

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

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Evan Gould, (Alternate)



Development Review Board

Tuesday, June 17, 2025, 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>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Certificate of Appropriateness

4.1.

ZP-25-113; 43 Mansfield Avenue (RL, Ward 1) Daniel Gerges / Kaitlin Ostrander / Donna Church

Proposed demolition of existing one-story addition to construct a new two-story adding with associated site improvements. (Project Manager, Scott Gustin)

4.2.

ZP-25-170; 196 South Willard Street (I, Ward 8) Purple Door Collaborative, LLC / Lars Cartwright

Proposed conversion of carriage barn to one new residential unit. (Project Manager, Mary O'Neil)

5. Adjournment

6. Informational and Non-Discrimination Statements

6.1.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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
Collin Miller, Code Compliance Officer
vacant, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: June 17, 2025
RE: ZP-25-113; 43 Mansfield Avenue

=====

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: 1

Owner/Applicant: Kaitlin Ostrander & Daniel Gerges / Donna Church

Request: Proposed demolition of existing one-story addition to construct a new two-story addition with associated site improvements.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is seeking approval to demolish a small existing rear addition and to replace it with a larger, ~ 1,600 sf addition. The single family home will remain just that. Associated site changes in the form of walkways, patio, and a widened driveway are also proposed.

The existing home was constructed circa 1900 and is included in the Vermont Historic Sites & Structures Survey as a good example of a Four Square house with most of its original elements intact. As a result, the historic preservation standards of Sec. 5.4.8 pertain to this application.

The Design Advisory Board reviewed this application on May 13, 2025 and recommended approval with the suggestion that alternate rooflines be considered to harmonize old with new and enable livable, functional space and also that a section view of the new and existing building intersection be provided. Revised project plans have been provided in response to the DAB's recommendation.

Previous zoning actions for this property are noted below.

- 1/24/25, Denial of crushed stone placed behind the shed
- 5/5/20, Approval of shed installation
- 5/27/16, Approval of fence installation
- 8/25/11, Approval of rear addition
- 7/26/06, Approval to remove and replace rear shed with screen porch
- 3/28/06, Approval of fence installation
- 4/10/97, Approval of lot line adjustment with neighboring property

Recommendation: **Certificate of Appropriateness approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Intensity (RL)

This district is intended for relatively low density residential development that includes a mix of housing types, generally including single family homes through quadplexes. The existing single family residence is consistent with this intent. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards

The subject property has 50' of road frontage. It will not change, and the minimum required is 30.'

The front yard setback remains unchanged. The northerly side yard setback scales to 5,' and the southerly side yard setback scales to 12.5.' Both comply with the 10% minimum side yard setback standard. The rear yard setback will be ~ 60.' The maximum required rear yard setback is 20.'

Lot coverage will increase to 44.6% and remains below the maximum permissible 45% (or 55%, inclusive of open air amenities like decks, patios, and walkways).

The rear addition will be just under 22' tall as measured to the midpoint of the gable roof and is well below the 3-story / 35' height limit.

The maximum permissible number of dwelling units in the home is 4. It will remain unchanged at 1 dwelling unit.

The footprint of the principal structure will increase to 1,297 sf and remains below the maximum permissible 1,800 sf. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is requested. The single family home is a permitted use in the RL district. **(Affirmative finding)**

(d) District Specific Regulations

1. Additional Residential Development Permitted

(Not applicable)

2. Exceptions to Dimensional Standards

(Not applicable)

3. Exception for Neighborhood Commercial Uses

(Not applicable)

**4. Miscellaneous Standards
(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exceptions are sought. **(Not applicable)**

Sec. 5.2.5, Setbacks

No setback encroachments are sought. **(Not applicable)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.2.7, Density Calculations

Density is unaffected. **(Not applicable)**

Article 5: Citywide General Regulations

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.

As noted above, the subject building is included in the Vermont Historic Sites & Structures survey and dates to circa 1900. It was originally built as a single family home and remains that way today.

(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 building has served as a single family home for ~ 125 years and will continue to do so following the proposed addition. **(Affirmative finding)**

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.*

The existing four square home will remain largely intact. The proposed addition is set to the rear of the historic home and includes demolition only of the existing non-original rear addition and part of the rear exterior walls necessary to connect the new addition. **(Affirmative finding)**

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. **(Affirmative finding)**

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

None identified. **(Affirmative finding)**

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

As noted above, the four square will remain largely intact, except where it will affix to the proposed rear addition. **(Affirmative finding)**

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.*

Except where it will connect to the rear addition, no exterior alterations are proposed to the original four square structure. **(Affirmative finding)**

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.*

No chemical or physical treatments are noted. Work with the existing building will likely require “lead safe” practices. **(Affirmative finding)**

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

The property is not included in Burlington’s archaeological points GIS data layer. **(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 proposed addition leaves much of the existing four square intact, and it is set to the rear. The proposed addition appears to double the size of the existing home and has more uniform massing and taller height. Recent amendments to the Comprehensive Development Ordinance preclude design considerations from limiting the maximum permissible building height and footprints (35' and 1,800 sf, respectively, in this case). The proposed addition is only ~22' tall as measured to the midpoint of the roof rise; however, the four square is only ~18' tall to the midpoint of its roof. The proposed addition is clearly separate and distinct from the original home. **(Affirmative finding)**

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.*

Given the minimal alterations required to the existing home, its essential form and integrity are retained. If the addition were removed in the future, the historic home would remain largely intact. **(Affirmative finding)**

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

Limited new outdoor lighting is proposed and consists of a residential lantern style fixture suitable for a low output lamp. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

An erosion prevention and sediment control (EPSC) plan is required for the earthwork associated with this project. An application for EPSC review by the city's stormwater program has been submitted. The city's stormwater program staff approved the EPSC plan May 2, 2025. **(Affirmative finding)**

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

No part of the property is affected by the Natural Resource Protection Overlay District. The backyard is grassy with a handful of trees. Limited clearing is proposed. A row of cedars and two trees will be removed. **(Affirmative finding)**

(b) Topographical alterations

The property is largely flat and will remain so. **(Affirmative finding)**

(c) Protection of important public views

There are no significant public views from, or through, the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy

There is no indication that the proposed addition will utilize alternative energy. Solar energy utilization is encouraged. In any event, the addition will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

An erosion prevention and sediment control plan has been reviewed and approved by the city's Water Resources Division.

The doorway into the proposed addition's mudroom will be sheltered under a small canopy. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation will remain unchanged. The existing home is clearly street-facing with the proposed addition set behind it. **(Affirmative finding)**

(i) Vehicular access

The existing driveway will be widened somewhat to 18.' **(Affirmative finding)**

(j) Pedestrian access

The existing front walkway will remain in place. New walkways will connect the driveway to the mudroom door and around back to the patio. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal. **(Not applicable)**

(l) Parking and circulation

The modified driveway will contain room for two parking spaces. Circulation remains unchanged with vehicles driving in forward and backing out. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

The site plan depicts existing landscaping on the property as well as proposed clearing. As noted above, several trees and shrubs will be removed. Most of the existing landscaping will remain. A new section of fence and gate are proposed at the end of the driveway. It will be wooden picket style to match the existing. No retaining walls are proposed. **(Affirmative finding)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The site plans denote mechanical condenser, bulkhead, and storage enclosure locations. Are acceptably located behind the building. **(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 massing of the proposed addition is simpler and more uniform than that of the historic four square. It is also taller and larger. As noted previously this criterion has been revised to preclude height or building footprint limitations less than the dimensional limits in Sec. 4.4.5

(b). Given its greater height and size, its simpler massing helps the original building retain its significance as the architectural centerpiece of the property. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed addition will have a gable roof typical of residential construction. This roof form differs from the hip roof on the existing home. In order to offset potential drainage problems, the rear part of the existing hip roof will be converted to gable form where it connects to the addition. As recommended by the Design Advisory Board a building section drawing has been provided to demonstrate the intersection of the existing and proposed rooflines. **(Affirmative finding)**

3. Building Openings

The addition retains a fenestration pattern similar to the original building on the front (east) elevation. Doing so provides some design connection with the existing home. On the sides and rear, there is some differentiation, although nothing out of the ordinary for residential construction. **(Affirmative finding)**

(b) Protection of important architectural resources

See Sec. 5.4.8.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge remains unchanged. The historic home has a well-defined front entry and open porch on the street-facing façade. **(Affirmative finding)**

(e) Quality of materials

The addition will be clad in 6" LP "Smartside" clapboards painted to match the wooden clapboard and shingle siding on the existing home. Combination fiberglass and wood windows will be installed in styles similar to those in the existing home. Asphalt shingle roofing similar to that on the existing home is also proposed on the addition. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

All mechanical equipment for the addition is located to the rear, and cut sheets have been provided. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed addition must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The property is located within the Neighborhood Parking District. Within that district, up to 3 parking spaces per dwelling unit are allowed. The slightly reconfigured driveway contains room for 2 parking spaces. **(Affirmative finding)**

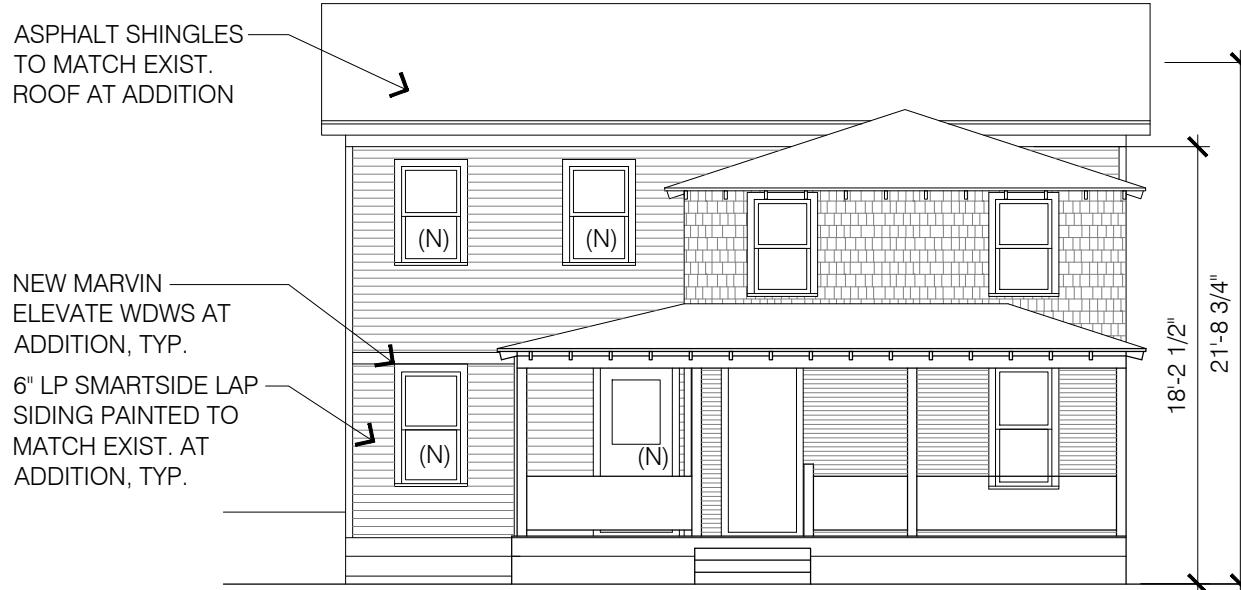
II. Conditions of Approval

1. 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.
2. Standard Conditions 1-15.



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

A-9
 ZONING DWGS
 REVISED MAY 16, 2025
 OSTRANDER GERGES RESIDENCE
 43 MANSFIELD AVE
 BURLINGTON, VT
studioblue
 ARCHITECTURE
 802.540.0484



PROPOSED NORTH ELEVATION

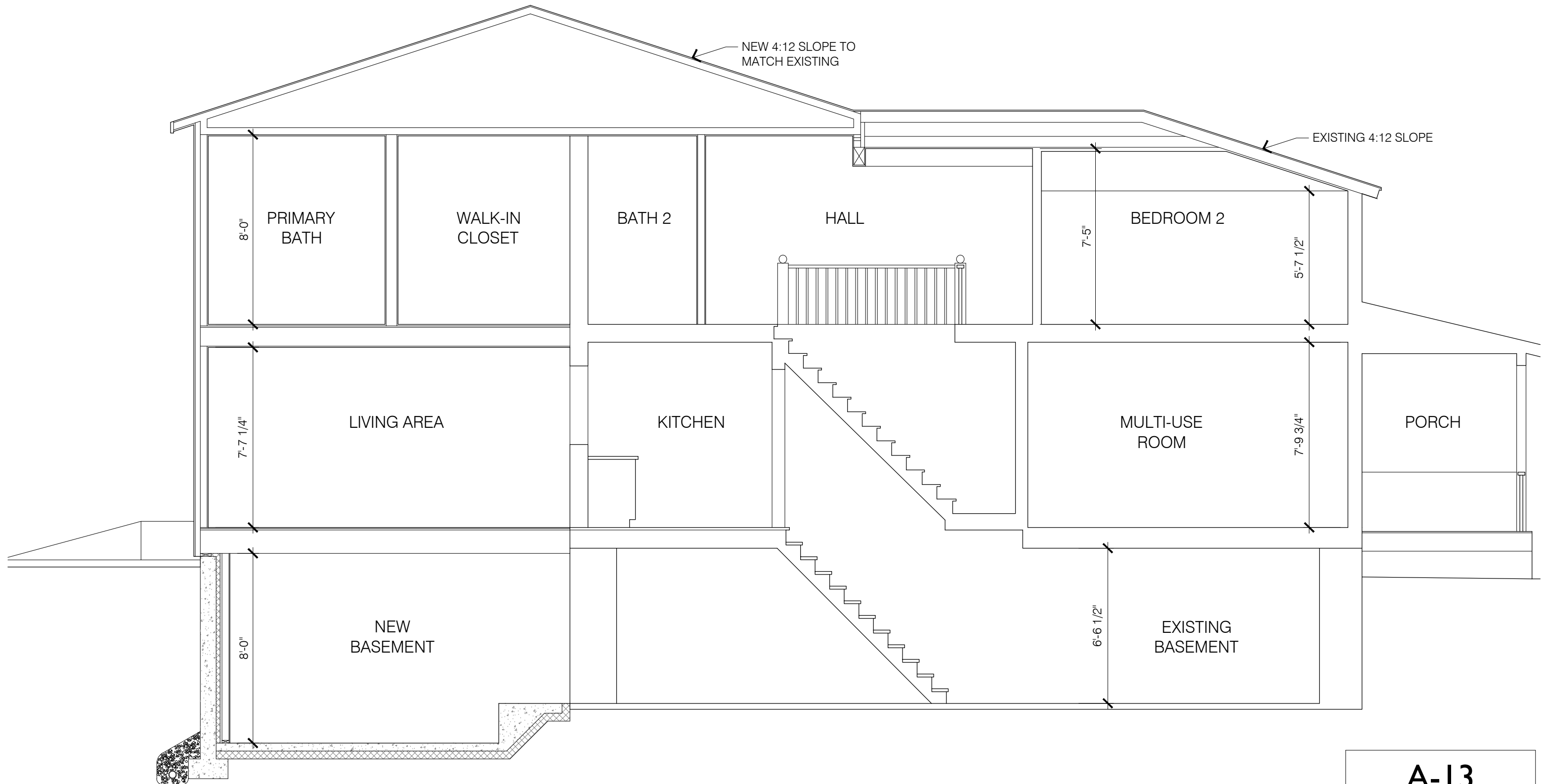
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

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

A-10
ZONING DWGS
REVISED MAY 16, 2025
OSTRANDER GERGES RESIDENCE
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BUILDING SECTION

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

A-13

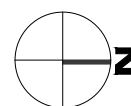
ZONING DWGS
MAY 13, 2025

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE
BURLINGTON, VT

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802.540.0484

PROPOSED LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



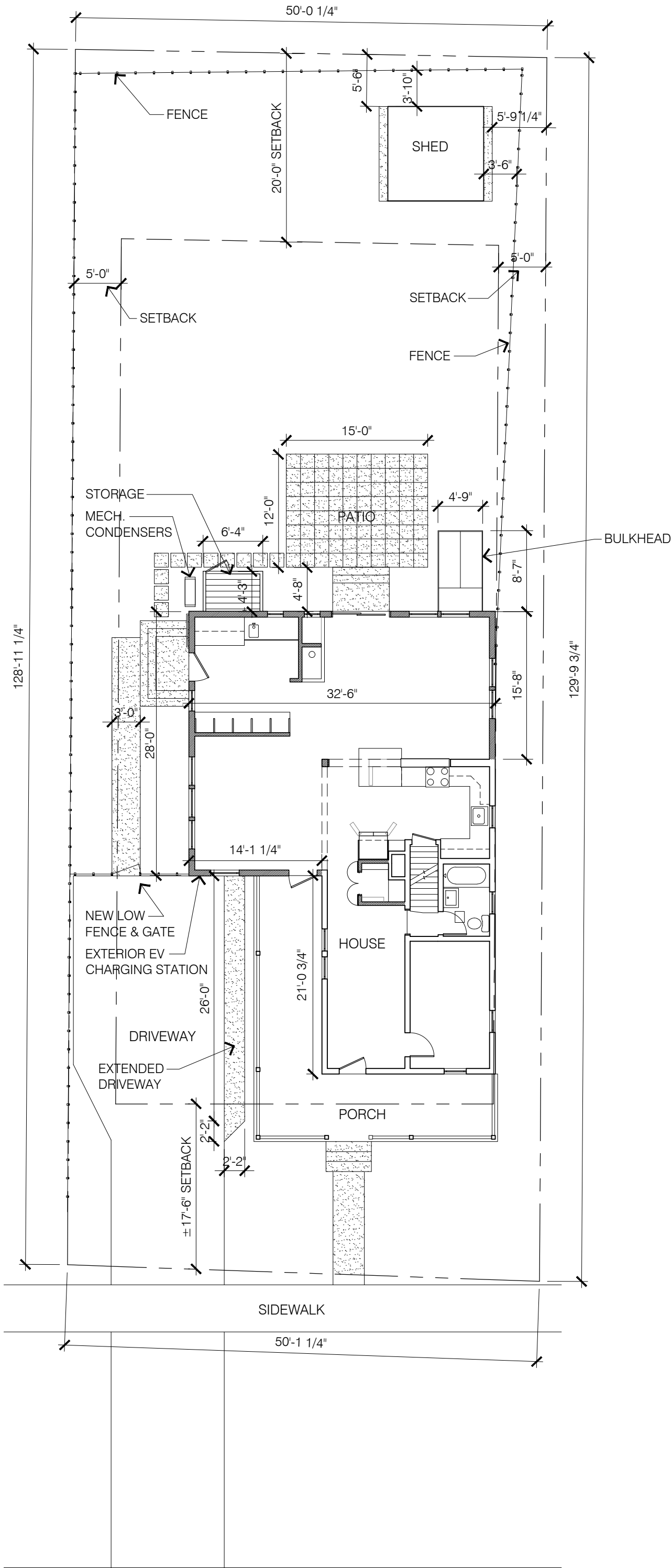
A-12

ZONING DWGS
MAY 9, 2025

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE
BURLINGTON, VT

studioblue
ARCHITECTURE

802.540.0484



PROJECT INFO

43 MANSFIELD AVE
ZONING: RL
FRONT SETBACK= AVERAGE OF
NEIGHBORS $\pm 5'-0"$
SIDE SETBACK= 10% OF WIDTH
REAR SETBACK= 20 FT
MAX. HEIGHT = 35 FT
LOT SIZE= 6,475 SF
45% ALLOWABLE LOT COVERAGE
+ 10% BONUS COVERAGE

LOT COVERAGE	
HOUSE & ADDITION=	1,297 SF
SHED & WALK =	120 SF
DRIVEWAY=	654 SF
PORCH =	337 SF
STAIRS/WALK=	203 SF
PATIO =	205 SF
BULKHEAD/STORAGE=	68 SF
MECHANICAL=	6 SF
TOTAL =	2,890 SF =
44.6% LOT COVERAGE	

A-6

ZONING DWGS
REVISED MAY 9, 2025

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE
BURLINGTON, VT

studioblue
ARCHITECTURE

802.540.0484



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



STREET VIEW



BACKYARD VIEW - AREA OF WORK

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE, BURLINGTON, VT
APRIL 2, 2025



NEIGHBOR TO SOUTH

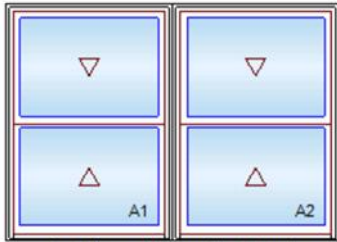


NEIGHBORS TO THE NORTH

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE, BURLINGTON, VT
APRIL 2, 2025

studioblu
ARCHITECTURE
8 0 2 . 5 4 0 . 0 4 8 4

MARVIN



As Viewed From The Exterior

FS 67" X 47 3/4"
RO 68" X 48 1/4"

Egress Information A1, A2
Width: 30 3/8" Height: 18 31/32"
Net Clear Opening: 4.00 SqFt

Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

MARVIN



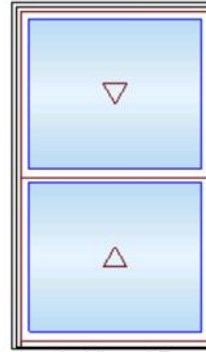
As Viewed From The Exterior

FS 100 1/2" X 59 3/4"
RO 101 1/2" X 60 1/4"

Egress Information A1, A2, A3
Width: 30 3/8" Height: 24 31/32"
Net Clear Opening: 5.27 SqFt

Performance Information A1, A2, A3
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

MARVIN



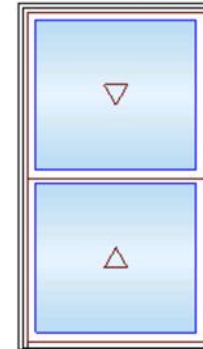
As Viewed From The Exterior

CN 3660
FS 35 1/2" X 59 3/4"
RO 36 1/2" X 60 1/4"

Egress Information
Width: 32 3/8" Height: 25 49/64"
Net Clear Opening: 5.79 SqFt

Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

MARVIN



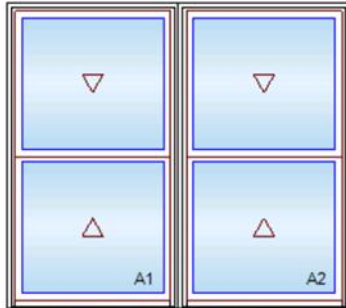
As Viewed From The Exterior

CN 3460
FS 33 1/2" X 59 3/4"
RO 34 1/2" X 60 1/4"

Egress Information
Width: 30 3/8" Height: 24 31/32"
Net Clear Opening: 5.27 SqFt

Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

MARVIN



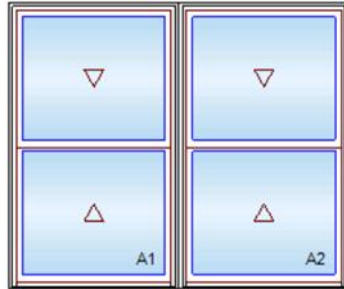
As Viewed From The Exterior

FS 67" X 59 3/4"
RO 68" X 60 1/4"

Egress Information A1, A2
Width: 30 3/8" Height: 24 31/32"
Net Clear Opening: 5.27 SqFt

Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

MARVIN



As Viewed From The Exterior

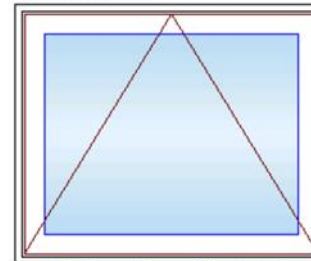
FS 71" X 59 3/4"
RO 72" X 60 1/4"

Egress Information A1, A2
Width: 32 3/8" Height: 25 49/64"
Net Clear Opening: 5.79 SqFt

Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

INFINITY

by MARVIN
REPLACEMENT WINDOWS



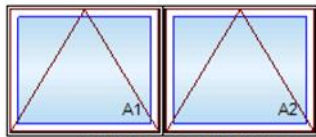
As Viewed From The Exterior

FS 28" X 23 1/8"
RO 29" X 23 5/8"

Egress Information
No Egress Information available.

Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-310-01374-00001

MARVIN 



As Viewed From The Exterior

FS 72" X 30"

RO 73" X 30 1/2"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

U-Factor: 0.27

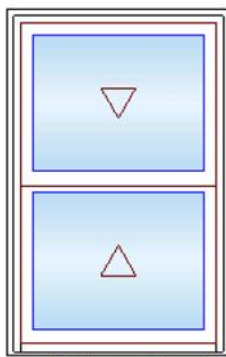
Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 57

CPD Number: MAR-N-251-01180-00001

MARVIN 



As Viewed From The Exterior

CN 2640

FS 25 1/2" X 39 3/4"

RO 26 1/2" X 40 1/4"

Egress Information

Width: 22 3/8" Height: 14 31/32"

Net Clear Opening: 2.33 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.32

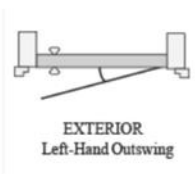
Visible Light Transmittance: 0.54

Condensation Resistance: 56

CPD Number: MAR-N-272-01474-00001



• WOOD FENCE STYLE, WOOD TO MATCH EXISTING



EXTERIOR
Left-Hand Outswing

REEB Smooth Star by Therma-Tru, Model S2100-LE, 3068, LH Outswing, 1/2 Glass w/ Low E, 4-9/16" Frame Saver Jambs, Bronze Composite Outswing Sill, Bronze Weatherstrip, Double 2-3/4" Backset Lock Bore, No Casing, No Hardware.

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE, BURLINGTON, VT
APRIL 2, 2025

WINDOWS

studioblu
ARCHITECTURE
8 0 2 . 5 4 0 . 0 4 8 4



PAVERS TO BE REUSED

STORAGE AREA
5/4 x 6 cedar decking applied
vertically



Quoizel Lighting - DGL8407MBK -
Donegal - 1 Light Large Outdoor Wall
Lantern - 18.75 Inches high made with
Coastal Armour

OSTRANDER GERGES RESIDENCE
43 MANSFIELD AVE, BURLINGTON, VT
APRIL 2, 2025

LIGHTING

studiob
ARCHITECTURE
8 0 2 . 5 4 0 . 0 4 8 4

STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: <i>43 - Mansfield Avenue</i>	
		NEGATIVE FILE NUMBER:	
		UTM REFERENCES:	
		Zone/Easting/Northing	
		U.S.G.S. QUAD. MAP:	
		PRESENT FORMAL NAME:	
		ORIGINAL FORMAL NAME:	
COUNTY: Chittenden		PRESENT USE: house	
TOWN: Burlington		ORIGINAL USE: house	
LOCATION: 43 Mansfield Avenue		ARCHITECT/ENGINEER:	
COMMON NAME:		BUILDER/CONTRACTOR:	
PROPERTY TYPE: house		PHYSICAL CONDITION OF STRUCTURE:	
OWNER: James & Courtney Asaro		Excellent ☒ Good ☐ Fair ☐ Poor ☐	
ADDRESS: 43 Mansfield Avenue, Burlington			
ACCESSIBILITY TO PUBLIC:		STYLE: Vernacular	
Yes ☐ No ☒ Restricted ☐		DATE BUILT: c. 1900	
LEVEL OF SIGNIFICANCE:			
Local ☒ State ☐ National ☐			
GENERAL DESCRIPTION:			
Structural System			
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 ☐			
c. Iron ☐ d. Steel ☐ e. Other:			
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☒ Shiplap ☐			
Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt 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:			
Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐ Sheds ☒			
Ells ☐ Wings ☐ Bay Window ☐ Other:			
Roof Styles: Gable ☐ Hip ☒ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐			
Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐			
Other:			
Number of Stories: 2			
Entrance Location: left front			
Number of Bays: 2X2			
Approximate Dimensions:			
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐			
Historic Contexts: Architecture, Patterns of Community Development			

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Four Square with architectural elements from several styles. Shallow hip roof has wide overhanging eaves with exposed rafter tails. House is clapboarded on the first story and has wood shingles on the second. Windows are 1/1 replacements and have flat trim. A porch with hip roof and exposed rafter tails spans the front façade and wraps around the first half of the south façade. Porch has Queen Anne style turned posts and simple balustrade with a newel post capped with a ball at the front stair. The house's rear façade is spanned by a single story 2X1 bay addition that has a shed roof with exposed rafter tails. There is a square window in the first bay and a door in the second bay. A window is centered above the addition on the second story.

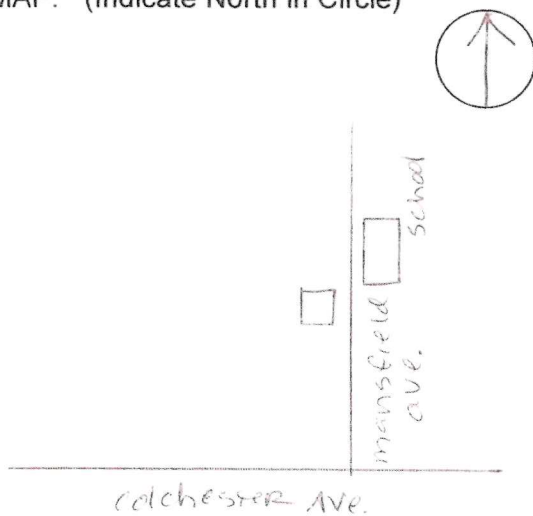
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Eligible under National Register criterion A as a good example of early 20th century single family housing constructed to accommodate a growing population drawn by work at nearby industries and the University. Eligible under criterion C as a good example of a Four Square house with most of its original elements intact.

REFERENCES:

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Woodland ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

Suzanne C. Jamele

ORGANIZATION:

City of Burlington-CEDO Office

DATE RECORDED:

December 9, 2008



43 Mansfield Ave
Burlington

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Vacant, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: June 17, 2025

RE: ZP-25-170; 196 South Willard 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-25-170

Location: 196 South Willard

Zone: Institutional **Ward:** 8

Date application accepted: April 16, 2025

Applicant/ Owner: Lars Cartwright / Purple Door Collaborative LLC

Request: Convert existing carriage barn to one new residential unit, for a total of four units on-site.

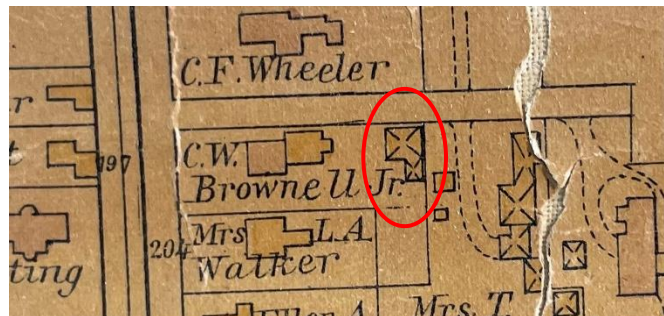


Background:

- ◆ **Zoning Permit 19-0645CA**; enclose rear porch, replace windows, reconfigure walkway and pavement, relocate rear door/window, replace fencing. April 2019.
- ◆ **Zoning Permit 19-0303CU**; permit existing 3-unit residential use. No site or exterior building changes. November 2018.
- ◆ **Non-applicability of Zoning Permit Requirements**; replace existing fencing with new. 80' on south side of property. September 1992.

Overview: 196 South Willard Street is an existing 3 unit residential building, with a detached carriage barn. Both structures are listed on the National Register within the South Willard Street Historic District. The application proposes installation of a new residential unit within the c.1889 barn; for a total residential unit count of 4 on-site.

The **Design Advisory Board** reviewed the application at their May 27, 2025 meeting where the applicant brought an entirely revised set of plans. The DAB voted to **Table** the application, and urged the applicant to revert back to the original plans which did not involve building demolition and access across another's property. The applicant has decided to follow that guidance, and the plans presented for decision are the original plan set (which was supported by the DAB.)



1890 Hopkins Map of Burlington (detail)

Recommended motion: Continue the hearing until such time as the applicant provides lot coverage information, an access agreement across the easterly property or a revised access plan.

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

*Any new development or additions to existing buildings **which result in new dwelling units** or in new nonresidential buildings square footage are subject to impact fees as it any change of use which results in an added impact according to Section 3.3.4.*

Gross area first floor 1,273 sq. ft.; 2nd floor 921.76 sq. ft = 2195 sq. ft. (calculation from Joan Heaton plan.)

Change of use from storage ("Offices & Other") to Residential

SF of Project	2,195
---------------	-------

FY 25: July 1, 2024 - June 30, 2025

Department	<u>Residential</u>		<u>Offices & Other</u>	
	Rate	Fee	Rate	Fee
Traffic	0.240	526.80	0.826	1,813.07
Fire	0.271	594.85	0.243	533.39
Police	0.055	120.73	0.428	939.46
Parks	0.908	1,993.06	0.512	1,123.84
Library	0.562	1,233.59	0.000	0.00
Schools	1.173	2,574.74	0.000	0.00
Total	3.209	\$ 7,044	2.009	\$ 4,410

Difference: \$2,634.00.

Allocation by Department:

Enter Total Fee:	\$2,634.00
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Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.240	197.00
Fire	0.271	222.44
Police	0.055	45.14
Parks	0.908	745.30
Library	0.562	461.30
Schools	1.173	962.82
Total	3.209	\$2,634.00

Affirmative finding as conditioned.

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

(b) Existing Buildings: Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty (30) days of issuance of the building permit.

Article 4: Zoning Maps and Districts

Section 4.4.4 Institutional District

(a) Purpose:

The Institutional District allows for increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility

of the city's major public and higher education and health care institutions within their respective institutional missions. New development is intended to be sensitive to the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.

This district is intended to support a broad range of related uses reflecting the resident institutions' roles as either regional education, health care, cultural and research centers or municipal educational facilities. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential and open space areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

(b) Dimensional Standards and Density:

Table 4.4.4-1 Dimensional Standards and Density

Institutional	Max Intensity 20 du/acre	Max Lot Coverage 40%	Front setback Min. 15'	Side Setback 10% lot width Min. 5'	Rear Setback 25% lot depth Min 20'	Max Height 35'
196 South Willard	14,571 / 43560 = .334 x 20 = 7 units. 4 (total) proposed.	Previous approval acknowledged 49%. No lot coverage provided on plan.	Pre-existing	Pre-existing	Pre-existing	Pre-existing

No finding possible.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Institutional district shall be as defined in Appendix - Use Table and as modified by provisions of the Institutional Core Campus Overlays in Section 4.5.2 where applicable.

Attached dwellings – Multi Family (3 or more) is a permitted use in the Institutional District.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Reserved.

Section 5.2.2 Required Frontage or Access

The carriage barn fronts Jackson Court, a public way. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.4-1, above. A previous plan acknowledged an existing, non-conforming lot coverage of 49%. No lot coverage calculations have been provided with the application.

No finding possible.

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay District

The property is not subject to Building Area Calculation (not more than 2 acres within RCO, RL or RM); nor is it within the Steep Slopes Overlay. **Not applicable.**

Section 5.2.5 Setbacks

See Table 4.4.4-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.4-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.4-1, above.

Part 3: Non Conformities

The carriage barn is an existing structure on a developed site. The last approved site plan acknowledged 49% lot coverage, which may continue.

Any existing non-conformities may be retained, but not expanded. **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.

196 South Willard Street (primary structure and carriage barn) are listed as contributing resources within the South Willard Street Historic District.

(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.*

Although constructed c. 1900 as an accessory storage building, the conversion to residential use will require only modest changes and will markedly assure the continuation and retention of the structure.

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.*

Siding will be retained, repaired and painted. Windows are proposed to be replaced matching or similar to the existing openings. Although roof windows are proposed, their visibility will be limited from the public way. A standing seam metal roof is included in the plan, which was a common choice for agricultural and accessory structures.

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 included.

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.*

The conversion to residential use will purposefully retain the massing, proportion, and arrangement of the existing barn.

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.*

Replacement windows, which are required to be energy rated, will provide for an efficient contemporary use while remaining consistent with the visual characteristics of the structure.

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.*

None identified.

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 previously been identified at this site.

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 plan carefully considers the integrity of the carriage barn and artfully works a new residential unit within its walls. Aside from the skylights and new entry doors, the integrity of the barn will be easily discernable.

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.*

All proposed work may be considered reversible.

Affirmative finding.

Article 6: Development Review Standards

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

Sec. 6.1.2 Review Standards

(a) Protection of important natural features:

The arrangement of blocks and lots shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas to the extent practicable.

The application to install a residential unit within an existing barn will not impact wildlife habitat, corridors rock outcroppings and stands of forest. An existing tree adjacent to the barn and driveway will remain. See Landscape Plan. **Affirmative finding.**

(b) Block Size and Arrangement:

The size and arrangement of new blocks shall maintain the size and arrangement of existing neighborhood blocks within the zoning district, and support the pattern of interconnected streets throughout the city.

Not applicable.

(c) Arrangement of lots:

The size and arrangement of new lots shall reflect and perpetuate the existing development pattern of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title.

Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternative. In such cases, a minimum frontage for access of 20-feet shall be required.

No change to the arrangement of the lot is proposed. Not applicable.

(d) Connectivity of streets within the city street grid:

The established grid of interconnected streets shall be maintained and extended to the extent practicable. All streets shall be in conformance with applicable street design & construction details as provided by the department. of public works, and shall be dedicated to the city.

No change is proposed to the connectivity of streets. Not applicable.

(e) Connectivity of sidewalks, trails, and natural systems:

The established sidewalk network shall be maintained and extended to the extent possible. Trail networks and uninterrupted corridors of greenspace outside of the established street grid should be maintained and extended wherever possible. All sidewalks shall be in conformance with applicable street design & construction details as provided by the department of public works, and shall be dedicated to the city.

South Willard Street offers a public sidewalk; Jackson Court (upon which the barn fronts) does not.

The site plan depicts a new landscaped ramp to the front entry; it does require, however, access across the easterly property. Either an access easement is appropriate, or the pedestrian access must be revised so that it remains entirely on this parcel. **Affirmative finding as conditioned.**



Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

An existing tree will be retained. **Affirmative finding.**

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

No topographical changes are proposed. The applicant has been informed that the previous lot coverage approval (49%) cannot be exceeded, as it is non-conforming. Site plan revisions are anticipated. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

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

There are no protected views from or through this property. 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, below.

(e) Supporting the Use of Renewable Energy Resources:

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

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and

heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

This is an existing structure, to be rehabilitated for residential use. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

Affirmative finding.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

196 South Willard Street is not listed on the Department of Environmental Conservation's list of 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.

If more than 400 sq. ft. of earth will be disturbed (parking area enlargement), an Erosion Prevention and Sediment Control Plan will be required. At the time of this writing, it is expected that the site plan will need to be modified to limit the previously approved lot coverage to 49%.

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.

The entryway from Jackson Court is within an entry recess, providing a modicum of shelter for residents from inclement weather.

Snow storage is illustrated on the landscape plan. **Affirmative finding.**

(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 volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin 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.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

This application is to rehabilitate an existing carriage barn to a residential unit. The building location and orientation shall not change. A principal entrance is clearly identifiable from the street (Jackson Court, as this lot sits on the corner of South Willard and Jackson Court.) **Affirmative finding as conditioned.**

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

There is an existing curb cut, which is proposed to be retained. A parking area is proposed to be enlarged to accommodate 3 cars. The applicant has been reminded that lot coverage is limited to the previously approved 49% (which is non-conforming for the zoning district), so site plan revisions are anticipated to reduce the expanded lot coverage illustrated on the Wagner/Hodgson plan. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

There are no public sidewalks on Jackson Court, where the street is very narrow. A previously approved site plan showed access directly from the parking area; however this plan “breaks” that connection, and orients pedestrian access directly from Jackson Court.

The site plan additionally proposes a stone access ramp from the easterly-abutting property to this building entrance, which will require entering neighboring private property. If retained, an easement for that access may be warranted. Alternately, the entry path shall be revised. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

Handicap access requirements are determined by the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Any off-street parking occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

This parking plan (Wagner Hodgson) appears to increase the amount of lot coverage and may have to be minimized. The parking arrangement will require vehicles to back out onto Jackson Court, but that is an existing condition. Parking is laid out at the side (or rear) of existing structures. The granite walk may not be sufficient to keep vehicles from parking on green space.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The granite walkway will provide a separate access to the main house outside the area of vehicular movement.

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

An additional bike parking space shall be provided for the new dwelling unit.

No finding possible without submission of a lot coverage calculation.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles,

materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

An existing tree adjacent to the carriage barn will be retained. The landscaping plan includes the addition of a stone ramp accessed from a neighboring property. As the access proposed is outside the parameters of this parcel, an access easement is warranted.

An 18” boardform concrete wall is illustrated along the ramp, with steps to the ramp. As noted, access must be from the public ROW and not from neighboring properties unless an easement agreement is in place.

A south boundary line is not illustrated on the landscape plan. After review of a prior approved site plan, confirmation is needed that the snow storage zone lies within this parcel’s boundary line. No finding possible.

(n) Public Plazas and Open Space:

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

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

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

Although no public plaza is required, the site does include exterior areas for resident use and enjoyment. **Affirmative finding.**

(o) Outdoor Lighting:

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

Specifications for an outdoor LED wall sconce have been provided. While the fixture is residential in nature, the installation location shall be defined. **Affirmative finding as conditioned.**

(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 5 Performance Standards.

Condensing units are identified on a south elevation (see Schematic Design, 04/24/25). The location of meters, mailboxes, and trash storage need to be defined. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

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.

The following shall be considered:

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.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

As an existing structure, the massing and proportion of the building remains the same.

Affirmative finding.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

The roof pitch remains the same. A metal standing-seam roof is proposed, punctured by skylights. A stovepipe is introduced. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Replacement windows are proposed, matching the 2/2 configuration that currently exists in the same locations.

A recessed entry is planned on the north elevation, with an entry door that mimics vertical paneling. **Affirmative finding.**



(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, below.

(c) Protection of Important Public Views:

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

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

Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures,

and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The "freshening" of the north elevation, and addition of a landscaping wall and plantings will enhance and awaken the street edge. **Affirmative finding as conditioned.**

(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.

The application proposes retention of existing wooden trim and siding, which will be repaired and painted. The new standing seam metal roof is considered of sufficient durability for new construction/rehabilitation. **Affirmative finding.**

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall 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.

Affirmative finding as conditioned.

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features 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.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

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

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Redevelopment shall adhere to all applicable building and life safety code, as defined by the building official and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

With the adoption of ZA 22-07, there are no longer parking minimum requirements. The site plan illustrates 3 parking spaces on-site, which is consistent with the limitations of Section 8.1.9, *Maximum On-Site Parking Spaces*. For multi-unit dwellings in the Mixed-Use Multi Modal Parking District, that limitation would be 1 parking space per dwelling unit, or in this case, 4. **Affirmative finding.**

Section 8.2.1 Bicycle Parking

Long Term Parking Requirements for a multi-unit building are 1 per 2 bedrooms. For the addition of this new unit, 1 Long Term bike parking space is required. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty (30) days of issuance of the building permit. See Article 3 for calculation of required fees.

2. Any existing non-conformities may be retained, but not expanded. Lot coverage shall not exceed 49%, as previously acknowledged and approved. **The applicant shall provide an accurate calculation of proposed lot coverage prior to decision by the DRB.**
3. The submission defines pedestrian access from an easterly parcel. Either an access easement shall be obtained from that property owner, or the entry plan shall be revised to reserve all access between the ROW and the residence on this parcel.
4. The location of 1 long-term bike parking space shall be identified and located on a plan.
5. If more than 400 sq. ft. of earth will be disturbed (parking area enlargement), an Erosion Prevention and Sediment Control Plan will be required.
6. The installation location of exterior lighting shall be defined.
7. The location of meters, mailboxes, and trash storage need to be defined and illustrated on a site plan/building elevations as appropriate. Screening may be required, and is subject to review by staff.
8. All new construction shall 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.
9. Redevelopment shall adhere to all applicable building and life safety code, as defined by the building official and fire marshal.
10. A state wastewater permit is required, and shall be the applicant/owners' responsibility to secure.
11. A letter of adequate water and sewer capacity shall be required from Burlington's Water Resource Division.
12. 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.

SCHATZ CARRIAGE HOUSE

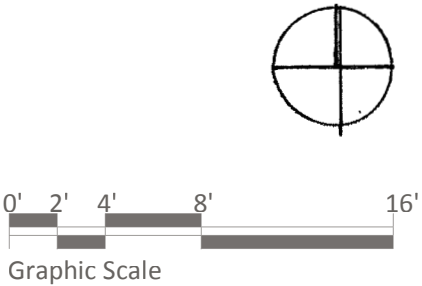
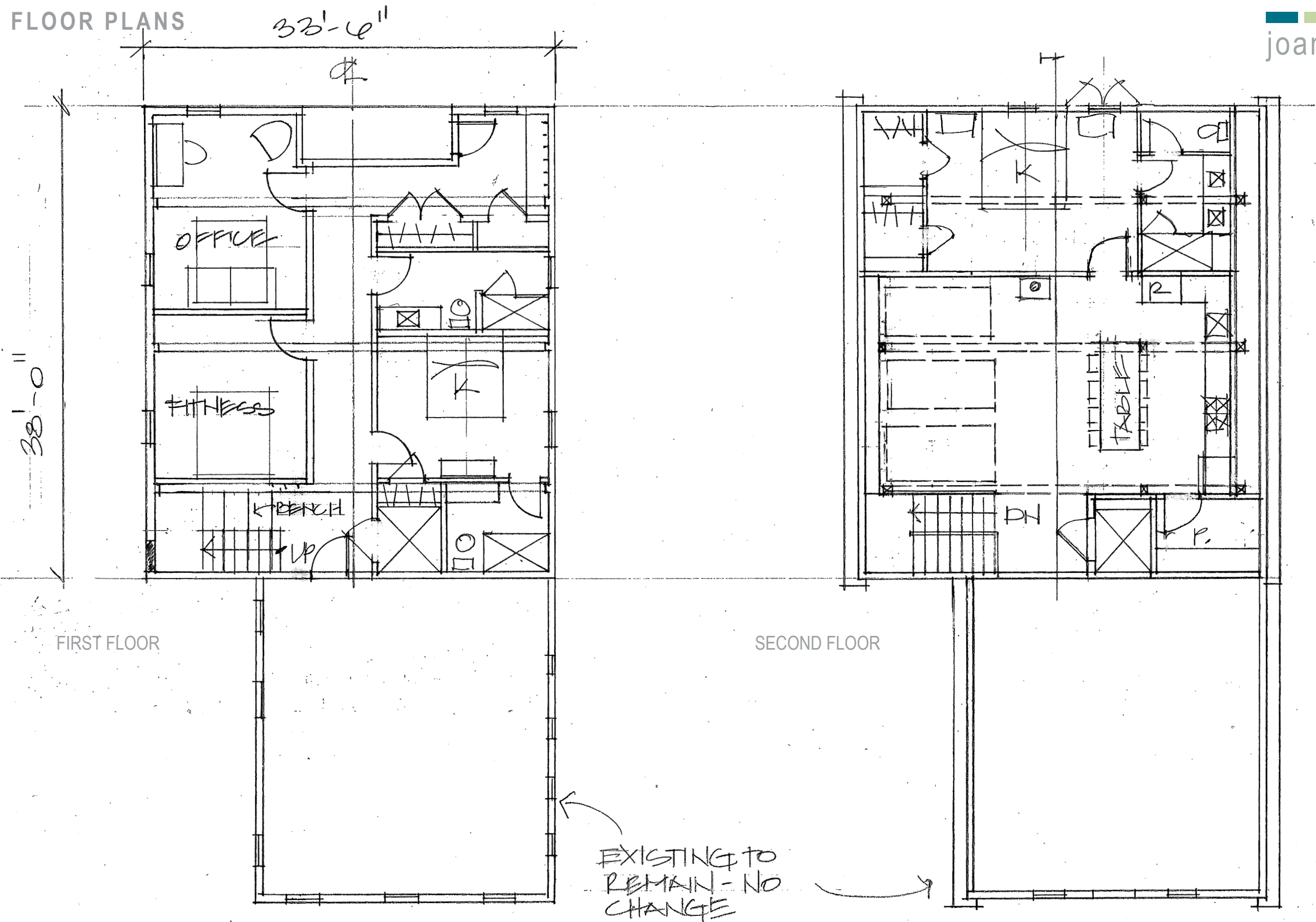
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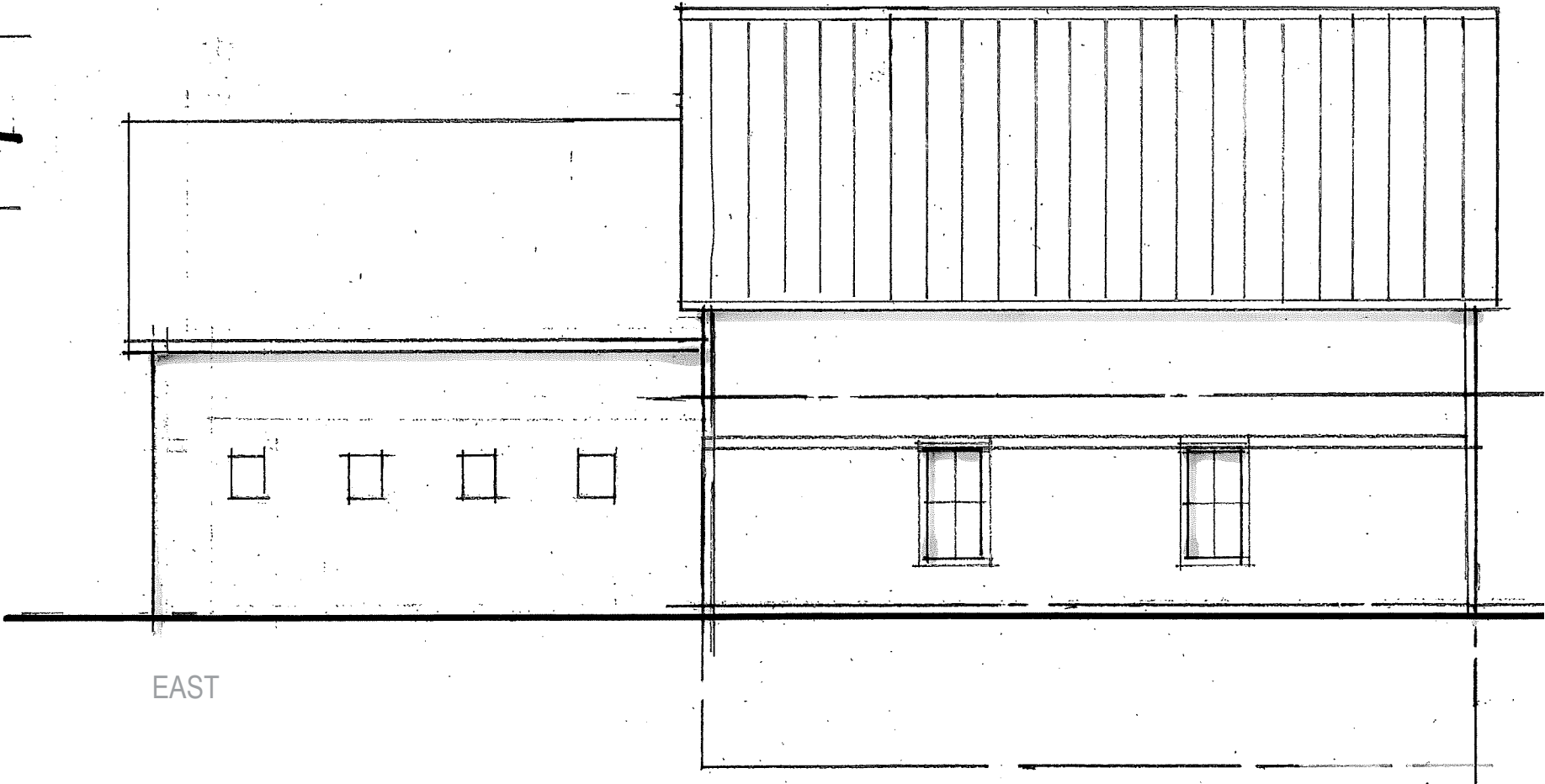
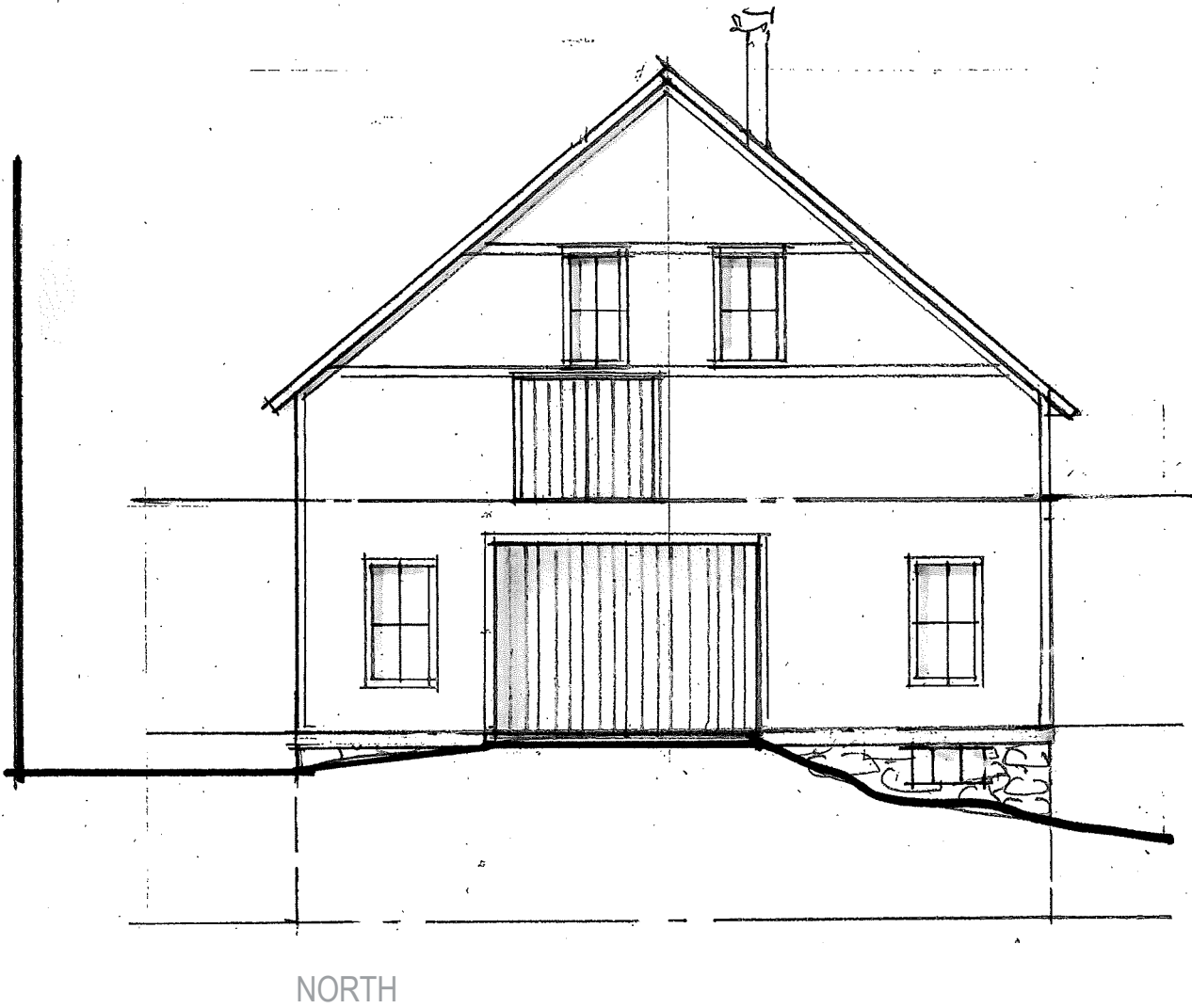
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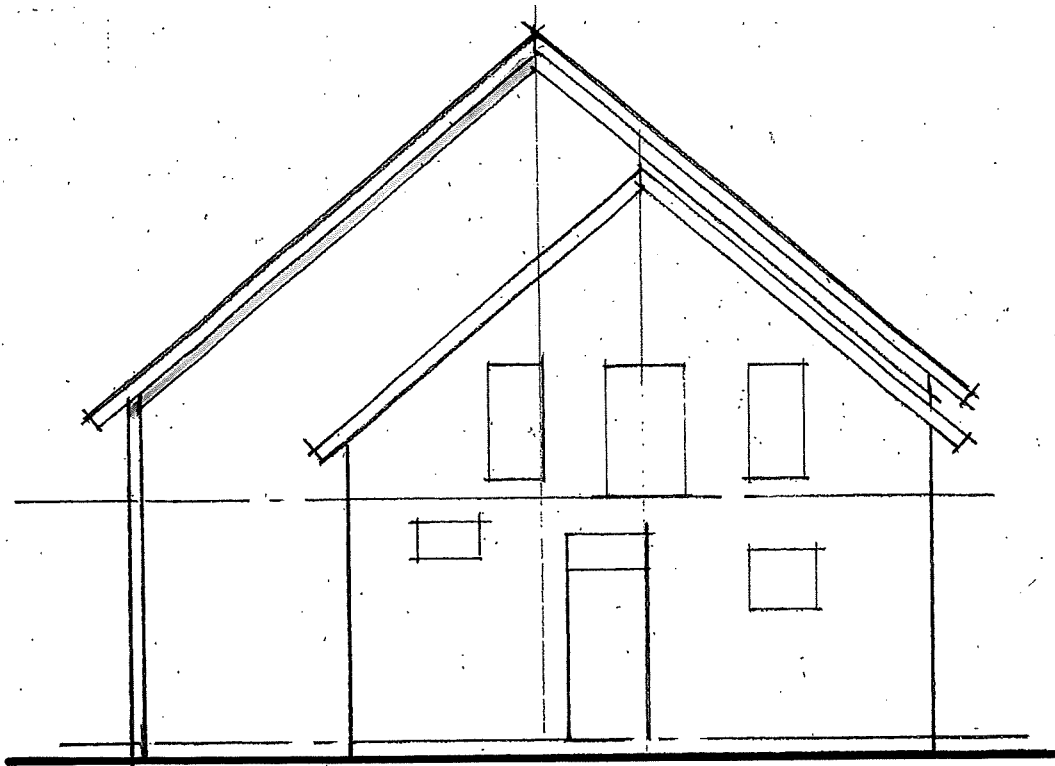




FLOOR PLANS



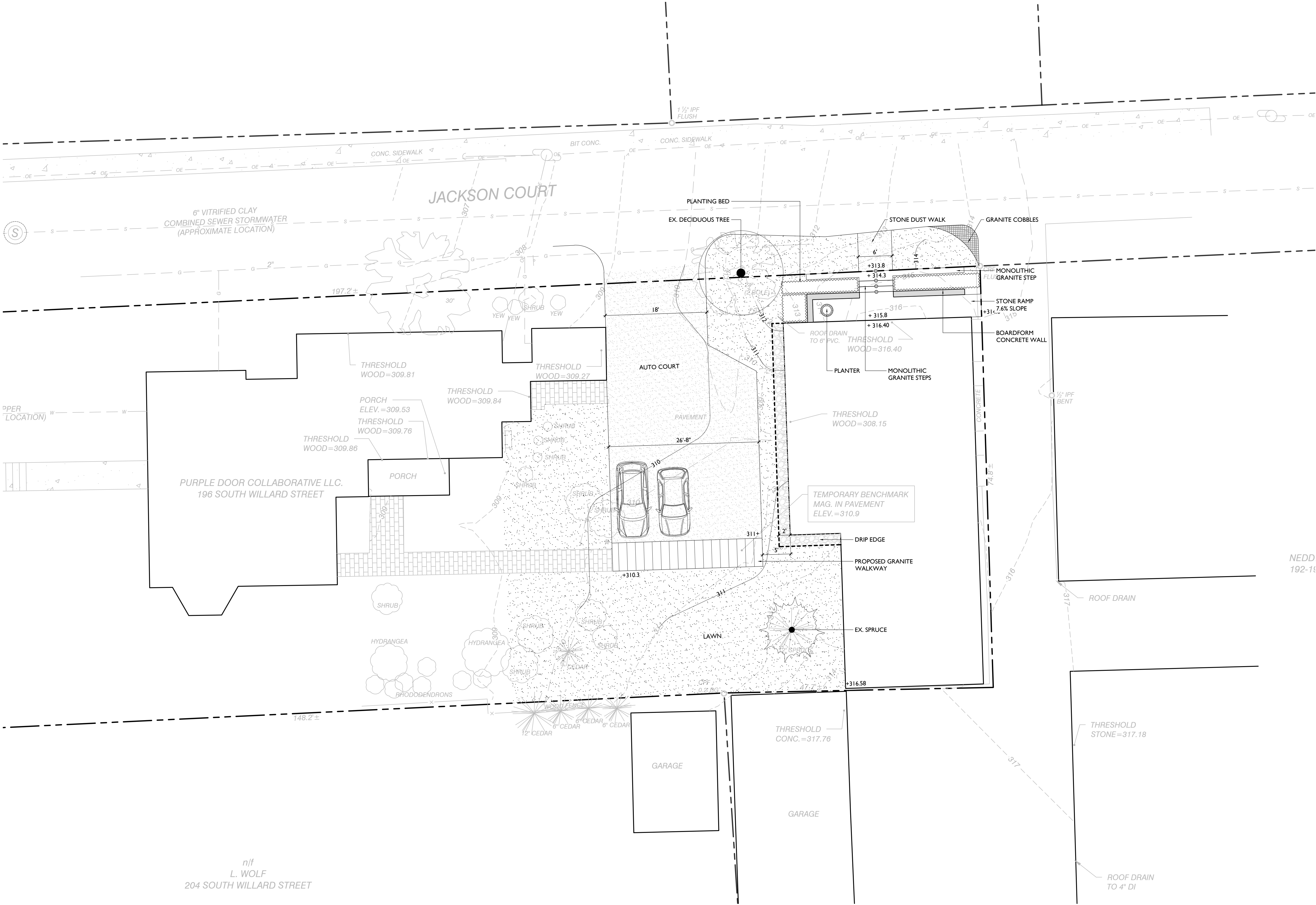




SOUTH



WEST



NO.	DESCRIPTION	DATE
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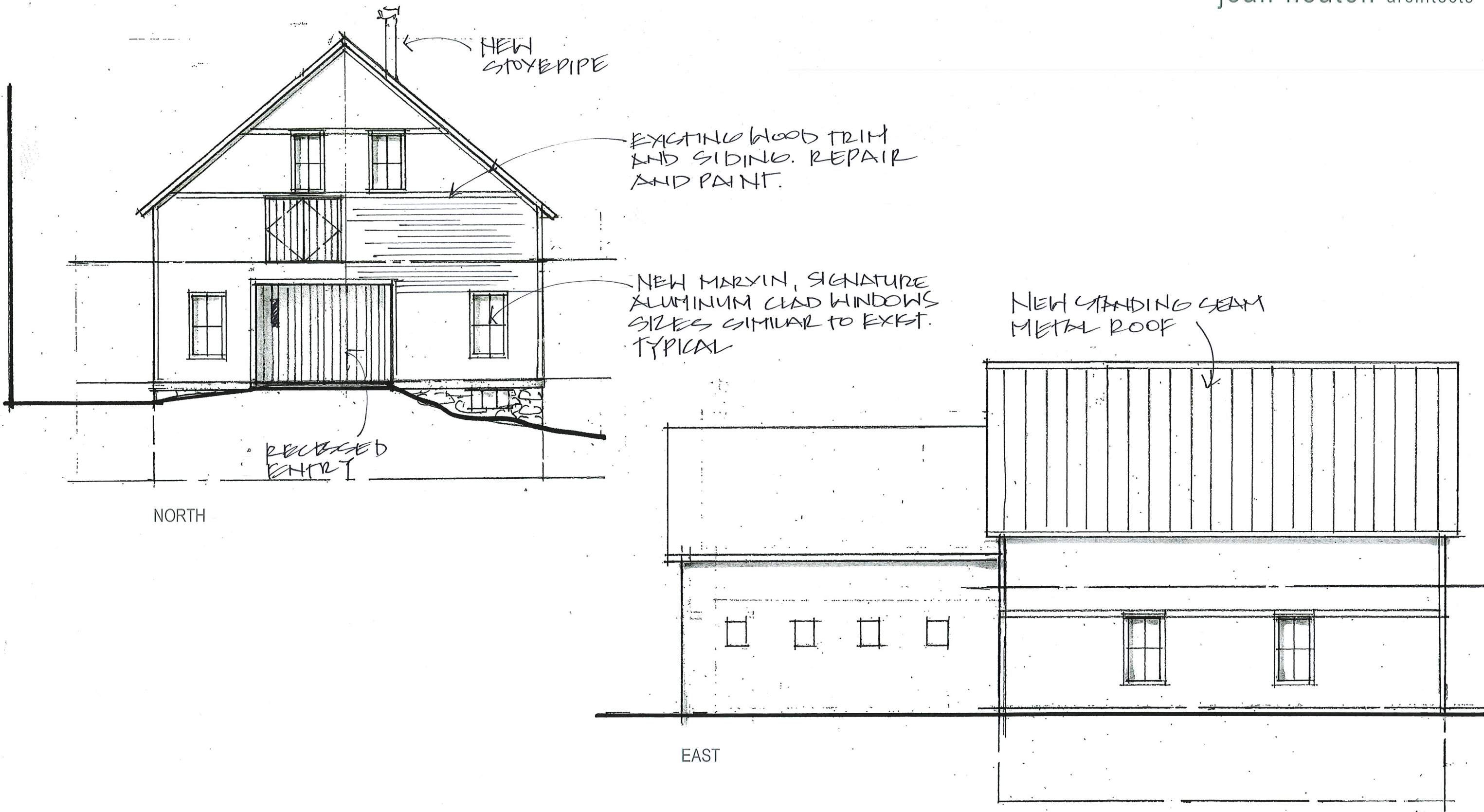
SCHATZ
196 SOUTH WILLARD STREET
BURLINGTON, VT

MATERIALS AND
LAYOUT PLAN

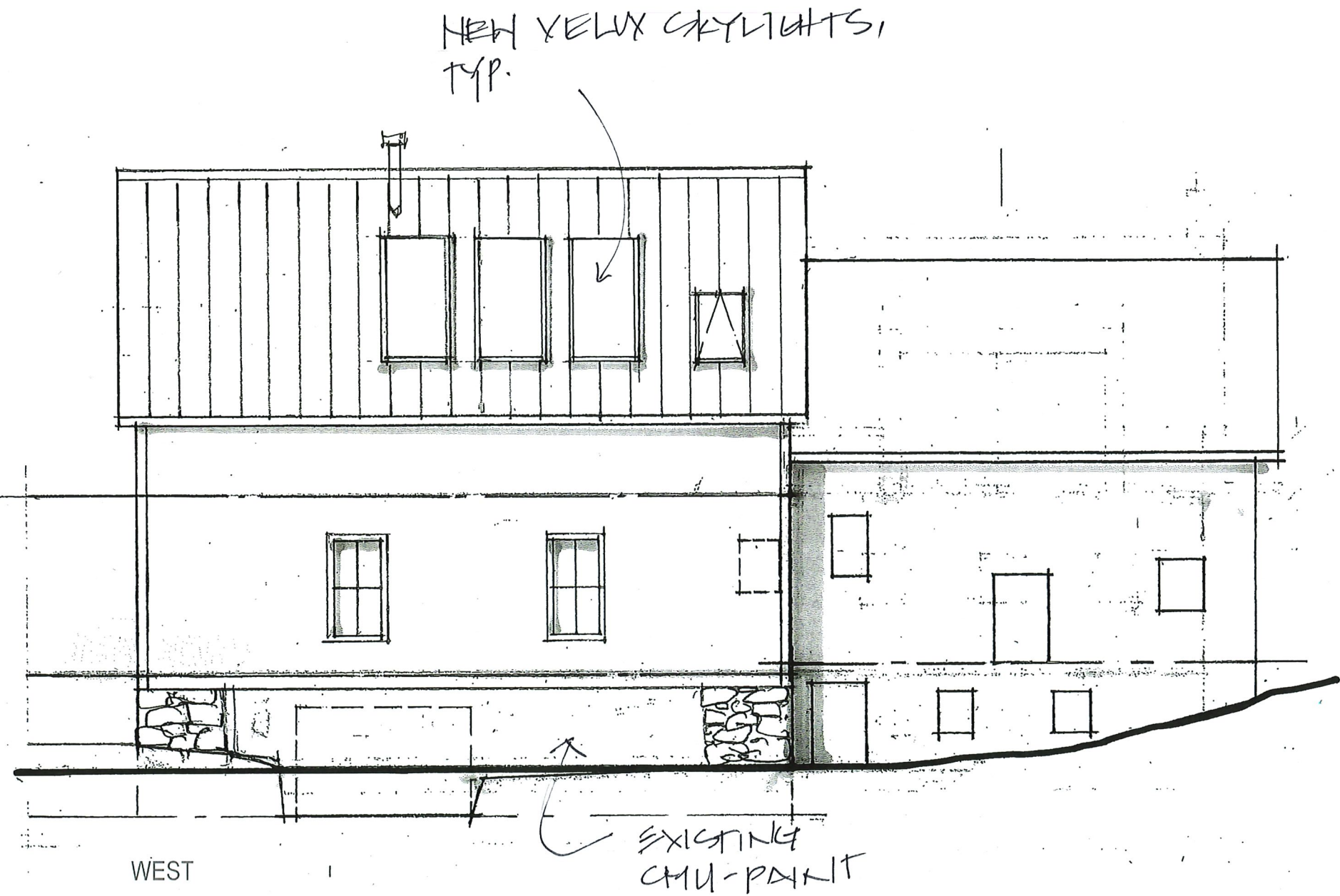
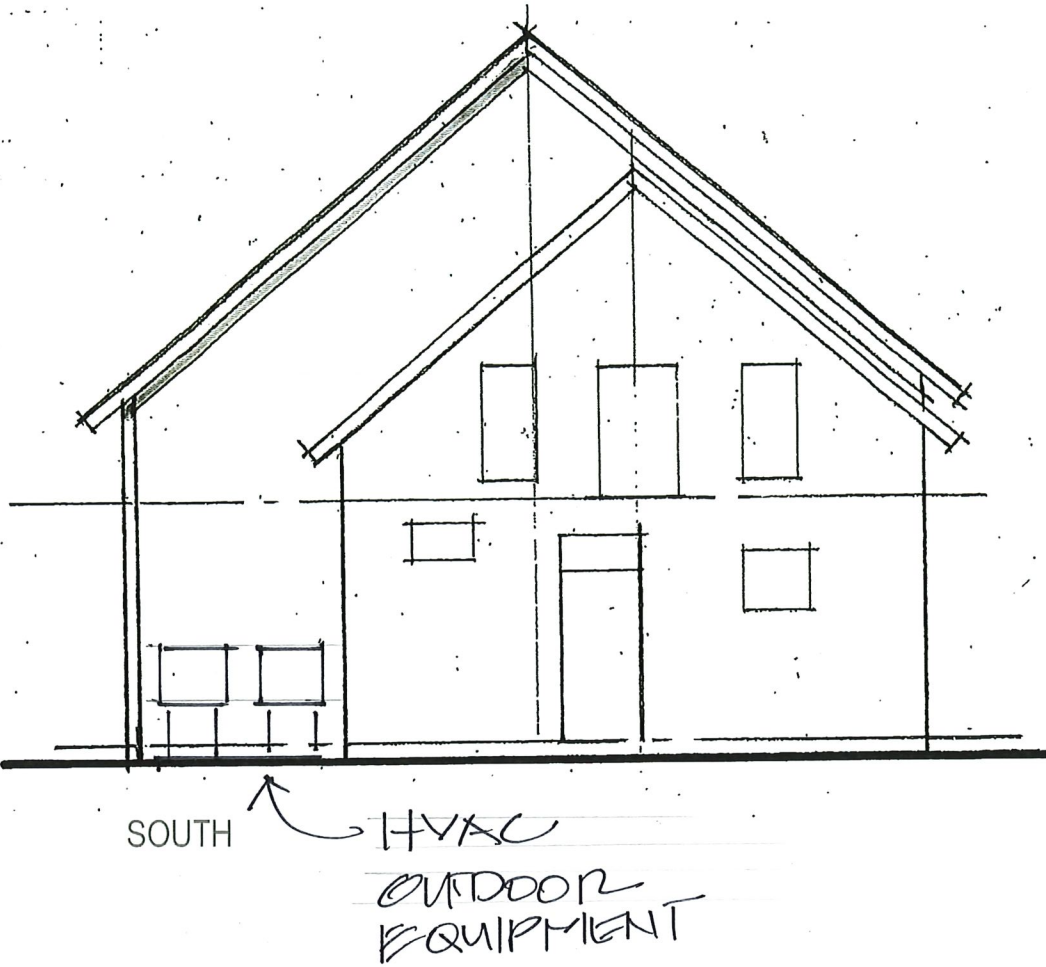
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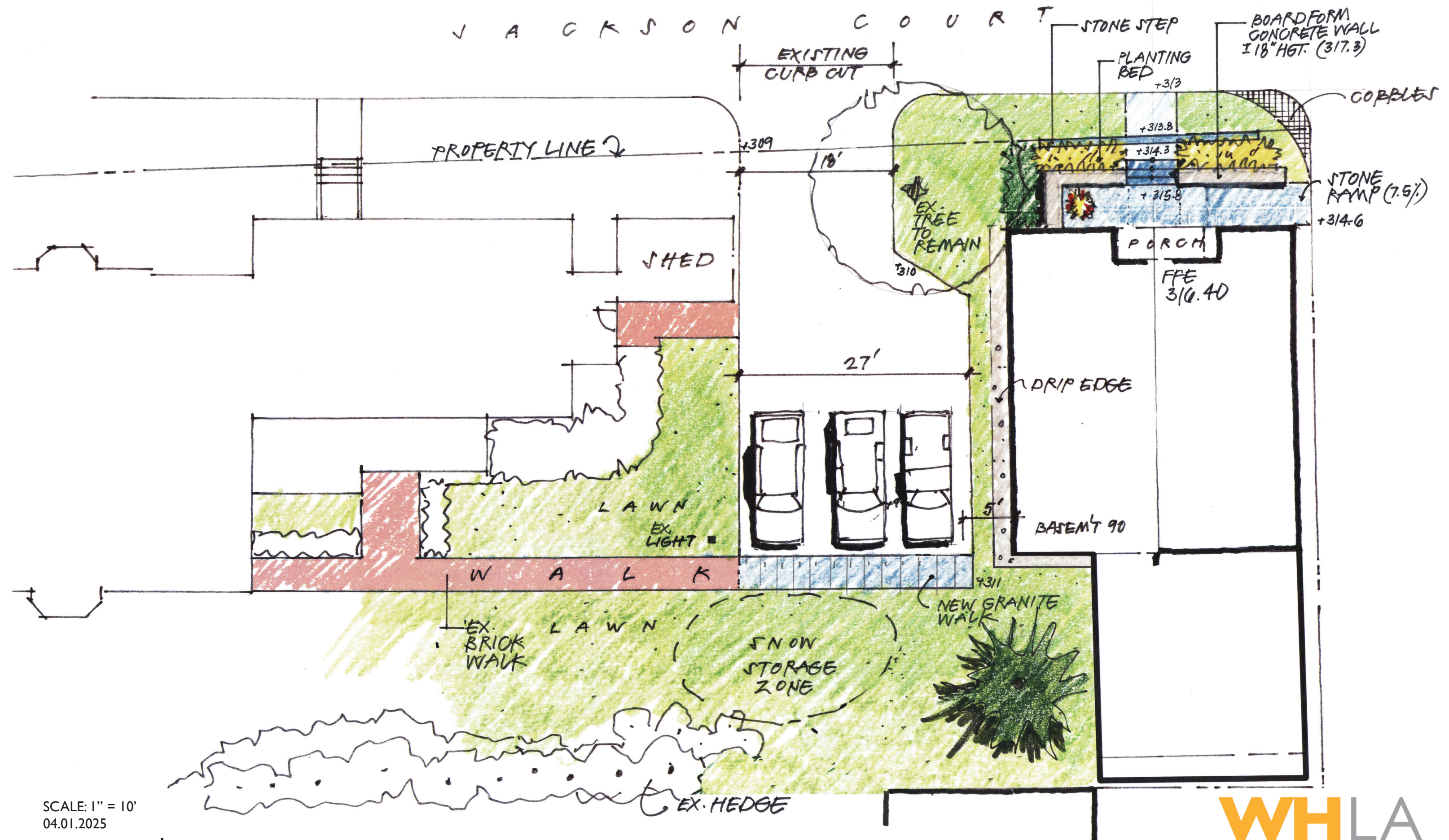
ELEVATIONS



ELEVATIONS



JACKSON COURT



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SCHATZ | SCHEMATIC LANDSCAPE PLAN

WHLA
WAGNER HODGSON

ULTIMATE
MARVIN SIGNATURE® COLLECTION



Ultimate Wood Double Hung Collection

Unit Features	1
Standard Insulating Glass Divided Lite Options	5
Standard Single Glaze Divided Lite Options	6
Optional Interior Square Simulated Divided Lite	7
Double Hung Variations	8

Unit Features

Ultimate Wood Double Hung Collection:

Ultimate Wood Double Hung: UWDH

Ultimate Wood Double Hung Picture: UWDH P

Ultimate Wood Double Hung Transom: UWDH TR

Ultimate Wood Double Hung Bows and Bays: UWDH BB

Ultimate Wood Round Top Double Hung Collection:

Ultimate Wood Double Hung Round Top: UWDH RT

Ultimate Wood Single Hung Round Top: UWSH RT

Ultimate Wood Double Hung Round Top Picture: UWDH RT P

Ultimate Wood Double Hung Round Top Transom: UWDH RT TR

Ultimate Wood Double Hung Magnum Collection:

Ultimate Wood Double Hung Magnum: UWDHM

Ultimate Wood Single Hung Magnum: UWSHM

Ultimate Wood Double Hung Magnum Picture: UWDHM P

Ultimate Wood Double Hung Magnum Transom: UWDHM TR

Ultimate Wood Round Top Double Hung Magnum Collection:

Ultimate Wood Double Hung Magnum Round Top: UWDHMRT

Ultimate Wood Single Hung Magnum Round Top: UWSHMRT

Ultimate Wood Double Hung Magnum Round Top Picture: UWDHM RTP

Ultimate Wood Double Hung Magnum Round Top Transom: UWDHMRTT

Standard Frame:

- Frame thickness: 1 1/16"(17)
- Subsill thickness: 1 3/32"(28)
- Frame base (with pre-drilled installation holes in jambs): 4 9/16"(116) from backside of BMC to interior wood face of frame
- 8 degree bevel on sill and subsill
- Curved frames are laminated and/or edge glued pine
- Radius bead is laminated in non finger-jointed pine
- Optional DP50 sill liner maximum size 2830 or 3026

Standard Sash:

- Operating sash thickness: 1 5/8"(41)
- Transom and picture unit sash thickness 1 5/8"(41) or optional 2" (51)
- All measurements are nominal - sash are removable for easy cleaning, service or finishing
 - WUDH, WUDHP, WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94)
 - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 3 9/16" (90)
 - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50)
 - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 2 19/32" (66)

Insect Screen

- Aluminum screen: Full screen standard, half screen optional
- Screen Frame
 - Window Frame Height less than or equal to 54 1/2". Standard: Aluminum Screen. Option: Extruded Aluminum Screen Frame
 - Window Frame Height greater than 54 1/2". Standard: Extruded Screen Frame. Option: None.
 - Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Bright Silver (pearlescent), Copper (pearlescent), Clay, Gunmetal, Liberty Bronze (pearlescent), or Suede.
- Optional wood screen
 - Matches wood species/finish selected
- Screens have a cross bar on glass height of 20" (508) and taller
- Full screen: Standard, Optional half screen.
- Screen mesh:
 - Standard: Marvin Bright View™
 - Optional: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Aluminum Wire

Unit Features

Magnum Frame:

- Double Hung Magnums has a frame thickness head and jamb: 11/16" (17)
- Double Hung Magnums has a sill thickness: 2 13/16" (71)
- Frame base (with pre-drilled installation holes in jambs): 4 9/16" (116) from backside of BMC to interior wood face of frame
- 8 degree bevel on sill and subsill
- Curved frames are laminated and/or edge glued pine
- Radius bead is laminated in non finger-jointed pine

Magnum Sash:

- Transom and picture unit sash thickness 1 5/8" (41) or optional 2" (51)
- All measurements are nominal - sash are removable for easy cleaning, service or finishing
 - WUDHM, WUDHMP, WURTDHM: Bottom of subsill to top of wood interior sill liner - 3 29/32" (99)
 - Top rail - 2 7/32" (56); stiles - 1 15/32" (37); bottom rail - 3 9/16" (90)
 - WUDHMT: Bottom of sill to top of wood interior sill liner - 1 31/32" (50)
 - Top rail - 2 7/32" (56); stiles - 1 15/32" (37); bottom rail - 2 19/32" (66)

Hardware: - See Individual Product Chapters

Weather Strip:

- Operating units: Continuous leaf weather strip at head jamb; dual bulb at check rail, weather strip and bottom rail
 - Color: Beige
- Picture units: Continuous weather strip at perimeter; leaf and bulb weather strip at jamb, bulb weather strip at head and sill
 - Color: Beige

Unit Features

Glass and Glazing:

- Glazing seal: Silicone glazed
- Standard glass is Insulating Low E2 Argon or air
- Dual-pane insulating glass thickness: 11/16"
- Triple-pane insulating glass thickness: 7/8"
- Insulating Glass Coatings:
 - Low E1
 - Low E2
 - Low E3
 - Low ERS
 - Low ELR
- Gas Fill: Air or Argon
- Available glass types:
 - Laminated
 - Tempered
 - Obscure
 - Clear
- Tints
 - Bronze
 - Gray
 - Green
 - Reflective Bronze
- Decorative glass options:
 - Frost
 - Reed
 - Narrow Reed
 - Rain
 - Sandblasted
 - Glue Chip
- Glazing will be altitude adjusted for higher elevations with capillary tubes. Argon gas not included
- IZ3 has annealed exterior pane is default with the option to temper
- Egress may be affected when selecting specialty glass, please contact your Marvin representative
- For additional specialty glazing options, please contact your Marvin representatives.

Unit Features

Wood Combination Storm Sash and Screen:

- Frame: Primed pine only
- Storm panel: Select quality glass is an extruded aluminum frame
- Frame color: Stone White or Bronze
- Insect screen: Charcoal Aluminum Wire,
 - Optional screen material: Marvin BrightView™
- Weather strip: Pile weather strip between operating panels and at stiles of main frame
- Hardware: Spring loaded latches to secure storm panel.

Combination Storm and Sash Screen:

- Frame: Primed pine only
- Storm panel: Select quality glass in an extruded aluminum frame
- Colors: Stone White or Bronze
- Standard screen: Charcoal Aluminum Wire,
 - Optional screen mesh: Marvin BrightView™
- Weather strip: Pile weather strip between operating panels at the stiles of the main frame
- Hardware: Spring loaded latches to secure the storm panel.

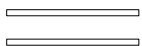
Wood Storm Sash:

- Frame: Primed pine only
- Glazing: Select quality glass

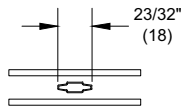
Cedar Dress Option:

- Available on pine frames
- Bare cedar
- Components:
 - Sill
 - Subsill
 - Blind stops and jamb covers
 - Mull covers
 - Brick Mould and Flat Casing
- See individual chapter for section detail

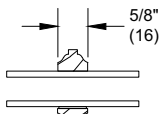
Standard Insulating Glass Divided Lite Options



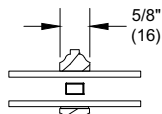
Insulating Glass



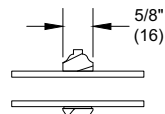
Aluminum 23/32"
Contour GBG



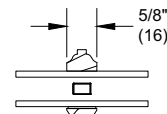
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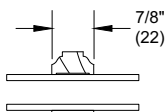
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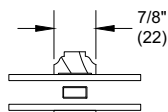
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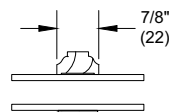
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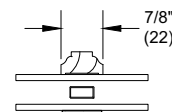
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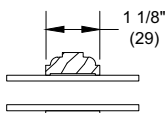
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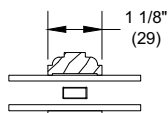
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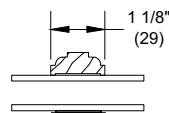
7/8" Putty SDL
W/Spacer Bar



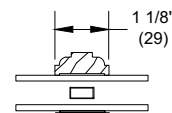
1 1/8" SDL



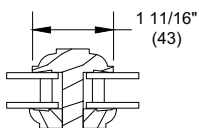
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

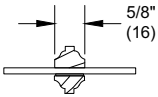
Standard Single Glaze Divided Lite Options



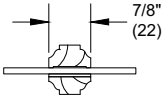
Single Glaze



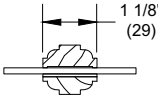
Single Glaze
W/ Energy Panel



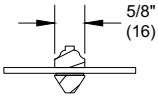
5/8" SDL



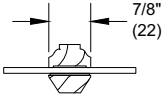
7/8" SDL



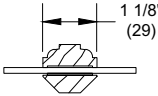
1 1/8" SDL



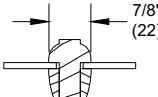
5/8" Putty SDL



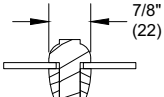
7/8" Putty SDL



1 1/8" Putty SDL

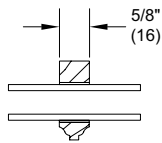


7/8" SG-ADL

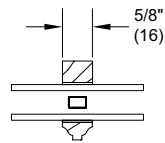


7/8" SG-ADL
W/ Energy Panel

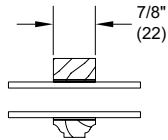
Optional Interior Square Simulated Divided Lite



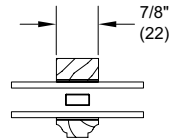
5/8" SDL



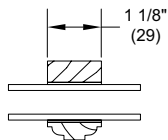
5/8" SDL
W/Spacer



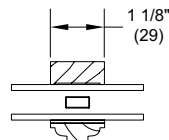
7/8" SDL



7/8" SDL
W/Spacer Bar



1 1/8" SDL

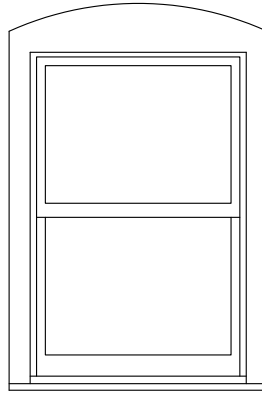


1 1/8" SDL
W/Spacer Bar

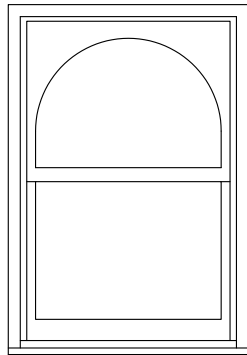
NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

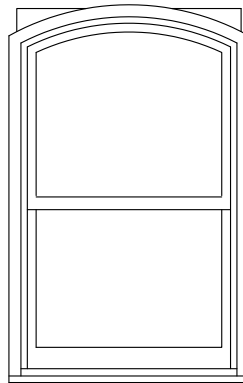
Double Hung Variations



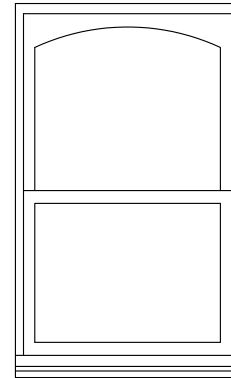
Variation 3



Variation 5



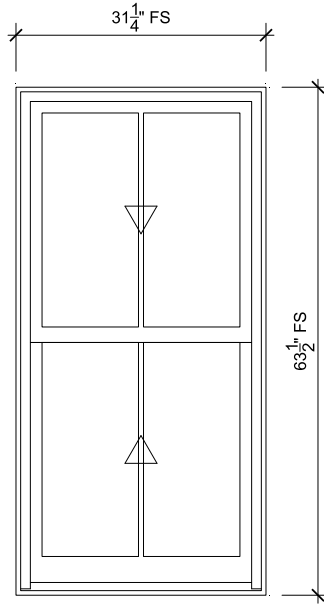
Variation 6
Exterior View



Variation 6
Interior View

Variation 3: Radius Top Casing - Ultimate Wood Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung
Variation 5: Top Sash Radius DLO - Ultimate Wood Double Hung or Single Hung, Ultimate Wood Double Hung or Single Hung Magnum

Variation 6: Square Sash, Casing, Blind stop, and DLO are curved - Ultimate Wood Double Hung or Single Hung, Ultimate Wood Double Hung or Single Hung Magnum



CUDHNG

SCALE: 1/2" = 1'-0"



Head



Jamb



Sill



Divided Lite



Checkrail

SPECIFICATIONS

Line #: 1

Qty: 1

Product Line: Ultimate

Unit Description: Double Hung G2

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 5/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Extruded Aluminum Screen

Hardware Color: Matte Black

Screen Surround Color: Ebony

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: Silver Maple / Jackson Barn

DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO

DRAWN: CHARLES PELSUE

QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

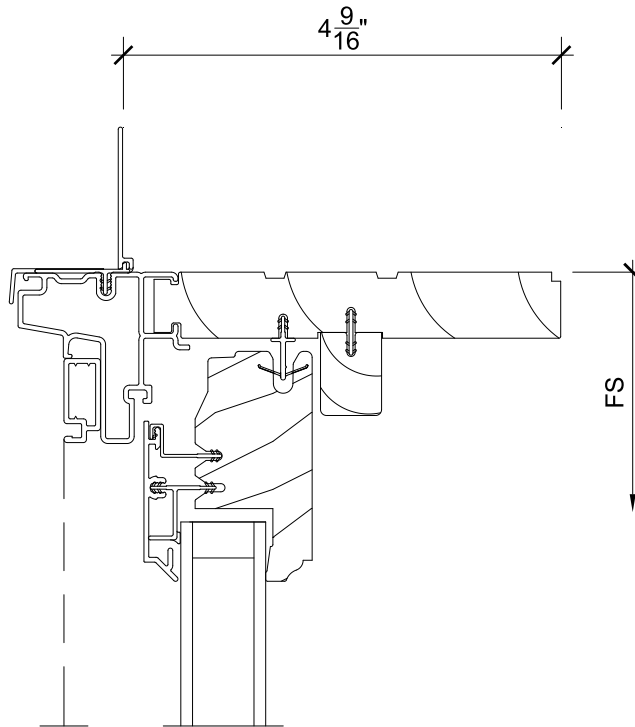
CREATED: 05/02/2025

REVISION:

SHEET

1

OF 6



1
2

Head

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

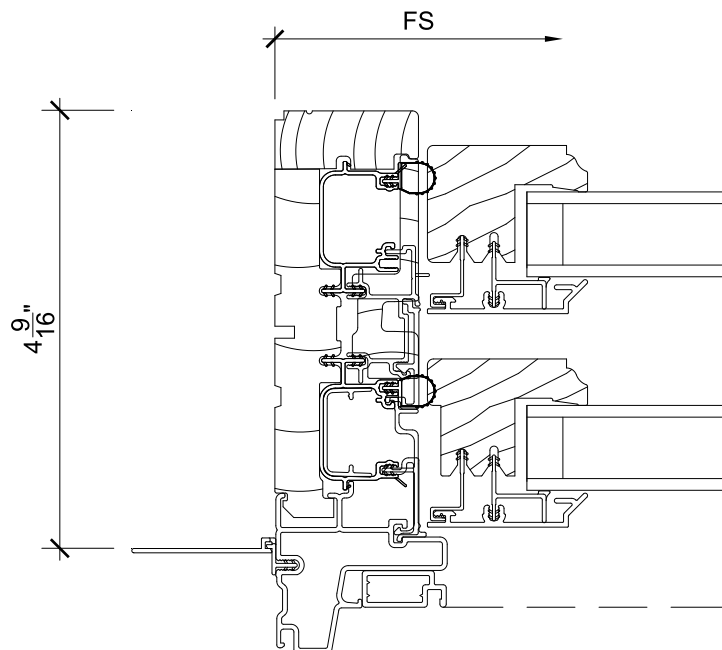
CREATED: 05/02/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

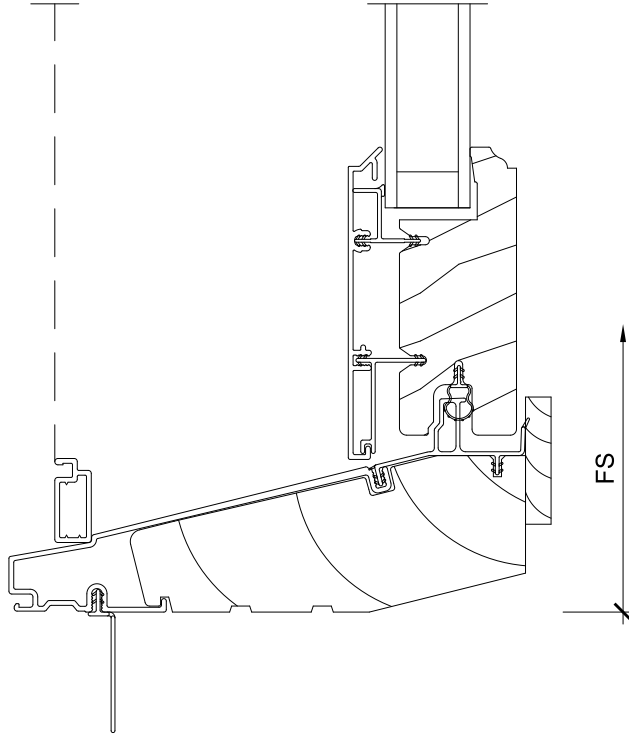
CREATED: 05/02/2025

REVISION:

SHEET

3

OF 6



1
4

Sill

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

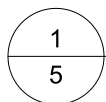
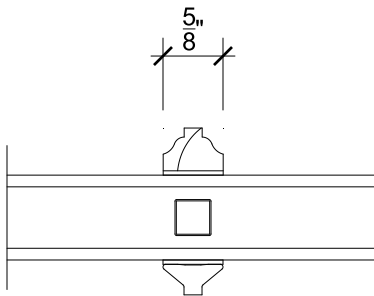
CREATED: 05/02/2025

REVISION:

SHEET

4

OF 6



Divided Lite

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

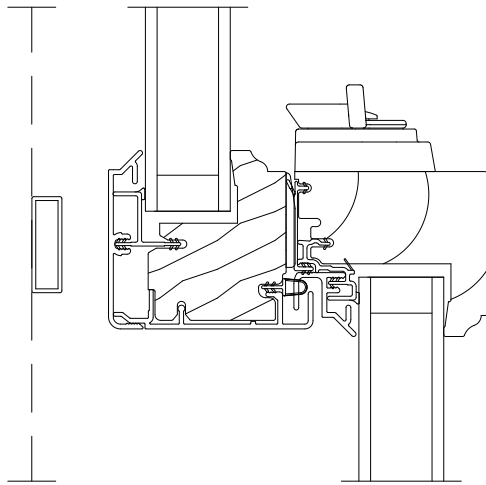
CREATED: 05/02/2025

REVISION:

SHEET

5

OF 6



1
6

Checkrail

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

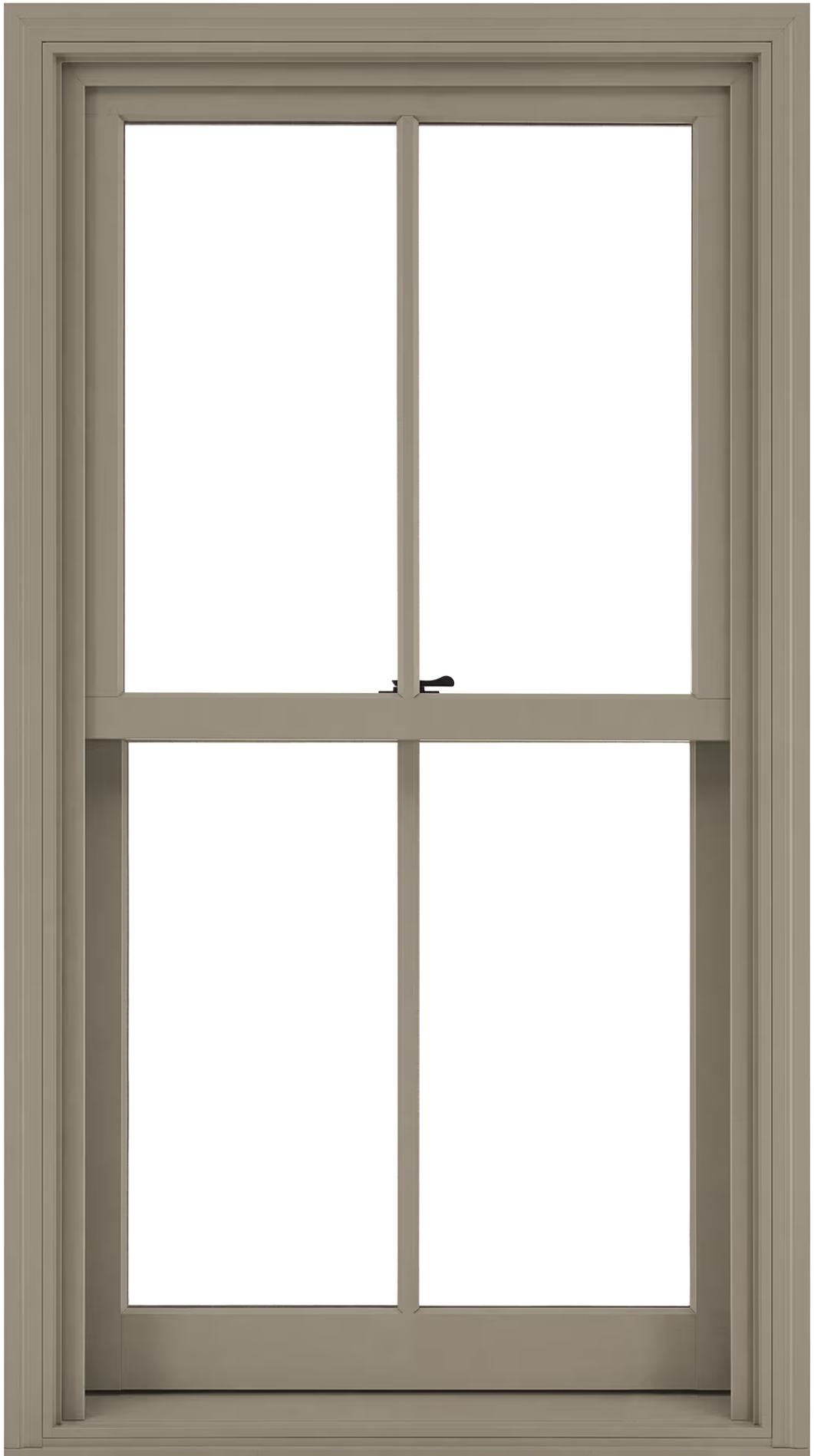
CREATED: 05/02/2025

REVISION:

SHEET

6

OF 6





PANEL DETAILS

STANDARD PANEL WIDTHS

12", 14", 16", and 18"

Drexel Metals design pressures, wind uplifts and test reports are for specific deck attachments, material gauges, clip spacing and panel widths. A complete specification and listing is available online at www.drexelmetals.com

SUBSTRATES AVAILABLE

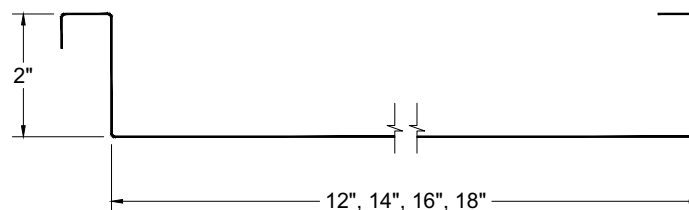
- Painted Galvalume® – 22ga, 24ga
- Drexlume™ – 22ga, 24ga
- Painted Aluminum – .032", .040"
- Copper – 16oz, 20oz
- Zinc – .7mm, .8mm

Not seeing the gauge or material you are looking for? Contact your local Drexel Metals representative.

IDEAL APPLICATION

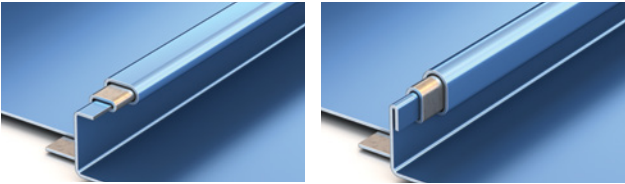
COMMERCIAL, INSTITUTIONAL & STRUCTURAL

The versatility of the DMC 200S roof system makes it an ideal choice for low to steep slope applications. Performance-engineered to handle heavy-duty commercial and industrial projects, this 2" mechanically seamed structural metal roof system will meet or exceed most windload and government requirements from coast to coast. Concealed fasteners and floating clip systems reduce panel stress from changes in temperature and help maintain a smooth, uniform appearance. This product can also be curved for large barrel roofs or small canopies.



DMC 200S PROFILE

PROFILE OPTIONS

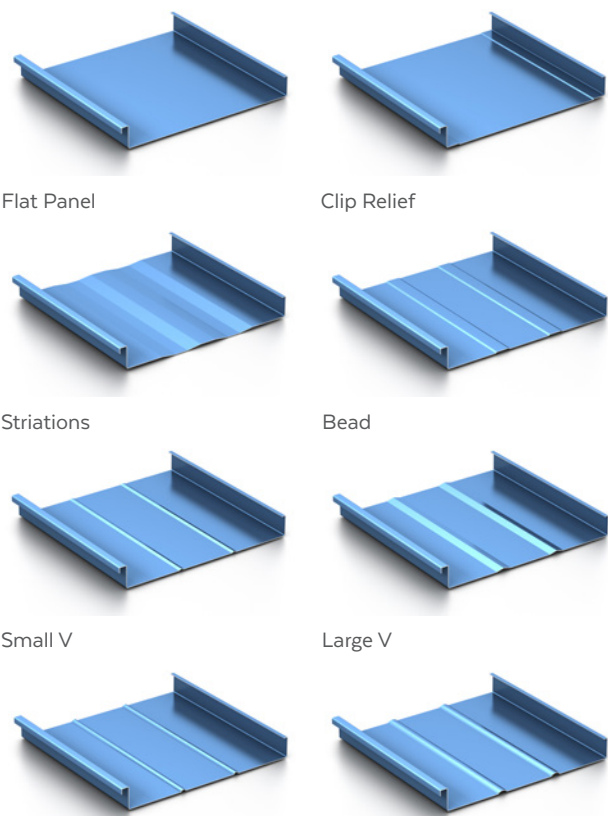


Single lock panel

Double lock panel

Contact the Drexel Metals Technical Department for single and double lock specific testing information.

PANEL RIB OPTIONS



Flat Panel

Clip Relief

Striations

Bead

Small V

Large V

Small Pencil

Large Pencil

Contact your local Drexel Metals representative for specific rib option availability.

SHERWIN-WILLIAMS
Coil Coatings

PRODUCT INFORMATION

PROFILE OPTIONS

- Single lock panel
- Double lock panel
- Radius panel (single or double lock)

FINISHES

Available in a wide variety of coatings and colors. See the Drexel Metals color charts for standard colors and paint specifications

PANEL RIB

Factory made or field rolled to exact lengths options

- Flat Panel
- Bead
- Clip Relief
- Small and Large V
- Striations
- Small and Large Pencil

INSTALLATION

Can be installed over plywood, steel decking, and Polyiso with approved underlayment, or open framing. Please see Drexel Metals installation details for complete information.

SLOPE

Minimum slope 1/2:12

TESTING

- UL 580 Wind Uplift (Class 90)
- TAS 125 Wind Uplift
- UL 1897 Extended Phase Wind Uplift
- UL 2218 Class 4 Hail Impact
- UL 790 Class A Fire Rating
- UL Environmental – SRI Third Party Verified
- ASTM E1592 Uniform Static Air Pressure Uplift
- ASTM E1646 Water Infiltration
- TAS 100 Wind Driven Rain
- ASTM E1680 Air Infiltration
- ASTM E1886 Missile Impact
- ASTM 2140 Static Pressure Water Head
- Miami-Dade County Approved
- Florida Building Code Approved
- Texas Department of Insurance Approval

Testing in accordance with



WARRANTY

35 YEAR WARRANTY - GALVALUME AND ALUMINUM SUBSTRATES

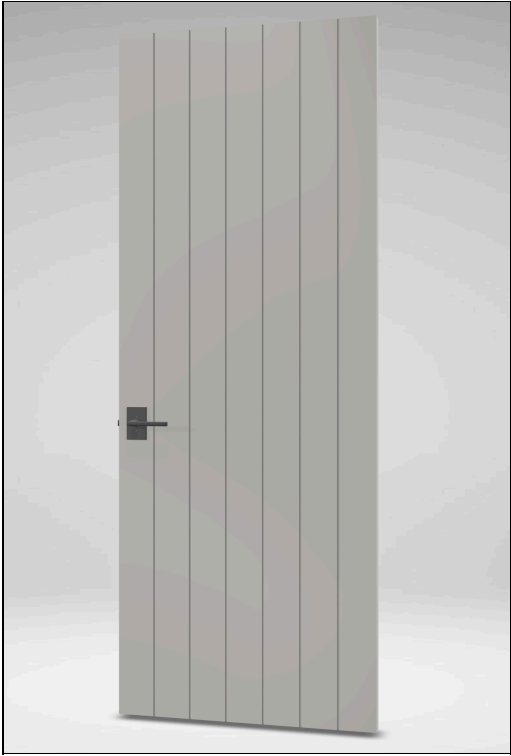
35 year non Pro-rated PVDF Paint Warranty

High-performance painted metal roofing product, carefully tensioned leveled for superior flatness.

25 YEAR WARRANTY - DREXLUME SUBSTRATE

Mill finished Galvalume with a two-sided, clear acrylic finish.

Allowable Uniform	Deflection Ratio L/180							
	Span	2.00	2.50	3.00	3.50	4.00	4.50	5.00
Inward Load Table + psf	24 ga x 16"	327	219	157	117	91	72	59
Outward Load Table - psf	24 ga x 16"	113	100	88	76	63	51	39



TruStile (TS) Series

TMP1000

Material:	MDF
Finish:	Light Gray
Reveal:	¼" Kerf
Displayed Size:	32" x 84" x 1 ¾"

Your design code is:

zFyo_tDAq5

(Click to see your design in the Door Visualizer)

Need assistance?

Contact us and reference your design code:

(877) 283-4511

visualizer@trustile.com

www.trustile.com

Every TruStile door is made to order. The TruStile Door Visualizer is designed to showcase a single door style as a static size in all material options and profiles. When choosing a wood door, please keep in mind it is a natural product and grain pattern will vary from results shown here. Individual computer and monitor settings may prevent exact product color duplication. Some limitations may apply based on size and application. To configure pairs, entry systems, or single doors of different sizes, please visit our [Project Configurator](#). Not all door styles and options are available in Entry Systems. Please see your TruStile dealer for samples and confirm product availability before selecting your final design.

Lyft 18 Outdoor LED Wall Sconce
By Visual Comfort Modern



Call Us (877) 445-4486

Lyft 18 Outdoor LED Wall Sconce
By Visual Comfort Modern

Product Options

Shade Color: Clear,
Finish: Black,
Color Temperature: 4000

Dimensions

Backplate: Width 5", Height 6.5"
Fixture: Width 5", Height 18.5", Depth 5", Weight
6.6Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	221
Total Watts	9.90
Volts	120 /277 Volt
Color Temp	4000 (Cool)
Average Lifespan (Hours)	60,000
CRI	80
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/lyft-18-outdoor-led-wall-sconce-by-visual-comfort-modern-TEC1875676.html>
Rating: ETL Listed Wet

ITEM#: TEC1875676



Created April 29th, 2025

MXZ-3C30NAHZ4 2.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 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 88% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

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

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-3C30NAHZ4

Cooling ¹ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	30,000 // 28,700 // 27,400 28,700 // 27,400
	Rated Capacity	BTU/H	28,400 // 27,900 // 27,400 27,900 // 27,400
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600 14,850 // 17,100
	Maximum Power Input	W	4,200 // 3,985 // 3,770 4,283 // 4,365
	Rated Power Input	W	2,272 // 2,467 // 2,661 2,466 // 2,660
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
Heating at 47°F ² (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	36,000 // 35,500 // 35,000 35,500 // 35,000
	Rated Capacity	BTU/H	28,600 // 28,100 // 27,600 28,100 // 27,600
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400 13,850 // 16,300
	Maximum Power Input	W	5,400 // 4,970 // 4,540 4,970 // 4,540
	Rated Power Input	W	2,096 // 2,142 // 2,187 2,188 // 2,280
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
Heating at 17°F ³ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	28,600 // 28,100 // 27,600 28,100 // 27,600
	Rated Capacity	BTU/H	18,000 // 17,250 // 16,500 18,500 // 19,000
	Maximum Power Input	W	4,192 // 4,225 // 4,258 4,225 // 4,258
	Rated Power Input	W	1,990 // 1,962 // 1,934 2,137 // 2,283
	Maximum Capacity	BTU/H	28,600 // 28,100 // 27,600 27,700 // 26,800
Heating at 5°F ⁴ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Power Input	W	4,290 // 4,456 // 4,622 4,389 // 4,488
	SEER2		18.0 // 17.0 // 16.0 17.0 // 16.0
	EER2 ¹		12.5 // 11.4 // 10.3 11.4 // 10.3
	HSPF2 (IV)		10.0 // 9.25 // 8.5 9.25 // 8.5
	COP at 47°F ²		4.0 // 3.84 // 3.7 3.77 // 3.55
	COP at 17°F at Maximum Capacity ³		2.0 // 1.94 // 1.9 1.95 // 1.9
Efficiency (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	COP at 5°F at Maximum Capacity ⁴		1.95 // 1.83 // 1.75 1.85 // 1.75
	ENERGY STAR® Certified		Yes // No // No No // No
Electrical	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	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	31.5
	Maximum Overcurrent Protection	A	40
	Fan Motor Full Load Amperage	A	2.43
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	2,224 / 2,550
	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)	54
	Sound Pressure Level, Heating ²	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MNB33FBTMC
	Compressor Rated Load Amps	A	19.2
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	48-7/16 [1,230]
	Unit Weight	Lbs.[kg]	189 [86]
	Package Weight	Lbs.[kg]	218 [99]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum ⁵)	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-18 / -14

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.

⁵A 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.

Low, mid and high external static pressure tests conducted at 0.1, 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-3C30NAHZ4

Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	8.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		3
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	36,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C: 1/4 [A,B,C: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C: 3/8 [A: 12.72; B,C: 9.52]
	Total Piping Length	Ft. [m]	230 [70]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		70

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 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.

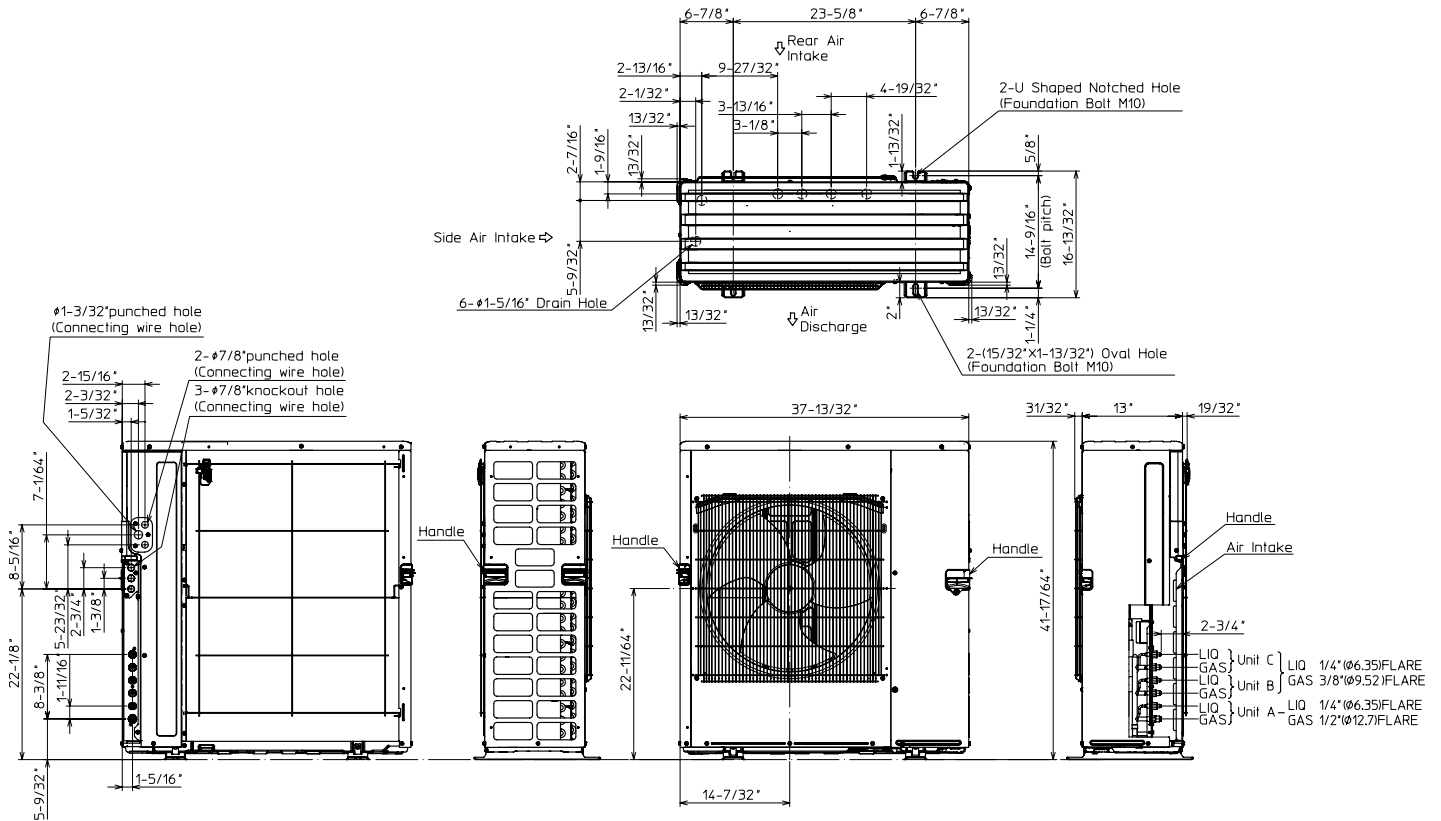
Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-3C30NAHZ4

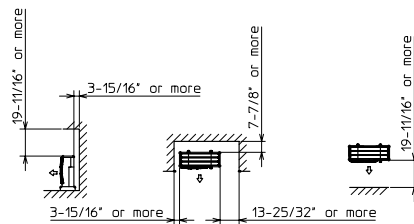
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A1
M-NET Converter	M-NET Converter	☐ PAC-IF01MNT-E
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: 16" x 36" x 3"	☐ ULTRILITE1
	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: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Single Fan Stand	☐ QSMS1801M
	24" Single Fan Stand	☐ QSMS2401M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-3C30NAHZ4

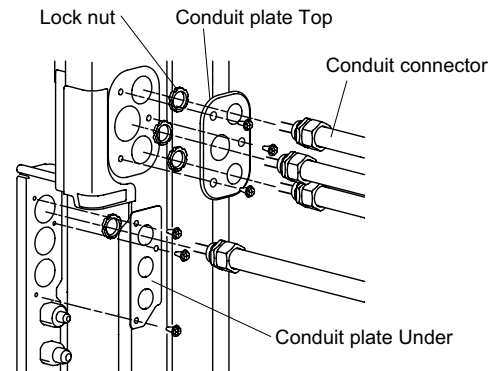
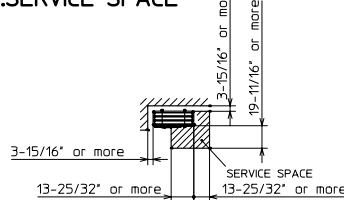
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-3C30NAHZ4 - 202311



Selkirk® Chimney System (SCS)
The rugged all-fuel chimney designed for maximum safety and performance!

We Stand Behind Our Products.
Backing our commitment to quality, Selkirk All-Fuel Chimney Systems carry the "Smart Choice" Limited Lifetime Warranty. All system components (not just the insulated lengths) are warranted against defects in material and workmanship for the life of the product.

An impeccable safety record, along with unsurpassed durability, design and materials, all give us the confidence to offer a warranty this comprehensive and unmatched by anyone else in the industry.

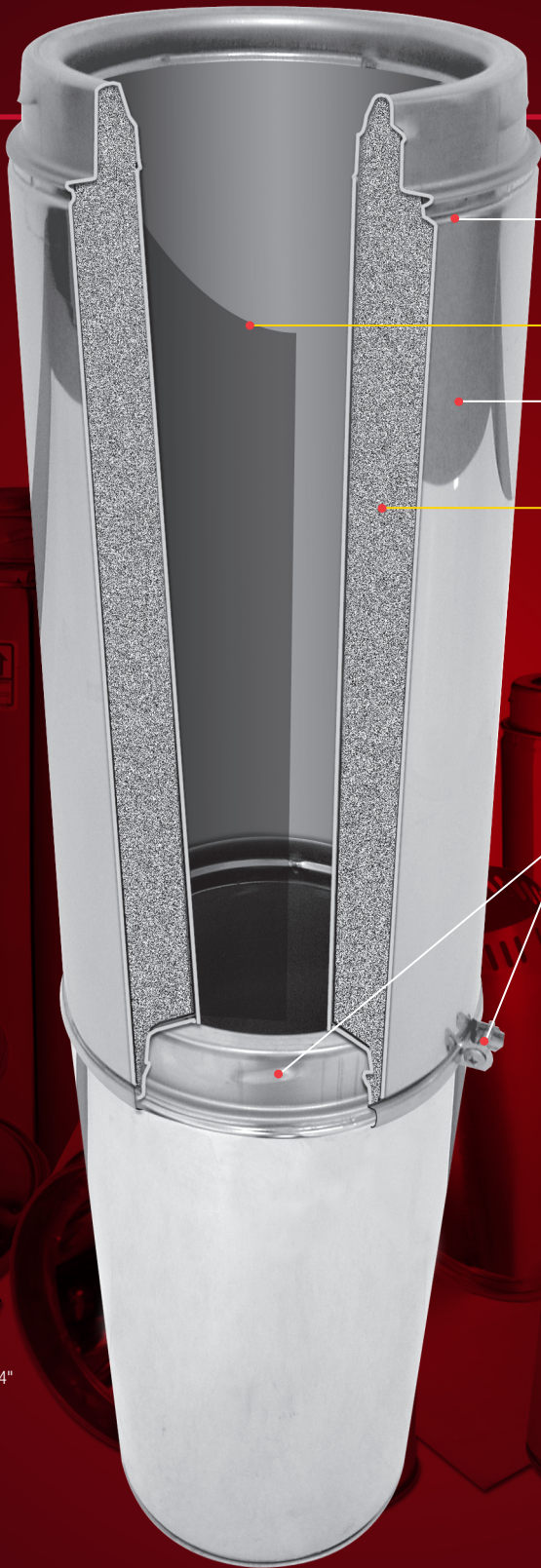
For over 85 years we have been the industry's chimney innovator, using the highest in design standards to develop the safest products.

Safety
Our All-Fuel Chimney is listed to Underwriters Laboratories Safety Standard for Factory-Built Chimneys (UL-103).

**ULTRA-TEMP® HT
GALVA-TEMP® HT**
Diameter Sizes: 5", 6", 7" & 8"
Part Identification: Letter UT and GT
Clearances: 2" of Airspace to Combustibles
Temperature Ratings: 2100°F (Maximum Test 10 min.)
1400°F (Maximum for 60 min.)
1000°F (Maximum Continuous Operating Temperatures)



**ULTRA-TEMP®
GALVA-TEMP®**
Diameter Sizes: 10", 12", 14", 16", 18", 20", 22" & 24"
Part Identification: Letter U and G
Clearances: 2" of Airspace to Combustibles
Temperature Ratings: 1700°F (Maximum Test 10 min.)
1400°F (Maximum for 60 min.)
1000°F (Maximum Continuous Operating Temperatures)



Ultra-Temp® - All-Stainless Steel
Galva-Temp® - Galvanized Exterior

- 5"-8" Type HT All-Fuel Chimney listed to UL103HT
- 304 Stainless Steel inner liner
- Choice of Stainless Steel or Galvanized Steel outer casing
- 1" Solid Pack Insulation - Our proprietary Solid Pack Insulation helps maintain higher flue gas temperatures for superior drafting performance and lower outside temperatures for safety. Independent testing by Omni Labs shows Ultra-Temp Chimney is the coolest under the hottest conditions.*
- Twist-Lock Coupler w/Locking Band included at no extra charge
- Hard Tooled supports and accessories for the perfect fit every time
- "Smart Choice" Lifetime Warranty



Professional installation qualifies for extended coverage - see warranty for details.

*UL103HT Chimney independently tested by Omni-Test Laboratories, Inc.

Get the Selkirk® Advantage...
The tradition continues... Selkirk is the original innovator of prefabricated Venting systems – and we continue to move forward. Count on Selkirk, the world's most recognizable name in Chimney & Venting, for the widest range of high-performance products to meet your needs.

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All-Fuel Chimney
Buyers Guide



Ultra-Temp®
All-Stainless Steel
Galva-Temp®
Galvanized Exterior



Selkirk Chimney Systems
"The Coolest Under the Hottest Conditions..."



GSM Fixed SkyMax Skylight

Technical Product Data Sheet

Description

- GSM Fixed Curb Mount Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various glazings, is manufactured with an aluminum neutral grey profile with an insulated glass unit. Integral gasket prevents air and water infiltration while allowing the removal of interior condensation.

Installation

- No designated top, bottom, or sides for installation in any direction.
- Single unit applications only (combination applications not possible).
- 1 degree to 60 degrees, use standard installation procedure.

Flashings

- N/A

Interior Accessories

- N/A

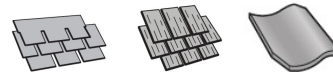
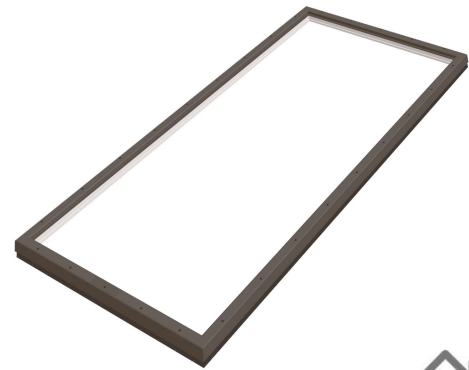
Standard Sizes

- 4896, 5199
- Custom sizes available. Maximum 35 square feet. Minimum outside curb dimension 17½" W or H. Maximum outside curb dimension 120" W or H.

Type Sign

- Example: GSM 4896 0090B 01BM05
- Etched into exterior frame cover.

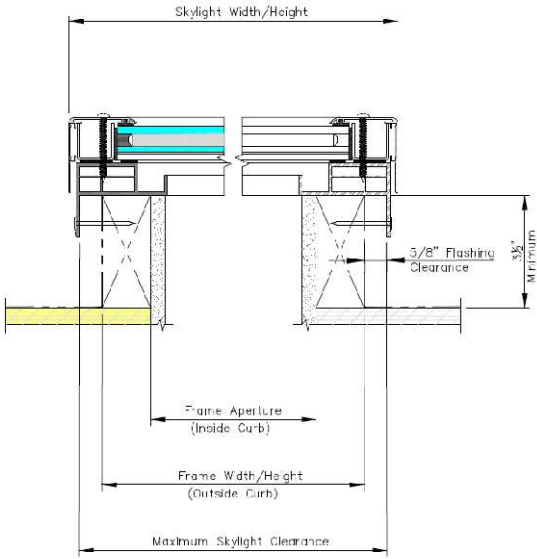
Custom Finish Colors



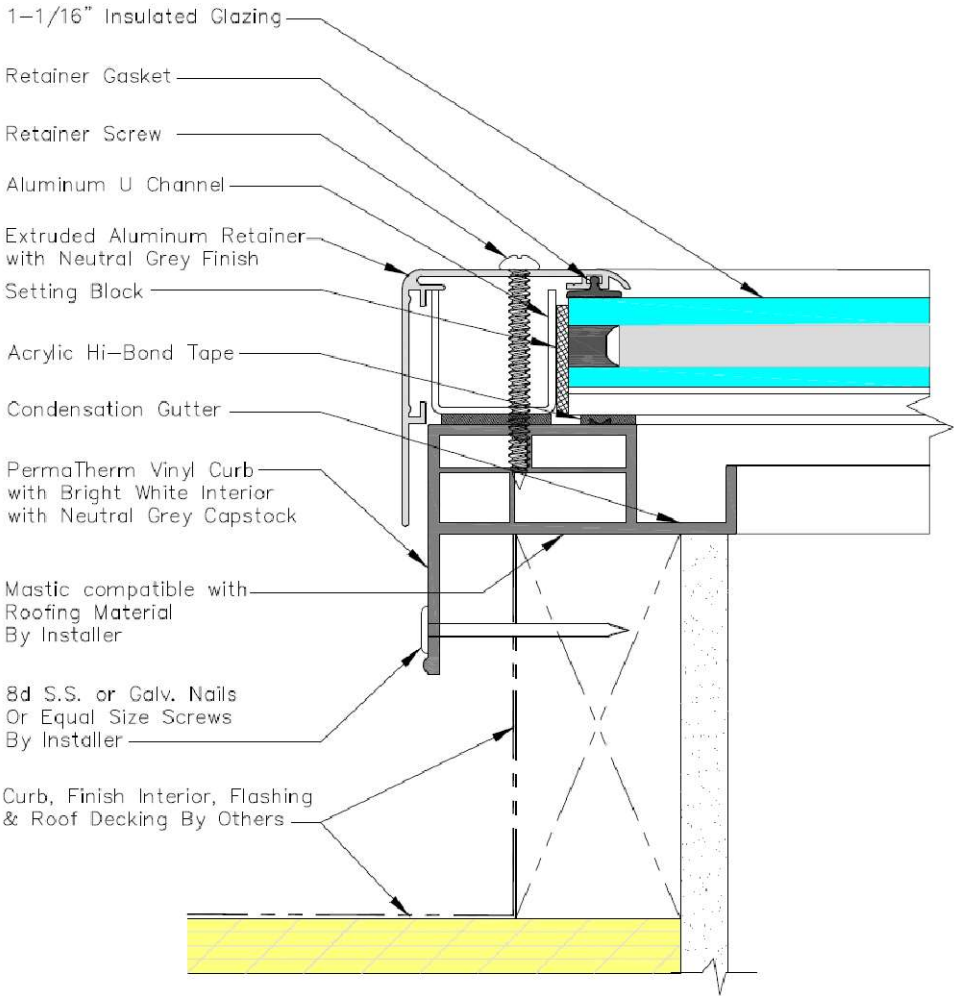
Warranty

- Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section



Size	Frame Width	Aperture Width	Skylight Width	Max Skylight Clearance Width	Frame Height	Aperture Height	Skylight Height	Max Skylight Clearance Height	Daylight Area (Sq. Feet)
4896	48	45	49 ⁷ / ₈	49 ¹ / ₄	96	93	97 ⁷ / ₈	97 ¹ / ₄	29.06
5199	51	48	52 ⁷ / ₈	52 ¹ / ₄	99	96	100 ⁷ / ₈	100 ¹ / ₄	32



Ratings for 100 Series and 200 Impact Series Glazings

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-724
99-100/99-200 – SB70XL outer pane/clear HS laminated inner pane.	0.51	0.25	0.58	✓
99-101/99-201 – SB70XL outer pane/Cool Mist HS laminated inner pane.	0.51	0.25	0.51	✓
99-102/99-202 – SB70XL outer pane/Artic Snow HS laminated inner pane.	0.51	0.24	0.42	✓
99-103/99-203 – SB70XL outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.24	0.54	✓
99-104/99-204 – SB70XL outer pane/Cool Mist HS laminated +Energy Advantage inner pane.	0.46	0.23	0.47	✓
99-105/99-205 – SB70XL outer pane/Artic Snow HS laminated +Energy Advantage inner pane.	0.46	0.23	0.39	✓
99-106/99-206 – SB70XL on bronze outer pane/clear HS laminated inner pane.	0.51	0.18	0.35	✓
99-107/99-207 – SB70XL on bronze outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.17	0.32	✓
99-108/99-208 – SB70XL on gray outer pane/clear HS laminated inner pane.	0.51	0.17	0.29	✓
99-109/99-209 – SB70XL on gray outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.16	0.27	✓

Ratings for 150 Series and 250 Impact Series Glazings

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-724
99-150/99-250 – SB70XL outer pane/clear HS laminated inner pane.	0.56	0.26	0.58	✓
99-151/99-251 – SB70XL outer pane/Cool Mist HS laminated inner pane.	0.56	0.25	0.51	✓
99-152/99-252 – SB70XL outer pane/Artic Snow HS laminated inner pane.	0.56	0.25	0.42	✓
99-153/99-253 – SB70XL outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.24	0.54	✓
99-154/99-254 – SB70XL outer pane/Cool Mist HS laminated +Energy Advantage inner pane.	0.49	0.24	0.47	✓
99-155/99-255 – SB70XL outer pane/Artic Snow HS laminated +Energy Advantage inner pane.	0.49	0.23	0.39	✓
99-156/99-256 – SB70XL on bronze outer pane/clear HS laminated inner pane.	0.56	0.19	0.35	✓
99-157/99-257 – SB70XL on bronze outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.18	0.32	✓
99-158/99-258 – SB70XL on gray outer pane/clear HS laminated inner pane.	0.56	0.18	0.29	✓
99-159/99-259 – SB70XL on gray outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.17	0.27	✓

National Register Listing: South Willard Street Historic District

Formal Name/Address: Leavenworth House – 196 South Willard Street

Description(s)

26. Leavenworth House (196 South Willard Street); c.1845

As it stands today overlooking Lake Champlain from a rise at the corner of Jackson Court and South Willard Street, this 2 story, eaves-front, gable-roofed house presents the accumulation of a century and a half of change and expansion. The house was probably built in the 1840s by Henry Leavenworth, the owner of Grassemount, who subdivided a portion of his property into building lots and perhaps had this house built on speculation. Subsequent owners appear to have remodeled the house in the late 1870s, in the late 1880s or early 1890s, and again both before and after 1942.

The 3x2 bay main block is detailed on the front elevation with a central, gable-roofed entrance pavilion flanked by hipped roof wall dormers. The entrance itself is flanked by 2/3 length sidelights and fluted pilasters and is capped by a peaked head. Both the north and south walls of the main block are opened by 1 story, polygonal bay windows. The entire structure is sided with clapboards except for the main gables which are sheathed with imbricated shingles. raised cornerboards accent the front elevation and the pavilion. The building is topped by a slate roof with bands of imbrication and rests on a randomwork, red-stone foundation. Two paneled, interior brick chimneys rise from the intersection of the main roof and the rear ell. Windows on the first story and the pavilion gable are eight light, paired

casements, with those on the front (west) elevation having peaked heads. Second story windows are 4/4 or 6/6 with plain surrounds. The projecting eaves are finished with simple fascia boards.

A small, rear wing connects the main block with a 5x2 bay, 2 story, gable-roofed ell with an off center main elevation entrance. The ell is in turn extended east by a small single story, gable-roofed wing with an entrance on the east gable wall.

Maps and 19th century photographs indicate that at one time a single story porch with turned posts extended across the front elevation and around the north wall to the west side of the ell. The porch was removed after 1942. An Isle La Motte stone carriage stoop still sits at the curb.

26A. Carriage barn; c.1900

A large 2 1/2 story carriage barn stands at the east edge of the property. The gable-roofed, main block is extended south by a small two story wing which is attached at the southwest corner to a one story, shed-roofed, six stall garage. The building is clapboard-sided with Stick Style detailing and stands on a randomwork, redstone foundation. A large vehicle door flanked by 2/2 windows, a second story hayloft door and a pair of 2/2, third story windows open the north wall of the main barn. Other windows on the main barn are 2/2 while those on the rear wing and garage are smaller and fixed.

Partial Description(s)

The district's large and small, contributing houses date from 1830 to the 1920s and represent a full spectrum of 19th and early 20th century domestic architectural styles. Only eleven buildings date from before the Civil War. Of these, three are Federal style, one the elaborate Winterbotham Estate (#115) and the others rectangular, 2 1/2-story, gable-roofed farmhouses (#'s 11 and 17), located toward the north end of the district, and each much simpler than their brick counterparts on Pearl Street. The remaining eight pre-Civil War buildings are Greek Revival (#'s 14, 15, 23, 26, 59, 72), transitional Greek Revival/Italianate (#97) and Italianate style (#116). The Greek Revival style houses are generally of modest scale and brick, gable-end construction. Two of the Greek Revival houses (#'s 23 and 26) were built on land subdivided from the Grassemount property, beginning a pattern of subdivision and development that continued in the district to the mid-20th century. Similarities in adjacent buildings of many ages in many parts of the district testify to this practice. The two Italianate style houses, also brick, with hipped roofs, are larger and more elaborate than the Greek Revival buildings and together they anticipate the elegant, high style development that occurred on much of Willard Street later in the century.

Picture(s)

View looking Southeast:



View looking Southeast:



VCS/VCE Venting Skylight

Technical Product Data Sheet



Description

- VCS/VCE Venting Curb Mount Solar/Electric Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Venting skylight, provided with various glazings, is manufactured with a white PVC frame/sash a neutral gray aluminum profile, and an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.
- Includes insect screen.
- VCE includes 20ft of 14-gauge electrical cable, an internal rain sensor, and KLI 311 remote.
- VCS includes solar panel/ acoustic rain sensor, and KLI 311 remote.

Flashings

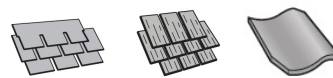
- ECL - Engineered neutral gray flashing for single installation with thin roofing material ($\frac{1}{2}$ " max) for roof pitch above 10-60 degrees.
- ECW - Engineered neutral gray flashing for single installation with tile (over $\frac{3}{4}$ ") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Interior Accessories

- FSCC - Solar powered Room darkening - double pleated shade.
- FSLC - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: VCE 2222 0004E 01BM05
- Etched into bottom right of exterior frame cover.



Standard Sizes

- 2222, 2234, 2246, 3030, 3046, 3434, 4622, 4646

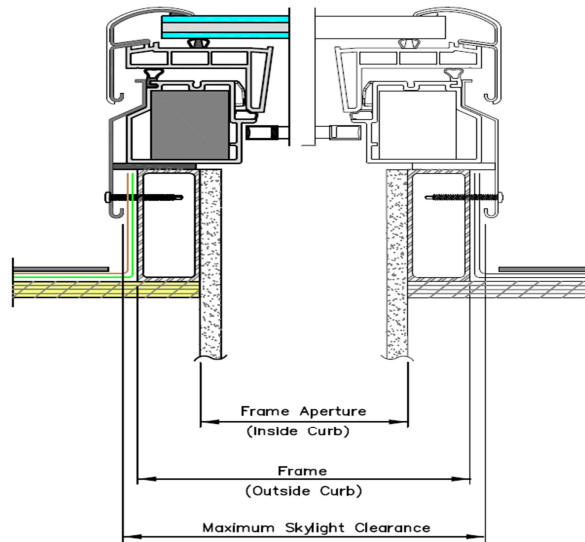
Special Sizes

- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section



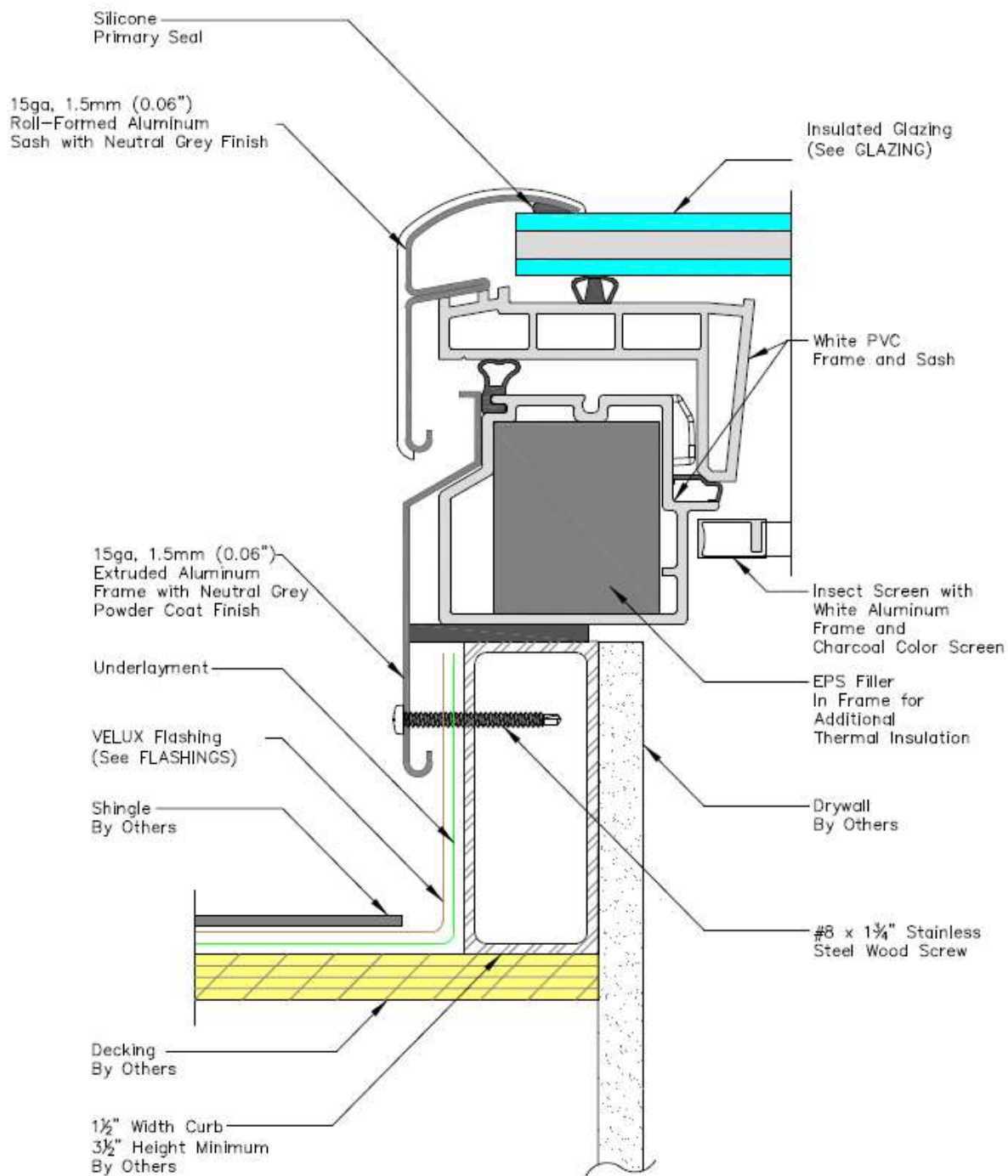
Size	Frame Width	Frame Aperture Width	Max. Skylight Clearance Width	Frame Height	Frame Aperture Height	Max. Skylight Clearance Height	Daylight Area (Sq. Feet)
2222	25 ½	22 ½	26 9/16	25 ½	22 ½	26 9/16	2.58
2234	25 ½	22 ½	26 9/16	37 ½	34 ½	38 9/16	4.20
2246	25 ½	22 ½	26 9/16	49 ½	46 ½	50 9/16	5.92
3030	33 ½	30 ½	34 9/16	33 ½	30 ½	34 9/16	5.27
3046	33 ½	30 ½	34 9/16	49 ½	46 ½	50 9/16	8.29
3434	37 ½	34 ½	38 9/16	37 ½	34 ½	38 9/16	6.89
*4622	49 ½	46 ½	50 9/16	25 ½	22 ½	26 9/16	5.92
4646	49 ½	46 ½	50 9/16	49 ½	46 ½	50 9/16	13.13

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-695	IAPMO-ES ER 199	Fla Prod Approval 13303	HVH Z	TDI
04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.52	0.24	0.55	✓	✓	✓		SK-03
*06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas	0.48	0.24	0.55	✓	✓	✓	✓	SK-14
*08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.52	0.23	0.39	✓	✓	✓		SK-03

Consult with Customer Service for special glazing options.

*VCS only



Corner keys made of ASA Luran in neutral grey finish.