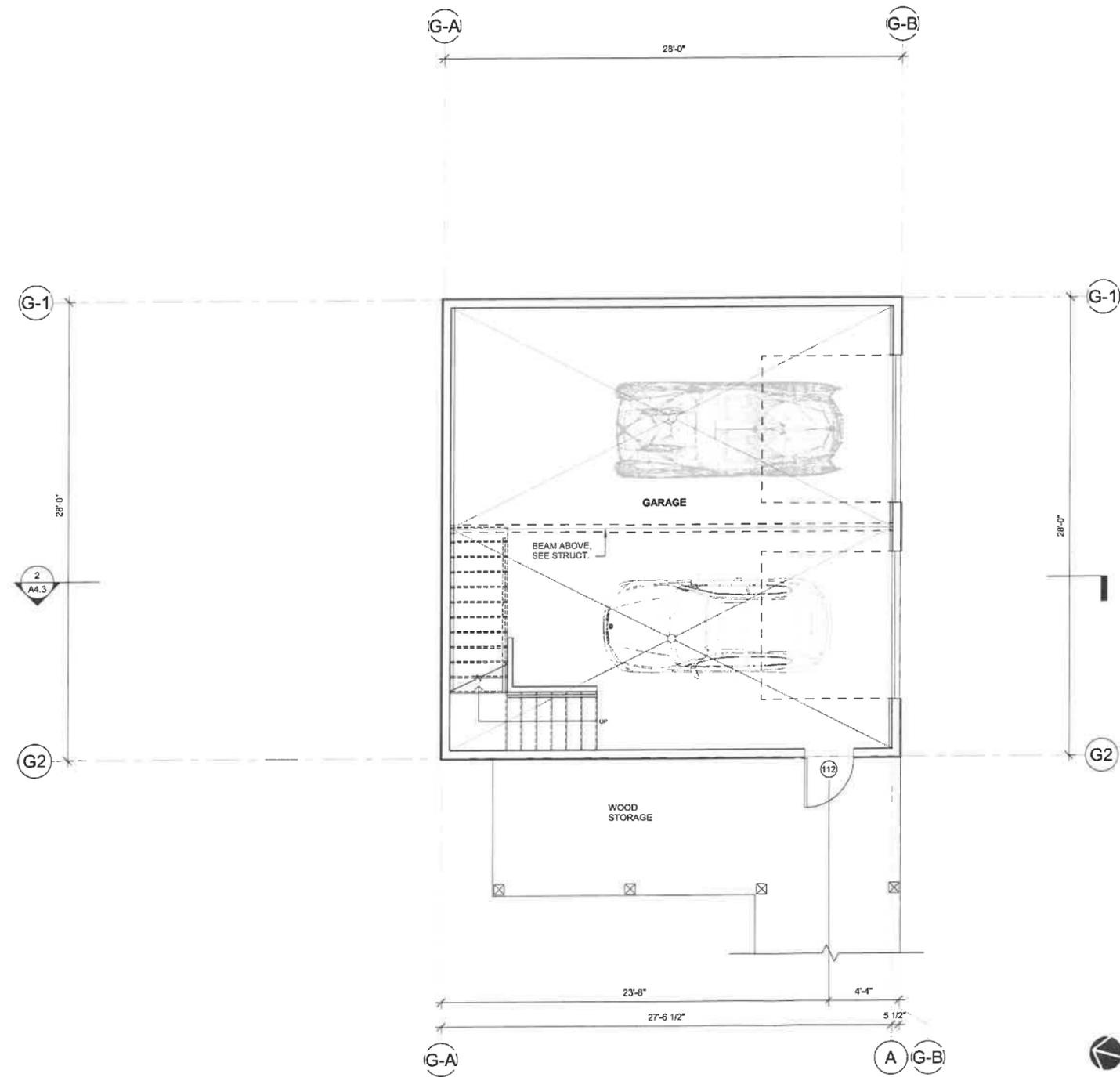
Subject:
 RHS Minor Review
 Application Set

Drawing Title:
First Floor Plan

Scale:
 1/4" = 1'-0"

Drawing Number:
A2.2

Exhibit D6



Date:
14 April 2022

Subject:
RHS Minor Review
Application Set

Drawing Title:
**First Floor
Plan -
Garage**

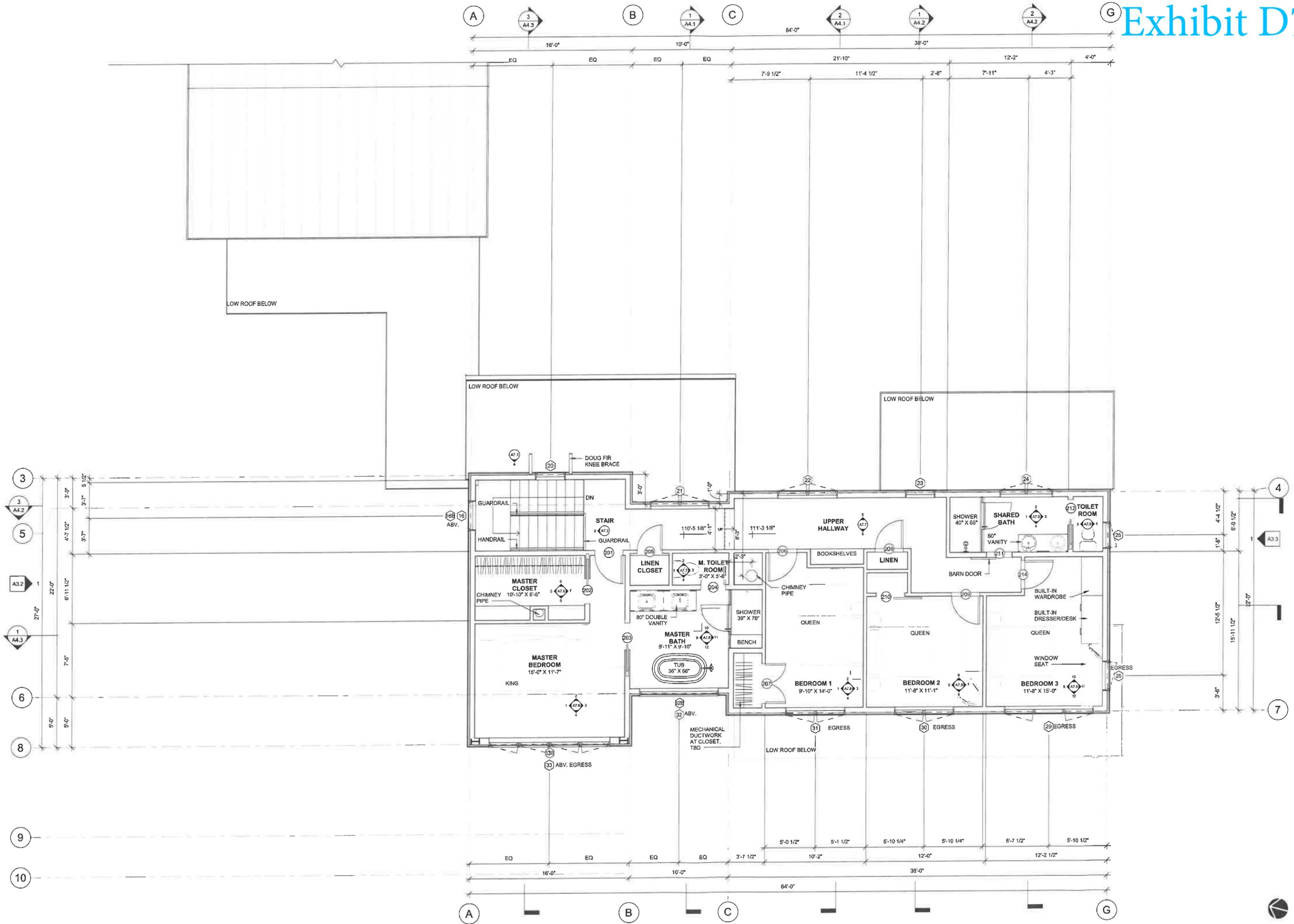
Scale: 1/4" = 1'-0"

Drawing Number:

A2.3

Brown Residence

Project Address:
561 Bear Creek Lane
Waterbury Center, VT
05677



Date:
14 April 2022

Subject:
RHS Minor Review
Application Set

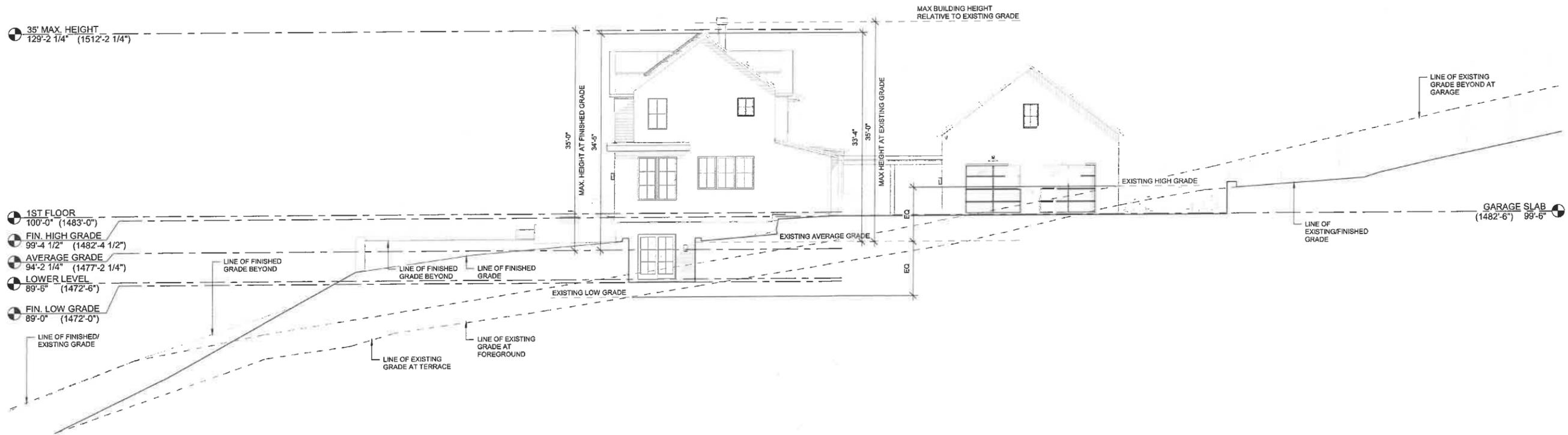
Drawing Title:
**Second
Floor Plan**

Scale: 1/4" = 1'-0"

Drawing Number:

A2.4

Exhibit D8



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

Date:
14 April 2022

Subject:
RHS Minor Review
Application Set

Drawing Title:

**Overall
Building
Elevation**

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

Drawing Number:

A3.1

Exhibit D9

EXTERIOR FINISH LEGEND

SIDING TYPICAL: WOOD SIDING, ASSUME CLEAR VERTICAL GRAIN HEMLOCK IN 1X6 SHIPLAP INSTALLED HORIZONTALLY
 STAIN: OIL BASED, SEMI-TRANSPARENT STAIN, IN NATURAL TONE (TBD)

ACCENT SIDING AND GARAGE: WOOD SIDING, ASSUME CLEAR VERTICAL GRAIN HEMLOCK IN 1X6 SHIPLAP INSTALLED VERTICALLY
 STAIN: OIL BASED, SEMI-TRANSPARENT STAIN, IN NATURAL TONE (DARK GRAY/BROWN, TBD)

WINDOWS/DOORS: MARVIN ALUMINUM/FIBERGLASS EXTERIOR
 COLOR: EBONY

ROOFING (NON-REFLECTIVE METAL): ENGLERT DOUBLE LOCK STANDING SEAM METAL 20" PANELS
 COLOR: NON-REFLECTIVE, CHARCOAL GRAY OR SIM.

SOFFIT & PORCH CEILINGS: 1X T&G CEDAR
 STAIN: OIL BASED, CLEAR FINISH

FASCIA AT FLAT ROOF: FLATSTOCK METAL
 COLOR: NON-REFLECTIVE, COLOR TO MATCH STANDING SEAM ROOFING

STRUCTURAL MEMBERS: DOUGLAS FIR
 STAIN: OIL BASED, SEMI-TRANSPARENT STAIN, IN NATURAL TONE (DARK GRAY/BROWN, TBD)

LANDSCAPE WALLS: BOARD FORMED CONCRETE

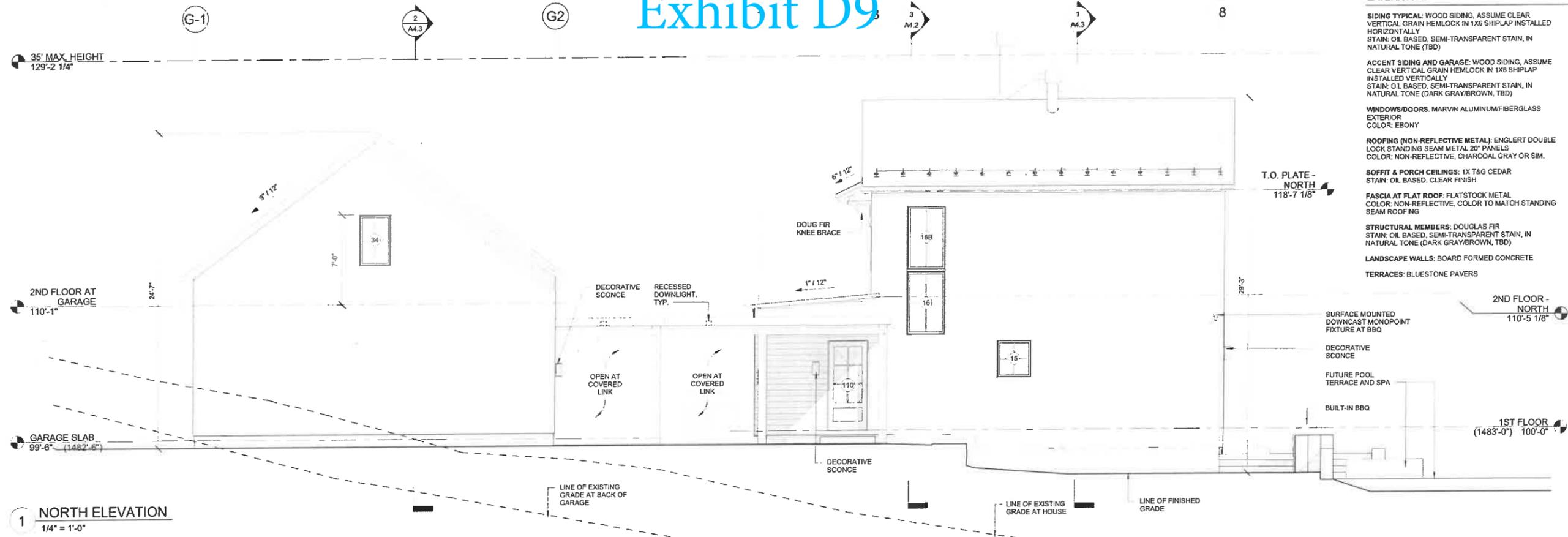
TERRACES: BLUESTONE PAVERS



Brika L. Dodge, AIA, LEED AP
 c. 603.770.7037
 erika@eldarchitecture.com

Brown Residence

Project Address:
 561 Bear Creek Lane
 Waterbury Center, VT
 05677



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



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

Date:
 14 April 2022

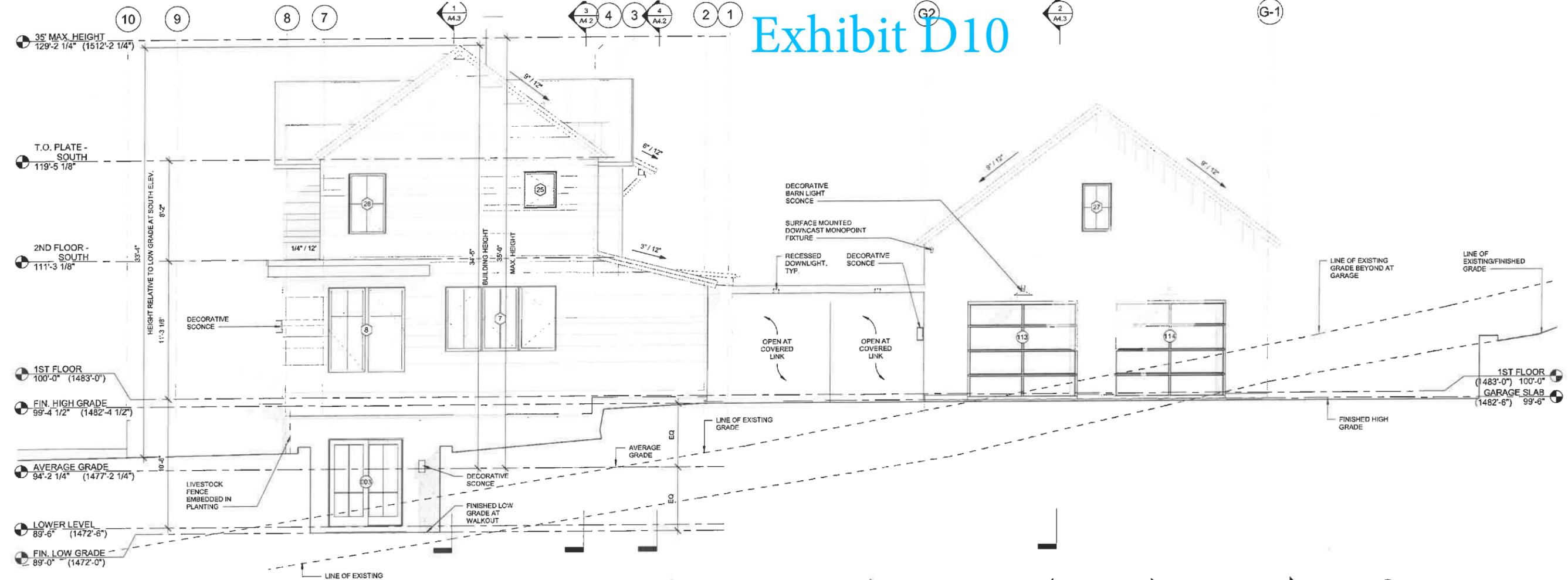
Subject:
 RHS Minor Review
 Application Set

Drawing Title:
Building Elevations

Scale:
 1/4" = 1'-0"

Drawing Number:
A3.2

Exhibit D10

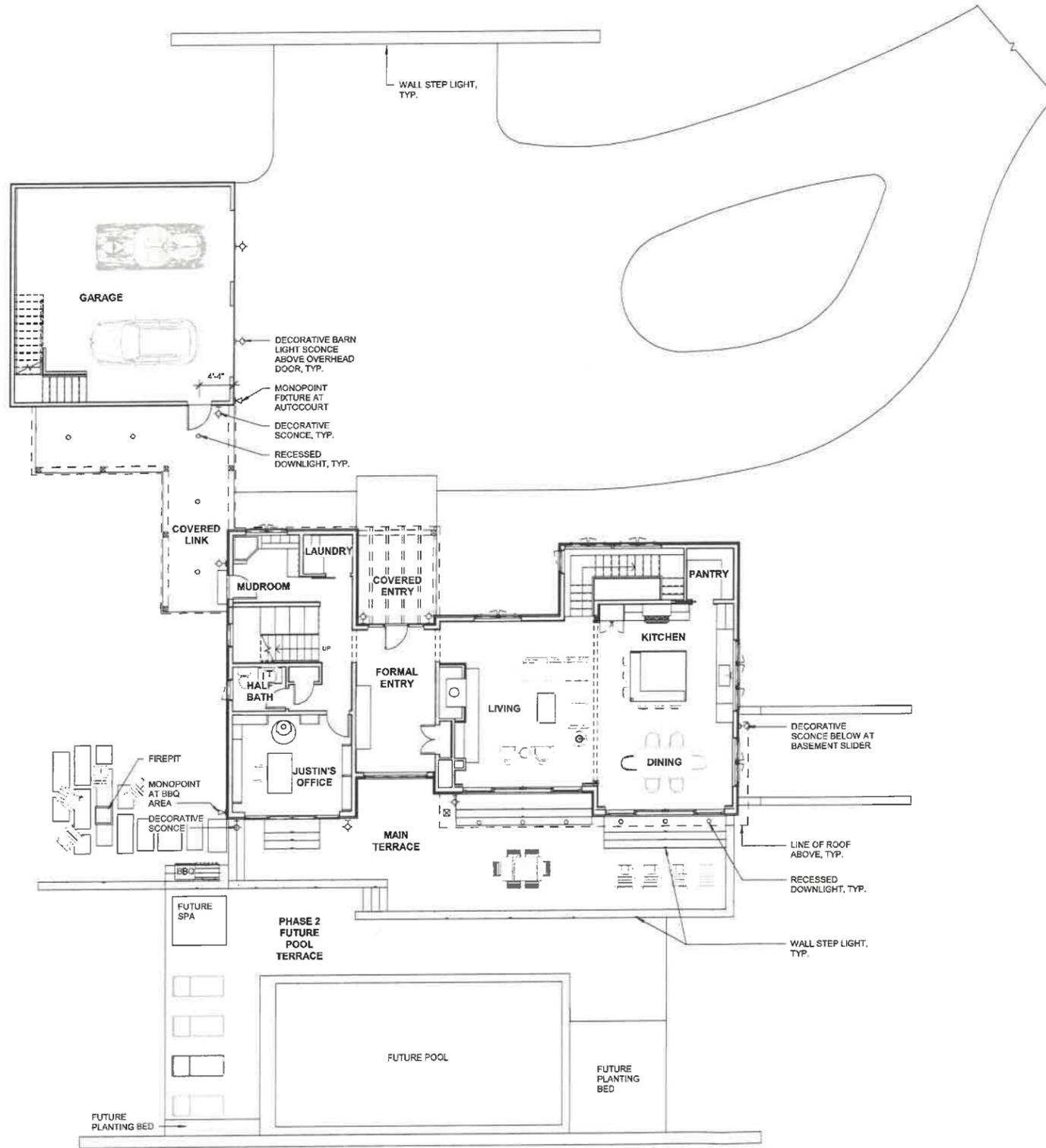


1 SOUTH ELEVATION
1/4" = 1'-0"



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

Exhibit E1



1 FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"

DECORATIVE WALL SCENCE OPTIONS



TYPICAL SCENCE
CIRCA LIGHTING CYLINDER



SCENCE AT COVERED ENTRY
CHARA 26 OUTDOOR WALL BY TECH LIGHTING

DECORATIVE BARN LIGHT SCENCE OPTIONS



OPTION 1
REJUVENATION CARSON L-ARM



OPTION 2
STEEL LIGHTING CO. GARDENA

MONOPOINT AT BBQ



BK LIGHTING NIGHTSTAR

RECESSED DOWNLIGHTS



BK LIGHTING VERSA STAR

WALL STEP LIGHTS



WAC LIGHTING WALL STEP

Strikingly elegant in its simplicity, the Chara 26 Wall Sconce is a tubular design that creates a modern industrial look. Designed with a die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. Appropriate for commercial use. Available as Square or Round in three sizes.

FORMAL ENTRY SCONCES

Outstanding protection against the elements:

- Powder coat finish
- Stainless Steel mounting hardware
- IP65 rated

SPECIFICATIONS

LUMENS	1286
WATTS	11.8
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV, Triac
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Wall
ADJUSTABILITY	None
CCT	3000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U4-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	4 lbs.



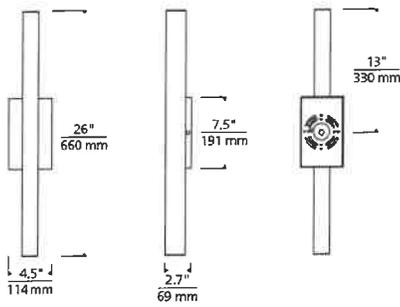
CHARA 26 OUTDOOR WALL
shown in black

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

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	FINISH	FUNCTION	VOLTAGE	DISTRIBUTION
700DWCHA	930 90 CRI, 3000K	26 26"	B BLACK	UD UPLIGHT/DOWNLIGHT	UNV 120V-277V	S SYMMETRIC

CHARA 26 OUTDOOR WALL



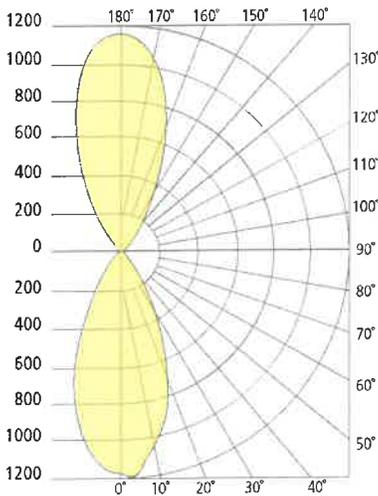
Chara 26 Outdoor Wall

PHOTOMETRICS*

*For latest photometrics, please visit: www.techlighting.com/OUTDOOR

CHARA 26 OUTDOOR WALL - 0

Total Lumen Output: 1286
 Total Power: 11.8
 Luminaire Efficacy: 109
 Color Temp: 3000K
 CRI: 90+
 BUG Rating: B1-U4-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

Exhibit E4

COASTAL
ELEMENTS
collection



PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Meets California Energy Commission Title regulations/JA8 when using the included LED bulb
- LED Lamps carry a 3-year limited warranty
- 5 year finish warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.
- Bold lines and a clean, minimalist style complement contemporary architecture

SILO

TYPICAL DECORATIVE SCENCE
THROUGHOUT

13590BK-LL

SMALL DOWN LIGHT WALL MOUNT LANTERN

The perfect addition to modern coastal, Silo's compact design blends simple modern and long-lasting practicality. Part of the Coastal Elements collection, it is built to stand up to harsh climates while maintaining its bold finish. Silo is available in a downlight only option which meets dark sky compliancy, an up and downlight for additional wall washing, and a small flush mount. Silo is available in three modern finishes: Black, Architectural Bronze and Satin White, which are resistant to rust and corrosion with a 5-year warranty.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
GLASS:	Etched

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	8"
WEIGHT:	1.3lb
BACK PLATE:	4.5"W x 4.75"H
EXTENSION:	5.8"
TOP TO OUTLET:	4"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	GU10LED-3K
WATTAGE:	1-6w GU10 LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	500
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

SHIPPING	
CARTON LENGTH:	8.3
CARTON WIDTH:	10.2
CARTON HEIGHT:	6.7
CARTON WEIGHT:	2.4

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Model: WL-LED100

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®

STEP LIGHT AT LANDSCAPE WALLS AND STEPS AT MAIN TERRACE



Fixture Type:

Catalog Number:

Project:

Location:

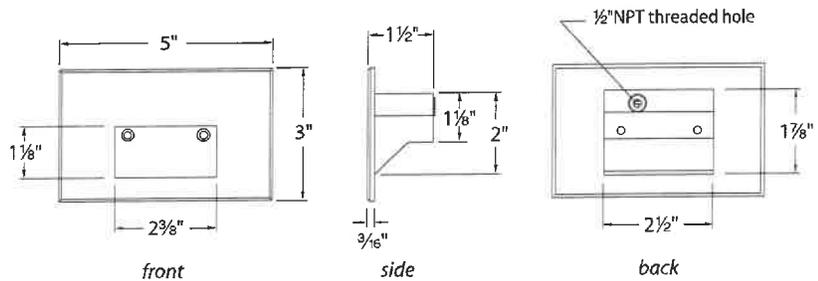
PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty



SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V Model #	Light Color	Finish	277V Model #	Light Color	Finish
WL-LED100 120V	27 Warm 2700K	BK Black on Aluminum	WL-LED100F 277V	C White 3000K	BK Black on Aluminum
	C White 3000K	BN* Brushed Nickel on Aluminum		AM Amber 610nm	BN* Brushed Nickel on Aluminum
	AM Amber 610nm	BZ Bronze on Aluminum		RD Red 640nm	BZ Bronze on Aluminum
	RD Red 640nm	GH Graphite on Aluminum		BL Blue 450nm	GH Graphite on Aluminum
	BL Blue 450nm	SS Stainless Steel			SS Stainless Steel
	WT White on Aluminum			WT White on Aluminum	
WL-LED100 120V	27 Warm 2700K	BBR Bronze on brass			
	C White 3000K				
	AM Amber 610nm				

*Brushed Nickel Finish is for interior use only



Example: **WL-LED100F-BL-SS**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Exhibit E6

NITE STAR (MR16)

IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER: _____



CATALOG NUMBER LOGIC

NS - 502 - BLP

SERIES

NS - Nite Star

LAMP TYPE

0 - By Others

500 - 7W/15DEG/2700K

501 - 7.5W/25DEG/2700K

502 - 7.5W/35DEG/2700K

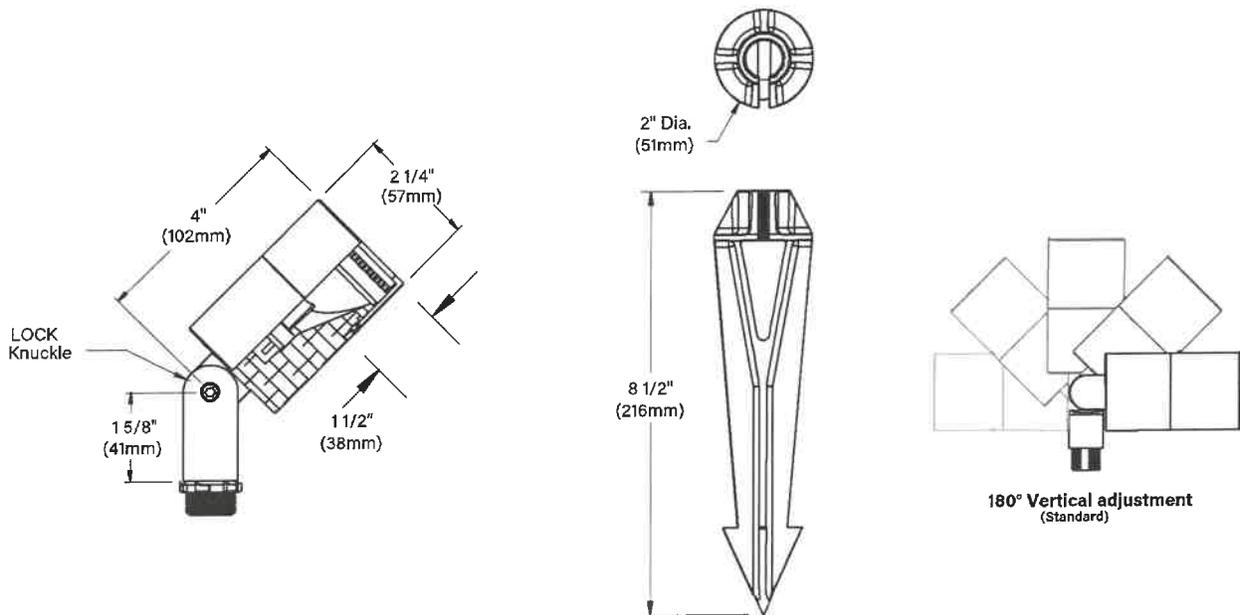
503 - 7W/15DEG/3000K

504 - 7.5W/25DEG/3000K

505 - 7.5W/35DEG/3000K

FINISH (See below for full-color swatches)

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



STANDARD FINISHES



Satin Black (BLP)



Satin Bronze (BZP)



Satin White (WHP)



Satin Aluminum (SAP)



Black Wrinkle (BLW)



Bronze Wrinkle (BZW)



White Wrinkle (WHW)



Verde (VER)

[Click here](#) to view larger color swatches of these finishes on our website

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

Exhibit E7

NITE STAR (MR16)

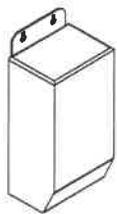
IP66 RATED

DATE:

PROJECT

TYPE:

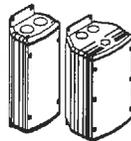
ACCESSORIES (Configure separately.)



TR Series



Power Pipe



UPMRM



Power Pipe



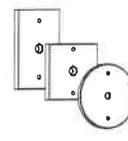
Power Canopy



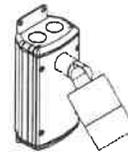
Tree Strap



Stems



Canopies



UPM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W or 7.5W
	WIRING	Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.
	TRANSFORMER	For use with 12 VAC remote transformer.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and heat sink to maximize lamp life. High temperature, silicone 'O' Ring provides watertight seal.
	KNUCKLE	LOCK Knuckle is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.
	CAP	Fully machined with a flush mounted lens.
	LENS	Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	SOCKET	Specification grade, ceramic body lamp holder. GU5.3 base. Nickel allow contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.
	LAMP TYPE	MR16 Green Creative LED Lamp, Title 20 and Title 24, JA8 compliant. Compatible with 50 watt maximum, MR16 lamp.* Not for use with IR technology lamps. Halogen sourced by others.*Except GE Light Q42MR16/C/VNSP9 (EZY).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
CERTIFICATION & LISTING	UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Title 24 and JA8 compliant (when using factory lamp options). Suitable for indoor or outdoor use, in wet locations, and within 4' of the ground. Made in the USA with sustainable processes.	
INCLUDED ITEMS	Fixture, mounting stake, and Honeycomb Baffle accessory.	



B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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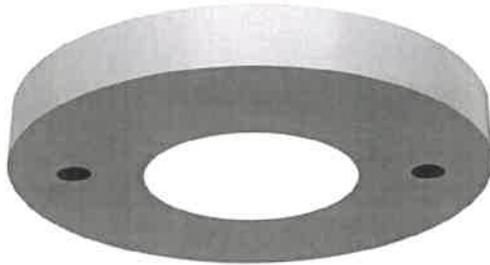
Exhibit E8

VERSA STAR LED (CORE DRILL)

IP65 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC



*Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC

Example: CD - VS - LED - e74 - WFL - A4 - BLW - 13 - 11

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

INSTALLATION

CD - Core Drill

SERIES

VS - Versa Star

SOURCE

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

LED TYPE

e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

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

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

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

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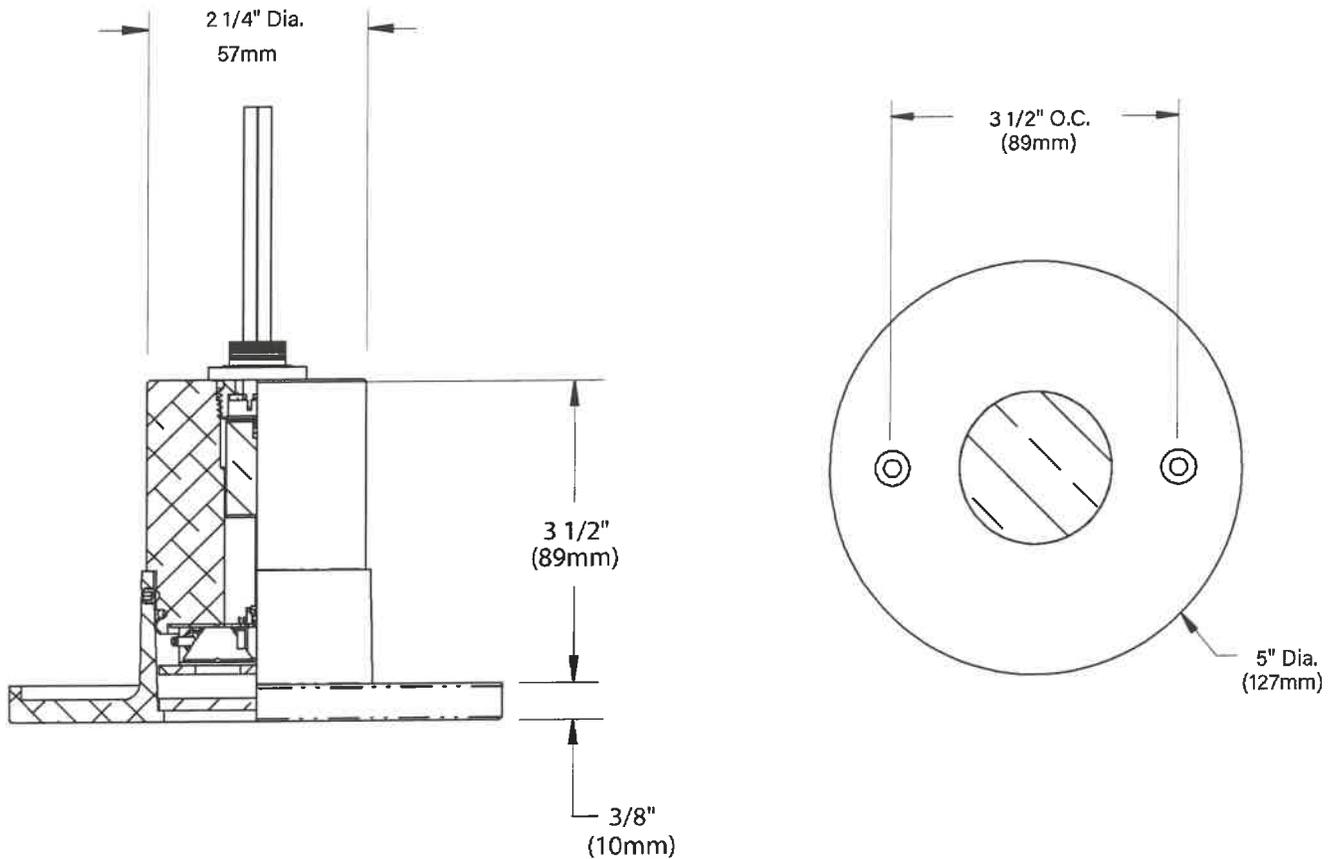
01/31/2020 SKU-586
SUB000937

Exhibit E9

VERSA STAR LED (CORE DRILL)

IP65 RATED

DATE: _____ PROJECT: _____ TYPE: _____

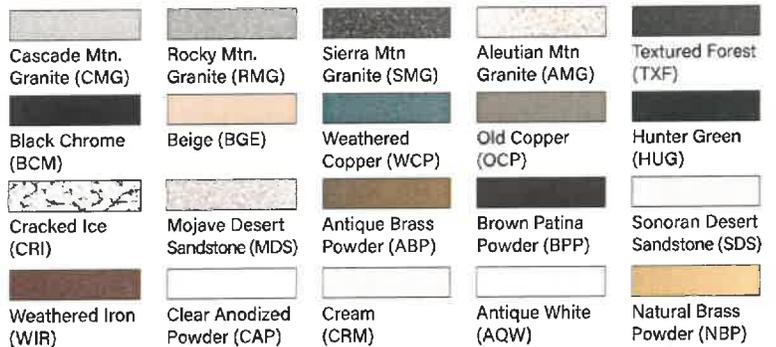


STANDARD FINISHES



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

PREMIUM FINISHES



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01/31/2020 SKU-586
SUB000937

Exhibit E10

VERSA STAR LED (CORE DRILL)

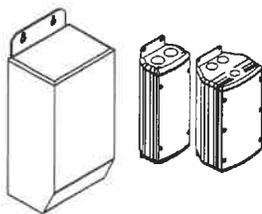
IP65 RATED

DATE:

PROJECT

TYPE:

ACCESSORIES (Configure separately.)



TR Series

UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard. Anti-Siphon Valve (ASV) prevents wicking through conductor insulation.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	CORE DRILL	Allows for mounting into existing structures that will not easily accept a standard box. 2-1/2" dia. hole required for slip fit.
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	FACEPLATE	Fully machined from solid billet. Countersunk holes provide for flush hardware mounting (by others). Accommodates (1) lens or louver media.
	LENS	Shock resistant, tempered, glass lens is factory adhered to faceplate and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	HARDWARE	Tamper-resistant, stainless steel hardware (by others). Faceplate screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
WARRANTY	5-year limited warranty.	
CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP65 Rated. Made in the USA with sustainable processes.	



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SUB000937

Exhibit E11

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:
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CATALOG NUMBER LOGIC

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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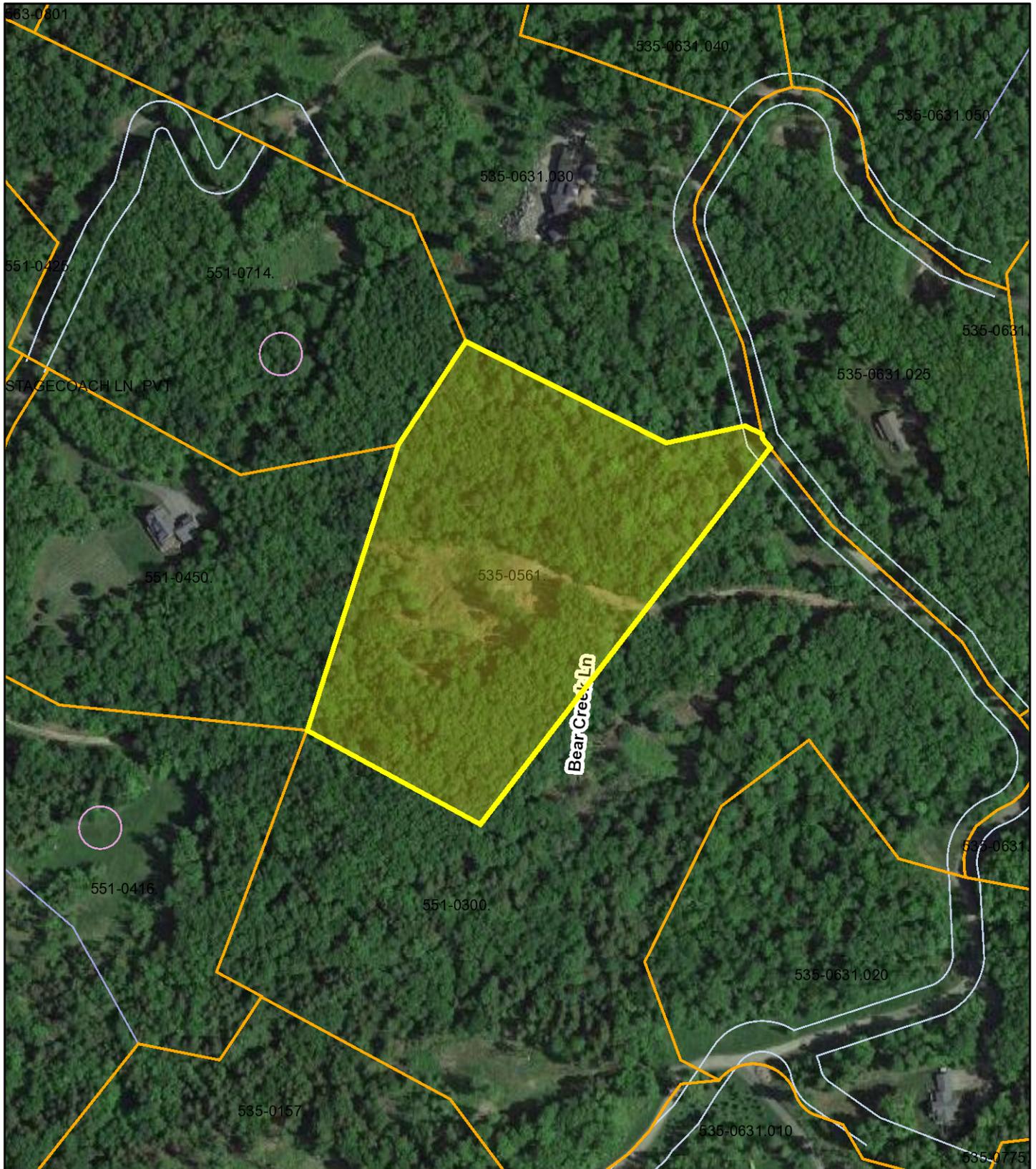
Brown-561 Bear Creek Ln.

Exhibit F11

Waterbury Ctr., VT

1 inch = 269 Feet

May 11, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



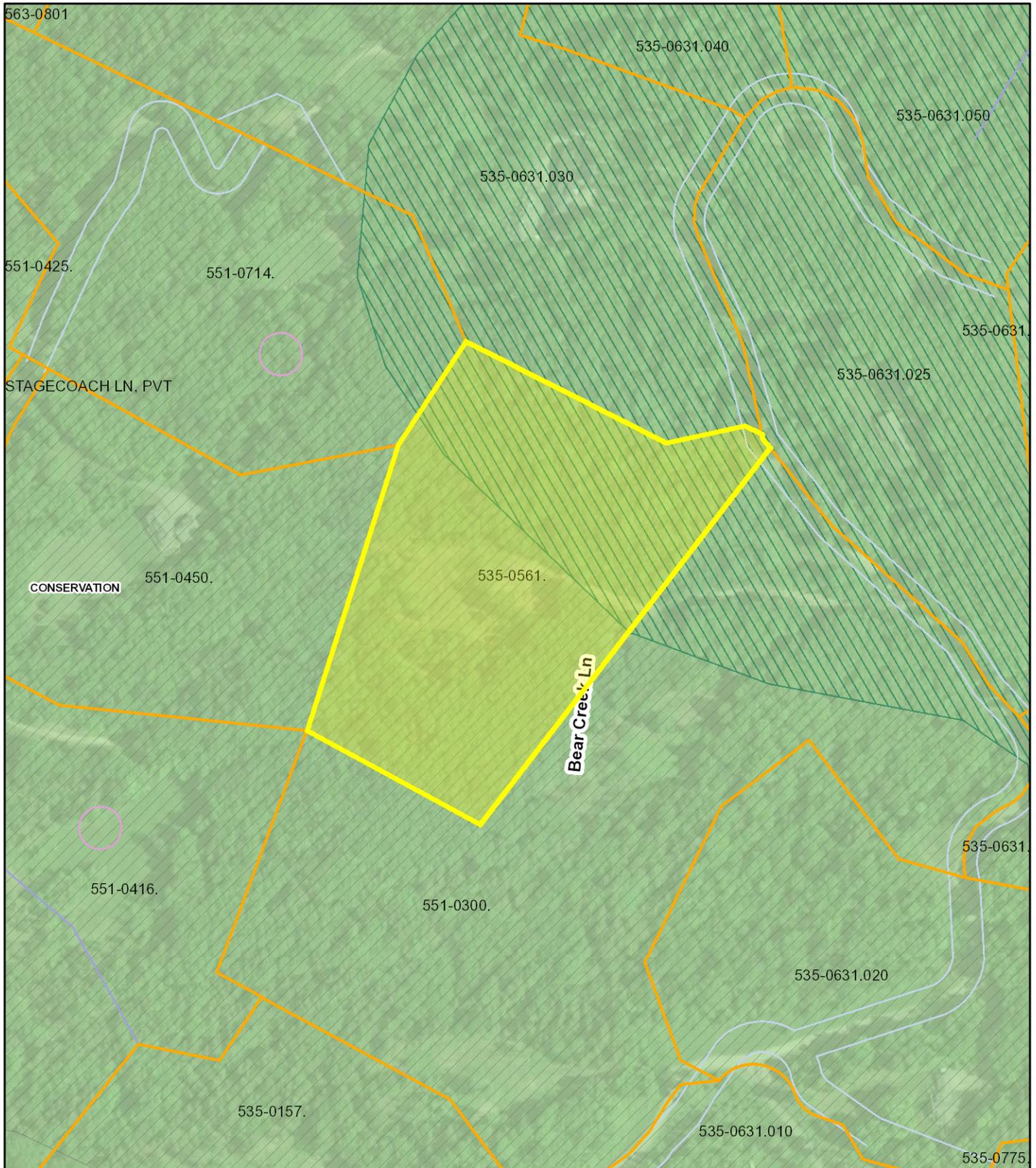
Brown-561 Bear Creek Ln.

Exhibit F2

Waterbury Ctr., VT

1 inch = 269 Feet

May 11, 2022



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Exhibit G1

**Town of Waterbury
Development Review Board
Decision #001-21 ▪ February 17/March 3, 2021**

Attending:

(2/17/21) Board members: Tom Kinley (Acting Chair), David Rogers (Vice Chair), Bud Wilson, Patrick Farrell, Harry Shepard, and George Lester. Staff: Dina Bookmyer-Baker (ZA), Steve Lotspeich (Community Planner), and Patti Martin (Secretary).

(3/3/21) Board members: David Rogers (Acting Chair), Tom Kinley, Bud Wilson, Alex Tolstoi, Patrick Farrell, and Harry Shepard. Staff: Dina Bookmyer-Baker (ZA) and Patti Martin (Secretary).

Owner/Applicant:	Justin & Nusi Brown
Address/Location:	561 Bear Creek Lane, Waterbury Center, VT
Zones:	Conservation (CNS) and Ridgelines/Hillsides/Steep Slopes (RHS) overlay
Application #	001-21 Tax Map # 14-065.120

Applicant Request

The applicant seeks approval to revise the building zone and renew the previously-approved thinning envelope at 561 Bear Creek Lane in the Conservation (CNS) zoning district and Ridgelines, Hillsides, Steep Slopes (RHS) overlay district.

Present and sworn in:

(2/17/21)

George McCain, McCain Consulting Inc., project consultant

(3/3/21)

George McCain, McCain Consulting Inc., project consultant

Exhibits

- A: Application #001-21 (6 pp: Zoning, Conditional Use, Overlay District), submitted 1/18/21.
- B: Project overview, prepared by McCain Consulting, Inc., dated 1/18/21.
- C: Site Plan for Justin & Nusi Brown, Building Envelope Revisions—RHS Minor, prepared by McCain Consulting, Inc., Sheet C-1, dated 1/15/21; revised 2/23/21: *Thinning envelope revision per DRB comments.*
- D: Letter to adjoining landowners, mailed certified on 1/29/2021.
- E: (E1) Orthophoto with approximate parcel boundary; (E2) with zoning districts & contours. (Staff).
- F: Prior DRB decision #125-18 for a 4-lot subdivision creating Lots 12, 13, 14, & 15, associated Plan Sheets C-1, C-2, & C-4 (DRB 1/16/19); and final plat dated 4/26/19. (Staff)
- G: Prior DRB decision #67-16T for pre-development activity on Lots 12 & 13 (DRB 11/16/16), with associated Plan and View Sections. (Staff)

Exhibit G2

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Justin & Nusi Brown to revise the building zone and renew the previously-approved thinning envelope at 561 Bear Creek Lane, as presented in application #001-21 and supporting materials, meets the Conditional Use and Ridgeline/Hillside/Steep Slope and criteria as set forth in Sections 303 and 1004.

Motion:

On behalf of the Waterbury Development Review Board, Tom Kinley moved and Harry Shepard seconded the motion to approve application #001-21 with the following conditions:

- (1) The Applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) Future development is subject to review by the Board for compliance with the RHS criteria.
- (3) Except as amended herein, this approval incorporates all Findings of Fact, Conclusions of Law, and Conditions in zoning permits #67-16T, #125-18, and #027-20.

Vote: The motion was approved 6-0.

David Rogers

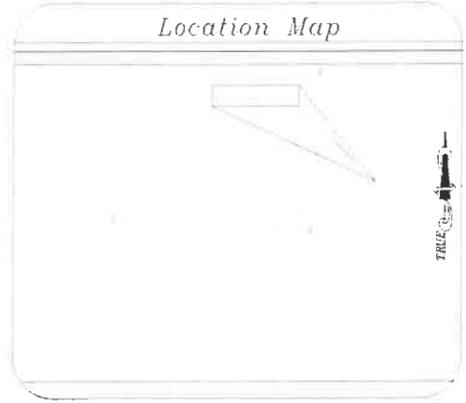
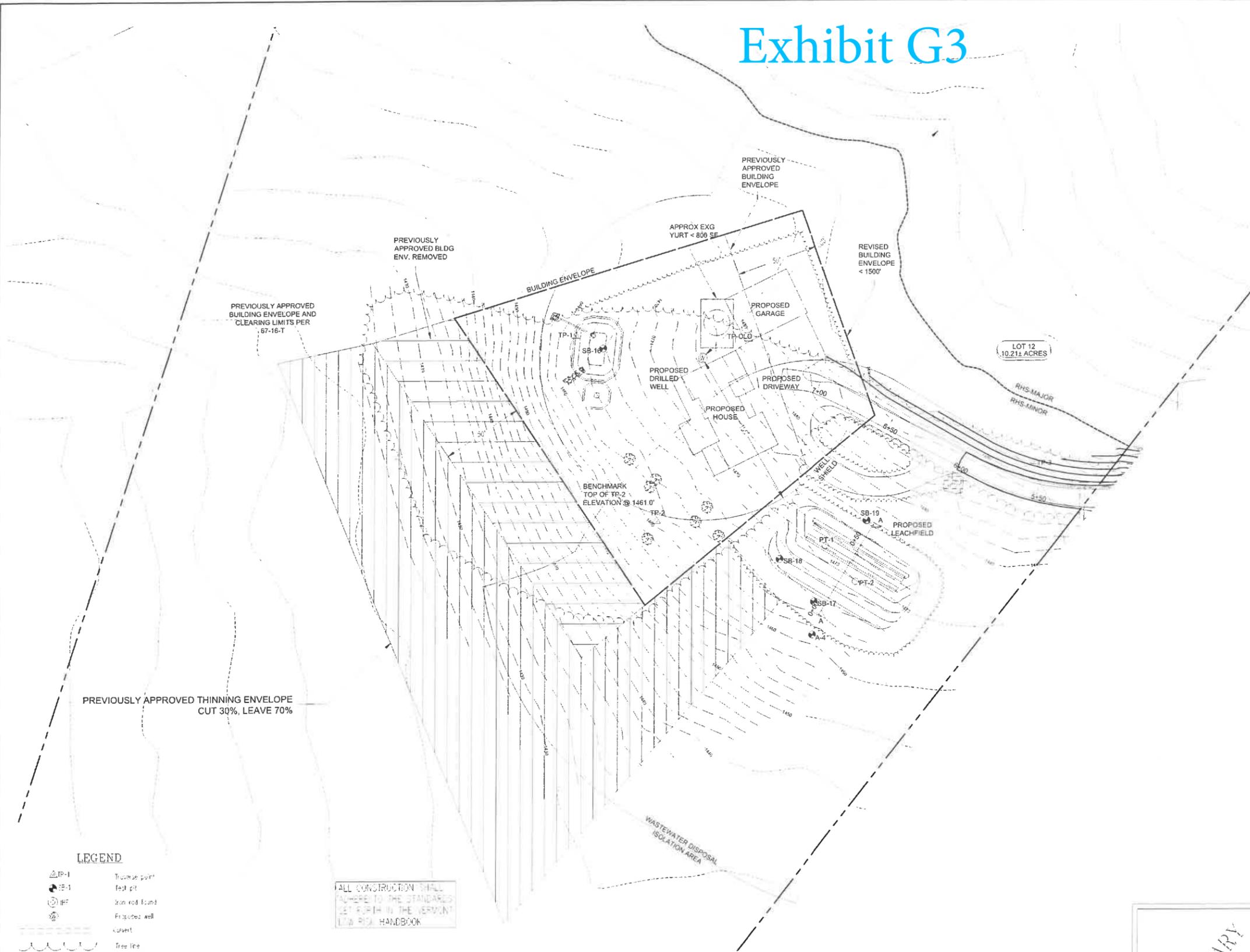
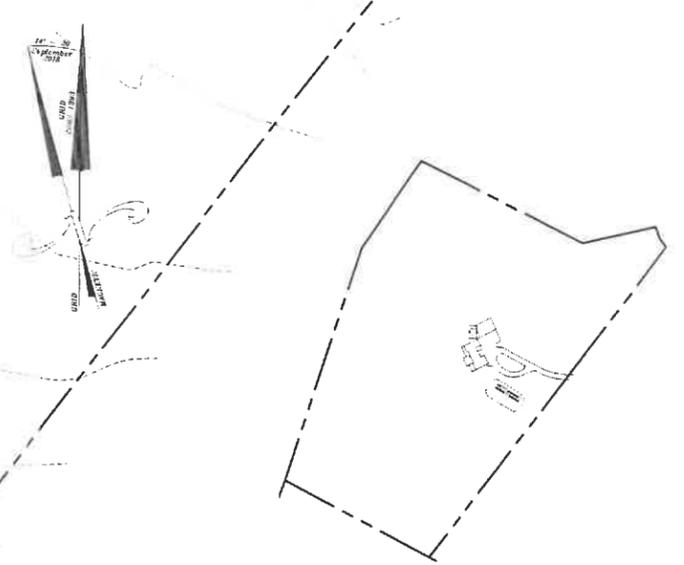
(David Rogers, Acting Chair)

Approved: March 3, 2021

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Environmental Division of the Vermont Superior Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*

Exhibit G3



#001-21
BROWN
1/18/21

C

LEGEND

- TP-1 Truss point
- PP-1 Post pit
- IRF Iron rod found
- PW Proposed well
- CUL Culvert
- TL Tree line
- PS Proposed structure
- 10' Contours
- 2' Contours
- PL Property line
- ROW Right of way line
- D/S Ditch/Drainage swale
- UE Utility envelope

ALL CONSTRUCTION SHALL ADHERE TO THE STANDARDS SET FORTH IN THE VERMONT LOW RISK HANDBOOK



THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A JURE. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF OTHER REGULATORY AGENCIES OR FEDERAL LAWS.

PRELIMINARY
FOR TOWN REVIEW

ENGINEER
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506

SITE PLAN JUSTIN & NUSI BROWN BUILDING ENVELOPE REVISIONS - RHS MINOR BEAR CREEK LANE - LOT 12 WATERBURY, VT	
SCALE: 1" = 30' DESIGNED BY: GMJ DRAWN BY: NDB CHECKED BY: GMJ	PROJECT #J80418 McCAIN CONSULTING, INC. 93 SOUTH MAIN STREET WATERBURY, VERMONT 05676
DATE: JANUARY 15, 2021	SHEET C-1

