

EXHIBIT A1

Date: 03.14.2022 Application #: B18-22
 Fees Paid: 300 + \$15 recording fee = 315.00
 Parcel ID #: ~~551-0550~~ 535-0557
 Tax Map #: 14-065.013

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: Bryan Konietzko & Lisa Wahlander
 Mailing Address: 10866 Wilshire Blvd, Suite 300
Los Angeles, CA 90024
 Home Phone : _____
 Work/Cell Phone: 818-633-4189
 Email: bryan@ginormousmadman.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 657 Bear Creek Ln

Lot size: 10.9 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 leachfield 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: 7700 Height: <30'
 Number of bedrooms/bath: 3/4
 # of parking spaces: 2
 Setbacks: front: 325'
 sides: 130' / 150' rear: 375'

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 _____

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]

GARAGE: 28'-8 1/2"
 MAIN HOUSE: 29'-0"
 STUDIO: 29'-3 1/2"

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.

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS) EXHIBIT A5

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 is 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

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

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

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.

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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Konietzko Proposed House Construction, Bear Creek Road 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.**

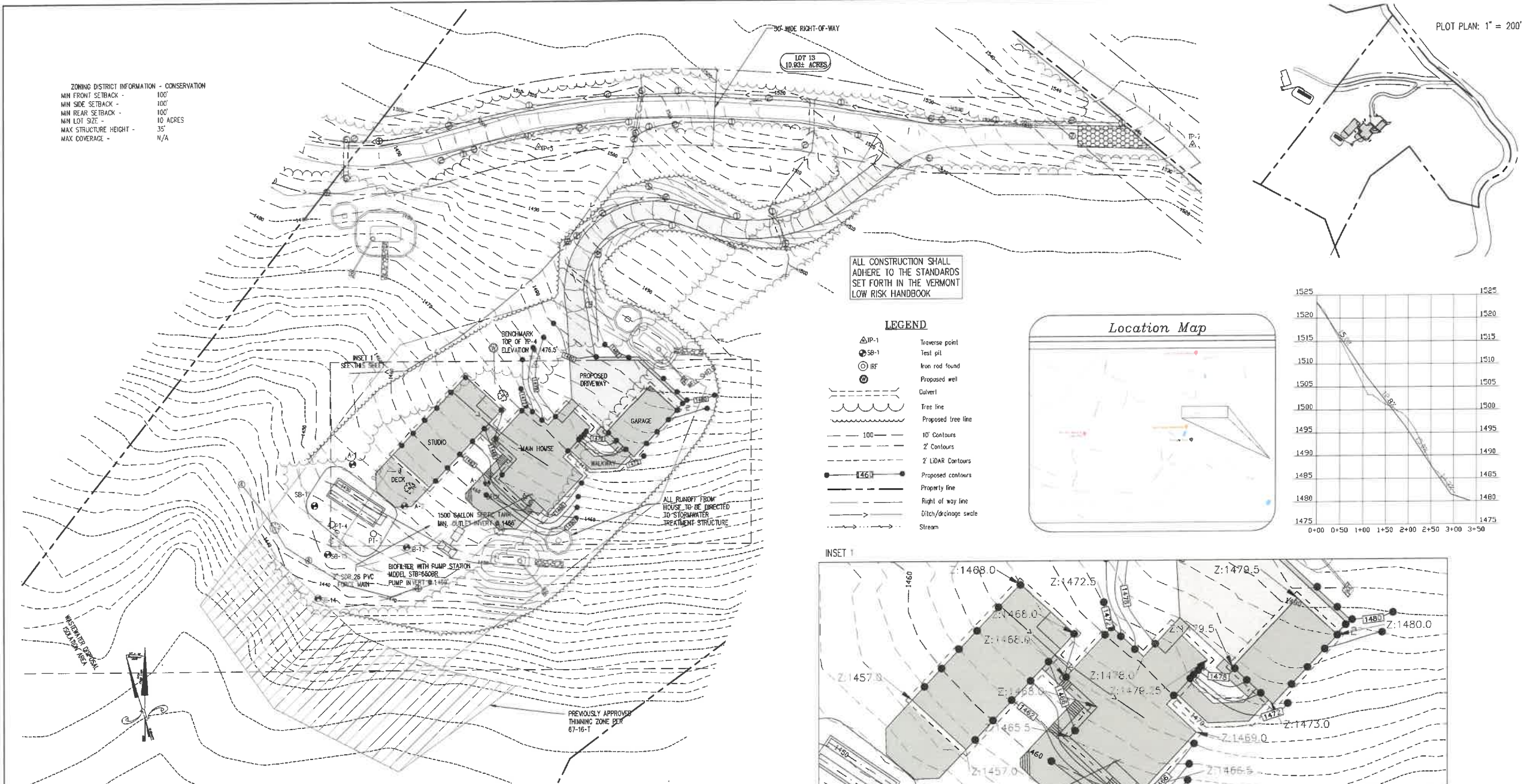
(3) The proposed use will not violate any municipal bylaws and ordinances in effect – **single-family houses are a permitted use within the Conservation District, and are a conditional use within the Ridgelines/Hillsides/Steep slope (RHS) Overlay District.**

(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.**

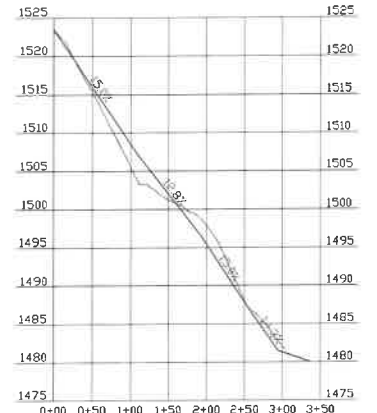
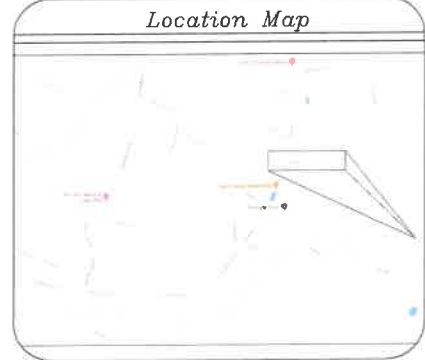
ZONING DISTRICT INFORMATION - CONSERVATION
 MIN FRONT SETBACK - 100'
 MIN SIDE SETBACK - 100'
 MIN REAR SETBACK - 100'
 MIN LOT SIZE - 10 ACRES
 MAX STRUCTURE HEIGHT - 35'
 MAX COVERAGE - N/A

PLOT PLAN: 1" = 200'

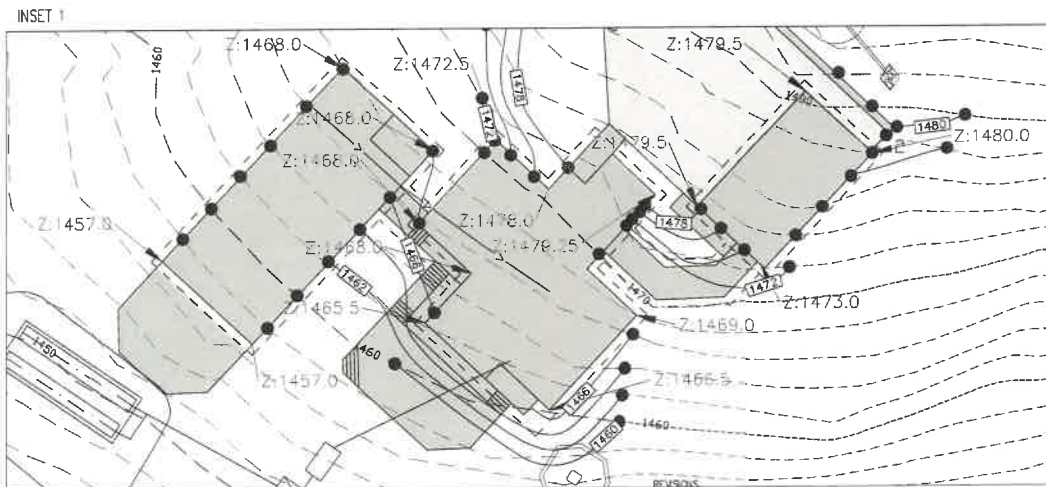


ALL CONSTRUCTION SHALL ADHERE TO THE STANDARDS SET FORTH IN THE VERMONT LOW RISK HANDBOOK

- LEGEND**
- △ IP-1 Traverse point
 - ⊕ SB-1 Test pit
 - ⊙ IRF Iron rod found
 - ⊙ Proposed well
 - ⊙ Culvert
 - Tree line
 - Proposed tree line
 - 100' 10' Contours
 - 2' 2' Contours
 - 2' LiDAR Contours
 - Proposed contours
 - Property line
 - Right of way line
 - Ditch/drainage swale
 - Stream



Topography by Total Station
 Contour Interval 2'
 Datum NAVD 88
 Supplemented by LiDAR



Topography by Total Station
 Contour Interval 2'
 Datum NAVD 88
 Supplemented by LiDAR

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 SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

FOR TOWN PERMITTING

ENGINEER:
 GEORGE N. MCCAIN Jr., P.E.
 VT P.E. 93506

03/28/22 UPDATED WITH SITE GRADING, ADDED INSET

SITE PLAN
BRYAN KONIETZKO & LISA WAHLANDER
 DEVELOPMENT IN RHS-MINOR
 BEAR CREEK LANE WATERBURY, VT

SCALE: 1" = 30'
 DESIGNED BY: CMJ
 DRAWN BY: WDB / SCS
 CHECKED BY: CMJ

PROJECT #38041C
MCCAIN CONSULTING, INC.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: MARCH 14, 2022 SHEET C-1

DigSafe
 NOTE: CONTRACTOR TO CONTACT DIG-SAFE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 Dig Safe, Inc.
 888 Dig Safe
 www.digsafe.com

192023.dwg



BIRDSEYE

3154 HUNTINGTON ROAD
RICHMOND, VERMONT
802.434.2112
WWW.BIRDSEYEV.T.COM

KONIETZKO RESIDENCE

557 BEAR CREEK RD
WATERBURY, VT 05676

WATERBURY RHS MINOR DEVELOPMENT
APPLICATION SET

03.29.2022

NOT FOR CONSTRUCTION

KONIETZKO RESIDENCE
557 BEAR CREEK RD
WATERBURY, VT 05676

SHEET LIST

- MAIN HOUSE FLOOR PLAN
- STUDIO - LEVEL 1 FLOOR PLAN
- STUDIO - LEVEL 2 FLOOR PLAN
- GARAGE FLOOR PLANS
- WEST ELEVATIONS
- EAST ELEVATIONS
- SOUTH ELEVATIONS
- NORTH ELEVATIONS
- EXTERIOR LIGHTING PLAN
- EXTERIOR LIGHTING CUT SHEETS

CONTENTS AND SPECIFICATIONS AS
INSTRUMENTS OF PROFESSIONAL SERVICES AS
AND SHALL REMAIN THE PROPERTY OF THE
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BE USED IN WHOLE OR IN PART FOR ANY OTHER
PROJECTS OF ANY KIND OR BY ANY OTHER
PARTIES, OTHER THAN THOSE PROPERLY
AUTHORIZED BY CONTRACT, WITHOUT THE
AUTHORIZATION OF BIRDSEYE DESIGN.

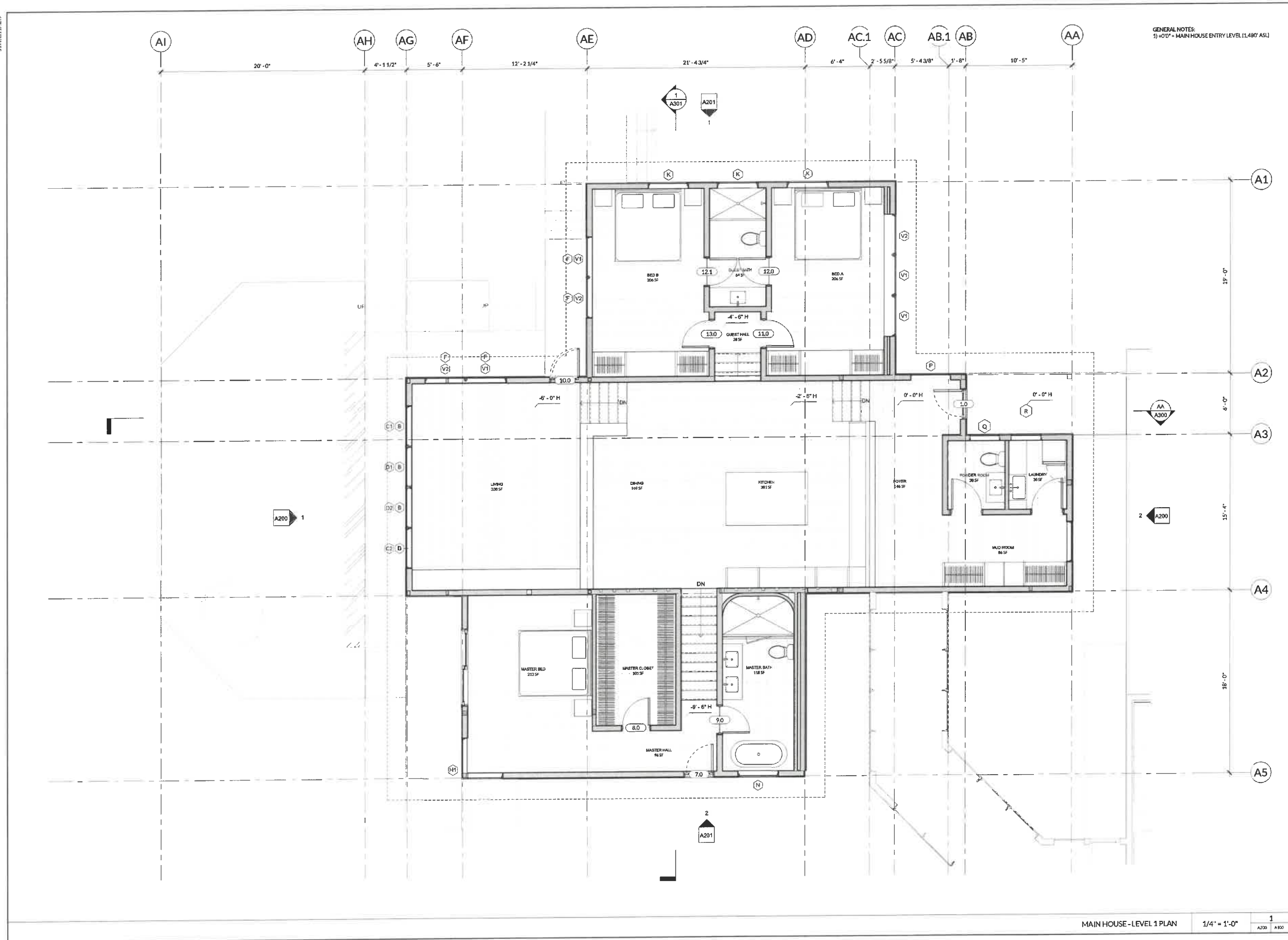
Issue / Revision Log

Title
TITLE SHEET

Sheet Number

G000

J:\PROJ\2229\PLAN



GENERAL NOTES:
1) +0'0" = MAIN HOUSE ENTRY LEVEL (1.480' ASL)

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OWNER AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTY, OTHER THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, NOT FOR USE WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BIRDSEYE DESIGN.

Issue / Revision Log

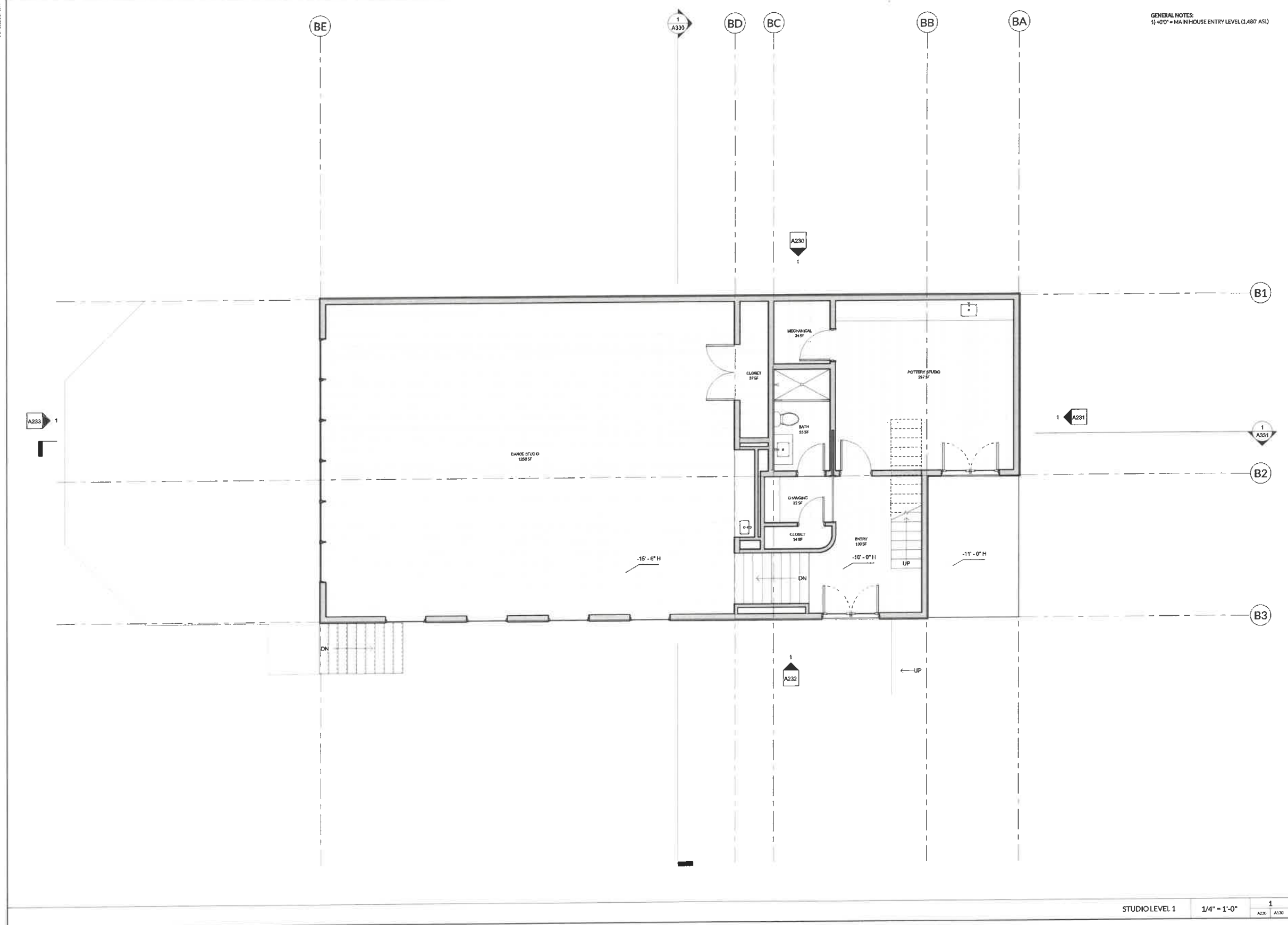
Title
FLOOR PLAN

Sheet Number
A100

MAIN HOUSE - LEVEL 1 PLAN 1/4" = 1'-0" 1 A200 A100

EXHIBIT **D2**

1902238 L1V



GENERAL NOTES:
1) +0'0" = MAIN HOUSE ENTRY LEVEL (1,480' ASL)



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KONIETZKO RESIDENCE

557 BEAR CREEK RD
WATERBURY, VT 05676

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2024 / Benjamin Log

Title:
FLOOR PLAN - STUDIO L1

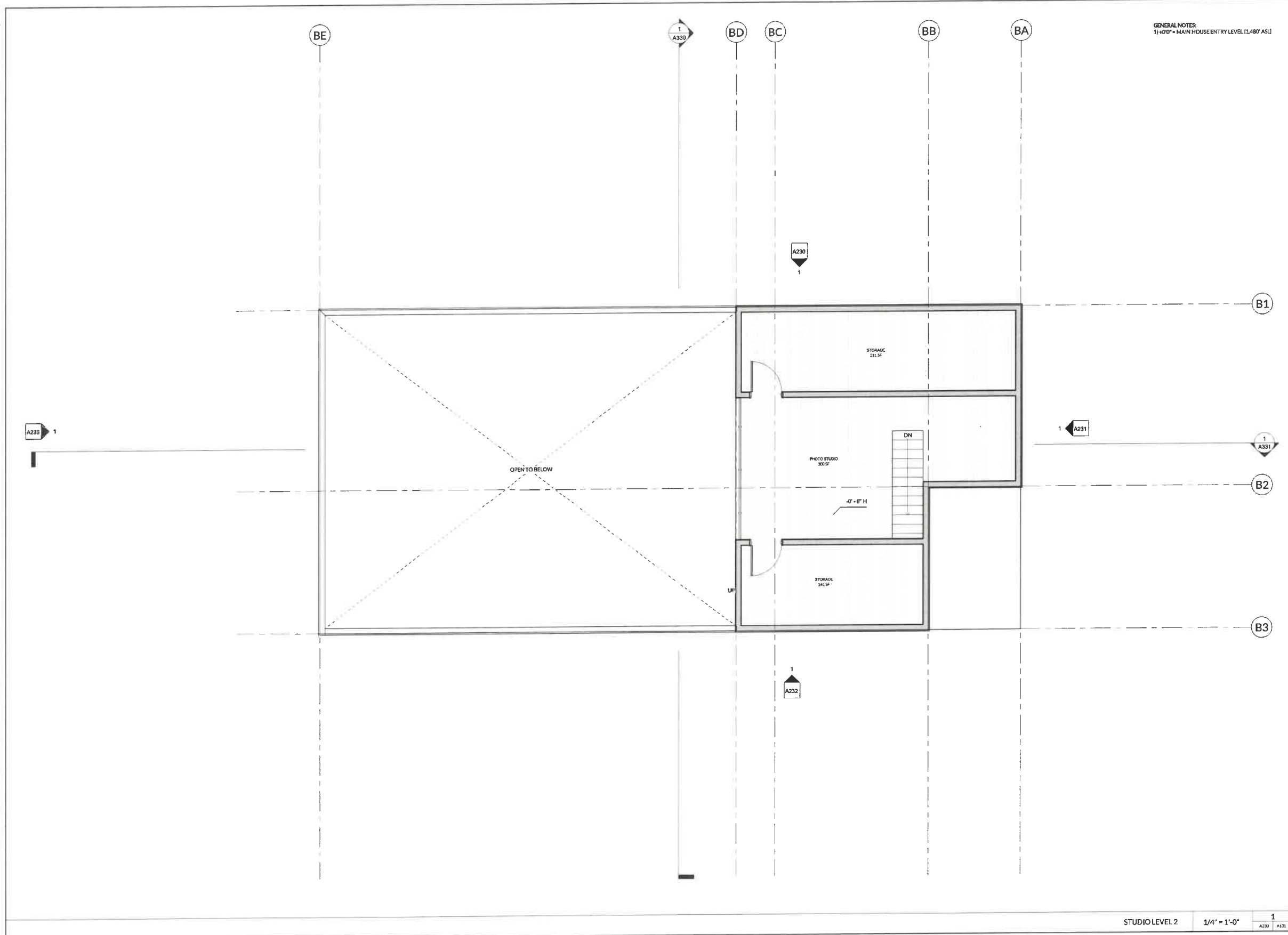
Sheet Number

A130

STUDIO LEVEL 1 1/4" = 1'-0" 1 / A230 A130

EXHIBIT **D3**

J:\050212\1210V



GENERAL NOTES:
1) +0'0" = MAIN HOUSE ENTRY LEVEL (1,480' ASL)



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802.434.2112
WWW.BIRDSEYEVT.COM

KONIETZKO RESIDENCE

557 BEAR CREEK RD
WATERBURY, VT 05676

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Sheet / Revision Log

The FLOOR PLAN - STUDIO L2

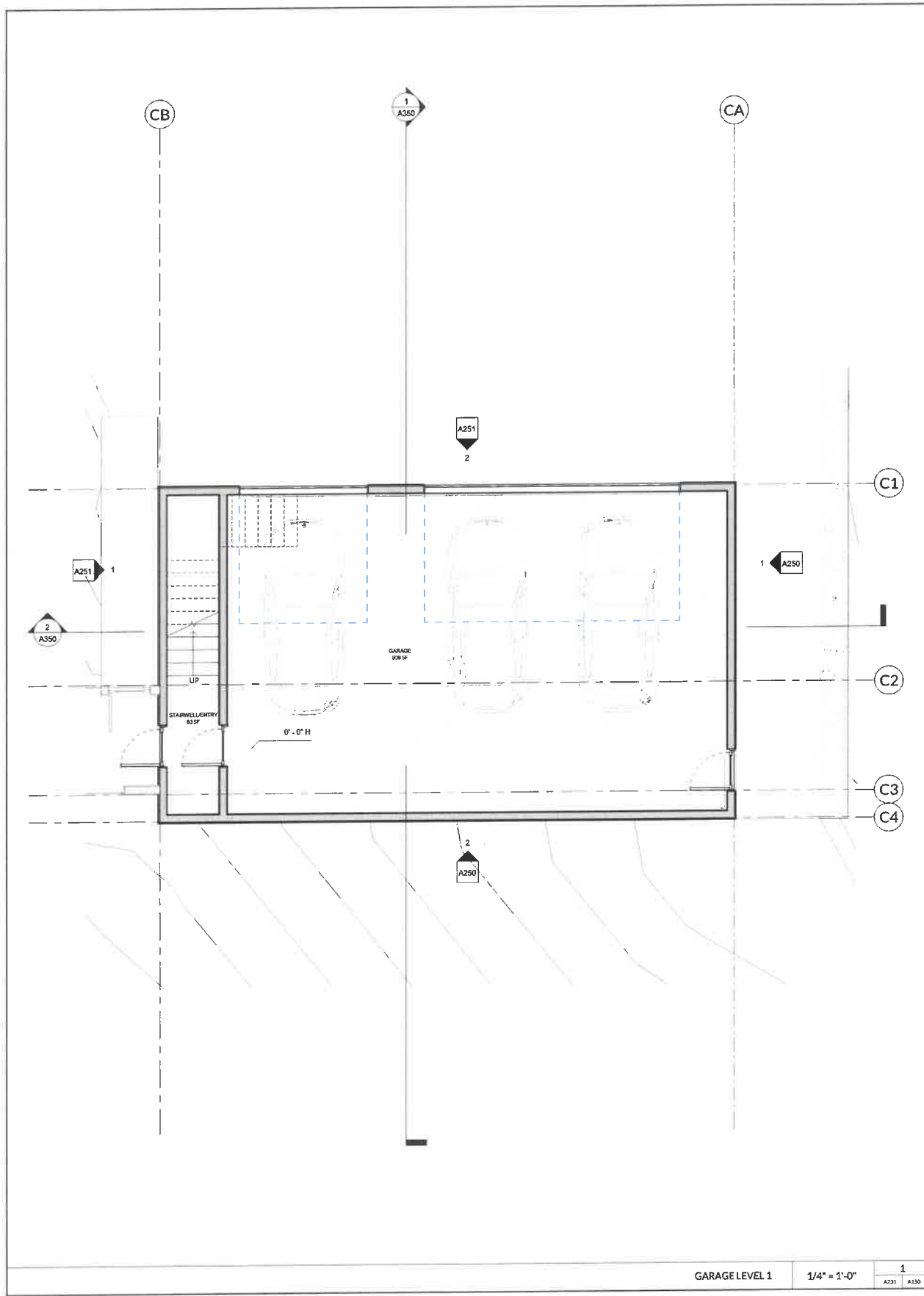
Sheet Number

A131

STUDIO LEVEL 2 1/4" = 1'-0" 1 / A230 A331

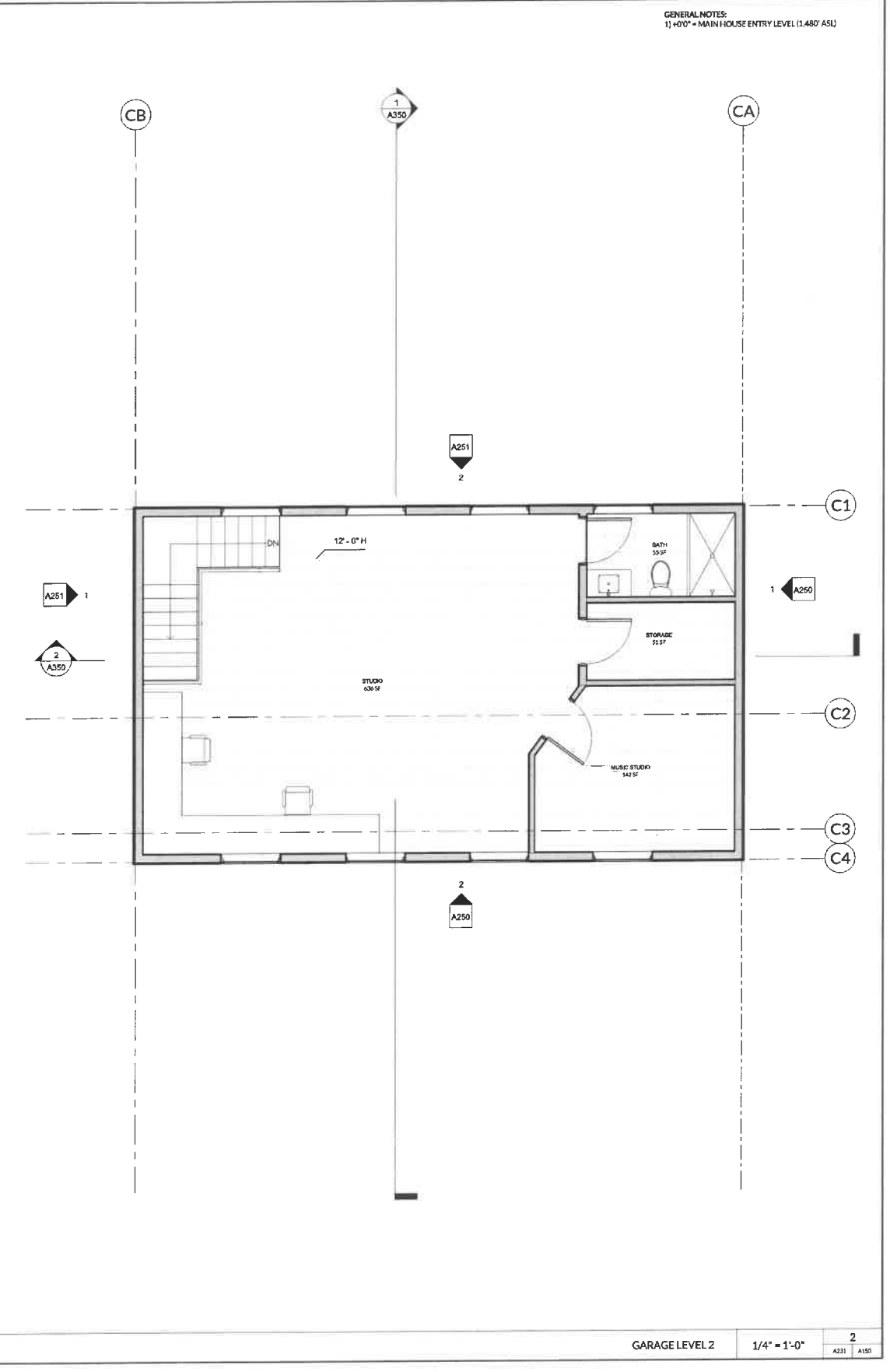
EXHIBIT **D4**

PROLIFER 1/14



GARAGE LEVEL 1 1/4" = 1'-0" 1
 A231 A150

GENERAL NOTES:
 1) 0'0" = MAIN HOUSE ENTRY LEVEL (1.450' ASL)



GARAGE LEVEL 2 1/4" = 1'-0" 2
 A231 A150

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 557 BEAR CREEK RD
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Issue / Revision Log

Title
 FLOOR PLANS - GARAGE

Sheet Number

A150

STANDING SEAM METAL ROOF
(NON-REFLECTIVE)

WOOD SIDING



WEST ELEVATION

KONIETZKO RESIDENCE
557 BEAR CREEK RD, WATERBURY, VT 05676

March 14, 2022



EXHIBIT D6

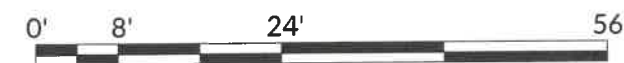


EAST ELEVATION

KONIETZKO RESIDENCE
557 BEAR CREEK RD, WATERBURY, VT 05676

March 14, 2022





SOUTH ELEVATION

KONIETZKO RESIDENCE
557 BEAR CREEK RD, WATERBURY, VT 05676

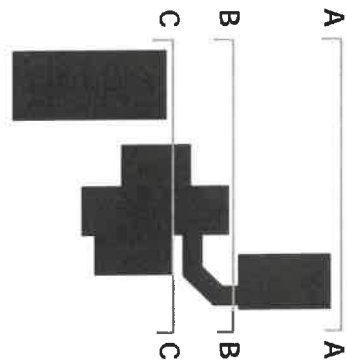
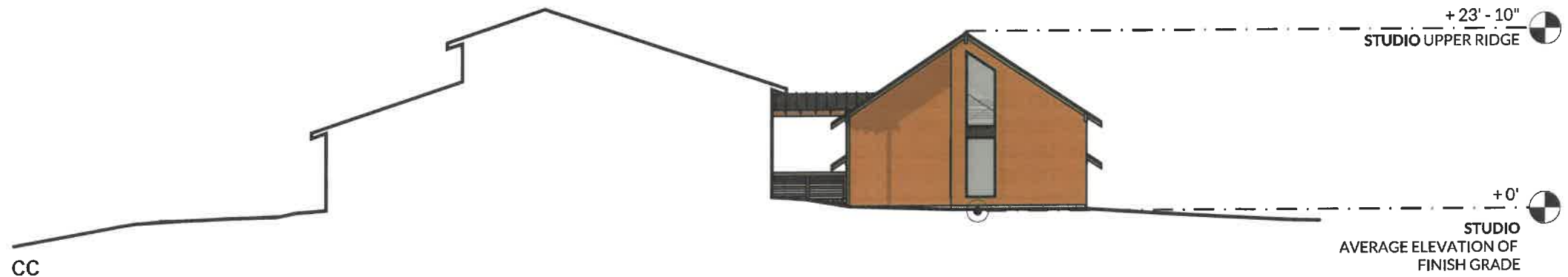
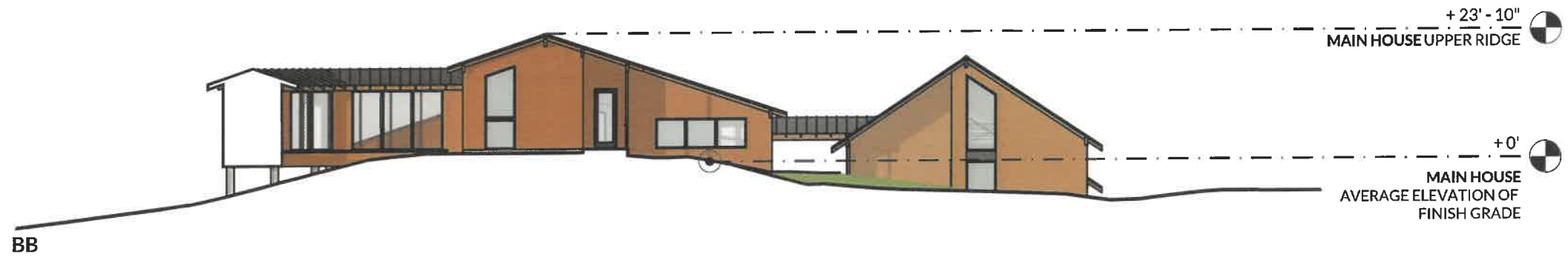
March 14, 2022



+27'-9"
GARAGE UPPER RIDGE

+0'
GARAGE AVERAGE ELEVATION OF
FINISH GRADE

AA



NORTH ELEVATIONS

KONIETZKO RESIDENCE
557 BEAR CREEK RD, WATERBURY, VT 05676

March 14, 2022



PROJECTIONS



LIGHTING KEY

	- STEP LIGHT
	- WALL SCONCE
	- RECESSED CAN - WET
	- LANDSCAPE POLE LIGHT



3154 HUNTINGTON ROAD
 RICHMOND, VERMONT
 802.454.2112
 WWW.BIRDSEYEVT.COM

KONIETZKO RESIDENCE
 557 BEAR CREEK RD
 WATERBURY, VT 05676

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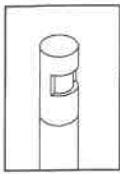
Issue / Revision Log

This EXTERIOR LIGHTING PLAN

Sheet Number
A160

EXTERIOR LIGHTING PLAN 1/8" = 1'-0" 1/160

EXHIBIT *Dio*



the power of



LITESTICK®



PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC



Example:

- LT - 18 - LED - e70 - SAP - A18 - GS

Material

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

Series

- LT - Litestick® Pathlight

Stem Length

3", 6", 12", 18", or 24"
(Specify in inches)

Source

- LED - 'e' Technology with Integral Driver
Designed for use with remote 12VAC BKSSL transformers.*

LED Type

- e70 - 3WLED/2.7K
- e71 - 3WLED/3K
- e72 - 3WLED/4K
- e73 - 3WLED/Amber

Finish

Aluminum & Brass Finishes

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finishes

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finishes

Machined	MAC
Polished	POL
Brushed	BRU <small>Interior use only</small>

Premium Finish

ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
CAP Clear Anodized Powder	OCF Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

Mounting

- A18** - 18" Power Pipe™ with 18" Adjustable Stem. Allows for variable mounting height
(for use with remote BKSSL transformer. Must be specified with 18" stem)*
- PP18B** - 18" Power Pipe™ stake with 'B' Cap *(for use with remote BKSSL* transformer)*
- PP-TRe20** - Power Pipe™ "T" option with 18" stake and TRe20 Electronic Transformer**
(105-300 VAC, 50/60 Hz, Non-Dimming)
***For use with up to 24" maximum stem length*

Options

- GS** - Adjustable Glare Shield
- SF** - Stability Flange *(for use with Power Pipe™)*

EXHIBIT

E

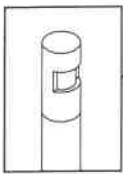
B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
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www.bklighting.com • info@bklighting.com

RELEASED
09-05-18

DRAWING NUMBER
SUB001109

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LITESTICK®

PROJECT:

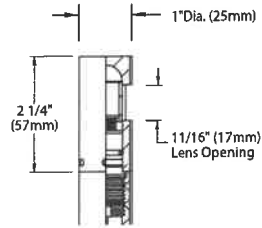
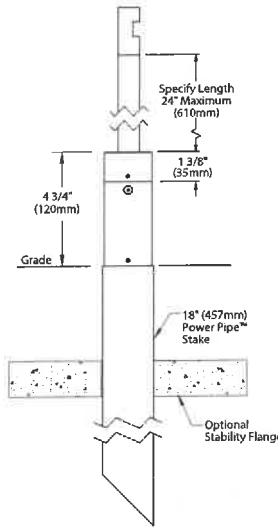
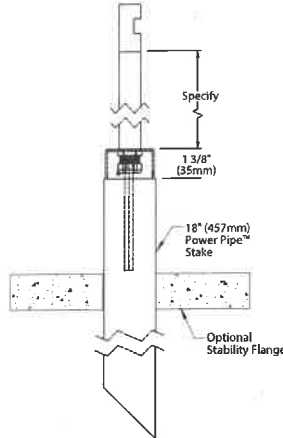
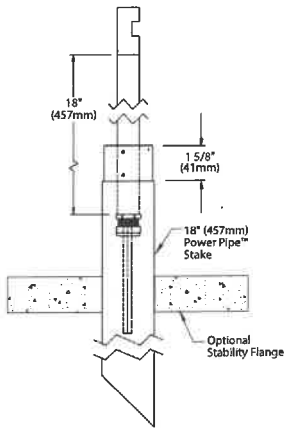
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A18 (Mounting Option)

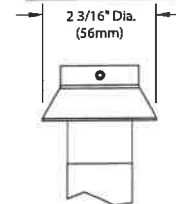
POWER PIPE™ (Mounting Option)

POWER PIPE 'T' (Mounting Option)

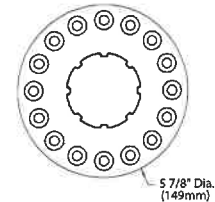
DETAIL VIEW



GLARE SHIELD (optional)

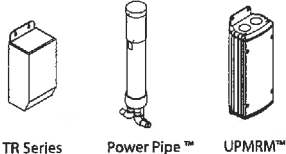


STABILITY FLANGE (optional)



Accessories (Configure separately)

Remote Transformers:



TR Series

Power Pipe™

UPMRM™

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Weather-tight cable connector with 5', 2 wire low voltage cable.

Cap

Fully machined from solid billet with 11/16" lens opening. 360° rotation for precise optic positioning. Tamper resistant, stainless steel set screw.

Optional 2-3/16" dia. machined glare shield reduces aperture brightness.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 24" maximum overall.

Lens

Shock resistant, tempered, frosted glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Side emitting optical grade lens delivers high efficiency, radial light distribution.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSL technology provides long life, significant energy reduction and exceptional thermal management.

Installation

Available for installation in three distinct mounting conditions:

Power Pipe™

Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC BKSL remote transformer.

Power Pipe™ with Adjustable Mount

Features 18" Power Pipe™ and 18" stem which passes through a machined Delrin® bushing within the Power Pipe™ Cap. (3) stainless steel set screws secure fixture position (Not available with integral transformer).

Power Pipe™ with Transformer Housing (Optional)

Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TR20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Remote Transformer

For use with 12VAC BKSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware

Tamper-resistant, stainless steel hardware.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.



*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

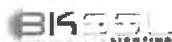
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09-05-18

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LAMP & DRIVER DATA

e70, e71, e72, e73

DRIVER DATA	Input Volts	InRush Current	Operating Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	-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 (L70)	Beam Type	Angle	Delivered Lumens
e70	2700K	80	3	50,000	Radial	360°h x 270°v w/ Glare Shield	31 13
e71	3000K	80	3	50,000	Radial	360°h x 270°v w/ Glare Shield	32 13
e72	4000K	80	3	50,000	Radial	360°h x 270°v w/ Glare Shield	36 15
e73	Amber (590nm)	~	3	50,000	Radial	360°h x 270°v	~

FOR USE WITH

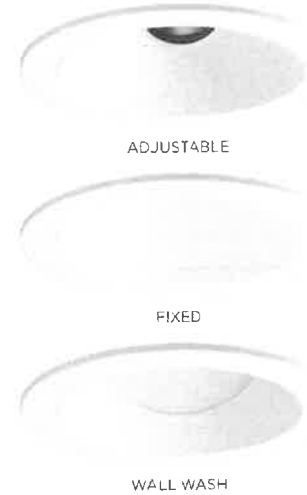
LT Litestick*

ENTRA™ CL 3" LED

ADJUSTABLE, FIXED, AND WALL WASH DOWNLIGHTS

The ENTRA CL 3" LED Adjustable, Fixed, and Wall Wash Downlights offer a cost-effective alternative for residential, multi-family and hospitality applications without sacrificing architectural-grade aesthetic or quality. Custom engineered for high performance and reliability, ENTRA CL 3" is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Modules are available with three Static White CCT options, 3000K - 1800K warm color dimming, and four interchangeable optics (20°, 30°, 40° and 60°). Trim options include Flanged or Flangeless (includes mud plate), and Round or Square in Satin Silver, Champagne, Black or White finish. (White finish is field-paintable).

- Adjustable (35° tilt, 360° rotation), Fixed or Wall Wash options
- 2700, 3000K, 3500K or Warm Dim 3000K - 1800K
- Multiple output options
- Includes 40° optic; 20°, 30° and 60° optics can be ordered separately
- Flanged or Flangeless ceiling appearance



LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER
2700K	0.95
3000K	1.00
3500K	1.05

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

SPECIFICATIONS

	ADJUSTABLE & FIXED				WALL WASH			
	STATIC WHITE		WARM DIM		STATIC WHITE		WARM DIM	
DELIVERED LUMENS	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
8W	700	90	600	75	480	61	415	52
12W	1100	94	800	67	730	61	530	44
15W	1300	85	N/A	N/A	925	62	N/A	N/A
CRI	90+							
CCT OPTIONS	2700K, 3000K, 3500K		3000K - 1800K		2700K, 3000K, 3500K		3000K - 1800K	
COLOR CONSISTENCY	3-step							
VOLTAGE	120V or 277V							
DIMMING ¹	Standard phase and 0-10V dimming (down to 5%)							
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency							
OPTICS	Field changeable. Includes 40° optic. 20°, 30°, and 60° optics can be ordered separately.				Asymmetric Wall Wash			
ADJUSTABILITY	Adjustable Module. 35° Tilt, 360° Rotation				N/A			
CEILING APPEARANCE	Flanged and Flangeless up to 2" ceiling thickness. Note: Tilt may be restricted in thicker ceilings							
CEILING APERTURE	3-3/4" ceiling cutout							
HOUSING	IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation							
CONSTRUCTION	Housing: Galvanized Steel Trims and Reflectors: Die-Cast Aluminum							
FINISH	Reflector: White, Black, Champagne, Satin Silver (low-glare) Flange: White, Black Select finish options for Reflector and Flange separately							
GENERAL LISTINGS	ETL Listed. Fixed and Wall Wash Wet Listed. Adjustable Damp listed.							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
L70	50,000 hours min							
WARRANTY ²	5 years							

¹Data in chart reflects 3000K/90CRI unless noted

Ordering grids available on page 2.

²See ELEMENT Lighting website for detailed warranty information.

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ENTRA™ CL 3" LED

ADJUSTABLE, FIXED, AND WALL WASH DOWNLIGHTS

ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	HOUSING RATING
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	-L08 8W (700 LMS) ¹	I IC AIRTIGHT
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	-L12 12W (1100 LMS) -L15 15W (1300 LMS) ²	C CHICAGO FLENUM

Includes an LED driver with universal input (20V-277V) dimmable by TRIAC, ELY or 0-10V controls. See dimmer compatibility chart.

Trims are required and must be ordered separately.

¹L08 - Sauna/Steam-room use available only with combination of L08 Housing and Downlight Trim/LED Module (D).

²L15 - Output not available with WD31 Warm Dim.

TRIM/LIGHT MODULE

PRODUCT	CEILING APPEARANCE	FUNCTION	CRI/CCT	REFLECTOR FINISH	FLANGE FINISH
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	A ADJUSTABLE	-927 90 CRI, 2700K, 3-STEP	W WHITE	FLANGELESS ONLY
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	D DOWNLIGHT ¹	-930 90 CRI, 3000K, 3-STEP	B BLACK	(LEAVE BLANK)
		W WALL WASH	-935 90 CRI, 3500K, 3-STEP	S SATIN SILVER	-W WHITE
			-WD31 90 CRI, 3000K-1800K, WARM DIM, 3-STEP ²	C CHAMPAGNE	-B BLACK

Includes 40° optic. 20° 30° and 60° optics can be ordered separately.

¹D - Sauna/Steam-room use available only with combination of L08 Housing and Downlight Trim/Light Module (D).

²WD31 - Warm Dim not available with L15 output.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353LEDGATOPT	20 20° 30 30° 40 40° 60 60°

LENSES / LOUVERS¹

PRODUCT	TYPE
MOC	GG PLAIN GLASS SF SOFT FOCUS SB SANDBLASTED LL LINEAR SPREAD EC EGGCRATE LOUVER

353LEDGATOPT

MOC

¹ Lenses/louvers mounted to lamp assembly only from 1.

ENTRA™ CL 3" LED

ADJUSTABLE, FIXED, AND WALL WASH DOWNLIGHTS

PHOTOMETRICS

Description: 3" LED Module
20° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
20° 12W Output

Input Power (Watts): 11.69
Input Power Factor: 0.98
Absolute Luminous Flux (Lumens): 964
Lumen Efficacy (Lumens per Watt): 82.4

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

Description: 3" LED Module
30° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
30° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98
Absolute Luminous Flux (Lumens): 1097
Lumen Efficacy (Lumens per Watt): 93.8

Description: 3" LED Module
40° Beam - 0° Tilt, 3000K

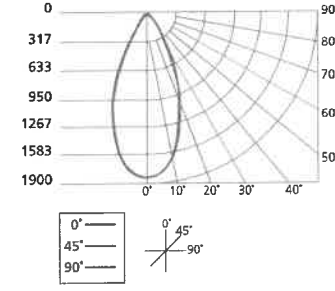
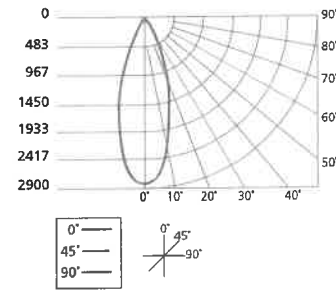
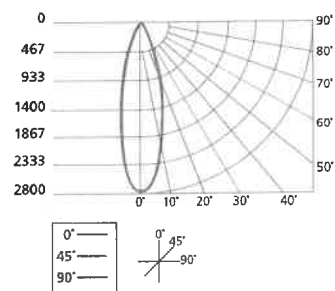
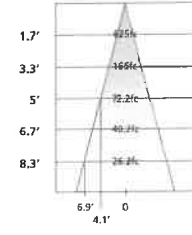
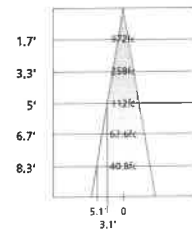
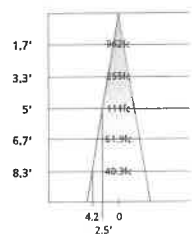
Model: Entra CL 3" Fixed
40° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98
Absolute Luminous Flux (Lumens): 1036
Lumen Efficacy (Lumens per Watt): 88.6

ANGLE	0°	45°	90°
0°	2779	2779	2779
5°	2577	2502	2535
10°	1980	1892	1932
15°	1333	1260	1302
20°	857	805	838
25°	534	494	518
30°	316	287	305
35°	180	166	172
40°	72	62	68
45°	31	28	30
50°	9	8	8
55°	6	6	6
60°	4	4	4
65°	3	3	3
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	2809	2809	2809
5°	2694	2633	2678
10°	2285	2208	2291
15°	1656	1578	1675
20°	1042	981	1063
25°	580	536	591
30°	305	272	301
35°	157	136	149
40°	62	52	61
45°	26	20	22
50°	7	6	7
55°	4	4	4
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	1806	1806	1806
5°	1765	1738	1753
10°	1627	1603	1624
15°	1395	1370	1400
20°	1075	1046	1078
25°	734	681	711
30°	423	383	401
35°	229	196	207
40°	96	80	83
45°	36	29	30
50°	11	9	9
55°	5	4	5
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0



EL CAPITAN LED

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: B - EC - LED - e66 - SP - A6 - MAC - 12 - 11 - B

MATERIAL

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

SERIES

EC - El Capitan

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°)

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

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

F - 90° with Flush Lens

B-K LIGHTING

MADE IN THE USA

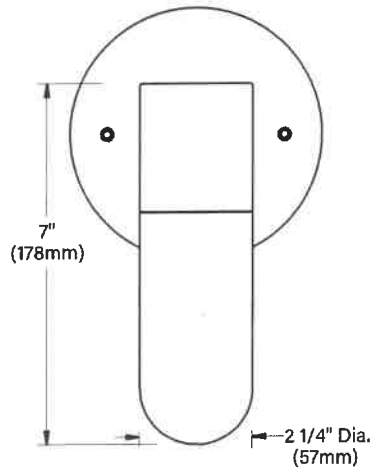
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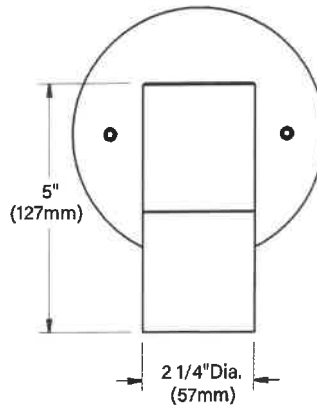
02/21/2020 SKU-776
SUB000942

EL CAPITAN LED

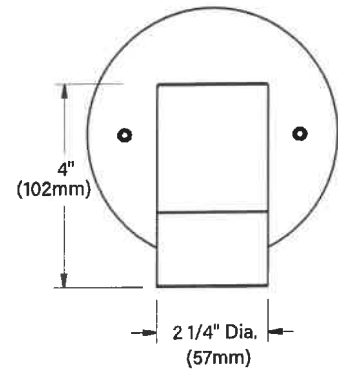
DATE: _____ PROJECT: _____ TYPE: _____



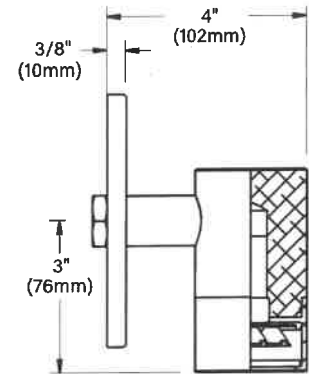
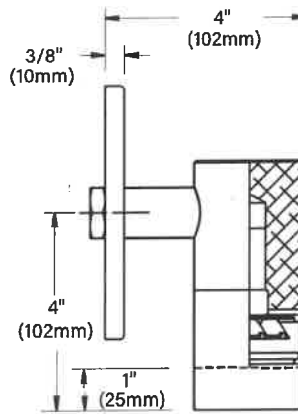
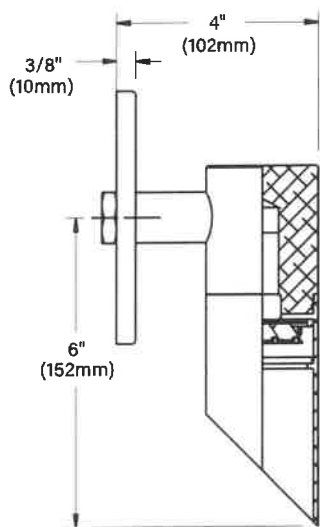
"A/D" CAP



"B/E/F" CAP



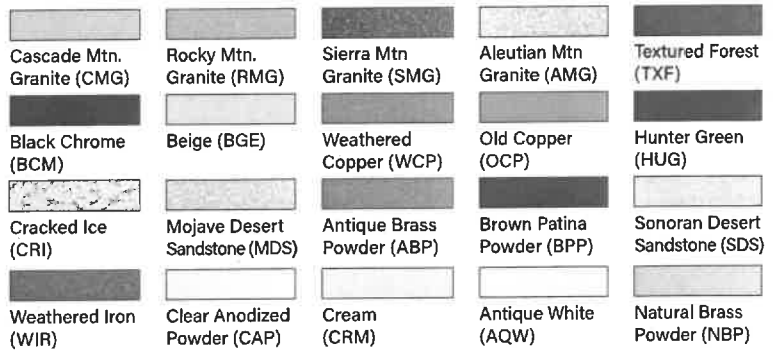
"C" CAP



STANDARD FINISHES



PREMIUM FINISHES



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

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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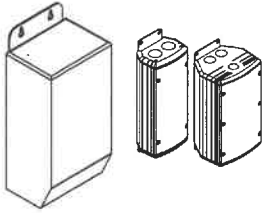
02/21/2020 SKU-776
SUB000942

EL CAPITAN LED

DATE:	PROJECT:	TYPE:
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Accessories (Configure separately)

Drivers (Configure separately)



TR Series

UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W
	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	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	INSTALLATION	5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.
	HARDWARE	Tamper-resistant, stainless steel hardware. Canopy mounting 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 and in wet locations. Made in the USA with sustainable processes.	



B-K LIGHTING

MADE IN THE USA

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02/21/2020 SKU-776
SUB000942

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

DATE: _____ PROJECT: _____ TYPE: _____

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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WAC LIGHTING

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

WL-LED120

Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
<input type="radio"/> WL-LED120 120 VAC	<input type="radio"/> Amber 90	36	<input type="radio"/> BK Black on Aluminum
	<input type="radio"/> White 90	36	<input type="radio"/> BZ Bronze on Aluminum
<input type="radio"/> WL-LED120F 277 VAC	<input type="radio"/> Amber 90	36	<input type="radio"/> WT White on Aluminum
	<input type="radio"/> White 90	36	

Example: **WL-LED120-AM-BK**

DESCRIPTION

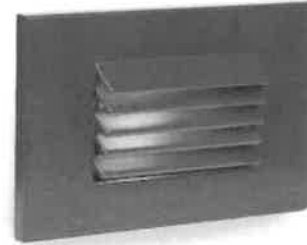
WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

FEATURES

- Louvered design offers shielded illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

SPECIFICATIONS

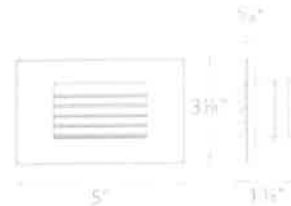
Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3.5W, 3W
Input:	120 VAC, 50/60Hz, 277 VAC
Dimming:	ELV: 100-10% ,
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
Finish:	Enamel Coated: Black on Aluminum, Bronze on Aluminum, White on Aluminum
Operating Temp:	-40°F to 104°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, Title 24 JA8-2019 Compliant, ADA



FINISHES:



LINE DRAWING:



REPLACEMENT PARTS

- W-4051-120-BK - LED120 Cover Plate BK
- W-4051-120-BZ - LED120 Cover Plate BZ
- W-4051-120-WT - LED120 Cover Plate WT

**Town & Village of Waterbury
Development Review Board
Approved Decision #67-16-T
November 16, 2016**

Attending Board Members: Dave Rogers (Chair), David Frothingham, Nathaniel Fish, Rob Dombrowski, and Tom Kinley.

Attending Staff: Dina Bookmyer-Baker (Zoning Administrator), and Patti Spence (Secretary)

Owner/Applicant:	Schindler Development Corp.	
Address/Location:	Off of Bear Creek Lane, Waterbury Center, VT	
Zones:	Conservation (CNS), Ridgeline/Hillside/Steep Slope (RHS) overlay district.	
Application #	67-16-T	Tax Map # 14-065.990

Applicant Request

The applicant seeks approval to commence pre-development activity in the RHS overlay district for future lots off of Bear Creek Lane.

Present and sworn in

John Schindler, Landowner
Chris Austin, Consultant for Landowner
Frank Piazza, Adjoining Landowner
George & Virginia Pierce, Adjoining Landowners
Mike Hedges, Interested party

Exhibits

- A: Application #67-16-T (7 pp: Zoning, Site Plan, Conditional Use, Overlay District), 10/18/16.
- B: Project narrative (2 pages), prepared by Grenier Engineering, dated 11/1/2016.
- C: Stagecoach Lane Lot 12 & 13 Clearing, prepared by Grenier Engineering, dated 10/12/16, revised 11/1/16
- D: Stagecoach Lane Lot 12 & 13 View Sections, prepared by Grenier Engineering, dated 11/1/16
- E: Letter to adjoining landowners, sent certified 10/31/16.
- F: Stagecoach Lane Phase III Overall Site Plan

Findings of Fact

1. Existing conditions: Schindler Development Corp owns a 103.8± acre parcel located off of Bear Creek Lane. The property is undeveloped. The pre-development activity is proposed for future lots #12 and #13, which lie in the Conservation (CNS) zoning district and the Ridgeline/Hillside/Steep Slope (RHS) overlay district.
2. Project scope: The access drive to the lots is above 1500 FIE. The clearing involved with the shared access drive to future lots 12 and 13 is minor and will not be visible from major vantage points in Waterbury (Exhibit D). The proposed building zones and associate clearing for the sites are below 1500 FIE. The Board has determined that the entire pre-development proposal, access drive and house sites, be

reviewed as major development.

Future Lot 12 will be 10.3± acres; future Lot 13 will be 10.8± acres. This application is for pre-development site preparation only, a subdivision of the lots is not proposed at this time, nor it is for approval of the dwellings themselves, both of which will require Board approval for development in the RHS overlay district (Regulations, Section 1001).

3. Section 1004 RHS Standards of Review: The proposed clearings will maintain screening from view due to the forested cover to be preserved in the foreground of the proposed building zones. The future building sites are not overly steep and the proposed access drive has been designed with an average grade of: 8 to 10% ±. Applicant states (Exhibit B) that the proposed pre-development activities will follow the *Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont*, as set forth in Section 1004(c)(5). Applicant states (Exhibit B) that future development that includes impervious surfaces will require a storm-water management plan approved by the State. The width of the access drive clear corridor is to be 20-25 feet. [Sections 1003(b)(6) and 1004(c)(2)(A)]

Conclusion:

Based on these findings and subject to the conditions set forth below the Waterbury DRB concludes that application #67-16-T to commence pre-development activities in the RHS overlay district for future lots off of Bear Creek Lane meets Article X guidelines.

Motion: On behalf of the Waterbury Development Review Board, Tom Kinley moved and Nat Fish seconded to approve application #67-16-T 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. There will be no further clear cutting within the building zone of Lot 13.
3. Applicant will mark the boundaries of clearing in the field to delineate them prior to continuing cutting.
4. Applicant will submit an ANR wildlife habitat map for all future building permits.

Vote: Passed unanimously: 5 to 0.



(Chair) (Vice-Chair) (Acting Chair)
Dave Rogers

12-7-16

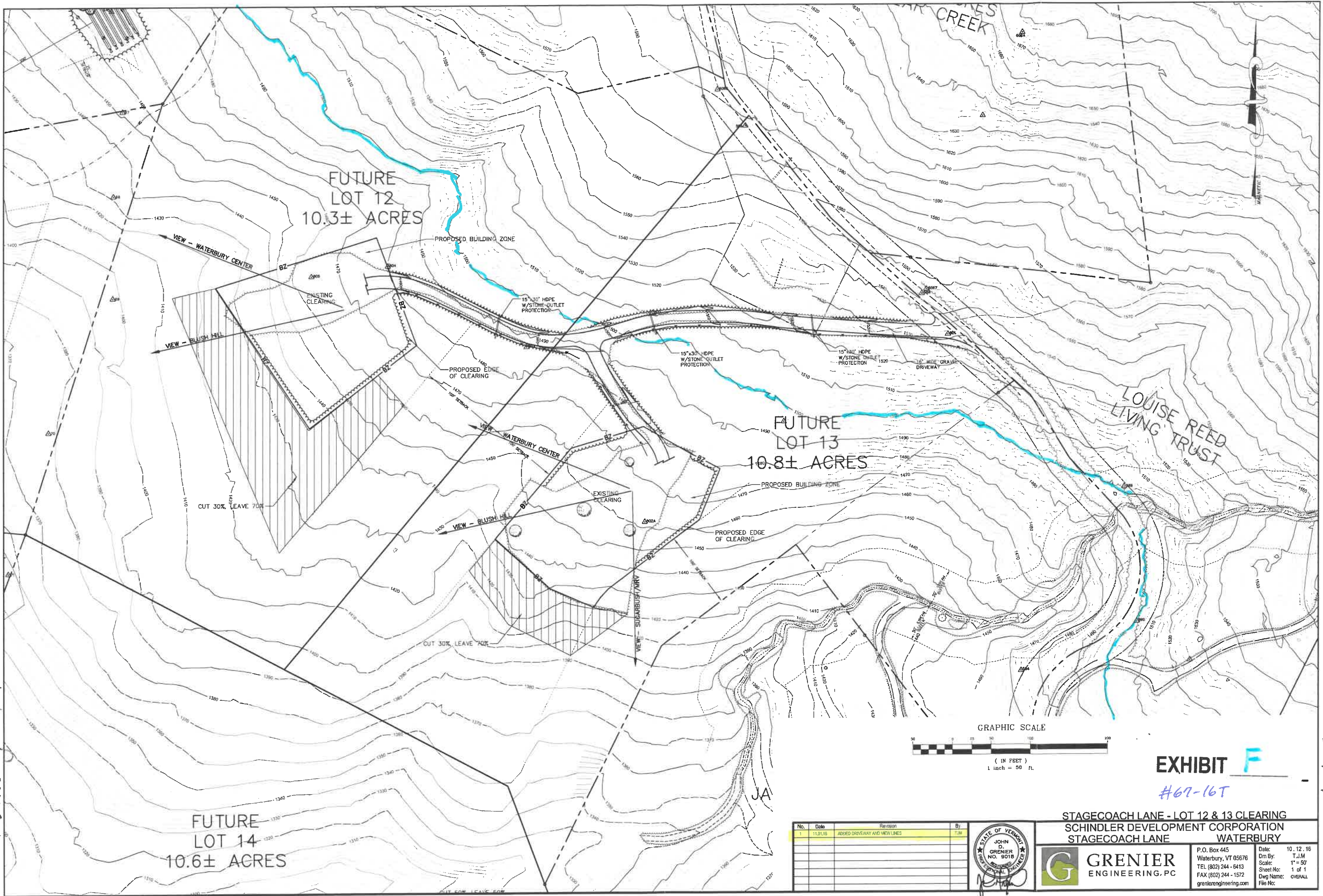
(date)

This decision was approved on December 7, 2016

NOTICE: This decision may be appealed to the Vermont Environmental 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.

#67-16-T

Hand-delivery: 11/1/2016



No.	Date	Revisions	By
1	11.01.16	ADDED DRIVEWAY AND VIEW LINES	TJM



STAGECOACH LANE - LOT 12 & 13 CLEARING
SCHINDLER DEVELOPMENT CORPORATION
STAGECOACH LANE WATERBURY

GRENIER ENGINEERING, PC

P.O. Box 445
 Waterbury, VT 05676
 TEL (802) 244 - 6413
 FAX (802) 244 - 1572
 grenierengineering.com

Date: 10.12.16
 Dm By: T.J.M.
 Scale: 1" = 50'
 Sheet No: 1 of 1
 Dwg Name: OVERALL
 File No:

EXHIBIT F
 #67-16T

For DRB 11/16/2016 : Review pre-development activity; major



Konietzko & Wahlander - 557 Bear Creek Ln.

Waterbury Center, VT

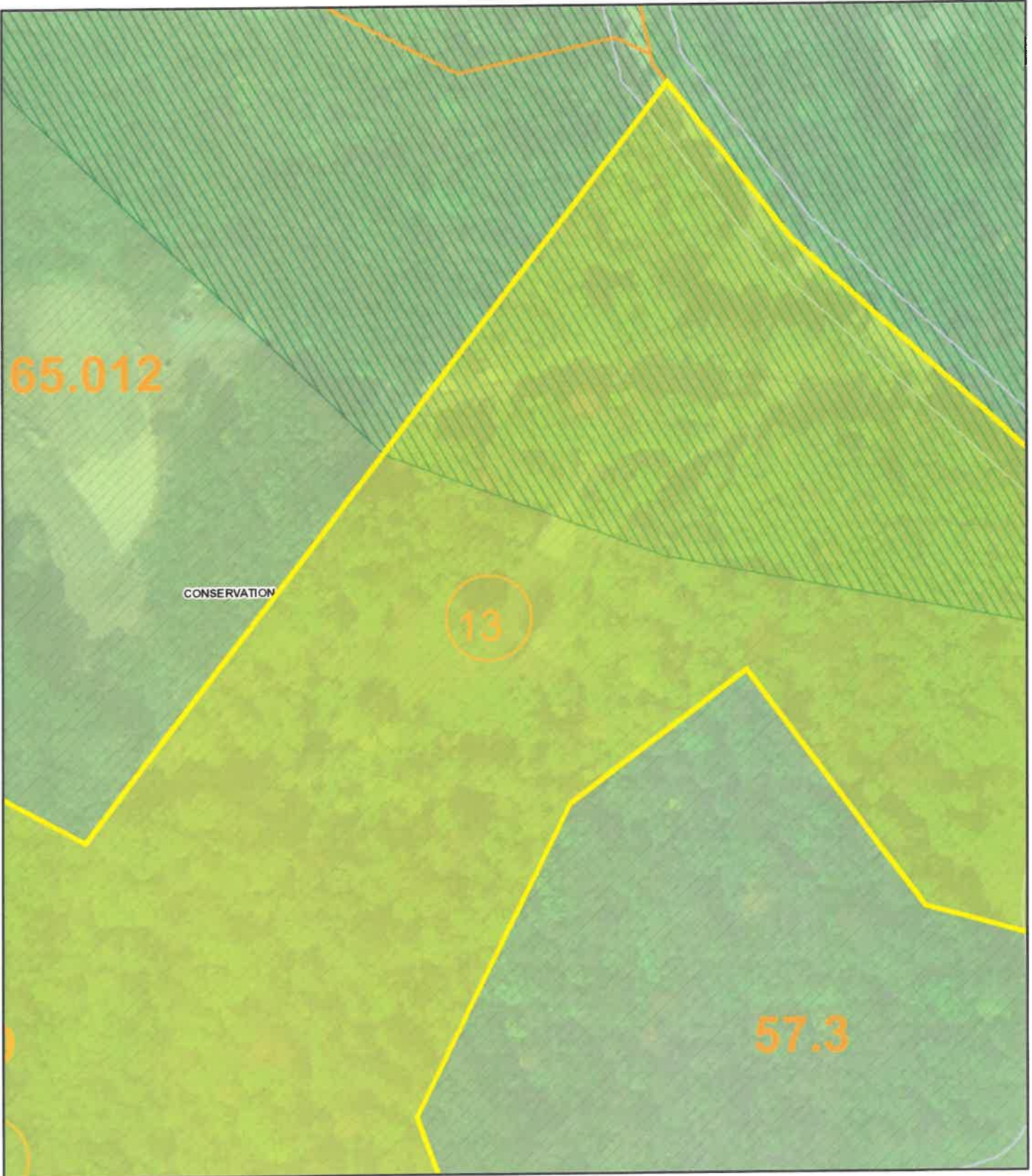
1 inch = 134 Feet



April 5, 2022



EXHIBIT **G**



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Konietzko & Wahlander - 557 Bear Creek Ln.



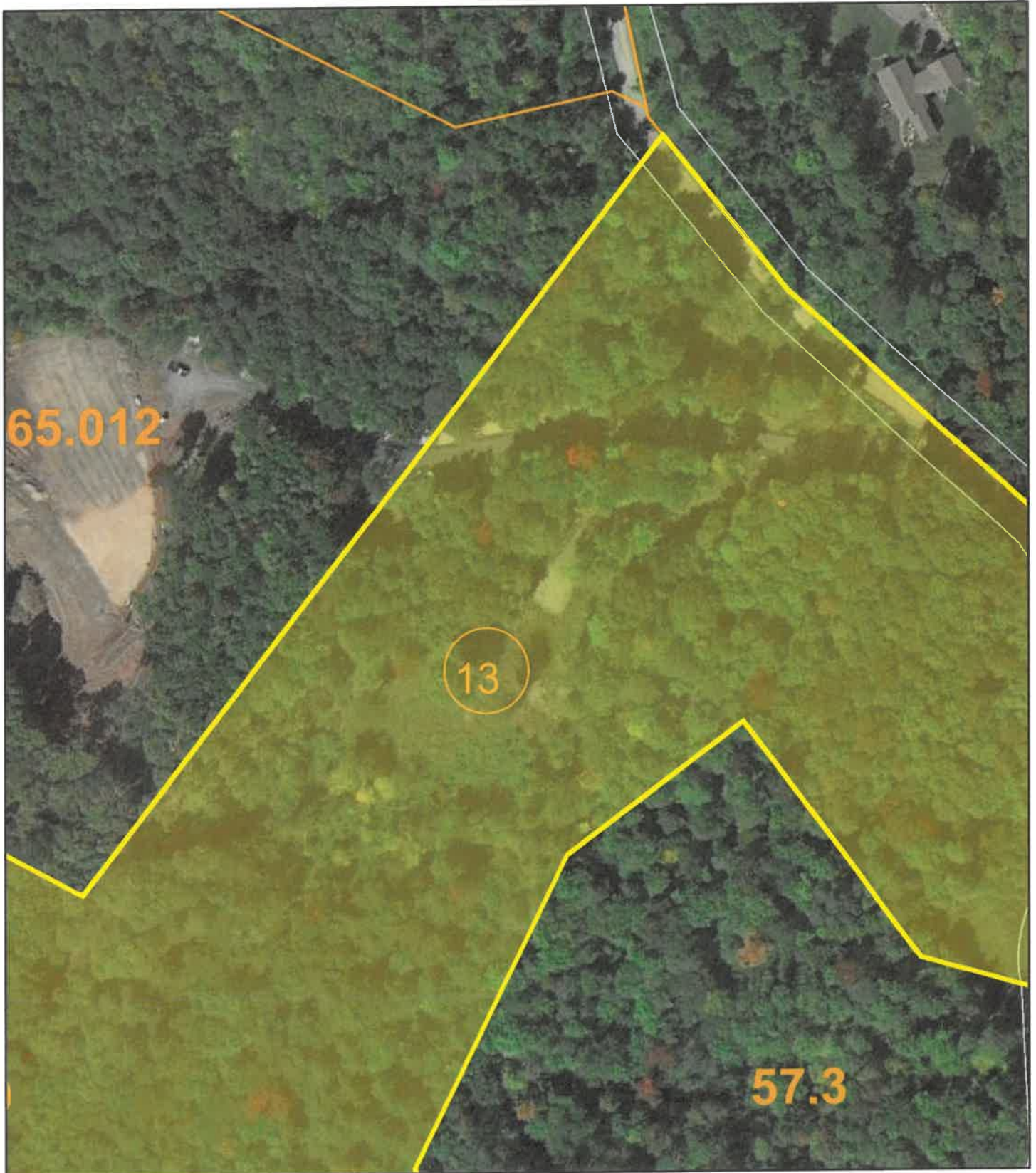
Waterbury Center, VT

1 inch = 134 Feet

April 5, 2022



EXHIBIT **H**



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