

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Geoff Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 2, 2022, 5:00 PM

PUBLIC HEARING NOTICE

Remote Meeting

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. ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos**
After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex.
- 2. ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo**
Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit.
- 3. ZP-22-361; 362 South Union Street (RL, Ward 6S) William Fellows / Tshen Shue**
Conditional use request to demolish historic garden shed.

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/dr/ 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 and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 2, 2022
RE: ZP-22-398; 79 Pine 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-22-398

Location: 79 Pine Street

Zone: FD6 **Ward:** 3C

Parking District: MMMU

Date application accepted: June 27, 2022

Applicant/ Owner: Nedde Pine LLC, Grace Ciffo CAO

Request: Alternative Compliance for rooftop screening, required by Condition #22 of ZP21-118OG / ZP21-0927CA, ***“Rooftop mechanicals shall be screened.”***

Background:

(Both the Former Peoples United Bank and this structure sit on the 77 Pine Street parcel. Address is sometimes recorded as 2 Burlington Square.)

- **Zoning Permit 21-759**, reconsideration of condition #22 “Rooftop mechanicals shall be screened”. **Denied** December 2021.
- **Zoning Permit 21-0927CA (Amanda database) or Zoning Permit 21-118 (Open Gov)**; construction of 49 unit apartment building. June 2, 2021.
- **Zoning Permit 21-0728SN**; install 1 wall sign, illumination included. April 2021.
- **Zoning Permit 21-0722SN**; install replacement signs for People’s United Bank. March 2021.
- **Zoning Permit 21-0082CA**; adding rooftop terrace adjacent to existing mechanical penthouse. Solar panels, mechanical equipment and sun shades included. July 2020.



- **Zoning Permit 20-0681CA**; site changes relative to reestablishing greenspace and removal of access from 1 Burlington Square into 2 Burlington Square. February 13 2020.
- **Zoning Permit 20-0453CA**; consolidation of bank use; drive through reduce from 3 to 2 lanes, creation of 50 residential units; reorganization of circulation/parking; stormwater infiltration, revised landscaping and lighting, replacement windows, stained brick, metal clad canopy. November 2019.
- **Zoning Permit 18-0336CA**; removal of existing masonry façade and windows. Replacement with insulated wall assembly with rain screen ceramic façade system and new windows. October 2017. Permit expired.
- **Non-applicability of Zoning Permit Requirements 17-0502NA**; remove and replace same in kind concrete sidewalk, concrete step and landing with same handrail. October 2016.
- **Non-applicability of Zoning Permit Requirements 17-0328NA**; change out existing ATMs to newer models and set to ADA compliance. September 2016.
- **Zoning Permit 13-0538CA**; replace existing entry door with larger handicapped accessible doorway. November 2012.
- **Zoning Permit 11-0111SN**; replace two existing nonconforming parallel signs with new nonconforming parallel signs. September 2010.
- **Zoning Permit 10-0972SN**; replace two nonconforming parallel signs with two new nonconforming parallel signs. July 2010.
- **Zoning Permit 10-0971SN**; change face of three existing signs (two freestanding and one parallel). No change in dimensions or placement. No illumination for the freestanding signs. Internal illumination for the parallel sign. May 2010.
- **Non-applicability of Zoning Permit Requirements 09-036NA**; removal and replacement of concrete walls, stair and sidewalks replaced to match existing design. July 2008.
- **Zoning Permit 07-398SN**; replace face of existing parallel sign for Chittenden Bank. December 2006. Superseded by 10-0971SN.
- **Zoning Permit 09-034CA**; install new railings. July 2008.
- **Zoning Permit 99-606**; construction of an emergency generator enclosure adjacent to the existing drive up teller station. June 1999.
- **Non-applicability of Zoning Permit Requirements**, antennae placed on the rooftop. March 1995.
- **Zoning Permit 92-171**; installation of internally illuminated parallel sign above drive up ATM. November 1991.

- **Zoning Permit 92-172**; removal of teller operated drive-up bank window with drive-thru ATM unit. No change to circulation or overall use. November 1991.
- **Zoning Permit 81-255**; construct two vestibules on entrance ways for energy efficiency purposes. November 1980.
- **Zoning Permit 81-232**; enclose presently elevated loading dock area and extend out the platform being enclosed. October 1980.

Overview: ZP21-0927CA (Amanda database) or ZP21-118 (Open Gov) was approved June 2, 2021 with conditions. Condition #22 stated “Rooftop mechanicals shall be screened.” The applicant now requests Alternative Compliance under Article 14 to meet the requirement by consideration of the existing, designed building as a partial screen, to avoid the greater visibility of rooftop structure introduced by the required screening, and the substantial expense of the installation.

The Design Advisory Board reviewed this request at their July 12, 2022 meeting, and voted unanimously to **support the request** for Alternative Compliance.

Recommended motion: Consent approval for Alternative Compliance under Article 14.

Applicable standards:

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.6 Building Height Limits

(b) Exceptions to Height Limits

4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building. Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

In a previous request for reconsideration of Condition #22, the DRB denied the request based on this standard from Article 5. The Applicant now requests Alternative Compliance, citing the increased visibility and physical / structure of rooftop additions with the required screen, coupled with location of mechanical equipment centralized on the roof, and building design that minimizes the visibility of the equipment. The applicant asserts that the location of the

equipment itself has minimized its visibility; but the condition requiring screening in fact increases the visibility with the addition of additional structure on the roof.



Reference is made to the submitted roof plan, and additional examples of images and photo.

Article 14 (below) directs review to the standards of Section 5.2.6, where exposed mechanical equipment is required to be fully screened on all sides. While the applicant demonstrates the equipment will not be seen from the street level, this regulation is two-part (“***and positioned on the roof to be unseen from view at the street level***”). The applicant asserts that the addition of the required screening, in fact, increases the visibility of the rooftop structure, and adds a substantial cost to construction.

The applicant therefore seeks consideration under Alternate Compliance of the Form Code to allow consideration of the building’s intentional design and roof structure itself to act as a screen.

Article 14: The Form Code

Section 14.7.3 Variation from the Form, DRB Alternative Compliance

(b) i. DRB Alternative Compliance: *Relief from any non-numerical standard, and any numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permitted above, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing.*

Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing and upon affirmative findings that:

- A. *the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*

The building construction is well underway. The applicant’s architect has provided illustrations demonstrating the building as designed, and the visual impact of adding the rooftop screening required by Condition #22 of the original permit. The increase in visibility of rooftop structure introduced by the required screening, the careful siting of

roof top equipment, the inability to see the rooftop equipment from the street, and the substantial installation cost are all cited as reasons for DRB consideration of Alternative Compliance.

B. the relief if granted is the minimum necessary to achieve the desired result;

The request is limited to the removal of the Condition for rooftop screening, which is demonstrated to increase visibility of rooftop structure rather than obscure it.

C. the property will otherwise be developed consistent the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;

The property is under construction with an anticipated completion date of late fall. Architectural renderings demonstrate increased visibility due to the screening, rather than the careful design of rooftop installation and proposed roof structure.

D. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;

The requested Alternative Compliance for removal of the rooftop screening condition will have no adverse burden on existing or future development of adjacent properties. A neighboring Homeowners' Association has submitted communication in support of the request for Alternative Compliance, specifically citing the increase of rooftop "stuff" with the addition of the screen.

E. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.

The applicant has demonstrated the increased visibility of non-design features (screening) that in fact create greater visual structure than the equipment that it is intended to shelter. The building has been designed with carefully placed rooftop equipment, the equipment will not be visible from the pedestrian way, and the proposed building itself screens the equipment from streetview. The applicant's request for Alternative Compliance is a reasoned one; particularly when consideration is given to its substantial cost (\$93,000), the roof punctures required for the installation of the screening, and its performance failure by introducing more rooftop clutter. Removal of the screening will therefore provide better compliance with the intent of the standard being relieved.

Affirmative finding upon concurrence by the DRB.

Recommended Conditions of Approval

1. Any conditions imposed by Zoning Permit 21-0927CA (Amanda database) or Zoning Permit 21-118 (Open Gov) not specifically altered by this decision.
2. 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.





Google Earth

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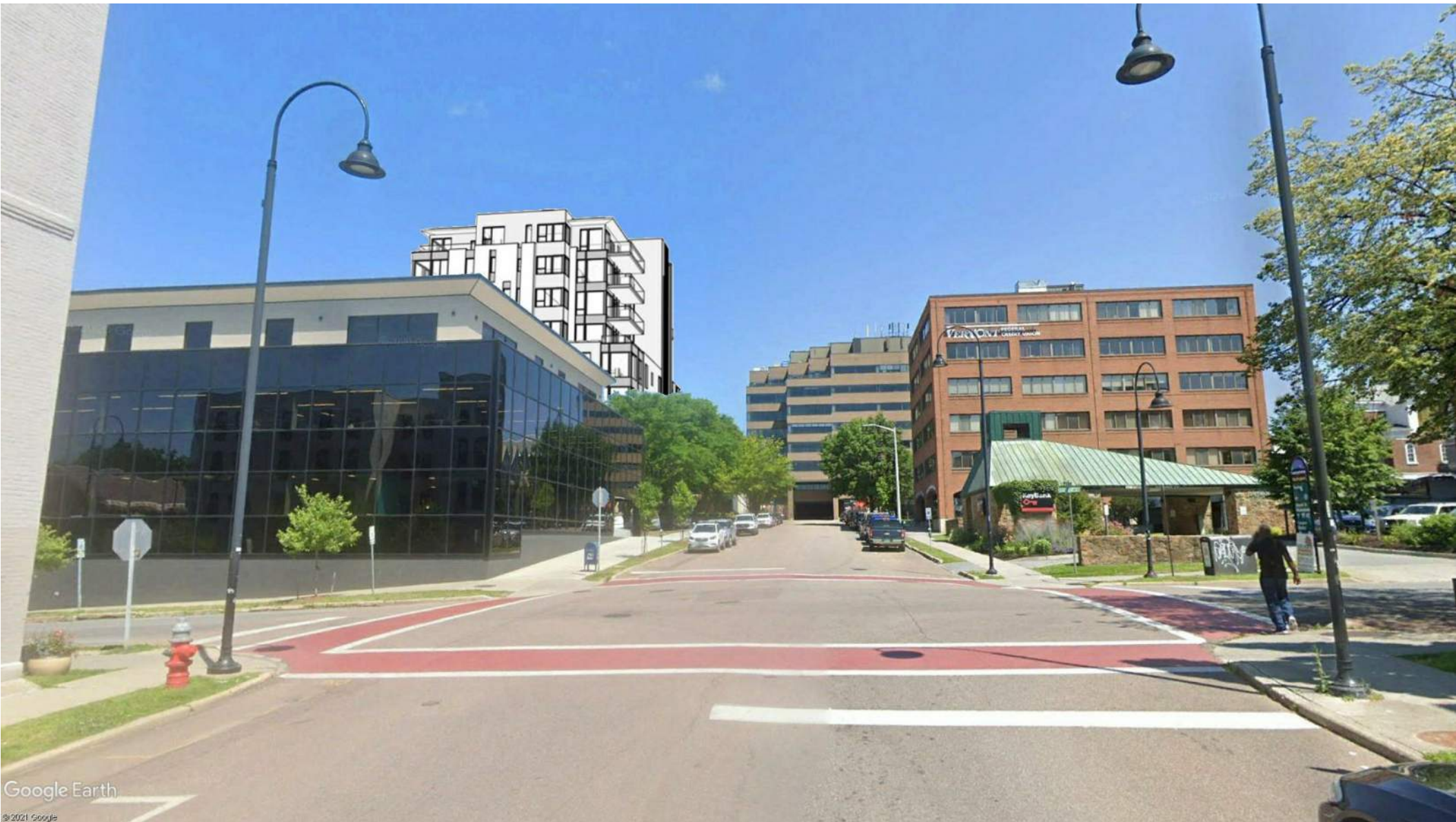


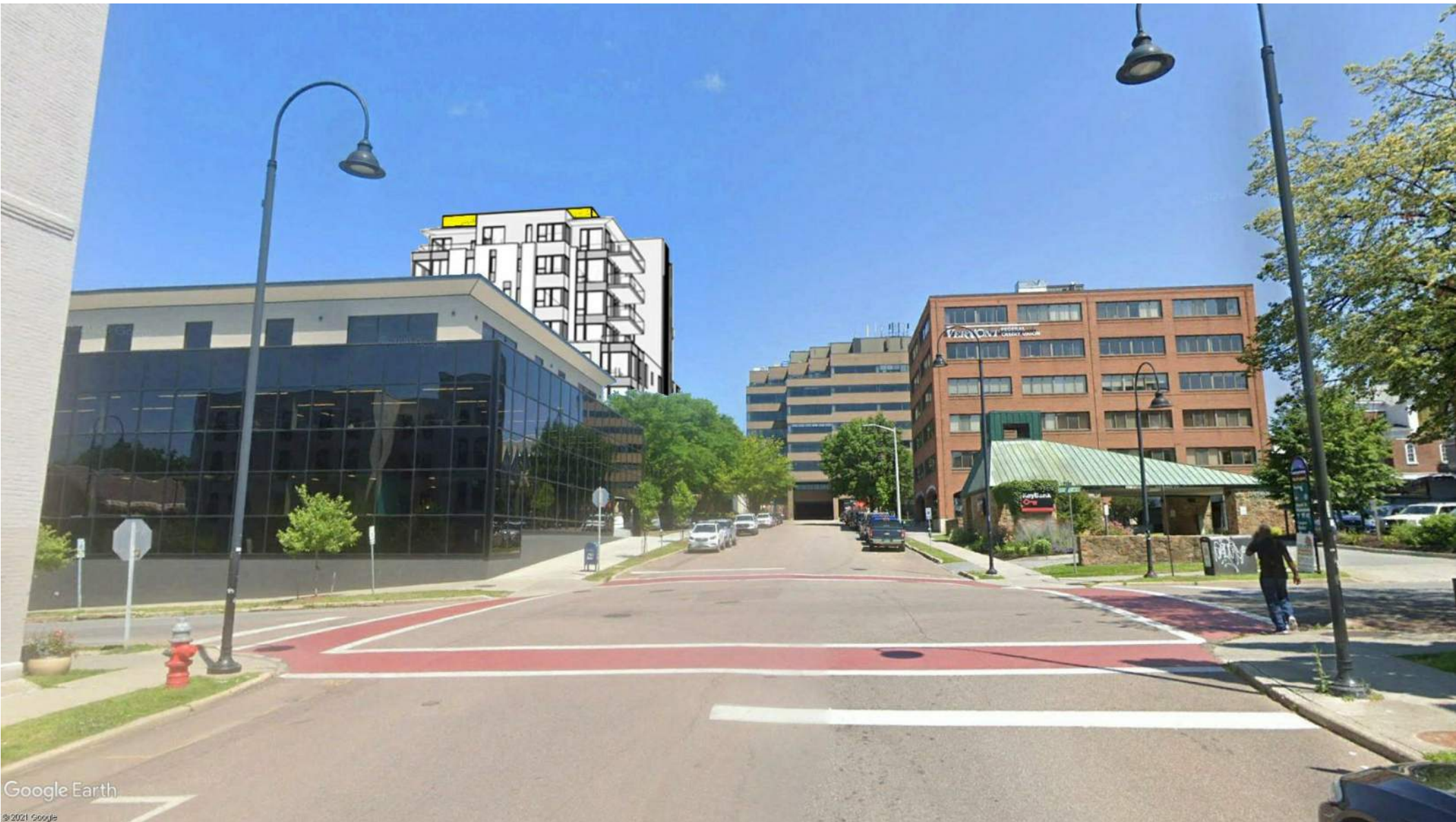
79 PINE STREET

ROOF SCREEN VISIBLE (YELLOW)

PINE & BANK w/ screen

10/05/21









Google Earth
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Google Earth
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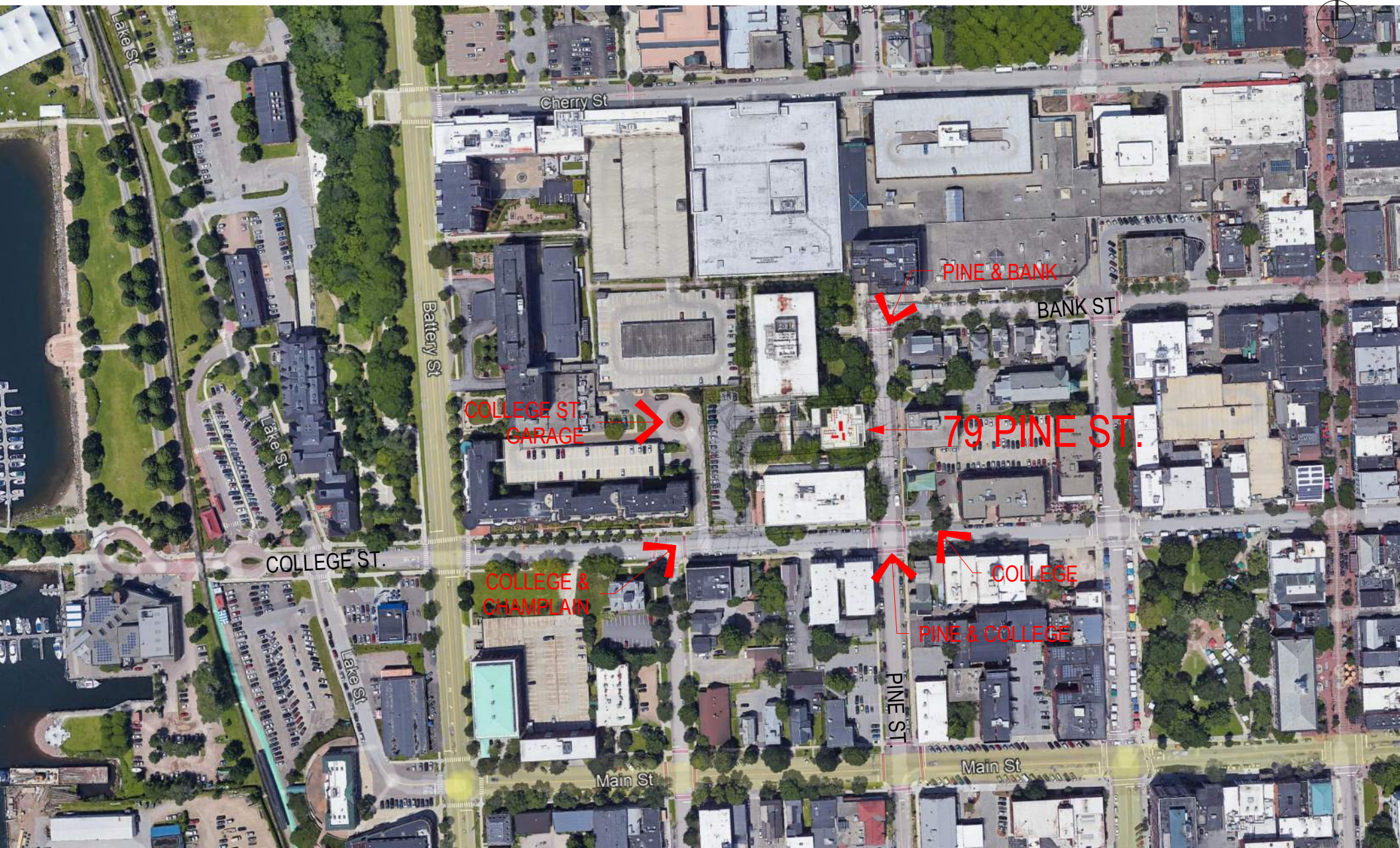
79 PINE STREET

COLLEGE ST. GARAGE w/o screen

NO ROOF EQUIP. VISIBLE



ROOF SCREEN VISIBLE (YELLOW)













June 14th, 2022

Meagan Tuttle, AICP
Planning Director
Office of City Planning
City Hall, 3rd Floor
149 Church Street
Burlington, Vermont 05401

Dear Meagan,

Please accept this letter as Nedde Real Estate's request that the City's Ordinance Committee re-consider their decision to not allow 79 Pine Street's building design itself to act the screening required to meet the Development Review Board's 2021 decision #22 which states that rooftop mechanicals shall be screened. Please also consider that Neighbors of 79 Pine Street support this request from Nedde Real Estate and do not support additional screening at 79 Pine St. aka The Nest.

We thoughtfully, carefully designed the building with the goal of keeping all the rooftop or elevated mechanicals out of site and we've struggled to make sense of the PC Ordinance Committee's decision to interpret #22 in a manner that that causes us to spend \$93,000 only to add screening that becomes visible from the street and to neighbors on all sides. We've had to penetrate our roof in dozens of areas, primarily on steel upright framing to attach all the screening to, which seems literally opposite of the intention of the condition. Adding additional rooftop screening at the Nest just does not make sense and seems a very poor use of limited resources.

Our hope is that the Committee take the current wording of the ordinance language and simply interpret it as including passive or architectural screening, or to tweak the language so you don't lose visual protections but allow for more types of "screening", i.e., if the mechanicals are obscured by the building design, that is acknowledged as meeting the requirement of this form-based code.

We understand the rules and we agree with the concept of screening unsightly mechanical, so they are kept out of public view as much as possible, but sometimes the rules don't anticipate all situations and in the instance of the Nest, it really doesn't seem like this condition makes any sense. \$100,000 for something you can't see to begin with to be made into something everyone doesn't want to see but can see from all directions? It feels misguided.

In our previous attempts for a reconsideration of #22's intent, the DRB denied our request but immediately requested that the language of Article 5 be reevaluated by the Planning Commission Ordinance Committee.

While rooftop mechanical screening was a Planning & Zoning requirement and a condition of the Development Review Board's spring 2021 decision #22, if we must add this mechanical screening, it will be visible on the Nest's roof from the street from every direction. Without screening, the Nest rooftop mechanicals won't be visible from the street view at all – totally hidden regardless of what direction you view the building from. Given this, we're asking for reconsideration of this condition as it doesn't seem to be in anyone's best interest.

Supportive Documents for your review are attached to the email transmission of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'DN', with a stylized, flowing script.

Doug Nedde
Owner, Nedde Real Estate

A handwritten signature in black ink, appearing to read 'Grace Amao Ciffo', with a cursive, flowing script.

Grace Amao Ciffo
Director of Operations, Nedde Real Estate

From: Jay White <jaywhitevt@gmail.com>
Sent: Friday, June 10, 2022 3:40 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>; Doug Nedde <dnedde@neddere.com>
Subject: Re: Screening at 79 Pine

Scott,

It's already screened by the building. I think it was denied because they thought we wanted it screened with an added screen. We do not. The screen will add cost and look bad. I request that the issue be reconsidered because of this new information.

Jay White, AIA
Cell: 802 793 1850

On Jun 10, 2022, at 2:59 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Good afternoon, Jay. This request has been made to the DRB and was denied. The matter was also taken up by the Planning Commission Ordinance Committee, and they elected not to change the standard. I understand the point you're making and would like to concur; however, lacking a change in ordinance, the screening needs to be installed.

Scott

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
(802) 865-7189

From: Jay White <jaywhitevt@gmail.com>
Sent: Friday, June 10, 2022 9:31 AM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Doug Nedde <dnedde@neddere.com>
Subject: Screening at 79 Pine

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

Mary and Scott,

When I mentioned at the DRB meeting that screening of roof top equipment be considered from the views from upper floors of the neighbors, it was not meant that such screening could not be

by the building itself without additional added screening, which could in effect make the building look taller. The whole point of screening is to reduce visual clutter.

In the case of 79 Pine Street, the screening being added to 79 Pine Street will detract from the beauty of the new gracious building Nedde is building there. Doug Nedde sent me a cut sheet of the units being screened. It is short enough and will sit back far enough back from the edge that it would not be seen from our building because their main building already screens it even when viewed from the upper floors of our building. The code requiring screening is still met because the building itself screens it, even from our upper floors which meets the requirement without the added screening.

Doug said he would like to not finish the added screening and remove the posts to support it you see in the attached photo. **We at College and Battery concur with that decision and ask that the City Development Review Board amend their permit to not require the additional screening at 79 Pine Street.**

Thank you. We look forward to completion of the new building without the additional screening.

Jay White, President
College and Battery Homeowners Association
40 College Street
Burlington, Vermont

<image001.jpg>

Jay White, AIA
Cell: 802 793 1850

5. Illustration: To illustrate height and bulk of the structure, the DRB may require the developer to prepare a scale model, computer visualization, illustrations, or other renderings of the proposed building in context with its surroundings.

(b) Exceptions to Height Limits

1. Additions and new construction on parcels created prior to January 1, 2008 that contain a non-conforming Principal Building exceeding the maximum permitted Building height may exceed the maximum permitted Building height of the zoning district subject to the design review provisions of Art. 3 and 6, but in no event shall exceed the height of the existing non-conforming Principal Building.
2. In no case shall the height of any structure exceed the limit permitted by federal and state regulations regarding flight paths of airplanes.
3. Ornamental and symbolic architectural features, including towers, spires, cupolas, belfries and domes; greenhouses, garden sheds, gazebos, rooftop gardens, terraces, and similar features; and fully enclosed stair towers, elevator towers and mechanical rooms, where such features are not used for human occupancy or commercial identification, are exempt from specific height limitations but shall be subject to the design review provisions of Art. 3 and 6. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building.
4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level. Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building

Where mechanical equipment is incorporated into and hidden within the roof structure, or a mechanical penthouse setback a minimum of 10-ft from the roof edge, no such area limit shall apply and the structure shall be considered pursuant with 4 above.

5. All forms of communications equipment including satellite dish antennae shall not be exempt from height limitations except as provided in Sec 5.4.7 of this Article.
6. The administrative officer may allow for up to a 5% variation in the maximum building height to account for grade changes across the site. In no event however, shall such additional height enable the creation of an additional story beyond the maximum permitted.

Department of Permitting & Inspections

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645 Pine Street
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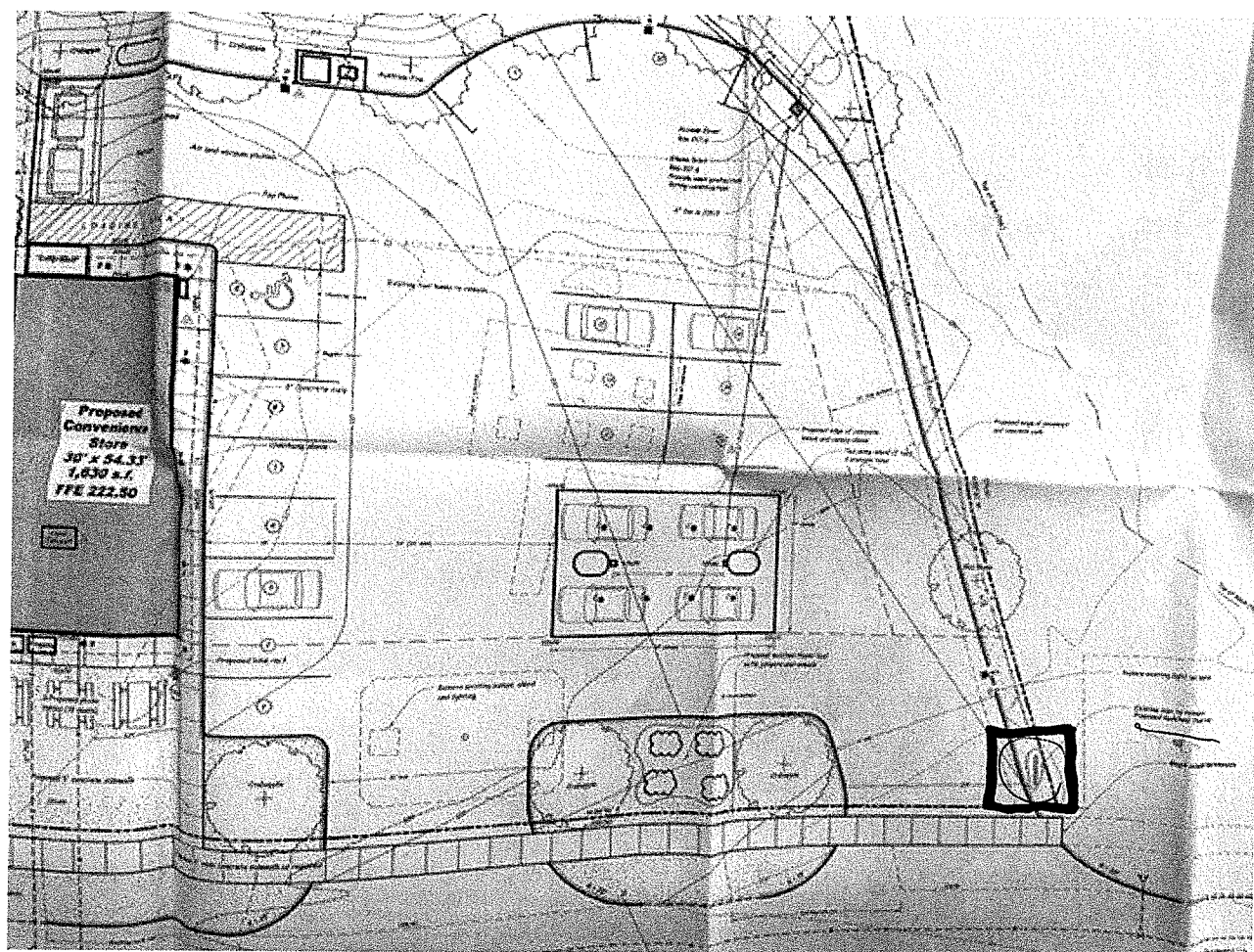
*William Ward, Director
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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Charlene Orton, Permitting & Inspections Administrator*



TO: Development Review Board
FROM: Ryan Morrison
DATE: August 2, 2022
RE: ZP-22-386; 86-88 North Winooski Avenue

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Due to a lack of application fee payment and an additional public notification requirement, the application will need to be deferred to a future, to-be-determined DRB meeting date.









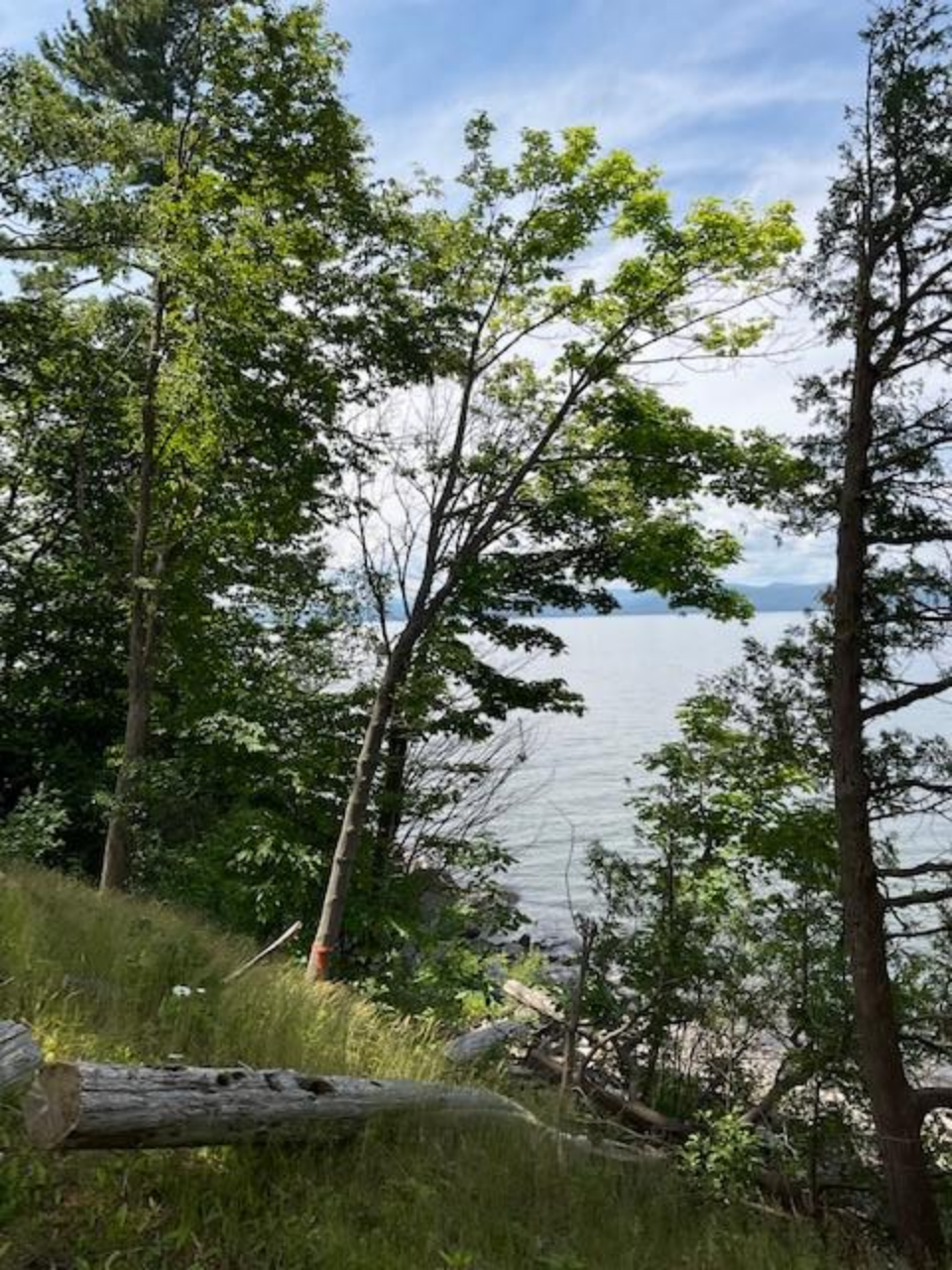












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Joseph Cava, Planning Technician
Ted Miles, Code Compliance Officer
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: August 2, 2022
RE: ZP-22-403; 136 Sunset Cliff Road

=====

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Zone: RL-W Ward: 4N

Owner/Applicant: 136 Sunset Cliff Camp, LLC / William de Vos

Request: Remove various hazardous and dead trees from the property.

Applicable Regulations:

Article 4 (Zoning Maps and Districts), Article 5 (Citywide General Regulations)

Background Information:

The applicant is seeking approval to remove approximately 10 hazardous/dead trees, ranging between 3-16" in caliper, from the property. The trees are located on and near a steep slope above the Lake Champlain waterfront. Construction of a new single-family residence, permitted in 2021, is underway.

The Stormwater Program Coordinator and City Arborist both reviewed this request, acknowledged the work on the steep slope, and confirmed that they have no concern over the proposed tree removal. The Conservation Board reviews this application August 1, 2022. Their recommendation will be relayed to the Board following their review. This application is reviewed under the Tree Removal standards of Article 5 and Article 4 of the Comprehensive Development Ordinance.

Previous zoning actions for this property:

- **Zoning Permit 21-0958CA;** demolish existing camp and construct new single-family residence. Approved July 2021.

Recommendation: **Consent approval** as per, and subject to, the following findings and conditions.

I. Findings

Article 4: Zoning Maps and Districts

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

(1) Permitted Uses

Except where otherwise noted herein, only the following uses are permitted within the Riparian and Littoral Conservation Zone and its associated buffer subject to the requirements and limitations set forth below under subpart 4.

E. Selective cutting of less than 25 percent of the trees six inches or more in diameter at breast height over any 10 year cycle.

The proposed tree clearing falls within the permitted limits identified in this section. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.5.4, Tree Removal

(a) Review criteria for zoning permit requests for tree removal

(1) Grounds for approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

A. Removal of dead, diseased, or infested trees;

The applicant provided photos of the trees proposed for removal and notes that some are dead or dying. An arborist report was not included in the application submittal, and it is difficult to tell which trees are dead/dying in the photos provided. The photos do show trees that appear to be hazardous to the property, particularly to the new home currently under construction. Given the location on the steep slope above Lake Champlain, these trees appear to have been affected by high winds as indicated by their 'leaning' nature. **(Affirmative finding)**

B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices;

(Not applicable)

C. Removal of trees that are a danger to life or property; or,

As noted above, photos provided show numerous trees that have been affected by winds and are clearly leaning over. These trees present a clear hazard to the home site. **(Affirmative finding)**

D. As part of a development with an approved zoning permit.

Ideally, the trees identified as part of this application would have been included within the development plans for the new home permitted under ZP21-0958CA. However, now that construction is underway, it is apparent which trees will present hazard to the new home.

(Affirmative finding)

(2) Grounds for denial

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be denied if existing healthy trees are known to be:

A. Providing a significant privacy or aesthetic buffer or barrier between properties;

(Not applicable)

**B. Providing stabilization on slopes vulnerable to erosion;
(Not applicable)**

C. Located within a riparian or littoral buffer;

The subject property is wholly affected by the Riparian and Littoral Conservation Zone (250' width from the 100' lakeshore elevation). This overlay zone limits the clearing of vegetation and new stormwater outfalls. The Conservation Board reviews the application on August 1, 2022. Additionally, the Stormwater Program Coordinator reviewed the application and had no concerns. Nothing in the proposal, per the riparian/littoral buffer, represents grounds for denial.

(Affirmative finding)

**D. Provide unique wildlife habitat;
(Not applicable)**

**E. A rare northern Vermont tree species as listed by the Vermont Natural Heritage Program; or,
(Not applicable)**

**F. A significant element or, or significantly enhances, an historic site.
(Not applicable)**

II. Conditions of Approval

1. Standard permit conditions 1-15.

Burlington Development Review Board

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 2, 2022, 5:00 PM

AMENDED AGENDA

Remote Meeting

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

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Consent**

- 1. ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo**
Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O'Neil)
- 2. ZP-22-361; 362 South Union Street (RL, Ward 6S) William Fellows / Tshen Shue**
Conditional use request to demolish historic garden shed. (Project Manager, Mary O'Neil)

V. Public Hearing

- 1. ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos**
After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

VI. Certificate of Appropriateness

- 1. ZP-22-403; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp, LLC / William de Vos**
Tree removal. (Project Manager, Ryan Morrison)

VII. Other Business

- 1. ZAP-22-2; 203 South Cove Road (RL-W, Ward 5S) Stanley Weinberger / Christine Weinberger**
Request for reconsideration of the DRB's decision to grant an appeal for the administrative denial of ZP-22-148. (Project Manager, Ryan Morrison)
- 2. Annual organizational meeting**
Nomination and election of Board chair, vice chair, ordinance committee members, and long range planning committee member

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

VIII. Adjournment

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.



Submittal Cover Sheet

Project Name:

Submittal Title:

Reviewer: GBA Architecture & Planning

Submittal Number:

Submittal Manager:

Review Status: No Exceptions Taken
 Approved As Noted
 Revise and Resubmit

Date Reviewed:

Reviewer: Hardy Structural Engineering

Notes

Reviewer: Pearson & Associates

Reviewer: Civil Engineering Associates

Reviewer: Engineering Services of Vermont



SUBMITTAL DATA

for

Burlington Square

79 Pine Street

Sold to

Benoure Plumbing & Heating

Prepared for

Engineering Services of Vermont

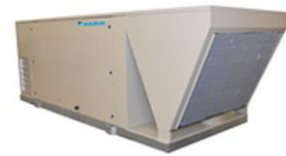
Prepared by

Thermal Environment Sales

Jason Hudspath

10/5/2021

Technical Data Sheet for ERU-1



Job Information		Technical Data Sheet
Job Name	Burlington Square - 79 Pine Street	
Date	10/5/2021	
Submitted By	Jason Hudspath	
Software Version	09.40	
Unit Tag	ERU-1	

Unit Overview					
Model Number	Voltage V/Hz/Phase	Design Cooling Capacity Btu/hr	EER@95/75 EAT & 200 CFM/ton		ISMRE Per AHRI 920-2016
			EER	IEER	
DPS016A	208/60/3	172970	11.2	Not Available	ASHRAE 90.1-2016 compliant

Unit	
Model Number:	DPS016A
Model Type:	Heat Pump
Heat Type:	Gas
Hot Gas Reheat:	MHGRH with Duct Humidity Sensor
Energy Recovery:	ERW-Large Cab-Econ: 5145cfm max, 100% OA: 8820 cfm max
Application:	Variable Air Volume, Duct SP Control (Mixed Air or 100% OA)
Controls:	Microtech III
Outside Air:	100% Outside Air
Altitude:	0 ft
Approval	cETLus

Physical			
Dimensions and Weight			
Length	Height	Width	Weight
182.3 in	70.5 in	76.5 in	4318 lb
Corner Weights			
L1	L2	L3	L4
1263 lb	1002 lb	908 lb	1145 lb
Construction			
Exterior	Insulation and Liners	Air Opening Location	
		Return	Supply
Painted Galvanized Steel	2" Injected Foam, R13, Galvanized Steel Liner	Bottom	Horizontal

Electrical			
Unit FLA	MCA	MROPD	SCCR
97.3 A	109.0 A	150 A	10 kAIC
Note:	Use only copper supply wires with ampacity based on 75° C conductor rating. Connections to terminals must be made with copper lugs and copper wire.		

Technical Data Sheet for ERU-1

Return/Outside/Exhaust Air

Outside Air Option			
Type	Damper Pressure Drop		Exhaust Air Type
None	0.05 inH ₂ O		Powered, Modulating with Building Pressure Control
Exhaust Fan			
Type	Drive Type		Wheel Diameter
SWSI AF	Direct Drive		16 in
Motor			
(Qty) Horsepower	Type	Efficiency	Full Load Current (Each)
(2) 4.0 HP	ECM	Premium	8.8 A
Performance			
Air Flow CFM	External Static Pressure inH ₂ O	Fan Speed RPM	Brake Horsepower HP
4300	1.00	1611	1.82

Energy Recovery

Design OA Volume		Design Exhaust Volume		Wheel Pressure Drop		Motor HP		Motor FLA		
4300 CFM		4300 CFM		0.47 inH ₂ O		0.17 HP		0.7 A		
Summer Conditions										
Temperature								Recovered Capacity Btu/hr	Effectiveness	
Outside Air		Return Air		Wheel Leaving		Mixed Air			Total	Sensible
Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F			
90.0	74.0	75.0	62.0	80.3	67.9	80.3	67.9	99875	49.70	64.55
Winter Conditions										
Temperature								Recovered Capacity Btu/hr	Effectiveness	
Outside Air		Return Air		Wheel Leaving		Mixed Air			Total	Sensible
Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F			
-11.0	-12.0	70.0	50.0	43.5	34.1	43.5	34.1	292056	62.09	67.31
Bypass Damper:		No								
Energy Recovery Filters										
Efficiency	Quantity/Size			Face Area		Face Velocity		Air Pressure Drop		
	Outdoor		Exhaust	Outdoor ft ²	Exhaust ft ²	Outdoor ft/min	Exhaust ft/min	Outdoor inH ₂ O	Exhaust inH ₂ O	
2 in. MERV 8	(3) 20 in. X 25 in.		(3) 20 in. X 25 in.	10.4	10.4	413.5	413.5	0.27	0.27	
Combined Efficiency Factor										
Application Specific CEF:		14.3								

Filter Section

Physical				
Type	Quantity / Size		Face Area	Air Pressure Drop
Combo 2"/4" rack with 2" MERV 8	9 / 18 in x 24 in x 2 in		27.0 ft ²	0.06

Technical Data Sheet for ERU-1

DX Cooling Coil

Physical								
Coil Type	Refrigerant Type	Fins per Inch	Rows	Face Area	Face Velocity	Air Pressure drop	Drain Pan Material	
Cu Tube/ Al Fin	R410A	15	4	18.9 ft²	227.5 ft/min	0.20 inH₂O	Stainless Steel	
Cooling Performance								
Capacity			Indoor Air Temperature					Ambient air Temperature °F
Total Btu/hr	Sensible Btu/hr	Moisture Removal lb/h	Entering		Leaving			
			Dry Bulb °F	Wet Bulb °F	Dry Bulb °F	Wet Bulb °F	Dewpoint °F	
172970	124271	42.2	79.0	65.9	52.6	52.5	52.5	95.0
Condensate Connection Size:		1.0 in. Male NPT						
Heating Performance								
Total Capacity Btu/hr		Refrigerant Type	Indoor Air Temperature Dry Bulb				Ambient Air Temperature °F	
			Entering °F		Leaving °F			
166720		R410A	46.1		81.5		47.0	

Hot Gas Reheat Coil Section

Type	Face Area	Air Pressure Drop	Total Capacity	Leaving Air Temperature	
				Dry Bulb	Wet Bulb
Aluminum Tube Micro-Channel	21.6 ft²	0.03 inH ₂ O	81390 Btu/hr	70.0 °F	59.2 °F

Fan Section

Fan				
Type	Fan Wheel Diameter		Fan Isolation	
SWSI AF	20 in		Spring Isolation	
Performance				
Airflow	Total Static Pressure	Fan Speed	Brake Horsepower	Altitude
4300 CFM	3.5 inH ₂ O	1917 rpm	4.39 HP	0 ft
Motor				Drive
Type	Horsepower	Efficiency	FLA	Type
Premium Eff Induction Motor	7.5	Premium	22.2 A	Direct Drive

Gas Heat Section

Physical						
Airflow	Max Allowable Burner Temp Rise		Size	Connection (Qty) Size		Heat Exchanger Material
4300 CFM	100.0 °F		450 MBH	(2) 0.75 in. Female NPT		Stainless Steel - High Temperature Rise
Performance						
Capacity Btu/hr	Air Temperature Dry Bulb		Air Pressure Drop inH ₂ O	Gas Pressure		Modulation
	Entering °F	Leaving °F		Minimum inH ₂ O	Maximum inH ₂ O	
360000	30.0	107.2	0.38	5	14	Modulating 12:1 Turndown
Note:	Two gas connections inside the unit. Single pipe enters unit and splits to two manifolds. Refer to IM 1125 for details on piping.					

Technical Data Sheet for ERU-1

Unit Discharge Conditions

AirTemperature				
Motor Heat Btu/hr	Moisture Removal lb/h	Unit Leaving Dry Bulb °F	Unit Leaving Wet Bulb °F	Unit Leaving Dewpoint °F
13098	42.2	55.4	53.5	52.5
Minimum Airflows				
Fan Only Minimum Airflow		Cooling Minimum Airflow		Heating Minimum Airflow
1419 CFM		1418 CFM		3318 CFM
Notes:	Refer to fan curve for applicability of approximate airflows			

Condensing Section

Compressor					
Type	Quantity	Refrigerant Charge lb	Total Power	Capacity Control	Compressor Isolation
Inverter Scroll	1	53.4	11.32 kW	Mod Control with Inverter Compressor	Rubber in Shear
Compressor Amps:					
Compressor 1			47.0 A		
Condenser Coil					
Type		Fins per Inch		Fin Material	
Copper Tube		23		Aluminum	
Condenser Fan Motors					
Number of Motors			Full Load Current (Total)		
1			8.4 A		

Internal Pressure Drop Calculation

External Static Pressure:	1.50 inH ₂ O
Filter:	0.06 inH ₂ O
Dirty Filter:	0.25 inH ₂ O
Outside Air:	0.05 inH ₂ O
Energy Recovery:	0.74 inH ₂ O
DX Coil:	0.20 inH ₂ O
Hot Gas Reheat:	0.03 inH ₂ O
Gas Heat:	0.38 inH ₂ O
Horizontal Discharge:	0.25 inH ₂ O
Total Static Pressure:	3.46 inH ₂ O

Sound

Frequency	Sound Power (db)							
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Inlet	80	79	87	79	74	73	68	65
Discharge	86	85	90	85	83	80	75	70
Radiated	80	74	76	76	75	72	73	65

Options

Electrical	
Field Connection:	Non-Fused Disconnect Switch
Powered Receptacle:	Unit powered 115V GFI outlet
Power Options:	Phase Failure Monitor
Controls	
Communication Card:	BACnet/MSTP card, Factory installed

Technical Data Sheet for ERU-1

Factory Installed Sensors

Leaving Coil/Entering Fan Temperature Sensor
Duct High Limit Switch
Duct Static Pressure Sensor
BACnet/MSTP Card
Return Air Temperature Sensor
Discharge Air Temperature sensor – Wired in unit, mounted in supply duct
Outside Air Temperature Sensor
Dirty Filter On/Off Switch
Supply Fan Air Proving Via Modbus
Building Static Pressure Sensor
Supply Leaving Wheel Temperature Sensor
Exhaust Leaving Wheel Temperature Sensor
Return Air Relative Humidity Sensor
Energy Wheel VFD

Warranty

Parts:	Standard One Year
Compressor:	Additional Four Year, Five Year Total
Gas Heat Exchanger:	Extended Nine Year, Ten Year Total

Notes

Accessories

Mandatory

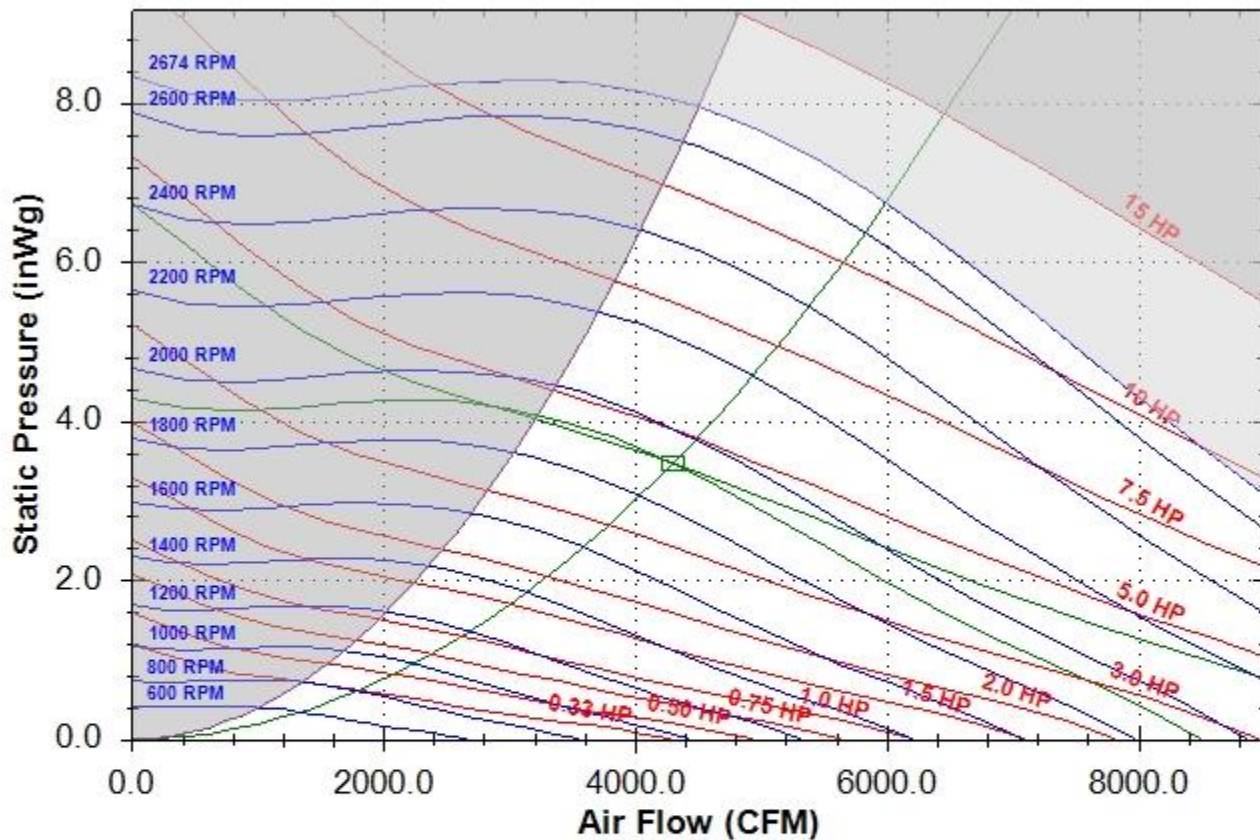
Part Number	Description
910190890	HUMIDITY SENSOR, DUCT MOUNTED, 0-5VDC

Optional

Part Number	Description
113126601	Field-installed Ionization Smoke Detector
193408003	MT III Remote Unit Keypad

Fan Curve - Supply for ERU-1

Daikin Fan Selection

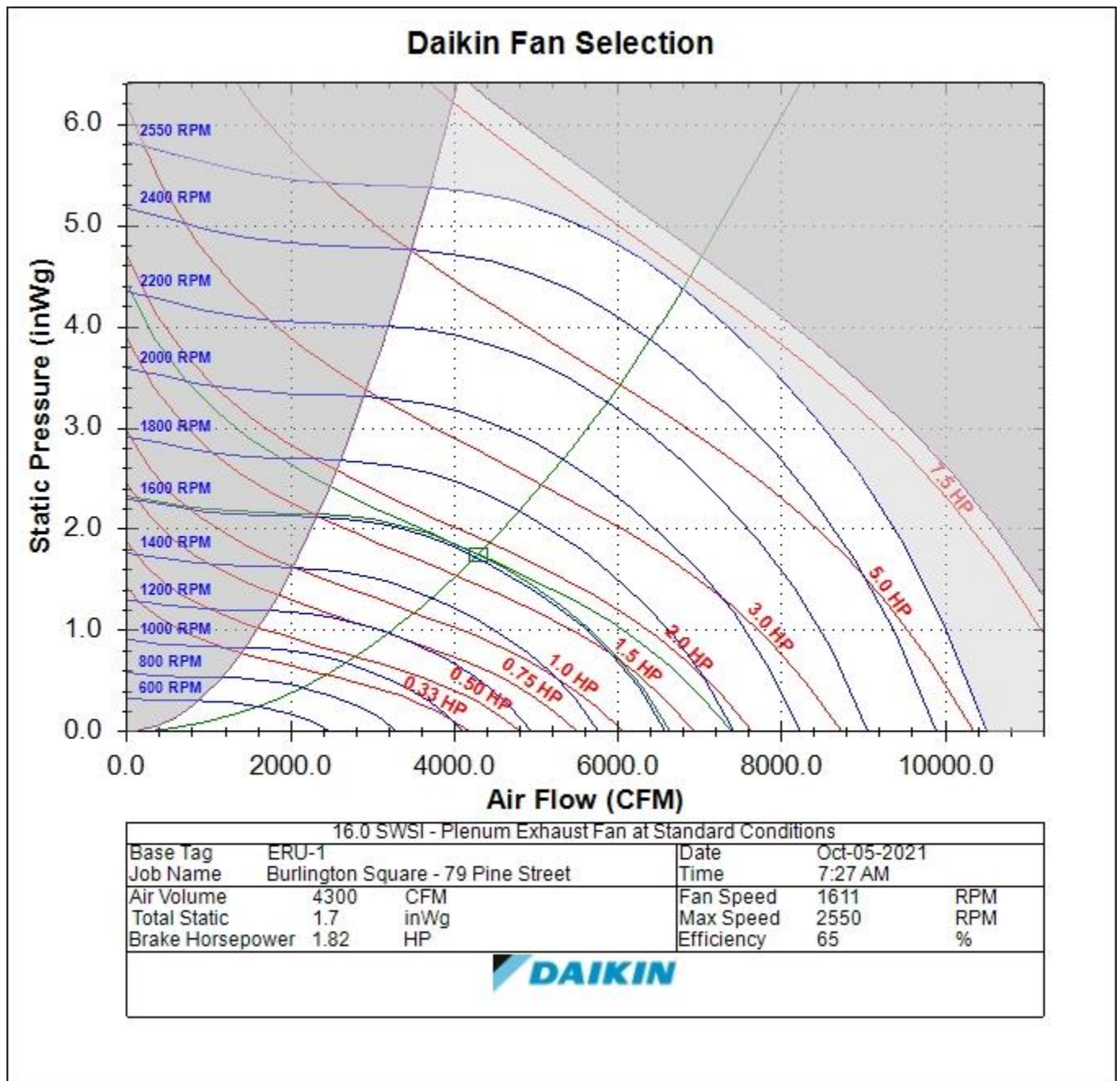


20.0 SWSI - Plenum Supply Fan at Standard Conditions

200 SWR - Plenum Supply Fan at Standard Conditions									
Base Tag	ERU-1					Date	Oct-05-2021		
Job Name	Burlington Square - 79 Pine Street					Time	7:27 AM		
Air Volume	4300	CFM				Fan Speed	1917	RPM	
Total Static	3.46	inWg				Max Speed	2674	RPM	
Brake Horsepower	4.39	HP				Efficiency	53	%	
Unit Sound Power	63hz	125hz	250hz	500hz	1000hz	2000hz	4000hz	8000hz	
Inlet Sound Power	80	79	87	79	74	73	68	65	
Outlet Sound Power	86	85	90	85	83	80	75	70	
Radiated Sound Power	80	74	76	76	75	72	73	65	

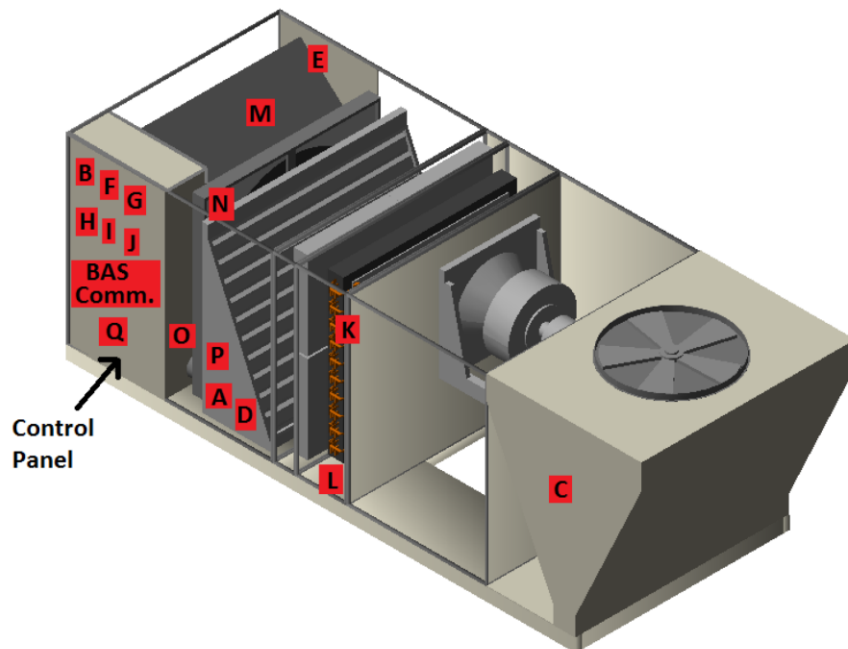


Fan Curve - Exhaust for ERU-1



Cabinet C Sensor Locations_Drawing for ERU-1

Rebel 16-28 Tons Factory Installed Sensor Locations¹



Only applies to units with Factory mounted controls

SENSOR DESCRIPTION	LABEL
Return Air Temp Sensor	A
Discharge Air Temperature sensor – Wired in unit, mounted in supply duct	B
Outside Air Temp Sensor	C
Return air Enthalpy Sensor	D
Outside Air Enthalpy Sensor	E
Dirty Filter On/Off Switch	F
Supply Fan Air Proving Via Modbus	G
Duct High Limit Switch	H
Duct Static Pressure Sensor	I
Building static pressure sensor	J
Leaving Coil/Entering Fan Temp Sensor	K
BACnet/IP card	BAS Comm.
LON card	
BACnet/MSTP card	
Daikin Intelligent systems Card	
DIII Gateway Card (VRV Communication)	
Condensate Overflow Switch	L
Ebtron Airflow Station	M
Supply Leaving Wheel Temp Sensor	N
Exhaust Leaving Wheel Temp Sensor	O
Return Air Relative Humidity Sensor	P
Energy Wheel VFD	Q

1) Sensors provided are based on unit selection. Refer to unit specific technical data sheet for selection specific sensor list.

Product Drawing		Unit Tag: ERU-1			 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40		
Product:		Project Name: Burlington Square - 79					
Model: DPS016A		Sales Office: Thermal Environment Sales					
Sales Engineer:		Oct. 05, 2021	Ver/Rev:	Sheet 1 of 1			
		Scale: NTS	Tolerance: +/-0.25"	Dwg Units: in [mm]			
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.							

Job Number: ZC5G2N
Job Name: Burlington Square - 79 Pine Street

Page
10 of 24

Prepared Date: 10/5/2021
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SeqOfOperation Doc B_Drawing for ERU-1

Sequence of Operation Specifications:

ONLY APPLIES TO UNITS WITH FACTORY MOUNTED CONTROLS

- UNIT CONTROLS:
 - Building Automation System (BAS) interface: The factory unit controller will interface with BACnet MSTP, IP and LON BAS systems. (Requires optional BACnet MSTP, BACnet IP, or LON card)
 - Head Pressure Control Condenser control: The condenser head pressure will be monitored by the unit controller to maintain head pressure and the compressor operating envelope at all times to avoid high pressure trips on high load days. ECM motors should be provided as well as factory sensors to provide this protection.
 - Compressor Envelope Control: The unit controller will continually monitor the suction and discharge pressure and temperature conditions during compressor operation. The unit will modulate the compressor, condenser head pressure, and electronic expansion valve to maintain a safe compressor operating conditions to add reliability, and limit unit shut down during fringe operating conditions.
 - CHANGE OVER SETPOINTS: The unit change over source temperature is the-outdoor air temperature (OAT), The unit state will change from cooling, fan only or heating based on the change over heating or cooling setpoints.
- SUPPLY FAN: The default method of supply fan control is duct static pressure, but the following options are also available for supply fan control on DOAS/100% OA Rebel RTUs (Note that additional sensors may be required)
 - VAV Duct Pressure: The Supply Fan will operate continuously. The unit will modulate as required to maintain the duct pressure set point.
 - CAV: The Supply may be programmed to operate at a constant speed
 - Network: The supply fan speed may be commanded from the building automation system (Requires optional BACnet or LON card)
 - Outdoor Air Monitor: The supply fan will modulate between a specified minimum and maximum speed as required to maintain the outside air cfm set point based on the current outdoor air monitor reading. (Requires optional outdoor air monitor)
 - DCV CO2 Control: The supply fan will operate between a specified minimum and maximum speed based on a CO2 PPM reading . (Requires optional CO2 sensor)
- COOLING:
 - Discharge Air Control (DAT): In the cooling mode, the unit capacity will modulate the variable speed compressor to maintain the unit cooling discharge air set point. The cooling DAT set point will be adjustable at the unit controller. Unit capacity will be modulated by the variable speed compressor operation.

SeqOfOperation Doc B_Drawing for ERU-1

- Cooling DAT reset: The cooling DAT setpoint may be reset by the space temp , return temp, OAT or external Voltage/mA signals. A linear relationship between the DAT and the reset variable will be created for the minimum and maximum DAT setpoints. As the reset variable changes the DAT will adjust according to the relationship.

Sequence of Operations

ONLY APPLIES TO UNITS WITH FACTORY MOUNTED CONTROLS

ENERGY RECOVERY WHEEL:

Wheel Control: The enthalpy wheel is turned on whenever the exhaust fan is running and the outdoor air dampers are at the minimum position (i.e. the unit is not in the economizer operating state). The wheel is shut off if the exhaust fan ever turns off or if the unit enters the economizer operating state.

- Bypass Dampers^{1,2}: On economizer units (not 100% outside air units) the wheel is equipped with bypass dampers. Bypass dampers are opened when the unit enters the economizer operating state. Otherwise the bypass dampers remain closed.
- Wheel Effectiveness Control: The energy recovery wheel will start/stop or modulate its speed (if equipped with the optional VFD) to meet the discharge air temperature set point using factory mounted temperature sensors. The energy wheel is the first form of heating or cooling when active. Compressors or heat will only be active when the energy recovery wheel cannot satisfy the DAT.
- On/Off Defrost Control (standard option) – When the outside air temp is below an adjustable frost temperature (default 32F) the wheel is stopped for an adjustable period of time (default 5 minutes) once every 60 minutes (adjustable).
- Frost Prevention Control (selectable option) – The unit will monitor return air temperature and humidity, outside air temperature, and exhaust air temperature. Assuming an outdoor air relative humidity of 95% the unit will calculate the point at which condensate will develop in the exhaust air³ (see the intersection point in figure 1 below). When the exhaust air reaches this temperature the wheel will begin to start/stop (no VFD is included) or modulate (VFD is included) to reduce the effectiveness of the wheel and avoid frost buildup. This allows the wheel to remain on at these frost prevention times and still recover some energy.

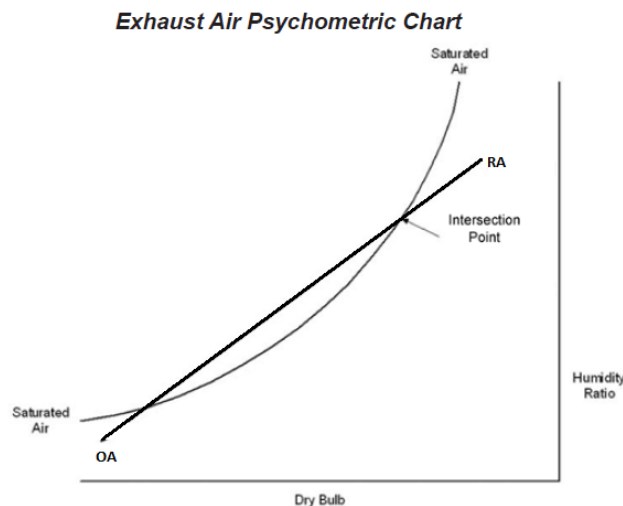


Figure 1: Exhaust Air Temperature Intersection Point

Notes

- 1) Bypass dampers are not provided on 100% OA units. On these units bypass dampers are omitted to allow for the installation of a larger energy wheel. 100% outside air units require conditioning of the air at most if not all times of the year, so a larger wheel without bypass dampers is provided instead.
- 2) Wheel bypass dampers are not required for 100% recirculation morning warmup/precool/night setback control. The standard set of dampers downstream of the energy wheel allow for this on both economizer and 100% outside air units.
- 3) Outside air must also be below an adjustable frost temperature (default 32F)

EXHAUST FAN CONTROL: Exhaust fans are direct drive electrically commutated motor(s) (ECM). Powered exhaust control options are as follows:

- i. Building pressure Control: A differential pressure transducer shall compare the indoor building pressure to ambient atmospheric pressure. The exhaust fan(s) shall modulate to maintain the building pressure set point.
- ii. Speed Control: The exhaust fan(s) will run at a constant speed.
- iii. Network Control: Exhaust fan speed is commanded from the building automation system.
- iv. Outdoor Air Damper Tracking (Mixed air units only): The exhaust fan(s) will activate based on the outside air damper position and will modulate between an adjustable minimum and maximum as the OA damper opens to provide relief.

SeqOfOperation Doc H_Drawing for ERU-1

Sequence of Operation Specifications:

ONLY APPLIES TO UNITS WITH FACTORY MOUNTED CONTROLS

- MODULATING HOT GAS REHEAT
 - The unit is provided with fully modulating, sub cooling, hot gas reheat coil. The control sequence used for dehumidification in a Rebel unit uses two separate points of control. The first point is the leaving coil temperature sensor (LCT), and the second point is the discharge air temperature sensor (DAT). During dehumidification the refrigeration circuit controls the compressor(s) to maintain the LCT setpoint (adjustable) and the reheat coil is controlled to maintain the supply air reheat setpoint. The supply air reheat setpoint changes based on the whether there is a call for both cooling and dehumidification or a call for dehumidification only. When a call for both cooling and dehumidification is made the reheat setpoint is set as the cooling DAT setpoint. During a call for dehumidification only the reheat setpoint is reset in a linear manner between two endpoints referred to as the min and max reheat setpoints (adjustable). This reset is based on the cooling and heating setpoints for the RTU. This logic will send warmer supply air when the space is approaching the heating changeover setpoint and cooler supply air when the space is approaching cooling changeover setpoint. This logic prevents unnecessary fluctuations between cooling and heating states.
 - Rebel's dehumidification controls allow the unit to cool and dehumidify simultaneously or just dehumidify if no cooling is needed.
 - To enable the dehumidification sequence the following options are available:
 - Relative Humidity (Requires a relative humidity sensor) - Dehumidification will be activated when the relative humidity in the return duct, space, or outdoor air rises above the dehumidification set point.
 - Dew Point (Requires a relative humidity sensor^{1,3})- Dehumidification will be activated when the dew point in the return duct, space, or outdoor air rises above the dehumidification set point.
 - Reheat Always (no humidity sensor required^{2,3}): The unit will always overcool the air to the LCT setpoint and reheat it to the reheat setpoint unless the unit is in the heating state.

Notes –

- 1) The option for dew point dehumidification uses a relative humidity sensor. The user must define the location of the sensor in the unit controller as Space, OAT, or RAT. The unit controller will reference the temperature sensor in the specified location and calculate the dew point based on that temperature and the reading from the relative humidity sensor.
- 2) This is the most commonly used option for 100% outside air units used to provide neutral air.
- 3) Enabling dehumidification based on outside air dew point is the second most common option for 100% outside air units.

SeqOfOperation Doc O_Drawing for ERU-1

Sequence of Operations

ONLY APPLIES TO UNITS WITH FACTORY MOUNTED CONTROLS

HEAT PUMP

The unit will be provided with an inverter compressor heat pump refrigeration circuit.

- a. The heat pump will activate to serve as primary heat and will modulate the compressor to meet the discharge air temperature heating set point. If the heat pump capacity cannot satisfy the set point the supplemental gas heat will operate as needed, in addition to heat pump operation, to maintain the heating discharge air set point.
- b. Defrost: Defrost will be activated when a factory mounted temperature sensor determines frost build up. During the defrost cycle the unit will reverse the indoor and outdoor coil operation to send hot gas to the outdoor coil for defrost. The heating discharge air temperature set point will be maintained by the supplemental gas heat.

GAS HEAT

The unit is provided with staged or modulating gas heat.

- Modulating Gas Heat: The modulating gas heat will be modulated by the unit controller to maintain the heating DAT set point.
- Staged Gas Heat: The staged gas heat will increase or decrease stages based on the stage timer and whether the DAT is greater or less than the effective DAT setpoint.

Heating DAT reset: The heating DAT setpoint may be reset by space, return, OAT, Network or external Voltage/mA signals. A linear relationship between the DAT and the reset variable will be created for the minimum and maximum DAT setpoints. As the reset variable changes the DAT will adjust according to the relationship.

Rebel 113126601_Drawing for ERU-1

Overview

Smoke detectors are used to detect smoke in the return air stream, supply air stream, or both. A set of normally closed contact will open in the presence of smoke. This can be used to shut down the RTU by either cutting power across the terminal of a thermostat controlled RTU or as a signal to DDC controlled RTU.



Features

- Universal voltage: 24 VAC, 24 VDC, 115 VAC, or 230 VAC
- Visual indication of power and alarm status
- Two alarm contacts and one trouble contact
- Interchangeable "plug-in" photoelectric or ionization heads
- Compatible with building automation and fire alarm systems
- Dust filtering included in detector head
- Interconnect up to 30 detectors for common function

Specifications

Daikin Part Number	113126601
Supply Voltage	24 VAC: @ 35 mA standby, 74 mA alarm; 24 VDC: @ 15 mA standby, 56 mA alarm; 115 VAC: @ 25 mA standby, 32 mA alarm; 230 VAC @ 12 mA standby, 16 mA alarm
Frequency	50/60 Hz
Air Velocity	0–2000 fpm (0–10.2 mps)
Radioactive Element	For HS-100-N only Americium 241, 0.9 µCi
Relay Output Alarm	1-SPDT, 10A, 115 VAC, resistive; 1-SPST-NO, 2A Trouble 1-SPST-NC, 10A, 115 VAC resistive
Wiring Terminations	Solid or stranded, 12 to 22 AWG terminals
Operating Humidity	0% to 85% RH non-condensing
Operating Temperature	HS-100-N 32° to 158°F (0° to 70°C)
Enclosure Rating	White plastic, NEMA 1
Dimensions	6" (Dia.) × 4.0" (H) (15.2 × 10.2 cm)

Product Drawing

Unit Tag: ERU-1

Product:

Project Name: Burlington Square - 79

Model: DPS016A

Sales Office: Thermal Environment Sales

Sales Engineer:

Oct. 05, 2021

Ver/Rev:

Sheet 1 of 1



13600 Industrial Park Blvd. Minneapolis, MN 55441
www.DaikinApplied.com Software Version: 09.40

Scale: NTS

Tolerance: +/-0.25"

Dwg Units: in [mm]

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.

Job Number: ZC5G2N

Job Name: Burlington Square - 79 Pine Street

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Prepared Date:

10/5/2021

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Introduction

The humidity sensor is designed to communicate with the MicroTech III unit controller to activate dehumidification based on a dewpoint or humidity setpoint. When the dehumidification is activated, the unit will drop the leaving evaporator coil temperature (LCT) to a lower dewpoint and the reheat coil will modulate to maintain the cooling discharge air setpoint.

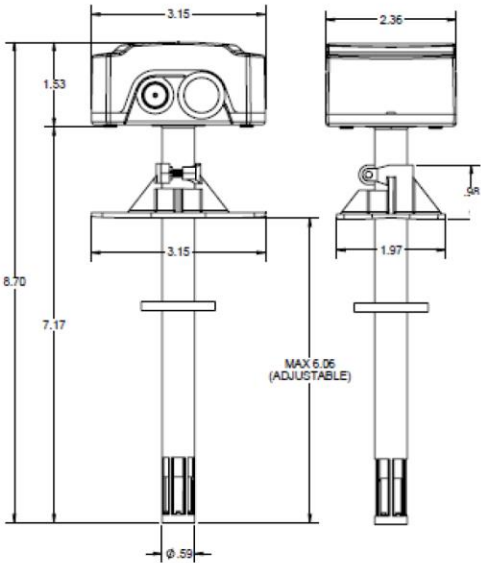
Humidity Sensor



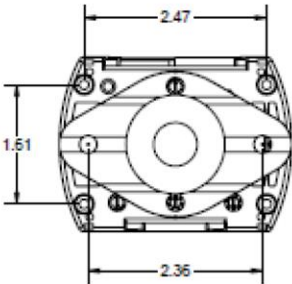
Specifications

Daikin Part Number	910190890
Accuracy	± 3% RH for 30-70% RH; ± 5% RH for 10-30% RH, and 70-95% RH
Operating Condition	Humidity 0 to 100%; Temperature -40°F to 158°F
Power Requirement	13.5 to 35 VDC or 24 VAC ± 10%
Output	0 to 10 VDC
Wire Gauge	24 AWG (164 ft.), 18 AWG (495 ft.), 16 AWG (984 ft.)

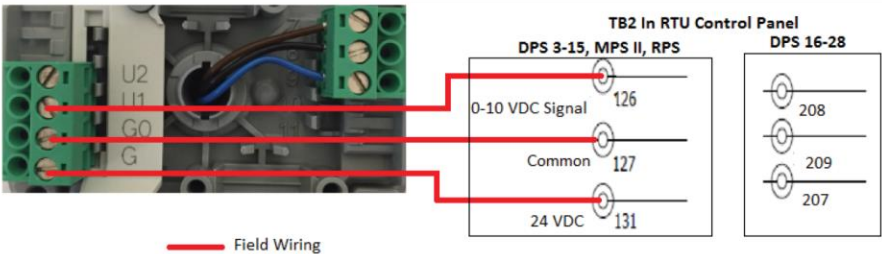
Unit Dimensions



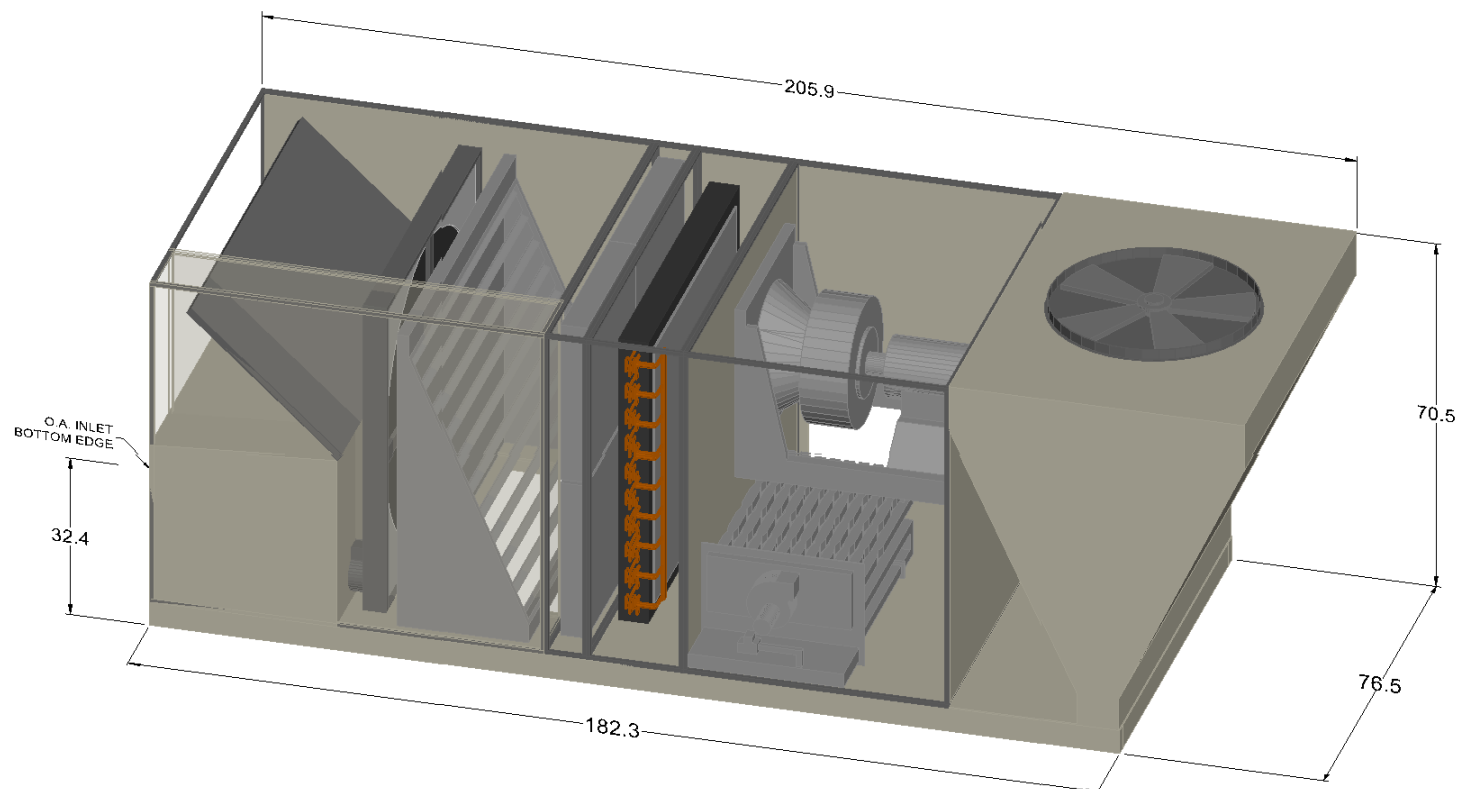
Mounting Holes



Field Wiring

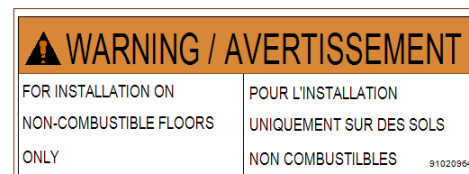


Product Drawing	Unit Tag: ERU-1	Sales Office: Thermal Environment Sales	 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40	
Product:	Project Name: Burlington Square - 79 Pine	Sales Engineer:		
Model: DPS016A	Oct. 05, 2021	Ver/Rev:	Scale: NTS	Tolerance: +/- 0.25"
		Sheet: 1 of 1	Dwg Units: in [mm]	
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.				



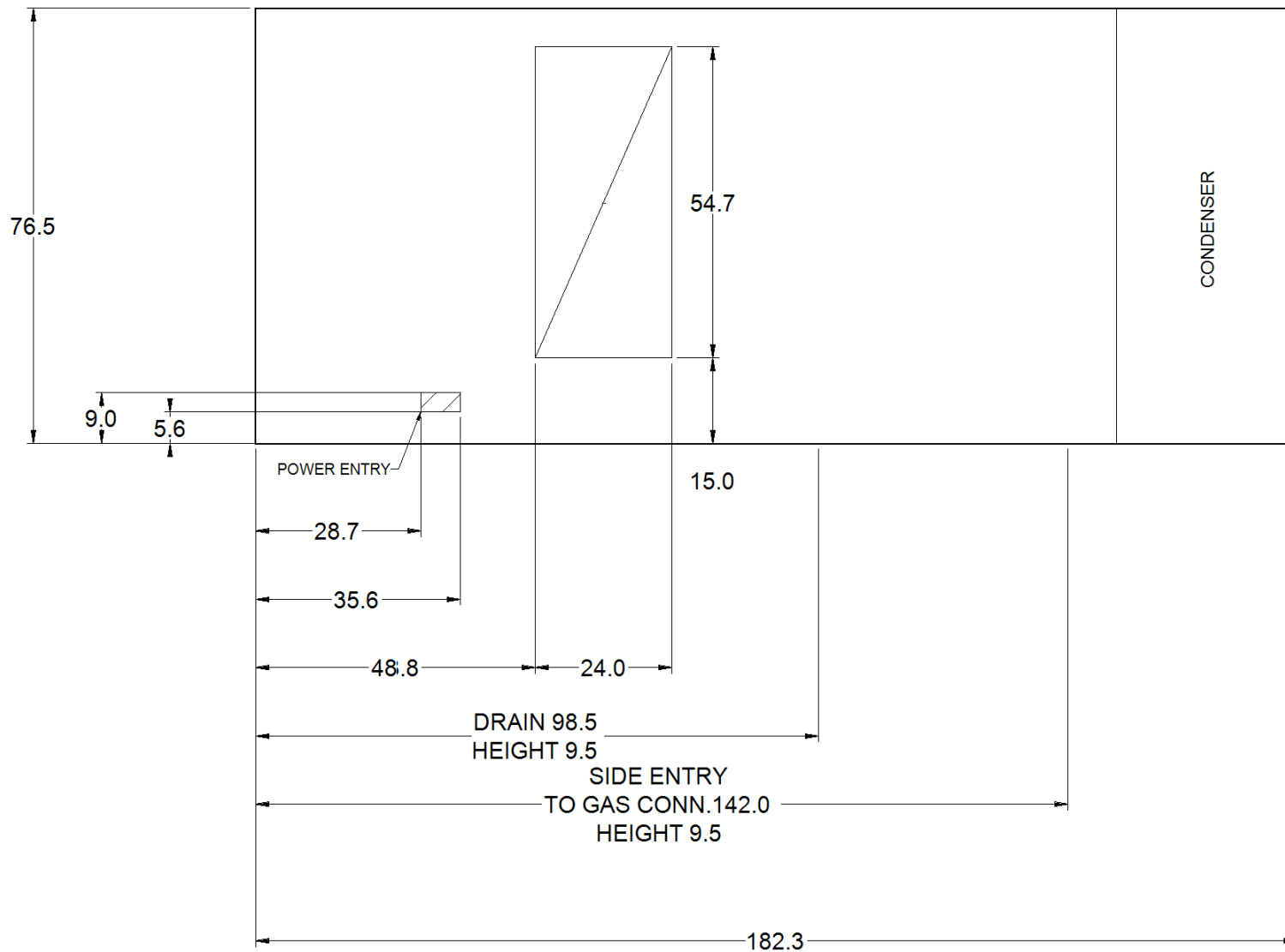
Notes:

- (1) Recommended location for optional field cut side power connection.
(2) Horizontal gas connection only. Gas pipe routing within the roof curb is not available.



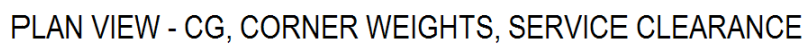
Product Drawing	Unit Tag: ERU-1			Sales Office: Thermal Environment Sales			 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40
Product:	Project Name: Burlington Square - 79 Pine			Sales Engineer: SalesEngineer			
Model: DPS016A	Oct. 05, 2021	Ver/Rev:	Sheet: 1 of 1	Scale: NTS	Tolerance: +/- 0.25"	Dwg Units: in [mm]	

No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.



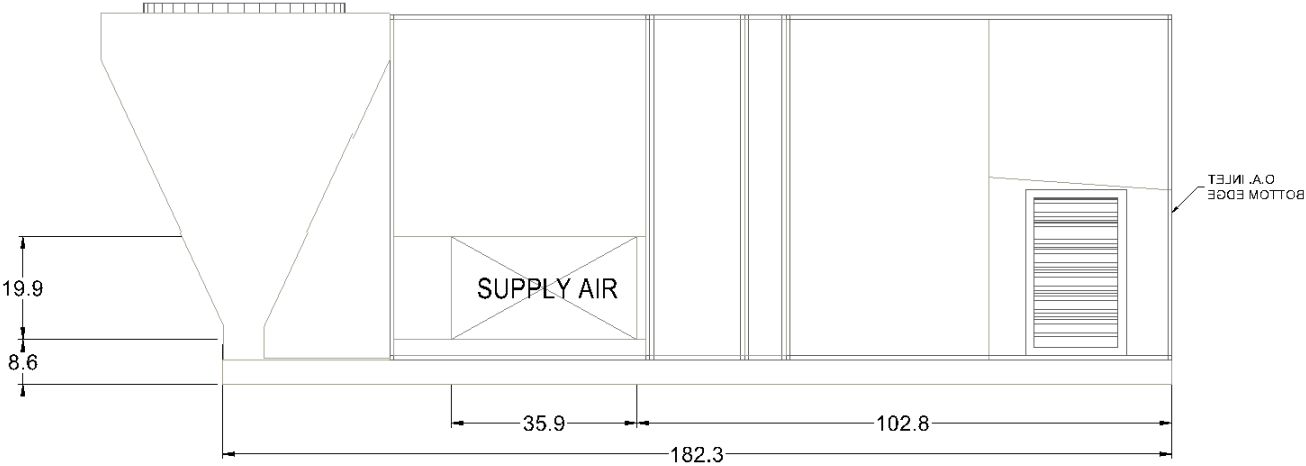
PLAN VIEW - OPENINGS & OVERALL

Product Drawing		Unit Tag: ERU-1		Sales Office: Thermal Environment Sales		 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40
Product:		Project Name: Burlington Square - 79 Pine		Sales Engineer: SalesEngineer		
Model: DPS016A		Oct. 05, 2021	Ver/Rev:	Sheet: 1 of 1	Scale: NTS Tolerance: +/- 0.25" Dwg Units: in [mm]	
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.						



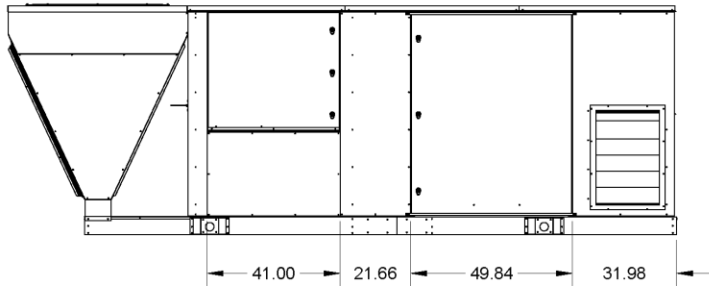
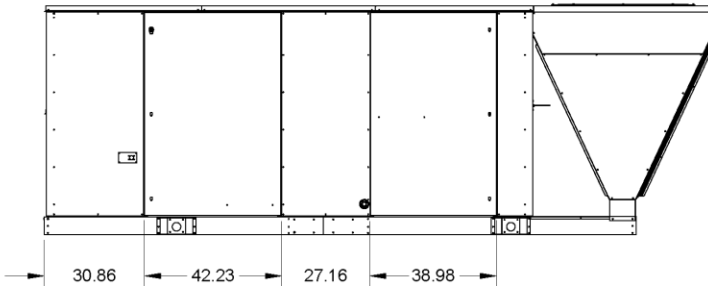
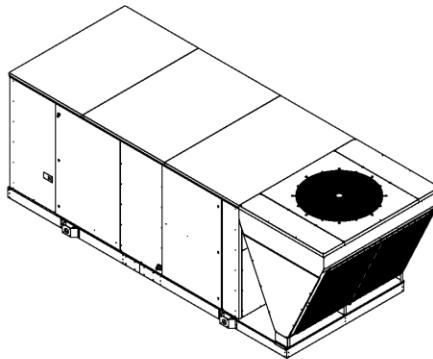
(1) Center of Gravity Height = 34.5
(2) Total Weight = 4318 lb

Product Drawing		Unit Tag: ERU-1		Sales Office: Thermal Environment Sales			 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40
Product:		Project Name: Burlington Square - 79 Pine		Sales Engineer: SalesEngineer			
Model: DPS016A		Oct. 05, 2021	Ver/Rev:	Sheet: 1 of 1	Scale: NTS	Tolerance: +/- 0.25" Dwg Units: in [mm]	
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.							



ELEVATION VIEW - SUPPLY AIR OPENING LOCATION

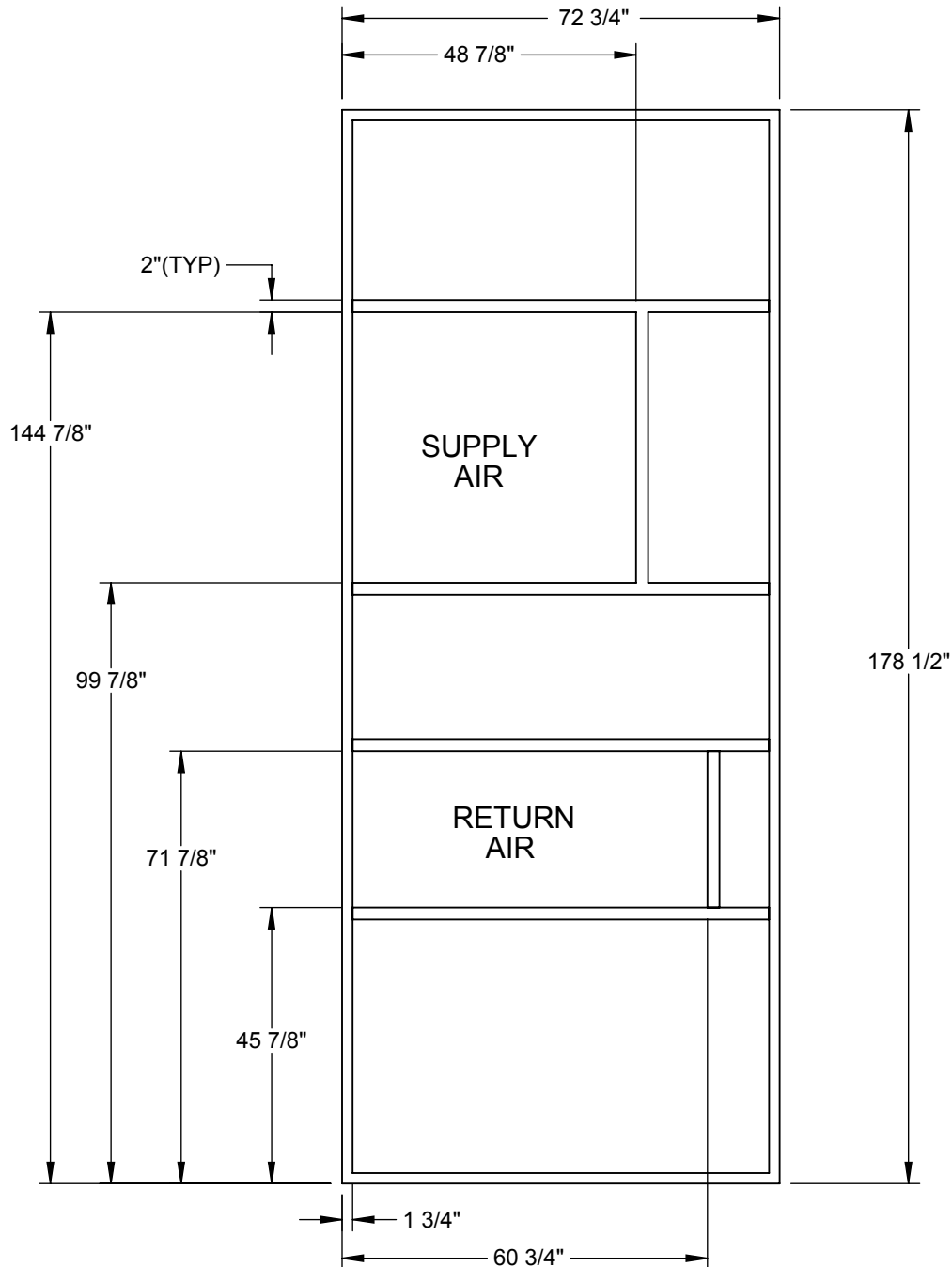
Product Drawing		Unit Tag: ERU-1			Sales Office: Thermal Environment Sales			 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40
Product:		Project Name: Burlington Square - 79 Pine			Sales Engineer: SalesEngineer			
Model: DPS016A		Oct. 05, 2021	Ver/Rev:	Sheet: 1 of 1	Scale: NTS	Tolerance: +/- 0.25"	Dwg Units: in [mm]	
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.								



Product Drawing		Unit Tag: ERU-1			Sales Office: Thermal Environment Sales			 13600 Industrial Park Blvd. Minneapolis, MN 55441 www.DaikinApplied.com Software Version: 09.40
Product:		Project Name: Burlington Square - 79 Pine			Sales Engineer:			
Model: DPS016A		Oct. 05, 2021	Ver/Rev:	Sheet: 1 of 1	Scale: NTS	Tolerance: +/- 0.25"	Dwg Units: in [mm]	
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.								

Attn: _____

Tag: _____



- * Verify existing curb OD
- * Verify supply and return openings
- * Note any changes
- * Call with any questions
- * Fax back if drawing is OK as is

DIMENSIONS ARE
AS FOLLOWS:
1,000 in
[25.40 mm]



APPROVALS		DATE	TITLE:
DRAWN:	dsamuelson	9/23/2015	7725
CHECKED:			
MGMT:			

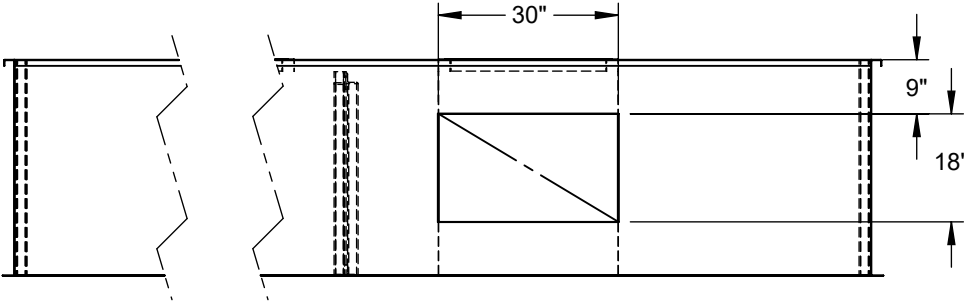
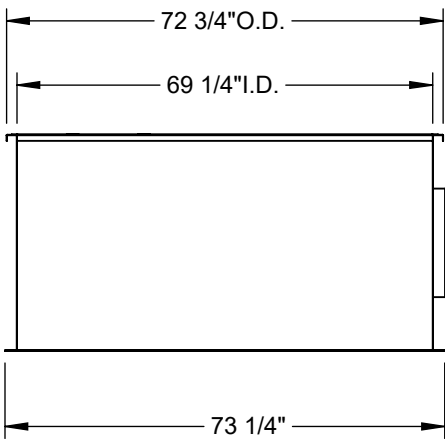
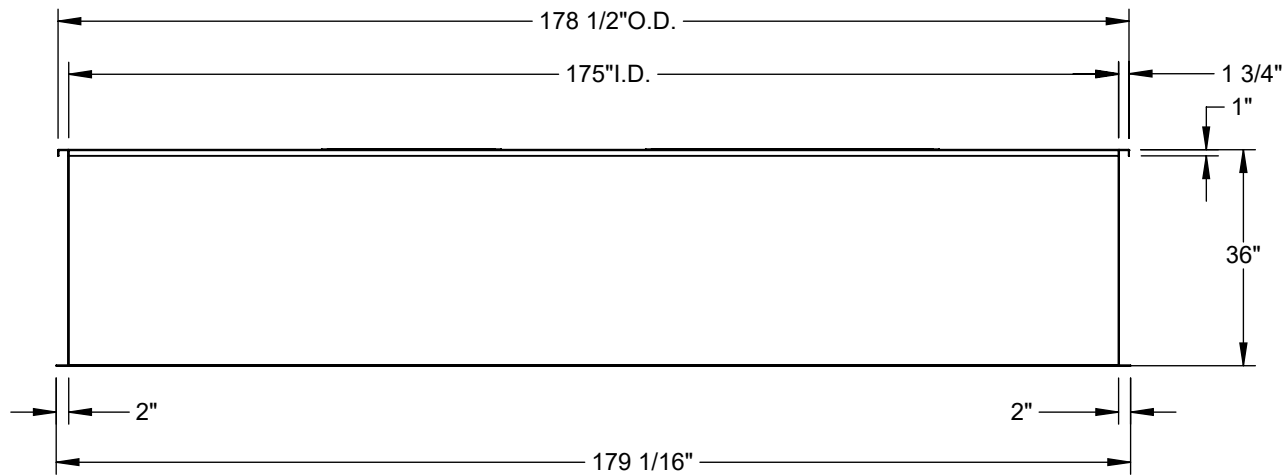
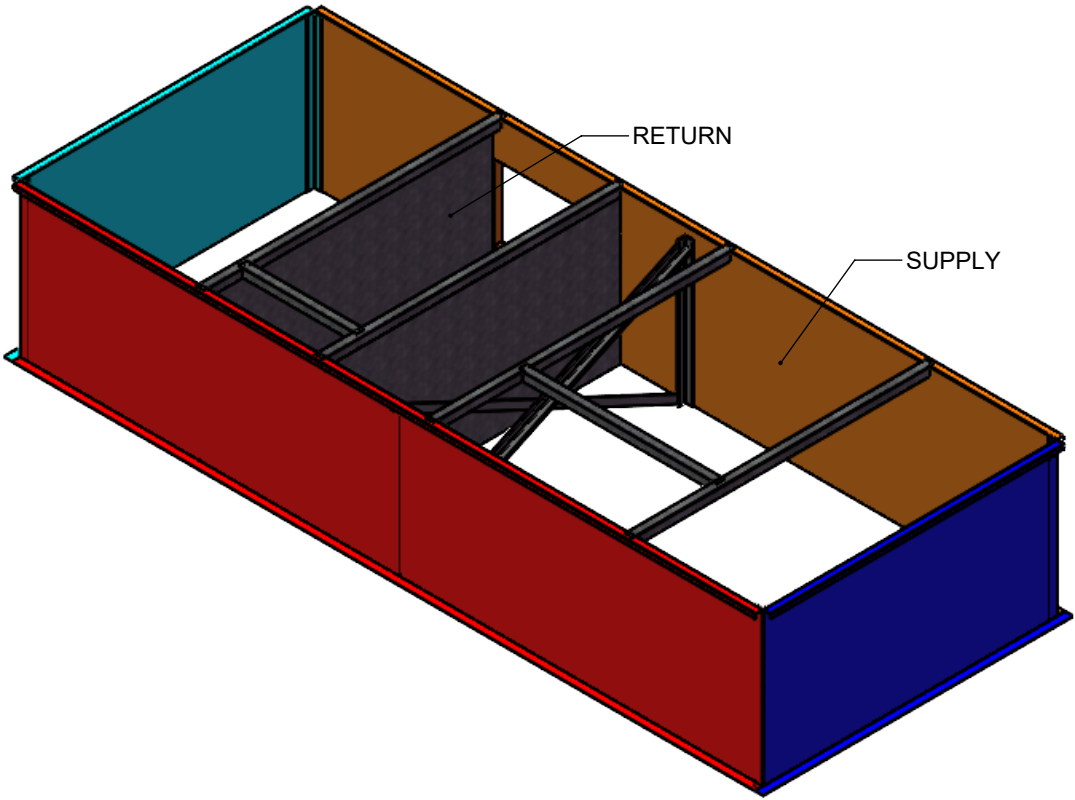
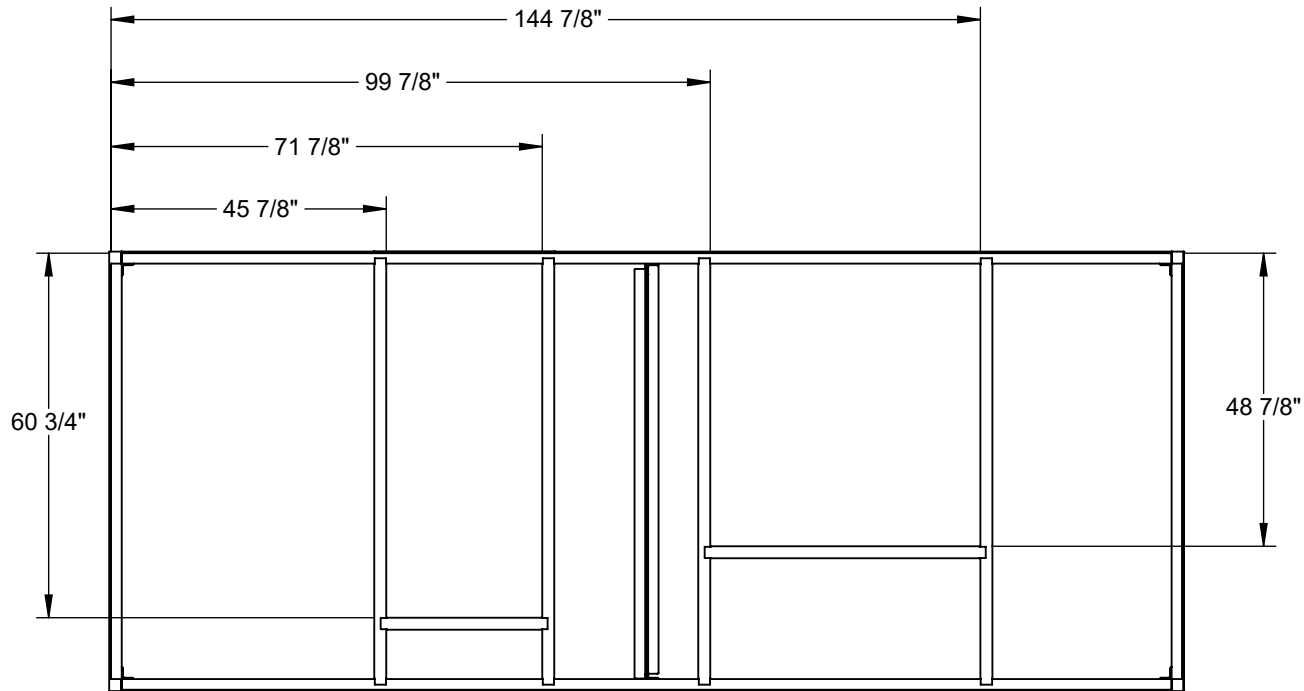
2	ADDED MISSING RETURN BRACE	1/9/17	MWG
1	INITIAL DESIGN	1/28/2013	
REV.	DESCRIPTION	DATE	APPROVED

CDI	17560 TYLER ST NW ELK RIVER, MN 55330 (763)391-7790 (763)3917851	FILE NAME: 7725	DRAWING NO.: 7725	REV.: 2
		ECO #:	SCALE: 1:30	SHEET: 1 OF 1

OPTIONS:
MATERIAL: 16 ga. GAL STEEL
INSULATED PANELS (WHERE REQUIRED)
1X4 WOOD NAILER (UNDER TOP FLANGE)
1" 1-1/2LB DUCT INSULATION (R VALUE 3.85)
INSULATED FLOOR W/18 GA SOLID BOTTOM
DIVIDER WALL(S)
HORIZONTAL RETURN
VULKEM BOTTOM SEAMS

DIMENSIONED AND TOLERENCED PER ANSI Y14.5M-1982

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
01	INITIAL DRAWING	10/4/2021	NMN



**CURB SHOWN IS CDI STANDARD CONFIGURATION
CDI RESERVES THE RIGHT TO CHANGE LAYOUT
WITHOUT NOTIFICATION. IF CURB IS NEEDED IN A
DIFFERENT CONFIGURATION CDI MUST BE NOTIFIED
PRIOR TO PLACING AN ORDER.**

*VERIFY EXISTING CURB OD
*VERIFY SUPPLY AND RETURN OPENINGS
*NOTE ANY CHANGES
*CALL WITH ANY QUESTIONS
*FAX BACK IF DRAWING IS OK AS IS

CURB WEIGHT (LBS.)	APPROVALS		DATE	TITLE:		
539.77	DRAWN:	nnelms		1856060-CM1-2-0036-7725		
UNLESS OTHERWISE SPECIFIED, TOLERANCES ARE: X ± 0.05 .XX ± 0.03 .XXX ± 0.01	CHECKED:		Monday, October 4, 2021 1:01:03 PM			
DIMENSIONS ARE AS FOLLOWS: 1.00 in [25.40 mm]	3RD ANGLE PROJECTION	CDI 17560 TYLER ST NW ELK RIVER, MN 55330 (763)391-7790 (763)391-7851		FILE NAME: 1856060-CM1-2-0036-7725	DRAWING NO.:	REV: 01
				ECO #:	SCALE: 1:32	SHEET: 1 OF 4



Submittal Cover Sheet

Project Name:

Submittal Title:

Reviewer: GBA Architecture & Planning

Submittal Number:

Submittal Manager:

Review Status: No Exceptions Taken
 Approved As Noted
 Revise and Resubmit

Date Reviewed:

Reviewer: Hardy Structural Engineering

Notes

Reviewer: Pearson & Associates

Reviewer: Civil Engineering Associates

Reviewer: Engineering Services of Vermont



SUBMITTAL DATA

for

Burlington Square

79 Pine Street

Sold to

Benoure Plumbing & Heating

Prepared for

Engineering Services of Vermont

Prepared by

Thermal Environment Sales

Jason Hudspath

10/5/2021

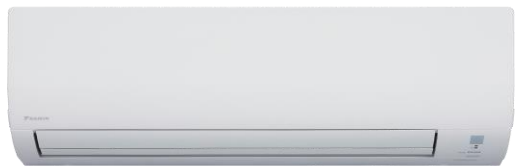
Job Name:	
Tag#	



Submittal Data Sheet

FTX15NMVJU / RXL15QMVJUA

1.25-Ton Wall Mounted Heat Pump System



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	593	505	653	554
	L	SL	L	SL
	431	367	470	399
Sound (dBA) H / M / L / SL	45 / 41 / 36 / 33		45 / 41 / 37 / 33	
Dimensions (H × W × D) (in)		11-5/8 × 39 × 10-3/8		
Weight (Lbs)		27		

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	3.20			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H		H	
	2,044		2,044	
	L		L	
	1,762		1,585	
Sound Pressure Level (dBA)	50 / 55			
Dimensions (H x W x D) (in)	28-15/16 x 24-1/4 x 12-5/8			
Weight (Lbs)	108			

Efficiency

Cooling		Heating	
SEER	20	HSPF	12.5
EER	13	COP	4.0

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	15,000 (5,800 / 18,400)
Sensible @ AHRI	12,470
Moisture Removal gal/h	.63
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

*With field settings and wind baffle

Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	18,300 (5,800 / 24,600)
2: @ 17° Rated	11,500
3: @ 5° Max: Capacity / COP	18,300 / 2.27
Operating Range	-13°F – 60°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB
2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB
3: Heating Conditions; Compressor Indoor: 70°F DB/60°F WB
Operating at Max Frequency: Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	13	13
System MFA	15	15
Compressor RLA	11.8	11.8
Outdoor fan motor FLA	.47	.47
Outdoor fan motor W	71	71
Indoor fan motor FLA	.23	.23
Indoor fan motor W	33	33

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	1/4
Gas (in)	1/2
Drain (in)	5/8
Max. Interunit Piping Length (ft)	98.5
Max. Interunit Height Difference (ft)	65.625
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

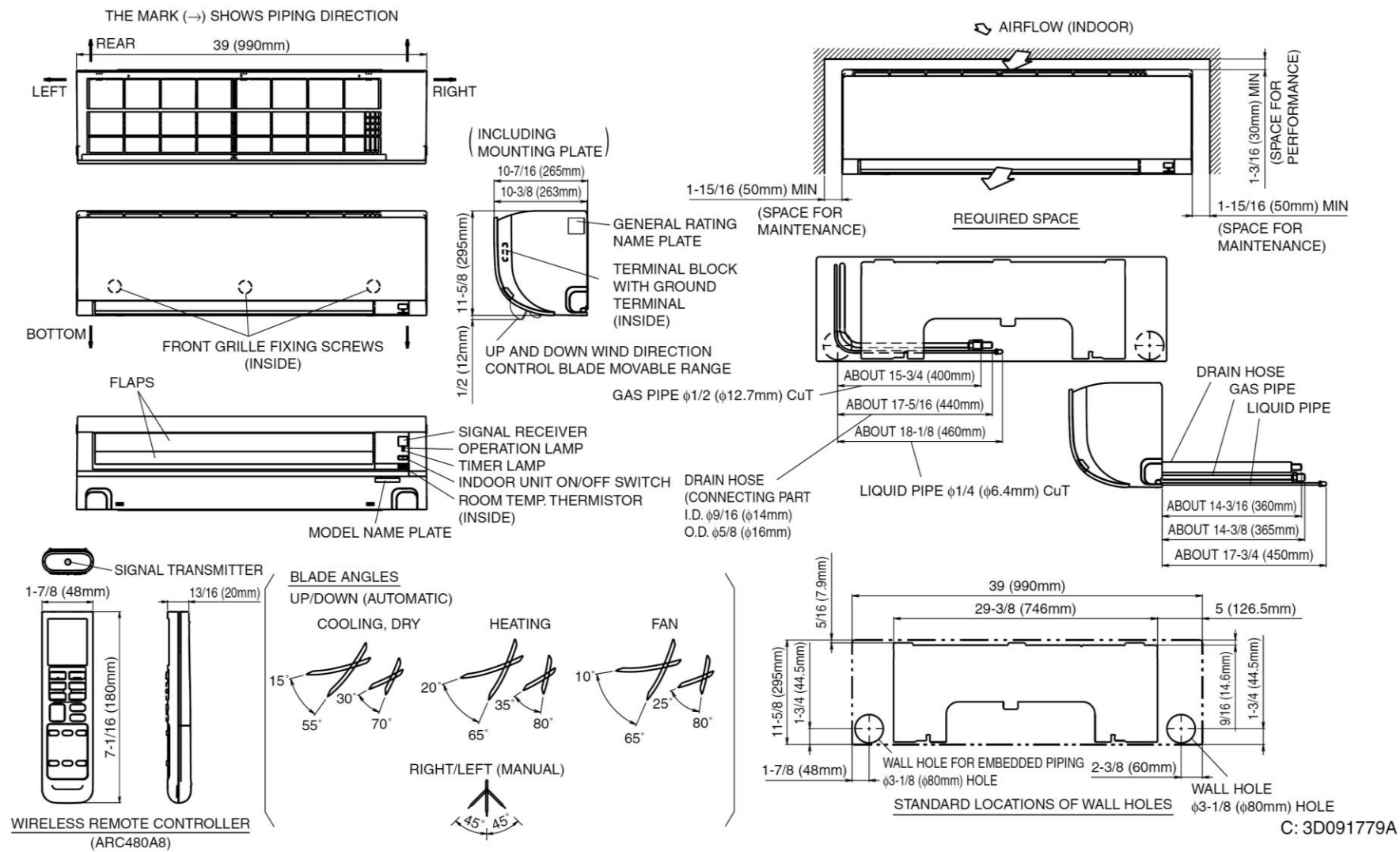
(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Revision Date: May 2020

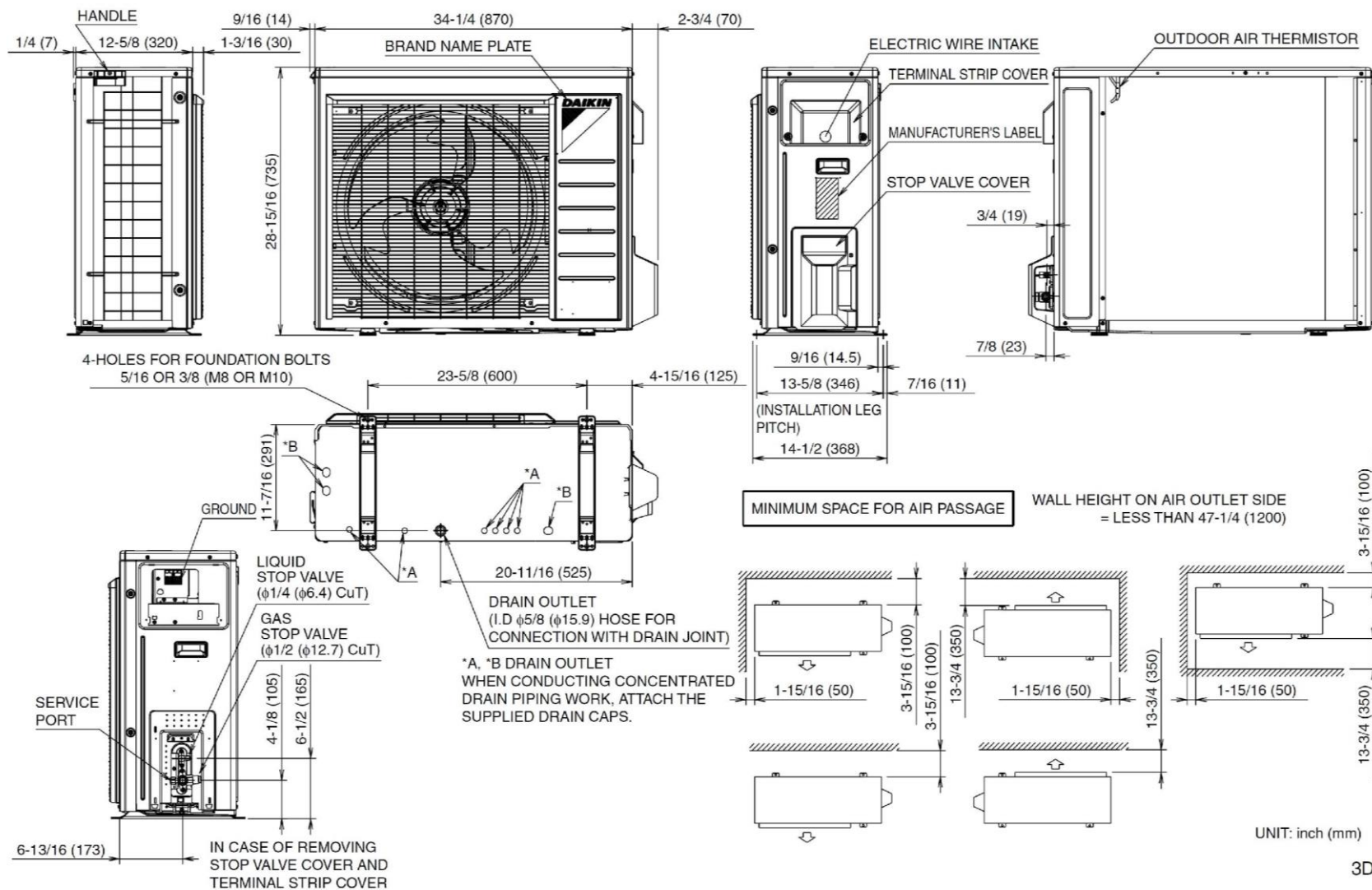
Page 1 of 4

FTX15NMVJU Dimensional Data

DAIKIN



RXL15QM/JUA Dimensional Data



3D100006

Optional Accessories



Indoor Unit

Included	Part Number	Description
	BRP072A43	Wireless Interface Adapter (S21 Adapter Included)
	BRC944B2-A08	Wired Remote Controller kit (Adaptor Required)
	BRCW901A08	Wired Remote Controller Cable – 25ft (Included in above kit)
	BRCW901A03	Wired Remote Controller Cable – 10ft
	KRP980B2	Adaptor for wired remote controller (15)
	KAF970A45	Titanium apatite photocatalytic air-purifying filter WITH frame
	KAF970A46	Titanium apatite photocatalytic air-purifying filter WITHOUT frame
	DACA-CP1-1	Inline Condensate Pump (Fits inside all Daikin wall & floor mount units)
	DACA-CP4-1	External Condensate Pump
	KRP928BB2S + KRP067A41	Interface Adaptor for DIII-NET

Outdoor Unit

Included	Part Number	Description
	DACA-WB-1	Powder-Coated Wall-Mounted Bracket
	KPW063B4	Air direction adjustment grille (15)
	KEH063A4E	Daikin BML Drain Pan Heater Large (15)
	KKG063A42	Back protection wire net (15)
	KPS063A41	Snow hood (intake side plate) (15)
	KPS063A44	Snow hood (intake rear plate) (15)
	KPS063A47	Snow hood (outlet) (15)
	KKP937A4	Drain Plug for OD Unit



Submittal Data Sheet

AURORA 4 port hp, ductless od 3 Ton - 4MXL36TVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

FEATURES

- High-efficiency inverter driven swing compressor

BENEFITS

- 12 Year limited parts warranty with online registration





Submittal Data Sheet

AURORA 4 port hp, ductless od 3 Ton - 4MXL36TVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

PERFORMANCE			
Outdoor Unit Model No.	4MXL36TVJU	Outdoor Unit Name:	AURORA 4 port hp, ductless od 3 Ton
Type:	Heat Pump		
Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):	25		
Rated Height Difference (ft):	0.00		
Rated Cooling Capacity (Btu/hr):		Rated Heating Capacity (Btu/hr):	
Cooling Input Power (kW):		Heating Input Power (kW):	
EER (Non-Ducted/Ducted):	12.50 / 11.00	Heating COP (Non-Ducted/Ducted):	/
SEER (Non-Ducted/Ducted):	21.70 / 16.90	HSPF (Non-Ducted/Ducted):	11.2 / 9.1
Max/Min Cooling Capacity (Btu/hr):	/	Max/Min Heating Capacity (Btu/hr):	
OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / / 1	Compressor Stage:	
Power Supply Connections:	L1, L2, L3, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	32.5	Airflow Rate (H) (CFM):	
Max Overcurrent Protection (MOP) (A):	35	Gas Pipe Connection (inch):	
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	
Rated Load Amps RLA(A):		Sound Pressure () (dBA):	
Dimensions (HxWxD) (in):	x x	Sound Power Level (dBA):	
Net Weight (lb):			



Submittal Data Sheet

AURORA 4 port hp, ductless od 3 Ton - 4MXL36TVJU

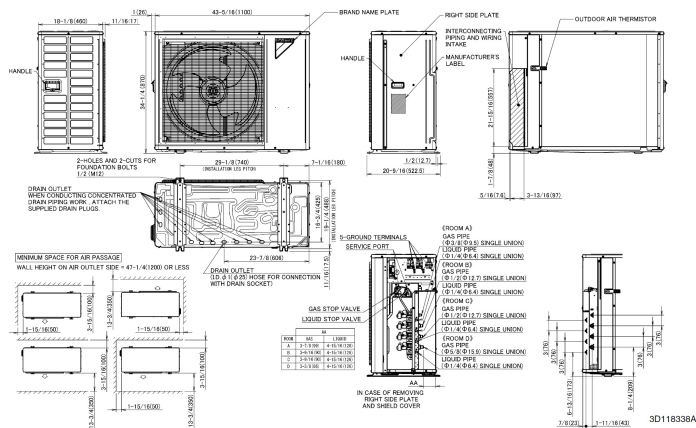
Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

SYSTEM DETAILS			
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	14 - 115
Holding Refrigerant Charge (lbs):		Heating Operation Range (°F WB):	-13 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):		Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):	0		

DIMENSIONAL DRAWING





Submittal Data Sheet

AURORA 2 port hp, Ductless ODU 1.5 ton - 2MXL18QMVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

FEATURES

- Enhanced Capacity
- High-efficiency inverter driven swing compressor
- Cooling Operating Limit (14°~114.8°F/-10°~46°C)
- Heating Operating Limit (-13°~60°F/-25°~15.6°C)
- Anti-corrosion treatment of outdoor heat exchanger
- Specialized drain pan design for improved cold climate drainage
- Chargeless 131.6ft (40 m)

BENEFITS

- 12 Year limited parts warranty with online registration
- 5 Year limited parts warranty for commercial applications
- Priority-room setting
- COOL / HEAT mode lock
- High efficiency cooling and heating operation provides utility bill savings
- Multiple indoor unit style options: wall mounted, floor standing, ceiling cassette, slim duct



* Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.



Submittal Data Sheet

AURORA 2 port hp, Ductless ODU 1.5 ton - 2MXL18QMVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

PERFORMANCE			
Outdoor Unit Model No.	2MXL18QMVJU	Outdoor Unit Name:	AURORA 2 port hp, Ductless ODU 1.5 ton
Type:	Heat Pump		
Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):	25		
Rated Height Difference (ft):	0.00		
Rated Cooling Capacity (Btu/hr):	18,000	Rated Heating Capacity (Btu/hr):	18,900
Cooling Input Power (kW):		Heating Input Power (kW):	
EER (Non-Ducted/Ducted):	12.70 / 10.10	Heating COP (Non-Ducted/Ducted):	4.2 /
SEER (Non-Ducted/Ducted):	17.00 / 14.00	HSPF (Non-Ducted/Ducted):	10.3 / 8.2
Max/Min Cooling Capacity (Btu/hr):	/	Max/Min Heating Capacity (Btu/hr):	
OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Stage:	Inverter
Power Supply Connections:	L1, L2, L3, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	17.1	Airflow Rate (H) (CFM):	2150
Max Overcurrent Protection (MOP) (A):	20	Gas Pipe Connection (inch):	3/8
Max Starting Current MSC(A):	15.50	Liquid Pipe Connection (inch):	1/4
Rated Load Amps RLA(A):		Sound Pressure (H) (dBA):	50
Dimensions (HxWxD) (in):	28-15/16 x 34-1/4 x 12-5/8	Sound Power Level (dBA):	
Net Weight (lb):	139		

Submittal Data Sheet

AURORA 2 port hp, Ductless ODU 1.5 ton - 2MXL18QMVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

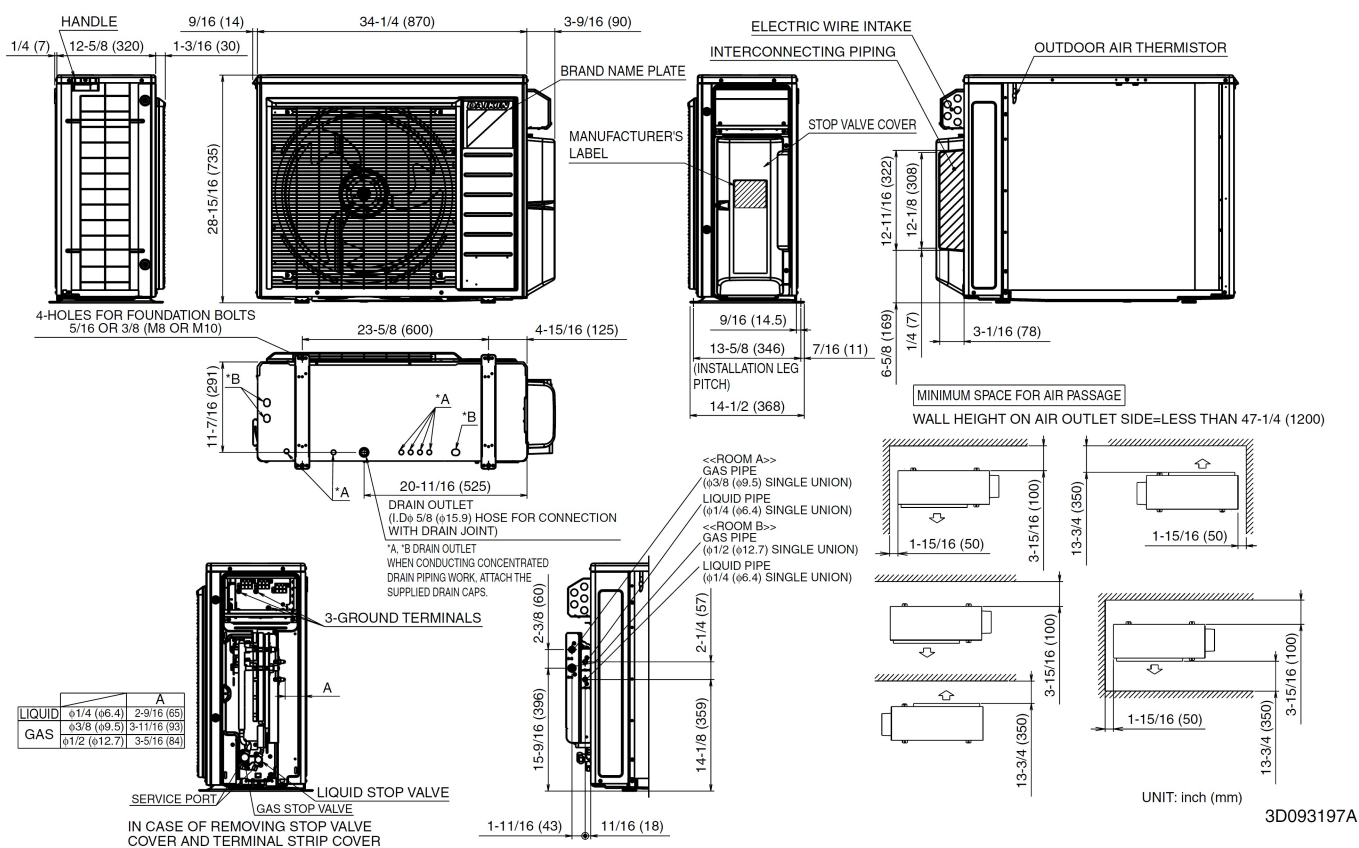
Submitted to: No Engineer Name Specified

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	14 - 115
Holding Refrigerant Charge (lbs):	6.17	Heating Operation Range (°F WB):	-13 - 60
Additional Charge (lb/ft):	0.21	Max. Pipe Length (Vertical) (ft):	49
Pre-charge Piping (Length) (ft):	98	Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	164	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):	0		

DIMENSIONAL DRAWING

2MXL18QMVJU



3D093197A

Daikin North America LLC, 5151 San Felipe, Suite 500, Houston, TX, 77056

Daikin City Generated Submittal Data

www.daikinac.com www.daikincomfort.com

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Date: 5/18/2020 12:51:35 PM

Page 3 of 3



Submittal Data Sheet

1/2 Ton Wall Mounted Unit - CTXS07LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

FEATURES

- IR controller included
- 3-D airflow - Auto-swing (up, down and right, left)
- Intelligent eye occupancy sensor
- Titanium apatite photocatalytic air purifying
- Hot start technology
- Auto-restart (after power failure)

BENEFITS

- 12 year limited parts and compressor warranty with online registration
- 5 Year limited parts warranty for commercial applications





Submittal Data Sheet

1/2 Ton Wall Mounted Unit - CTXS07LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

PERFORMANCE

Indoor Unit Model No.	CTXS07LVJU	Indoor Unit Name:	1/2 Ton Wall Mounted Unit
Type:	Wall Mounted	Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Rated Cooling Capacity (Btu/hr):	7,000	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Sensible Capacity (Btu/hr):		Rated Piping Length(ft):	25
Cooling Input Power (kW):	0.020	Rated Height Separation (ft):	0
Rated Heating Capacity (Btu/hr):	7,000		
Heating Input Power (kW):	0.02		

INDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Airflow Rate (H/M/L/SL) (CFM):	332/261/194/145
Power Supply Connections:	See Outdoor Unit for Electrical Specs	Moisture Removal (Gal/hr):	
Min. Circuit Amps MCA (A):		Gas Pipe Connection (inch):	3/8
Max Overcurrent Protection (MOP) (A):		Liquid Pipe Connection (inch):	1/4
Dimensions (HxWxD) (in):	11-5/8 x 31-1/2 x 8-7/16	Condensate Connection (inch):	5/8
Net Weight (lb):	20	Sound Pressure (H/M/L/SL) (dBA):	38/32/25/22
Ext. Static Pressure (Rated/Max) (inWg):	0 / 0	Sound Power Level (dBA):	54



Submittal Data Sheet

1/2 Ton Wall Mounted Unit - CTXS07LVJU

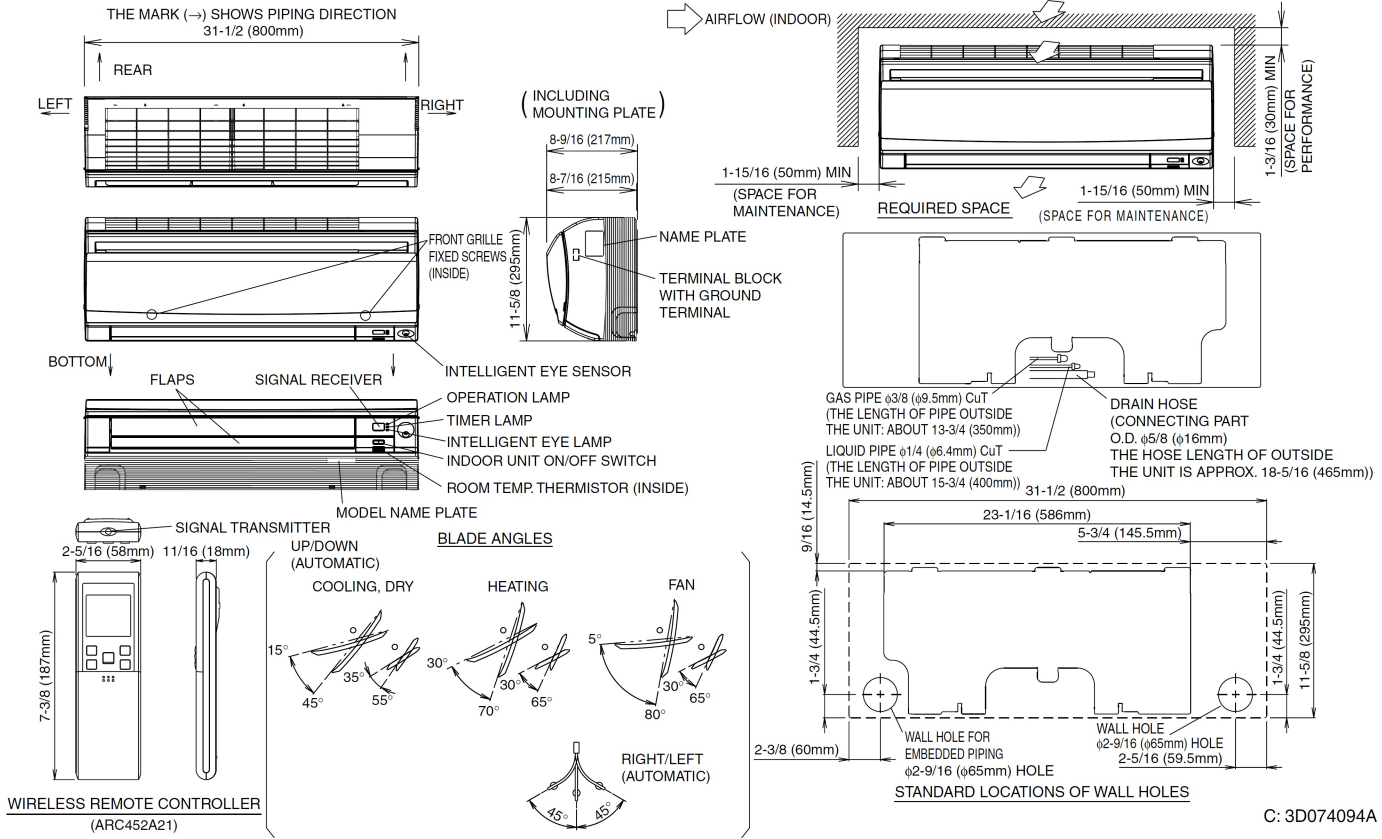
Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

DIMENSIONAL DRAWING

CTXS07LVJU, FTXS09/12LVJU





Submittal Data Sheet

3/4 Ton LV Wall Mount - FTXS09LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

FEATURES

- IR controller included
- 3-D airflow - Auto-swing (up, down and right, left)
- Intelligent eye occupancy sensor
- Titanium apatite photocatalytic air purifying
- Hot start technology
- Auto-restart (after power failure)

BENEFITS

- 12 year limited parts and compressor warranty with online registration
- 5 Year limited parts warranty for commercial applications





Submittal Data Sheet

3/4 Ton LV Wall Mount - FTXS09LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

PERFORMANCE

Indoor Unit Model No.	FTXS09LVJU	Indoor Unit Name:	3/4 Ton LV Wall Mount
Type:	Wall Mounted	Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Rated Cooling Capacity (Btu/hr):		Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Sensible Capacity (Btu/hr):		Rated Piping Length(ft):	25
Cooling Input Power (kW):		Rated Height Separation (ft):	0

INDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Airflow Rate (H/M/L/SL) (CFM):	381/279/194/145
Power Supply Connections:	See Outdoor Unit for Electrical Specs	Moisture Removal (Gal/hr):	0.3
Min. Circuit Amps MCA (A):		Gas Pipe Connection (inch):	3/8
Max Overcurrent Protection (MOP) (A):		Liquid Pipe Connection (inch):	1/4
Dimensions (HxWxD) (in):	11-5/8 x 31-1/2 x 8-7/16	Condensate Connection (inch):	5/8
Net Weight (lb):	20	Sound Pressure (H/M/L/SL) (dBA):	41/33/25/22
Ext. Static Pressure (Rated/Max) (inWg):	0 / 0	Sound Power Level (dBA):	57

Submittal Data Sheet

3/4 Ton LV Wall Mount - FTXS09LVJU

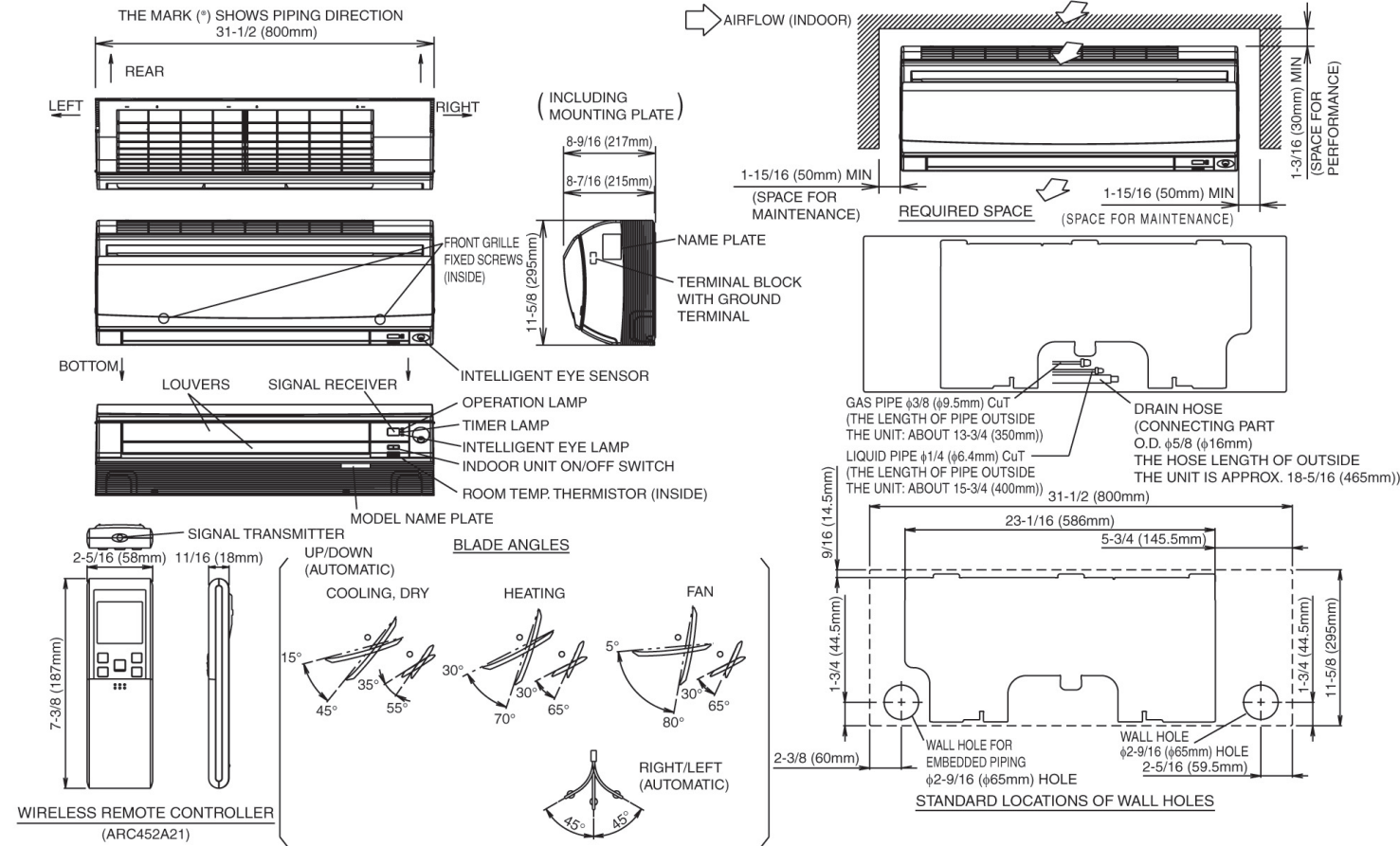
Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

DIMENSIONAL DRAWING

FTXS09,12LVJU





Submittal Data Sheet

1 Ton LV Wall Mount - FTXS12LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

FEATURES

- IR controller included
- 3-D airflow - Auto-swing (up, down and right, left)
- Intelligent eye occupancy sensor
- Titanium apatite photocatalytic air purifying
- Hot start technology
- Auto-restart (after power failure)

BENEFITS

- 12 year limited parts and compressor warranty with online registration
- 5 Year limited parts warranty for commercial applications





Submittal Data Sheet

1 Ton LV Wall Mount - FTXS12LVJU

Project: Burlington Square Avonda

Submitted by: Jason Hudspath of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

PERFORMANCE

Indoor Unit Model No.	FTXS12LVJU	Indoor Unit Name:	1 Ton LV Wall Mount
Type:	Wall Mounted	Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Rated Cooling Capacity (Btu/hr):		Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Sensible Capacity (Btu/hr):		Rated Piping Length(ft):	25
Cooling Input Power (kW):		Rated Height Separation (ft):	0

INDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Airflow Rate (H/M/L/SL) (CFM):	403/307/205/155
Power Supply Connections:	See Outdoor Unit for Electrical Specs	Moisture Removal (Gal/hr):	0.3
Min. Circuit Amps MCA (A):		Gas Pipe Connection (inch):	3/8
Max Overcurrent Protection (MOP) (A):		Liquid Pipe Connection (inch):	1/4
Dimensions (HxWxD) (in):	11-5/8 x 31-1/2 x 8-7/16	Condensate Connection (inch):	5/8
Net Weight (lb):	22	Sound Pressure (H/M/L/SL) (dBA):	45/37/29/23
Ext. Static Pressure (Rated/Max) (inWg):	0 / 0	Sound Power Level (dBA):	57

Submittal Data Sheet

1 Ton LV Wall Mount - FTXS12LVJU

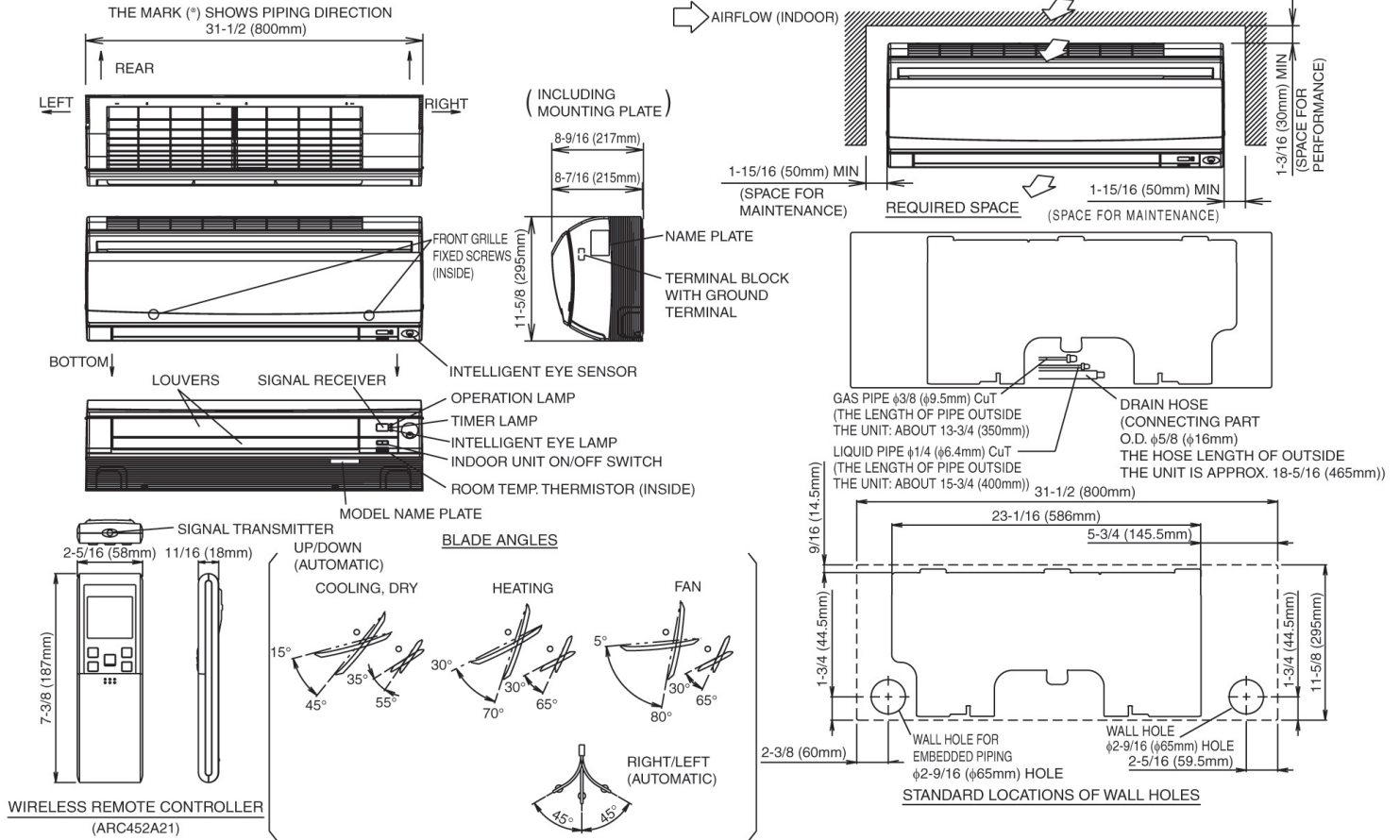
Project: Burlington Square Avonda

Submitted by: Jason Hudspeth of THERMAL ENVIRONMENT SALES INC on 5/18/2020

Submitted to: No Engineer Name Specified

DIMENSIONAL DRAWING

FTXS09,12LVJU



Job Name:	
Tag#	



Submittal Data Sheet

FTX18UVJU / RXL18UMVJU

1.5-Ton Wall Mounted Heat Pump System



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	583	484	713	583
Sound (dBA) H / M / L / SL	L	SL	L	SL
	385	360	431	399
Dimensions (H x W x D) (in)	13-3/8 x 41-5/16 x 10-1/4			
Weight (Lbs)	33			

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	3.53			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	2,417	1,907	2,361	2,134
Sound Pressure Level (dBA)	54 / 55			
Dimensions (H x W x D) (in)	28-15/16 x 34-1/4 x 12-5/8			
Weight (Lbs)	130			

Efficiency

Cooling		Heating	
SEER	20.3	HSPF	10.3
EER	12.5	COP	3.5

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	18,000 (9,000 / 21,600)
Sensible @ AHRI	14,770
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

*With field settings and wind baffle

Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	21,600 (9,000 / 28,000)
2: @ 17° Rated	14,000
3: @ 5° Max: Capacity / COP	21,600 / 2
Operating Range	-13°F – 65°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB
2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB
3: Heating Conditions; Compressor
Operating at Max Frequency: Indoor: 70°F DB/60°F WB
Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	18.7	18.7
System MFA	20	20
Compressor RLA	18.25	18.25
Outdoor fan motor FLA	.47	.47
Outdoor fan motor W	76	76
Indoor fan motor FLA	.37	.37
Indoor fan motor W	48	48

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

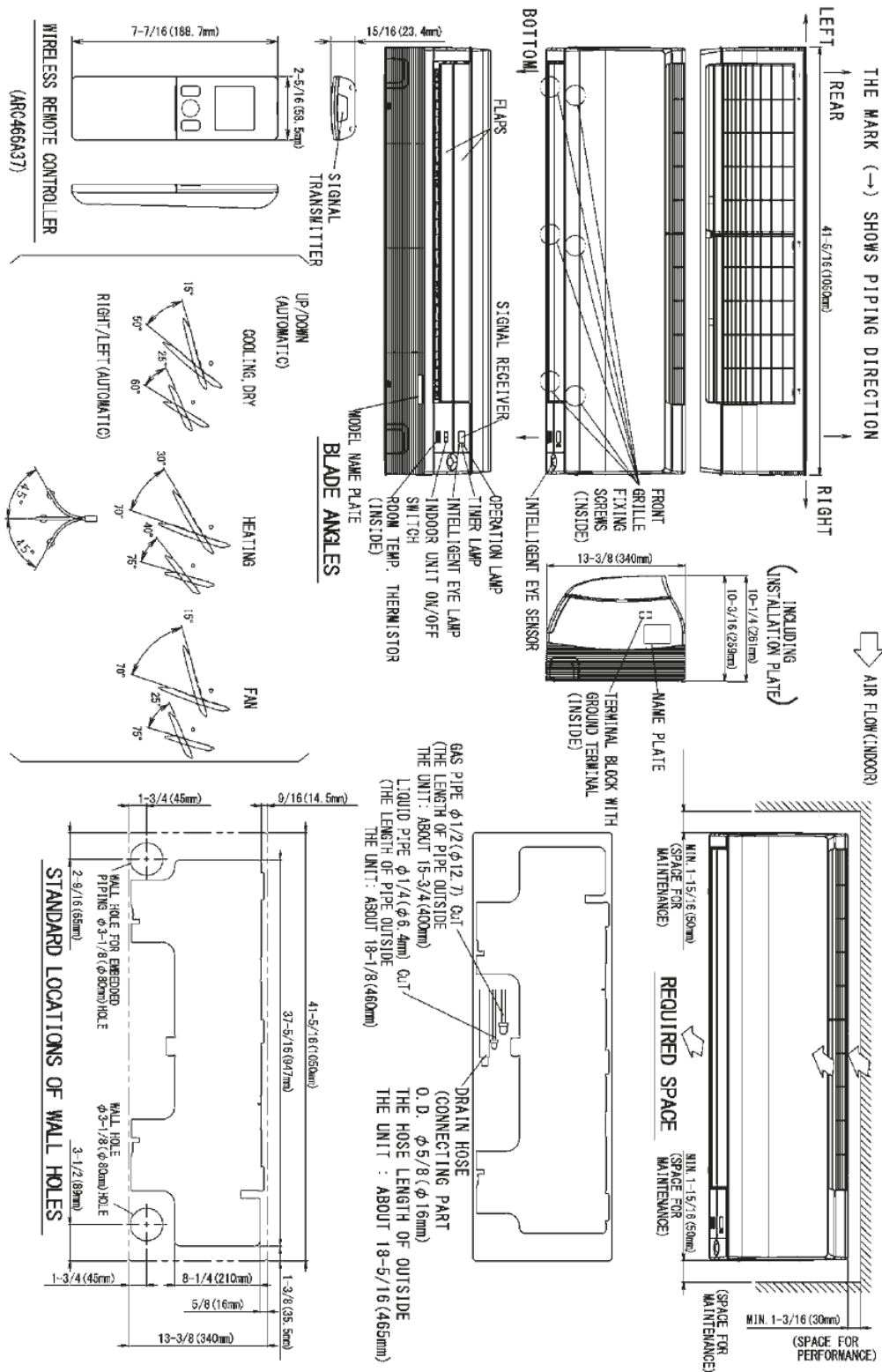
Liquid (in)	1/4
Gas (in)	1/2
Drain (in)	5/8
Max. Interunit Piping Length (ft)	98.5
Max. Interunit Height Difference (ft)	65.6
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.32

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Submittal Revision Date: April 2020

Page 1 of 4



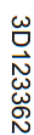
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Submittal Revision Date: April 2020

Page 2 of 4



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Optional Accessories



Indoor Unit

Included	Part Number	Description
	BRP072A43	Wireless Interface Adapter (S21 Adapter Included)
	BRC944B2-A08	Wired Remote Controller kit (Adaptor Required)
	BRCW901A08	Wired Remote Controller Cable – 25ft (Included in above kit)
	BRCW901A03	Wired Remote Controller Cable – 10ft
	KAF970A45	Titanium apatite photocatalytic air-purifying filter WITH frame
	KAF970A46	Titanium apatite photocatalytic air-purifying filter WITHOUT frame
	DACA-CP1-1	Inline Condensate Pump (Fits inside all Daikin wall & floor mount units)
	DACA-CP4-1	External Condensate Pump
	KRP928BB2S	Interface Adaptor for DIII-NET

Outdoor Unit

Included	Part Number	Description
	DACA-WB-1	Powder-Coated Wall-Mounted Bracket
	KPW063B4	Air direction adjustment grille
	KEH063A4E	Daikin BML DrainPan Heater Large
	KKG063A42	Back protection wire net (15, 18 & 24)
	KPS063A41	Snow hood (intake side plate) (15, 18 & 24)
	KPS063A44	Snow hood (intake rear plate) (15,18 & 24)
	KPS063A47	Snow hood (outlet) (15, 18 & 24)
	KKP937A4	Drain Plug for OD Unit

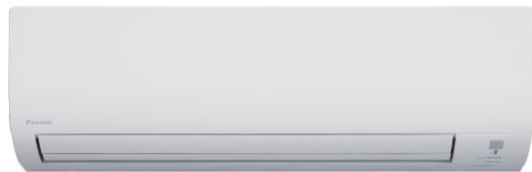
Job Name:	
Tag#	



Submittal Data Sheet

FTX09NMVJU / RXL09QMVJU

0.75-Ton Wall Mounted Heat Pump System



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	417	297	403	328
Sound (dBA) H / M / L / SL	L	SL	L	SL
	244	141	251	215
Dimensions (H x W x D) (in)	11-1/4 x 30-5/16 x 8-3/4			
Weight (Lbs)	18			

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge	2.09			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	1,105	865	922	777
Sound Pressure Level (dBA)	49			
Dimensions (H x W x D) (in)	21-5/8 x 26-9/16 x 11-3/16			
Weight (Lbs)	60			

Efficiency

Cooling		Heating	
SEER	20.0	HSPF	12.5
EER	12.5	COP	4.20

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	9,000 (4,400 / 10,900)
Sensible @ AHRI	8,170
Moisture Removal gal/h	.32
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

*With field settings and wind baffle

Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	10,900 (4,400 / 16,000)
2: @ 17° Rated	6,700
3: @ 5° Max: Capacity / COP	10,900 / 1.98
Operating Range	-13°F – 60°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB
2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB
3: Heating Conditions; Compressor Operating at Max Frequency: Indoor: 70°F DB/60°F WB
Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	9.5	9.5
System MFA	15	15
Compressor RLA	8.5	8.5
Outdoor fan motor FLA	.15	.15
Outdoor fan motor W	18	18
Indoor fan motor FLA	.20	.20
Indoor fan motor W	21	21

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	5/8
Max. Interunit Piping Length (ft)	65.625
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

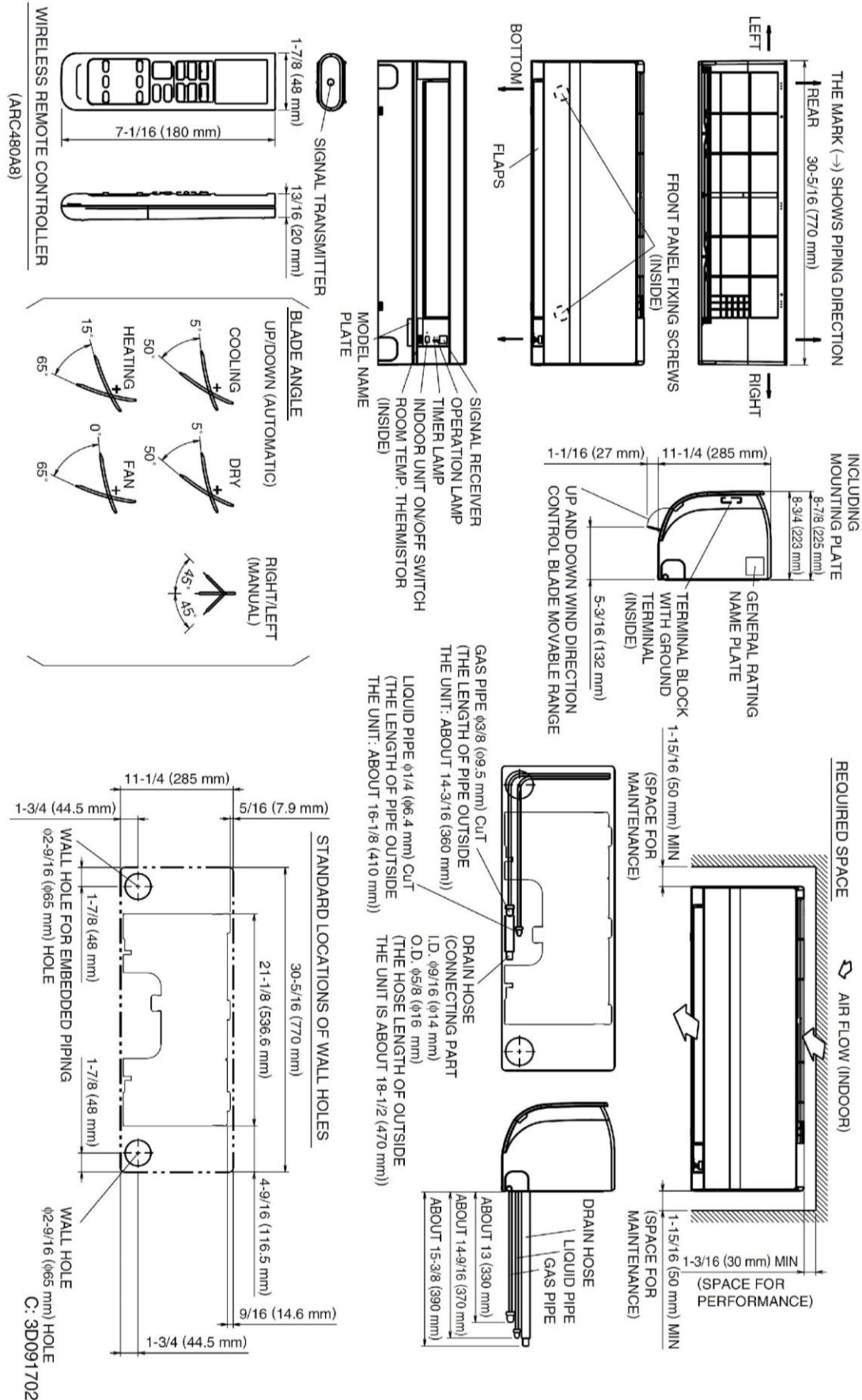
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Submittal Revision Date: December 2019

Page 1 of 4

FTX09NMVJU Dimensional Data



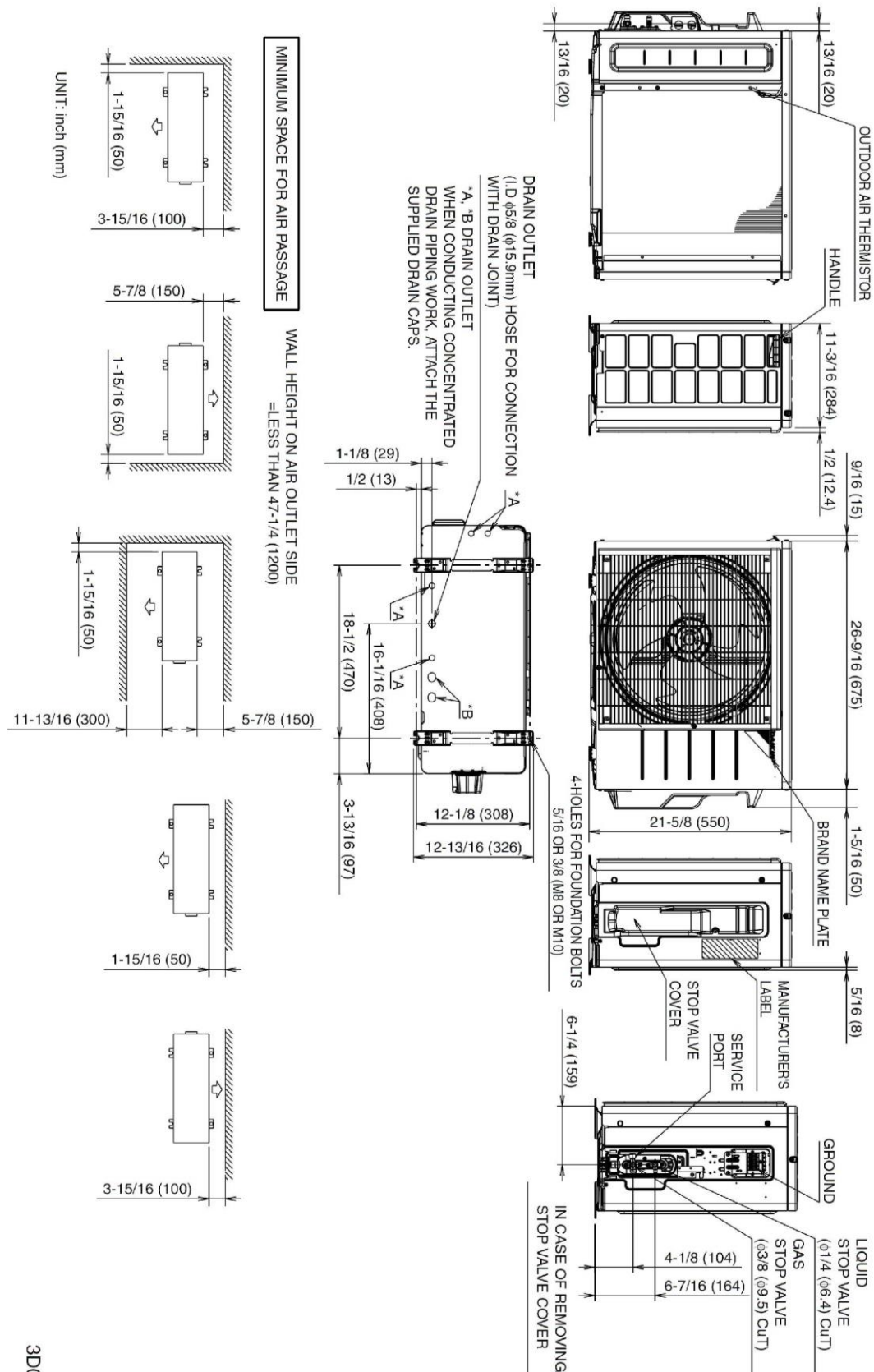
Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

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Submittal Revision Date: December 2019

Page 2 of 4

RXL09QMVJU Dimensional Data



3D092206A

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Submittal Revision Date: December 2019

Page 3 of 4

Optional Accessories



Indoor Unit		
Included	Part Number	Description
	BRP072A43	Wireless Interface Adapter (S21 Adapter Included)
	BRC944B2-A08	Wired Remote Controller kit (Adaptor Required)
	BRCW901A08	Wired Remote Controller Cable – 25ft (Included in above kit)
	BRCW901A03	Wired Remote Controller Cable – 10ft
	KRP067A41	Adaptor for wired remote controller (09 & 12)
	KAF970A45	Titanium apatite photocatalytic air-purifying filter WITH frame
	KAF970A46	Titanium apatite photocatalytic air-purifying filter WITHOUT frame
	DACA-CP1-1	Inline Condensate Pump (Fits inside all Daikin wall & floor mount units)
	DACA-CP4-1	External Condensate Pump
	KRP928BB2S + KRP067A41	Interface Adaptor for DIII-NET

Outdoor Unit		
Included	Part Number	Description
	DACA-WB-1	Powder-Coated Wall-Mounted Bracket
	KPW937F4	Air direction adjustment grille (09 & 12)
	KEH067A41E	Daikin BMS Drain Pan Heater Small (09 & 12)
	KKG067A41	Back protection wire net (09 & 12)
	KPS067A41	Snow hood (intake side plate) (09 & 12)
	KPS067A42	Snow hood (intake rear plate) (09 & 12)
	KPS067A44	Snow hood (outlet) (09 & 12)
	KKP937A4	Drain Plug for OD Unit



Submittal Cover Sheet

Project Name:

Submittal Title:

Reviewer: GBA Architecture & Planning

Submittal Number:

Submittal Manager:

Review Status: No Exceptions Taken
 Approved As Noted
 Revise and Resubmit

Date Reviewed:

Notes

Reviewer: Hardy Structural Engineering

Reviewer: Pearson & Associates

Reviewer: Civil Engineering Associates

Reviewer: Engineering Services of Vermont

Job Name:	
Tag#	



Submittal Data Sheet

3MXL24RMVJUA

3 Port, 2-Ton Outdoor Heat Pump



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	6.17			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	2,094	H	1,886
	M	2,094	M	1,780
	L	1,977	L	1,006
Sound Pressure Level (dBA)	52 / 54			
Dimensions (H x W x D) (in)	28-15/16 x 34-1/4 x 12-5/8			
Weight (Lbs)	140			

Efficiency

	SEER	EER	HSPF	COP
Non-Ducted	18	12.7	12.5	3.41
Ducted	14	9.9	8.2	3.26
Mixed	15.95	11.3	10.35	3.33

Performance

Cooling (Btu/hr)	
Rated	24,000
Operating Range	14°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

Heating (Btu/hr)	
1: @ 47° Rated	24,000
2: @ 5°: Capacity / COP	21,700 / 2.17
Operating Range	-13°F – 60°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

2: Heating Conditions; Compressor Indoor: 70°F DB/60°F WB
Operating at Max Frequency: Outdoor: 5°F DB/5°F WB

Electrical

	208/60/1	230/60/1
System MCA	22.6	22.6
System MFA	25	25
Compressor RLA	17.5	17.5
Outdoor fan motor FLA	.42	.42
Outdoor fan motor W	122	122

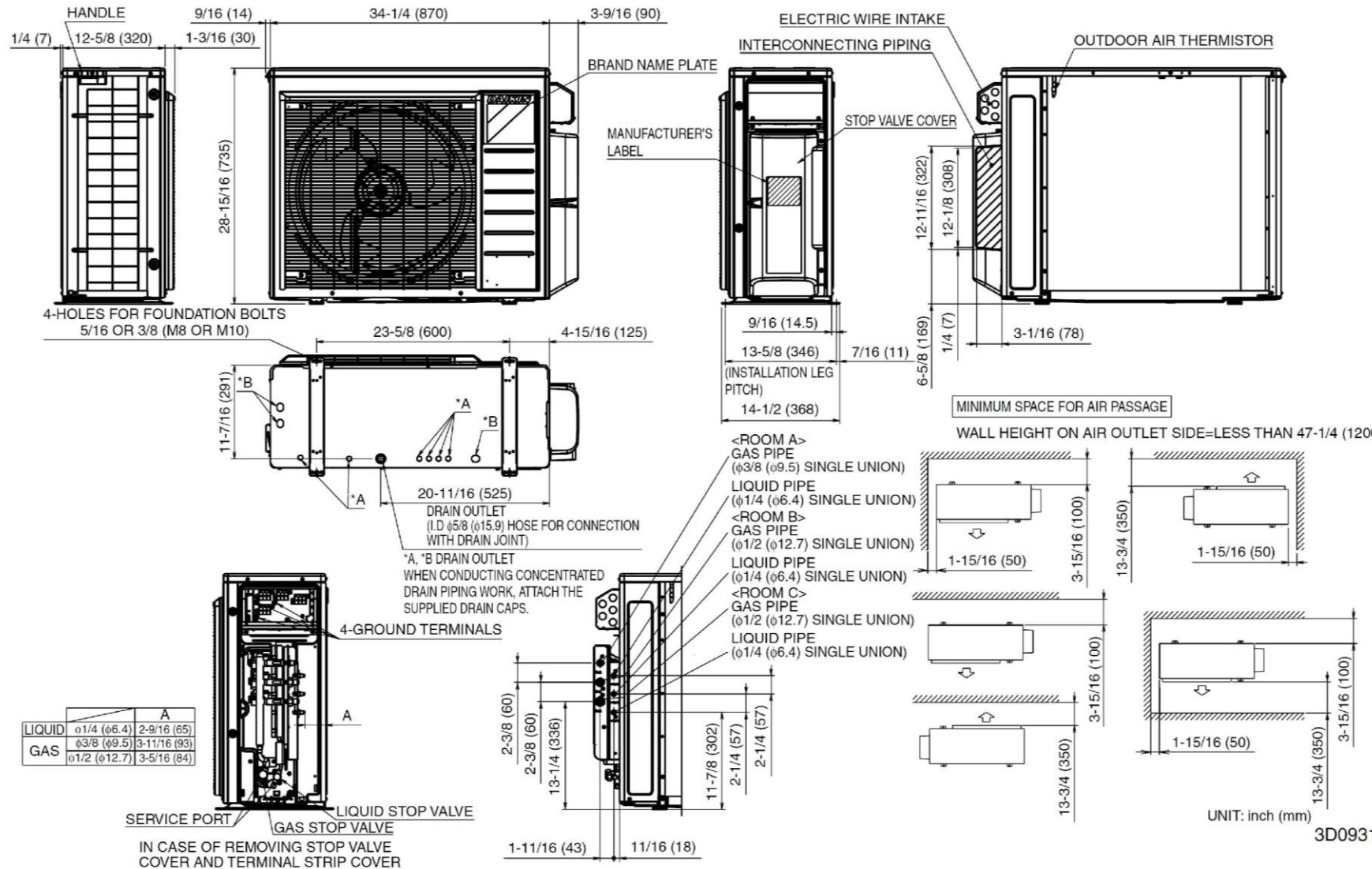
MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	¼ x 3
Gas (in)	3/8 x 1, ½ x 2
Drain (in)	5/8
Max. System Piping Length (ft)	230
Max. Interunit Piping Length (ft)	82
Max. Height Difference – IDU to ODU (ft)	49.25
Max. Height Difference – IDU to IDU (ft)	24.625
Chargeless (ft)	131.2
Additional Charge of Refrigerant (oz/ft)	.21

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Included	Part Number	Description
	DACA-WB-3	Mounting Bracket
	KEH063A4E	Drain Pan Heater 2/3/4MXS & 2/3MXL
	KPW063B4	Air Adjustment Grille
	KKG063A42	Back protection wire net
	KKG063A43	Side protection wire net
	KPS063A41	Snow hood (intake side plate)
	KPS063A44	Snow hood (intake rear plate)
	KPS063A47	Snow hood (outlet)



Submittal Cover Sheet

Project Name:

Submittal Title:

Reviewer: GBA Architecture & Planning

Submittal Number:

Submittal Manager:

Review Status: No Exceptions Taken
 Approved As Noted
 Revise and Resubmit

Date Reviewed:

Reviewer: Hardy Structural Engineering

Notes

Reviewer: Pearson & Associates

Reviewer: Civil Engineering Associates

Reviewer: Engineering Services of Vermont



Order # 4938009 - 79 Pine St MAUs

Fan #1 A3-IBT-600-300-300-G18 (1792 lbs./124 curb)
Tag: MAU-1



Indirect Bent Tube Gas Fired Heater with 18" Blower, 2 Furnaces, Electronic Full Modulation, Constant 80% Efficiency, and 12:1 Max Turndown for NG, (10:1 Max Turndown for LP). Stainless Steel Burners and Heat Exchangers.

Supply Motor:

Model DTP7/54, 7.500 HP, 3 Phase, 208 V, 60Hz, 21.1 FLA, ODP, Premium (E-Plus3) Eff.

Supply Motor Pulleys:

<u>Part Type</u>	<u>Qty</u>	<u>Browning #</u>	<u>Turns Out</u>
Belt	2	BX70	
Blower Pulley	1	2BK130H	
Bushing	1	H-1 3/16	
Motor Pulley	1	2VP75X1-3/8	3.5

Burner:

Min Output BTU: 40,000 BTU/Hr
Max Output BTU: 480,001 BTU/Hr
Max Input BTU: 600,000 BTU/Hr
Gas Type: Natural

Supply Performance:

Volume: 7500 cfm
RPM: 927
TS: 4368 ft/min
SP: 1.893" w.g.
1.500" Ext. + 0.348" Int. + 0.045" Opt.
BHP: 5.839

Heating Schedule:

Altitude: 293'
Winter Entering Air Dry Bulb Temp: 3°F
Temp Rise: 44°F
Output BTU: 400000
Input BTU: 500000
BTUs BASED OFF ACTUAL AIR DENSITY

Supply Installation Information:

Gas Inlet Pressure: 7 in. w.c. - 14 in. w.c.
Insurance: No Insurance Requirement (ANSI)
Unit Main Input: 29.6 Amps MCA, 50 Amps MOP, 208 V, 10 AWG Wire Min.
Supply Unit Voltage: 3 phs 208 V 60Hz
SCCR: 10 kAmp

Blower:

18" forward curved, centrifugal blower. Pillow Block ball bearings. Galvanized finish. 3500-12000 CFM. 1-3/16" x 34" Shaft. 1450 max. RPM. Used in heated and non-heated supply fans.

Temp Control:

0-150°F Discharge Temp Control • Heating Activation Based On Either Intake or Space Set Point • Manual Blower Mode

Intake:

V-Bank for Size # 3 Modular Indirect-Fired Heater with TA Filters. Includes screened intake. For outdoor installation. MERV 8 V-Bank Filters.

Filters:

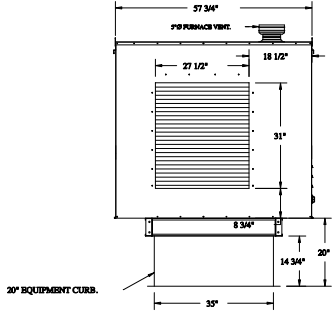
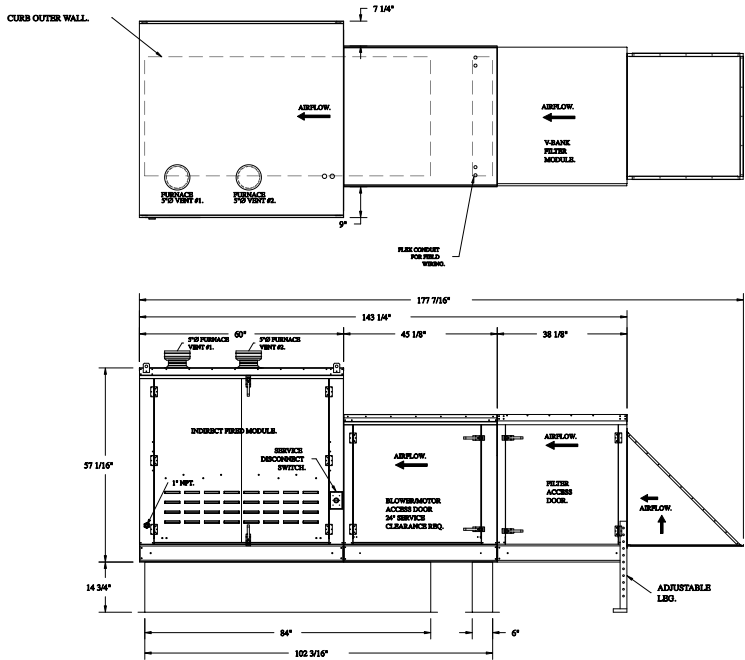
8x Filter throw away filter 20" x 25" x 2". MERV 8. (DP40), 12 per box

Curb & Supports:

ROOF CURB - 35" Width X 84" Length X 20" Supply Height, Insulated
RAIL - 6" Width X 35" Length X 20" Height
Adjustable Equipment Legs, 36 in. high, set of 2

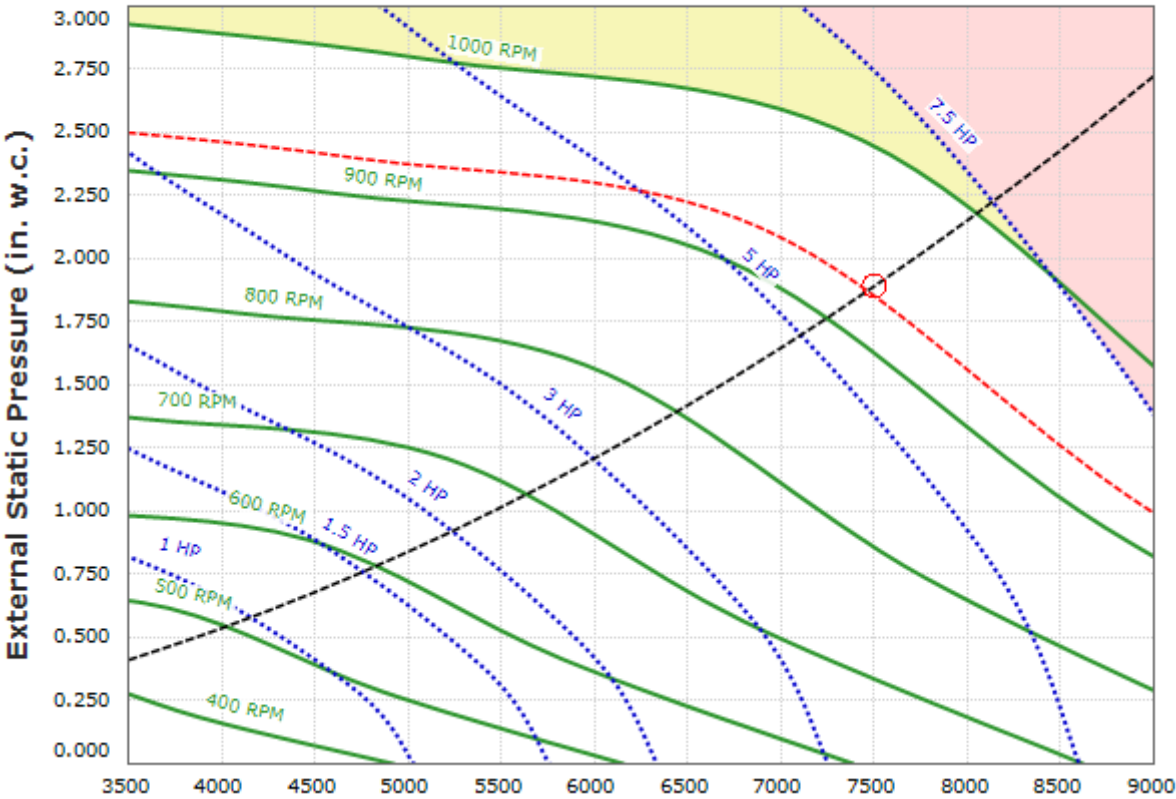
Selected Options:

- Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size
- Gas Pressure Gauge, 0 to +10 Inches Wc., 2.5" Diameter, 1/8" Thread Size, Rear Thread, For 2 Furnaces
- Motorized Back Draft Damper 30" X 30" for Size 3 Standard & Modular Heater Units w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, Low Leakage, NFBUP-S Actuator Included
- Commercial Smoke Detector Interlock (Detector By Others)
- Extra Set of V-Belts. Only to be ordered as fan option at time fan is ordered.
- GFCI 15 amp Convenience Outlet For Heater Enclosure. Power supply by others - Includes receptacle and J box.
- Single Electrical Cabinet LED Lights Used on Modular MUA Units
- Single Point Electrical Connection for all IBT Heaters with 1 module. QNTY 1 750va Transformer Used. If a Non-DCV Prewire is used on the IBT Heater, the #28, #47, "MA", or "E2" Option Prewire must be selected. Do not provide supply starter in prewire.
- Curb Duct Hanger - 1-1/4" Angle Iron Frame Welded to Curb to support standard size ductwork. Priced per curb. Only available when curb assembly is ordered.
- VAV (Variable-Air-Volume) Wiring Package for Commercial Fans. Manual Speed Control Variable Frequency Drive Included
- Supply Variable Frequency Drive - 7-1/2 HP Max., 200/240 V, Three Phase, 23.0 A Max., NEMA 1 Enclosure, with 2RJ-45 FOR MODBUS
- VFD factory mounted and wired in unit control vestibule.
- Used with size 3 and size 4 side discharge IBT modules.



7500 CFM, 1.893 SP @ 927 RPM and 5.839 BHP at 293 feet and 3° F

* Note: Curves are adjusted to job specific temperature and altitude.
Yellow shaded region is above the max recommended RPM.
Red shaded region is outside the operating range of this fan.



A3-IBT-600-300-300-G18 supply sound data @ 927 RPM:

LWA: 80.8 Sones at 5 ft.: 17.8 DBA at 5 ft.: 69.3

Frequency	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
Sound Power (dB)	82.5	84.1	80.5	77.6	75.5	71.5	68.4	66.1



Order # 4938009 - 79 Pine St MAUs

Fan #2 A3-IBT-600-300-300-G18 (1792 lbs./124 curb)

Tag: MAU-2



Indirect Bent Tube Gas Fired Heater with 18" Blower, 2 Furnaces, Electronic Full Modulation, Constant 80% Efficiency, and 12:1 Max Turndown for NG, (10:1 Max Turndown for LP). Stainless Steel Burners and Heat Exchangers.

Supply Motor:

Model DTP7/54, 7.500 HP, 3 Phase, 208 V, 60Hz, 21.1 FLA, ODP, Premium (E-Plus3) Eff.

Supply Motor Pulleys:

<u>Part Type</u>	<u>Qty</u>	<u>Browning #</u>	<u>Turns Out</u>
Belt	2	BX70	
Blower Pulley	1	2BK130H	
Bushing	1	H-1 3/16	
Motor Pulley	1	2VP75X1-3/8	3.5

Burner:

Min Output BTU: 40,000 BTU/Hr
 Max Output BTU: 480,001 BTU/Hr
 Max Input BTU: 600,000 BTU/Hr
 Gas Type: Natural

Supply Performance:

Volume: 7500 cfm
 RPM: 927
 TS: 4368 ft/min
 SP: 1.893" w.g.
 1.500" Ext. + 0.348" Int. + 0.045" Opt.
 BHP: 5.839

Heating Schedule:

Altitude: 293'
 Winter Entering Air Dry Bulb Temp: 3°F
 Temp Rise: 44°F
 Output BTU: 400000
 Input BTU: 500000
 BTUs BASED OFF ACTUAL AIR DENSITY

Supply Installation Information:

Gas Inlet Pressure: 7 in. w.c. - 14 in. w.c.
 Insurance: No Insurance Requirement (ANSI)
 Unit Main Input: 29.6 Amps MCA, 50 Amps MOP, 208 V, 10 AWG Wire Min.
 Supply Unit Voltage: 3 phs 208 V 60Hz
 SCCR: 10 kAmp

Blower:

18" forward curved, centrifugal blower. Pillow Block ball bearings. Galvanized finish. 3500-12000 CFM. 1-3/16" x 34" Shaft. 1450 max. RPM. Used in heated and non-heated supply fans.

Temp Control:

0-150°F Discharge Temp Control • Heating Activation Based On Either Intake or Space Set Point • Manual Blower Mode

Intake:

V-Bank for Size # 3 Modular Indirect-Fired Heater with TA Filters. Includes screened intake. For outdoor installation. MERV 8 V-Bank Filters.

Filters:

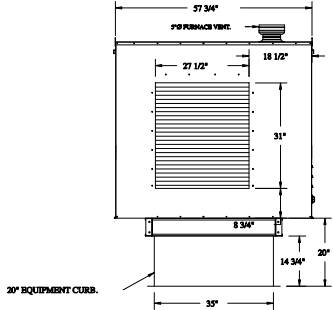
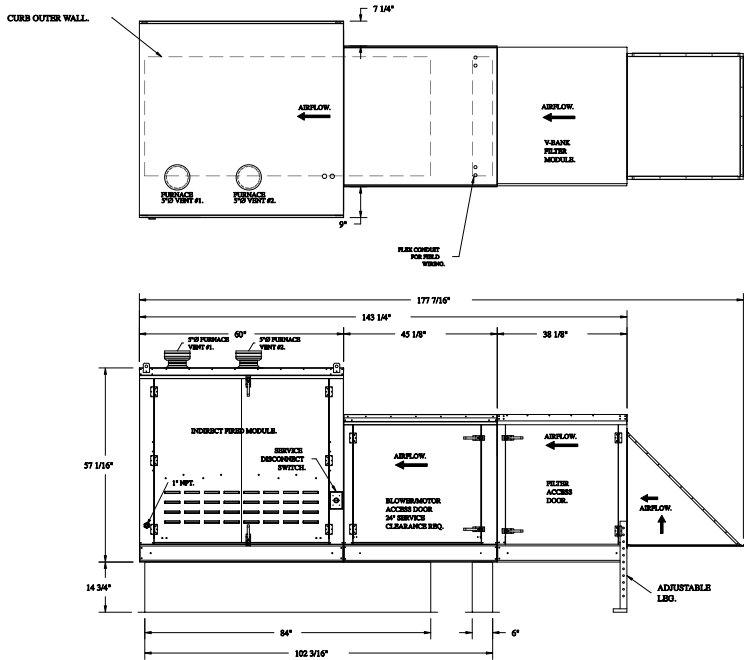
8x Filter throw away filter 20" x 25" x 2". MERV 8. (DP40), 12 per box

Curb & Supports:

ROOF CURB - 35" Width X 84" Length X 20" Supply Height, Insulated
 RAIL - 6" Width X 35" Length X 20" Height
 Adjustable Equipment Legs, 36 in. high, set of 2

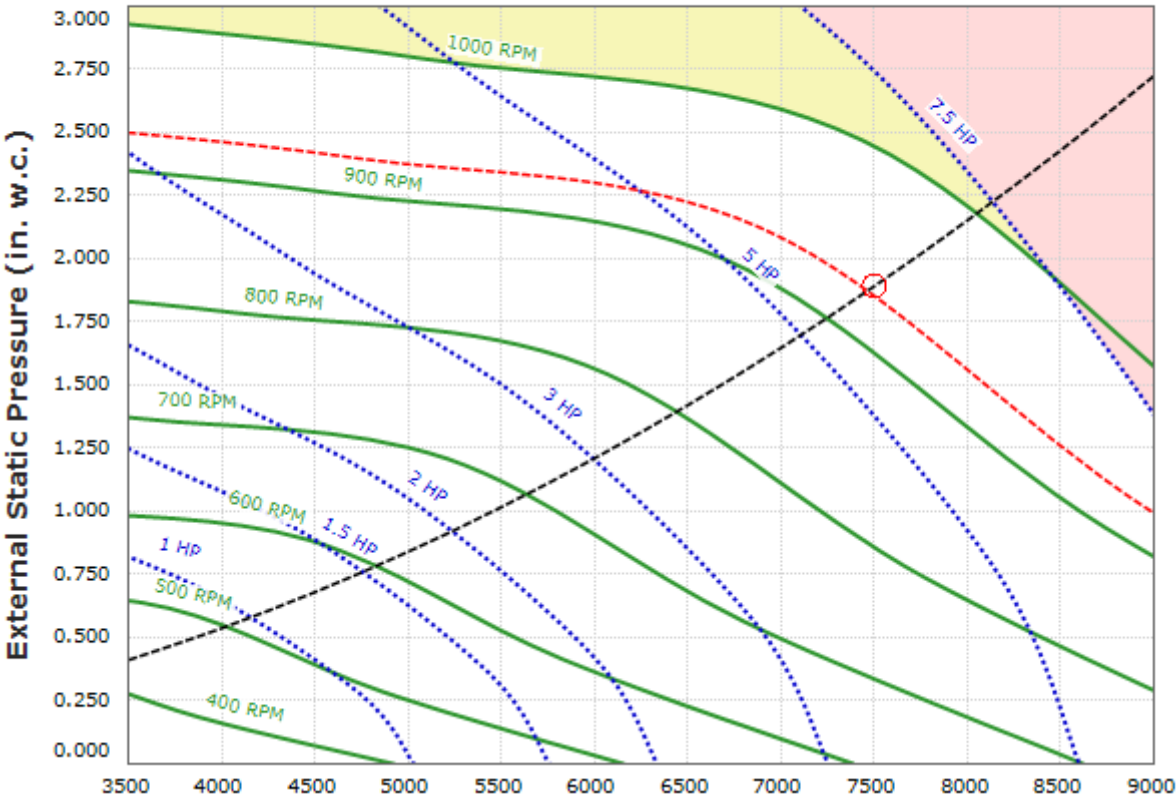
Selected Options:

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- Gas Pressure Gauge, 0 to +10 Inches Wc., 2.5" Diameter, 1/8" Thread Size, Rear Thread, For 2 Furnaces
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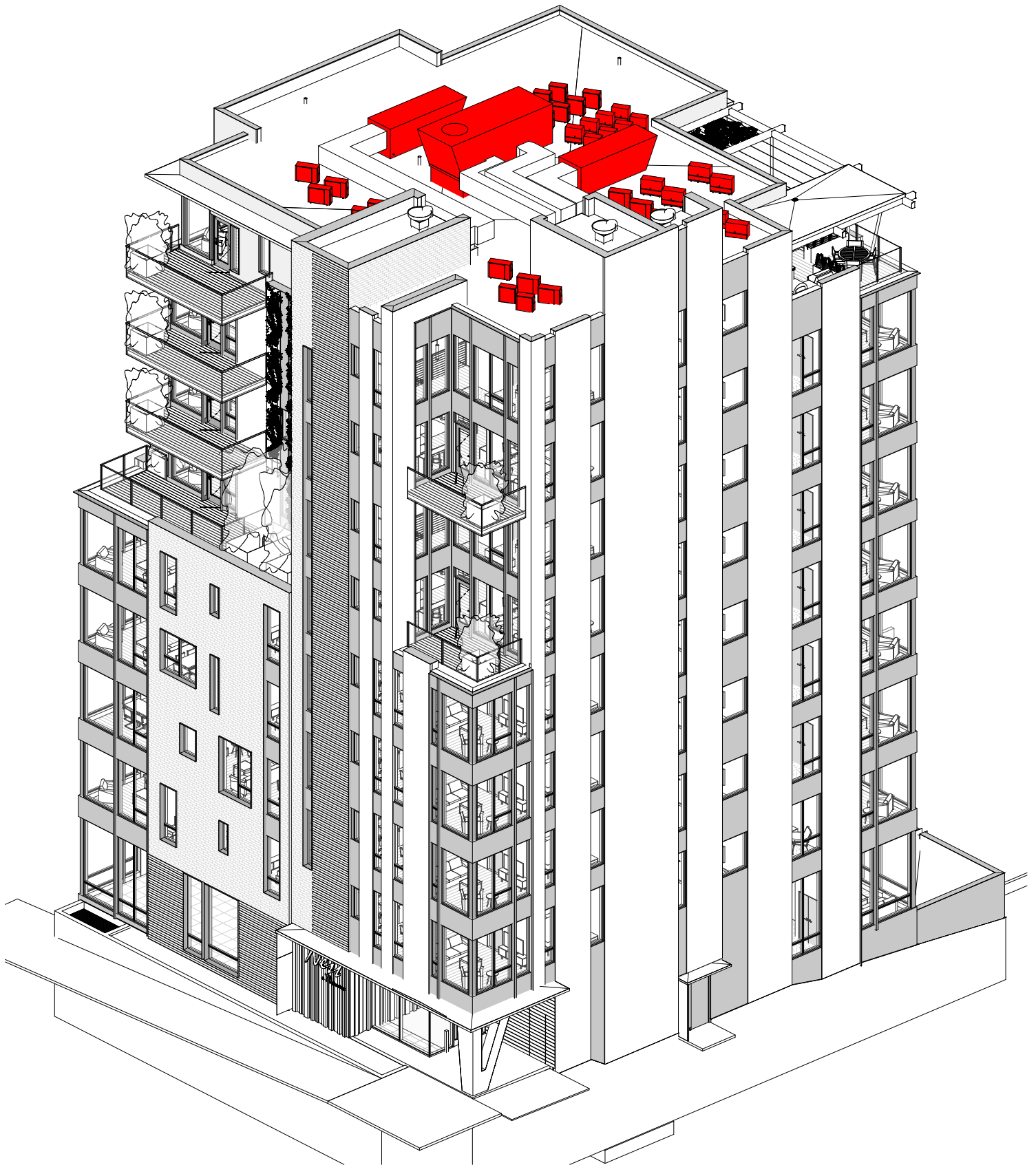
A3-IBT-600-300-300-G18 supply sound data @ 927 RPM:

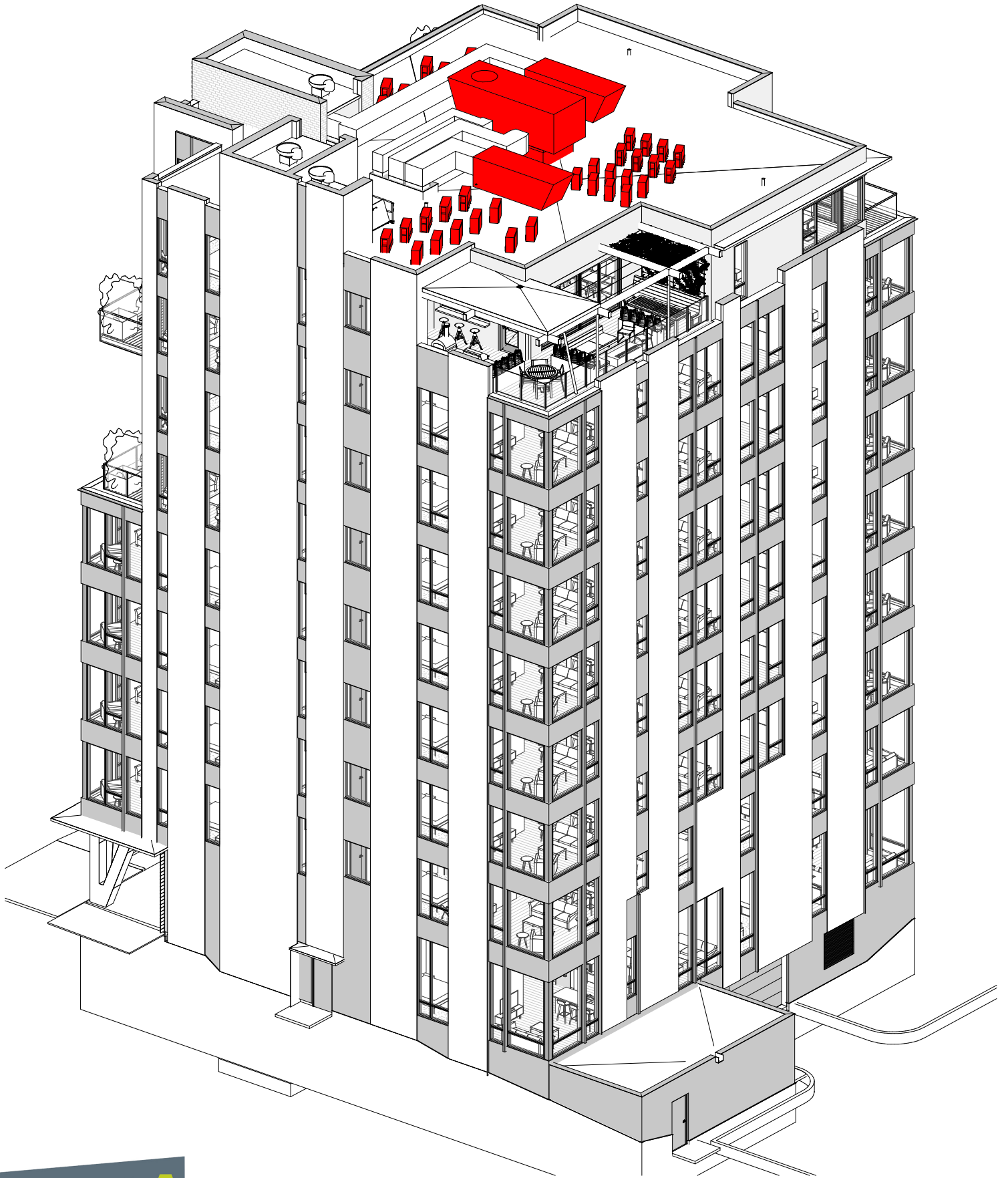
LWA: 80.8 Sones at 5 ft.: 17.8 DBA at 5 ft.: 69.3

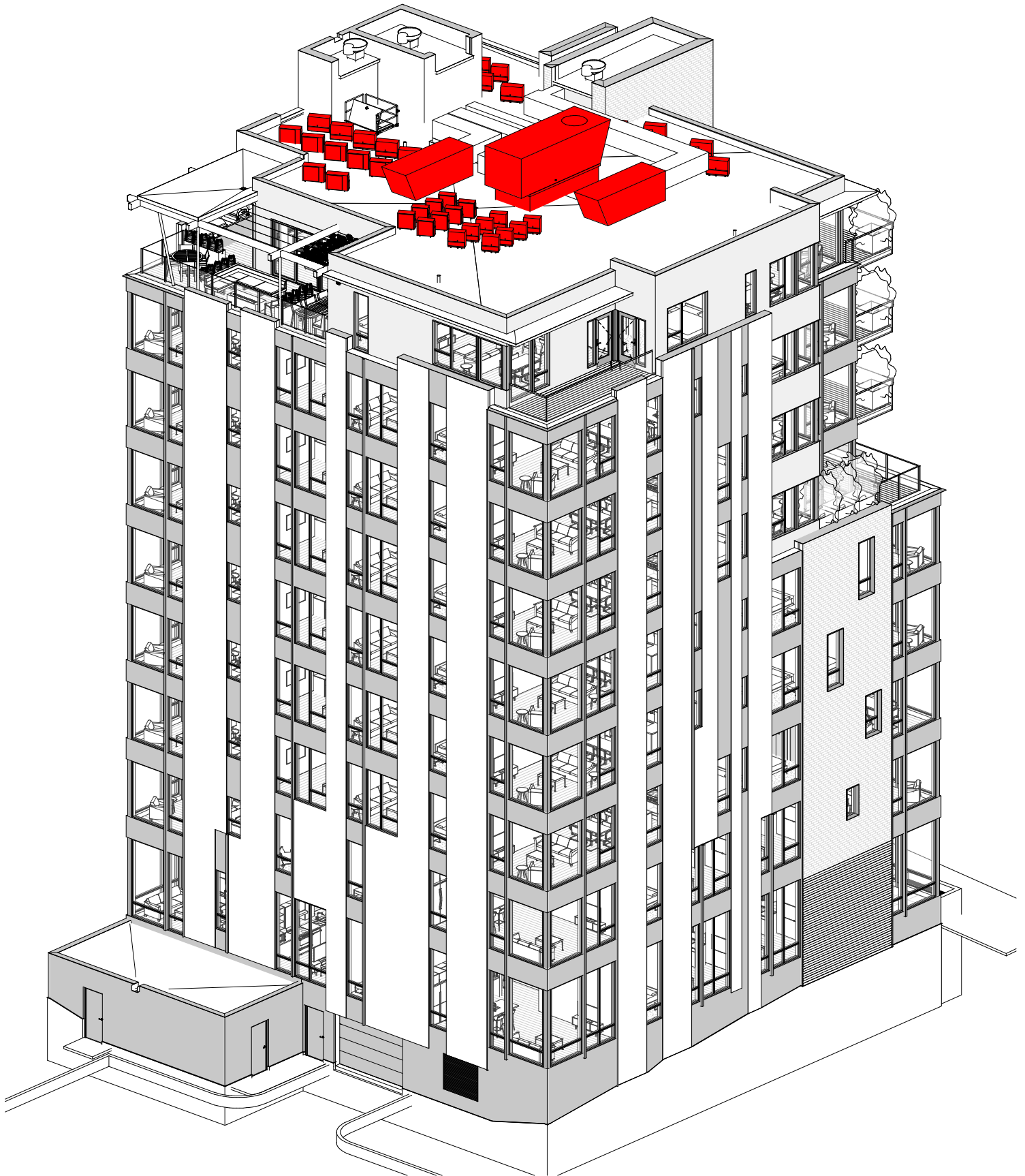
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Sound Power (dB)	82.5	84.1	80.5	77.6	75.5	71.5	68.4	66.1

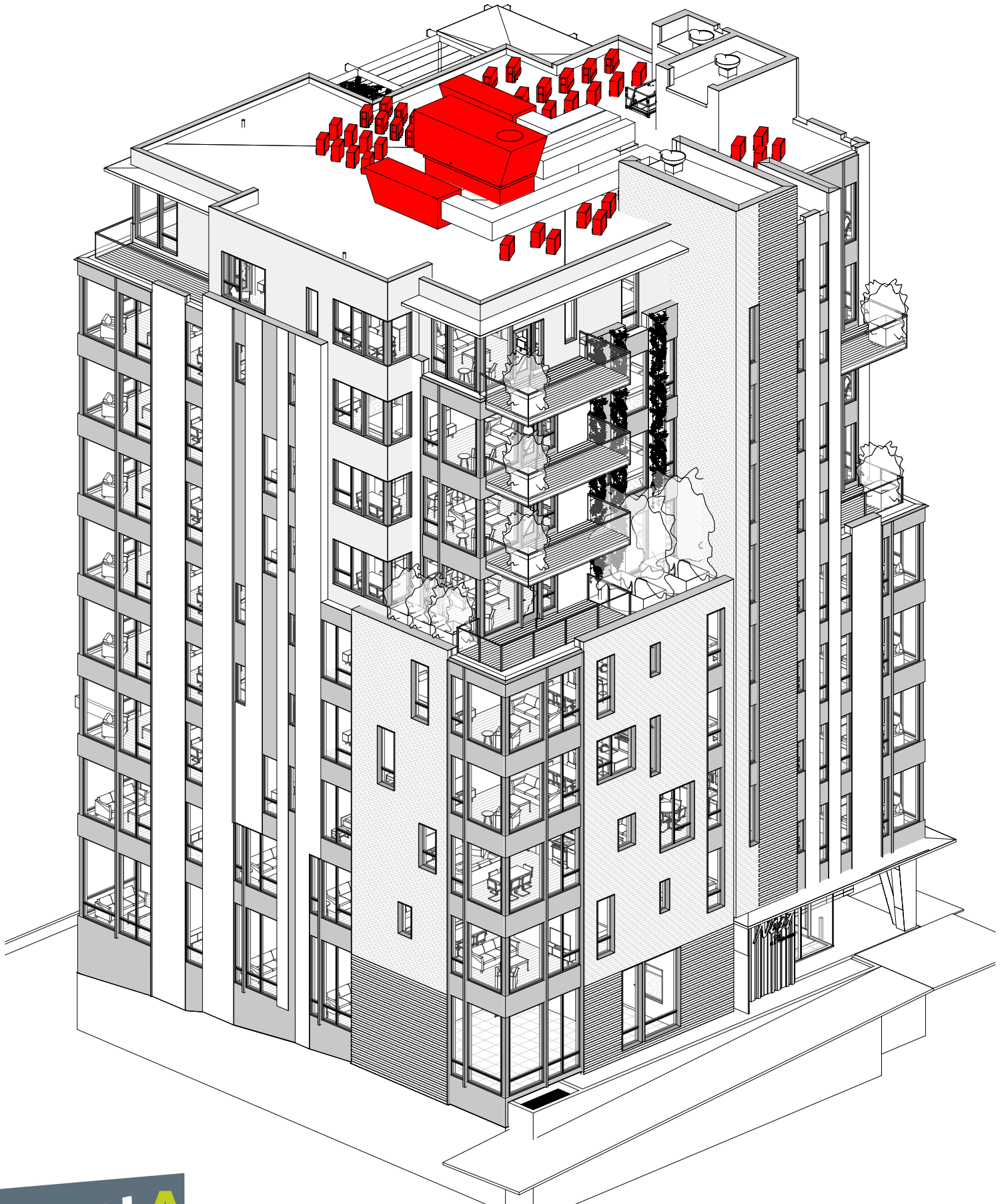
EQUIPMENT NOTES:

- VFDs factory-installed in units
- Smoke sensor interlocks included. Sensor by others
- NEMA 3R disconnects factory installed. Non-lockable
- No shaft grounding rings









Regarding Leo's questions, please see the below answers highlighted in red.

- cut sheets of the rooftop mechanical equipment. See attached
- equipment curb heights and clearance for each unit types ~8'-9' with curb for ERU and 6' with curb for MAUs
- screening study: It's too burdensome for me to demand that GbA share their 3D Revit model file. There is just too much proprietary information in this file that is not meant to be shared outside of the design / ownership team. However, I have attached some 3D aerial snap-shots from the Revit model showing the roof top equipment (highlighted in red). Please see the attached file titled: "79 Pine Street_3D-aerial views_2022-07-26".

I think it's worth noting for Leo and the rest of the DRG that you cannot see the roof top equipment from the immediate surroundings of 79 Pine. And as one were to get far enough away to get a sightline to the equipment, there are other buildings in the way.

Also of note: after the original DRB decision, we spent a good amount of time re-organizing the roof top equipment to try to cut down on the amount of roof screen needed. By doing so, the big equipment was all moved further inboard from the edge of the roof. This only helps to keep it from being visible from the immediate surroundings of the building.

If there is anything else you think might help, let me know. And if you'd like to discuss, I'm available for a chat today before 4pm.

Thanks as always,
Grace

Grace Amao Ciffo
Director of Operations

NEDDE
real  estate

747 Pine Street, Suite 501
Burlington, VT 05401

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

*William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator*



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 2, 2022
RE: 362 South Union Street ZP-22-361

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 Number: ZP-22-361

Zone: RL Ward: 6S

Applicant/ Owner: William Fellows / Tshen Shue

Request: Conditional Use review to demolish historic garden shed.

As of this date, the project application remains incomplete. If warranted, it will be rescheduled for DRB review as necessary.

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
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Ted Miles, Code Compliance Officer
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: July 19, 2022
RE: Request reconsideration of ZAP-22-2; Appeal of administrative denial of ZP-22-148

On July 5, 2022, the Development Review Board approved an appeal request to overturn the administrative denial of ZP-22-148 (to reconstruct a garage structure with a larger 2-story garage).

This application involved demolition of an existing nonconforming garage and replacement with a new nonconforming garage. The existing nonconformities relate to the front yard setback and placement of the garage relative to the residence. The application results in increased nonconformities on both counts.

Given the applicable zoning standards that prohibit most increases in nonconformity, staff requests reconsideration of this decision. If the DRB elects to reconsider their decision, supplemental information will be provided as to nonconformity standards and their effect on the application.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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William Ward, Director
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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: Development Review Board
From: Ryan Morrison, Associate Planner
Date: August 2, 2022
RE: ZP-22-403; 136 Sunset Cliff Road

On August 1, 2022, the Conservation Board reviewed the application for tree removal at 136 Sunset Cliff Road and voted to conduct a site visit of the property before providing a recommendation to the DRB. The site visit will occur prior to their September 12, 2022 meeting. As a result, this application will have to be deferred to a later DRB meeting date.

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax: (802) 863-0466

Brad Rabinowitz
AJ LaRosa
Geoff Hand
Brooks McArthur
Caitlin Halpert
Chase Taylor
Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 2, 2022, 5:00 PM

AMENDED AGENDA

Remote Meeting

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

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**

- 1. **ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo**
Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O'Neil)

Approve

- 2. **ZP-22-361; 362 South Union Street (RL, Ward 6S) William Fellows / Tshen Shue**
Conditional use request to demolish historic garden shed. (Project Manager, Mary O'Neil)
Deferred

Application Archived

V. **Public Hearing**

- 1. **ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos**
After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

Deferred until a date to be determined

VI. **Certificate of Appropriateness**

- 1. **ZP-22-403; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp, LLC / William de Vos**
Tree removal. (Project Manager, Ryan Morrison)

Deferred until a date to be determined

VII. **Other Business**

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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1. ZAP-22-2; 203 South Cove Road (RL-W, Ward 5S) Stanley Weinberger / Christine Weinberger

Request for reconsideration of the DRB's decision to grant an appeal for the administrative denial of ZP-22-148. (Project Manager, Ryan Morrison)

Reconsideration Request Denied

2. Annual organizational meeting

Nomination and election of Board chair, vice chair, ordinance committee members, and long range planning committee member

Board Chair: AJ LaRosa

Board Vice Chair: Caitlin Halpert

Ordinance Committee Members: Caitlin Halpert

Long Range Planning Committee Member: Brad Rabinowitz

VIII. Adjournment

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.

Burlington Development Review Board

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Leo Sprinzen
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 2, 2022, 5:00 PM

MINUTES

Remote Meeting

Board Members Present: All members were remote. Brad Rabinowitz, AJ LaRosa, Geoff Hand, Brooks McArthur, Caitlin Halpert, Chase Taylor, and Leo Sprinzen

Board Members Absent: Sean McKenzie

Staff Members Present: All members were remote. Scott Gustin, Mary O'Neil, Ryan Morrison, and Joseph Cava

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**

1. ZP-22-398; 77-79 Pine Street (FD6, Ward 3C) Nedde/Pine LLC / Grace Ciffo

Nedde Real Estate requests that the DRB grant alternative compliance from prescribed standards under condition 22 of zoning permit. (Project Manager, Mary O'Neil)
Grace Ciffo, Chris Balzano, Jay White: Sworn in.

Brad Rabinowitz: Does anyone on the board have any objections to this being consent? Hearing none, I'll entertain a motion.

AJ LaRosa: I am recused on this.

Brooks McArthur: Motioned to approve and adopt staff recommendations. Geoff Hand 2nd. Vote 6-0. Motion carries.

2. ZP-22-361; 362 South Union Street (RL, Ward 6S) William Fellows / Tshen Shue

Conditional use request to demolish historic garden shed. (Project Manager, Mary O'Neil)

Mary O'Neil: This application has been archived after building inspector deemed structure unsafe.

V. **Public Hearing**

1. ZP-22-386; 86-88 North Winooski Avenue (RM, Ward 2C) 3G LLC / Michael Alvanos

After-the-fact demolition of barn portion to address zoning violation to demolish the remainder of existing collapsed barn and replace with new duplex. (Project Manager, Ryan Morrison)

Caitlin Halpert: Motioned to defer to a date to be determined. Brooks McArthur 2nd. Vote 7-0. Motion carries.

VI. Certificate of Appropriateness

1. ZP-22-403; 136 Sunset Cliff Road (RL-W, Ward 4N) 136 Sunset Cliff Camp, LLC / William de Vos

Tree removal. (Project Manager, Ryan Morrison)
Bill de Vos: Sworn in.

Brad Rabinowitz: This item needs to go before the Conservation Board before the Development Review Board can render a judgement.

Geoff Hand: Motioned to defer to a date to be determined. Chase Taylor 2nd. Vote 7-0. Motion carries.

VII. Other Business

1. ZAP-22-2; 203 South Cove Road (RL-W, Ward 5S) Stanley Weinberger / Christine Weinberger

Request for reconsideration of the DRB's decision to grant an appeal for the administrative denial of ZP-22-148. (Project Manager, Ryan Morrison)
Stanley Weinberger: Sworn in.

Brad Rabinowitz: This is an appeal.

AJ LaRosa: I am recused on this.

Geoff Hand: I am recused on this as well.

Scott Gustin: This reconsideration is a two-step process. The first is whether the board would like to reconsider their decision. The second is getting into the weeds of merit on whether to approve this if reconsidered.

Caitlin Halpert: I don't feel we should reconsider this because the project was reviewed justly, and a reconsideration would step outside the board's power for quasi-judicial decision making.

Brooks McArthur: I agree.

Leo Sprinzen: I move we do reconsider, even though the decision might not be any different.

Brad Rabinowitz: I move we take a vote on whether or not to reconsider.

Leo Sprinzen: To clarify, we are not reconsidering?

Caitlin Halpert: Motioned to deny the reconsideration. Brooks McArthur 2nd. Vote 5-0. Motion carries.

2. Annual organizational meeting

Nomination and election of Board chair, vice chair, ordinance committee members, and long range planning committee member

Brooks McArthur: Motioned to appoint AJ LaRosa as Board chair. Brad Rabinowitz 2nd. Vote 7-0. Motion carries.

AJ LaRosa: Motioned to appoint Caitlin Halpert as Board vice chair. Brad Rabinowitz 2nd. Vote 7-0. Motion carries.

AJ LaRosa: Motioned to appoint Caitlin Halpert as ordinance committee member. Brooks McArthur 2nd. Vote 7-0. Motion carries.

Geoff Hand: Motioned to appoint Brad Rabinowitz as long range planning committee member, AJ LaRosa 2nd. Vote 7-0. Motion carries.

VIII. Adjournment

Hearing closed at 5:25 PM.



9-21-22

Bradford L. Rabinowitz, Chair of Development Review Board

Date



8-9-22

Joseph H. Cava, Permitting & Inspections Permit Technician

Date

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