

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Tuesday, April 2, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

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1. Agenda

2. Communications

3. Adopt Minutes

4. Public Hearing

4.1. ZP-24-23; 23 Catherine Street (RL, Ward 5) David Barron / Erica Houskeeper / Dixie O'Connor
Conditional use to demolish existing garage to construct a new habitable building in the same
footprint. (Project Manager, Mary O'Neil)

4.2. ZP-24-58; 140 North Prospect Street (RL, Ward 1) Marian E. Price 2005 Rev. Trust / Marian E.
Price / Patrick Weise
Seeking a variance for north setback to add an ADA compliant WheelPad on lot with 3' X 4' connection
to house. (Project Manager, Scott Gustin)

4.3. ZAP-24-1; 230 Main Street (FD5, Ward 8) Mid-Town Associates, Inc. / Ryan Nick
Appeal of zoning violation notice regarding unpermitted parking lot use. (Project Manager, Scott
Gustin)

5. Certificate of Appropriateness

5.1. ZP-24-65; 140 Grove Street (RL, Ward 1) Bayberry, LLC / Nicholas Smith
Proposed modifications from previously approved permits for site conditions, driveway alterations,
removal of sidewalk/stair encumbrances, and site plan review for maintenance garage. (Project
Manager, Scott Gustin)

6. Adjournment

7. Informational and Non-Discrimination Statements

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities and employment opportunities. The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements, auxiliary aid, service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Burlington, should contact the office of the Title II Burlington ADA Coordinator at 802-865-7000 as soon as possible but no later than 48 hours before the scheduled event.

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188

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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: April 2, 2024
RE: ZP-24-23; 23 Catherine Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-24-23

Location: 23 Catherine Street

Zone: RL **Ward:** 5

Parking District: Neighborhood

Date application accepted: January 24, 2024

Applicant/ Owner: Maple Hill Construction / David Barron and Ericka Houskeeper

Request: Demo and remove existing one story, 12'x19', single bay garage and construct a 12' x 19' habitable space as an expansion of the existing single family home. Installation of a stone patio.

Review of this application is under the newly adopted **ZA-24-02 Neighborhood Code**.



Background:

- **Zoning Permit 22-574;** convert existing garage into expanded living space associated with the existing single family home. Proposed removal of overhead door and

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installation of new windows. Remove existing back deck and stair and replace with a stone patio and stair from house to patio. December 2022. Permit expired.

- **Zoning Permit ZPF-22-13**; replace existing picket fence on eastern side of property. April 2022.
- **Zoning Permit 15-0960FC/ ZP-15-170**; replace and extend fence along western side of property. May, 2015.
- **Zoning Permit 11-0709CA**; remove chimney. April 2011.
- **Zoning Permit 10-1122CA**; expand 30 sf. of living space into front porch by aligning wall. July 2010.
- **Non-Applicability of Zoning Permit Requirements 10-1126NA**; replacing existing porch with the same material and same design while waiting for zoning approval on 30 sf. (Enclosing.) June 2010.
- **Zoning Permit 06-733CA**; Finish 840 sf. of basement area into living space. May 2006.
- **Zoning Permit 08-567HO**; specialty food distribution (Vt. Cheese Club) home occupation. April 2008.
- **Zoning Permit 89-262**; install two skylights on south side of existing garage. Insulate and install heating to be used as workshop. No change in use and no commercial use/business. June 1989.

Overview:

23 Catherine Street is an existing single family home on a 3,375 sf. lot constructed in 1917 on the corner of Catherine and Charlotte Streets in the Five Sisters neighborhood. In 2022 a permit was issued to convert the garage to an ADU; however structural concerns about the existing garage halted the project. That permit has expired.

The applicant now propose demolition and rebuild of the structure on the same footprint to expand habitable space of the existing home. No new units are proposed. As the house and garage are included within the Historic Sites and Structures Survey of the Five Sisters neighborhood, Section 5.4.8 of the standards apply, and building removal is subject to DAB recommendation and DRB Conditional Use review.

The **Design Advisory Board** reviewed the application at their March 12, 2024 meeting and voted unanimously to recommend **approval** of the plan as proposed. There were suggestions about relocating the entry door to provide more usable space; and a recommendation to seek windows on the south elevation if building code allows.

Recommended motion: Certificate of Appropriateness and Conditional Use Consent Approval, per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits, and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.2 Applicability

Conditional Use Review shall be required for the approval of all development subject to the following provisions of this ordinance:

- 2. Any Special Use specifically identified as being subject to conditional use review under Article 5, Part 3.*

Demolition of a structure listed or eligible for listing on the state or National Register requires Conditional Use review per Section 5.4.8 (d) 2.

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

- 1. Existing or planned public utilities, facilities, or services are capable of supporting the proposed use in addition to the existing uses in the area.*

A replacement structure on the footprint of an existing accessory building, associated with an existing single family home in a residential zoning district will not result in an undue adverse effect on existing or planned public facilities. **Affirmative finding.**

- 2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development Plan;*

Under the Neighborhood Code, the zoning district has been upzoned to Medium Residential. The entire Five Sisters Neighborhood was surveyed in 2007 as part of the Historic Sites and Structures Survey, determining historic sensitivity/eligibility for Catherine, Charlotte, Caroline, Marion, Margaret, Ledgmere, Locust Street and Locust Terrace. The proposed replacement structure is typically of little consequence; but the request to demolish a property eligible for historic designation must satisfy the conditions of Section 5.4.8 (d).

Plan BTV defines the goal of meeting the demand for housing and offering many kinds of housing types. In this case, the application is merely for an expansion of existing living space for the SFR.

Plan BTV also emphasizes the protection of the city's historic and cultural resources (2019 PlanBTV, p.24, 30)

- New development [should be] integrated within and complementary to the unique, historic design characteristics of each neighborhood. (p.33)*
- The city also has a legacy of rich architectural heritage, moderately-scaled buildings, and high quality urban design. Burlington's rich and varied archaeological, historic, and architectural legacy is illustrated in many significant places which remain a vital link to the city's history and sense of place and time. As identified in the Burlington Survey Plan, protecting historic structures isn't just about a single building or site, but rather is part of a larger*

endeavor to conserve the elements and design characteristics that are at the heart of the city's neighborhoods and commercial areas, while also ensuring their continued function in serving the needs of residents and the economy. (p.35.)

Affirmative finding.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

A replacement structure will have no discernable nuisance impacts greater than typically generated by other residences in the neighborhood. **Affirmative finding.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation, safety for all modes; and adequate transportation demand management strategies;*

The replacement structure will have no measureable impact on transportation systems, street level of service or other performance measures. Catherine Street is an established residential public street; existing sidewalks are on both sides of the street along the public right-of-way. The site plan defines retention of the existing driveway. As arranged, the plan may be deemed consistent with this standard. **Affirmative finding.**

and

5. *The utilization of renewable energy resources;*

No part of this application will prevent the use of wind, solar, water, geothermal or other renewable energy resource. The new Thermal Energy Code is triggered by the new replacement building, and subject to those standards. A contact at BED has been provided to the applicant to facilitate the plan. **Affirmative finding as conditioned.**

and

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances.*

The level of disturbance triggers an Erosion Prevention and Sediment Control Plan. **Affirmative finding as conditioned.**

(c) Conditions of Approval

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area;*

The replacement building, and driveway, in existing location and arrangement does not spur consideration for additional screening.

Any new electric service shall be undergrounded.

Affirmative finding as conditioned.

2. *Time limits for construction.*

The permit will have a three-year life from the date of approval. Section 5.4.8 (d) 3. requires that construction commence within 6 months of building demolition. **Affirmative finding as conditioned.**

3. *Hours of operation and/or construction to reduce the impact on surrounding properties.*

Residential use has no limitation on hours of operation.

Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays. **Affirmative finding as conditioned.**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions,*

Any enlargement will be reviewed under the zoning regulations in effect at that time.

Affirmative finding.

and

5. *Such additional reasonable performance standards, conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

Any other performance standards are at the discretion of the Development Review Board.

Article 4: Zoning Maps and Districts

[This Section revised to reflect the warned **Neighborhood Code** Amendment]

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhood to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic structures and building facades designed for parking shall be secondary to the residential aspect of a structure.

2. *The Residential Medium Intensity (**Residential Medium, RM**) district is intended for residential development that includes a mix of housing types such as single family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and multi-stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.*

No new units are proposed; the new habitable space is intended to be an extension of the existing SFR. Lot coverage is compliant with allowances as allowed prior to ZA-24-02, which would only allow greater lot coverage if adopted by City Council. **Affirmative finding.**

(b) Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

RM District	Min. lot frontage 30'	Front setback Min avg. of front setback 2 adjacent lots on both sides +/- 5'	Side Setback 7 Min. 10% of lot width or avg. of side setback of 2 adjacent lots on both sides	Rear: 15'	Lot Coverage 9 55%*
23 Catherine St.	Existing	Existing	Existing	Existing	46.9%
7. A 75' setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Section 4.5.3 Riparian and Littoral Conservation Overlay Zone.					
9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.					

*Amendment to warned Neighborhood Code, adopted 3.25.2024.

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts **

RM District	Max Height & Stories 35', 3 stories	Max dwelling units per structure: 2, 3, 4 6 in principal structure, 4 in Secondary Structure.	Max. Principal Structure Footprint 3 1800 sf.	Max Secondary Structure Footprint 3 900 sf	Max Building face before providing offset: 50'	Min. Distance between structures on same lot 15'
23 Catherine St.	No change	Not applicable	Not applicable	As existing.	Not applicable	As existing.

2. Minimum dwelling unit size is 350 sf.

3. Within RL and RM zones, lots may have up to one (1) Principal and one (1) Secondary structure per lot, except as may otherwise be allowed by Article 11.

4. Within the RM district, a maximum of six (6) dwelling units are permitted in a Principal structure, and a maximum of four (4) units in a Secondary structure.

***** This portion of the warned amendment has been deferred for 6 months.**

Not applicable.

(c) Permitted and Conditional Uses:

Residential use, as modified by district specific regulations in Section 4.4.5 (d) is a permitted use.

Affirmative finding.

(d) District Specific Regulations

1. Additional Residential Development – Permitted

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Reserved

Table 4.4.5-3 Reserved

B. Residential Development Bonuses

The following exceptions to maximum allowable residential standards in Tables 4.4.5-1 and 4.4.5-2 may be approved in any combination subject to maximum limits set forth in Table 4.4.5-6 at the discretion of the DRB. Any bonuses that are given pursuant to this ordinance now or in the future shall be regarded as an exception to the limits otherwise applicable.

i. Senior Housing Bonus

Not applicable.

ii. Residential Conversion Bonus

Not applicable.

iii. Limitations on Residential Development Bonuses

No residential bonuses are sought. Not applicable.

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

For purposes of enabling narrow or flag lots to create a driveway to provide a maximum of two tandem parking spaces, or to access a parking area behind a principal structure, driveways may encroach into a required side setback up to the property line. The maximum waiver from the side setback shall be the minimum necessary for the purposes of creating such a driveway or access to parking spaces. Applications for such waiver shall demonstrate that there will be no undue adverse impact on drainage, safety, light, and air, nor encroachment into a neighboring side yard. With such approval, the lot shall not be considered nonconforming due to the decreased setback.

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Section 5.2.3 (b), within the RL and RM districts an additional ten (10) percent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed:

(i) Decks

(ii) Patios

(iii) Porches

(iv) Terraces

(v) Tennis or other outdoor game courts

(vi) Swimming Pool aprons

- (vii) Walkways
- (viii) Window wells and/or
- (ix) Pervious pavement designed and maintained to infiltrate the 1 year / 24 hour stormwater event onsite, subject to review and approval by the Stormwater Administrator.

Reference is made to the Revised Side Plan, where the Bonus allowance is exercised with an open porch, walkway, and patio. **Affirmative finding.**

3. *Exception for Neighborhood Commercial Uses* Not applicable.

4. *Miscellaneous Standards*

A. *Additions to Existing Residential Structures*

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.
The applicant has defined the replacement building to be utilized as an expansion of the existing single family residence, and not as a discrete residential unit.

Affirmative finding.

B. *Accessory Residential Structures, Buildings, and Uses*

An accessory structure, building, and/or use as defined in Article 13 and provided under Section 5.1.1 and 5.1.2 customarily incidental and subordinate to a principal residential structure, building and/or use, including but not limited to private garages, carriage houses which do not contain residential units, barns, storage sheds, tennis courts, swimming pools, cabanas for swimming pools and detached fireplaces may be permitted as follows:

i. Accessory structures or buildings shall meet the dimensional requirement set forth in the district in which they are located pursuant to Section 4.4.5 (b) of this Article and related requirements in Article 5, Parts 1 & 2.

The proposal is for a replacement structure in the same location and footprint as an existing garage. As an existing non-conforming structure (to setback), it may be rebuilt conditioned upon Section 5.3.5 and 5.4.8. **Affirmative finding.**

ii. Any accessory structure or building that is seventy-five percent (75%) or greater of the ground floor area of the principal structure or building shall be subject to the site plan and design review provisions of Art. 3, Part 4 and the applicable standards of Article 6.

Not applicable.

iii. Private garages shall be limited to as many stalls as there are bedrooms in the dwelling to which it is accessory...

Not applicable.

iv. The outdoor overnight storage of commercial vehicles not otherwise associated with an approved home occupation or made available for the exclusive use of the residential

occupants, or the outdoor storage of more than one unregistered vehicles shall be prohibited. Any and all vehicles shall be stored in an approved parking space

No outside storage of commercial vehicles or unregistered cars are proposed. A single parking space will remain; continuing the existing driveway condition. **Affirmative finding.**

C. Residential Occupancy Limits

In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13. Notwithstanding the following, the minimum square footage requirements shall be reduced by ten (10%) percent in situations where the residential premises are owner occupied.

Functional Family provisions of the ordinance apply. There is no request for a greater number of unrelated individuals residing in the existing dwelling unit. **Affirmative finding as conditioned.**

Article 5: Citywide General Regulations

Part 1: Uses and Structures

Section 5.1.2 (b) Pre-existing Non-conforming Structures

Pre-existing structures that do not conform to the requirements of this ordinance shall be subject to the provisions of Section 5.3.5.

See Section 5.3.5, below.

Section 5.1.2 (c) Principal Structures [Revised by Neighborhood Code]

More than one principal structure is permitted on a lot within a residential zoning district subject to the limits of Section 4.4.5 Residential Districts, or as otherwise authorized pursuant to the requirements of Article 11 – Planned Development. In all other districts, more than one principal structure may be permitted on any single lot.

This portion of the Neighborhood Code has been “paused” for six months. The application is for replacement of an existing structure that does not create a new residential unit.

Section 5.1.2 (d) Accessory Residential Structures or Buildings

An accessory structure or building customarily incidental and subordinate to a principal residential use, structure, or building shall also be governed by the provisions of Section 4.4.5 (d) 3.(d) 4. B.

See above.

Section 5.2.1 Reserved

Section 5.2.2 Required Frontage or Access

23 Catherine Street has frontage on an accepted public street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay

Buildable area does not apply as the property is not more than 2 acres.

(b) Steep Slopes Overlay District

Not applicable.

Section 5.2.5 Setbacks

(a) Setbacks required

See Table 4.4.5-1, above.

(b) Exceptions to Yard Setback Requirements:

The following projections into required yard setbacks may be permitted subject to the standards of Article 6 to ensure compatibility with neighboring properties:

1. Abutting Building with Doors or Windows

New buildings, additions, or significant improvements to existing buildings placed on a side or rear property line, or within 10 feet of another building, where no setback is required are subject to construction material and building opening restrictions as established in the effective Building Code.

Rebuilding on the existing footprint will be a retention of an existing non-conformity to side yard setback on the south boundary line. To fully exploit solar gain, the Design Advisory Board recommended the applicant consult with a building official to investigate the possibility of adding window openings on the south building elevation. **Affirmative finding as conditioned.**

2. Building and Site Features

Building and site features outside of the building envelope, including but not limited to eaves, sills, roof overhangs, cornices, steps to the first floor and basement entries, window wells, walkways, ramps for people with disabilities, fences and walls may project into a required yard setback. Such projecting building features are subject to construction material and building openings restrictions as established in the effective building code.

Affirmative finding as conditioned.

3. Retaining Walls

Not applicable.

4. Historic Building Features

Not applicable.

5. Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

The application seeks to retain the existing non-conformity to setback. See Section 5.3.5, Non-conformities. **Affirmative finding.**

7. *Driveways. Common or shared driveways and walkways along shared property lines and associated parking areas, including those to serve residential lots and developments per Section 4.4.5 (d) f. A and Section 5.2.2 do not have to meet setback requirements along the shared property line. Other driveway encroachments may be permitted subject to Section 4.4.5 (d) 1. A. The driveway will remain as existing.* **Affirmative finding.**

8. *Additional Exceptions for Non-conforming Structures under Section 5.3.5*
See Section 5.3.5, below.

Section 5.2.6 Building Height Limits

See Table 4.4.5-2, above.

Section 5.2.7 Density and Intensity of Development Calculations

No change is proposed to current residential density. The property remains a single family residence. **Affirmative finding.**

Part 3: Non Conformities

Section 5.3.3 Continuation

Except as otherwise specified in this Article, any nonconformity which lawfully existed at the time of passage of the applicable provisions of this or any prior ordinance or any amendment thereto may be continued subject to the provisions of this part.

The accessory structure proposed for replacement is non-conforming to side yard setbacks. The replacement building may continue this non-conformity, to the same degree as existing.

Affirmative finding as conditioned.

Section 5.3.5 (b) Demolition

A nonconforming structure may be replaced by a new structure retaining the same degree of nonconformity as the original structure. This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height) and shall not expand the degree of nonconformity except as provided for in (a) above. The new structure shall be subject to conformance with all other dimensional requirements (i.e. setback, lot coverage, and height). Zoning permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the non-conformity.

The application proposes replacing the existing structure with one of matching dimension on the same footprint. The replacement building must be constructed within 6 months of demolition (not one year) per Section 5.4.8 (d), below.

Affirmative finding as conditioned.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

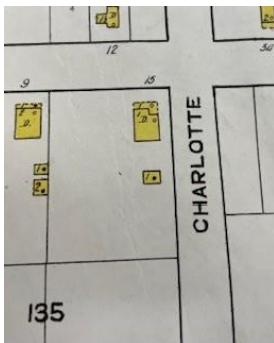
23 Catherine Street has been included within the Historic Sites and Structures Survey of the Five Sisters Neighborhood (New Harlam) and determined to be eligible for historic designation.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The original single family home constructed in 1917 will remain. The 1919 Sanborn Fire Insurance Map illustrates the garage on-site; a very early arrival for an "automotive shed".



This proposal will replace a detached garage in a state of structural deterioration with additional living space; within a new structure of the same dimension.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

While the building itself is proposed for replacement, in massing, scale and materials it will match or replicate the original garage structure.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

In size, location, proportion, and materials, the structure will closely resemble the original garage. It is a secondary, detached structure on the site; and the primary residence will not be altered.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The applicant has provided an engineer's assessment of the existing structure which notes the material failure and conditions incongruous for redeveloping into residential space. (See attached report from Peter Zelonis of Artisan Engineers.)

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Demolition is always the most significant of physical treatments. With a replacement building of matching dimensions and similar finishes, the loss of this secondary building is somewhat ameliorated with new habitable space.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified as this site. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The replacement of the automotive shed with a detached structure of similar size, dimension, location and materials will retain those characteristics associated with the property.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While demolition removes the potential of “reversibility”, the detached nature of the existing garage and the replication in scale with another secondary building retains the context of the original site. The primary structure will remain as existing.

Affirmative finding.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

See submission from Peter Zelonis of Artisan Engineers.

B. *A statement addressing compliance with each applicable review standard for demolition;*

See submission materials.

C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

- (i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
- (ii) *the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

The applicant has not claimed economic hardship, but structural instability of the existing garage.

- D. *A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

The application is accompanied by a redevelopment plan.
and,

- E. *Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The application includes drawings, plans and specification sheets to outline the intent to reconstruct the structure in the same footprint.

Affirmative finding.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. *The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

From the Artisan Engineer's report:

The building is sitting at ground level with wood in contact with the surrounding soil. A thin 3"-4" "rat slab" is present and at grade. However, the slab does not have frost walls and has been undermined by animals, particularly in the rear of the structure. It appears that the slab was poured as a retrofit, and not part of the original construction. As viewed from the interior, there is evidence of the walls settling/rotting into the earth around the slab.

As a result of the existing slab and sill conditions, the base of the wood framed walls have rotted considerably, as well as the siding. Rotted wood was noted at the windows and door frames.

Orientated strand board (OSB) was used to sheath the interior walls and ceilings of the structure. It was noted there was a previous roof leak near one of the skylights, causing rot and mold on the OSB.

Given the lack of a proper foundation, and considerable rot present, we do not believe it prudent to renovate the existing building into conditioned living space. We recommend removing the structure and slab and replacing it with an insulated frost protected foundation (frost walls) and slab. A new wood framed building could then be constructed.

or,

- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

The overall building failure and unsuitability for habitable use is noted in the Artisan report.

or,

- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The proposal to create expanded living space for the very modest single family residence may be considered an overall benefit to both the property owner and the community as an improved and expanded dwelling unit. The DRB may weigh this benefit greater than the historic or architectural significance of this early automotive shed.

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

23 Catherine Street was included within the 2007 Historic Sites and Structures Survey for the Five Sisters neighborhood. While not listed on the state or National Register, it was determined to be eligible for listing, particularly within the context of the overall

neighborhood. The application proposes replacement of an accessory building, and the principal dwelling will not be impacted (other than the expanded living space the project will afford.)

- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

Photographs of the existing building will suffice for retaining a record within the zoning history file.

and,

- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
 - (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

With its small scale and lot placement, the integrity and character of the immediate area will remain intact.

- (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*

Per these standards, the time between demolition and commencement of new construction is limited to 6 months.

and,

- (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

As conditioned.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the

structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

Affirmative finding for 5.4.8 (b) and (d) with DRB concurrence.

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances. All such standards shall be met and maintained for all uses, except for agriculture and forestry, in all districts, as determined or measured at the property line. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns.

No undue adverse impacts are projected with the reconstruction of this accessory structure and conversion to habitable space to append the existing living area of the home. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

A single residential-scale light fixture is proposed adjacent to the entry door. In illumination and fixture style, it is acceptable. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

All new development and redevelopment projects that required a zoning permit shall be required to demonstrate compliance with the standards in Article 3, Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances: Wastewater, Stormwater, and Pollution Control.

The project site disturbance is sufficient to trigger an Erosion Prevention and Sediment Control Plan. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

None identified.

(b) Topographical Alterations:

No change in topography is included within this application. **Affirmative finding.**

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Any new construction after January 1, 2024 must comply with the Thermal Energy Ordinance. The applicant has been given contact information to BED to better coordinate that effort.

Affirmative finding as conditioned.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

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

With the new patio (14' x 13') and the replacement detached structure (12' x 19' 4") new disturbed area exceeds 400 sf, and will require an Erosion Prevention and Sediment Control Plan. The applicant has been provided a link to apply online.

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

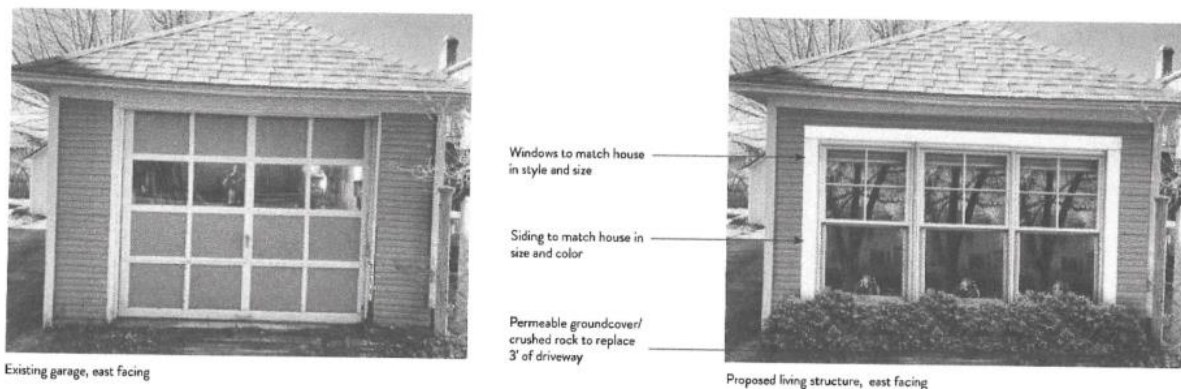
Other than a minor eave line, there is no canopy over the entrance to the new unit. Some form of relief from inclement weather at the building entrance is recommended.

As the site is already so tightly constrained, snow storage will likely replicate conditions already in place. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing “street-edge,” or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volume of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curb line and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

The replacement building is designed to duplicate the footprint of an existing garage in structural failure. The building location and orientation will replicate existing conditions. **Affirmative finding.**



(i) Vehicular Access:

The existing driveway is entered from Charlotte Street. No change is proposed. **Affirmative finding.**

(j) Pedestrian Access:

There are existing sidewalks on two street frontages surrounding this property. **Affirmative finding.**

(k) Accessibility for the Handicapped:

This is not a requirement for single family residences. ADA access is under the jurisdiction of the building official. Not applicable.

(l) Parking and Circulation:

No change is proposed to parking or circulation. One parking space is provided on –site.
Affirmative finding.

(m) Landscaping and Fences:

No landscaping plan has been provided. There are fences on both the west of the lot, and the east of the parcel. A small garden area is identified in the Site Plan Mock-up. **Affirmative finding.**



(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

A small residential scale exterior light is proposed outside the entry door.

Affirmative finding.

(p) Integrate infrastructure into the design:

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

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

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

There is no indication within the submission where trash, recycling and compost will be stored (with the loss of the garage); nor where any HVAC/mechanical units are proposed. The latter will likely be determined after consultation with BED. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4. [Revised per Neighborhood Code warned amendment.]

The proposed building will be clad in a wood product, and constructed to a height matching what is existing. **Affirmative finding.**

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition where appropriate to development of a dissimilar scale.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

[Revised per Neighborhood Code warned amendment.]

No new units are proposed. The intent is to create additional living space for the single family home. The replacement building is intended to match the dimensions of the existing garage.

Affirmative finding.

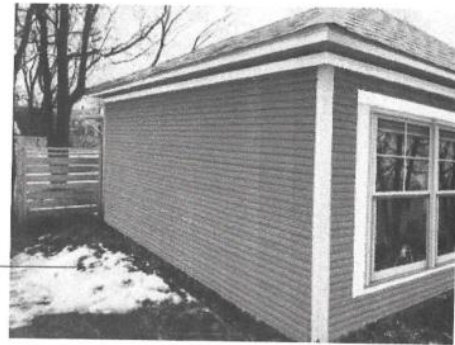
2. Roofs and Rooflines.

While no building elevations have been submitted, illustrations indicate replication of the existing roof. **Affirmative finding.**



Existing garage, south facing

Match to existing
groundcover



Proposed living structure, south facing

3. Building Openings

Building openings closely replicate existing conditions: A door and window on the north elevation, no openings on the south and west. The notable change is replacement of the garage door with a triple-ganged set of double hung windows, which has received broad support from the Design Advisory Board. **Affirmative finding.**



Existing garage, north facing



Harbor Breeze Halyard 1-Light
10-in Black Outdoor Wall Light

Exterior Light

ThermaTru Benchmark
door painted to
match existing color



Proposed living structure, north facing

Top Soil

Patio not to scale

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

In scale and proportion, the replacement window will duplicate that of the existing detached garage. The large window arrangement will provide a cheery appearance to the structure.

Affirmative finding.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Siding is proposed to be 4" shiplap, intended to match the reveal of the existing structure. Roofing will be asphalt shingle. Both are considered of sufficient durability for new construction. **Affirmative finding.**

(f) Reduce energy utilization:

The 2024 Thermal Energy Ordinance will apply. Compliance is subject to review by Burlington Electric and the building official. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development is subject to all building and life safety code as defined by the building official.
Affirmative finding as conditioned.

Article 7: Signs

Not applicable.

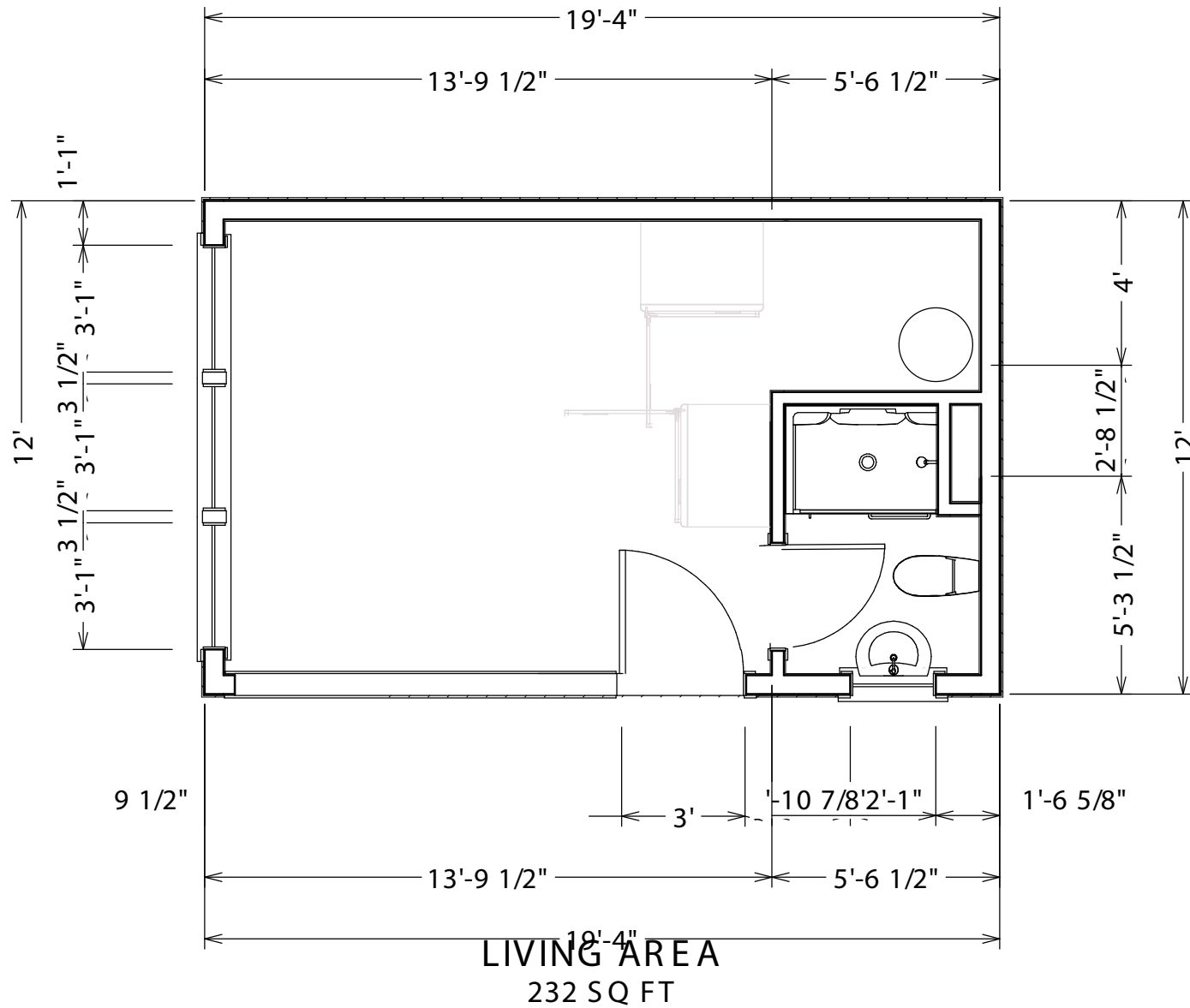
Article 8: Parking

There are no minimum parking standards with the adoption of ZA-22-07.
Not applicable.

II. Conditions of Approval

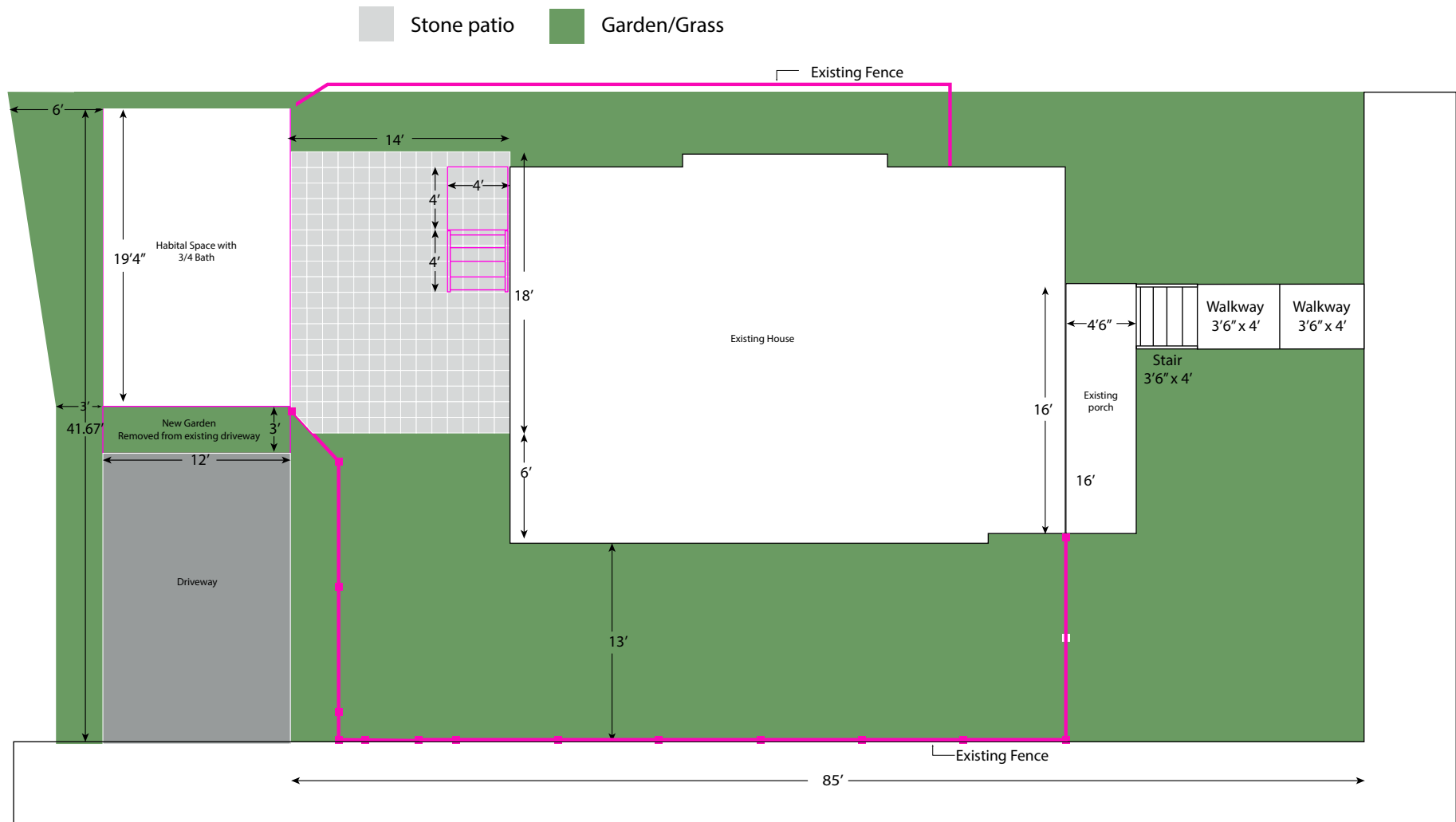
1. Compliance with the new Thermal Energy Ordinance is required.
2. Section 5.4.8 (d) 3. requires that construction commence within 6 months of building demolition.
3. Construction shall be limited Monday-Friday 7:30- 5:30 pm, with indoor work only on Saturdays. No construction shall occur on Sundays.
4. Functional Family provisions of the ordinance apply. Not more than 4 unrelated adults may occupy the dwelling unit.
5. **Prior to release of the zoning permit**, an Erosion Prevention and Sediment Control Plan shall be submitted for review and approval by the Stormwater Engineer.
6. Some form of canopy over the unit entrance is recommended to protect residents from inclement weather.
7. The location of trash/recycling/compost and any HVAC equipment will need to be identified on the plan, if applicable.
8. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



House	823
Proposed New Detached Building 12'x 19'4"	232
Driveway 8'x18'-6"	148.8
Open Front Porch	70
Front Stair	14
Front Walkway	44
Proposed Stone Patio	252
Proposed Coverage	1583.8 sq ft

Lot: 3,375 sq ft
Proposed Coverage (1583.8 / 3375) = 46.9%





Existing garage, east facing

Windows to match house
in style and size

Siding to match house in
size and color

Permeable groundcover/
crushed rock to replace
3' of driveway



Proposed living structure, east facing



Harbor Breeze Halyard 1-Light
10-in Black Outdoor Wall Light

Exterior Light

ThermaTru Benchmark
door painted to
match existing color



Existing garage, north facing



Proposed living structure, north facing



Existing garage, south facing

Match to existing
groundcover



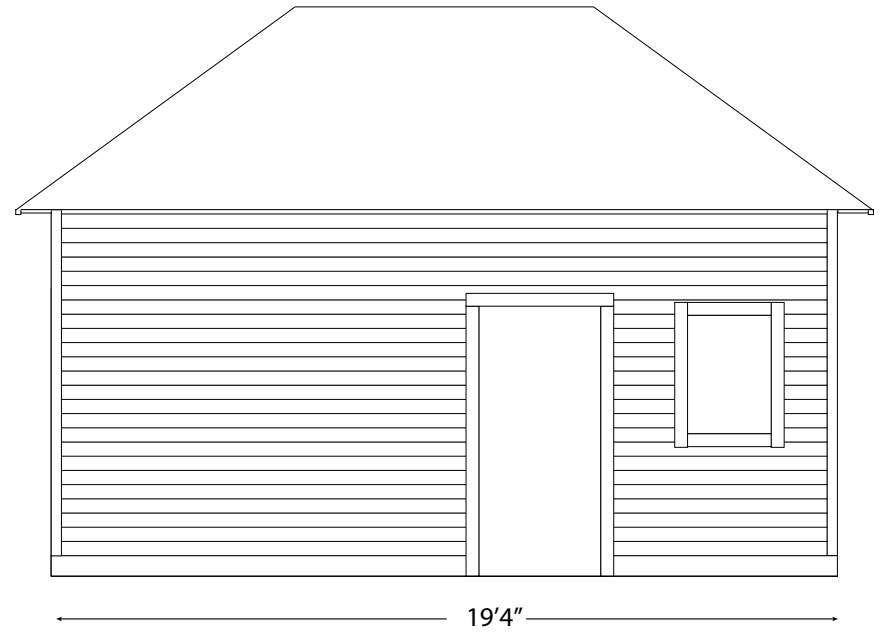
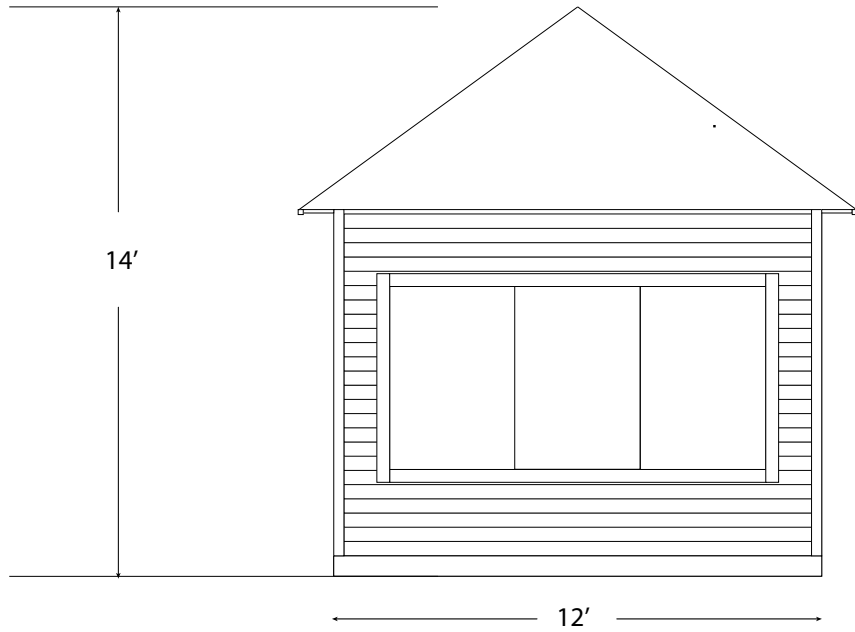
Proposed living structure, south facing

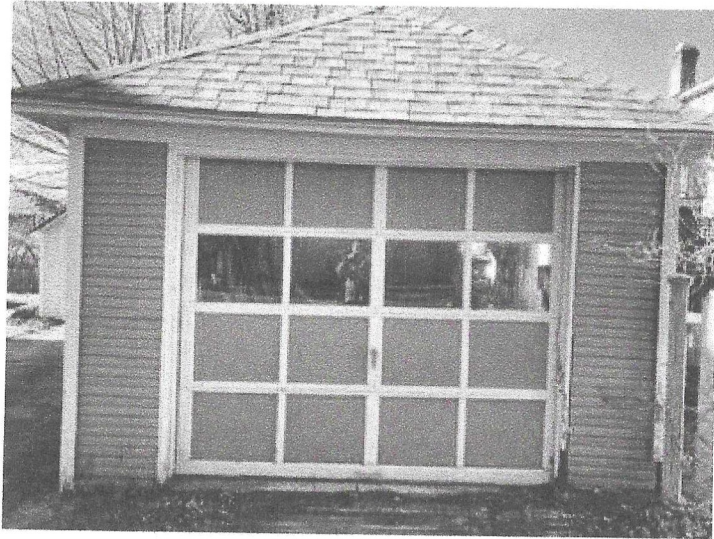


Existing garage, east facing

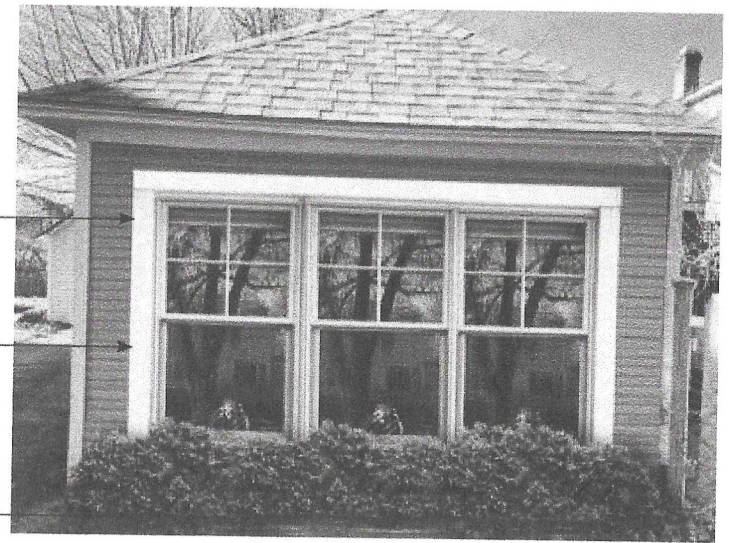


Proposed living structure, east facing





Existing garage, east facing

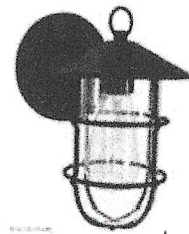


Windows to match house
in style and size

Siding to match house in
size and color

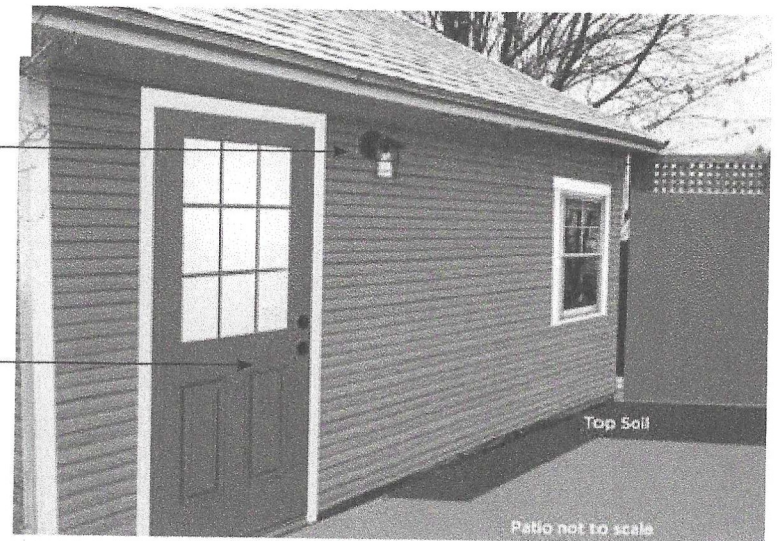
Permeable groundcover/
crushed rock to replace
3' of driveway

Proposed living structure, east facing



Harbor Breeze Halyard 1-Light
10-in Black Outdoor Wall Light

Exterior Light

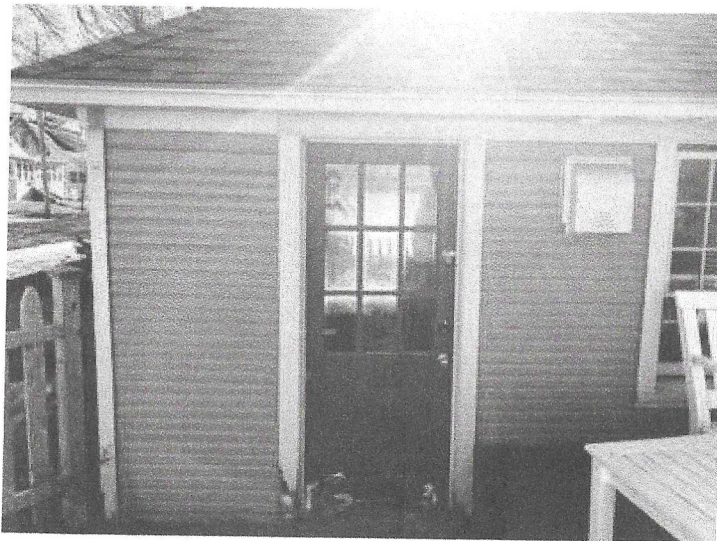


ThermaTru Benchmark
door painted to
match existing color

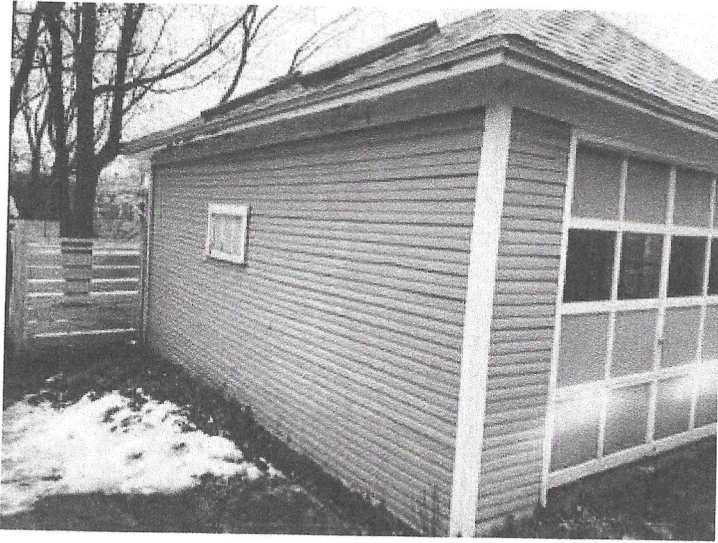
Top Soil

Patio not to scale

Proposed living structure, north facing

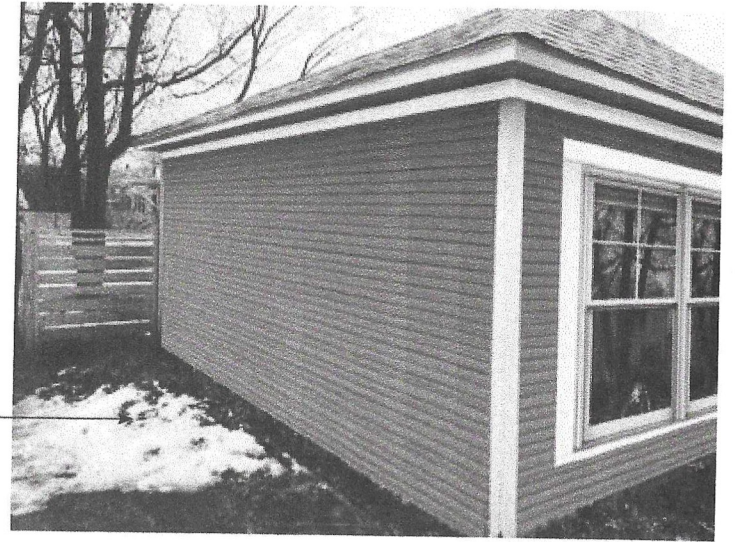


Existing garage, north facing

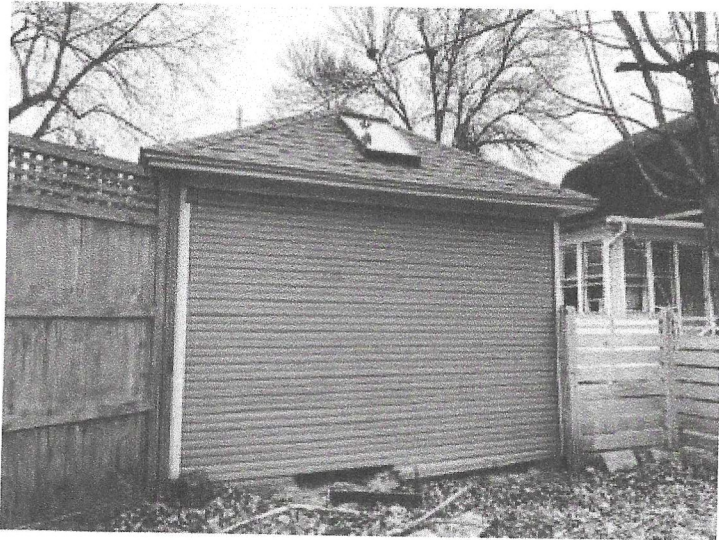


Existing garage, south facing

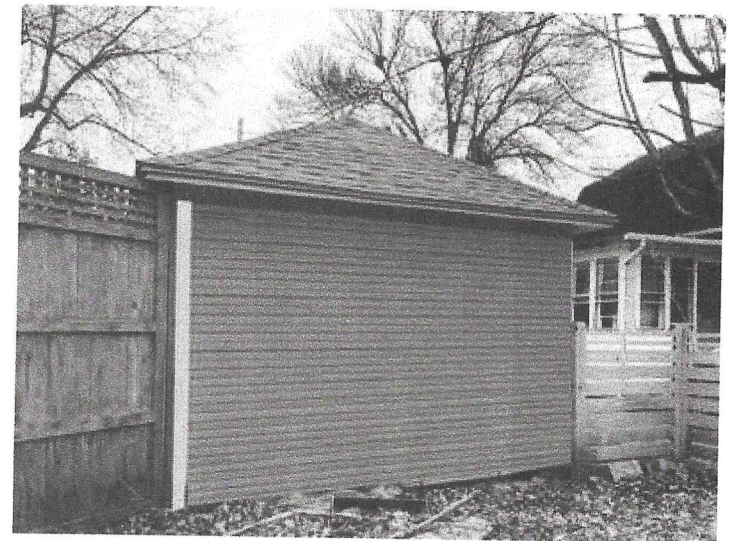
Match to existing
groundcover



Proposed living structure, south facing



Existing garage, east facing



Proposed living structure, east facing

Maple Hill Construction, Inc.

“Building Relationships, One Project at a Time”

23 Catherine St., Burlington, VT

Siding to be 4” shiplap to match existing garage

Roofing to be architectural shingle – color and manufacturer to be determined

**62 Chittenden Dr., Burlington, VT 05401
(802) 448-0430**

MEMORANDUM

Date: February 6, 2024 Artisan Project # 24042

To: Dixie O'Connor
Maple Hill Construcion

From: Peter J. Zelonis, PE

Subject: 23 Catherine Street Garage Evaluation

At your request, we performed a site visit to 23 Catherine Street, Burlington, Vermont on February 1st, 2024. The purpose of the site visit was to review the existing conditions of the detached garage structure. It was noted the owner's intent is to develop the footprint of the garage into conditioned living space. Our observations and recommendations are limited to those portions of the building accessible.

The garage structure is approximately 12 feet wide by 19'-4" long, wood framed with a vaulted hip roof structure.

The building is sitting at ground level with wood in contact with the surrounding soil. A thin 3"-4" "rat slab" is present and at grade. However, the slab does not have frost walls and has been undermined by animals, particularly in the rear of the structure. It appears that the slab was poured as a retrofit, and not part of the original construction. As viewed from the interior, there is evidence of the walls settling/rotting into the earth around the slab.

As a result of the existing slab and sill conditions, the base of the wood framed walls have rotted considerably, as well as the siding. Rotted wood was noted at the windows and door frames.

Orientated strand board (OSB) was used to sheath the interior walls and ceilings of the structure. It was noted there was a previous roof leak near one of the skylights, causing rot and mold on the OSB.

Given the lack of a proper foundation, and considerable rot present, we do not believe it prudent to renovate the existing building into conditioned living space. We recommend removing the structure and slab and replacing it with an insulated frost protected foundation (frost walls) and slab. A new wood framed building could then be constructed.

Please see the attached photographs for reference.

If you have question or require further clarifications, please contact our office.



Figure 1 - Detached garage structure



Figure 2 - Undermined slab and wood rot on north wall



Figure 3 – Note base of wall sitting and below grade on north wall



Figure 4 - Note base of wall sitting and below grade on south wall



Figure 5 – East wall with garage door



Figure 6 – Rotted framing and siding at entry door



Figure 7 – Rotted window at north wall



Figure 8 – South west corner of wall and wood framing below grade

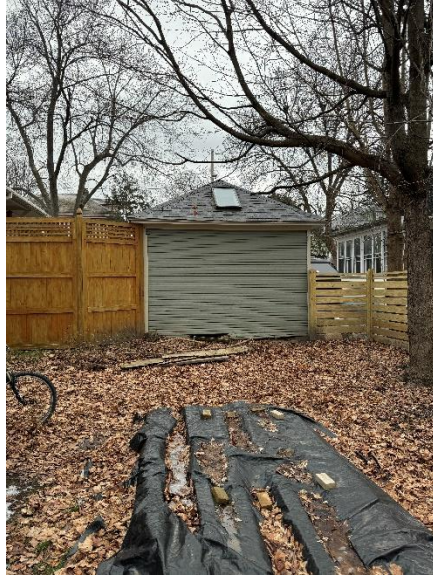


Figure 9 – West wall – note undermined slab



Figure 10 – Closeup of burrow undermined slab on west wall



Figure 11 – Northeast corner from the interior – note how the walls have settled / rotted down around the slab

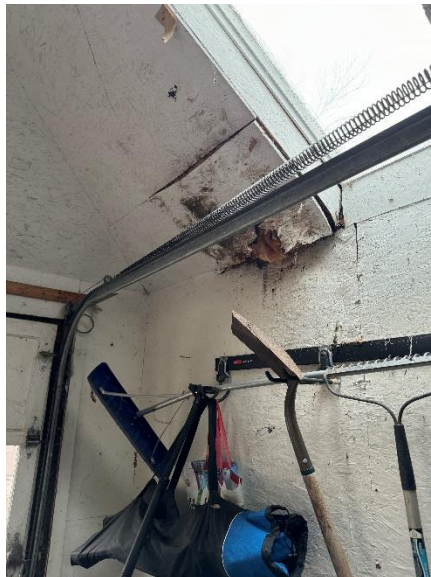


Figure 12 – Roof leak at skylight

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5	
COUNTY: Chittenden		Part of: ☒ District _____ ☐ Complex _____	
TOWN: Burlington VILLAGE:		Contributing ☒ Non-Contributing ☐	
LOCATION: 23 Katherine Street		Listed on: State Register of Historic Places ☒ N National Register of Historic Places ☒ N	
PROPERTY TYPE: House		CRITERIA: A ☐ B ☐ C ☐ D ☐	
OWNER: Maria Stern ADDRESS:		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443339.70315 N 218679.07805 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT FORMAL NAME: Stern House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		COMMON NAME: Stern House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ORIGINAL FORMAL NAME: --	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☒ Good ☐ Fair ☐ Poor ☐		PRESENT USE: House	
		ORIGINAL USE: House	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		STYLE: Prairie	
		PLAN:	
		DATE BUILT: 1917	
GENERAL DESCRIPTION:			
1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒			
2. Wall Structure:			
a. Wood Frame: Post & Beam ☐ Balloon ☒			
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☒ Bonding Pattern:			
c. Iron ☐ Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐			
Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☐			
Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:			
4. Roof Structure:			
a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:			
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐			
Rolled ☐ Tile ☐ Other:			
6. Engineering Structure:			
7. Other:			
8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐			
Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☐ Hip ☒ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐			
Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐			
Other:			
Number of Stories: 1		Entrance Location: center	
Number of Bays: 3 x 3		Approximate Dimensions: 24x36	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**Additional Features:**

recessed porch;

Additional Description:**RELATED STRUCTURES:**

Garage - One-bay Garage;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #75 as shown on the 1898 Buell plan. Batchelder & Brown sold the lot to Willis S. Phelps in 1914, and the first Burlington City Directory listing appears in 1917, when the house was "vacant". It is an early and rare example of Prairie Style architecture, in which the overall form and massing emphasize the horizontality of the structure. The exterior remains in original condition, with no additions or major alterations. This house was originally listed as #15 Katherine Street, and changed to #23 in the 1920s.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:Open ☐Woodland ☐Scattered Buildings ☐Moderately Built Up ☐Densely Built Up ☒Residential ☒Commercial ☐Agricultural ☐Industrial ☐Roadside Strip Development ☐Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

City of Burlington

DATE RECORDED:

09/26/2007

LAST UPDATED:

10/12/2008

23 Catherine St., Burlington, Existing Lot Coverage:
Lot – 41.67x81 – 3,375

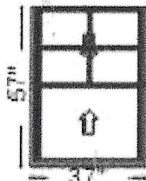
House per Assessors Data Base	823 sf
Detached Garage 12x19	228 sf
Driveway – 8’x21.5”	172 sf
Open Porch – 14’ x 5’	70 sf
Front Stair - 3’x4.5’	14 sf
Front Walkway – 3.5’ x 4’-11”	<u>17 sf</u>
Note Back Deck, 15’x6’ & 3’x9’, was Removed under Zoning Permit #22-574	
Total Existing Coverage	1,324 sf

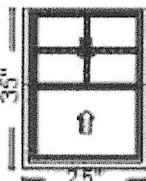
Existing Coverage (1324/3375) = 39.2%

23 Catherine St., Burlington, Proposed Lot Coverage

House:	823 sf
Proposed New Detached Building 12’x 19’	228 sf
Driveway 8’x18’-6”	148.8 sf
Open Front Porch	70 sf
Front Stair	14 sf
Front Walkway	17 sf
Proposed Stone Patio – 14’x15’	<u>210 sf</u>
Proposed Coverage	1,510.8 sf

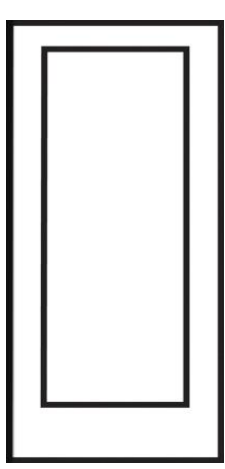
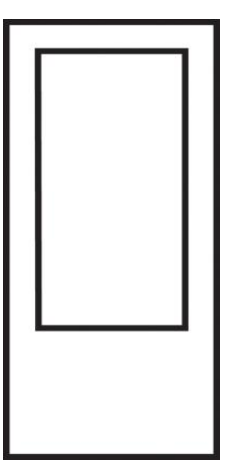
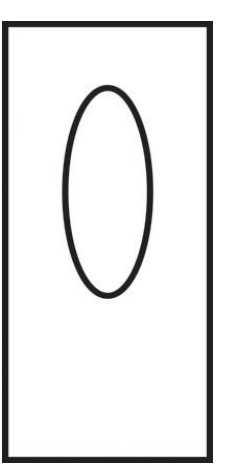
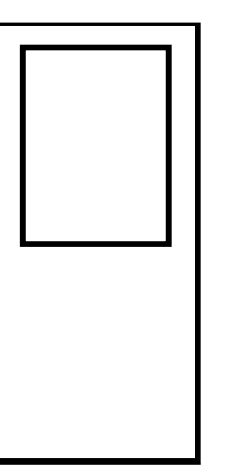
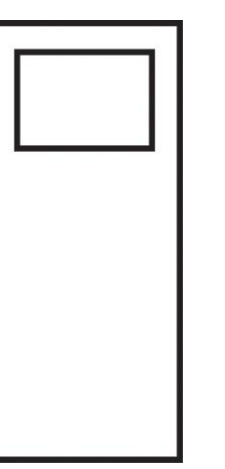
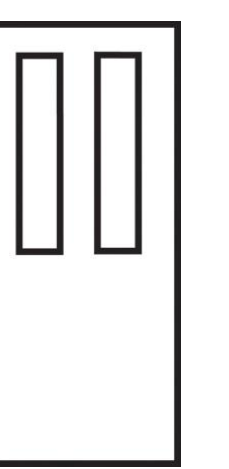
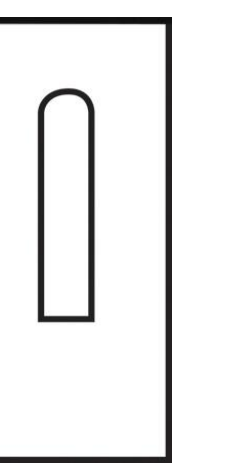
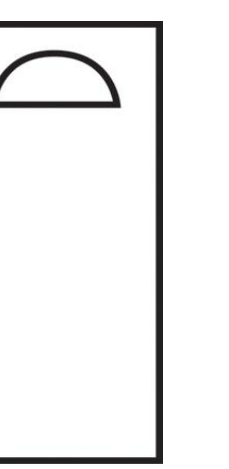
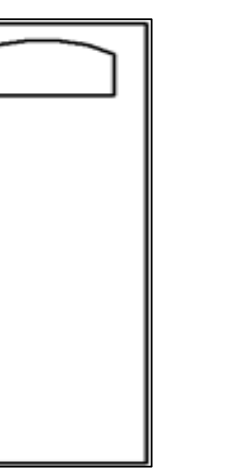
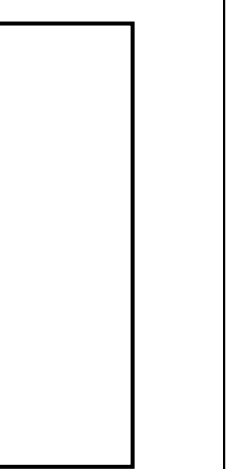
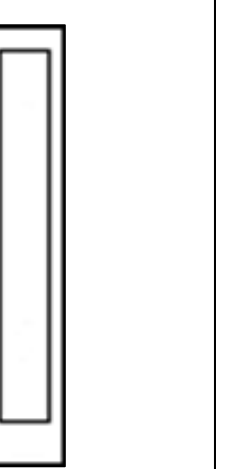
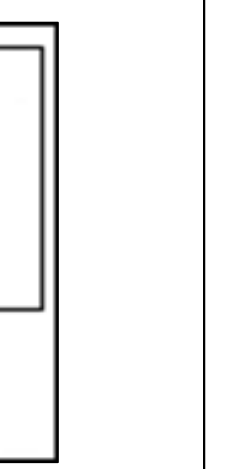
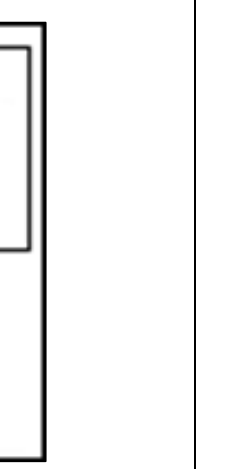
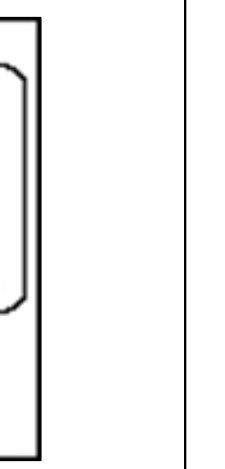
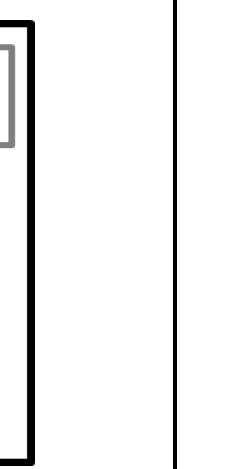
Proposed Coverage (1526.8/3375) = 44.7%

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, Double Hung, 37 X 57, Without HGP, White					
		Garage Face					
		PK # 2120	1: 3757 Double Hung, Equal Frame Size: 37 X 57 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08/11, Clear Opening Width 33.812, Clear Opening Height 25.25, Clear Opening Area 5.92884, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H / 0W0H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 188".				
	Viewed From Exterior Rough Opening: 37 - 3/4" X 57 - 3/4"						

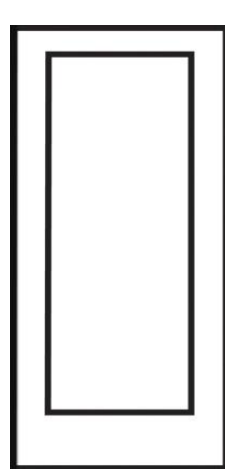
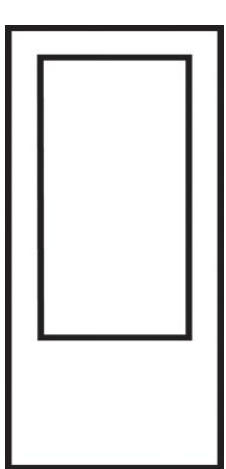
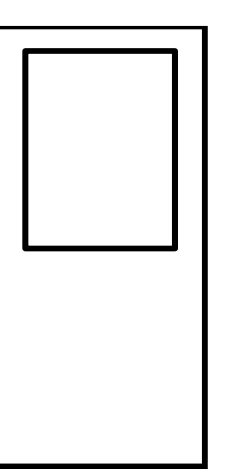
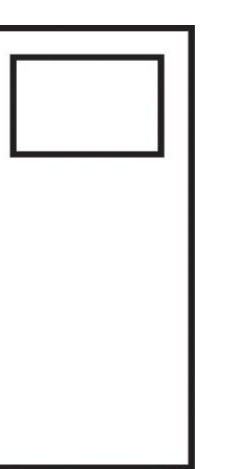
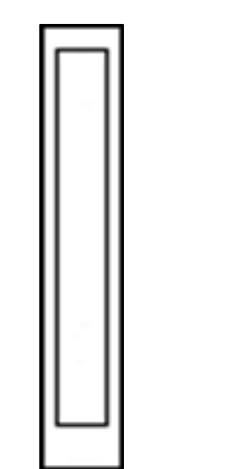
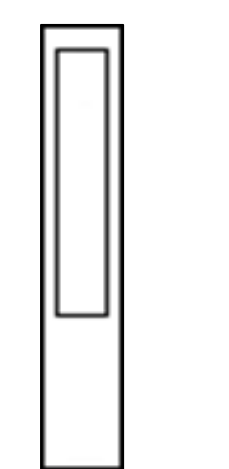
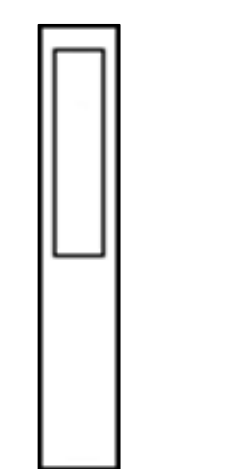
Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
15	None Assigned	Lifestyle, Double Hung, 25 X 35, Without HGP, White					
		PK # 2120	1: 2535 Double Hung, Equal Frame Size: 25 X 35 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08/11, Clear Opening Width 21.812, Clear Opening Height 14.25, Clear Opening Area 2.158479, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H / 0W0H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 120".				
Viewed From Exterior Rough Opening: 25 - 3/4" X 35 - 3/4"			Garage Sidewall				

2020 ENERGY STAR® Qualification Chart
Mahogany Collection™, Oak Collection™ and Smooth Surface Collection™



Glass Designs															
Entry Doors - 6'8															
Delano™	.26 / .27		.21 / .15	.21 / .15			.18 / .08		.18 / .08		.18 / .08				
Emerson™	.26 / .27	.23 / .20		.21 / .15	.18 / .08				.18 / .08		.18 / .08	.18 / .08	.18 / .08		
Florentino™	.30 / .25	.26 / .18	.23 / .14	.23 / .14			.19 / .07		.19 / .07		.19 / .07	.19 / .07			
Montebello	.30 / .25	.26 / .18	.23 / .14	.23 / .14	.19 / .07		.19 / .07		.19 / .07		.19 / .07	.19 / .07	.19 / .07		
Parson®	.26 / .27	.23 / .20		.21 / .15					.18 / .08		.18 / .08	.18 / .08	.18 / .08	.18 / .08	
Privacy	.26 / .27	.23 / .20		.21 / .15	.18 / .08				.18 / .08		.18 / .08	.18 / .08	.18 / .08		
Privacy with External Grilles (same as privacy)	.26 / .27	.23 / .20		.21 / .15	.18 / .08				.18 / .08		.18 / .08	.18 / .08	.18 / .08		
Shaker with Privacy	.30 / .28				.21 / .08						.21 / .08				.21 / .08
Shaker with Privacy, External Grilles	.30 / .28				.21 / .08						.21 / .08				.21 / .08
Star	.26 / .27	.23 / .20	.21 / .15	.21 / .15		.21 / .15					.18 / .08		.18 / .08		
TerraCourt®	.26 / .27	.23 / .20	.21 / .15	.21 / .15		.21 / .15	.18 / .08	.18 / .08	.18 / .08		.18 / .08		.18 / .08	.18 / .08	
Varissa®	.26 / .27	.23 / .20	.21 / .15	.21 / .15		.21 / .15	.18 / .08	.18 / .08			.18 / .08		.18 / .08	.18 / .08	
WickerPark	.26 / .27	.23 / .20		.21 / .15	.18 / .08						.18 / .08	.18 / .08	.18 / .08		
WillowBrook®	.26 / .27	.23 / .20	.21 / .15	.21 / .15		.21 / .15	.18 / .08	.18 / .08			.18 / .08		.18 / .08	.18 / .08	
Clear	.34 / .30			.25 / .17	.20 / .09						.20 / .09				
Clear with Internal Grilles															
Clear with External Grilles	.34 / .30			.25 / .17							.20 / .09		.20 / .09		
Clear with Low-E	.29 / .17			.22 / .09	.18 / .07						.19 / .07				
Shaker Clear with Low-E	.28 / .26				.20 / .07						.20 / .07				.20 / .07
Clear with Low-E, Internal Grilles	.29 / .15										.19 / .04				
Clear with Low-E, External Grilles	.29 / .17			.22 / .09	.18 / .07						.19 / .07				
Shaker Clear with Low-E, External Grilles	.28 / .26				.20 / .07						.20 / .07				.20 / .07
Internal Blinds - Clear	.36 / .25	.30 / .18		.26 / .14							.21 / .07	.21 / .07	.21 / .07		
Internal Blinds - Clear with Low-E	.31 / .21	.27 / .15		.24 / .12							.20 / .06	.20 / .06	.20 / .06		
Solid Panel (includes all paneling designs)										.14 / .01					
Shaker Solid Panel										.17 / .01					
Entry Doors - 8'0															
Delano™															
Emerson™	.26 / .27	.23 / .20										.18 / .08			
Florentino™	.30 / .25	.26 / .18										.19 / .07	.19 / .07		
Montebello	.30 / .25	.26 / .18										.19 / .07	.19 / .07		
Parson®	.26 / .27	.23 / .20										.18 / .08			
Privacy	.26 / .27	.23 / .20			.18 / .08						.21 / .15	.18 / .08			
Privacy with External Grilles	.26 / .27	.23 / .20			.18 / .08						.21 / .15	.18 / .08			
Shaker with Privacy					.21 / .08										.21 / .08
Shaker with Privacy, External Grilles					.21 / .08										.21 / .08
Star	.26 / .27	.23 / .20										.18 / .08			
TerraCourt®	.26 / .27	.23 / .20										.18 / .08			
Varissa®	.26 / .27	.23 / .20										.18 / .08			
WickerPark™	.26 / .27	.23 / .20			.18 / .08							.18 / .08			
WillowBrook®	.26 / .27	.23 / .20										.18 / .08			
Clear											.26 / .19				
Clear with External Grilles											.26 / .19				
Clear with Low-E	.30 / .28	.26 / .18			.19 / .08							.19 / .08			
Shaker Clear with Low-E					.20 / .07										.20 / .07
Clear with Low-E, External Grilles					.19 / .08							.19 / .08			
Shaker with Low-E, External Grilles					.20 / .07										.20 / .07
Solid Panel (includes all paneling designs)										.14 / .01					
Shaker Solid Panel										.17 / .01					
Patio Doors															
Clear	.34 / .30										.20 / .09				
Clear with Internal Grilles															
Clear with External Grilles	.34 / .30										.20 / .09				
Clear with Low-E	.29 / .17										.19 / .07				
Shaker Clear with Low-E	.28 / .26										.20 / .07				
Clear with Low-E, Internal Grilles	.29 / .15										.19 / .04				
Clear with Low-E, External Grilles	.29 / .17										.19 / .07				
Shaker with Low-E, External Grilles	.28 / .26										.20 / .07				
Internal Blinds - Clear	.36 / .25										.21 / .07				
Internal Blinds - Clear with Low-E	.31 / .21										.20 / .06				

2020 ENERGY STAR® Qualification Chart
Impact-Rated Doors

Glass Designs							
Entry Doors - 6'8							
Emerson™	.28 / .26	.24 / .19	.22 / .14	.18 / .07	.18 / .07		
Florentino™	.30 / .25	.28 / .20	.25 / .15		.20 / .08	.20 / .08	
Clear	.30 / .28	.26 / .18	.23 / .16	.19 / .08	.19 / .08		.19 / .07
Clear with Internal Dividers	.31 / .25		.23 / .14	.23 / .14	.19 / .07		
Clear with Low-E	.24 / .16	.21 / .12	.20 / .09	.17 / .05	.19 / .07		
Clear with Low-E, Internal Dividers	.25 / .14		.20 / .08		.19 / .06		.19 / .06
Entry Doors - 8'0							
Emerson™	.28 / .26	.24 / .19		.18 / .07		.18 / .07	



12



30

9

15



CHARLOTTE

135

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: April 2, 2024
RE: ZP-24-58; 140 North Prospect Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 1E

Owner/Applicant: Marian E Price 2005 Rev Trust / Patrick Weise

Request: Variance request for north side yard setback for an addition.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking variance approval to install a modular bedroom and bathroom unit within the minimum required side yard setback along the north side of the existing home. The subject property is 45' wide and has a 4.5' minimum side yard setback requirement. As proposed, the modular unit would encroach 4' into the 4.5' side yard setback.

Newly adopted zoning standards in the "neighborhood code" increase permissible lot coverage to 45%. As a result, the additional lot coverage is permissible on this lot (with existing coverage of ~40%).

Previous zoning actions for this property are as follows:

- 03/13/2013, Approval to remove aluminum siding and install fiber cement siding and rework the front porch
- 05/27/2011, Approval to replace four 2nd story windows in the rear porch
- 06/05/2009, Approval to relocate rear door and construct a rear deck

Recommendation: **Variance denial** as per, and subject to, the following findings:

I. Findings

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

The subject property is rectangular in shape with dimensions of 45' X 120.' The home complies with all applicable setbacks. The garage sits within the southerly side yard setback. The shared driveway straddles the southerly side property line as allowed. The lot is not irregularly shaped, nor does it contain exceptional topographic features inhibiting compliant development. **(Adverse finding)**

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

With the exception of the garage, the property has been developed in conformance with applicable standards. There are no exceptional features that preclude compliant development on the lot.

The modular unit could be installed behind the home (to the east) in compliance with applicable setback standards. If it remains a trailer, it could also be installed on the southerly side of the home within the existing driveway. It could even be installed on the northerly side of the home if the subject property and the abutting property to the north (under the same family ownership) were merged into one lot, thereby eliminating the current northerly side property line. Compliant alternatives are possible. **(Adverse finding)**

(c) The unnecessary hardship has not been created by the applicant.

The request for a variance is driven by the applicant's preference to install the modular unit on the northerly side of the existing home. **(Adverse finding)**

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.

The proposed modular unit is fairly small and will have little, if any, impact on the essential character of the neighborhood. It appears that ~ 5' would remain between the modular unit and the abutting home to the north if installed as requested and would not permanently impair the appropriate use or development of that property. **(Affirmative finding)**

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

Given the dimensions of the modular unit and the required connector to the existing home, the variance requested is the minimum necessary to enable installation in the desired location. **(Affirmative finding)**

(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

Except for the side yard setback encroachment requested in the variance application, the variance would not result in the extension of a non-complying situation. The residential use of the property conforms with the applicable zoning standards. **(Affirmative finding)**

II. Reasons for Denial

1. Per the adverse findings above.

140 N. Prospect Street
Burlington VT 05401

February 10th 2024

To: Development Review Board

On November 25th 2023, my grandson, Hisham Awartani, and his two high school friends were shot just two blocks from my house. Hisham is now paralyzed from mid-chest down; the bullet in his spine cannot be removed. Thanks to the quick response from the emergency services and the medical staff at UVMC, his life was preserved, and the gunman quickly arrested and charged with attempted murder.

Since I moved to Burlington in 2013, my home on North Prospect Street has been Hisham's home in the US. His parents are registered to vote here; they file their tax returns here in Vermont while continuing to work in Palestine.

My house is not compatible with wheelchair life. I looked into stair lifts and elevators, but neither would offer Hisham safety and independence. My bathrooms are not a good size for conversion to wheelchair accessibility. While Hisham was at Spaulding Rehabilitation Hospital in Boston, Representative Becca Balint kindly visited him. She told my daughter about WheelPad, a tiny house designed for independent, safe housing for someone with Hisham's considerable limitations. Hisham is a junior at Brown University. He plans to graduate in May 2026 with a degree in mathematics and a degree in Archaeology. He expects to go to graduate school after that, so my home will continue to be his home for at least the next six years.

I am seeking support from the DRB for installing a WheelPad in my garden. It would sit between my house and the house of my younger son and Hisham's uncle, Richard, and his wife, Kimberly. Hisham could come and go independently, with privacy and safety, as he deserves. Our family is united in our efforts to counter the impact of the violence which shattered our peaceful neighbourhood on 11/25/23.

We have been deeply moved by the outpouring of support from neighbours, from community leaders, from strangers who exemplify Vermonters' instinctive closing of the ranks when one member of the community is under threat.



Marian E Price

February 10, 2024

Dear Burlington Development Review Board,

In November of 2023 my grandson Hisham and two friends were shot while taking an evening walk in the Old North End Neighborhood while visiting the area for Thanksgiving. As a result my grandson has a spinal cord injury resulting in paraplegia from the mid-torso down. I am seeking to temporarily install a modular accessible bedroom and bathroom to my home in order to accommodate his newfound need for universal accessibility. This will enable my property to be a home base for him moving forward as he continues his undergraduate and eventually graduate studies.

The product I am seeking to install is a 8.5 foot by 24 foot WheelPad SuitePAD modular accessible bedroom and bathroom. This will quickly enable my home to be suitable for Hisham to come back to and live during the summer months of 2024, and thereafter. The goal is to install the SuitePAD in such a way that Hisham can be a part of family life while he is here, but still have access to his own private bedroom and bathroom.

The best placement for the SuitePAD based on the use of my property is to the north of my house, between my home, 140 North Prospect Street, and 146 North Prospect Street, which is my son, Hisham's uncle, who lives there with his family and wholly supports this project. Our hope is to create an opening in the north side of the house through an existing window and build a three foot connecting structure between the SuitePAD and my home. The resulting addition will encroach on the 4.5 foot setback, and leave only six inches of space between the SuitePAD and the property line.

Hisham has not decided how he will continue his studies but for at least the next two and a half years he requires an accessible home base in the United States. After that he does intend to go to graduate school and should he decide to continue his studies in the US I would like for my home to be available and accessible to him as it was before his accident. The SuitePAD will enable Hisham to have access to my property until such time that he finishes his studies at which point it can be removed, and the home can revert back to its existing compliance. WheelPad offers to repurchase the product from its customers.

Traditional building and construction practices leave out the disabled population. Due to the narrowness of my home and my lot I cannot quickly or easily transform my property to be accessible to suit Hisham's needs without considerable cost and disruption to my life. My home does not have adequate first floor space to be able to create the accessibility and privacy Hisham needs, and creating that space on the second floor is both prohibitively expensive and unsafe for Hisham in the event of an emergency. A modular option can like this be installed quickly and discreetly so as not to create further

disruption in my life. While technically the SuitePAD could fit and be installed behind my home and be compliant with the zoning ordinances, it would drastically change the way my family uses our property: The square footage required for the ramp alone would take up most of the backyard which is the direct connection for my son, daughter-in-law, and grandsons to be able to come into our home. Installation between the houses preserves that use and will grant Hisham physical access back into my home, and close to his family.

Sincerely,

Marian Price

Responses to each of the criteria in Sec. 12.1.1

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions Article 12: Variances and Appeals Article Last Updated: January 12, 2018 Comprehensive Development Ordinance p. 12-2 City of Burlington, VT generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located;

Response: Due to the narrowness of my lot I am unable to either renovate the first floor of my property in a timely fashion for Hisham who will finish his semester in May at Brown University and will return to Burlington to live with me for the summer until he returns to University in the fall.

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property;

Response: Nothing about my situation is reasonable. I seek to create a homestead that benefits the same conditions of connection so naturally enabled by living adjacent to one's children and grandchildren that existed before the accident, while also creating the physical space required to care for Hisham.

(c) The unnecessary hardship has not been created by the applicant;

Response: My use of the property has not created barriers that would make compliant installation possible.

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;

Response: The SuitePAD is a temporary solution. It will remain on its trailer and when it is no longer needed by my family I can have it removed. It will be discreetly located on the north side of my house within the shadow casted by my existing house and will not infringe on my son's ability to use his property for renewable energy.

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the municipal development plan; and that,

Response: Three feet between the SuitePAD and the home is the minimum recommended by WheelPad in order to easily access both the house and the SuitePAD for maintenance therefor I will have to encroach on the north side setback by 4'-0".

(f) The variance, if granted, will not result in either the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

Response: My property is currently in compliance and if variance is granted would still be in compliance. Once the WheelPad is removed I will remove the connection space and restore it to its current condition.

Project:

WheelPad

SuitePAD
140 N. Prospect St.
Burlington, Vermont
05401

Owner:
Marian Price
Date:
Feb. 11, 2024

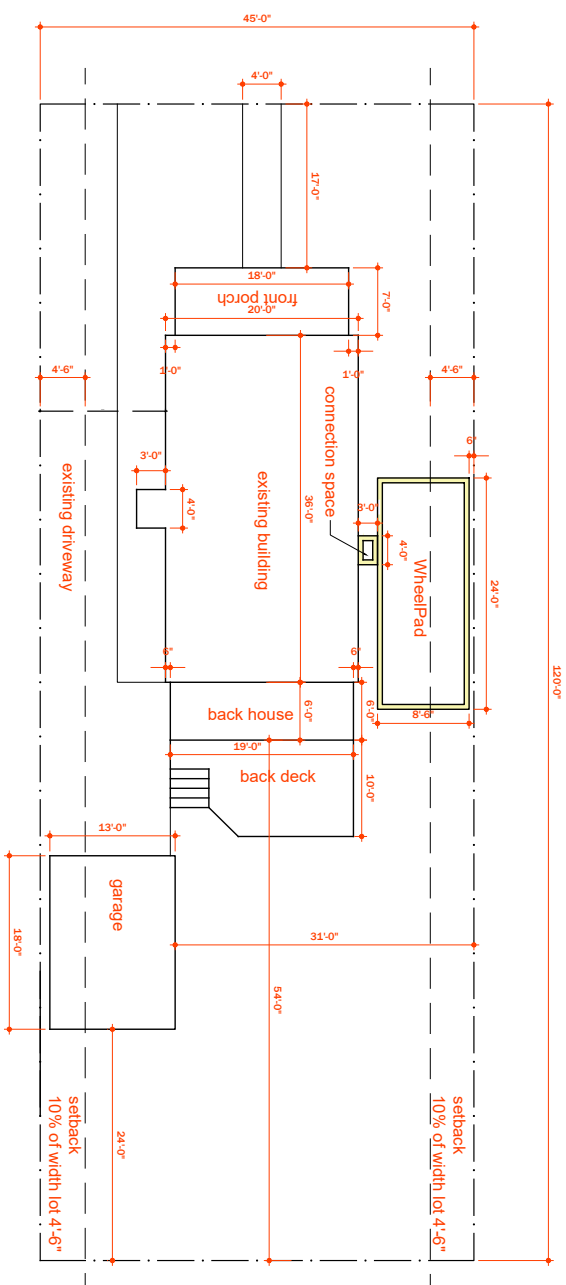
Draw By:
Patrick Whelan

Scale: NTS

Sheet title: Site plan

Sheet number:

A001



Site Plan

coverage calc. table

lot size	5,400sf
house	720.0sf
back house	114.0sf
front porch	126.0sf
garage	234.0sf
front stairs	18.0sf
driveway	584.5sf
front walk	56.0sf
connection space	12.0sf
WheelPad	204.0sf
total coverage	2068.5sf
total percentage of coverage	lot 38.31%

-new Wheelpad/conn. space is highlighted areas.

Project:

WheelPad

SuitePAD
140 N. Prospect St.
Burlington, Vermont
05401

Owner:
Marian Price
Date:
Feb. 11, 2024



Draw By:
Patrick Weiss

Scale: NTS

Sheet title: Site plan

Sheet number:

A002

Project:

WheelPad

SuitePAD
140 N. Prospect St.
Burlington, Vermont
05401

Owner:
Marian Price
Date:
Feb. 11, 2024

Draw By:

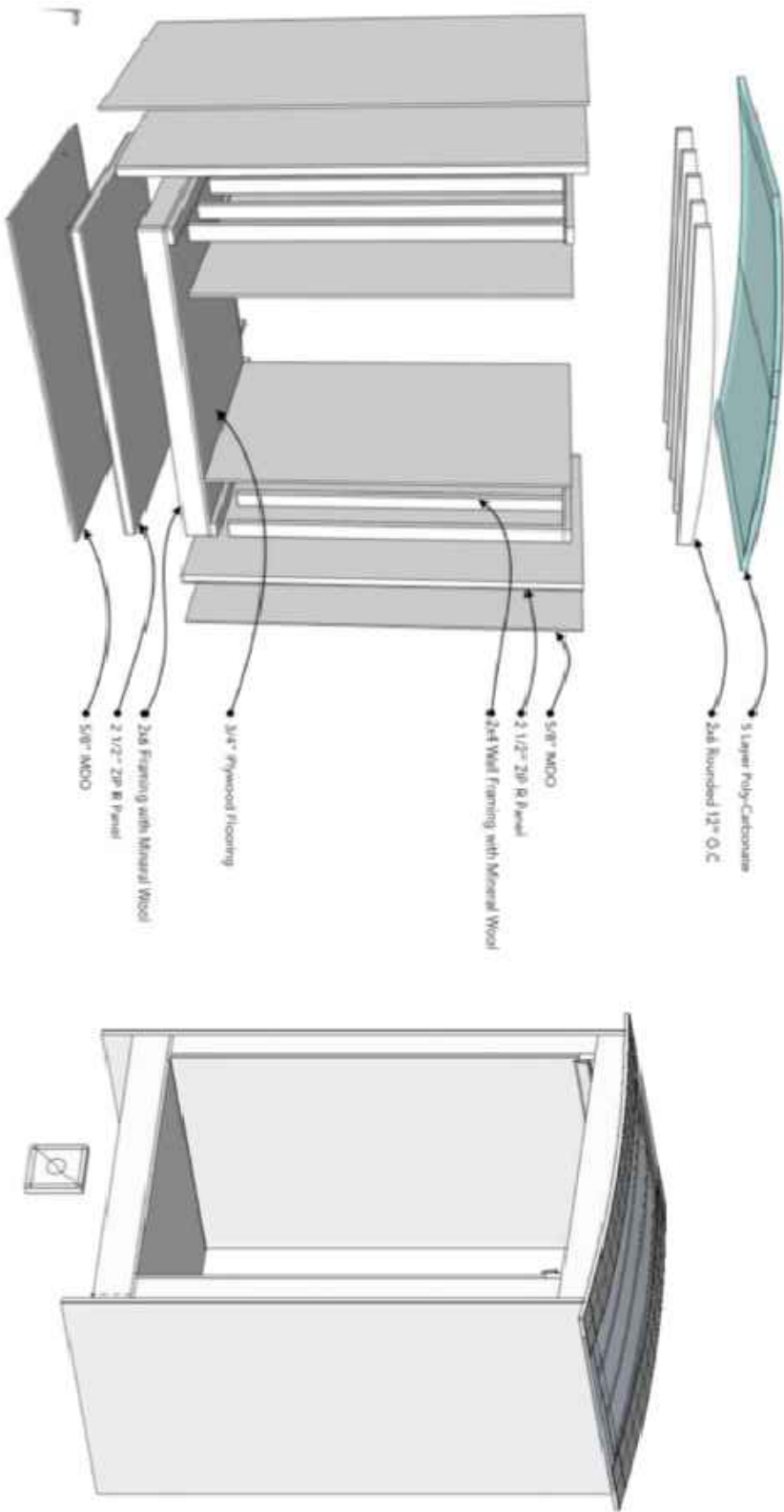
Patrick Weiss

Scale: NTS

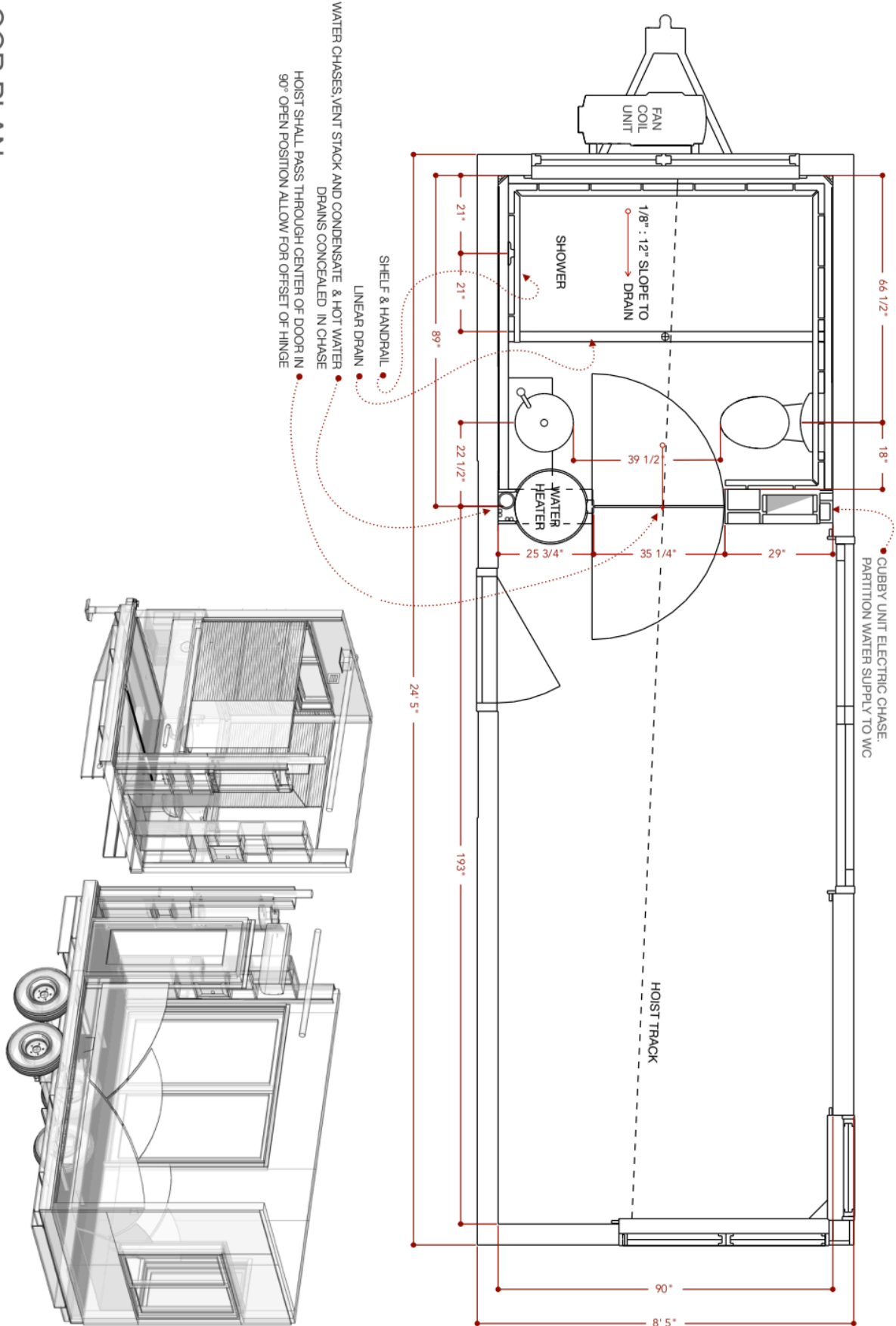
Sheet title/Correction space

Sheet number:

A003



FLOOR PLAN



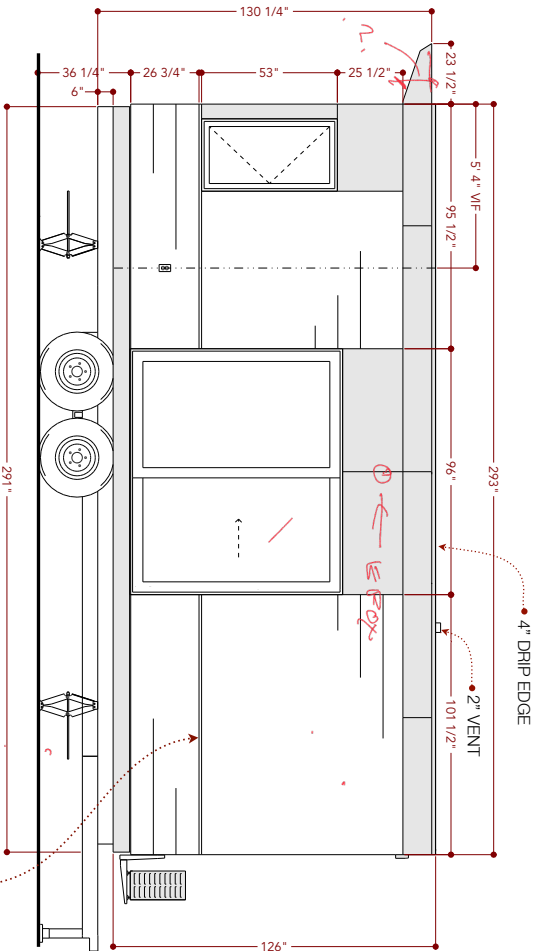










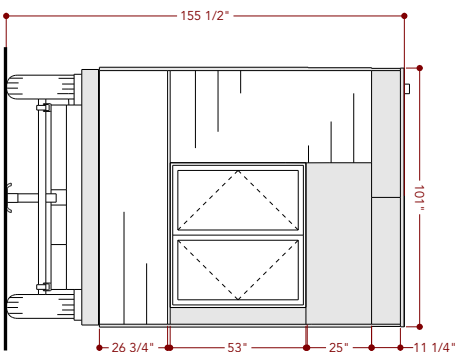


CORNER SIDING PLAN

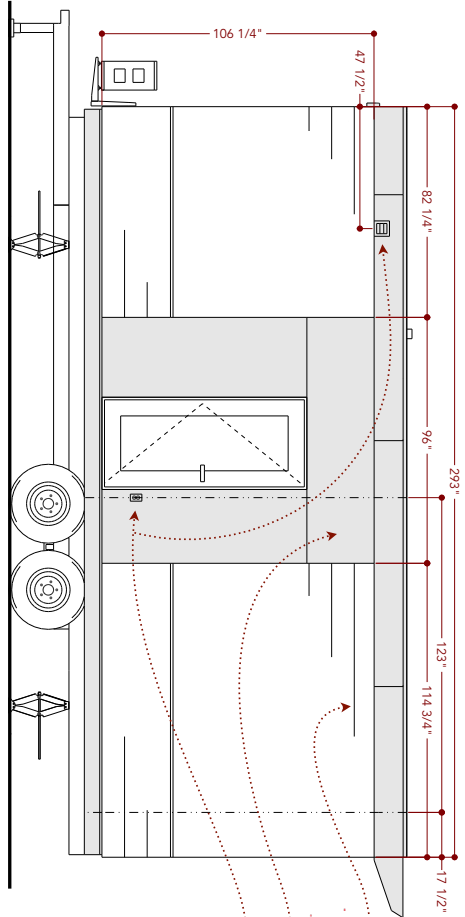
3/4" PINE BELOW 1/2" MDO
MITER STRIP IS RECESSED
@ PINE LEVEL

RECESSED SIDING DETAIL

SHIP LAP PINE BOARD
CHANNEL RUSTIC PINE BOARD
SHIP LAP PINE BOARD



2. BED SIDE



THE ONE INCH RECESSED SIDING GROOVE SHALL BE COVERED WITH BLACK FLASHING, SPACE THE SHIP LAP ACCORDINGLY. (THE GAP CAN ALSO BE ACCOMPLISHED EASILY WITH A SINGLE COURSE OF "CHANNEL RUSTIC" SIDING IF IT'S LOCALLY AVAILABLE.)

UNSHADED AREAS WITH HORIZ. LINES INDICATE 1 X 10 OR 1 X 8 VENTED SHIP-LAP WOOD SIDING OVER 3/8" X 2" OSB STRAPPING

SHADED AREAS ARE VENTED SIDING OF 1/2" PAINTED 1 MDO SIGNBOARD, AKA, "MEDIUM DENSITY OVERLAY"

VENTED SHIP-LAP WOOD SIDING OVER 3/8" X 2" OSB STRAPPING

UTILITY BOXES, FITTINGS AND WIRING TO BE NEATLY ALIGNED AS SHOWN AND PAINTED BLACK, SUCH AS THE FRESH AIR INLET, ELECTRICAL AND KEY LOCK BOXES

FUSIBLE DISCONNECT - (BLACK)

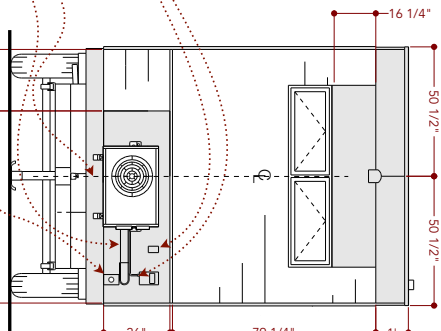
KEY LOCK BOX - (BLACK)

CENTER CONDENSER UNITS FAN HORIZONTALLY UNDER WINDOW, UNIT BRACKET ONLY - (BLACK)

MINI SPLIT LINE-SET COVER KIT - (BLACK)

UTILITY OUTLET - (BLACK)

3. SWING SIDE



- DRAWINGS LIST**
1. TITLE PAGE
 2. BUILD STEPS
 3. SP BUILD
 4. FLOOR PLAN
 5. EXT ELEVATIONS
 6. SECTION DETAILS
 7. INT. ELEV. LONG
 8. INT. ELEV. SHORT
 9. BATH DETAILS
 10. FLOORING PLAN
 11. PLUMBING PLAN
 12. CASING DETAILS
 13. CASING DETAILS
 14. CASING DETAILS
 15. CORRUGO METAL
 16. CEILING PLAN
 17. ELECTR. PLAN
 18. WC CUBBY
 19. SINK CUBBY
 20. WINDOW & DOOR
 21. MDO ELEV.
 22. SCALOP DETAILS
 23. MODEL VIEWS

EXTERIOR ELEVATIONS





Miscellaneous Appeal - Enforcement – DRB Staff Comments

ZP #: ZAP 24-1

Tax ID: 049-3-099-000

**City of
Burlington, Vermont
149 Church Street**

Application Date: January 5, 2024

Property Address: 230 MAIN STREET

Description: Appeal of a notice of zoning violation

TO: Development Review Board

From: Scott Gustin

Date: April 2, 2024

RE: Report on **Appeal #ZAP 24-1**; Appeal of an Administrative Officer's Zoning Notice of Violation (ZV #ZCPT 23-59) issued on December 27, 2023. Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Note: This is the Administrative Officer's report; decisions are made by the Development Review Board, which may overturn or uphold the Zoning Administrator's Decision. THE APPLICANT OR REPRESENTATIVE **MUST** ATTEND THE MEETING.

Location: 230 Main St, Burlington, Vermont

Tax Lot #049-3-099-000

Appellant: Mid-Town Associates Inc

Representative: Ryan Nick

Applicable Regulations: CDO Articles 2, 3, 5, 12, 14 and 24 VSA §4451

Appeal # ZAP 24-1 filed on January 5, 2024.

This appeal was originally scheduled for hearing with the Development Review Board on February 6, 2024. Opening of the hearing was deferred until April 2, 2024 to allow the appellant and the city time to work out an agreement to resolve the zoning violation. Despite attempts to resolve the matter, it remains outstanding. The appeal will proceed to hearing with the Board.

Violation:

Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Use of property has been changed to surface parking/parking lot, and the property is not in compliance with approved Zoning Permit ZP-20-780 (21-0478CA), which was to demolish building, related parking, and ancillary site features and turn the property into green space.

CDO Article 2. Enforcement Timeline

1. Zoning permit submitted on November 5, 2020 for “Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.”
2. Above-referenced zoning permit for demolition and conversion to green space expired November 24, 2023.
3. November 27, 2023. Warning letter issued for Property not in compliance with approved permit. Area has not been converted to green space and is being used for surface parking.
4. December 27, 2023. Notice of violation issued for Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).
5. January 5, 2024. Appeal of notice of violation received within the 15 day appeal period.

Background Information:

Building constructed circa 1950 as a motel.

Building had been on Vacant building list from 2008 until it’s demolition in January 2021.

Zoning permit approved November 2020 for: “Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.”

Building was demolished in early 2021, and gravel was installed where the building was located. Pavement was not removed as per the approved plan dated November 24, 2020. Electrical permit was closed on February 2, 2021, building permit remains open.

Previous Zoning notice of violation was issued on October 29, 2021. Notice of violation was appealed to the Development Review Board. The hearing before the Development review Board was November 2, 2021. The Development Review board concurred that a zoning violation existed but differed from the details in the Notice of violation. The decision of the Development review Board was appealed to the Environmental Court where the decision was overturned. The environmental court determined the zoning permit was still valid, and the owner had time until the zoning permit expired to come into compliance with the zoning permit, which had an expiration date of November 24, 2023. Property continues to be used for surface parking without a zoning permit.

CDO Article 12. Appeals, Conditional Uses, Variances

Appellant filed a complete appeal as outlined under CDO Article 12 Sec. 12.2.2

SUMMARY:

Appellant claims there is an agreement with the city of Burlington and COTS to use the property for surface parking for the duration of COTS' nearby project. Such arrangement had been discussed but was never executed with the City of Burlington or agreed upon for use as surface parking. Surface parking is not permitted within the FD5 district, wherein the property is located. The time has passed for completion of work associated with zoning permit 20-780 (FKA ZP 21-0478) for demolition and conversion to green space.

CONCLUSION:

Recommend that the Development Review Board uphold ZV #ZCPT 23-59 as valid. Discontinue the use of surface parking and return property to green space in accordance with approved zoning permit 20-780, (FKA ZP 21-0478).

January 5, 2024

City of Burlington
Department of Permitting & Inspections
645 Pine Street Ste A
Burlington, VT 05401

RE: NOTICE OF APPEAL / MIDTOWN ASSOCIATES, INC. / 230 Main Street / Zoning Violation ZCPT-23-59

William and Ted,

Midtown Associates, Inc. would like to appeal Zoning Violation (ZCPT-23-59).

By request and in collaboration with the City of Burlington we have allowed COTS to use the parking lot at 230 Main Street during their renovation of a nearby facility for parking, at no cost to COTS. Since their construction schedule is expected to extend into Spring 2024, we would hope the City would continue to allow COTS to use this lot as a parking lot until it is no longer needed. Again, to reiterate, this arrangement was requested by the City of Burlington.

In addition, we understand the City will need a staging area for the upcoming Main Street renovation. We remain willing to allow the City to use this lot for staging and parking for this resource-intensive project. This wouldn't be possible if we grassed-in and otherwise landscaped the property. Furthermore, the redevelopment of this block will involve significant construction on this lot, making any landscaping or use on the property temporary.

We respectfully request a meeting before the Development Review Board to discuss our options and the best path forward including a modification of the original permit.

Sincerely,

Jeff Nick
Managing Partner
Mid-Town Associates

From: William Ward <wward@burlingtonvt.gov>
Date: December 7, 2023 at 5:46:00 PM EST
To: Jeff Nick <jeff@jeffnick.com>
Cc: Scott Gustin <SGustin@burlingtonvt.gov>, Kara Alnasrawi <kalnasrawi@burlingtonvt.gov>, matt Daly@dalyanddaly.com, Kimberlee Sturtevant <ksturtevant@burlingtonvt.gov>
Subject: Re: Mid-Town property/parking permit # 20-0803SP

Jeff,

There are three primary concerns as I understand this situation.

- 1) There is no agreement with the city to use the lot temporarily for the COTS construction project because you did not sign an agreement. There were discussions but no signed agreement.
- 2) I am unaware of any agreement with the city about use of the property for a lay down site during the Main Street Great Streets project.
- 3) The Judge's Order reflected the following statement **"The Permit that the NOV alleges has been violated is still active, as the owner has until November 24, 2023, to complete the approved project and obtain a UCO."**

The DPI staff sent the warning letter as a routine practice to notify you that the November 24, 2023 date had passed and the property was not in compliance with the conditions of the permit. We typically issue an NOV if we get no response to a warning letter. I appreciate your response and request for clarification. We now just need to know if you intend to complete the steps outlined in the permit and close the permit. Your decision will guide our next steps.

Bill

Bill Ward
Director of Permitting and Inspections

On Dec 1, 2023, at 11:52 AM, Jeff Nick <jeff@jeffnick.com> wrote:

[WARNING]: This email was sent from someone outside of the City of Burlington.

Bill,

I received a Zoning Enforcement letter from your office today regarding a parking violation for the so-called Mid-Town lot. (See attached)

I would like to remind you that your office gave COTS the verbal "go-ahead" to use our lot as a construction "staging area" which is a nice way of allowing all their subcontractors to use our lot for parking (without using the term parking) while COTS finishes their project at 280 Main St.. To date COTS has used our lot only for PARKING. Meanwhile the staff at Public Works has

inquired if we would be willing to allow the city to use our lot for a “Staging area” i.e., contractor parking, while the “Great Streets” project takes place on Main St.. Alternatively, the staff at DPW has also considered using our lot for parking to replace lost parking during the Main St. project. (See attached plan) Am I to assume the city is allowing themselves and non-profit housing developers to use our land for parking but not the actual property owner?

Please provide answers to the questions below:

1. Will your office continue to allow COTS the use of our lot through the end of their project which I have been told will be Feb/March 2024?
2. Is the city expecting to use our lot for parking for the Main Street project?
3. Will I be fined for having an unpermitted campground when the homeless start to use it as they have done three (3) times already?

You should also know that we have not charged COTS for the use of our lot while we continue to pay annual property taxes to the city of \$13,499.52.

Thank you for your attention to my questions above.

Jeff Nick
Nick & Morrissey Development
29 Church Street, 3rd Floor
Burlington, VT 05401
Telephone: (802) 876-6923
Email: jeff@jeffnick.com

From: Jeff Nick
Sent: Tuesday, May 9, 2023 12:45 PM
To: Bill Ward (wward@burlingtonvt.gov) <wward@burlingtonvt.gov>
Subject: Mid-Town property/parking permit # 20-0803SP

Bill,

Good afternoon.

I was hoping to meet with you in anticipation of the expiration of the Mid-Town’s demo permit. At the city’s direction we are currently allowing COTS to use our lot as parking for their subcontractors, and they will need that parking beyond permit date of November 24, 2023. I’m contacting you now in the hopes that we can avoid some of the issues that have arisen previously with the use of this property. (See details below) With this in mind I will be applying for a reconsideration of the conditions set forth in permit # 20-0803SP.

Below is an overview of the hurdles we had to overcome during the demolition of the old motel while attempting to preserve our rights to park on the property.

While I understand staff must follow the rules set forth in Burlington's Comprehensive Development Ordinance there are times when the circumstances of individual projects require a commonsense interpretation of the city's rules as they are often open to interpretation. This approach to the removal of the motel building would have saved many people, including the city attorney, much time and effort.

Over the past 25 years, we have looked for ways to cooperate with the city to redevelop the Gateway Block. To date, we have had interest from REI, Target, hotel operators, the UVM arena as well as BHS looking into the feasibility of a future High School location. We've always maintained that whatever happens on this block, a significant public parking component will be crucial to the success of the project as well as creating a more pedestrian-friendly downtown core. We are hopeful that the Gateway Block redevelopment effort seems to be gaining momentum.

In March of 2020 we realized the Mid-Town Motel's roof had failed and would cost \$30,000 to replace, which caused us to seek a demolition permit to remove an unsightly building riddled with graffiti.

We were first informed by the zoning staff that the city's development rules required a "replacement project" before they could consider the removal of the old motel. Staff also threatened legal action, claiming that we were causing "demolition by neglect" due to the leaking roof despite the fact that the same logic could be applied to Memorial Auditorium. Staff then asked for an engineering study that would indicate the building was in danger of an **imminent** collapse. After spending \$1,400 on the engineer, staff determined that it was not in danger of immediate failure, just old and in need of MAJOR repairs.

In order to demo. the Mid-Town without a "replacement project" we had to first gain the approval from the State of Vermont historic board indicating that the motel was not worthy of consideration to be listed on the historic register. We prevailed by a vote of 3-2 at a cost of \$3,500 in consultant fees.

Staff then made the determination that we were creating a **"change of use" from structured parking to surface parking** and would require the entire site to be landscaped. I explained to staff that the building and parking were not physically connected in any way as they did not share any foundation walls etc.. In fact, the parking surface had been in place since 1958 and was independent of the motel above. In addition, we have a permit from 1986 for a gelato stand in front of the motel that indicates the parking underneath the motel was leased during the day and used by the motel guests at night. Additionally, the Vermont Supreme Court has ruled that uses which exist for more than 15 years without notice of violation from the municipality are allowed to remain in place.

Current zoning indicates that parking is not an approved use by itself despite the fact that this city block contains municipal metered parking and long-term parking by permit, firehouse

parking, library parking, and church parking. Current zoning also ignores the fact that two (2) recent parking studies (2003 and 2015) have indicated that public parking is needed in this location.

Grassing in the existing parking would likely result in the property becoming a camp site as has been seen around Memorial Auditorium, Fletcher Free Library, and the former YMCA. We have had to clear up tents in the parking lot as shown in the photo below. These types of unregulated camps sites put our tenants at 234-236 Main Street at risk.

I have asked staff if I will be fined for an unregulated and unpermitted camp site? If not, then how are tents ok when vehicles are not allowed?

Conversations with the leadership at BPD also suggest that they know that this site would be a popular site for unpermitted camping, once landscaped.

Shortly after receiving DRB approval to remove the Motel and landscape the entire lot, Code Enforcement threatened to fine us \$75/vehicle /day if we continued to use our property for parking. This threat was in spite of the fact that we had three (3) years to come into compliance with our permit conditions. We then filed a lawsuit against the city explaining that this notice of violation was premature and now, after much unneeded legal headaches, **the court has ruled in our favor.**

While this was all occurring, we received a request from the City to allow COTS to use our land for parking and construction “staging”, which we were happy to agree to but confused that the city seemed to be contradicting itself. Thus far the site has only been used for subcontractor parking.

Staff was unable to show me where in the CDO it reads that “construction staging” for an off-site construction project is an allowed use. If it is, why did this not involve a hearing before the DRB for a change of use approval?

Now COTS has informed us that they will need to extend their parking use on our lot into early 2024 as they complete their project at 280 Main Street. Our permit requires us to come into compliance by November 2023.

And finally, planners for the Great Street project have recently drafted a plan showing parking spaces on our property. (See attached plan)

All of this effort leaves me thinking this whole scenario could have been handled in a more collaborative manner.

Jeff Nick
Nick & Morrissey Development
29 Church Street, 3rd Floor
Burlington, VT 05401

Telephone: (802) 876-6923
Email: jeff@jeffnick.com

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.





PERMITTING & INSPECTIONS

645 Pine Street, Ste. A | PO Box 849
Burlington, VT 05402-0849

Housing: (802) 863-0442
Trades: (802) 863-9094
Zoning: (802) 865-7188

NOTICE OF ZONING VIOLATION (NOV ZCPT-23-59)

December 27, 2023

Mid-Town Associates Inc
29 Church St 3rd Floor
Burlington, Vt 05401

Mailed Certified Mail 70192280000140560773
And FIRST CLASS MAIL

NOTICE OF VIOLATION AT:
Address: 230 Main St, BURLINGTON, VT
TAX LOT #049-3-099-000

Zoning Violation# ZCPT-23-59

Dear Owners,

It has come to the attention of this office that a zoning violation exists at 230 Main St, Burlington, Vt.

Description of Violation: Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 8, 12, 14 and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV December 27, 2023, online at <https://burlingtonvt.viewpointcloud.com/categories/1098> and accompanied by the appropriate fee, (\$250), in accordance with Sec. 3.2.4(a) of the CDO. Or Appeal fee and complete application shall be filed with the City's Zoning Office (645 Pine Street) by **4 pm on January 11, 2024**, an appeal shall not be perfected until the fee is received.

If you have any questions, please call Ted Miles or William Ward at (802) 863-0442.

Sincerely,

William Ward
Zoning Administrative Officer

Sincerely,

Theodore Miles
Code Compliance Officer

Cc: Land Records for Tax Lot # 049-3-099-000

VIOLATION DETAILS

LOCATION: 230 Main St, Burlington

DECISION DATE: December 27, 2023

VIOLATION DESCRIPTION: Change of use to surface parking/parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).

FINDINGS: Change of use to surface parking/ parking lot, without a zoning permit. Property not compliant with Zoning Permit 20-780, (AKA ZP 21-0487CA).



REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

1) – Removing the violation noted above, by removing the vehicles, **and converting the Premises to its permitted state under Zoning Permit 20-780, (AKA ZP 21-0487CA), and informing the Zoning Office that the violation has been removed so our office may verify compliance; or**

2) - Entering into an Agreement with the City of Burlington to extend deadlines in which to come into compliance with the City's ordinance (**administrative fees required**).

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.12 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice.** **The deadline for filing an appeal is 4 pm on January 11, 2024.** Submit a complete application with ZV# and appropriate fee, (\$250), to the City's Zoning Office at 645 Pine St, or online at <https://burlingtonvt.viewpointcloud.com/categories/1098> accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

REGULATION CITATION: CDO Article(s): 2, 3, 5, 8, 12, 14 and 24 VSA §4451

RECEIVED

NOV 06 2020

BURLINGTON
PERMITTING & INSPECTIONS

EXISTING RETAINING WALL AND FENCE

EXISTING ACCESS DRIVE

4 Ilex verticillata,
"WINTERBERRY"
(1 MALE, 3 FEMALE)

2 Physocarpus opulifolius
'CenterGlow', "NINEBARK"

3 Aronia arbutifolia
'Brilliantissima', "RED
CHOKEBERRY"

1-1/2" TO 2" CLEAN
CRUSHED STONE

3 Physocarpus opulifolius
'CenterGlow', "NINEBARK"

14 Rosa rugosa,
"RUGOSA ROSE"

20' FLAG POLE

10' TOPSOIL AND GRASS

EXISTING CONCRETE SIDEWALK

MAIN STREET

GRAPHIC SCALE



NOTES

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON CITY OF BURLINGTON PARCEL MAPS AND VCGI PARCEL BOUNDARIES.
2. REFER TO "MIDTOWN MOTEL" PLAN SHEET, DATED 10/23/2020 FOR ADDITIONAL PROPOSED IMPROVEMENTS.

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED [Signature] DATE 6/24/2020

ZONING PERMIT # 21-0487CA

REVIEWED BY: [Signature]

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

MIDTOWN MOTEL
LANDSCAPING

230 MAIN STREET

BURLINGTON, VT

DATE: 07/15/2020

PROJECT: 20044

MID-TOWN ASSOCIATES, INC.



EXISTING CONDITIONS
SCALE: 1" = 20'



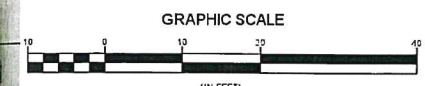
PROPOSED CONDITIONS
SCALE: 1" = 20'



- NOTE -
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL

SIGNED William A. 2nd DATE 11/24/2020
ZONING PERMIT # 21-0487-A
REVIEWED BY: AS
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

NOTES
THIS IS NOT A BOUNDARY SURVEY.
PROPERTY LINES ARE BASED ON CITY
OF BURLINGTON PARCEL MAPS AND
VCGI PARCEL BOUNDARIES.



REVISION: 11-16-20 EXPAND NEW GRASS AREA	
REVISION: 10-23-20 EASE NOTE, SNOW STORAGE	
MIDTOWN MOTEL	
230 MAIN STREET	BURLINGTON, VT
DATE: 07/10/2020	PROJECT: 20044
MID-TOWN ASSOCIATES, INC.	



City of
Burlington, Vermont
645 Pine Street

Zoning Permit - COA Level II – Conditions of Approval

ZP #: 21-0487CA

Tax ID: 049-3-099-000

Issue Date: November 24, 2020

Decision: Approved

Property Address: 230 MAIN STREET

Description: Demolish motel, related parking, and ancillary site features. Replace with undeveloped open space. Existing driveway serving adjacent parcel to remain unchanged. Westerly retaining wall and fence to remain.

Project Permit Conditions:

1. Prior to demolition, the applicant shall contact the Vermont Department of Health as to lead and asbestos assessment of the building.
2. Prior to demolition, the applicant shall receive approval of the erosion prevention and sediment control plan from the Burlington Stormwater Program.
3. The resultant use of the property shall be that of a vacant lot containing only green space and the remaining driveway accessing the adjacent property as depicted on the approved site plan.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note:** All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control. This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff, or licensed project engineer before issuance of a UCO as noted above.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **November 24, 2021**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **November 24, 2023**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration

of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject

application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: April 2, 2024
RE: ZP-24-65; 140 Grove Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 1E

Owner/Applicant: Bayberry, LLC / Nicholas Smith

Request: Site alterations from original PUD approval (15-0801PD) and subsequent amendments and construction of maintenance garage.

I. Findings

Background Information:

The applicant is seeking approval for several site changes to the previously approved PUD and for construction of a new maintenance building. The PUD as most recently approved includes 235 dwelling units in 18 residential buildings with related site amenities and infrastructure.

Site changes include revision of front walkways/stairways for the duplexes along Grove Street, the entry drive median, lessened parking, and removal of the last remaining concrete plant structure – a tower-like steel hopper structure along Grove Street. The applicant is also seeking approval of a new maintenance garage. This building was included in the original approval; however, that permit has expired. Renewed approval is sought in this application.

Previous zoning actions for this property are noted below.

- 2/6/17, Amended final plat approval to relocate community building and adjust grading
- 8/26/16, Amended final plat approval to adjust phasing schedule
- 5/19/15, Final plat approval of 232-unit PUD
- 3/20/14, Preliminary plat approval of 245-unit PUD
- 11/10/97, Approval of lot line adjustment with neighboring parcel

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

Nothing about the proposed amendment affects the use of the project nor its relationship to the purpose of the zoning district. **(Not applicable)**

(b) Dimensional Standards & Density

The development contains 235 residential units. This total remains unchanged.

As most recently amended, lot coverage totals 43.4%. The proposed site plan notes 47.1%. This percentage is below the upper limit of 50% approved for this project with applicable development bonuses.

Within this planned unit development, only peripheral setbacks apply. None are affected by the proposed revisions.

Existing building heights will remain unchanged. The proposed maintenance building will be 25.5' tall to the midpoint of its gable roof. This height is well below the standard height limit of 35.' **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is requested.

(d) District Specific Regulations

1. Setbacks

No setback encroachments are sought.

2. Height

Not applicable in RL.

3. Lot Coverage

No lot coverage exceptions are sought.

4. Accessory Residential Structures and Uses

The proposed maintenance building will be in the same location as previously permitted and is of similar size and appearance. **(Affirmative finding)**

5. Residential Density

All of the residential units are subject an occupancy limit of 4 unrelated adults or a family as defined in the CDO. **(Affirmative finding)**

6. Uses

Not applicable.

7. Residential Development Bonuses

Not applicable to this amendment.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

(c) Exceptions to Height Limits, 1

This provision enabled some of the buildings within the PUD to exceed the standard 35' height limit. The steel hopper structure along Grove Street now proposed for demolition is 59' tall. As this standard was written during the original PUD review, new buildings could match the height of any existing building onsite. (It has since been amended to refer to existing "principal" buildings.) The tallest buildings within the development are ~ 50' tall.

As originally approved, this hopper structure was to be retained and converted into a pavilion overlook. The applicants have been unsuccessful in insuring this structure for public use, and the city's Parks Department is not interested in acquiring and managing it. As a result, it sits unaltered. In an effort to resolve this outstanding matter, the applicant proposes to make a payment in lieu fee to the city's Parks, Recreation, & Waterfront Department based on the cost to renovate the hopper structure or, alternatively, to do an equivalent amount of work at Schmanska Park. The Parks Department concurs with this proposal.

This criterion does not require retention of the building used to exceed the standard height limit, and Parks concurs with the proposed alternatives. Demolition can occur consistent with this criterion. **(Affirmative finding)**

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.5 above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the amendment appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

The only outdoor lighting included in this amendment is associated with the maintenance building. Cutsheets have been provided that demonstrate acceptable cut-off fixtures that will illuminate the pedestrian and overhead doors with acceptable illumination levels. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Stormwater management is unaffected by this amendment. Erosion control details have been provided for earthwork associated with this amendment. The erosion control plan is subject to review and approval by the city's stormwater program. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Not applicable.

(b) Topographical alterations

Not applicable.

(c) Protection of important public views

Not applicable.

(d) Protection of important cultural resources

Not applicable.

(e) Supporting the use of alternative energy

Not applicable.

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

Not applicable.

(h) Building location and orientation

As noted previously, the maintenance building will be located in the same place as originally approved. It will be set into the slope between the upper and lower plateaus within the development and will have a front door facing the interior private street. A walkway will connect this front entry to the sidewalk network. **(Affirmative finding)**

(i) Vehicular access

Not applicable.

(j) Pedestrian access

A couple of revisions affect pedestrian access. The individual walkways and stairways connecting the duplexes along Grove Street to the public sidewalk are proposed for removal and replacement with an interior walkway that connects to the interior sidewalk network. This interior sidewalk network connects to the public sidewalk along Grove Street. Security concerns and annual encumbrance fees are driving this request. Given the remaining connectivity, albeit different, these changes appear to be acceptable.

The entry drive median will be modified to include a walkway through it. This change is acceptable. On either side of the entry median, asphalt marking are proposed to delineate the crosswalk. The original PUD approval included continuous concrete from the public sidewalk across the entry drive. The Department of Public Works requests this change and notes that pavement markings need to meet current city standards. **(Affirmative finding as conditioned)**

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

Parking is minimally changed. Only 413 of the approved 432 parking spaces have been constructed. One more is proposed for the maintenance building, totaling 414. Circulation remains unchanged. **(Affirmative finding)**

(m) Landscaping and fences

Landscaping and fencing are virtually unchanged. The proposed site work associated with the maintenance building includes a landscaping plan similar to the original approval. Trees, shrubs, and foundation plantings similar to the rest of the site are proposed in this area. **(Affirmative finding)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

Concrete bunkers for landscaping materials are set into the slope alongside the proposed maintenance building. They are appropriately located behind and to the side of the maintenance buildings. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed maintenance building is very similar to the prior building design. It is set into the hillside and will be minimally visible from most of the development. The building is fairly small and reads as a basic garage structure clad in materials similar to those used elsewhere in the development. **(Affirmative finding)**

2. Roofs and Rooflines

The maintenance garage has a gable roof, a very common roof form in the city's residential areas. **(Affirmative finding)**

3. Building Openings

Windows within the maintenance garage consist of single-hung units (i.e. lower operable sash) that serve to allow sunlight and fresh air into the building. Their basic appearance is consistent with the overall appearance of the garage. **(Affirmative finding)**

(b) Protection of important architectural resources

This new construction will not affect existing historic buildings in the area. No building demolition is included in this application. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As a maintenance garage, this building's street presence is relatively subdued. It is stylistically similar to other buildings within the development and presents a front entry to the interior street. It is logically situated centrally within the development to serve its purpose supporting maintenance activities within this new neighborhood. **(Affirmative finding)**

(e) Quality of materials

As with other buildings within the development, the maintenance building will be clad in vinyl siding. As originally approved, "J-channel" will not be used. Composite trim (5" wide) will be installed along with asphalt shingle roofing. Fiberglass windows will be installed. **(Affirmative finding)**

(f) Reduce energy utilization

The new building must comply with the current energy efficiency requirements of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

An exterior heat pump will be installed on the west side of the new building. This location is screened by the abutting hillside and proposed landscaping. **(Affirmative finding)**

(i) Make spaces safe and secure

Entryways will be illuminated. Egress and fire safety standards will apply as administered through the offices of the fire marshal and of the building inspector. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

This development is currently permitted for 432 parking spaces. This application seeks to lower that total to 414 parking spaces. Current parking standards allow for a maximum of 3 parking spaces per dwelling unit in the Neighborhood Parking District. With 235 dwelling units, up to 705 parking spaces could be provided. The 414 parking spaces proposed are well below that limit. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the EPSC plan shall be reviewed and approved by the city's stormwater program.
2. The crosswalk at the intersection of Bayberry and Grove Street shall be installed per the city's current standards.
3. The applicant shall make a payment in lieu to the city's Parks, Recreation, & Waterfront Department based on the cost to renovate the hopper structure or, alternatively, do an equivalent amount of work at Schmanska Park.
4. All new utility lines shall be buried.
5. It is the applicant's responsibility to comply with all applicable ADA requirements.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

7. Standard Conditions 1-15.



February 28, 2024

Scott Gusin, AICP, CFM
Dept. of Permitting & Inspections
645A Pine Street
PO Box 849
Burlington, VT 05402

RE: Bayberry Commons PUD
140-180 Grove Street
Final Plat Amendment & Site Plan Review

Dear Scott,

We are writing on behalf of Bayberry, LLC to apply for a Final Plat amendment of the Bayberry Commons PUD and Site Plan Review associated with Building O – Maintenance Garage. This permit amendment is intended to rectify deviations from the approved zoning permits ZP-02-364, ZP-16-441, ZP-16-617, ZP-15-58, ZP-16-928, ZP-18-147 associated with the Bayberry Commons development. This application proposes the following; 1) documents the current constructed site conditions, 2) proposed driveway median alteration, 3) proposed removal of the sidewalk/stair encumbrances along Grove Street, 4) removal of the previously approved pavilion on the overlook platform along Grove Street, and 5) Site Plan review for the proposed maintenance garage.

1. Document current constructed site conditions – the attached Sheet C-1 – Overall Site Plan (prepared by SD Ireland Companies) depicts the current site conditions on the project site. The number of parking spaces is documented on the plan and is noted in Zoning Data table. The project was most recently approved for 432 parking space in ZP-18-147, the project currently has 413 parking spaces which will increase to 414 with the additional space designated for employee parking at the maintenance garage. This yields a parking ratio of 1.76 spaces per unit, which is greater than the original parking waiver granted (1.70 spaces per unit) and under the current CDO regulations that would allow a maximum of 705 parking spaces.

Two sets of entry stairs that led from Buildings A & B to Grove Street were previously removed and a black powder coated aluminum fence along Grove Street in front of Building P was added. These alterations were in part to address security concerns and damage from a previous accident. We are requesting the stairs in front of Building C (235 Bayberry Circle) be removed (see comment 3).

2. This application also includes the reconstruction of the front entry to conform to the original design. The existing access median is in the location approved in previous Zoning Permits, however there is currently no sidewalk for safe pedestrian travel. We are proposing to remove a portion of the curbing and provide a flush sidewalk that allows access across the median, rather than around into the Grove Street travel lane. We will also mark Bayberry Circle with the appropriate crosswalk markings, stop bar and turn arrows. A stop sign will also be placed on the existing sign post.

3. The applicant is requesting an amendment to the previously approved plans to remove the stairs along Grove Street for Buildings A, B, and C. As briefly noted above, stairs for Buildings A and B have already been removed due to damage and for safety/security concerns. With the construction of Bayberry Circle and the pedestrian friendly walkways, the applicant is requesting that the Grove Street stairways be removed, and the sidewalk be looped to Bayberry Circle via a new parallel sidewalk on top of the slope. This will still provide front porch access to each unit and keep a substantial street presence on Grove Street but will allow the owner to remove the City ROW encumbrances. This has the added benefit of providing an ADA accessible loop.
4. The applicant is requesting to eliminate the previously approved pavilion located on the overlook platform along Grove Street. We have diligently attempted to obtain liability insurance for the approved public use pavilion and seating area but have been unsuccessful. After much conversation with the City, we have come to a mutual agreement with the City Parks Department that it would be more beneficial to either 1) provide an in-lieu payment for the approximate value of the improvements or 2) to have Bayberry LLC hire SD Ireland Brothers to perform work to the neighboring Schmanska Park that is roughly equivalent to the agreed upon value.
5. We are requesting Site Plan review for the proposed maintenance garage at the northwest corner of Winterberry Lane and Mulberry Lane (previously identified as Building O). The building is 50'x30' in size and is 25.6' in height (per section 5.2.6 of the Burlington CDO). The building is well within all of the setback limits and results in an increase in impervious surface of 3,452 sq. ft. (0.08 acres). This impervious area was included in the original design and stormwater permit and there is no change to the previously approved impervious surface type, conveyance, treatment, or discharge.

Similar to the original conceptual design shown on previously approved plans, we are utilizing retaining walls northwest of the building to produce a flat area where maintenance can store outdoor materials such as compost, mulch, topsoil, salt, sand, etc. The retaining wall also acts as screening for the dumpster in this location and minimizes topographical alterations and existing vegetation removal. The front of the dumpster will have vinyl trimmed doors that match the proposed building.

The landscaping around this building has been modified from the original plans to increase the number of plantings for additional screening. Suitable species from the original permitted plans have been used to match the landscaping around the rest of the property.

Two (2) Lithonia WDGE2 LED lights will be fixed to the northeast wall to provide lighting in front of the overhead and mandoor. The fixtures are fully cutoff and are mounted at 8' (see the plans and cut sheets for options and photometrics).

Aesthetically, the building has been designed to match the existing development in form and material. Proposed color options match the existing development or are of the same palette. The materials proposed are to be vinyl clapboard siding with white PVC trim, white vinyl windows, and asphalt shingles. The building will meet the requirements of the CBES.

There is no phasing proposed with this project. Upon approval the applicant will finalize construction plan for the maintenance garage and will make the improvements outlined above. We anticipate that sitework, excluding the maintenance garage, will begin by 6/1/24 and be completed within 30 days. We anticipate that construction of the maintenance garage will begin by 9/1/24 and be completed within 9 months.



Please find attached with this letter:

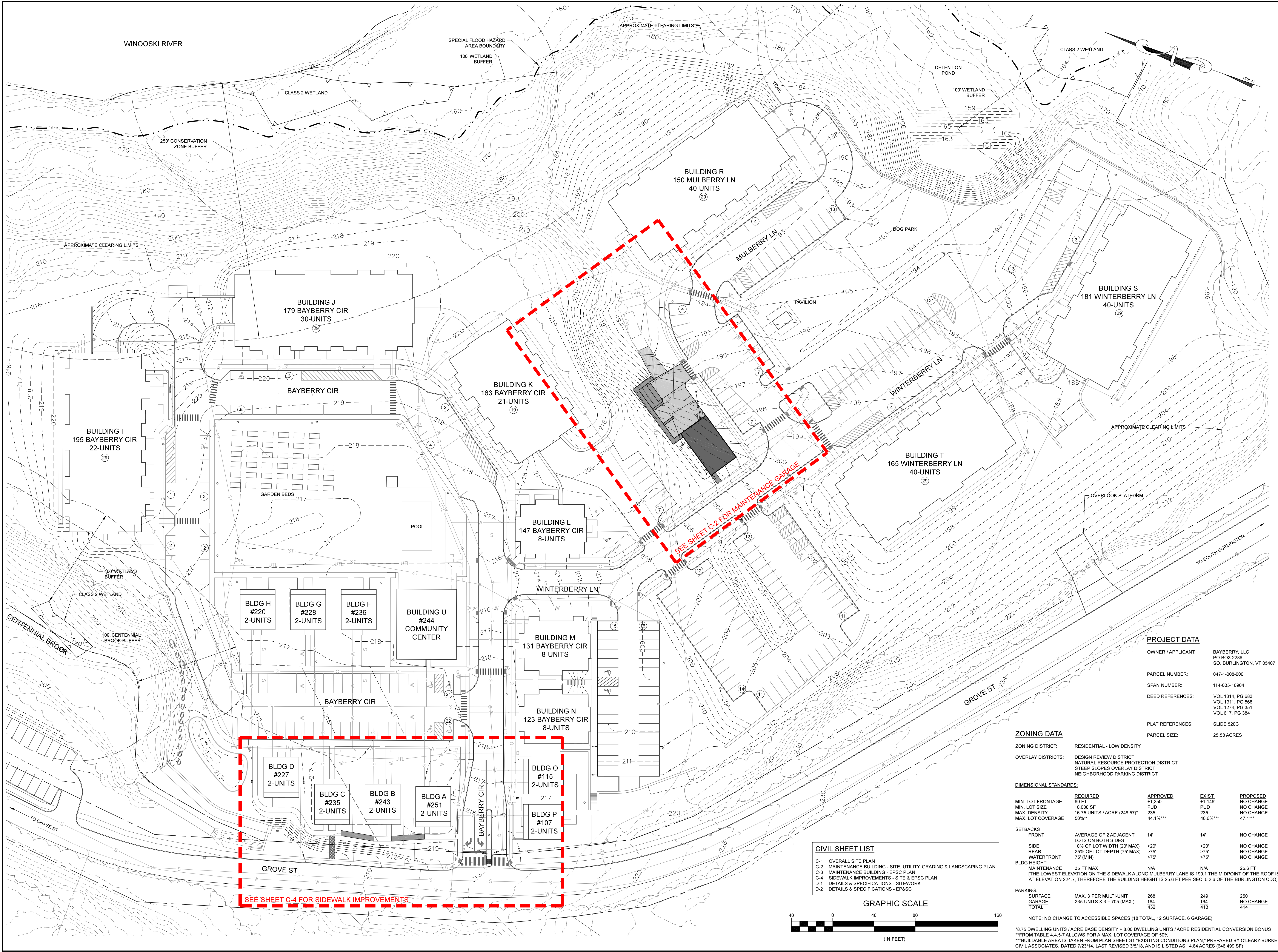
- Zoning Permit Application – Owner's Signature & Consent form signed
- COA3 Final Plat Checklist
- Standard EPSC Plan form signed
- Civil Plans by SD Ireland Companies (Sheets C-1, C-2, C-3, C-4, D-1, & D-2)
- Architectural Plans by SD Ireland Companies (Sheets A1, A2, & A3)
- Cut Sheets
- Site Photos

If you have any questions, please contact me at your convenience.

Thank you,

A handwritten signature in blue ink, appearing to read "Nicholas Smith", is written over a light blue rectangular background.

Nicholas Smith, P.E.
Project Engineer
802-861-9657



THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM DIGSAFE AT 811 PRIOR TO ANY EXCAVATION

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE LOCATION OF SITE IMPROVEMENTS, INCLUDING A NEW PROPOSED TENANT STORAGE BUILDING AND TRASH, RECYCLING & COMPOST ENCLOSURE IMPROVEMENTS, IN RELATION TO THE OVERALL BAYBERRY, LLC DEVELOPMENT.
 - PROPERTY BOUNDARY INFORMATION FROM SHEET PL-1.2, TITLED "BOUNDARY & BOUNDARY LINE ADJUSTMENT PLAT OF LANDS OF S. D. IRELAND BROTHERS CORP. & IRELAND GROVE STREET PROPERTIES, LLC," PREPARED BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. DATED 1/14/2015. THIS IS NOT A BOUNDARY SURVEY.
 - THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A COMBINATION OF AVAILABLE RECORD INFORMATION, DESIGN INFORMATION, ORTHOGONAL IMAGERY AND FIELD SURVEY.
 - UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED UPON AVAILABLE RECORD DRAWINGS, OBSERVED VISIBLE EVIDENCE, AND DESIGN INFORMATION. UTILITY INFORMATION MAY NOT BE COMPLETE AND MAY VARY FROM SHOWN.
 - TOPOGRAPHY IS BASED ON A COMBINATION OF FIELD SURVEYS, 2014 STATEWIDE DIGITAL ELEVATION MODEL LIDAR PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION, AND DESIGN ELEVATIONS SHOWN BY O'LEARY BURKE CIVIL ASSOCIATES.
 - IN ADDITION TO NOTIFYING DIGSAFE PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF BURLINGTON AT A MINIMUM 48 HOURS IN ADVANCE FOR LOCATION OF EXISTING WATER AND SEWER LINES.
 - WETLAND DELINEATION PERFORMED BY GILMAN + BRIGGS ENVIRONMENTAL IN OCTOBER 2012.

PROJECT DATA

OWNER / APPLICANT: BAYBERRY, LLC
PO BOX 2286
SO. BURLINGTON, VT 05407

PARCEL NUMBER: 047-1-008-000

SPAN NUMBER: 114-035-16904

DEED REFERENCES: VOL 1314, PG 683
VOL 1311, PG 568
VOL 1274, PG 351
VOL 617, PG 384

PLAT REFERENCES: SLIDE 520C

PARCEL SIZE: 25.58 ACRES

ZONING DATA

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

OVERLAY DISTRICTS: DESIGN REVIEW DISTRICT
NATURAL RESOURCE PROTECTION DISTRICT
STEEP SLOPES OVERLAY DISTRICT
NEIGHBORHOOD PARKING DISTRICT

DIMENSIONAL STANDARDS:

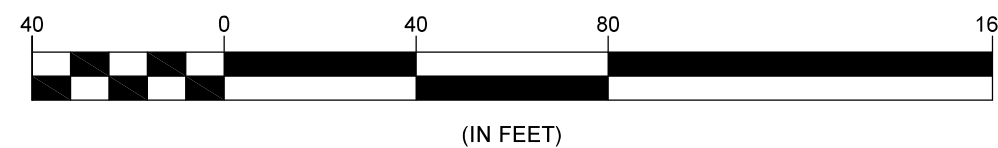
	REQUIRED	APPROVED	EXIST.	PROPOSED
MIN. LOT FRONTAGE	60 FT	±1,260'	NO CHANGE	NO CHANGE
MIN. LOT SIZE	10,000 SF	PUD	NO CHANGE	NO CHANGE
MAX. DENSITY	16.75 UNITS / ACRE (248.57')	235	235	NO CHANGE
MAX. LOT COVERAGE	50%**	44.1%***	46.6%***	47.1%***
SETBACKS				
FRONT	AVERAGE OF 2 ADJACENT LOTS ON BOTH SIDES	14'	14'	NO CHANGE
SIDE	10% OF LOT WIDTH (20' MAX)	>20'	>20'	NO CHANGE
REAR	25% OF LOT DEPTH (75' MAX)	>75'	>75'	NO CHANGE
WATERFRONT	75' (MIN)	>75'	>75'	NO CHANGE
BLDG HEIGHT				
MAINTENANCE	35 FT MAX	N/A	N/A	25.6 FT
[THE LOWEST ELEVATION ON THE SIDEWALK ALONG MULBERRY LANE IS 199.1 THE MIDPOINT OF THE ROOF IS AT ELEVATION 224.7. THEREFORE THE BUILDING HEIGHT IS 25.6 FT PER SEC. 5.2.6 OF THE BURLINGTON CDO.]				
PARKING:				
SURFACE	MAX. 3 PER MULTI-UNIT	268	249	250
GARAGE	235 UNITS X 3 = 705 (MAX.)	154	154	NO CHANGE
TOTAL		432	413	414

NOTE: NO CHANGE TO ACCESSIBLE SPACES (18 TOTAL, 12 SURFACE, 6 GARAGE)

*8.75 DWELLING UNITS / ACRE BASE DENSITY + 8.00 DWELLING UNITS / ACRE RESIDENTIAL CONVERSION BENUS
**FROM TABLE 4.4.5-7 ALLOWS FOR A MAX. LOT COVERAGE OF 50%
***BUILDABLE AREA IS TAKEN FROM PLAN SHEET S1 "EXISTING CONDITIONS PLAN" PREPARED BY O'LEARY-BURKE CIVIL ASSOCIATES, DATED 7/23/14, LAST REVISED 3/5/18, AND IS LISTED AS 14.84 ACRES (646,499 SF)

- CIVIL SHEET LIST**
- C-1 OVERALL SITE PLAN
 - C-2 MAINTENANCE BUILDING - SITE, UTILITY, GRADING & LANDSCAPING PLAN
 - C-3 MAINTENANCE BUILDING - EPSC PLAN
 - C-4 SIDEWALK IMPROVEMENTS - SITE & EPSC PLAN
 - D-1 DETAILS & SPECIFICATIONS - SITEWORK
 - D-2 DETAILS & SPECIFICATIONS - EP&SC

GRAPHIC SCALE



REV	DESCRIPTION	BY	DATE
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193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

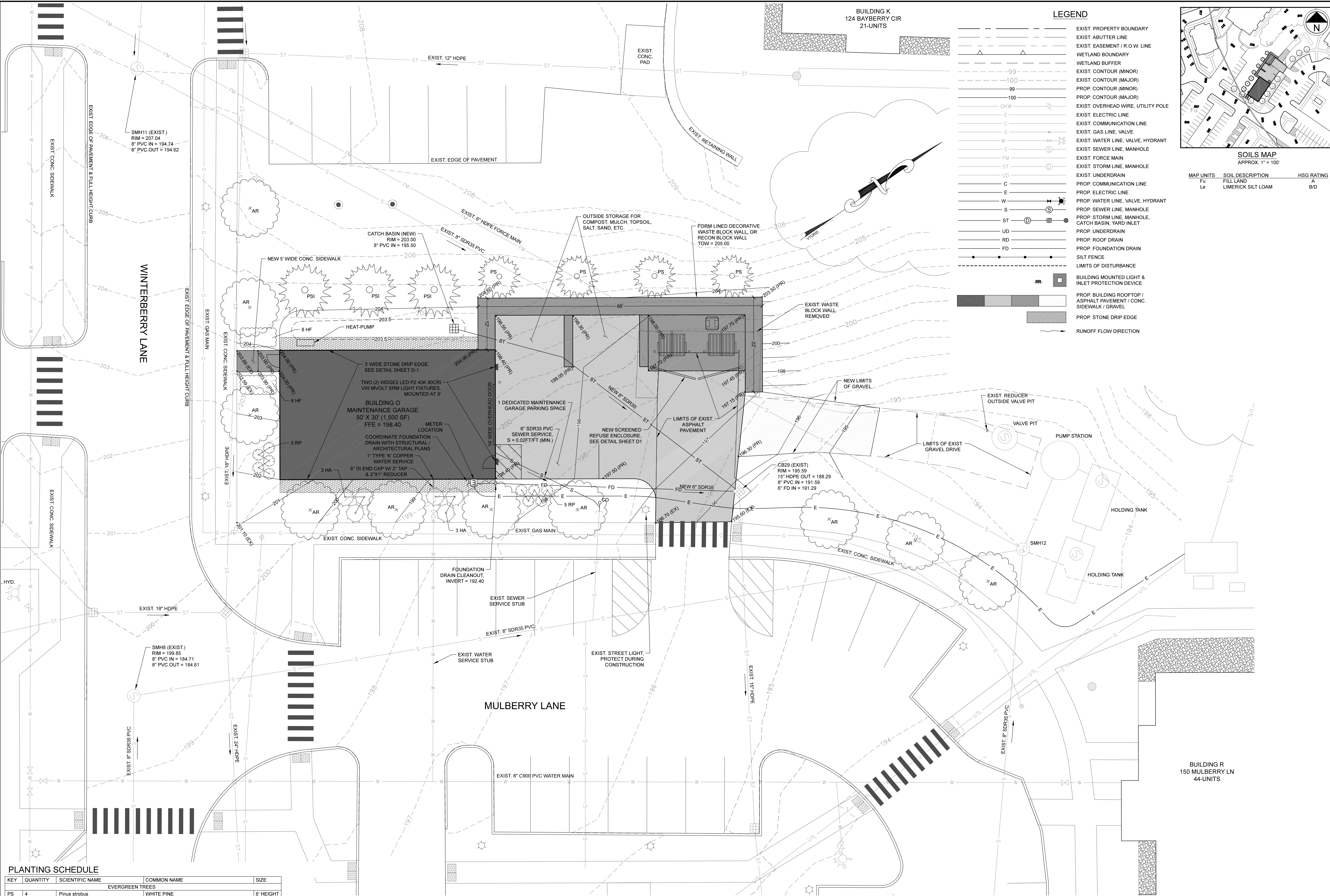
**BAYBERRY COMMONS
PLANNED UNIT
DEVELOPMENT**

140-180 GROVE STREET
BURLINGTON, VT

**OVERALL SITE
PLAN**

SCALE: 1" = 10'	DATE: 02/23/24	DESIGNED BY: NDS	CHECKED BY: PJO
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PROJECT NO: **22006** SHEET NO: **C-1**

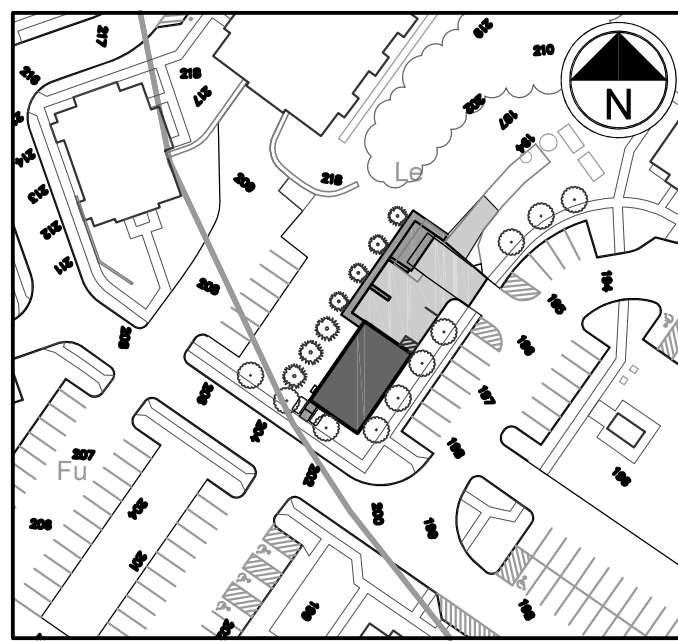


PLANTING SCHEDULE				
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
EVERGREEN TREES				
PS	4	Pinus strobus	WHITE PINE	8' HEIGHT
PSI	3	Pinus strobus	WHITE PINE	8' HEIGHT
DECIDUOUS TREES				
AR	10	Acer rubrum	RED MAPLE	2.5" CAL
SHRUBS				
HA	6	Hydrangea arborescens 'Annabelle'	SMOOTH HYDRANGEA	#2 CONT.
RP	10	Rhododendron 'Pohjola's Daughter'	POHJOLA'S DAUGHTER RHODODENDRON	#2 CONT.
PERENNIALS				
HF	16	Hosta 'Fireworks'	'FIREWORKS' HOSTA	#1 CONT.

THE LANDSCAPING SHOWN IS INTENDED TO PROVIDE SLIGHT MODIFICATION TO THE APPROVED LANDSCAPING PLANS PREPARED BY WAGNER HODGSON IN ZP-15-58. LANDSCAPE PLANTINGS ARE OF THE SAME VARIETIES, SIZES, AND GENERAL LOCATION AS THOSE SHOWN ON THE APPROVED PLANS, WITH SUPPLEMENTAL PLANTINGS TO ENSURE PROPER SCREENING.

LEGEND

- EXIST. PROPERTY BOUNDARY
- EXIST. ABUTTER LINE
- EXIST. EASEMENT / R.O.W. LINE
- WETLAND BOUNDARY
- EXIST. CONTOUR (MINOR)
- EXIST. CONTOUR (MAJOR)
- PROP. CONTOUR (MINOR)
- PROP. CONTOUR (MAJOR)
- EXIST. OVERHEAD WIRE, UTILITY POLE
- EXIST. ELECTRIC LINE
- EXIST. COMMUNICATION LINE
- EXIST. GAS LINE, VALVE
- EXIST. WATER LINE, VALVE, HYDRANT
- EXIST. SEWER LINE, MANHOLE
- EXIST. FORCE MAIN
- EXIST. STORM LINE, MANHOLE
- EXIST. UNDERDRAIN
- PROP. COMMUNICATION LINE
- PROP. ELECTRIC LINE
- PROP. WATER LINE, VALVE, HYDRANT
- PROP. SEWER LINE, MANHOLE
- PROP. STORM LINE, MANHOLE, CATCH BASIN, YARD INLET
- PROP. UNDERDRAIN
- PROP. ROOF DRAIN
- PROP. FOUNDATION DRAIN
- SILT FENCE
- LIMITS OF DISTURBANCE
- BUILDING MOUNTED LIGHT & INLET PROTECTION DEVICE
- PROP. BUILDING ROOFTOP / ASPHALT PAVEMENT / CONC. SIDEWALK / GRAVEL
- PROP. STONE DRIP EDGE
- RUNOFF FLOW DIRECTION



MAP UNITS	SOIL DESCRIPTION	HSG RATING
Fu	FILL LAND	A
Le	LIMERICK SILT LOAM	B/D

THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM 'DIGSAFE' AT 811 PRIOR TO ANY EXCAVATION

NOTES

- THE CONTRACTOR SHALL COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, ROOF DRAIN, AND FOOTING DRAIN SERVICES CONNECTIONS TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
- PRIOR TO CONSTRUCTION, THE ELEVATIONS OF THE SEWER, WATER, ROOF DRAIN, AND FOOTING DRAIN SERVICES FROM THE ARCHITECTURAL PLANS SHALL BE COMPARED TO THE ELEVATION OF THE COLLECTION MAINS AND THE SERVICES SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- COORDINATE THE LOCATION OF THE BUILDING ENTRANCE WITH THE ARCHITECTURAL PLANS. AT EACH ENTRANCE, PROVIDE A MINIMUM 5 FEET BY 5 FEET AREA HAVING A MAXIMUM SLOPE OF 2%.
- THE MAXIMUM SLOPE ON ANY SIDEWALK SHALL BE LESS THAN 5%. THE MAXIMUM SLOPE ON ANY RAMP SHALL BE LESS THAN 1:12.
- CAST IRON DETECTABLE WARNING PLATES SHALL BE INSTALLED AT ALL SIDEWALK RAMPS.
- THESE PLANS PRESENT THE LOCATION AND TYPICAL HEIGHT OF RETAINING WALLS ON THE SITE. SEE PLANS BY OTHERS FOR THE DESIGN OF THE RETAINING WALLS AND RAILINGS.
- SEE SHEET C-1 FOR BOUNDARY, PARCEL, AND ZONING INFORMATION.
- ALL PIPE SLOPES ARE IN FEET / FEET.

ELECTRIC & TELECOM CONSTRUCTION NOTES

- SEE DESIGN PLANS BY OTHERS FOR ELECTRIC AND TELECOMMUNICATION SERVICES.
- THE CONCEPTUAL LAYOUT OF THE ELECTRIC AND TELECOMMUNICATION CONDUITS ON THIS PAN IS SUBJECT TO FINAL DESIGN TO BE PERFORMED BY ELECTRICAL, MECHANICAL ENGINEER AND THE RESPECTIVE PROVIDER / UTILITY COMPANY.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE SERVICE REQUIREMENTS AND CONDUIT SIZE WITH EACH UTILITY COMPANY AND ELECTRICIAN / INSTALLER. UTILITY PEDESTALS AND / OR VAULTS NOT SHOWN ON THIS PLAN MAY BE REQUIRED TO PROVIDE THE NECESSARY SERVICE.
- THE CONTRACTOR SHALL FOLLOW EACH UTILITY'S CONSTRUCTION SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

REV	DESCRIPTION	BY	DATE
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193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

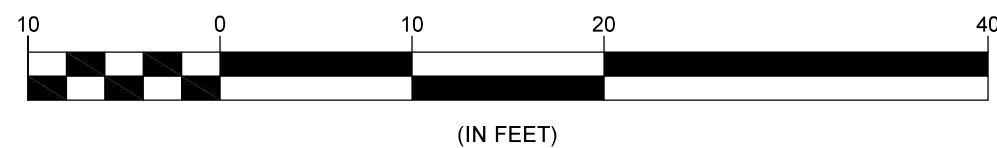
PROJECT:
**BAYBERRY COMMONS
PLANNED UNIT
DEVELOPMENT**
140-180 GROVE STREET
BURLINGTON, VT

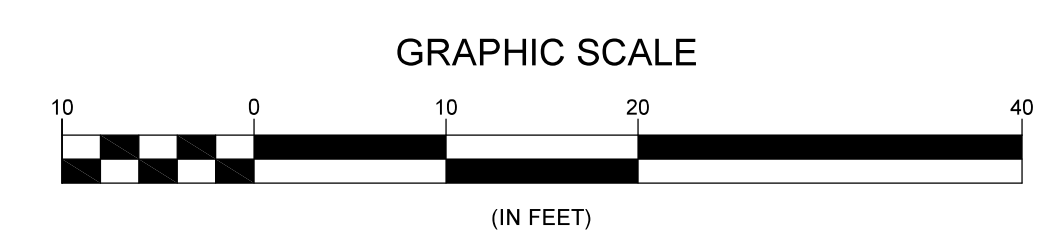
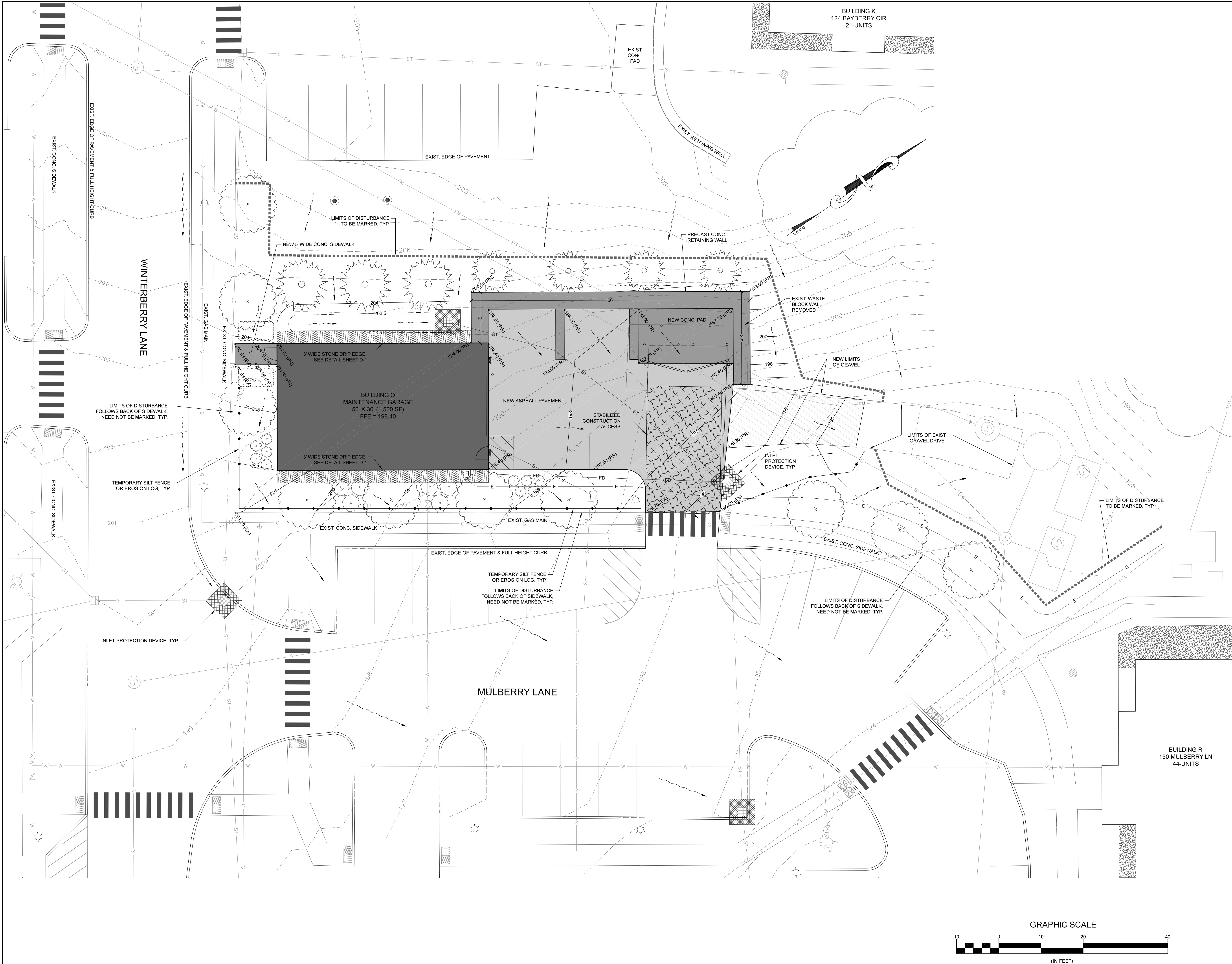
TITLE:
**MAINTENANCE BUILDING
SITE, UTILITY,
GRADING &
LANDSCAPING PLAN**

SCALE: 1" = 10'	DATE: 02/23/24	DESIGNED BY: NDS	CHECKED BY: PJO
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PROJECT NO:
22006
SHEET NO:
C-2

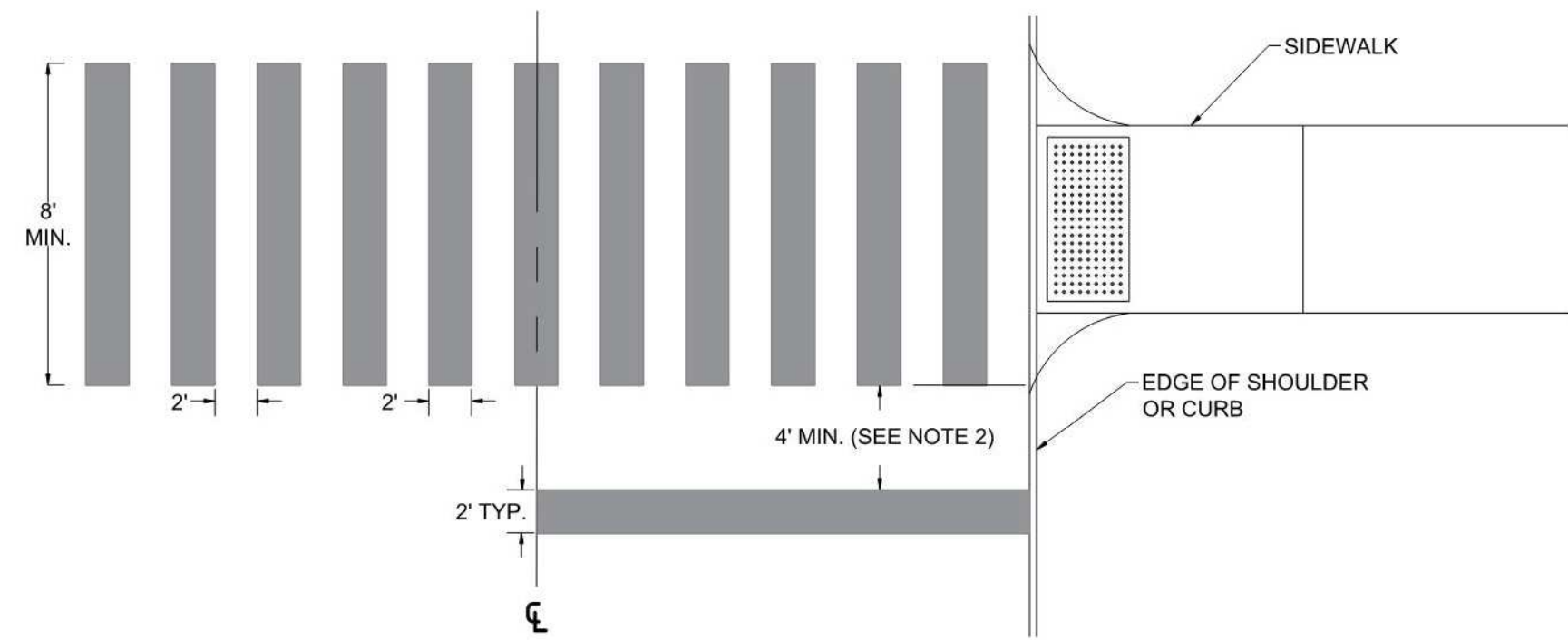
GRAPHIC SCALE





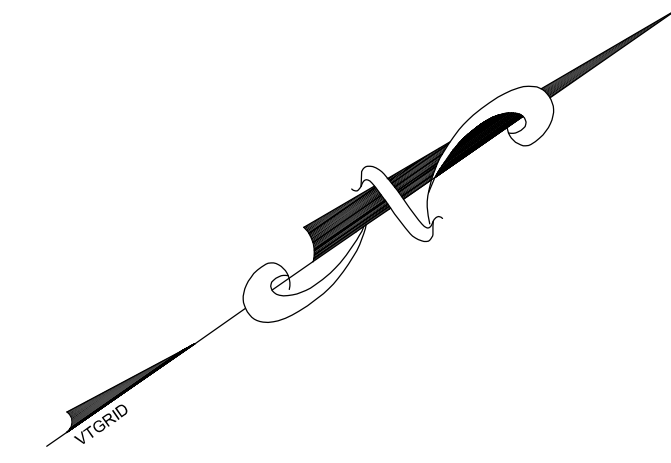
THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM 'DIGSAFE' AT 811 PRIOR TO ANY EXCAVATION

REV	DESCRIPTION	BY	DATE
193 INDUSTRIAL AVENUE WILLISTON, VT 05495 PHONE: 802-863-6222 FAX: 802-860-1528			
PROJECT: BAYBERRY COMMONS PLANNED UNIT DEVELOPMENT 140-180 GROVE STREET BURLINGTON, VT			
TITLE: MAINTENANCE BUILDING EROSION PREVENTION & SEDIMENT CONTROL PLAN			
SCALE:	DATE:	DESIGNED BY:	CHECKED BY:
1" = 10'	02/23/24	NDS	PJO
PROJECT NO:		SHEET NO:	
22006		C-3	



STOP BAR AND CROSSWALK DETAIL

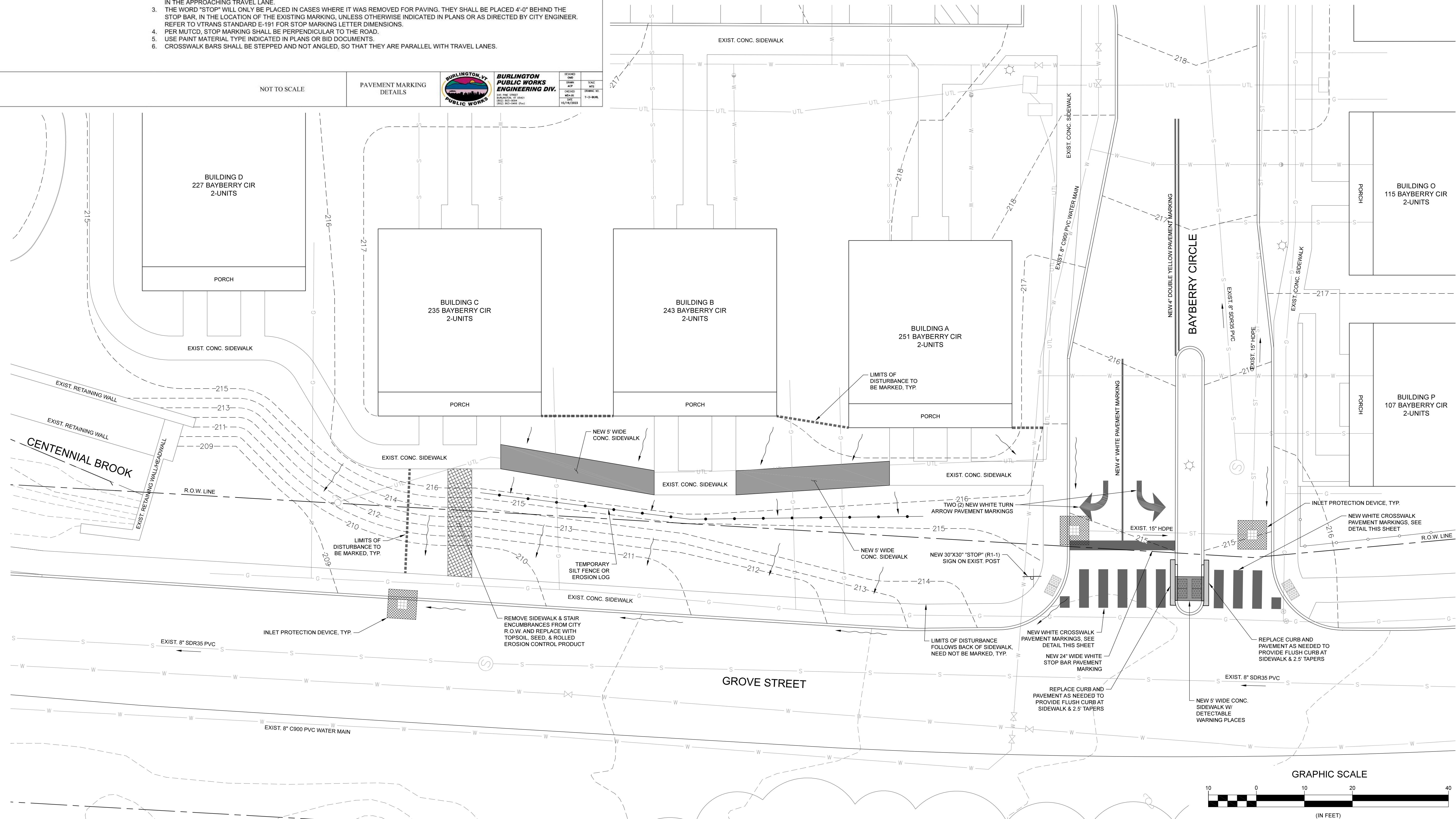
- NOTES:
1. THE "DESIRED STOPPING POINT" IS THE LOCATION BASED ON SITE CONDITIONS THAT BEST ALLOWS THE STOPPED VEHICLE TO VIEW THE APPROACHING TRAFFIC. FOR EXISTING CONDITIONS, STRIPE IN EXISTING LOCATION UNLESS OTHERWISE INDICATED IN PLANS OR DIRECTED BY CITY ENGINEER.
 2. IF A CROSSWALK IS PRESENT AT AN INTERSECTION, THE STOP BAR SHOULD BE PLACED 4'-0" AWAY FROM THE EDGE OF THE CROSSWALK IN THE APPROACHING TRAVEL LANE.
 3. THE WORD "STOP" WILL ONLY BE PLACED IN CASES WHERE IT WAS REMOVED FOR PAVING. THEY SHALL BE PLACED 4'-0" BEHIND THE STOP BAR, IN THE LOCATION OF THE EXISTING MARKING, UNLESS OTHERWISE INDICATED IN PLANS OR AS DIRECTED BY CITY ENGINEER. REFER TO VTRANS STANDARD E-191 FOR STOP MARKING LETTER FONT DIMENSIONS.
 4. PER MUTCD, STOP MARKING SHALL BE PERPENDICULAR TO THE ROAD.
 5. USE PAINT MATERIAL TYPE INDICATED IN PLANS OR BID DOCUMENTS.
 6. CROSSWALK BARS SHALL BE STEPPED AND NOT ANGLED, SO THAT THEY ARE PARALLEL WITH TRAVEL LANES.



SOILS MAP
APPROX. 1" = 100'

MAP UNITS	SOIL DESCRIPTION	HSG RATING
Fu	FILL LAND	A

THE CONTRACTOR SHALL NOTIFY &
OBTAIN A TICKET FROM 'DIGSAFE'
AT 811 PRIOR TO ANY EXCAVATION



1	REV'D PAVE MARKINGS & ADDED DETAIL	NOS	03/25/24
REV:	DESCRIPTION:	BY:	DATE:



193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

PROJECT:

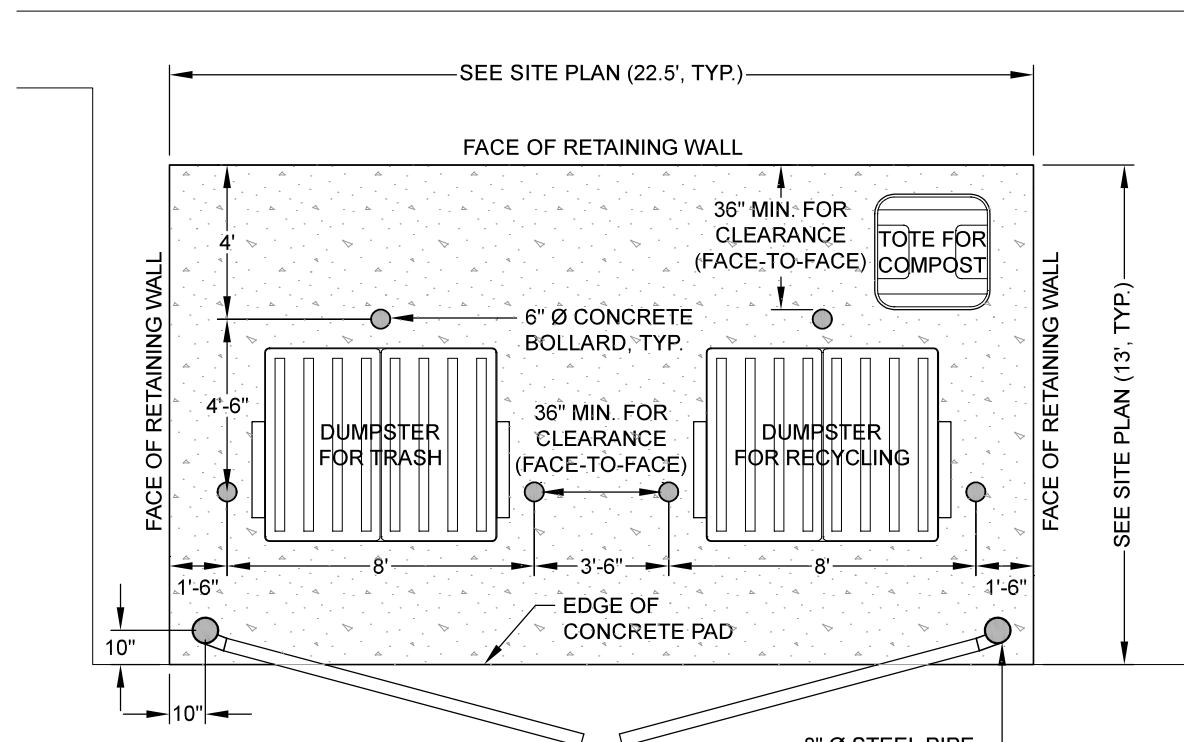
**BAYBERRY COMMONS
PLANNED UNIT
DEVELOPMENT**

140-180 GROVE STREET
BURLINGTON, VT

TITLE: SIDEWALK IMPROVEMENTS
SITE & EP&SC
PLAN

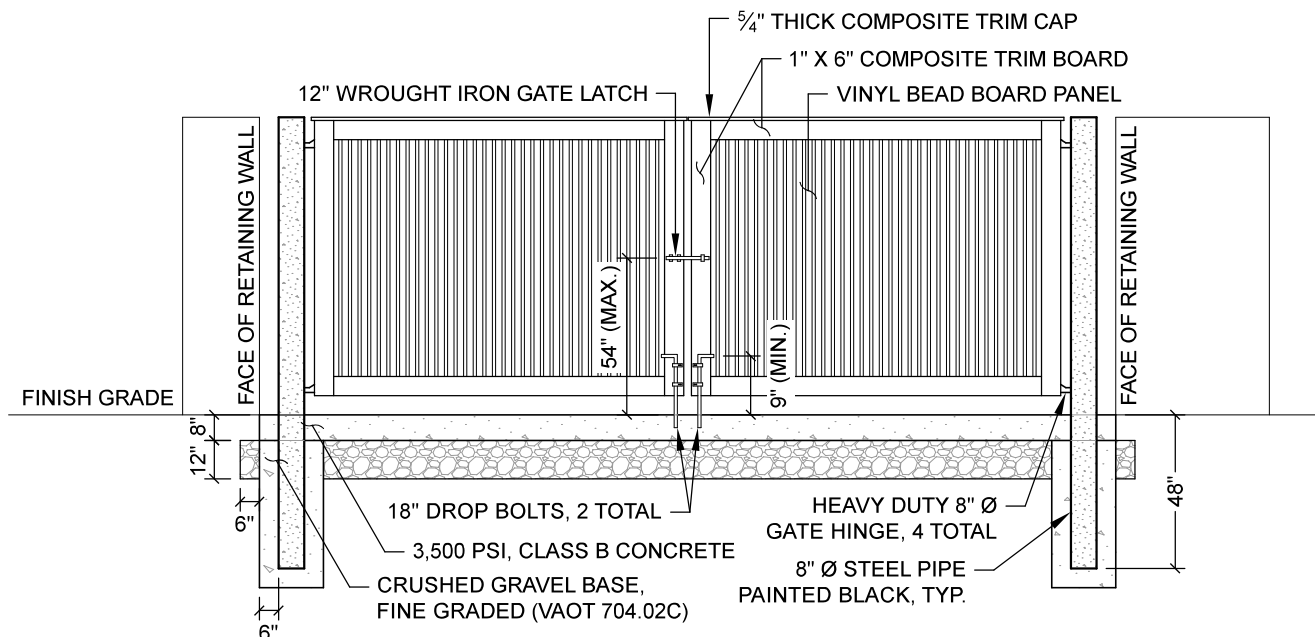
SCALE: 1" = 10'	DATE: 02/23/24	DESIGNED BY: NDS	CHECKED BY: PJO
PROJECT NO:		SHEET NO:	

22006	C-4
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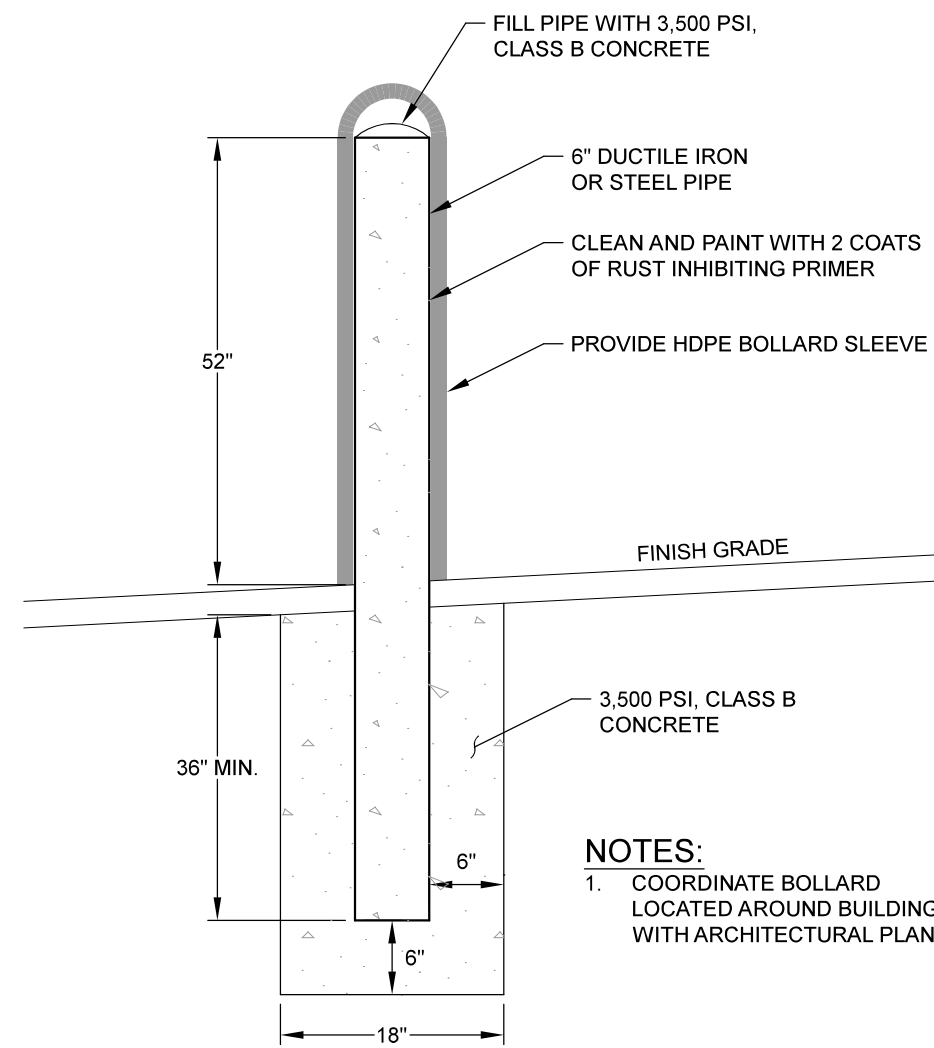


DUMPSTER ENCLOSURE
SCALE: 1" = 5'

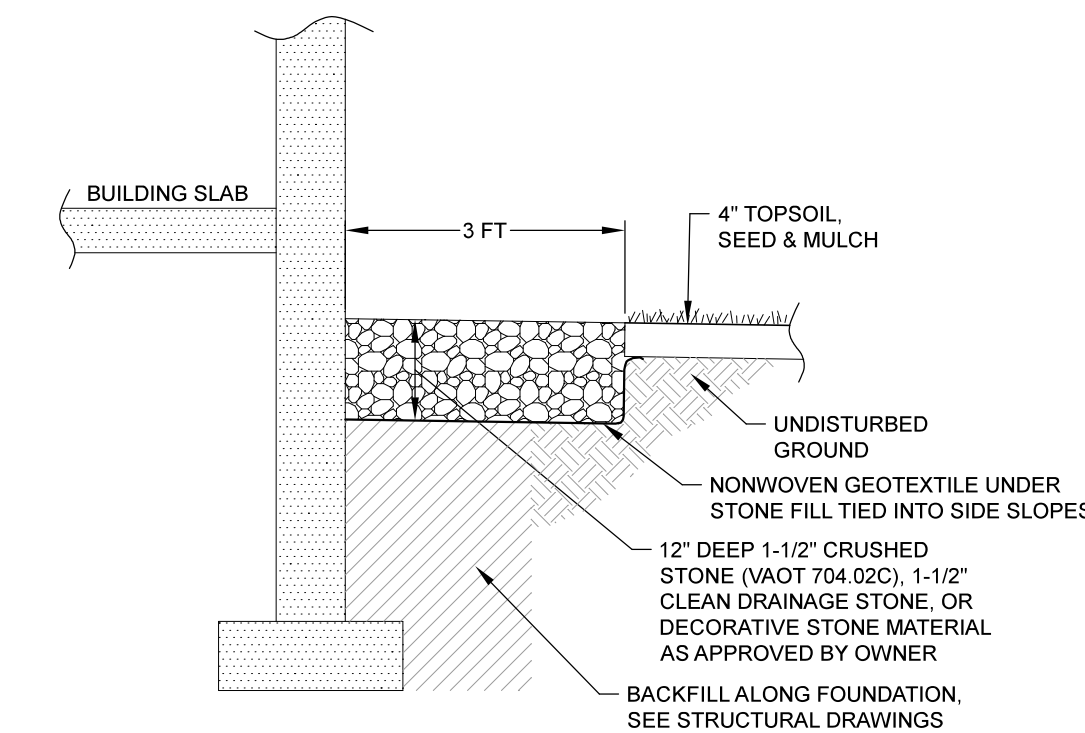
- NOTES:
1. PROVIDE BLACK PAINT FINISH ON ALL FIXTURES AND PIPES.
 2. COLORS AND TEXTURES TO MATCH EXISTING / PROPOSED ADJACENT STRUCTURES.
 3. ALL EXPOSED CONCRETE CURB SHALL RECEIVE TWO COATS OF ANTI-SPALLING COMPOUND AFTER THE INITIAL CURING PERIOD (APPROXIMATELY 28 DAYS).



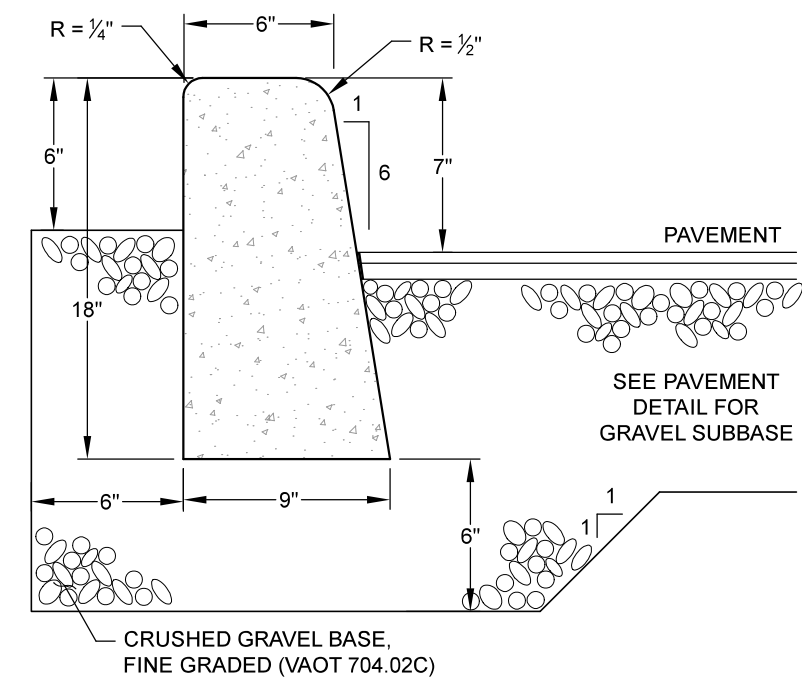
ELEVATION VIEW



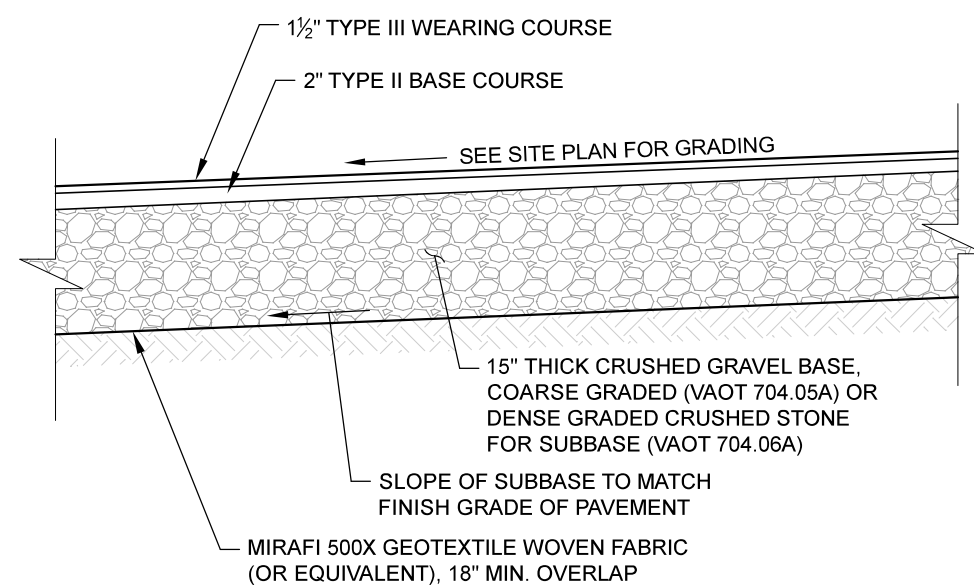
BOLLARD
NTS



DRIP EDGE
NTS



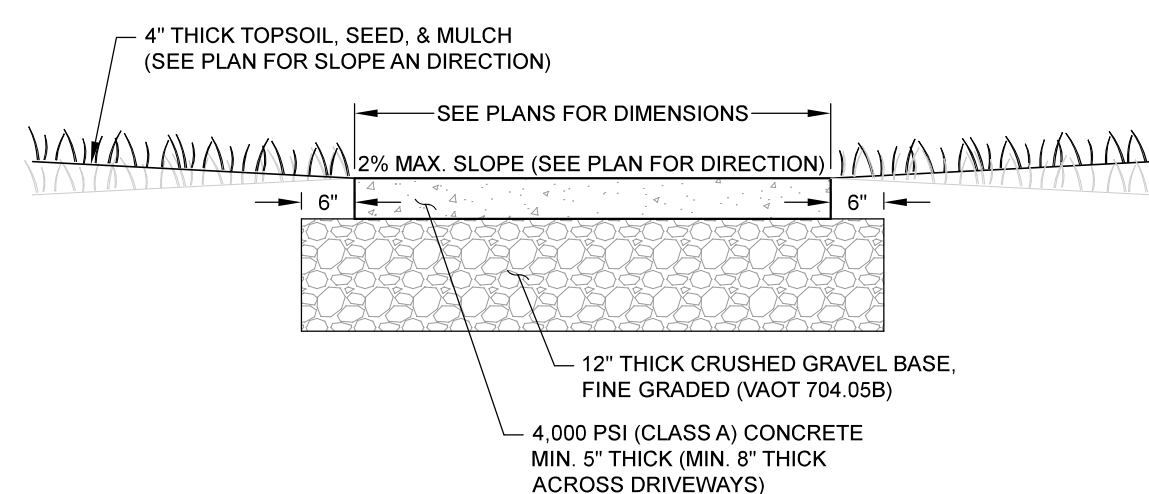
CONCRETE CURB
NTS



NOTES:

1. IN ALL AREAS WHERE UNSUITABLE SUBGRADE SOILS ARE PRESENT, THE SUBGRADE SHALL BE OVER-EXCAVATED TO REMOVE THE UNSUITABLE MATERIAL AND SHALL BE BACKFILLED WITH SAND BORROW (VAOT 703.03A) OR SELECT NATIVE MATERIAL.
2. SUBGRADE SOIL AND NEW SUBBASE GRAVEL SHALL BE ADEQUATELY COMPACTED IN 6" LIFTS TO NOT LESS THAN 95% OF THE OPTIMUM DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR TEST.
3. THE SUBGRADE SHALL BE SLOPED TO DAYLIGHT THE SUBBASE MATERIAL WHEREVER POSSIBLE.
4. PAVING SHALL FOLLOW VAOT SPECIFICATION 406.04 FOR WEATHER AND SEASONAL LIMITATIONS. ANY PROPOSED DEVIATION FROM THE LIMITATIONS IN THIS SECTION SHALL BE CONFIRMED WITH THE ENGINEER AT LEAST 48 HOURS IN ADVANCE.

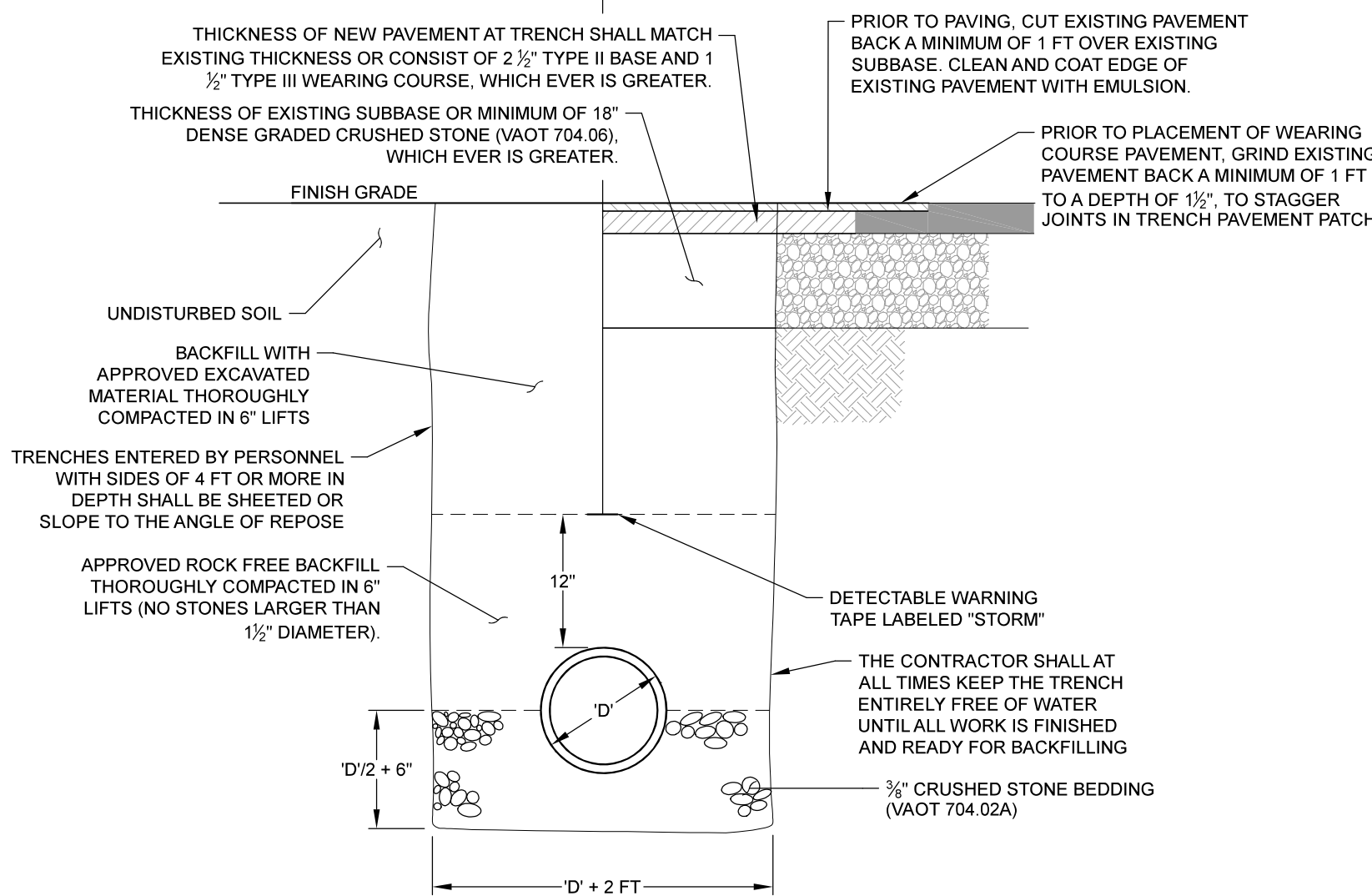
PAVEMENT CROSS-SECTION
NTS



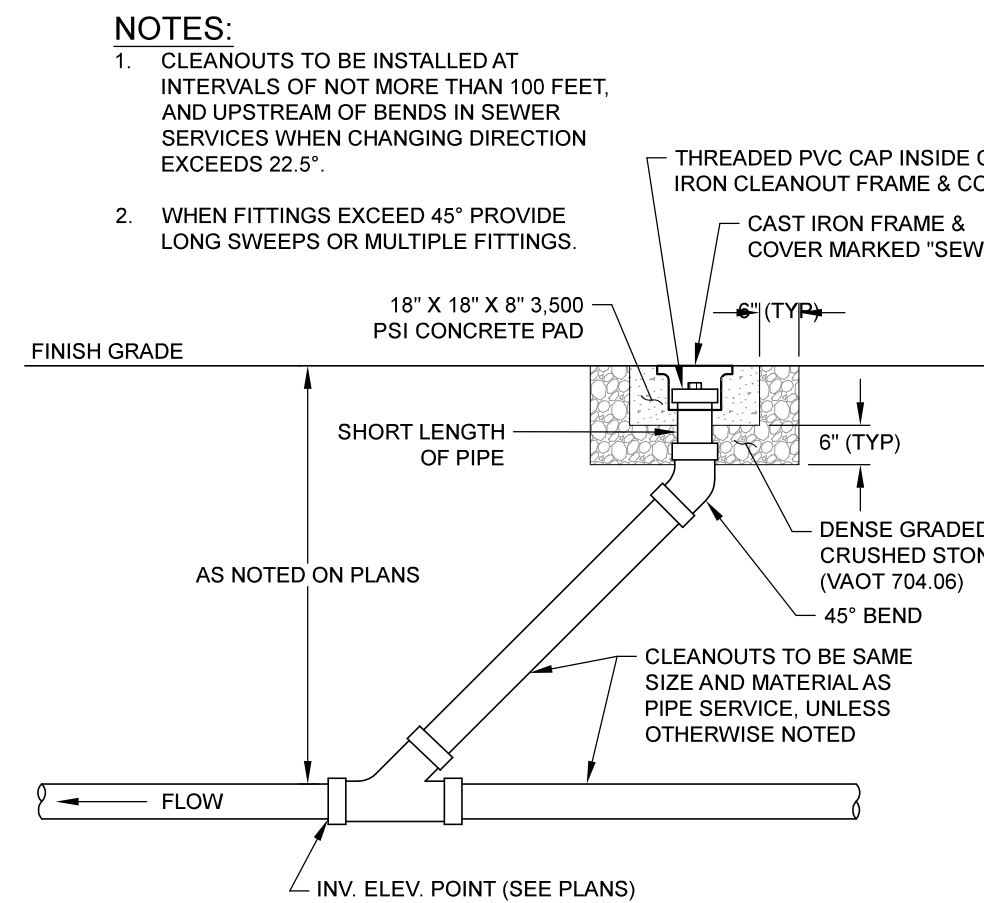
NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS. AIR ENTRAINMENT WITH AN ADMIXTURE PRODUCING AN AIR CONTENT OF BETWEEN 5.5% AND 8.5% BY VOLUME.
2. ALL EXPOSED CONCRETE SIDEWALK SHALL RECEIVE TWO COATS OF ANTI-SPALLING COMPOUND AFTER THE INITIAL CURING PERIOD (APPROXIMATELY 28 DAYS).
3. SEE ARCHITECTURAL PLANS AND DETAILS AT BUILDING ENTRANCE LOCATIONS FOR ADDITIONAL FOUNDATION AND SUPPORT DETAILS FOR FROST PROTECTION.
4. PRIOR TO PAVING, THE PORTION OF CONCRETE SIDEWALK TO BE IN CONTACT WITH THE PAVEMENT SHALL BE COATED WITH EMULSIFIED ASPHALT.

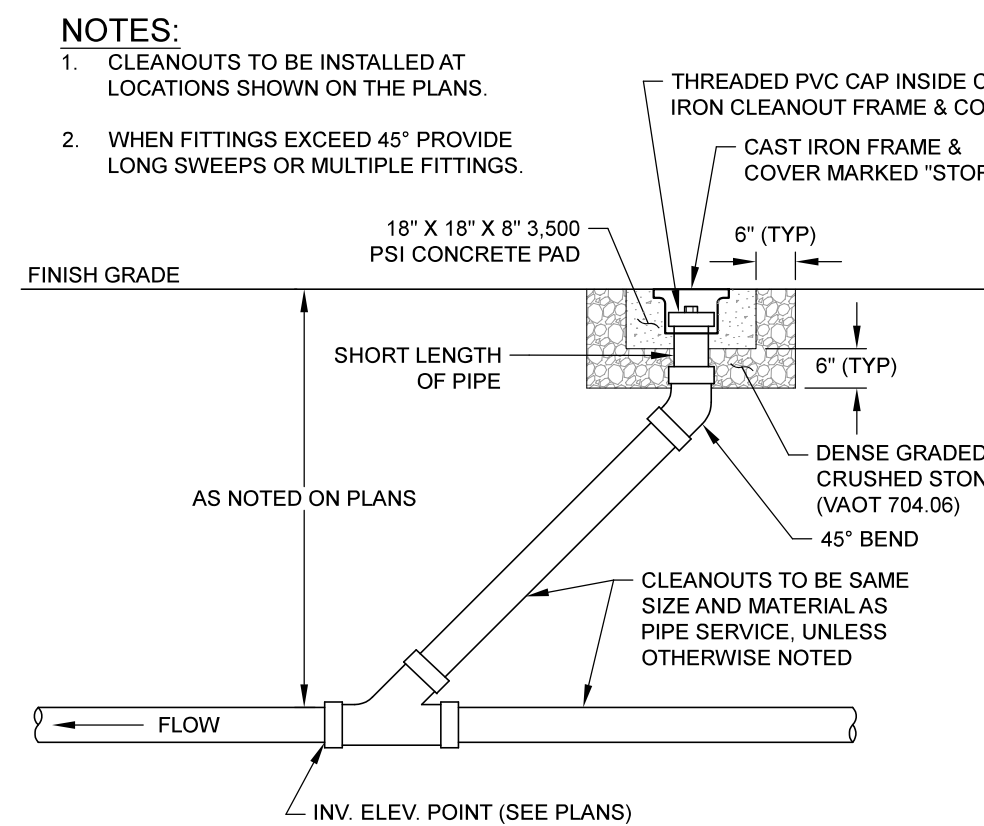
TYPICAL CONCRETE SIDEWALK CROSS-SECTIONS
NTS



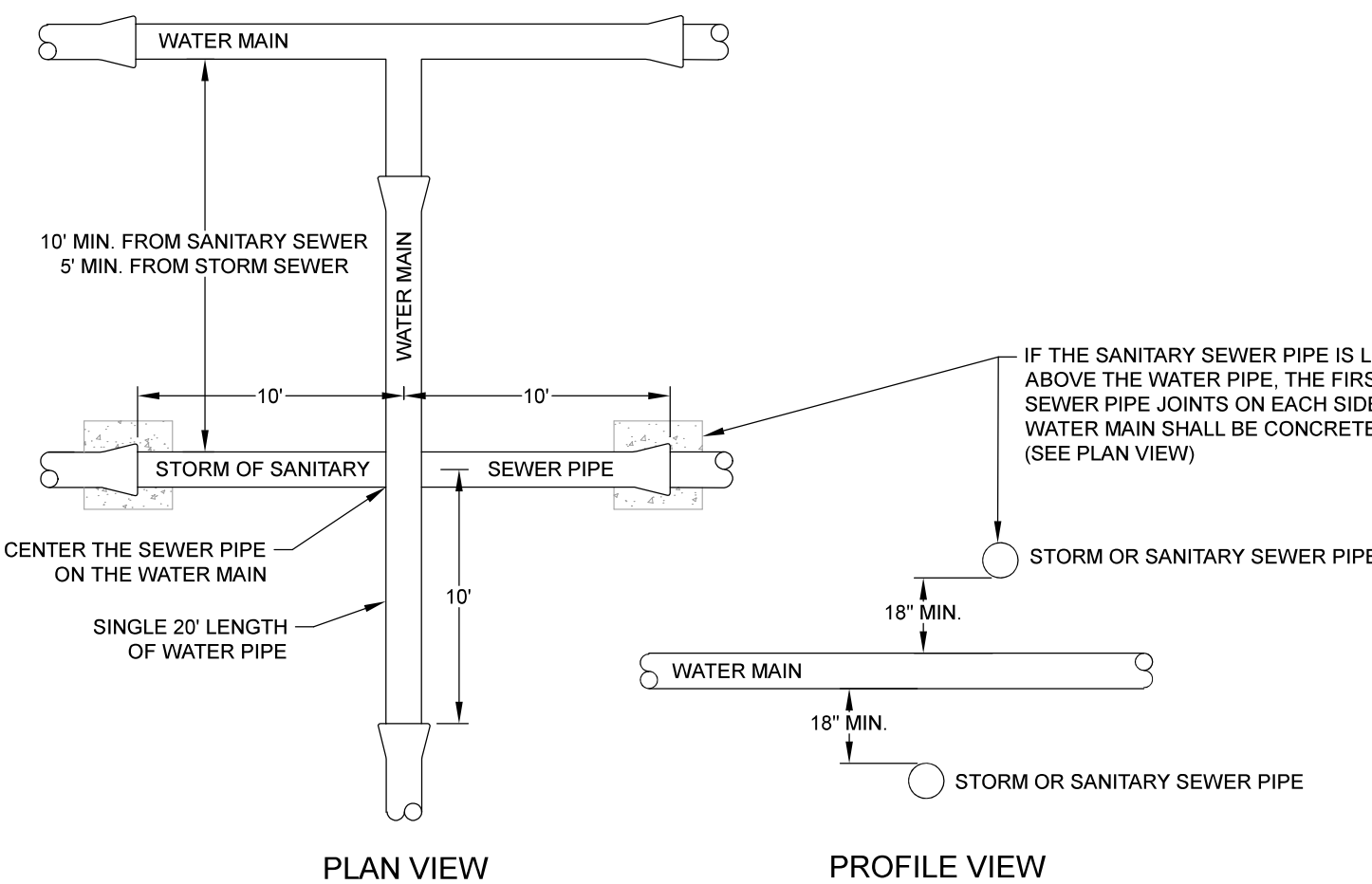
SEWER TRENCH
NTS



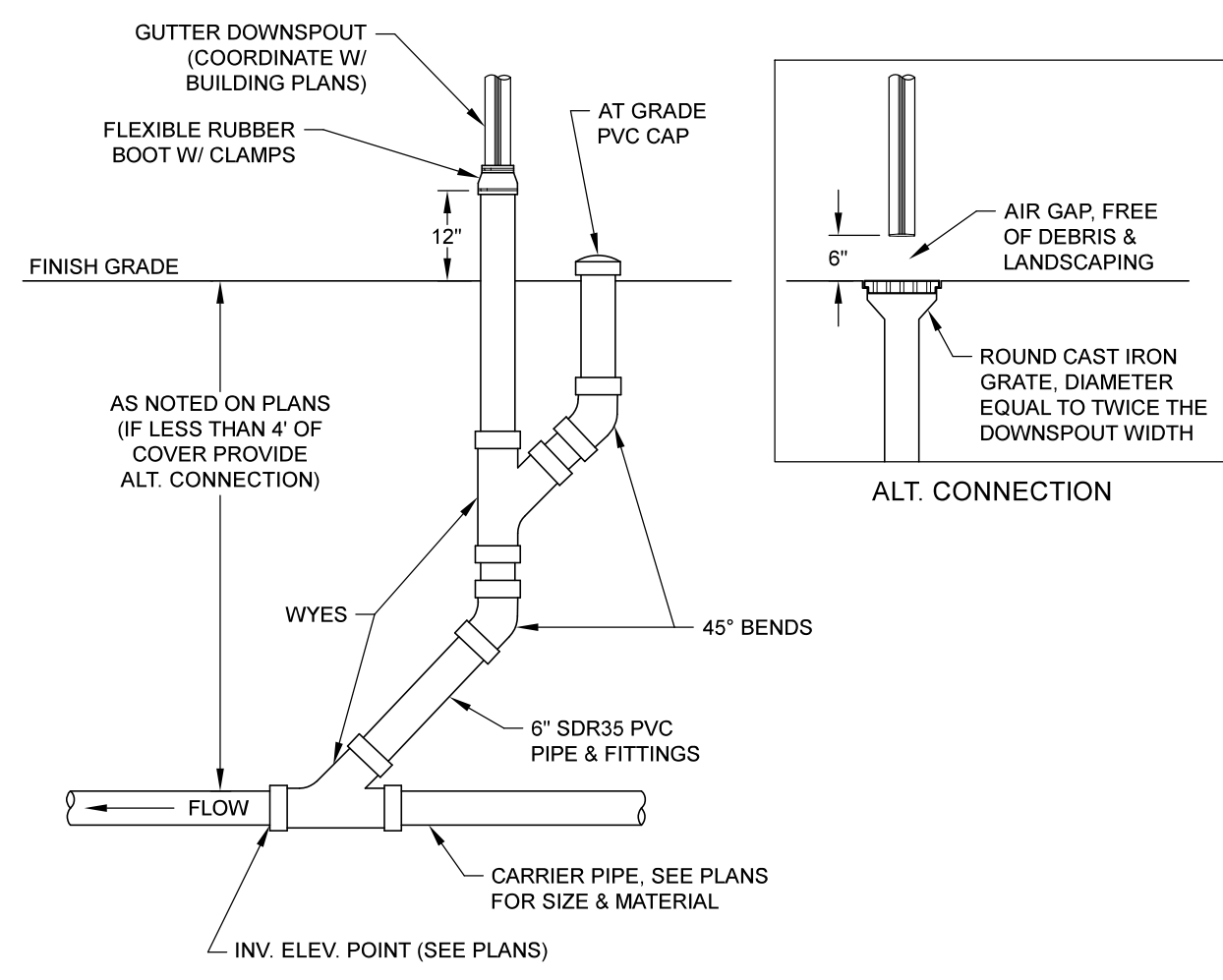
SANITARY SEWER CLEANOUT
NTS



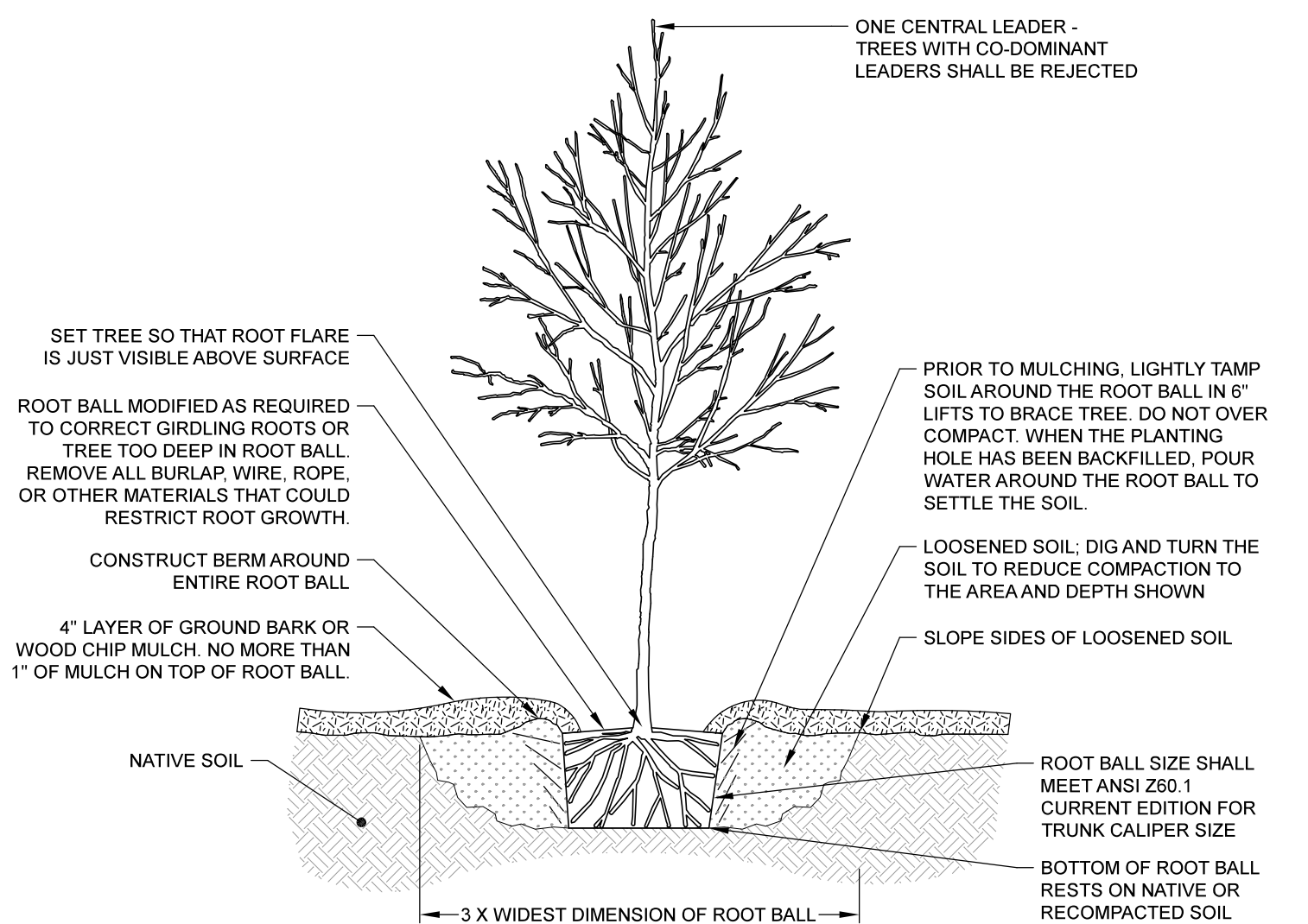
STORM SEWER CLEANOUT
NTS



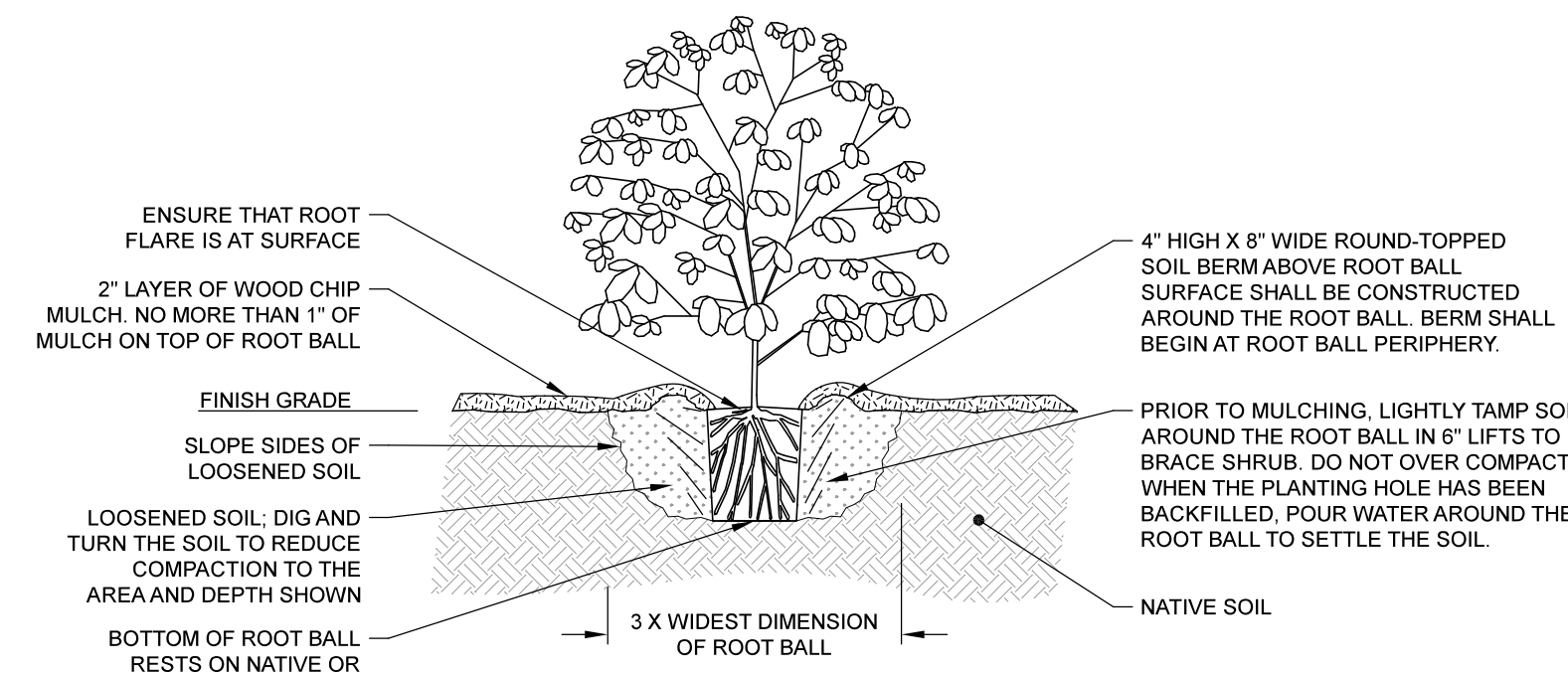
WATER & SEWER CROSSING
NTS



DOWNSPOUT CONNECTION
NTS



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

REV DESCRIPTION BY DATE

SD Ireland COMPANIES

193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

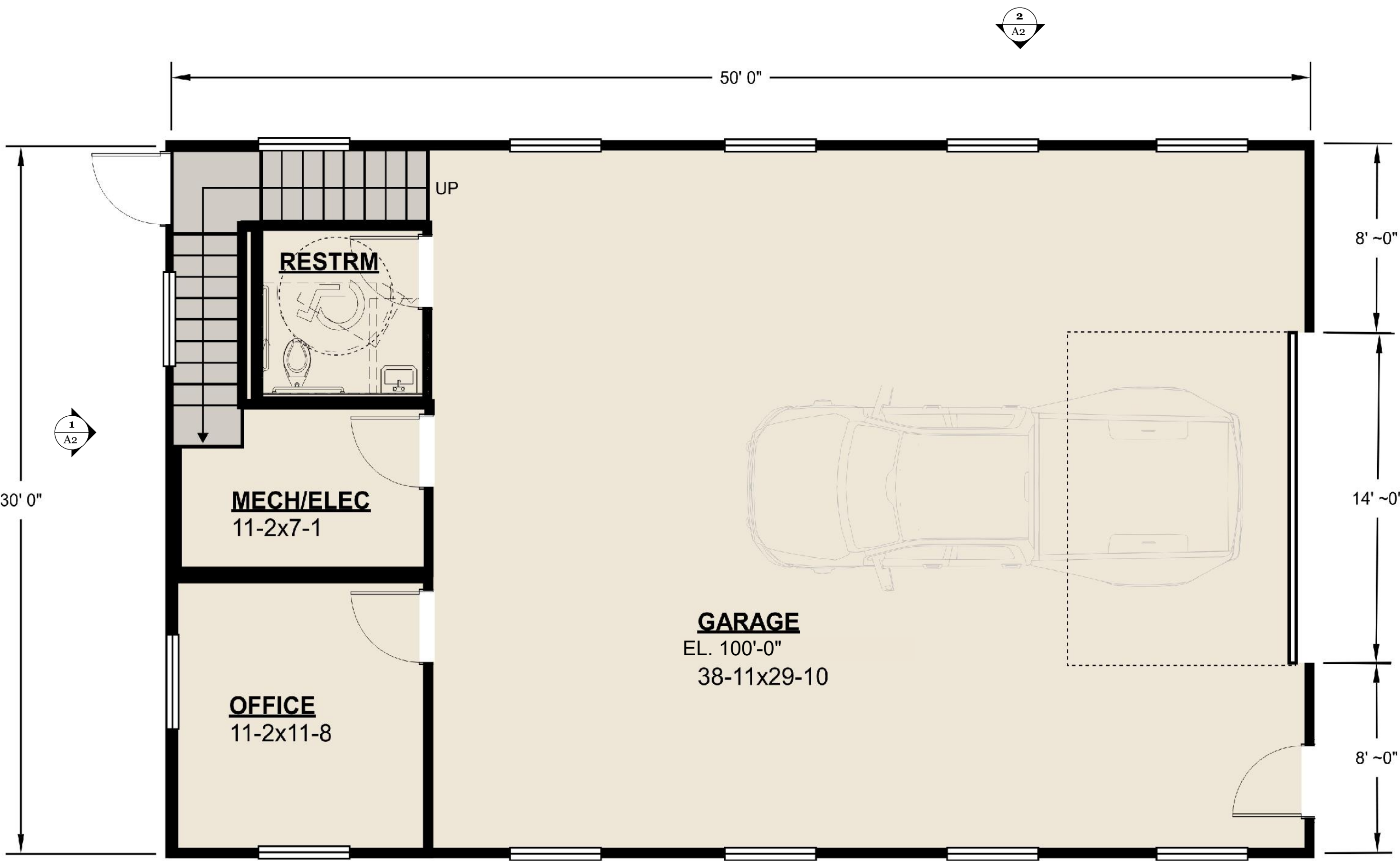
PROJECT: **BAYBERRY COMMONS PLANNED UNIT DEVELOPMENT**

140-180 GROVE STREET
BURLINGTON, VT

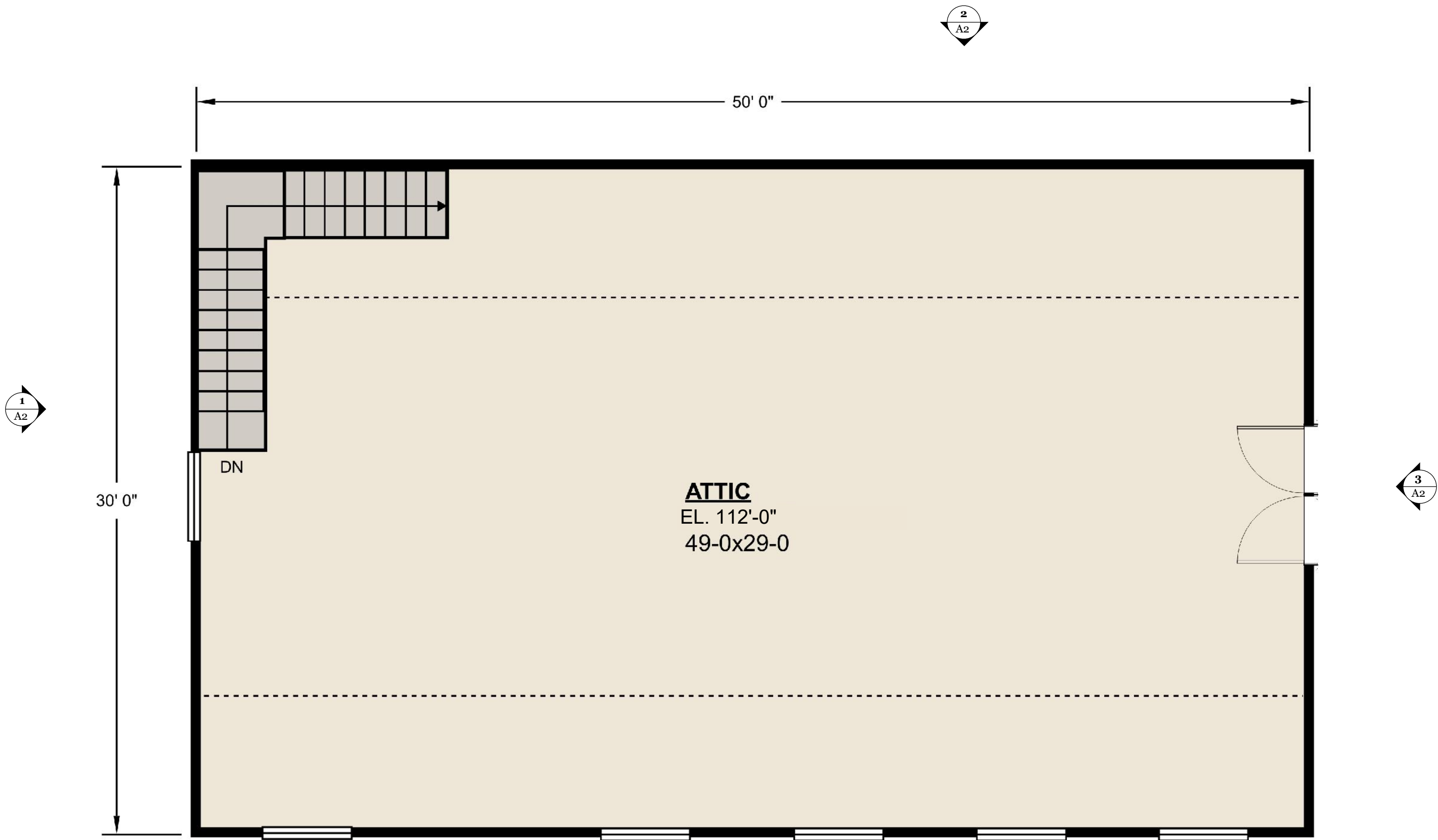
TITLE: **DETAILS & SPECIFICATIONS SITEWORK**

SCALE: **NTS** DATE: **02/23/24** DESIGNED BY: **NDS** CHECKED BY: **PJO**

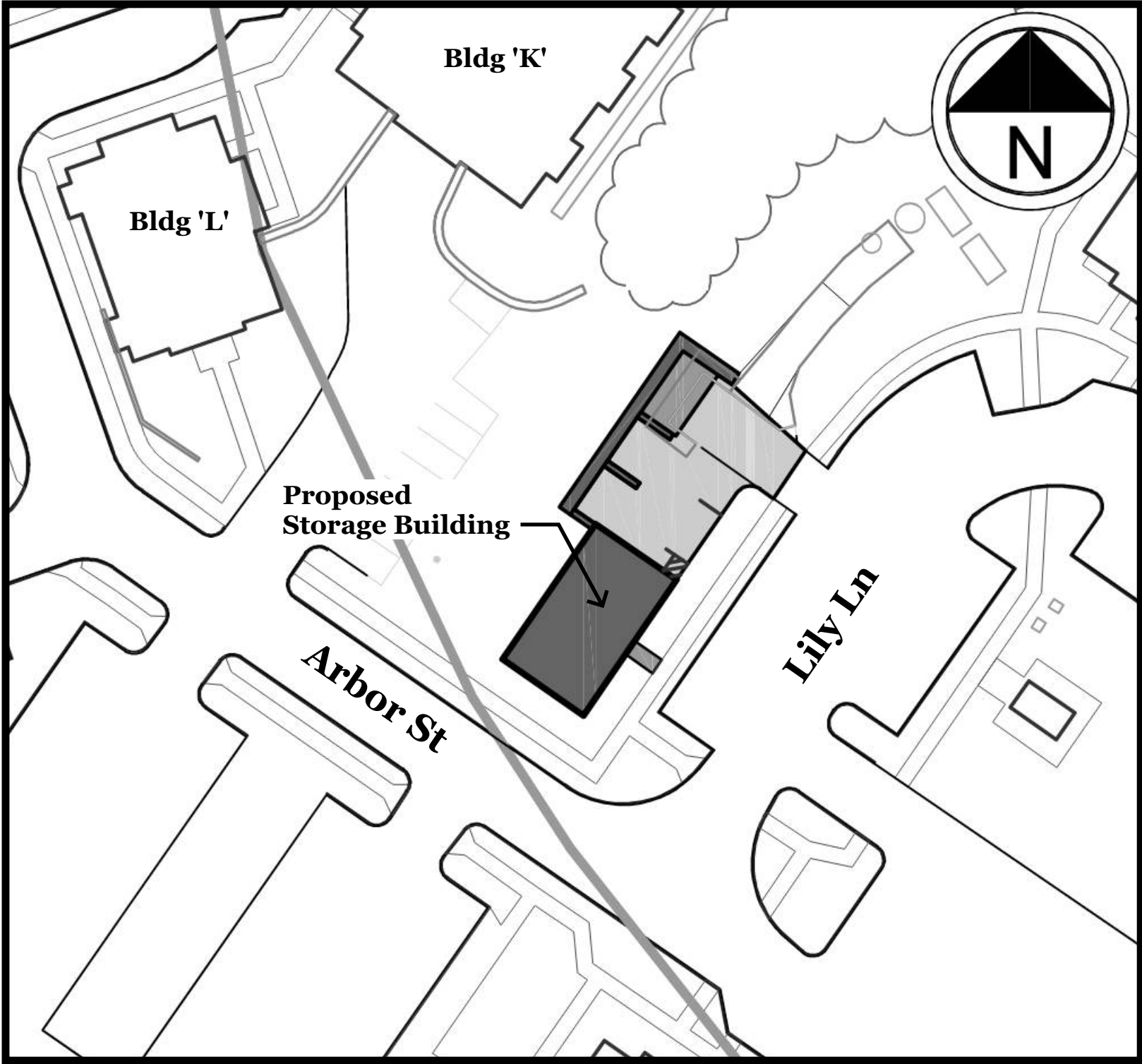
PROJECT NO: **22006** SHEET NO: **D-1**



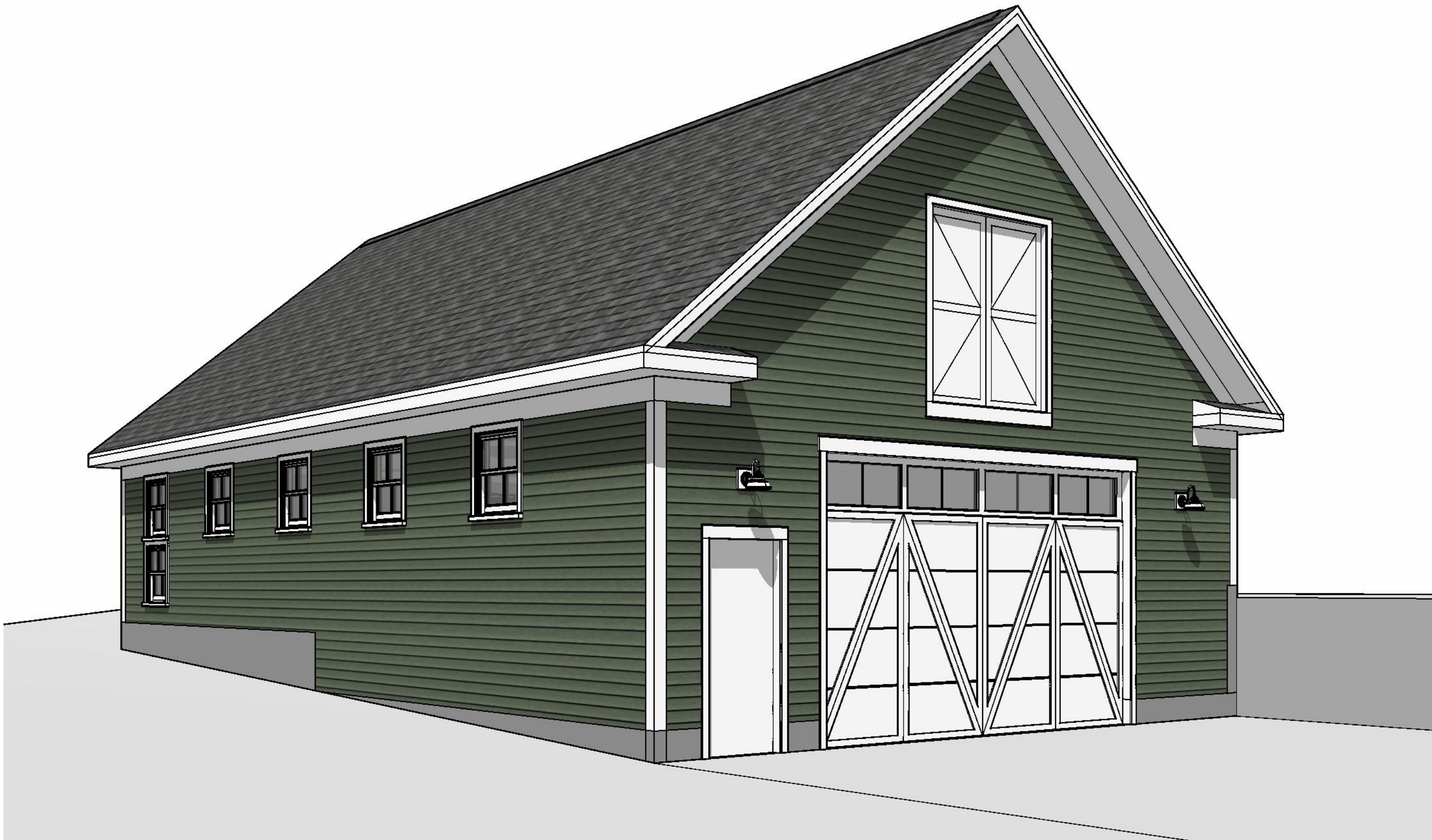
1 Ground Floor Plan
1/4"=1'-0"



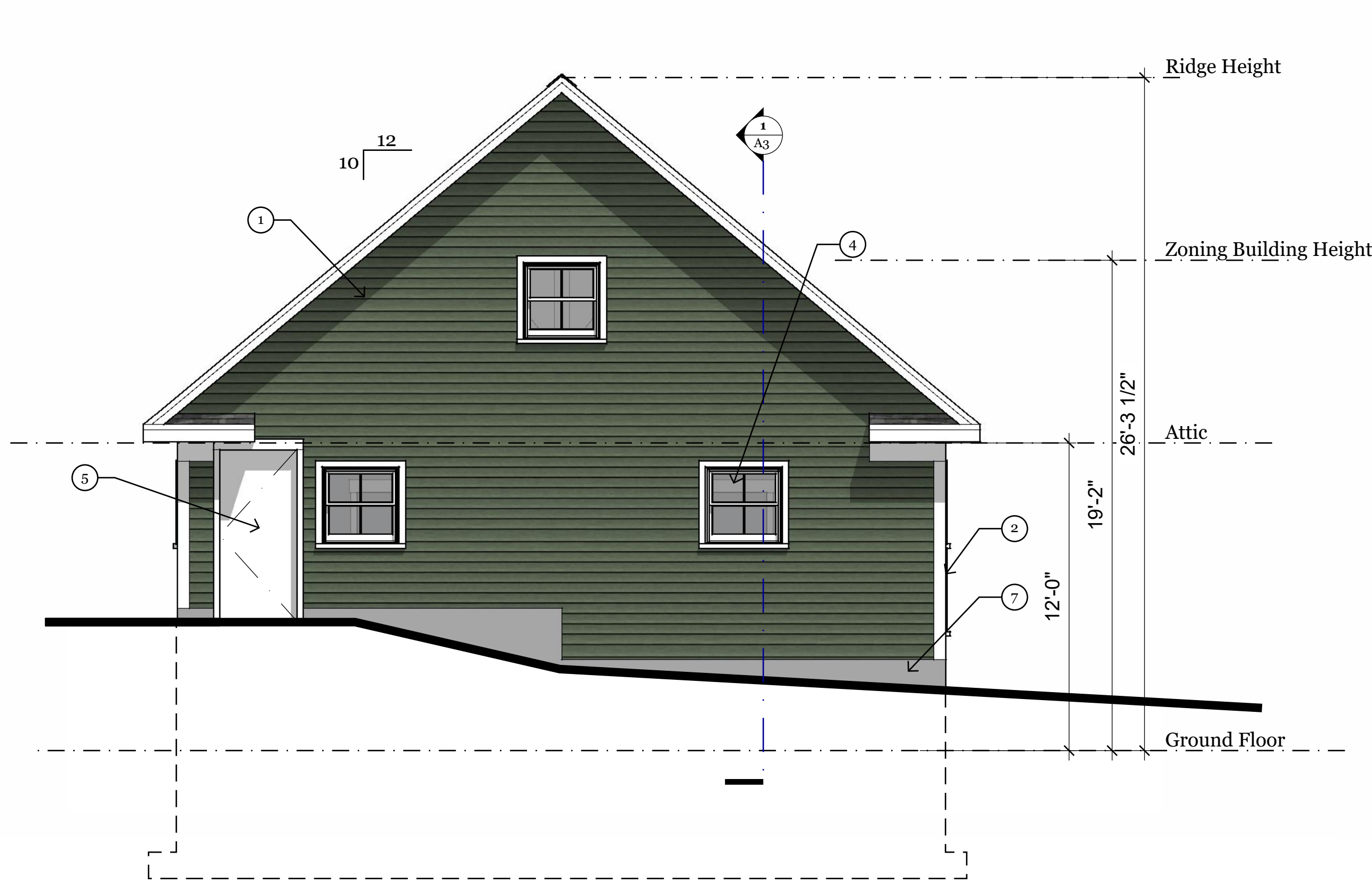
2 Attic Floor Plan
1/4"=1'-0"



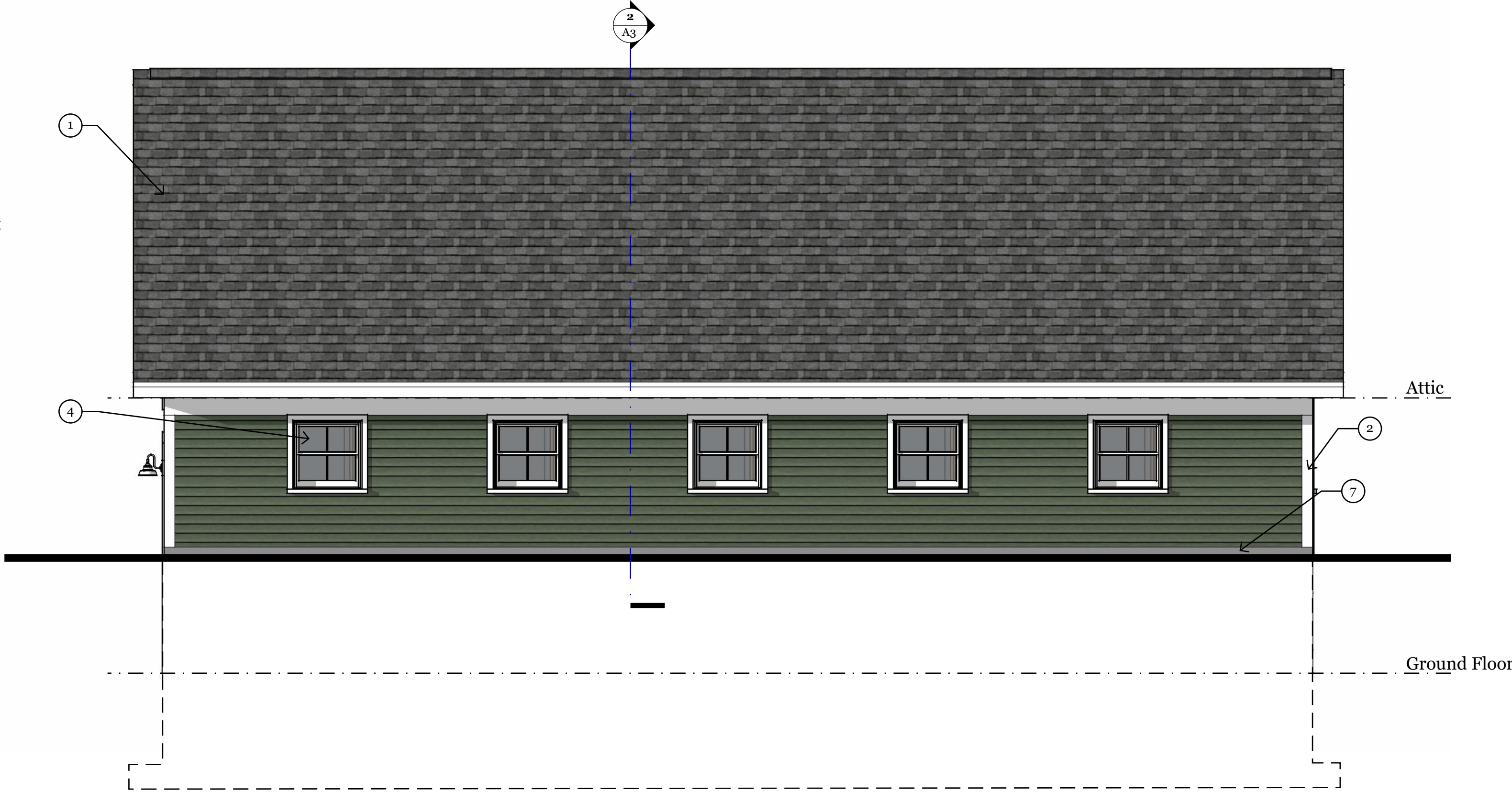
Keyplan
NTS



3 View from Northeast
1/4"=1'-0"



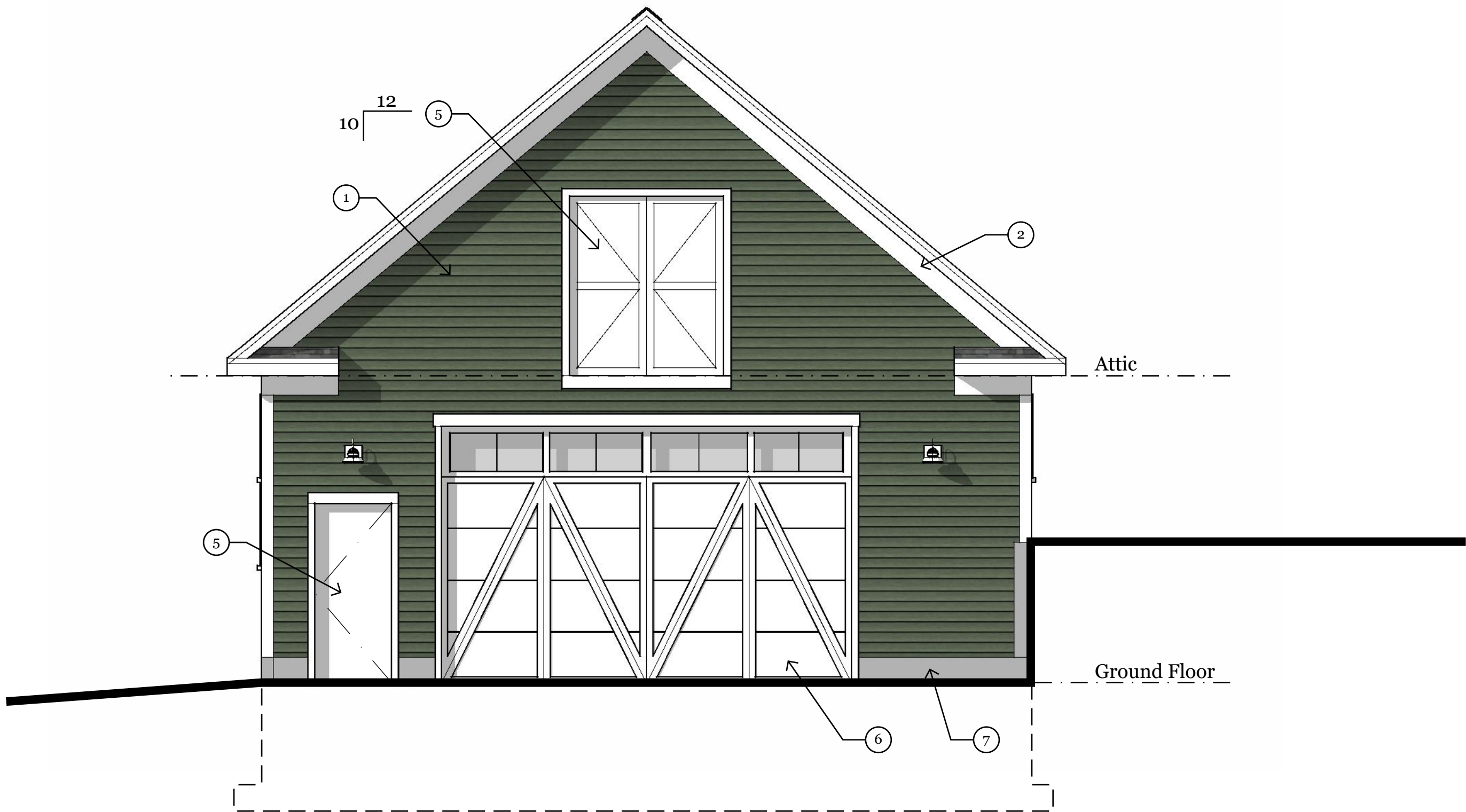
1 South Elevation
A2 1/4"=1'-0"



2 West Elevation
A2 1/4"=1'-0"

- LEGEND**
- 1. Vinyl clapboard siding
 - 2. PVC trim
 - 3. Architectural asphalt shingles
 - 4. Fiberglass window
 - 5. Insulated steel door, painted
 - 6. Insulated overhead door
 - 7. Exposed concrete foundation

Note: Color shown is likeness only. See product data sheets for color options to be selected by Owner



3 North Elevation
A2 1/4"=1'-0"



4 East Elevation
A2 1/4"=1'-0"

REV #1 WINDOW MATERIAL NDS 03/25/2024

PROJECT NO.

DRAWN BY
WB

DESCRIPTION
Exterior Elevations

ZONING PERMIT
SUBMISSION

OWNER
Bayberry, LLC
193 Industrial Ave
Williston, VT 05495

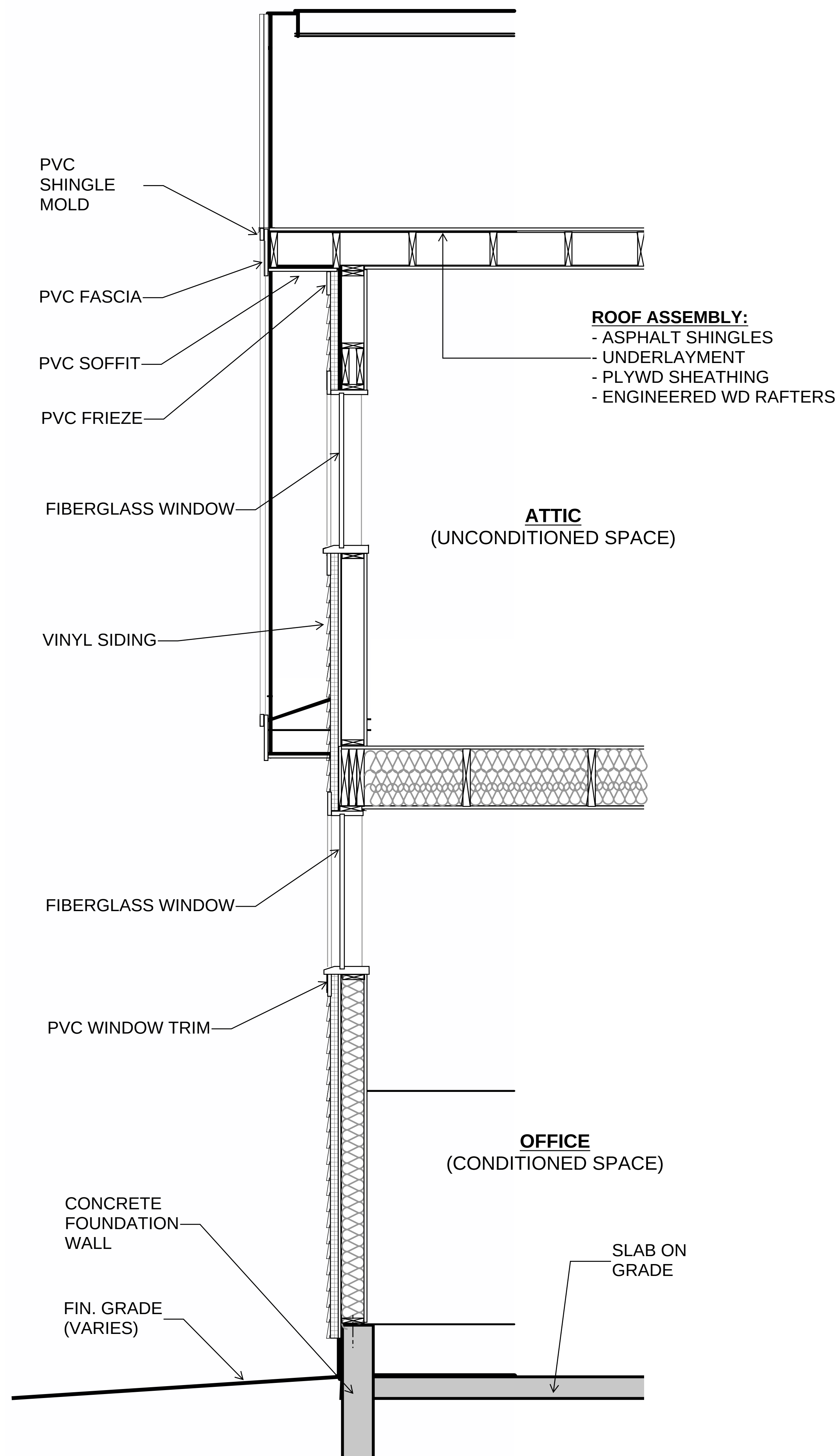
GENERAL CONTRACTOR
SD Ireland Companies
193 Industrial Ave.
Williston, VT 05495

DATE
02/16/2024

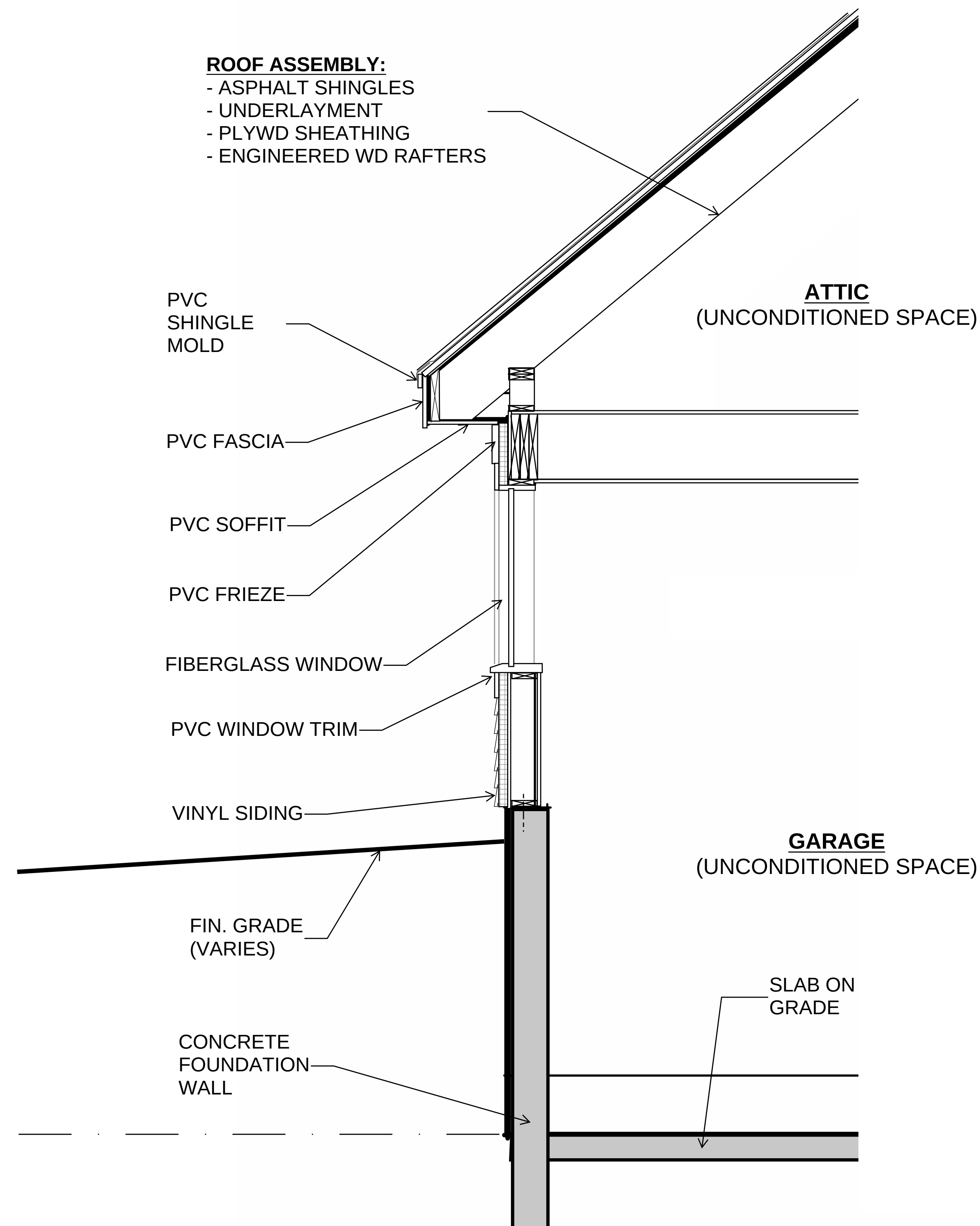
PROJECT
STORAGE BUILDING
Bayberry Commons



A2



1 Section A
A3 3/4"=1'-0"



2 Section B
A3 3/4"=1'-0"

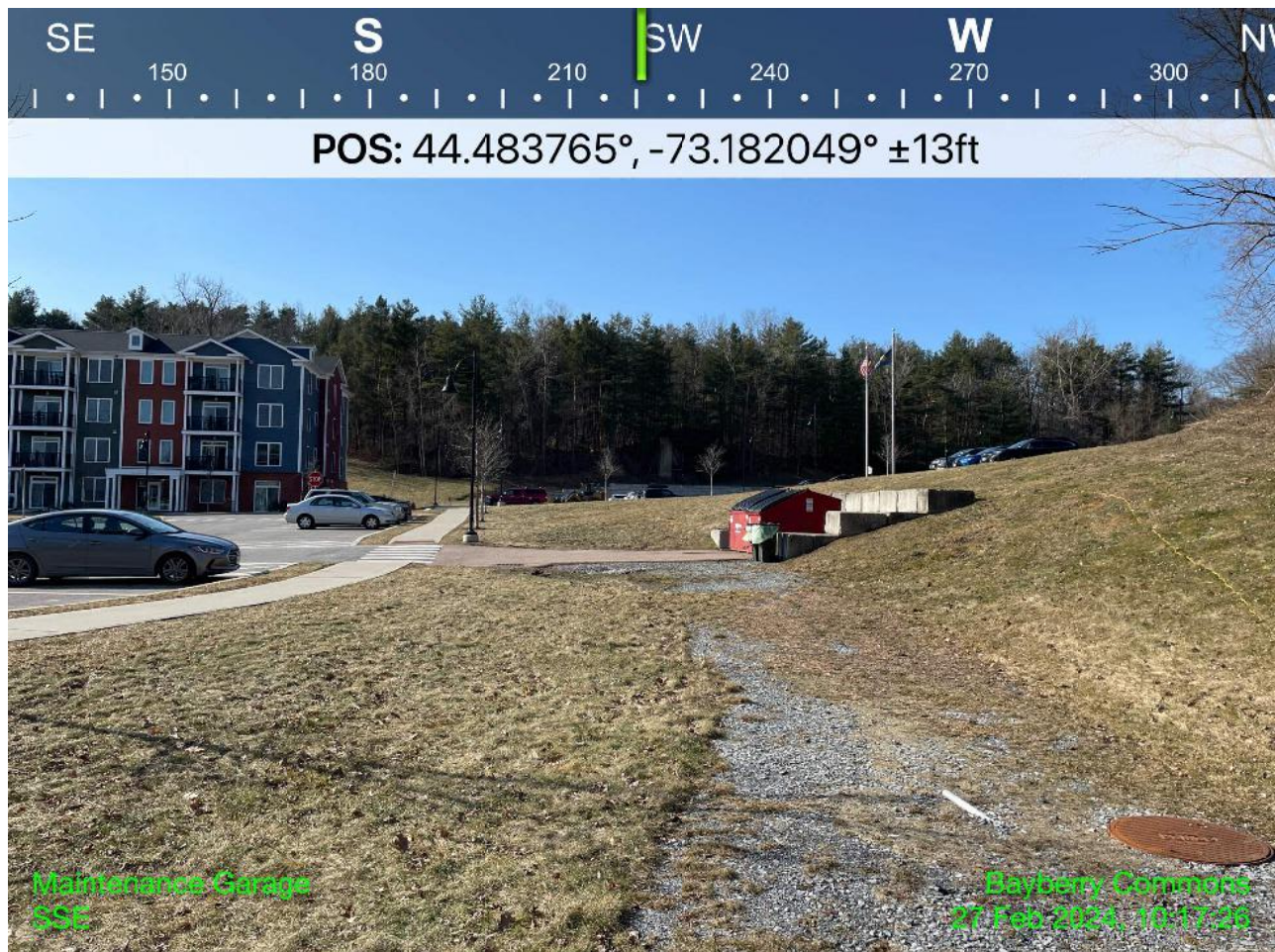












PRODUCT DATA SHEETS

ZONING PERMIT SUBMISSION
02/16/2024

STORAGE BUILDING
BAYBERRY COMMONS
BURLINGTON, VT



SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

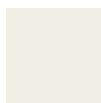
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Clean, attractive corner seams
- Five exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS



White



Sandtone



Terratone



Dark Bronze



Black



100 SERIES SINGLE-HUNG WINDOWS

Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
 - Low-E glass with HeatLock® technology
 - Low-E Sun glass
 - Low-E SmartSun™ glass
 - Low-E SmartSun glass with HeatLock technology
- Tempered glass and other glass options are available. Contact your Andersen supplier.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure



Cascade



Reed



Fern

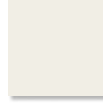
FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

ADDITIONAL FEATURES

- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

INTERIOR OPTIONS



White



Sandtone*



Dark Bronze*



Black*

HARDWARE



Single-hung windows feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.



Optional lift handle matches the window's interior.



Dark Bronze

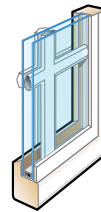
New metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

GRILLES

Choose from the following grille options:



Finelight™ Grilles-Between-the-Glass



Finelight with Exterior Grilles

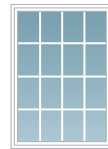


Full Divided Light



Simulated Divided Light

All grille options are available in a variety of patterns.



Colonial



Prairie A



Tall Fractional



Specified Equal Light (2 x 2)



Sunburst**

*Units with Black, Dark Bronze and Sandtone interiors have matching exteriors.

**Sunburst pattern is only available with Finelight grilles.

Printing limitations prevent exact color and finish duplication. See your Andersen supplier for actual finish samples.

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For more information or to find a dealer, visit andersenwindows.com/100series or call 877.577.7655.

Along with improved thermal properties, the new QMAX core has many additional sustainable characteristics:

- 100% Recyclable with post-industrial and post-consumer recycled content
- 13.6% Carbon footprint reduction
- Environmentally friendly containing no hazardous materials or off-gassing
- Zero global warming potential in the foaming agent
- Long term stable U and R value to help reduce energy consumption with 10.6% energy savings over prior core design



QMAX is a new thermally enhanced core for 707 Series doors intended for applications where polyisocyanurate and polyurethane cores are normally specified.

The new QMAX thermally enhanced core in 707 Series doors has a significantly improved thermal rating (0.35 U value in a Mercury 3 Thermal Brake frame and 0.37 in a masonry frame) over the previously published polyisocyanurate / polyurethane core rating (0.46 U value) in a masonry frame. As a result, the new QMAX core is replacing polyisocyanurate / polyurethane cores for 707 Series doors.

Polyurethane core doors are still available from CURRIES manufactured off site.

Opening	Core	Thermal Rating (BTU/hr-ft ² -°F)	Intertek Test Report #
3'0" x 7'0" flush door, Mercury 3 Thermal Break Frame	CURRIES 707 QMAX thermally-enhanced core ^{A, B}	0.35	Q2009,04-201-46-R0
3'0" x 7'0" flush door, masonry profile frame	CURRIES 707 QMAX thermally-enhanced core ^{A, B}	0.37	Q2009.04-201-46 R0
	CURRIES 707, Polyiso/polyurethane core ^A - DISCONTINUED	0.46	G4902.01-201-46-R0
	CURRIES 707, polystyrene core ^{A, B}	0.42	K6069.03-201-46-R0
	CURRIES 777E, flush polyurethane and steel stiffened core ^{A, B}	0.41	F7924.01-201-46-R1
^A Testing per ASTM C1363 ^B Frame infill: R19 Kraft-faced 2" x 6" fiberglass			

1502 12th Street NW | Mason City, IA 50401
Phone: 641-423-1334 | Fax: 641-424-8305
www.curries.com

Contact your CURRIES Customer Service Professional or your local ASSA ABLOY Door Security Solutions Representative to find out more.

Experience a safer
and more open world

WindStorm™ MODEL 7565

WIND LOAD-RATED GARAGE DOORS



Model 7565, Vertical Overlay panel, Gray finish, decorative hardware

Featuring beautiful carriage house designs and durable construction to enhance your home's curb appeal and protect it from nature's fury. Stringently tested to meet wind load requirements.

- Available with impact rated options and reinforced hardware throughout the door
- Designed to meet local building codes – when ordered with specified wind load requirements – including Miami-Dade County
- Durable overlays are specially treated to resist termites, weather and fungal decay.
- Joint seals – snug-fitting tongue-and-groove section joints reduces wind and weather from entering the garage.
- Limited Lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, Limited warranty ensuring high standards for materials and workmanship.
- Specified foamed-in-place polyurethane insulation – with a U-factor¹ of 0.15 and an R-value² of 12.12 can improve the thermal efficiency of your garage space, reduce street noise and make the door operate more quietly.

1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

2 - Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.



Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

The Genuine. The Original.

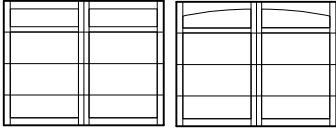


Select your door panel style

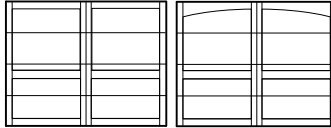
1 Choose a panel style

Panels below shown in square and arched top.

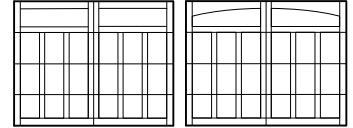
Horizontal Overlay (H1)



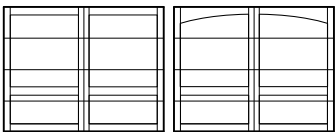
Horizontal Overlay (H3)



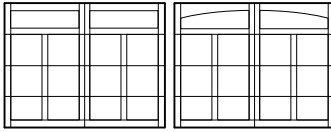
Vertical Overlay (C5)



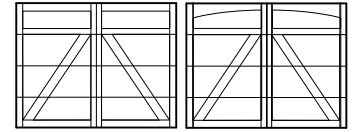
Horizontal Overlay (H4)



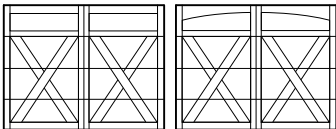
Vertical Overlay (C4)



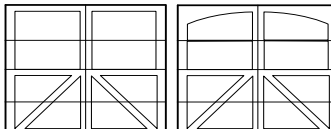
A Shaped Overlay (A)



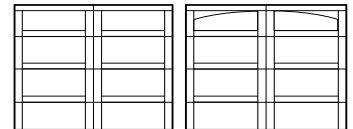
X Shaped Overlay (X)



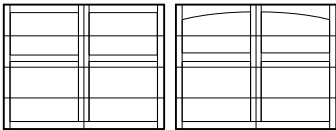
A Shaped Overlay (A2)



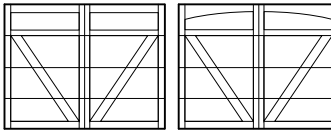
Horizontal Overlay (H)



Horizontal Overlay (H2)



V Shaped Overlay (V)



MODEL	WOOD GRAIN TRIM	POLYURETHANE INSULATION	U-FACTOR*	R-VALUE**	OVERLAY THICKNESS	DOOR THICKNESS	COMMERCIAL TRACK	RESIDENTIAL TRACK	BALL BEARING ROLLERS/NYLON TIRES	WARRANTY
7565	●	●	0.15	12.12	3/8"	1 3/8"	Optional	●	●	Limited Lifetime

* U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

** Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Building code/agency requirements

EXPOSURE B	DOOR WIDTH UP TO	WIND SPEEDS/DESIGN PRESSURES MPH1/MPH2/PSF DESIGN PRESSURE	IMPACT RESISTANT	GLASS AVAILABLE	
				STANDARD	IMPACT
Model 7565	9'	90 - 200 mph ¹ / 115 - 255 mph ² (+12.80/-14.80) - (+64.00/-72.00)	Yes ³	Long panel ³	Long panel ³
	16'	90 - 170 mph ¹ / 115 - 225 mph ² (+12.40/-13.80) - (+46.00/-52.00)	Yes ³	Long panel ³	Long panel ³
	18'	90 - 170 mph ¹ / 115 - 225 mph ² (+12.40/-13.80) - (+46.00/-52.00)	Yes ³	Long panel ³	Long panel ³

¹ Above wind speeds based on ASCE 7-05 are applicable for enclosed structures with an importance factor of 1.0, mean roof height of 30', and assume a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

² Above wind speeds based on ASCE 7-10 Category II structure with a mean roof height of 30' and a maximum of 2' of the door is located within the end zone of a structure. The above wind speeds listed as a guide only. Wind speed is only one of many factors that determine the design pressure on a structure. The design and location of the structure can have a great effect on the loads placed on the garage door. Consult a registered architect or structural engineer to determine what design pressure is appropriate for your application.

³ Options available on select models.

• Wind load drawings available upon request.

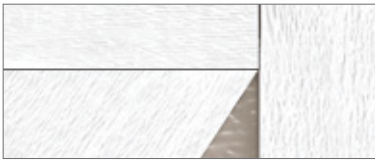
• Wind speeds listed in this guide are provided for reference purposes only.

• In ALL cases the local building authority is the sole and final determiner of the structural and safety requirements, and suitability of the garage door.

Customize your door with texture, color, windows and decorative hardware

2 Choose a texture and color

Overlay texture options



Wood grain - standard



Smooth - optional

Color options



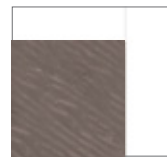
White/White



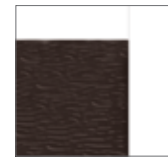
Almond/White



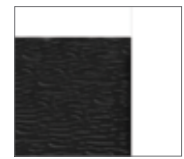
Taupe/White



Terra Bronze



Brown/White



Black/White

Door overlays and window trim are available in the colors shown or can be painted to match your home's decor (additional charges may apply). Actual colors may vary from brochure due to fluctuations in the printing process.

Always request a color sample from your Overhead Door™ Distributor for accurate color matching before ordering your door.

3 Choose a window style

Contact your Overhead Door™ Distributor to determine window availability and your local building official for code requirements.

Non-impact windows



Clear Long



Stockbridge



Stockton



Stockton Arch



Somerton



Wyndbridge

Impact windows



Clear Long Impact



Stockbridge Impact



Stockton Impact



Stockton Arch Impact



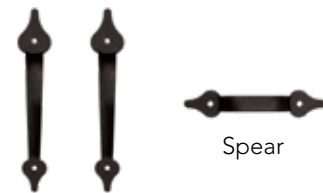
Somerton Impact



Wyndbridge Impact

4 Choose your decorative hardware

Spear pull handles and bottom lift handle are included with door.



Spear

Additional decorative hardware options shown below. See website for complete hardware selection.



Spear Hinge (16" and 18" available)

Bean Hinge (16" only)

Spade Design Hinge

Bean Design Handle

Large Hammered Iron Handle

5 Choose your opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.

Transform Your Home with the DoorView® Visualization Tool.

Go to overheaddoor.com to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



BEFORE



AFTER

Model 7565, Vertical Overlay, Almond/White finish, Stockbridge windows, decorative hardware

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
www.overheaddoor.com

ROYAL[®]
Trim & Mouldings

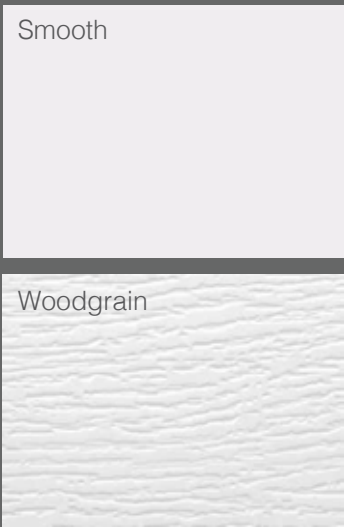
PRODUCT DIRECTORY

S4S Trimboard

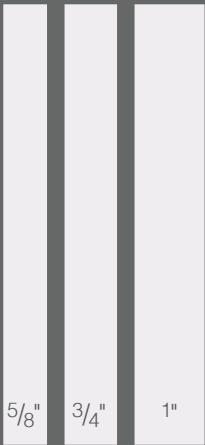
S4S 5/4" Smooth & Smooth/Woodgrain Reversible

Profile	Nominal Description	Actual Size	Length					
			7'	8'	12'	16'	18'	20'
7874	5/4 x 3	1" x 2 1/2"					•	
7840	5/4 x 4	1" x 3 1/2"	•	•	•	•	•	•
7875	5/4 x 5	1" x 4 1/2"		•	•		•	•
7841	5/4 x 6	1" x 5 1/2"	•	•	•	•	•	•
7842	5/4 x 8	1" x 7 1/4"			•		•	•
7843	5/4 x 10	1" x 9 1/4"			•		•	•
7844	5/4 x 12	1" x 11 1/4"			•		•	•

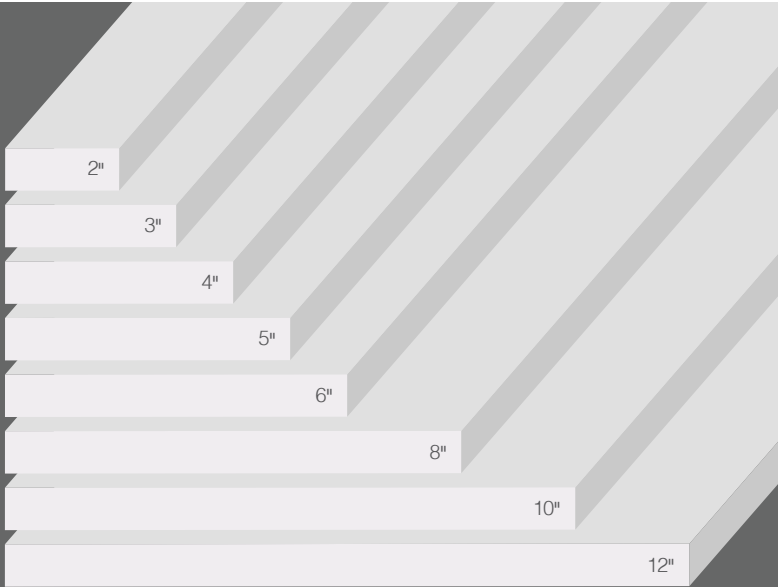
* See Appendix for Pack Sizes and Weights. See Table of Contents for explanation of • & •



Reversible



Multiple Thicknesses



Multiple Widths

SurEdge Trimboard

SurEdge 5/8" Smooth & Smooth/Woodgrain Reversible

Profile	Nominal Description	Actual Size	Length	
			12'	18'
9759	5/8 x 4	5/8" x 3 1/2"	•	•
9760	5/8 x 6	5/8" x 5 1/2"	•	•
9761	5/8 x 8	5/8" x 7 1/4"	•	•
9762	5/8 x 10	5/8" x 9 1/4"	•	•
9763	5/8 x 12	5/8" x 11 1/4"	•	•
9784	5/8 x 14	5/8" x 13 1/4"	•	•
9764	5/8 x 16	5/8" x 15 1/4"		

SurEdge 4/4" Smooth & Smooth/Woodgrain Reversible

Profile	Nominal Description	Actual Size	Length	
			12'	18'
9766	1 x 3	3/4" x 2 1/2"	•	•
9767	1 x 4	3/4" x 3 1/2"	•	•
9768	1 x 5	3/4" x 4 1/2"	•	•
9769	1 x 6	3/4" x 5 1/2"	•	•
9770	1 x 8	3/4" x 7 1/4"	•	•
9771	1 x 10	3/4" x 9 1/4"	•	•
9772	1 x 12	3/4" x 11 1/4"	•	•
9788	1 x 14	3/4" x 13 1/4"	•	•
9773	1 x 16	3/4" x 15 1/4"		

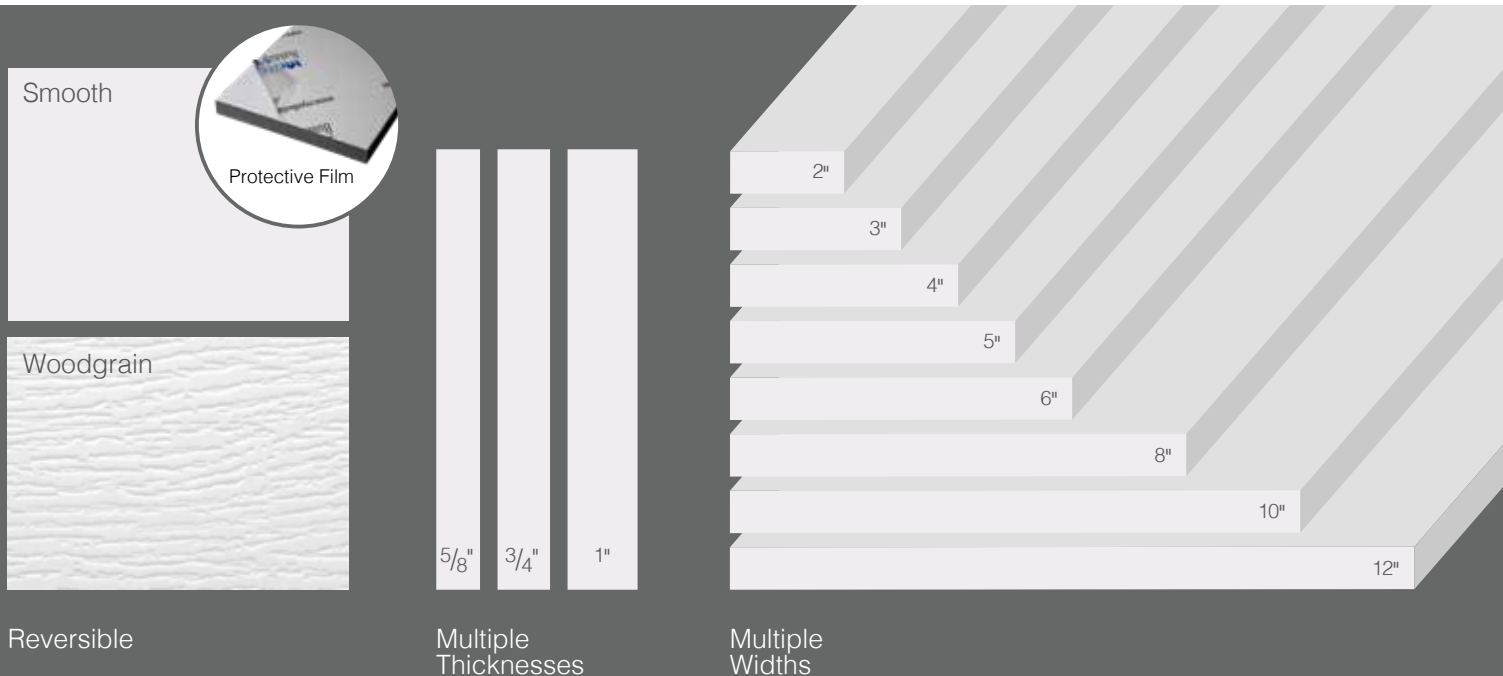
* See Appendix for Pack Sizes and Weights. See Table of Contents for explanation of • & •

SurEdge Trimboard

SurEdge 5/4" Smooth & Smooth/Woodgrain Reversible

Profile	Nominal Description	Actual Size	Length		
			12'	18'	20'
9774	5/4 x 3	1" x 2 1/2"	•	•	•
9775	5/4 x 4	1" x 3 1/2"	•	•	•
9776	5/4 x 5	1" x 4 1/2"	•	•	•
9777	5/4 x 6	1" x 5 1/2"	•	•	•
9778	5/4 x 8	1" x 7 1/4"	•	•	•
9779	5/4 x 10	1" x 9 1/4"	•	•	•
9780	5/4 x 12	1" x 11 1/4"	•	•	•
9781	5/4 x 16	1" x 15 1/4"	•	•	•

* See Appendix for Pack Sizes and Weights. See Table of Contents for explanation of • & •



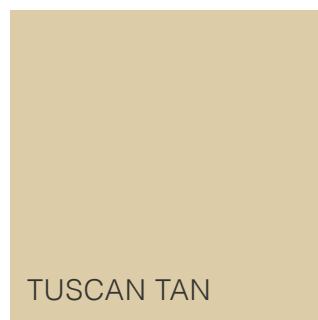
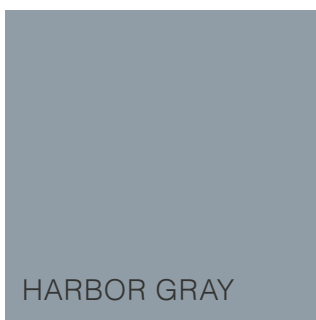
SurEdge Trimboard

SurEdge Trimboard 5/8"

Profile	Nominal Description	Actual Size	Length 18'
9759	5/8 x 4	5/8" x 3 1/2"	•
9760	5/8 x 6	5/8" x 5 1/2"	•
9761	5/8 x 8	5/8" x 7 1/4"	•
9762	5/8 x 10	5/8" x 9 1/4"	•
9763	5/8 x 12	5/8" x 11 1/4"	•
9764	5/8 x 16	5/8" x 15 1/4"	•
9767	1 x 4	3/4" x 3 1/2"	•
9769	1 x 6	3/4" x 5 1/2"	•
9770	1 x 8	3/4" x 7 1/4"	•
9771	1 x 10	3/4" x 9 1/4"	•
9772	1 x 12	3/4" x 11 1/4"	•
9773	1 x 16	3/4" x 15 1/4"	•
9775	5/4 x 4	1" x 3 1/2"	•
9777	5/4 x 6	1" x 5 1/2"	•
9779	5/4 x 8	1" x 7 1/4"	•
9780	5/4 x 10	1" x 9 1/4"	•
9781	5/4 x 12	1" x 11 1/4"	•

* See Appendix for Pack Sizes and Weights. See Table of Contents for explanation of • & •

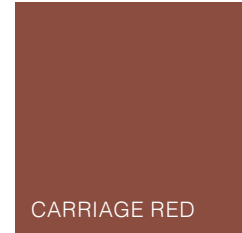
Available in Sand Dune, Harbor Gray, and Tuscan Tan. Contact Customer Service for availability.



Prefinished Trimboard

Prefinished Trimboard 5/8"

Profile	Nominal Description	Actual Size	Length 16'
9759	5/8 x 4	5/8" x 3 1/2"	•
9760	5/8 x 6	5/8" x 5 1/2"	•
9761	5/8 x 8	5/8" x 7 1/4"	•
9762	5/8 x 10	5/8" x 9 1/4"	•
9763	5/8 x 12	5/8" x 11 1/4"	•



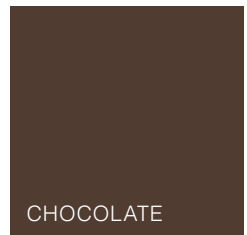
CARRIAGE RED



CASTLE STONE



CHESTNUT



CHOCOLATE

Prefinished Trimboard 1"

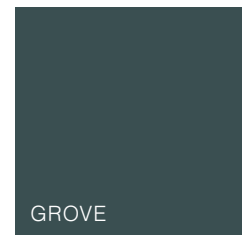
Profile	Nominal Description	Actual Size	Length 16'
9767	1 x 4	3/4" x 3 1/2"	•
9769	1 x 6	3/4" x 5 1/2"	•
9770	1 x 8	3/4" x 7 1/4"	•
9771	1 x 10	3/4" x 9 1/4"	•
9772	1 x 12	3/4" x 11 1/4"	•



COASTLINE



FROST



GROVE



LATTE

Prefinished Trimboard 5/4"

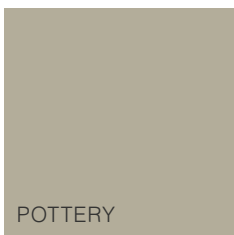
Profile	Nominal Description	Actual Size	Length 16'
9775	5/4 x 4	1" x 3 1/2"	•
9777	5/4 x 6	1" x 5 1/2"	•
9778	5/4 x 8	1" x 7 1/4"	•
9779	5/4 x 10	1" x 9 1/4"	•
9780	5/4 x 12	1" x 11 1/4"	•



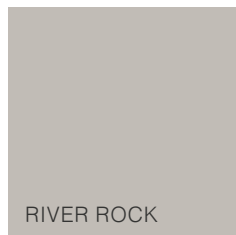
OCEANA



PINE BROOK



POTTERY



RIVER ROCK



SHALE



WILLOW



WROUGHT IRON



Cambridge®

IKO.COM



The Trusted Solution
to a Beautiful Roof.

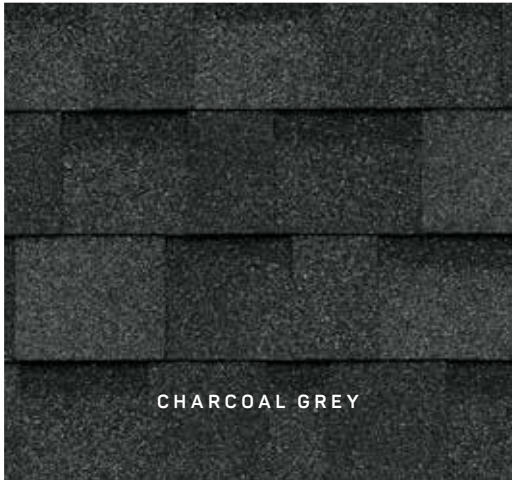
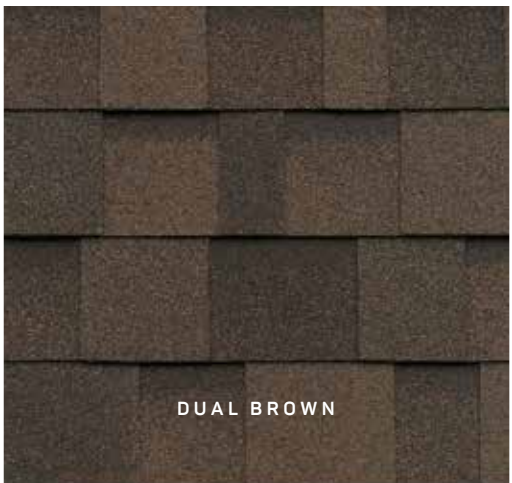
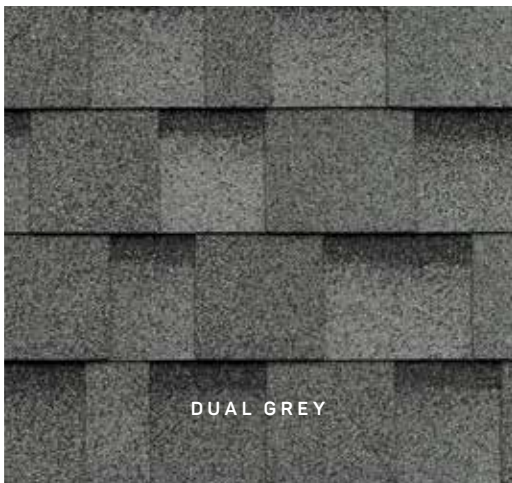
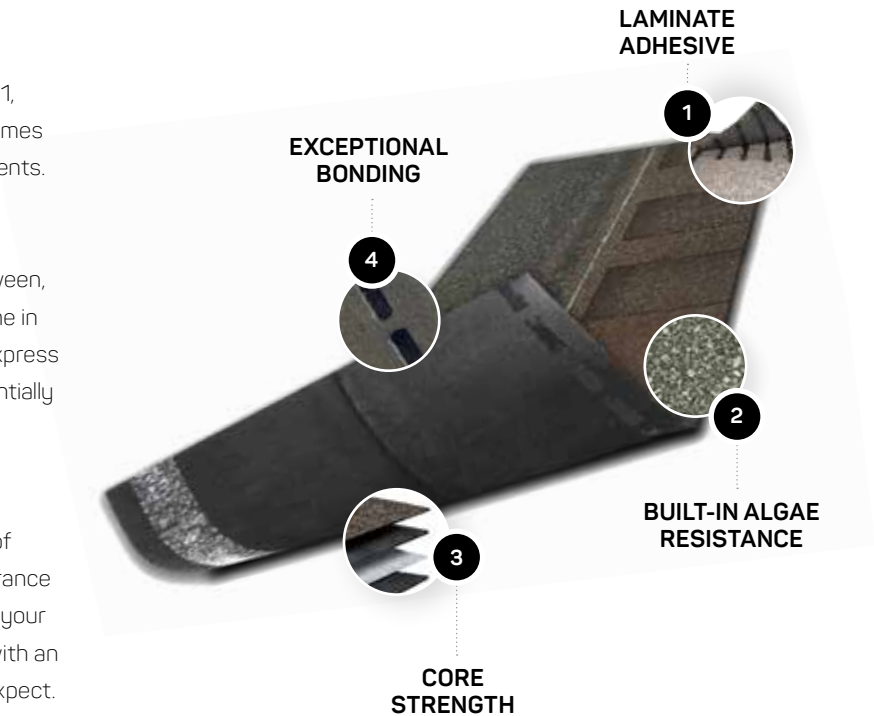


BEAUTY You Can See. QUALITY You Can Feel.

NOW THAT IT'S TIME TO REPLACE YOUR ROOF, WHY TAKE ANYTHING FOR GRANTED? We never do. Since 1951, IKO has been protecting North American homes and families just like yours against the elements.

Whether it's elegant and sophisticated or laid-back and casual, or somewhere in-between, **IKO Cambridge® Architectural shingles** come in a wide range of stunning colour blends to express your personality, reflect your taste and potentially boost your home's resale value too.

Their modern, laminated two-piece design provides the depth, dimension and texture of genuine wood shakes for an upscale appearance without the upscale price tag. Now unleash your exterior designer and dress up your home with an exciting new look, for less than you might expect.



PERFORMANCE You Can Trust.

- 1

LAMINATE ADHESIVE. Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.
- 2

BUILT-IN ALGAE RESISTANCE. Special colorfast granules embedded in the shingles’ surface help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.
- 3

CORE STRENGTH. Our resilient fiberglass mat is coated top and bottom with weathering asphalt, then surfaced with coloured granules. It’s heavy-duty for exceptional durability and structural integrity.
- 4

EXCEPTIONAL BONDING. IKO’s FastLock® sealant on the shingles’ bottom edge gets extra-tacky when activated by the sun’s heat. This creates a strong bond to help ensure maximum protection against wind uplift, blow-off and water penetration.

THE IKO ADVANTAGE

Limited Warranty ¹	Limited Lifetime ³
Iron Clad Protection ¹	15 Years (Canada only)
Limited Wind Warranty ¹	177 km/h (110 mph)
Limited High-Wind Warranty Upgrade ^{1,2}	210 km/h (130 mph)
Blue-Green Algae Resistant ¹	Yes

PRODUCT SPECIFICATIONS⁴

Length	40 7/8 in (1038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage per Bundle	33 1/3 ft ² (3.1 m ²)
(3 bundles = 1 full square = 100 sq ft coverage)	

STANDARDS⁵

ASTM D3462, ASTM D3018, ASTM D3161 – Class F, ASTM D7158 – Class H, ASTM E108/UL 790 – Class A, CSA A123.5.



HARVARD SLATE



EARTHTONE CEDAR



DRIFTWOOD

IMPORTANT! To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final colour selection as the shingle swatches and photography shown online, in brochures and in our **ROOFViewer®** tool may not accurately reflect shingle colour, and do not fully represent the entire colour blend range, nor the impact of sunlight.

Note: Product and colour availability may vary by region. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements ²High-wind application is required. ³Lifetime means the period of time commencing on the date of the completion of the installation of the shingles on the building, and continuing so long as the owner owns the building on which the shingles were installed. ⁴All values shown are approximate. ⁵Products are developed with reference to these standards.

Shingles are your home’s first line of defense, but they protect, perform and look their best installed with the recommended **IKO Proformax Integrated Roofing Accessories** shown below.



DECK PROTECTION	SYNTHETIC UNDERLAYMENT	ROOF STARTERS	CAPPING SHINGLES
1. IKO GoldSeamTM Roof Sealing Tape 1a. Apply where the fascia and eaves meet. 1b. Apply over seams when sealing the deck using synthetic underlayment. StormShield[®] 1c. Apply under shingled roofs to help prevent water infiltration due to ice dams and wind-driven rain.	2. Stormtite[®] It's IKO's economical synthetic underlayment choice. Stronger than conventional felts, Stormtite installs easily, even in cool weather, due to its light weight. Stormtite is the perfect combination of strength and flexibility.	3. Leading Edge PlusTM or EdgeSeal[®] Apply starter shingles with IKO's own high-strength thermally activated sealant or use the double-sided starter roll at eaves and rakes to help ensure wind resistance at that critical first course of shingles.	4. Hip & Ridge 12TM These capping shingles are available in colours that pair with every Cambridge colour. Installation is easy, just separate the tapered pieces along the perforation, bend and nail in place. No waste.



To find out more about Cambridge[®] Architectural shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

Canada 1-855-IKO-ROOF (1-855-456-7663)
United States 1-888-IKO-ROOF (1-888-456-7663)



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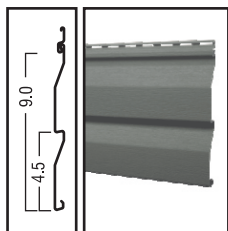
The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

Our premium product line offers a .044" thick panel and a complete selection of 19 Bold Premium & 18 Natural Standard colour options. Profiles feature a cedar-grain texture in a low-gloss finish with a distinctive deep silhouette for rich shadow lines. Board & Batten profile is also available for vertical applications.



Rich cedar grain texture shown in Brownstone

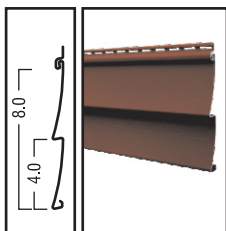
Profiles & Specifications



Double 4.5" Dutchlap

Shown in Timber Bark

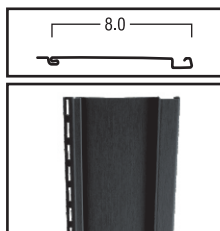
Length/Pc :
12'1" / 3.68cm
Width/Pc:
9" / 22.86cm
Panels/Ctn:
22
Coverage/Ctn:
200 sq. ft. / 18.58 m²
Nom. Thickness:
.044" / 1.12 mm
Windload Data:
180 mph / 290 KM/h



Double 4" Horizontal

Shown in Chestnut Brown

Length/Pc :
12'6" / 3.81m
Width/Pc:
8" / 20.32cm
Panels/Ctn:
24
Coverage/Ctn:
200 sq. ft. / 18.58 m²
Nom. Thickness:
.044" / 1.12 mm
Windload Data:
180 mph / 290 KM/h



Board & Batten

Shown in Sapphire Blue

Length/Pc :
10' / 3.04cm
Width/Pc:
7" / 17.78cm
Panels/Ctn:
17
Coverage/Ctn:
100 sq. ft. / 9.29 m²
Nom. Thickness:
Standard Colours: .045" / 1.14 mm
Premium Colours: .050" / 1.27 mm
Windload Data:
195 mph / 313 KM/h

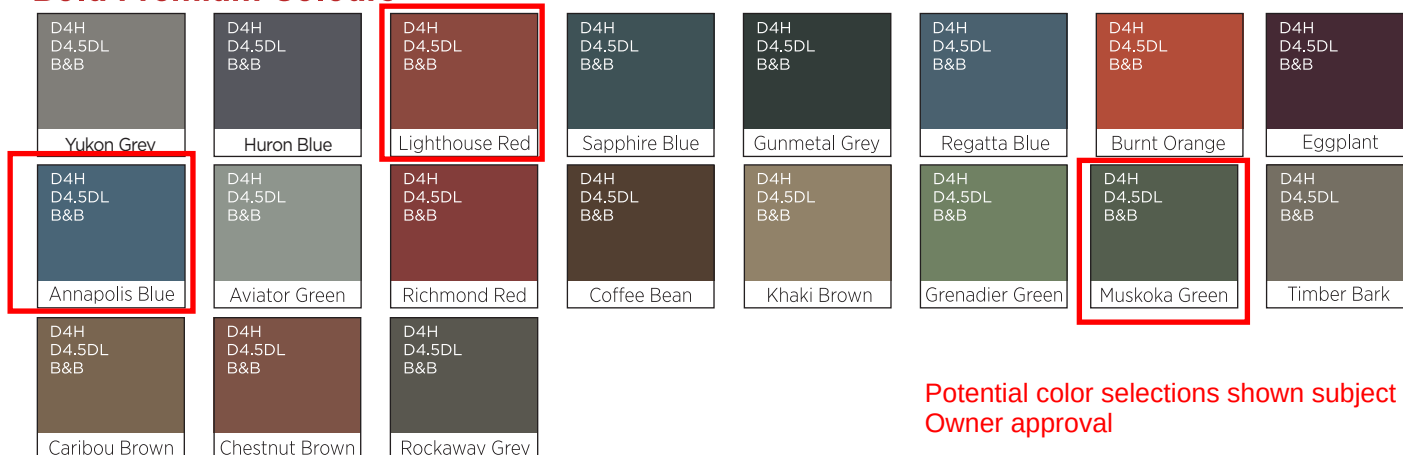
Features

- Rich cedar grain texture
- Roll-over nail rail
- Strong .044" nominal thickness provides lasting durability
- Available in all 37 Mitten colours in all three profiles
- Low-maintenance
- Limited Lifetime Warranty includes Colour Fade Guarantee

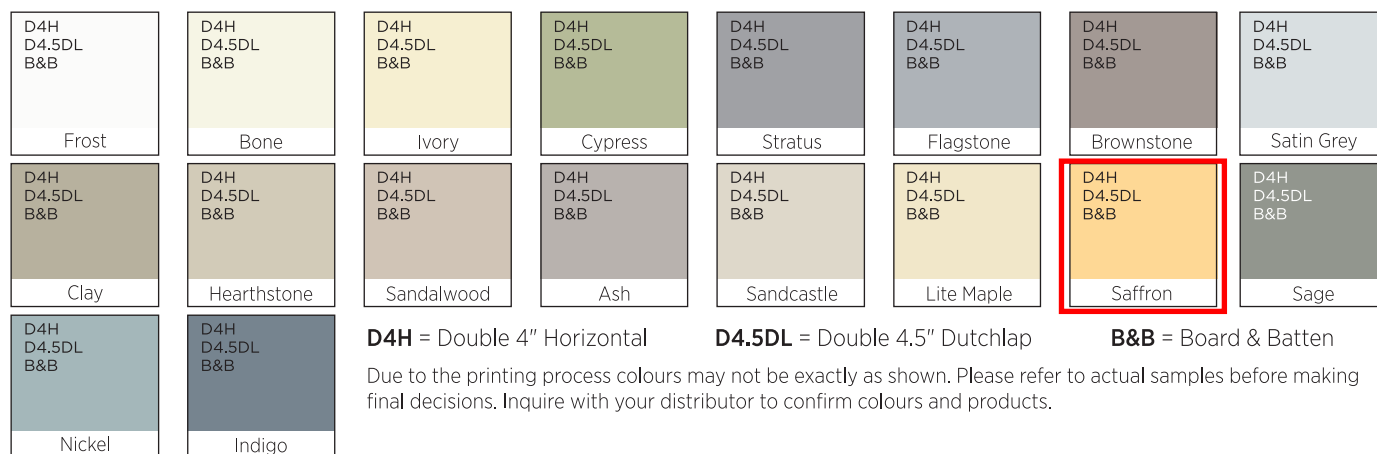
Colours

Sentry siding is available in all 19 Bold Premium Colours and 18 Natural Standard Colours

Bold Premium Colours



Natural Standard Colours



All Mitten colours shown are VSI certified

Installation Tips

A full installation guide can be found at www.mittensiding.com

Here are some tips to assist in preparing for your siding job.

Before getting started, it is important to review several common rules for vinyl siding application. Vinyl siding, like all building materials, expands and contracts with temperature changes. The amount of expansion and contraction can be as much as 3/8 of an inch. This expansion and contraction must be accounted for in advance to prevent the siding from buckling which will mar the appearance of your home.

1. Do not store siding in a location where temperatures exceed 130°F or 54°C (i.e. On black top pavement during unusually hot weather or under tarps or plastic wrap without air circulation.)
2. Installed panels must move freely from side to side.
3. When installing a siding panel, push up from the bottom until the lock is fully engaged with the piece below it. Do not force the panels up or down when fastening in position. Stretching the panel upward pulls the natural radius out of the panel and increases the friction of the locks.
4. Always nail in the center of the slot. WARNING: Do not nail at the end of a slot! Doing so will cause the siding panel to be permanently damaged. If you must nail near the end of a slot to hit a stud, etc., extend the length of the slot with a nail slot punch tool.
5. Do not drive the head of the nail tightly against the siding nail hem. Allow 1/32" (about the thickness of a dime) clearance between the nail head and the siding panel. Drive nails straight and level to prevent distortion and buckling of the panel.
6. Leave a minimum of 1/4" clearance at all openings and accessory channel stops to allow for normal expansion and contraction. When installing in temperatures below 40°F, increase minimum clearance to 3/8".

Accessories

STARTER STRIP 	GALVANIZED STARTER STRIP 	5/8" J-CHANNEL - 1" FACE 	1/2" J-CHANNEL - 1" FACE
7/8" J-CHANNEL - 1" FACE 	1/2" F-CHANNEL 	FINISH TRIM 	H-TRIM
BELT LINE 	DRIP CAP 	WINDOW CASING TRIM 	RECESSED WINDOW & DOOR TRIM
3-1/2" WINDOW & DOOR TRIM 	FASCIA 	FASCIA-J 	INSIDE CORNER POST
3" OUTSIDE CORNER POST - 10' 	3" OUTSIDE CORNER POST - 12' 	TRADITIONAL OR FLUTED 5-1/2" OUTSIDE CORNER POST - 20' 	CROWN MOULDING

Care and Cleaning

General surface cleaning will help to remove surface dirt and keep your siding looking like new. In order to maintain the look of your siding, we recommend the following:

While Mitten vinyl siding is close to being totally maintenance free, it will become dirty just as a freshly painted house, new automobile or any other product which is exposed to atmospheric conditions. Generally, your Mitten vinyl siding can be cleaned satisfactorily through the use of an ordinary garden hose. If this does not do the job, then we suggest the following:

1. Equip a garden hose with a soft bristled, long handle car brush. Avoid using stiff bristle brushes or abrasive cleaners, which may change the gloss of the cleaned area and cause the siding to look splotchy.
2. Where soil is of a stubborn nature, (as frequently found in industrial areas) the following cleaning solution works well: 1/3 cup detergent (Tide as an example) + 2/3 cup trisodium phosphate (Soilax as an example) + 1 gallon of water.

In certain geographic areas where mildew may be a problem, substitute one quart of 5% sodium hydrochloride (Clorox for example) for one quart water in the above formula.

Where the house is extremely dirty, it is recommended that you start washing from the bottom and go to the top, rinsing frequently. Cleaning solutions should be permitted to stand on the surface of the siding for several minutes before rinsing.

Warranty and Certifications

Lifetime Non-Prorated Transferable Limited Warranty

Ply Gem proudly warrants the original purchaser of Mitten siding for as long as the original purchaser is the owner of the property to which our products are applied.

The said products will be free from manufacturing defects. Any and all product failures covered by this warranty as set forth will be remedied AT NO COST TO THE ORIGINAL HOMEOWNER, if the defect is reported in accordance with the terms thereof. If your product contains manufacturing defects covered by this Warranty, Ply Gem will incur the costs (material and labor) to repair or replace the defective part or portion of Mitten Vinyl Siding and Accessories.

The Lifetime non-prorated coverage in this warranty is designed to cover individual homeowners only. In the instance of siding purchased by or installed upon property owned by for example: corporations, governments, condominiums or premises not used by individual homeowners as their residences, the warranty period will be fifty years following the installation of the siding and it will be prorated as indicated herein. For such purchasers or entities to which the prorated coverage applies, the warranty is transferable to a new owner by the original purchaser under the terms and conditions set forth herein, in which event it will cover the period of fifty years following the installation of the siding (prorated as indicated herein).

For full warranty details, please go to <https://www.mittensiding.com/en/warranty>

PRODUCT PHYSICALS			
TEST	STANDARD METHOD	UNITS OF MEASURE	RESULT
IZOD Impact (0°C/32°F)	ASTM D-256	ft/lb/in.	3.53
IZOD Impact (23°C/73°F)	ASTM D-256	ft/lb/in.	33.9
Tensile Strength	ASTM D-638	PSI	8200
Modulus of elasticity	ASTM D-638	PSI	370000
Deflection of temperature under load @ 264 PSI	ASTM D-648	°F	163
Coefficient of linear expansion	ASTM D-696	x10 ⁵ in./in./°F	4.3
Chemical Resistance	ASTM D-543		excellent
Cell classification	ASTM D-1784	class#	13544-B
FIRE RELATED PROPERTIES - PVC			
Flame spread index	ASTM E-84, UBC 42-1		18
Fuel contribution			0
Self ignition temperature, °F	ASTM D-1929, UBC 52-3		810
Smoke density rating (%)	ASTM D-2843, UBC 52-2		42.1
Maximum smoke density (%)			56.0
Visibility of exit sign			Good
Total burn time, seconds	ASTM D-635		<5
Extent of burning, mm			<5
SIDING/EXTRUDATE TYPICAL PHYSICAL PROPERTIES			
Impact Resistance (23°C/73°F)	ASTM D-4226	in-lb	>80
Low Temperature flexibility	CGSB41-GP-24Ma	% pass	>80
Shrinkage/reversion	ASTM D-1042	%	<3.0
Surface Distortion	CGSB41-GP-24Ma ASTM D-3679-02	°F	>131



WDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog
Number

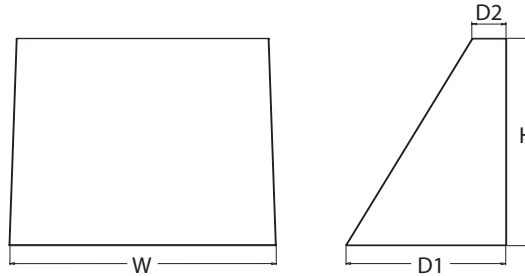
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting		
WDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included		
	P2 ¹	P2SW	30K	3000K	90CRI			347 ³	SRM	Surface mounting bracket	
	P3 ¹	P3SW	35K	3500K		VW	Visual comfort wide	480 ³	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁷	
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.		40K	4000K					AWS	3/8inch Architectural wall spacer
	P5 ¹			50K ²	5000K				PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.	

Options					Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)		Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)		DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)		PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
PE ⁴	Photocell, Button Type		PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
DS ⁵	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)		PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD	Sandstone
DMG ⁶	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)		DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
BAA	Buy America(n) Act Compliant		NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
DSLE	Dual Switching (1 Driver, 2 Light Engines)		NLTAIR2 PIR924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 8-15' mounting heights ⁸	DWHGXD	Textured white
			NLTAIR2 PIRH924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 15'-30' mounting heights ⁸	DSSTXD	Textured sandstone
See page 4 for out of box functionality						



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WDGE2 LED
 Rev. 11/16/23

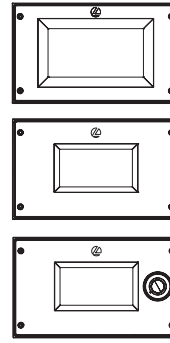
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2P8BW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

- P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 50K not available in 90CRI
- 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
- PE not available in 480V or with sensors/controls
- DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- DMG option not available with sensors/controls
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls
- Available with MVOLT only and only rated to 25C ambient



Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5

Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW

Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



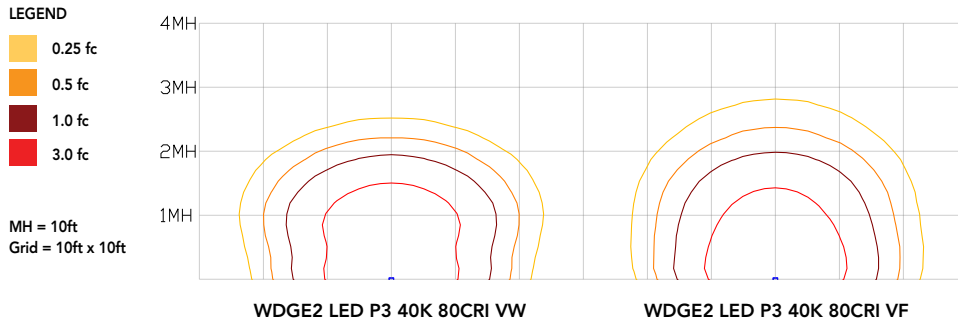
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WDGE2 LED
Rev. 11/16/23

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.



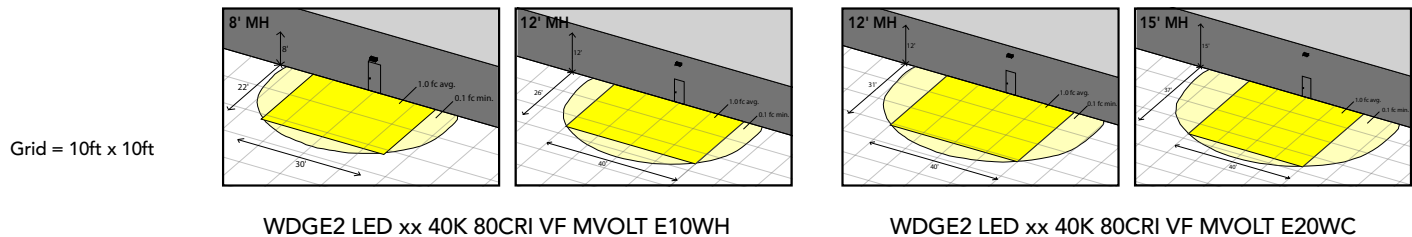
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

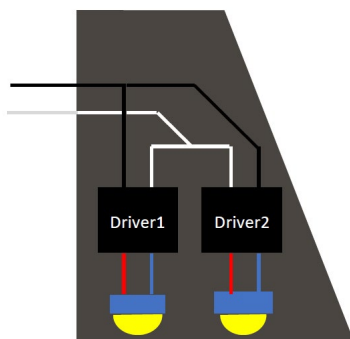
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

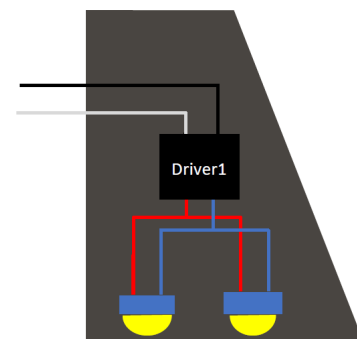
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR_, PIRH_)

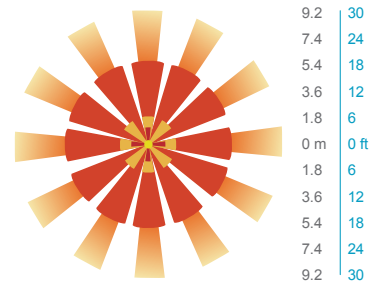
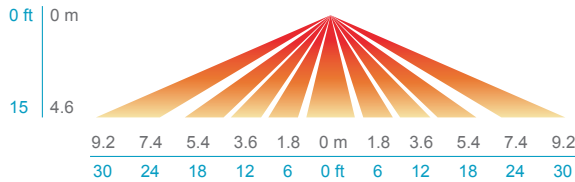
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

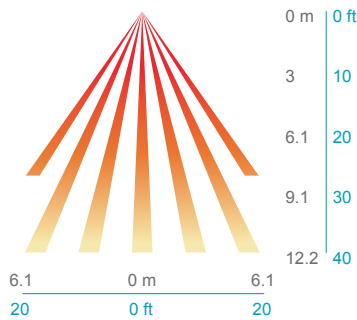
PIR

HIGH VIEW

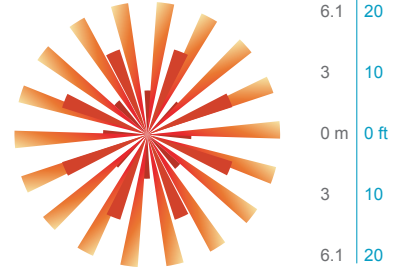


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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



Catalog Number
Notes
Type

Contractor Select™

CPANL™ LED

Switchable Lumen Panel

The CPANL LED switchable lumen flat panel provides a low profile, low-glare, uniform source ambient light solution. It includes two 3-level switches to easily and reliably adjust lumens and color temperature in the field making it ideal for a broad range of applications including offices, schools and hospitality spaces.

FEATURES:

- Up to 50% more lumens than standard panels
- Integral driver allows multiple mounting methods
- Two switches allow for easy field adjustment



Description	UPC	Description	Nominal Lumens	Color Temperature	CRI	Voltage	Nominal Wattage	Pallet QTY
CPANL 1X4 ALO1 SWW7 M4	00194995124930	1x4 Fully Switchable Flat Panel	2400/3300/ 4400	35/ 40 /50K	>80	MVOLT (120-277)	22/31/ 41	56
CPANL 2X2 ALO1 SWW7 M4	00194995124923	2x2 Fully Switchable Flat Panel	2400/3300/ 4400	35/ 40 /50K	>80	MVOLT (120-277)	22/31/ 41	56
CPANL 2X4 ALO6 SWW7 M2	00194995124916	2x4 Fully Switchable Flat Panel	4000/5000/ 6000	35/ 40 /50K	>80	MVOLT (120-277)	36/45/ 55	28

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for CPANL

* Bolded lumen, color temperature and wattage designates default switch setting.

Accessories: Order as separate catalog number.

ILBLP CP10 HE SD A	IOTA emergency constant power battery pack field installation kit (Certified in CA Title 20 MAEDBS) ¹
ELA PSDMT	External mounting tray to secure emergency battery to building structure, not required, battery can be mounted to fixture
DCMK 14	Direct Ceiling Mount Kit for 1x4 CPANL
DCMK 224	Direct Ceiling Mount Kit for 2x4 and 2x2 CPANL
1X4SMKSH	Surface Mount Kit 1X4, Shallow Depth
2X2SMKSH	Surface Mount Kit 2'x2', Shallow Depth
2X4SMKSH	Surface Mount Kit 2'x4', Shallow Depth
PAC 2DNF 36	Panel Air Craft Kit, 2 cables with Y splitter, No Power Feed, 36 inches
PAC 2DF 36	Panel Air Craft Kit, 2 cables with Y splitter, with Power Feed, 36 inches
PAC 2DNF 72	Panel Air Craft Kit, 2 cables with Y splitter, No Power Feed, 72 inches
PAC 2DF 72	Panel Air Craft Kit, 2 cables with Y splitter, with Power Feed, 72 inches
PAC 4DNF 36	Panel Air Craft Kit, 4 cables, No Power Feed, 36 inches
PAC 4DF 36	Panel Air Craft Kit, 4 cables, with Power Feed, 36 inches
DGA14	Drywall grid adapter for 1X4 recessed fixture
DGA22	Drywall grid adapter for 2x2 recessed fixture.
DGA24	Drywall grid adapter for 2x4 recessed fixture.

Emergency Battery Delivered Lumens

Use the formula below to determine the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver (10W for PS1055)

LPW = Lumen per watt rating of the luminaire.

NOTES

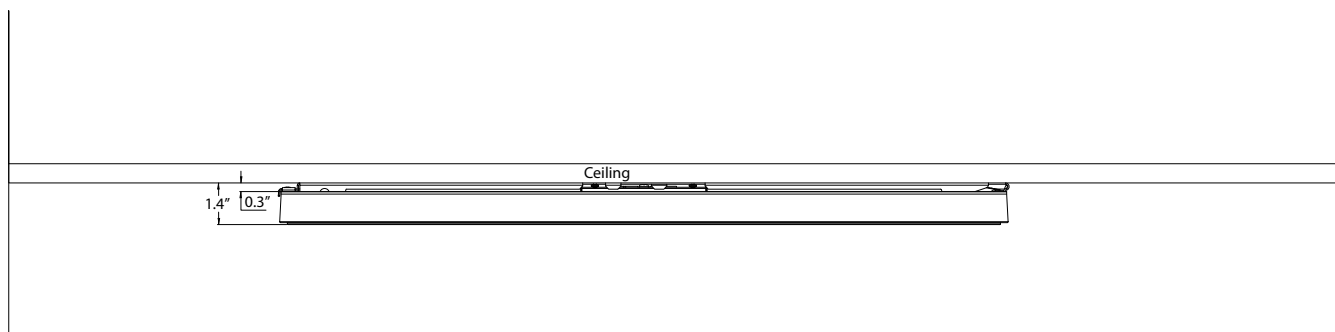
1. See [ILBLP CP10 HE SD A spec sheet](#) and [ELA-PSMKPSMKSD-PSDMT-PSRME remote mounting enclosure spec sheet here](#).



Switchable Table						
Size	Nomenclature	Lumen Setting	CCT	Lumen	Wattage	Efficacy
1x4	CPANL 1X4 ALO1 SWW7 M4	Low Lumen	3500K	2645	21.6	122
			4000K	2712	20.9	130
			5000K	2637	21.4	123
		Medium Lumen	3500K	3599	30.7	117
			4000K	3754	29.4	128
			5000K	3595	30.4	118
		High Lumen	3500K	4597	40.5	114
			4000K	4881	38.7	126
			5000K	4596	40.1	115
2x2	CPANL 2X2 ALO1 SWW7 M4	Low Lumen	3500K	2617	21.6	121
			4000K	2750	20.9	132
			5000K	2766	21.5	129
		Medium Lumen	3500K	3778	30.6	123
			4000K	3930	29.4	134
			5000K	3755	30.5	123
		High Lumen	3500K	4741	40.5	117
			4000K	5031	38.8	130
			5000K	4717	40.4	117
2x4	CPANL 2X4 ALO6 SWW7 M2	Low Lumen	3500K	4363	35.7	122
			4000K	4450	34.4	129
			5000K	4358	35.4	123
		Medium Lumen	3500K	5354	45.1	119
			4000K	5509	43.3	127
			5000K	5351	44.8	119
		High Lumen	3500K	6343	55.1	115
			4000K	6579	52.7	125
			5000K	6353	54.7	116

* Bolded lumen, color temperature and wattage designates default switch setting.

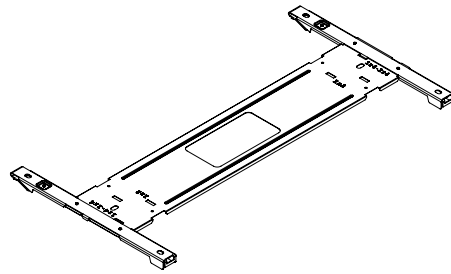
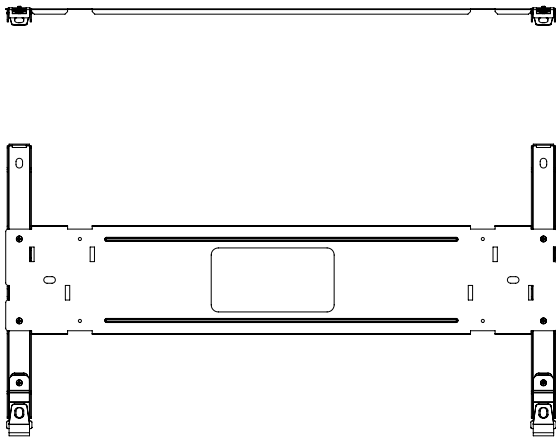
CPANL MOUNTED WITH DCMK



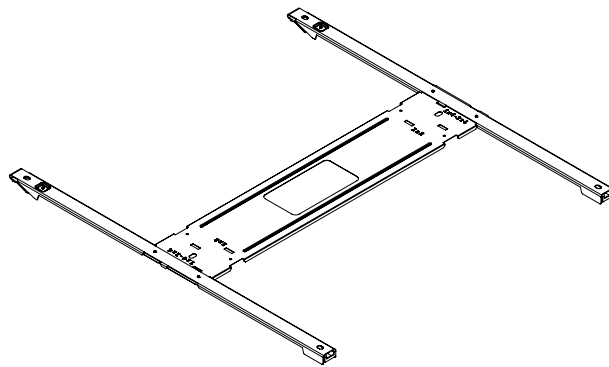
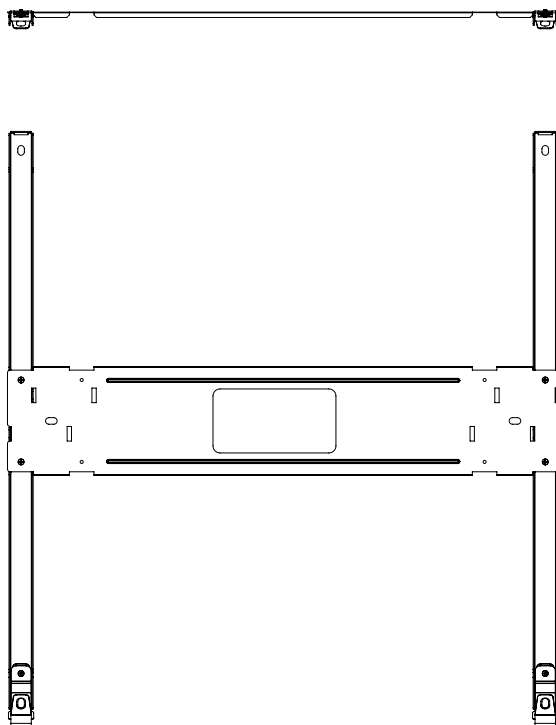


DCMK - DIRECT CEILING MOUNT KITS (Sold as a separate accessory, see accessories section on page 1)

DCMK 14



DCMK 224





Specifications

INTENDED USE:

The CPANL Series LED is a low-glare, switchable-lumen, switchable color temperature panel featuring an internal driver. This reliable and rigid flat panel is visually comfortable and can be recessed, direct ceiling mounted, suspended or surface box mounted. Suitable for many applications such as schools, offices, retail, convenience stores, hospitals, healthcare facilities and other commercial spaces. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION:

Built to last with an aluminum frame for strength and durability, the seamless frame prevents light leak in the corners. The satin white lens provides excellent shielding and fully luminous appearance. CPANL's low-profile design provides increased installation flexibility especially in restricted plenum spaces. The back plate includes integral T-bar clips for installation into 9/16" or 15/16" T-grid ceilings. Fixture may be direct ceiling mounted in a hard-ceiling with the DCMK bracket (see accessories section for more information). Fixture may be mounted and wired in continuous rows.

ELECTRICAL:

Long-life LEDs, coupled with a high-efficiency driver, provide superior illumination for extended service life. 70% LED lumen maintenance at 60,000 hours (L70/60,000). 0-10V dimming driver, dims to 10% and contains non-isolated dimming leads. Switch set to max high lumen output at the factory.

For optimal 0-10V dimming performance it is recommended that the luminaire remains at factory default high lumen setting.

LISTINGS:

CSA certified to meet US and Canadian standards. Intended for indoor use only. Product is not to be stored in non-climate controlled spaces. Damp location listed. IC rated. IP5X Rated. Rated for NSF/ANSI Standard 2 - Light Fixture for Splash Zone and Non Food Zone.

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

WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

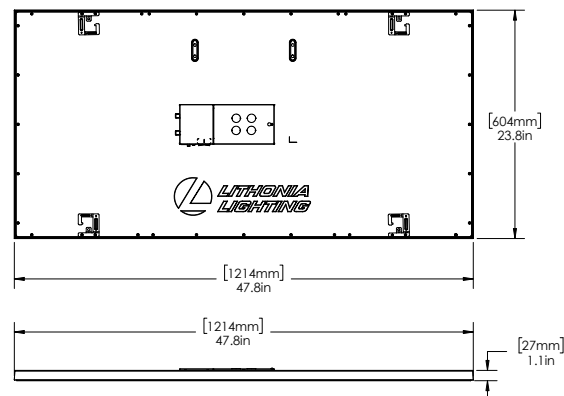
www.acuitybrands.com/support/warranty/terms-and-conditions

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

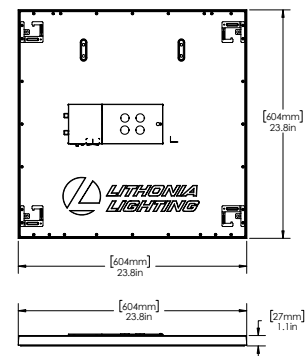
Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.

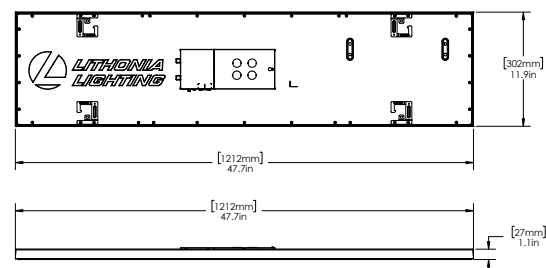
Length: 47.8 (121.4) Weight:
Width: 23.8 (60.4) Unit: 17.8lbs
Depth: 1.1 (2.7) Unit Carton: 19.7lbs
Master Carton: 43.3lbs



Length: 23.8 (60.4)
Width: 23.8 (60.4)
Depth: 1.1 (2.7)
Weight:
Unit: 9.0lbs
Unit Carton: 10.0lbs
Master Carton: 41.9lbs



Length: 11.9 (30.2) Weight:
Width: 47.7 (121.12) Unit: 9.3lbs
Depth: 1.1 (2.7) Unit Carton: 10.3lbs
Master Carton: 43.2lbs





Catalog Number
Notes
Type

Contractor Select™

LQM Quantum®

LED Emergency Exit

The Lithonia Lighting® LQM Quantum® LED Exit Signs are suitable for identifying emergency exits. This fully assembled single-face exit with extra faceplate is available in red and green letters. Ideal for applications requiring attractive, quick-installation exit signs and low energy consumption. The emergency power provides 90 minutes of illumination in the event of a power loss.

FEATURES:

- Test switch and status indicator for low maintenance (EL N emergency models only)
- UL indoor damp location 50° to 104°F (10°C to 40°C) listed standard
- For use with Dual voltage 120/277VAC, 60Hz



† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.



Catalog Number	UPC	Description	Supply Voltage	Input Wattage		Input Amps		Pallet Qty	Carton Qty
				120	277	120	277		
LQM S W 3 R 120/277 M6	784231011508	Red exit, AC only, White	120/277, 60Hz	0.62W	0.69W	0.05	0.06	270	6
LQM S W 3 G 120/277 M6	784231011584	Green exit, AC only, White	120/277, 60Hz	0.62W	0.74W	0.05	0.06	270	6
LQM S W 3 R 120/277 EL N M6	784231011553	Red exit with backup battery, White	120/277, 60Hz	0.71W	0.92W	0.05	0.06	270	6
LQM S W 3 G 120/277 EL N M6	784231011614	Green exit with backup battery, White	120/277, 60Hz	0.66W	0.70W	0.05	0.06	270	6

Accessories: Order as separate catalog number.

ELA WG1	Wireguard (back mount only, 13 3/4"H x 15 1/4"W x 6"D) ¹
ELA LQMUS12	12" Stem kit, brushed aluminum with white canopy ²

NOTES

1. See spec sheet [ELA-WG](#) for more information.
2. See spec sheet [ELA-STEMKITS](#) for more info.



Specifications

INTENDED USE:

Ideal for applications requiring attractive, quick-installation exit signs and low energy consumption.

CONSTRUCTION:

Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant, and corrosion-proof. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources.

Rugged unibody housing snaps together with no additional mechanical fasteners. Faceplate and back cover are interchangeable on housing. Positive snap-fit tabs hold faceplate securely, yet easily removable for lamp compartment access.

Universal directional Chevron inserts are easily removed and reinserted. Uniform illumination without shadows or hot spots. Reinforced, impact-resistant color panels.

OPTICS:

LEDs mounted on printed circuit boards. Low energy consumption – less than one watt.

ELN operation: LED lamp operates in normal (AC input) and emergency (DC input) modes.

The typical life of the exit LED lamp is 5 years, based on 24/7 operation.

ELECTRICAL:

Dual-voltage input 120V or 277V AC. Non-emergency (AC only without battery) or Emergency exit with battery.

Battery: (ELN models) maintenance-free ni-cad battery provides 90 minutes of emergency power. The emergency model includes the test switch, status indicator and rechargeable battery.

INSTALLATION:

Universal mounting canopy for top or end mount (canopy included). Back mount standard for single face only.

LISTINGS:

UL damp location listed 50°-104°F (10°-40°C) standard. NOM Certified. Meets UL924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards. Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

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

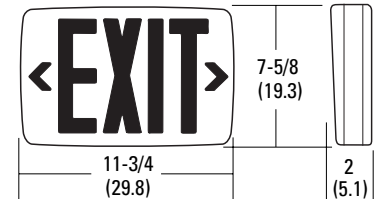
Dimensions

Length: 11-3/4 (29.8)

Depth: 2 (5.1)

Height: 7-5/8 (19.3)

Weight: 2.6 lbs (1.2 kgs)



All dimensions are inches (centimeters) unless otherwise indicated.



Manufacturer's Certification Statement for the Nonbusiness Energy Property Credit

Effective Dates

January 1, 2023 - December 31, 2032

Manufacturer

Rheem® Sales Company – Water Heating Division

Equipment Classification and Qualifications

The U.S. Internal Revenue Service (IRS) is providing consumers with a tax credit on high-efficiency water heating equipment under the provisions at Title 26 of the U.S. Code, Section 25C. The Federal tax credit is 30% of the water heater and installation costs up to \$600 for gas-fired water heaters and \$2,000 for heat pump water heaters.

Product Category UEF Eligibility Requirements	
240V 30 & 15 Amp Hybrid Electric Heat Pump	≥ 3.3 UEF
120V 15 Amp Plug-in Heat Pump	≥ 2.2 UEF
Gas-Fired Tankless	≥ .95 UEF
Gas-Fired Storage	≥ .86 UEF

Please keep this Certification Statement and your dated proof of purchase receipt for federal tax filing purposes. Homeowners must submit IRS Form 5695 and meet all federal tax credit requirements to qualify. Tax credit is limited to an existing home and must be the homeowner's primary residence. New construction and rentals do not apply. Any tax credit that exceeds the consumer's regular tax liability for the taxable year may not be refunded nor carried forward under Section 25C. *Please consult with a tax professional for complete details.*

Qualifying Rheem Models: See list of qualifying water heater model numbers on page 2 of this document.

Certification Statement

Under penalties of perjury, I declare that I have examined this certification statement, and to the best of my knowledge and belief, the facts presented are true, correct and complete.

For further questions regarding this certificate, please call Rheem customer service at 800-621-5622.



**Rheem Manufacturing Company –
Water Heating Division**

1115 Northmeadow Parkway,
Suite 100
Roswell, Georgia 30076
www.rheem.com

Rheem Water Heater Model Numbers that Qualify for Federal Tax Credits in Residential Applications



240V Hybrid Electric Heat Pump Water Heaters

RHEEM MODELS	
• XE40T10HS45U0	• XE65T10H45U0
• XE50T10HS45U0	• XE80T10H45U0
• XE65T10HS45U0	• XE40T10H22U0
• XE80T10HS45U0	• XE50T10H22U0
• XE40T10H45U0	• XE65T10H22U0
• XE50T10H45U0	• XE80T10H22U0



120V Plug-in Heat Pump Water Heaters

RHEEM MODELS	
• XE40T10H15U0	• XE50T10HMS00U0
• XE50T10H15U0	• XE65T10HMS00U0
• XE65T10HM00U0	• XE80T10HMS00U0
• XE80T10HM00U0	• XE40T10HM00U0
• XE40T10HMS00U0	• XE50T10HM00U0

MXZ-SM36NAMHZ2

3-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 49 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F
- ENERGY STAR® certified (non-ducted, mixed & ducted)

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

SPECIFICATIONS: MXZ-SM36NAMHZ2

Cooling ¹ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	36,000 // 36,000 // 36,000 36,000 // 36,000
	Rated Capacity	BTU/H	36,000 // 36,000 // 36,000 36,000 // 36,000
	Minimum Capacity	BTU/H	14,000 // 14,000 // 14,000 14,000 // 14,000
	Maximum Power Input	W	2,400 // 2,700 // 3,000 2,795 // 3,190
	Rated Power Input	W	2,400 // 2,700 // 3,000 2,795 // 3,190
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 47°F ² (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Rated Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Minimum Capacity	BTU/H	22,600 // 22,600 // 22,600 18,600 // 14,600
	Maximum Power Input	W	3,080 // 3,300 // 3,520 3,350 // 3,620
	Rated Power Input	W	3,080 // 3,300 // 3,520 3,350 // 3,620
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 17°F ³ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Rated Capacity	BTU/H	32,600 // 29,600 // 26,600 29,600 // 26,600
	Maximum Power Input	W	5,600 // 5,878 // 6,155 6,298 // 6,995
	Rated Power Input	W	3,415 // 3,153 // 2,890 3,333 // 3,250
Heating at 5°F ⁴ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	38,500 // 38,500 // 38,500 38,500 // 38,500
	Maximum Power Input	W	5,645 // 5,858 // 6,070 5,958 // 6,270
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	SEER2		23.0 // 20.75 // 18.5 19.3 // 15.6
	EER2 ¹		15.0 // 13.5 // 12.0 13.15 // 11.3
	HSPF2 (IV)		12.0 // 11.5 // 11.0 10.95 // 9.9
	COP at 47°F ²		4.0 // 3.75 // 3.5 3.7 // 3.4
	COP at 17°F at Maximum Capacity ³		2.2 // 2.1 // 2.0 1.98 // 1.76
	COP at 5°F at Maximum Capacity ⁴		2.3 // 2.19 // 2.08 2.05 // 1.8
Electrical	ENERGY STAR® Certified		Yes // No // Yes No // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40 (45)
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	6
	MCA if Branch Box Powered by Outdoor Unit	A	42.0
	MOCP if Branch Box Powered by Outdoor Unit	A	50
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	40
	Fan Motor Full Load Amperage	A	0.6+0.6

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-SM36NAMHZ2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	49
	Sound Pressure Level, Heating ²	dB(A)	53
	Compressor Type		Hermetic
	Compressor Model		ANB33FJSMT
	Compressor Motor Output	kW	2.8
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FV50S // 73
	Base Pan Heater		Built-in
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
	Package Dimensions	W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
	Unit Weight	Lbs.[kg]	278 [126]
	Package Weight	Lbs.[kg]	302 [137]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ³	°FDB	115 / 5°C
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	10.0, 9.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		4 (3) [^]
	Maximum Number of Connected IDU without Branch Box		11
	Minimum Connected Capacity with Branch Box		12,000
	Minimum Connected Capacity without Branch Box		18,000
	Maximum connected capacity		46,800
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	984 [300]
	Maximum Height Difference ³ , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference ³ , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference ³ , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

¹Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

[^] when 1 or more PLA-A-EA7 connected

³ Branch box should be placed within the level between the outdoor unit and indoor units

⁵ 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

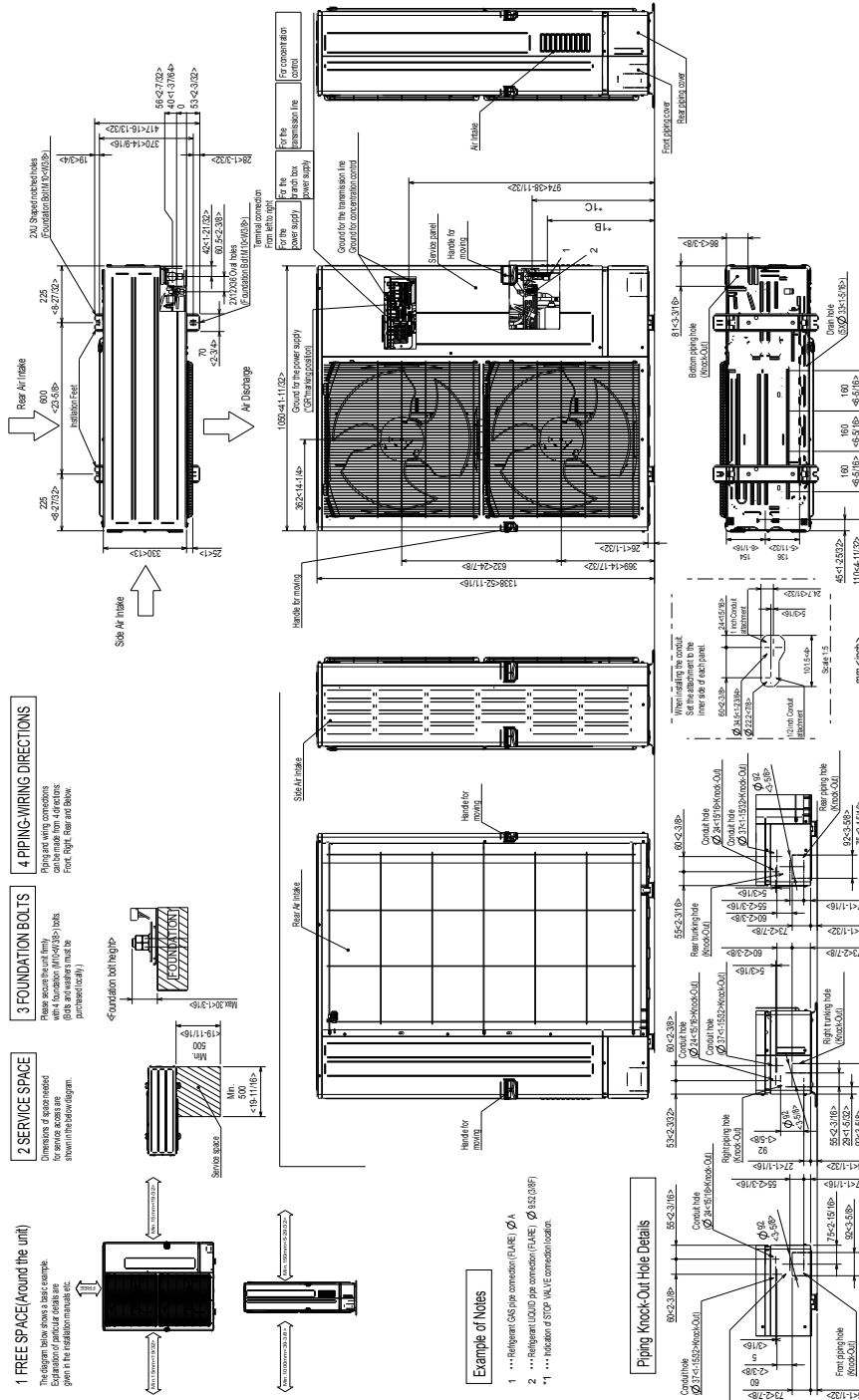
Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-SM36NAMHZ2

Air Deflector	Vertical Air Deflector	☐ ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Branch Box	3 Port Branch Box	☐ PAC-MKA32BC
	5 Port Branch Box	☐ PAC-MKA52BC
	Branch Box Enclosure	☐ BBE-1
Centralized Drain Pan	Central Drain Pan	☐ PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-250
Control/Service Tool	Maintenance Tool Interface	☐ PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	☐ MSDD-50BR-E
	Flare Connection	☐ MSDD-50AR-E
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	☐ ULTRILITE2
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Port Adaptor	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	☐ PAC-493PI
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Dual Fan Stand	☐ QSMS1802M
	24" Dual Fan Stand	☐ QSMS2402M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1202M
Wind Baffle	Front Wind Baffle	☐ WB-PA3 (two pieces are required)

OUTDOOR UNIT DIMENSIONS: MXZ-SM36NAMHZ2

Unit: mm
<inch>



MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
MXZ-SM36NAMHZ	15.88 (68F)	426 <16.2532>	486 <19.332>
MXZ-SM42NAMHZ	15.88 (68F)	426 <16.2532>	486 <19.332>
MXZ-SM48NAMHZ	15.88 (68F)	426 <16.2532>	486 <19.332>
MXZ-SM60NAM	15.88 (68F)	426 <16.2532>	486 <19.332>
MXZ-SM72NAM	15.88 (68F)	426 <16.2532>	486 <19.332>

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