Development Application

Required for all applications, Zoning, Building and Public Works.

Applicant Information

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Lot size</th>
<th>Detached, Single Family?</th>
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</thead>
<tbody>
<tr>
<td>100 State Street</td>
<td>.54ac</td>
<td>Y</td>
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</table>

Applicant Name: City of Montpelier C/O Rabideau Architects

Address: 550 Hinesburg Road, Suite 101
City: S. Burlington
State: VT
ZIP: 05403
Phone: 802-863-0222
Email: greg@rabideau-architects.com

Is the Applicant the Owner of the property? Y N
If No, fill out below.

Owner Name: Capitol Plaza Corporation

Address: 100 State Street
City: Montpelier
State: VT
Zip: 05602
Phone: 802-223-5252
Email: lbashara@capitolplaza.com

Mail all permit materials to: Owner or Applicant (circle one)

Project Information (See staff for assistance if necessary)

Zoning District: UC-1
Neighborhood: 

Design Control District: Yes
River Hazard Area: Yes

National Register of Historic: No
Existing Use of Property: Parking

☐ New Principal Building
☐ Major Renovation* to existing principal building.
☐ New Tenant or Use
☐ Accessory structure > 2000ft²
☐ Accessory structure taller than 24ft
☐ Construction Cost Estimate: ____________
☐ Additional impervious surface created?

☒ Parking spaces added. How many? 348
☐ Are new lots being created? _________
☐ Any work within the City Right of Way? Y/N
☐ Additional bedrooms? Y/N
☐ Any change in the water or sewer service? Y/N
☒ Other activity, describe below.
☐ Fill or excavation will affect the property?
How much material will be added/removed?

*Extensive alteration work on exterior shell of the building, and may include additional work on primary structural components, mechanical, electric and plumbing systems, and/or site work. Typically, the extent and nature of the work is such that the building cannot be used for its intended purpose while the work in in progress.

Project Description

Construct Municipality run parking garage with 348 parking spaces.
Site plan

Is a site plan attached showing existing and proposed conditions?  Y N
The minimum requirements for a site plan are: property lines, street, existing and proposed structures, setbacks from property lines of proposed structures, applicant’s name, date, scale and north arrow. (See "green sheet" for features required if applicable.)

Project information

Does your project involve new construction, addition, alteration, renovation or repair to a structure?  Y N
If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 or online at http://publicservice.vermont.gov/topics/energy_efficiency/rbes.

Disclaimer and Signature

The undersigned hereby request(s) a permit for land development as described above and certifies that the information presented is true and correct to the best of my knowledge. I understand that the permit runs with the land and that compliance is ultimately the property owner’s responsibility. I understand that if more information becomes available to staff additional review and fees may be required. I also understand that this permit, if issued, will be deemed null and void in the event any material information upon which it is based is found to be incorrect or misrepresented.

(Property Owner) printed: [Signature: ]  Date: [9/23/2018]
(Applicant) printed: [Signature: ]  Date: [9/24/18]

This application is for Local City of Montpelier Permits. Your project may also require State permits. We recommend that you contact the following State agencies early in your project planning: (brochures available in the Planning Department)
Department of Environmental Conservation (DEC) – (802) 505-5367
Vermont Department of Labor – (802) 828-4000

For Office Use Only

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<td>Design Review</td>
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Check #
Amount received:
Date received:
Received by

Check #
Amount received:
Date received:
Received by

Check #
Amount received:
Date received:
Received by

1/23/2018
Zoning Permit Attachment

Applicant Information

**Project Address** 100 State Street, Montpelier, VT 05602  
**Date** 9/21/2018

**Applicant Name** City of Montpelier C/O Rabideau Architects

### Purpose of Application

<table>
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<th>X</th>
<th>New Structure or addition</th>
<th>Change of Use</th>
<th>Design Review</th>
<th>Boundary Line Adjustment</th>
<th>Home Business</th>
<th>Demolition</th>
<th>Excavation or Fill</th>
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### 1. Dimensions §3002

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<th>Existing?</th>
<th>New?</th>
<th>Proposed lot total?</th>
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<tr>
<td>Lot Coverage</td>
<td></td>
<td>Footprint 24,048.25sf</td>
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<tr>
<td>Setbacks</td>
<td>Front: 7'-4&quot; Side (R): 5'-0&quot; Side (L):</td>
<td>Rear:</td>
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<tr>
<td>Height</td>
<td>35&quot;</td>
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### 2. Environmental factors (§3005, §3006 & §3007) A site plan will be required.

- **Does the property contain any mapped Wetlands, Vernal pools or Riparian Areas?** Yes
- **Does the subject property have any slopes greater than 10%?** n/a
- If yes above, what is the area of disturbance?

### 3. Lot Lines (§3510)

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### 4. Demolition (§3004)

- **Is the structure a contributing structure on the National Register of Historic Places?**
- **Attach a demolition and site remediation plan. (§3004.C)**
5. Parking (§3011)

Existing spaces: __________
Proposed spaces total: __________

6. Uses (figure 2-15 Use Table)

<table>
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<th>Current Uses</th>
<th>Gross floor area</th>
<th>Proposed Uses (Include current uses remaining.)</th>
<th>Gross floor area</th>
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</table>

7. Design Review (§2201)

Include: Elevation drawings or photographs of existing and proposed, cut sheets, colors, and site showing location of proposed changes.

Additional information if helpful

Attach a narrative if necessary:

All activities approved by this zoning permit must be completed within 2 years of issuance.

All actions or determinations made by the Administrative Officer regarding this zoning permit application may be appealed by you or an interested person to the Development Review Board during a 15-day appeal period.

If Development Review Board approval is required, actions by the DRB may be appealed by you or an interested person to the Environmental Court during a 30-day appeal period, which begins upon the date their decision, is issued. State law requires that the permit cannot take effect until all appeal periods have concluded without appeal. If appealed, the permit does not take effect until the appeal has been resolved. Any activity subject to this permit commenced before the effective date is solely at the applicant's risk.

For staff use only:

Proposed:
- FAR (gross floor area/total lot area); __________ (For non-residential uses.)
- Residential density subject district; __________ (For residential uses.)
- Major/Minor
- Slope
- Buffer zones
MONTPELIER PARKING GARAGE
MONTPELIER, VERMONT

ABBREVIATIONS

ARCHITECTURAL SYMBOLS

DRAWING INDEX

Received
SEP 27 2018
City of Montpelier
Planning Department
GENERAL NOTES: EXTERIOR MATERIALS

1. STANDARD MODULAR FACE BRICK IN FLEMISH BOND, REDLAND BRICK COMPANY, CUSHLA, HARTFORD BROWN ANTIQUE 202 WITH COLORED MORTAR SELECTION BY ARCHITECT.

2. VERMONT GRANITE BULL AND STRING COURSES - FLAMED FINISH DRESSED ALL SIDES.

3. "GREENSCREEN" TRELLEIS SYSTEM OR APPROVED EQUIVALENT WITH ASSOCIATED PLANTINGS PER LANDSCAPE PLANTING PLAN.

4. BROUGHT IRON OF ALUMINUM SECURITY FENCE / FLOODGATE OPENING PROTECTIVE.

5. VERMONT GRANITE CUT STONE RUSTICATED BASEMENT WITH FLAMED FINISH COURSED AS SHOWN.

6. SCULPTURAL ELEMENT: 4" RICH DIAMETER GALVANIZED STEEL PIPES WITH SHOP APPLIED PAINT FINISH WELDED TO TOP AND BOTTOM PLATES ANCHORED TO MAISON.

1. RESERVED BLANK PANELS TO RECEIVE PUBLIC ART.

8. PRE-FINISHED ALUMINUM COPING

9. CORNICE ELEMENTS FORMED FROM VARIOUS SIZES OF SOLID CORE PVC TRIM.

10. FIBERGLASS FRAMED CURTAIN WALL SYSTEM WITH INSULATED LOW-E GLASS.

(Note that glass facing parking areas to be THERMOタイト LATINATED SAFETY GLASS.)
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED STREET LINE
- PROPOSED CENTER LINE
- PROPOSED CURB
- PROPOSED FENCE
- PROPOSED GRAB
- PROPOSED PASSAGET
- PROPOSED BARRIER WALL
- PROPOSED ELECTRICAL
- PROPOSED TELEPHONE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED HEATING
- PROPOSED POWER
- PROPOSED SECURITY
- PROPOSED STORMWATER MANAGEMENT
- EXISTING INFORMATION BUILDING
- EXISTING BUILDING
- OVERLapped BY THE PROPOSED DIRECT DEMOLITION
- OVERLapped BY THE PROPOSED DIRECT DETECTION
- OVERLapped BY THE PROPOSED DIRECT DISPOSAL
- PROPOSED ACCESS TO SURVEY
- ORIGINAL NOTES

1. LINES SHOWN DO NOT REPRESENT THE ACTUAL WIDTHS OR COORDINATES OF THE BUILDINGS OR AREAS ShOWN ON THE PLAN. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK ALL LIMITS AND LOCATIONS BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT AND ENGINEER THE CONTRACTOR SHALL CHECK THE WORK FOR ACCURACY.
2. ALL Encoder LIMITS AND LOCATIONS SHOWN ON THE PLAN MURPH BE CONSIDERED AS APPROXIMATE AND SUBJECT TO CHANGE AT THE DISCRETION OF THE OWNER.
3. THE CONTRACTOR SHALL MAINTAIN ALL LIMITS AND LOCATIONS FOR ALL ENCLOSURES AND SURFACES ShOWN ON THE PLAN.
4. THE CONTRACTOR SHALL RECOMMEND ANY CONSTRUCTION LIMITS AND LOCATIONS TO THE CITY OR COUNTY FOR CONSTRUCTION.
5. ALL DRAWS AND PLANS SHALL BE APPROVED BY THE CITY OR COUNTY, THEN SEEN BY THE CONTRACTOR.
6. ALL ENCLOSURES SHOWN ARE FOR APPROPRIATE USE. FULL INSPECTION IS REQUIRED.
7. ALL ENCLOSURES SHOWN ARE FOR APPROPRIATE USE. FULL INSPECTION IS REQUIRED. FULL INSPECTION IS REQUIRED.
8. ALL ENCLOSURES SHOWN ARE FOR APPROPRIATE USE. FULL INSPECTION IS REQUIRED. FULL INSPECTION IS REQUIRED.

MONTPELIER PARKING GARAGE
STATE STREET
MONTPELIER, VT

PROPOSED CONDITIONS SITE PLAN

RABIDEAU ARCHITECTS
SEVEN HOURS RD, STE 101
SOUTH BURLINGTON
VERMONT 05403

Received
SEP 2 6 2018
City of Montpelier Planning Department
DESCRIPTION

The TopTier™ area and site luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum upper housing with integrated mounting arm provides a clean and symmetric appearance. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows easy access for field servicing. IP66 rated against the ingress of dust and water.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For additional glare control and visual comfort with the Wide distribution, specify the 5G option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate to reduce high angle lumens. Offered standard in 4000K (+/- 275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation.

480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s). See control options page for additional details. Shipped standard with Eaton proprietary circuit module designed to withstand 10KV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours based on LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option.

Mounting
Removal of the access plate on the mounting arm enables wiring of the fixture without having to access the driver compartment. The integrated pole mount arm is bolted directly to the pole with no assembly using an "N" drilling pattern. A knock-out on the mounting arm enables round pole mounting.

Finish
Housing finished in super durable TIGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Available colors include white, black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS

POLE MOUNT

4 1/8" [106mm]

18-3/8" [469mm]

23-1/2" [598mm]

5 3/4" [146mm]

DRILLING PATTERN

TYPE "N"

DIMENSION DATA

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<tr>
<th>Width</th>
<th>Length (with arm)</th>
<th>Weight (lbs.)</th>
<th>EPA (sq. ft.)</th>
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</thead>
<tbody>
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<td>18-3/8&quot;</td>
<td>23 1/2&quot;</td>
<td>20.5</td>
<td>0.66</td>
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</table>

CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<0.20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
-40°C Max. Temperature
-50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
26 lbs. (11.8 kgs.)

Received
SEP 26 2018

EATON
Powering Business Worldwide

City of Montpelier
Planning Department
MOUNTING CONFIGURATIONS AND EPAS

Arm Mount Single
EPA 0.66

Arm Mount 2 @ 180°
EPA 1.32

Arm Mount 2 @ 90°
EPA 0.95

Arm Mount 3 @ 90°
EPA 1.36

Arm Mount 4 @ 90°
EPA 1.03

Arm Mount 4 @ 90°
EPA 1.36

OPTICAL DISTRIBUTIONS

SCQ (Type 5 Concentrated)

SMQ (Type 5 Medium)

SWQ (Type 5 Wide)

T4 (Type 4)

RW (Rectangular Wide)

LUMEN MAINTENANCE

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Eaton
1221 Highway 74 South
Peachtree City, GA 30269
P: 770-468-4800
www.eaton.com/lighting
Specifications and dimensions subject to change without notice
## POWER AND LUMENS

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### 4000K CCT

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### NOTES:
1. Nominal data with 70 CRI for 4000K and 5000K, 80 CRI for 3000K. For configurations that include the glass or sensor options, refer to the specific IES files for BUG rating and lumens output data.
2. Wattage with T4 optic is 52W for C1, 41W for C2, and 67W for C3.
CONTROL OPTIONS

0-10V
This fixture is offered standard with 0-10V dimming driver(s). External 0-10V dimming wire leads are provided for use with a lighting control panel or other control methods except when PER7, 5LTD, MS/DIM or LWR is specified.

Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors include an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting. The factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8"-40".

LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton’s LumaWatt Pro powered by Enlightened is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls
<table>
<thead>
<tr>
<th>Product Family</th>
<th>Lumen Package</th>
<th>Lamp Type</th>
<th>Voltage</th>
<th>Distribution</th>
<th>Mounting</th>
<th>Color</th>
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<td>TT=TopTier 1</td>
<td>C1=Nominal 15,000 Lumens</td>
<td>LED=Solid State Light Emitting Diodes</td>
<td>E1=Electrical (120-277V) 347-347V 480-480V 2</td>
<td>SCQ-Type 5, Concentrated SMQ-Type 5, Medium SWD-Type 5, Wide RW=Rectangular Wide T= Type 4 3</td>
<td>PM= Pole Mount</td>
<td>[BLANK]=White AP=Gray BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic</td>
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Options (Add as Suffix):
- 8030-80 CRI / 3000K
- 7060-70 CRI / 5000K
- 7060-70 CRI / 6000K
- P=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) 4
- PER=NEMA 7-PIN Twistlock Photocontrol Receiver 6
- RN=NEMA Twistlock Photocontrol Receiver 4
- HA=50°F High Ambient 8
- CG=Clear Glass 9
- SG=Soflex 6 Glass 7
- TR=Tamper Resistant Hardware
- X=Driver Surge Protection Only
- SLTD=Fifth Light DALI Drivers 9
- MS/DIM-L2D=Dimming Occupancy Sensor (9 - 20' Mounting) 9,10
- MS/DIM-L20=Dimming Occupancy Sensor (9 - 20' Mounting) 9,10
- LWR-LWN=LuMera Pro Wireless Sensor, Wide Lens 8 - 18' Mounting Height 9,10
- LWR-LNW=LuMera Pro Wireless Sensor, Narrow Lens 16 - 40' Mounting Height 9,10

Accessories (Order Separately):
- FSIR-100=Wireless Configuration Tool for Occupancy Sensor 8
- TT/WG=Wire Guard
- QA/R1016=NEMA Photocontrol Multi-Tap - 105-285V
- QA/R1027=NEMA Photocontrol - 480V
- QA/R1021=NEMA Photocontrol - 347V
- QA/R1013=Photocontrol Shorting Cap
- QA/R1014=120V Photocontrol
- MA1252=120V Surge Module Replacement
- MA1036-XX=Single Tenon Adapter for 2/3/8' O.D. Tenon
- MA1027-XX=2/8'16" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1197-XX=2/38'12" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1188-XX=4/8'90" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1189-XX=2/8'90" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1190-XX=2/8'90" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1191-XX=2/8'120" Tenon Adapter for 2/3/8' O.D. Tenon
- MA1036-XX=Single Tenon Adapter for 3/12" O.D. Tenon
- MA1039-XX=2/8'160" Tenon Adapter for 3/12" O.D. Tenon
- MA1182-XX=2/8'120" Tenon Adapter for 3/12" O.D. Tenon
- MA1193-XX=4/8'90" Tenon Adapter for 3/12" O.D. Tenon
- MA1194-XX=2/8'90" Tenon Adapter for 3/12" O.D. Tenon
- MA1195-XX=2/8'90" Tenon Adapter for 3/12" O.D. Tenon
- WOLC-7P-10A=Waveline Outdoor Control Module (7-pin) 11

NOTES:
1. Product family has been submitted for qualification to utility rebate programs.
2. Only for use with 480V Wire systems, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
3. C1-C7 lumen packages only.
4. Not available with SLTD or SLDT.
5. HA not available with CS or C6 lumen packages or SLTD option.
6. Not available with EOL.
7. Standard with EOL option available with SWG and RW.
8. Replace E1 with specific voltage (120, 208, 240, 277V available). Not available with C6 lumen package, HA or sensor options. Multiply published IES file by .95 when used with the C6 lumen package.
9. The F-STAR configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Contact your lighting representative at Eaton for more information.
10. Includes integral photocell.
11. LuMaWatt Pro wireless sensors are factory installed only requiring network components in appropriate quantities. See www.eaton.com/lighting for LuMaWatt Pro application information.
12. Requires 7-pin NEMA twistlock photocontrol receptacle.
The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

### SPECIFICATION FEATURES

#### Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

#### Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate.

Offered standard in 4000K (±275K) CCT, optional 3000K, 5000K and 8000K. Minimum 70 CRI. Optional upright feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal upright output is 800 lumens and ranges from 10%-30% total light output depending on the lumen package.

#### Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify SLTO for Fifth Light DALI driver(s). Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 50,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

#### Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

#### Finish
Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic, RAL and custom color matches available. Consult the McGraw-Edison Architectural Color’s brochure for the complete selection.

#### Warranty
Five-year warranty.

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### DIMENSIONS

**Surface or Pendant Mount**

- 7-7/16" (188mm)
- 5-1/2" (140mm)
- 4-7/16" (106mm)
- 18-3/8" (466mm)

---

**CERTIFICATION DATA**

UL/cUL Wat Location Listed
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium™ Qualified*

**ENERGY DATA**

Electronic LED Driver
>0.9 Power Factor
<90% Total Harmonic Distortion 120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

**SHIPPING DATA**

Approximate Net Weight: 16 lbs. (7.2 kgs.)

---

*www.designlights.org

**Received**

SEP 26 2013

City of Montpelier
Planning Department
### OPTICAL DISTRIBUTIONS

- **CQ** (Concentrated)
- **MQ** (Medium)
- **WQ** (Wide)
- **DL** (Drive Lane)
- **RW** (Rectangular Wide)

### LUMEN MAINTENANCE

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NOTE: Nominal data with 70 CRI for 4000K and 5000K, 80 CRI for 3000K. Wattage values not valid for drive lane optic. For configurations that include the drive lane optic, glass, uplight or occupancy sensor options refer to the specific ICs files for wattage, BUG rating and lumen output data.
CONTROL OPTIONS

0-10V
This fixture is offered standard with 0-10V dimming driver(s). External 0-10V dimming wire leads are provided for use with a lighting control panel or other control methods except when PER7, SLTD, MS/DIM or LWR is specified.

Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 90 percent power with a time delay of five minutes.

These occupancy sensors include an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting. The factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8' to 40'.

LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integrated sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.
### ORDERING INFORMATION

<table>
<thead>
<tr>
<th>Sample Number: TT-C2 LED-E1-WQ AP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Product Family</strong></td>
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<tr>
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</tbody>
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**Options (Add as Suffix)**

- 8036=80 CRI / 3000K
- 7000=70 CRI / 3000K
- 7006=70 CRI / 5000K
- UPL=Uplight
- 30L=30' Wire Leads
- HA=50'C High Ambient
- CG=Clear Glass
- SG=Sollite Glass
- TR=Tamper Resistant Hardware
- X=Driver Surge Protection Only
- SLTD=Eight Light DALI Drivers
- IBP=Integral Battery Pack
- ICP=Integral Cord Winder Battery Pack
- MS/DIM-L08=Dimming Occupancy Sensor (8" Mounting)
- MS/DIM-L20=Dimming Occupancy Sensor (8" - 20" Mounting)
- LWR-LW=LumaWatt Wireless Sensor, Wide Lens 8' - 16' Mounting Height
- LWR-LN=LumaWatt Wireless Sensor, Narrow Lens 16' - 40' Mounting Height

**Accessories (Order Separately)**

- FSIR=100 Wireless Configuration Tool for Occupancy Sensor
- MA128=Replacement 10V Circuit Module
- TT/WGoWire Guard
- TT/BG-XX=Bird Guard
- DPMS36-XX=36" Pendant Mount Stem
- DPMS48-XX=48" Pendant Mount Stem
- DPMS56-XX=56" Pendant Mount Stem

**NOTES:**

2. Only for use with 480V Wire systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Low Delta and Three Phase Corner Grounded Delta systems).
3. C1-C3 lumen packages only.
4. Order stem kit separately.
5. Extended lead times apply.
6. Additional 17W: Provides 800 nominal lumens. Available in 3000K and 4000K with the C1-C4 lumen packages at a 28'C maximum ambient temperature. Not available with 347, 480, TM8, WM, HA, SLTD, IBP or ICP.
7. Not available with TM8 or DPM mounting.
8. RA not available with CE and C6 lumen packages or SLTD, IBP and ICP options.
9. Not available with CC.
10. Standard with CC, option available with WD only.
11. Replace E1 with specific voltage (120V, 208V, 277V available). Not available with CE lumen package, HA, IBP, ICP or sensor option. Multiply published IES file by .98 when used with the CE lumen package.
12. Replace E1 with specific voltage (120V and 277V available). 6'C minimum with IBP, 8'C minimum with ICP, 28'C maximum ambient temperature. Not available with WM, DPM, SLTD or HA.
13. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, timer decay, auto-off and more. Consult your lighting representative at Eaton for more information.
15. LumaWatt wireless sensors are factory-installed only requiring network components in appropriate quantities. See [www.eaton.com/ledlighting](http://www.eaton.com/ledlighting) for more information.
16. Specify color in place of XX.
17. Designed for use with pendant mounting only.

---

**Eaton Specifications and dimensions subject to change without notice.**

TD515005EN 2017-10-06 09:45:31
Technical Specifications

Listings

UL Listing:
Suitable for damp locations

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PUZZMO7Q

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 2Kv surge protection, 120V: 0.24A, 208V: 0.14A, 240V: 0.13A, 277V: 0.10A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Battery Backup:
Battery backup will operate the LED Lamp for 90 minutes if power fails. Wired for 120V-277V. Illuminated push to test switch available to test battery backup functionality.

THD:
15.8% at 120V, 20.9% at 277V

Power Factor:
97.6% at 120V, 94.8% at 277V

LED Characteristics

LEDs:
Long-life, high-efficacy surface mount LEDs

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

Construction

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Housing:
Die-formed, 20 gauge, cold-rolled, post-painted steel (white)

Lens:
Soft-glow acrylic lens reduces glare and has smooth and even light distribution

Reflector:
High-reflectance white steel

Mounting:
Surface mount, ceiling or wall. Knockouts on sides and back.

Finish:
Formulated for high-curability and long lasting color

Green Technology:
Mercury and UV-free. RoHS compliant components.

Other

Bi-Level:
Allows 25%, 50% or 75% output modes

Ultrasonic Sensor:
Detects the presence of people by sending ultrasonic sound waves and measuring frequency changes caused by movement. They cover the entire space and don't need a line of sight. As a result, they can detect people behind obstacles and are ideal for stairwells in which a line sight is not always possible, and higher levels of sensitivity are required.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Received

SEP 26 2018

City of Montpelier
Planning Department
TSLED2-28N/D10/US/BL/E2

Features
Diffused lens for smooth light distribution
0-10V dimming driver, standard
100,000-Hour LED lifespan
5-Year, No-Compromise Warranty

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Size</th>
<th>Wattage</th>
<th>Color Temp</th>
<th>Dimming</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSLED</td>
<td>2</td>
<td>28</td>
<td>N</td>
<td>/D10</td>
<td>/US/BL/E2</td>
</tr>
<tr>
<td>4</td>
<td>28W</td>
<td>Blank = 5000K (Cool)</td>
<td>/D10 = Dimmable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>36W</td>
<td>N = 4000K (Neutral)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>YN = 3500K (Warm Neutral)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Blank = No Option
/LC = Lightcloud Controller
/US = Ultrasonic Sensor
/US/BL = Ultrasonic Sensor & Bi-Level Operation
/E2 = Emergency Battery Backup
/US/E2 = Ultrasonic Sensor & Emergency Battery Backup
/US/BL/E2 = Ultrasonic Sensor, Bi-Level Operation & Emergency Battery Backup
Meredith Crandall

From: Stephanie Hainley <shainley@whiteandburke.com>  
Sent: Thursday, September 13, 2018 11:34 AM  
To: Meredith Crandall; Audra Brown  
Cc: Gregory Rabideau; Sue Allen  
Subject: Montpelier -- Parking Garage Count Breakdown

Meredith & Audra,

I don’t know that the numbers ever got to you that you requested last week.

Here is the breakdown:

The parking garage will have 348 spaces. The City has a mostly-negotiated contract with Capitol Plaza for 200 parking permits for thirty years. The rest are being sold as a mix of monthly parking passes and will be short-term (hourly) parking. We are also assuming that Capitol Plaza and the monthly users will not occupy their spaces 100% of the time and therefore, with the use of a “smart system,” there will be additional short-term (hourly) parking when the spaces are not in use (we’re calling these ‘Flex Spaces’).

So, the users will break down as follows:

<table>
<thead>
<tr>
<th>User</th>
<th>Passes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capitol Plaza</td>
<td>200</td>
</tr>
<tr>
<td>Christ Church affordable housing*</td>
<td>30</td>
</tr>
<tr>
<td>Other Monthly</td>
<td>80</td>
</tr>
<tr>
<td>Hourly</td>
<td>38</td>
</tr>
<tr>
<td>Total in Garage</td>
<td>348</td>
</tr>
<tr>
<td>Flex Spaces</td>
<td>104</td>
</tr>
</tbody>
</table>

*Note: The Christ Church housing will not be built until 2021, but we have committed to providing them with 30 passes for their 30 units at that time. Until then, they will simply be added to the pool of hourly parking.

We believe that the “Other Monthly” will be mostly used by offices — potentially the State of Vermont and/or Vermont Mutual, although those deals have not been negotiated. There may be developments or property owners who want to rent some for their housing units downtown — this is yet to be seen.

Do you need this in a memo format?

Stephanie

White + Burke Real Estate Investment Advisors, Inc.  
Founded 1990

Stephanie T. Hainley, MBA, CCIM  
Chief Operating Officer & Senior Project Manager  
40 College Street, Suite 100  
PO Box 1007
Meredith Crandall

From: Stephanie Hainley <shainley@whiteandburke.com>
Sent: Friday, September 21, 2018 1:24 PM
To: Meredith Crandall; Sue Allen
Subject: RE: Montpelier -- Lot Line Memo

Meredith & Sue,

Attached is the letter from John Riley, attorney working for the City, addressing the issue of the development spanning two lots.

He has addressed this to me so that I may submit it to P&Z on behalf of the City. Does that work for you? And what is the best way of submitting?

Thanks!

Stephanie

White + Burke Real Estate Investment Advisors, Inc.
Founded 1990

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Chief Operating Officer & Senior Project Manager
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Burlington, VT 05402-1007
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From: Meredith Crandall <mcrandall@montpelier-vt.org>
Sent: Thursday, September 20, 2018 11:45 AM
To: Stephanie Hainley <shainley@whiteandburke.com>
Subject: RE: Montpelier -- Lot Line Memo
September 21, 2018

Stephanie T. Hainley
Senior Project Manager
White & Burke Real Estate Investment Advisors
40 College Street, Suite 100
Burlington, VT 05402 – 1007

RE: City of Montpelier Zoning Ordinance: Proposed Development Spanning Two Lots

Dear Stephanie:

This letter provides an analysis whether Montpelier City Zoning permits a development application for a municipal parking garage which as proposed would span two existing lots.

The City of Montpelier presently leases from Heney Family Trust a parking lot known as 60 State Street under a long term lease which spans from July 1, 2016 through June 30, 2065.

Separately, the City has negotiated to acquire from Capitol Plaza Corporation the southeastern portion of its 2.8 acre parcel which consists of approximately 0.54 acres. Capitol Plaza has agreed to convey fee title to the acreage, together with access rights of way from State Street and Taylor Street.

Assuming agreements are finalized, and voters approve municipal bonding, it is intended that the City will construct a municipal parking garage to be located in part on the parcel to be acquired from Capitol Plaza, and in part on land under long term lease from Heney Family Trust. An element of the transaction is that Heney Family Trust will agree in writing that if the parking garage remains on the leased land in 2065 that the City has an option to purchase the land containing the parking garage.
A question has arisen as to whether proceeding in this manner is permissible under Montpelier zoning as it involves a single “structure” (the parking garage) spanning two “lots”.

I believe the simple answer to this question is that doing so is permissible under Montpelier zoning as nothing in the zoning ordinance prohibits development spanning multiple lots.

Looking at the Zoning Map the existing Heney Family Trust parcel and Capitol Plaza parcel are each in the Urban Center 1 District. Within this District there are no front, side, or rear setback limitations. The minimum lot size requirement is 3,000 square feet. Thus, the parcel to be acquired by the City from Capitol Plaza will be a conforming “lot” under the ordinance.

Section 3510 addresses lot line adjustment and lot merger. There is nothing in this section, or elsewhere in the ordinance which appears to prohibit development spanning more than one lot. It has often been observed by the Vermont Supreme Court that as zoning regulations are in derogation of private rights, they are to be strictly construed in favor of the property owner. In: Re Laberge Moto-Cross Track, 2011 VT 1 (2011).

It is also noteworthy, that 24 V.S.A. §4412 which sets forth certain required provisions for zoning bylaws, nor other provisions of the State enabling act, prohibit land development spanning more than one lot.

In summary, in the absence of any provision in the ordinance prohibiting development spanning more than one lot we believe the City proposal to build the municipal parking garage on the parcel to be acquired from Capitol Plaza, together with a portion for which it has leasehold rights under a long term lease with Heney Family Trust, is permissible under the City’s zoning ordinance.

Very truly yours,

John P. Riley, Esq.
JPR:pw
Meredith Crandall

From: Gregory Rabideau <greg@rabideau-architects.com>
Sent: Tuesday, September 25, 2018 1:26 PM
To: Meredith Crandall; Audra Brown
Cc: Sue Allen; William Fraser
Subject: UPDATED ELEVATIONS

Meredith,

Please find attached three drawings illustrating how the proposed exterior elevations of the Montpelier City Garage will comply with Chapter 210 of the Montpelier Unified Development Regulations dated 1/3/2018. This issue was raised at our last meeting. Under Section 2101 Urban Center District and Neighborhoods, sub-section 2101.E. Architectural Standards 1-7 inclusive, the design has been modified as follows:

1. The exterior of the garage is broken up into distinct bays which do not exceed 48 ft.

2. In order to break the mass up into pieces that look proportional to the existing context, Solid masonry bays alternate with green wall bays to create the look of a collection of smaller facades separated by greenery. 2101E (3)a.

3. Masonry Bays have a base, a shaft, and a cap as described under 2101E. (1)

4. Granite Accent trims are shown between the first and second floor. 2101E91)a.

5. In order to address the flood plain issue, and to provide for alternative use of the structure, the lowest or ground floor level will be essential flat. This will help in developing exterior elevations that comply with the UDRs, and make it possible to use some of this floor space in conjunction with the Farmers Market or other transitory uses. (This also helps us generate compensatory volume with an unimpeded flow as part of the flood plain management permit)

6. Places have been established for the display of significant public art as requested by the City Council.

7. The design incorporates brick and granite masonry used in traditional ways to reflect the character of the DownTown Business Neighborhood.

8. More detailed attention has been paid to the stair towers esp. at the roof line.

I will continue to develop all four sides of the building for presentation to the City Council tomorrow night. As soon as all of this is available I will e-mail it to you in hopes that we can display the images on the big screen. Please let me know if you have any questions.

Gregory Rabideau AIA
Thanks, Meredith. Fortunately, this is an easy one.

Generally, property ownership issues are outside of the purview of zoning review, provided the applicant (the City) has been given authority by, or as, the property owner to file the zoning application. Property ownership issues are not within the scope of a DRB's review other than the applicant making a *prima facie* showing that they are within their rights to file the application for zoning approval. Zoning looks to "land development" and "use" of land, not to issues of property ownership or forms of ownership. For example on the intersection between property ownership forms and zoning, the Vermont Supreme Court has held that a municipality's zoning authority does not extend so far as to regulate the conversion of rental units to condominium units where there's no construction of a structure or even a change in use involved in the conversion. *See In re Lowe, 164 Vt. 167 (1995).* Also, the Environmental Division routinely dismisses appeals, or issues on appeal, that pertain to property ownership such as boundary line disputes. Those are matters outside the court's limited jurisdiction (if there's a mixed zoning/property case, parties can ask that the Environmental Judges be specially assigned to the Civil Division case in which the property dispute is being litigated). Lastly, as you're probably aware, the City's zoning authority over municipal projects like the garage is even further limited by 24 V.S.A. § 4413, so the DRB can only evaluate the aspects of the project that are listed in § 4413(a)(1) and only to the extent the DRB's regulation of those items does not interfere with the intended functional use of the facility as a parking garage.

If you have further questions, please let me know, but the DRB should not consider the City's lease at all, or its term, because the issue of ownership and control of the property is outside the DRB's jurisdiction provided the City demonstrates it has the requisite authority to file the application for subdivision/conditional use/site plan approval.

Thanks,
Dave

David W. Rugh, Esq.
Stitzel, Page & Fletcher, P.C.
171 Battery Street
P.O. Box 1507
Burlington, VT 05402-1507
Phone: 802-660-2555
Fax: 802-660-2552
drugh@firmspf.com
Website: www.firmspf.com

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