

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday, July 25th, 2017 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I- 3:00PM–3:30 PM

1. 17-1313CA; 44 Brookes Ave (RL, Ward 1E) Rhonda Kost

Remove approx. 30 of the 50 course brick chimney. Pour a new crown or put a stainless steel chase cover on the top of the chimney at the new height, repoint the remaining 20 courses of brick, flash seal, and masonry sealer. (Project Manager: Scott Gustin)

Session II – 3:30PM-4:00PM

2. 18-0003CA; 135 Hayward Street (RL, 5S) Andrew Rowan/Daniel Rowan

Construct triplex and related site improvements. Utilize existing driveway and parking. (Project Manager: Scott Gustin)

Session III – 4:00PM-4:10PM

3. Other Business: Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, and Ordinance Committee member

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Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
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David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
Layne Darfler, Planning Technician



TO: Design Advisory Board
FROM: Scott Gustin
DATE: July 25, 2017
RE: 17-1313CA, 44 Brookes Ave

=====
Zone: RL Ward: 1E
Owner/Representative: Rhonda Kost

Request: Remove approx. 30 of the 50 course brick chimney. Pour a new crown or put a stainless steel chase cover on the top of the chimney at the new height, repoint the remaining 20 courses of brick, flash seal, and masonry sealer.

OVERVIEW:

The applicant is seeking approval to remove approximately 2/3 of the existing brick chimney located on the north side of the roof. The subject property contains a single family home and is individually listed on the Vermont State Register of Historic Places. The proposed alteration is subject to the review criteria of Sec. 5.4.8, *Historic Buildings and Sites*, of the Comprehensive Development Ordinance.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8, *Historic Buildings and Sites*

(a) Applicability

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

The home at 44 Brookes Avenue dates to circa 1900 and is listed in the Vermont State Register of Historic Places as a building of state significance. Therefore, the standards of Sec. 5.4.8 apply.

(b) Standards and Guidelines

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
The building at 44 Brookes Avenue was constructed as a residence. It will continue to be used as such.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The home at 44 Brooks Avenue is a high style Georgian Revival structure. It has been well maintained and is remarkably intact. The chimney is located on the rear hip, centrally located

between two dormers. It is tall enough; however, to be seen from the front. It can also be seen from the sides. As proposed, the shortened chimney would no longer be visible from the front. The historic listing cites a number of significant exterior features, including the chimney.

Brick chimneys, such as that at the subject property, are a character defining feature of historic homes in much of Burlington. There is established precedent for repair and retention of these chimneys on other properties. Some examples include:

- 87 Central Ave – chimney removal and in-kind replacement (14-1065CA, 6/11/14)
- 59-61 Central Ave – dual chimney retention and repair (13-0245CA, 9/26/12)
- 63/69 Lakeside Ave – denial of dual chimney removal, required reconstruction (06-413CA, 2/7/06)
- 16 Orchard Tr – Repoint and repair existing brick chimney (14-0827NA, 6/12/15)

The substantial alteration included in this proposal is inconsistent with this precedent and with this standard. Based on the established precedent and this criterion, chimney retention and repair (and replacement where needed) have been the rule of principal for zoning permit decisions by staff, the Design Advisory Board, and the Development Review Board.

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

No conjectural alterations are proposed. There is no attempt to fabricate faux historic elements.

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

No such changes are included in this proposal.

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

See item 2 above.

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

The chimney has been assessed by Brick Liners, a professional masonry and chimney service. The assessment recommends repointing mortar joints, replacing some bricks, and sealing the bricks. The recommendations focus on typical repair and maintenance. Nothing in the assessment states or implies that removal of much of the chimney is the only feasible option. This criterion calls for repair rather than replacement (or removal). Where repair is not feasible, this criterion calls for in-kind replacement. The height, girth, and visibility of a chimney are among its design features; proposed for alteration in this application. To eliminate 30 courses would significantly reduce the feature so as to be inconsistent with its original design; contrary to this standard.

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

No such treatment is included in this proposal.

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

Not applicable to this application.

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

The proposed removal of 30 of the 50 courses of brick from the chimney will result in significant destruction of this important building feature. Repair and retention would be consistent with the applicable criteria and established precedent.

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

See #9 above.

RECOMMENDED MOTION:

The existing chimney is in need of routine repair and maintenance. It is not so badly deteriorated that substantial removal is the only feasible option. The proposed alteration is inconsistent with criteria 2, 6, and 9 of Sec. 5.4.8. Denial of the permit application is recommended.



BEFORE



AFTER

44 BROOKES AVENUE | KOST RESIDENCE

STREET VIEW | VIEW FROM SOUTHEAST



BEFORE



AFTER

44 BROOKES AVENUE | KOST RESIDENCE

VIEW FROM NORTH



BEFORE



AFTER

44 BROOKES AVENUE | KOST RESIDENCE
VIEW FROM NORTHEAST

Scott Gustin

From: Kost, Rhonda M. <Rhonda.Kost@uvmhealth.org>
Sent: Tuesday, July 18, 2017 2:48 PM
To: Scott Gustin
Cc: Richard Deane
Subject: FW: 44 Brookes Ave
Attachments: Brookes.Ave.44.stf.cmt.DAB.7.25.17.pdf; 2018 07.25.17 DAB Agenda.pdf

The chimney is barely visible from the front of the house, so this statement seems very misleading: "It is tall enough however, to be seen from the front"

The attached mentions "The historic listing cites a number of significant exterior features, including the chimney.". I am not sure what listing is being referenced – can you include the listing for me and the DAB? (#2)

There is no mention of the chimneys that have been removed, including the one on the house next door, which seem to have already set a precedent that supports my request (#2)

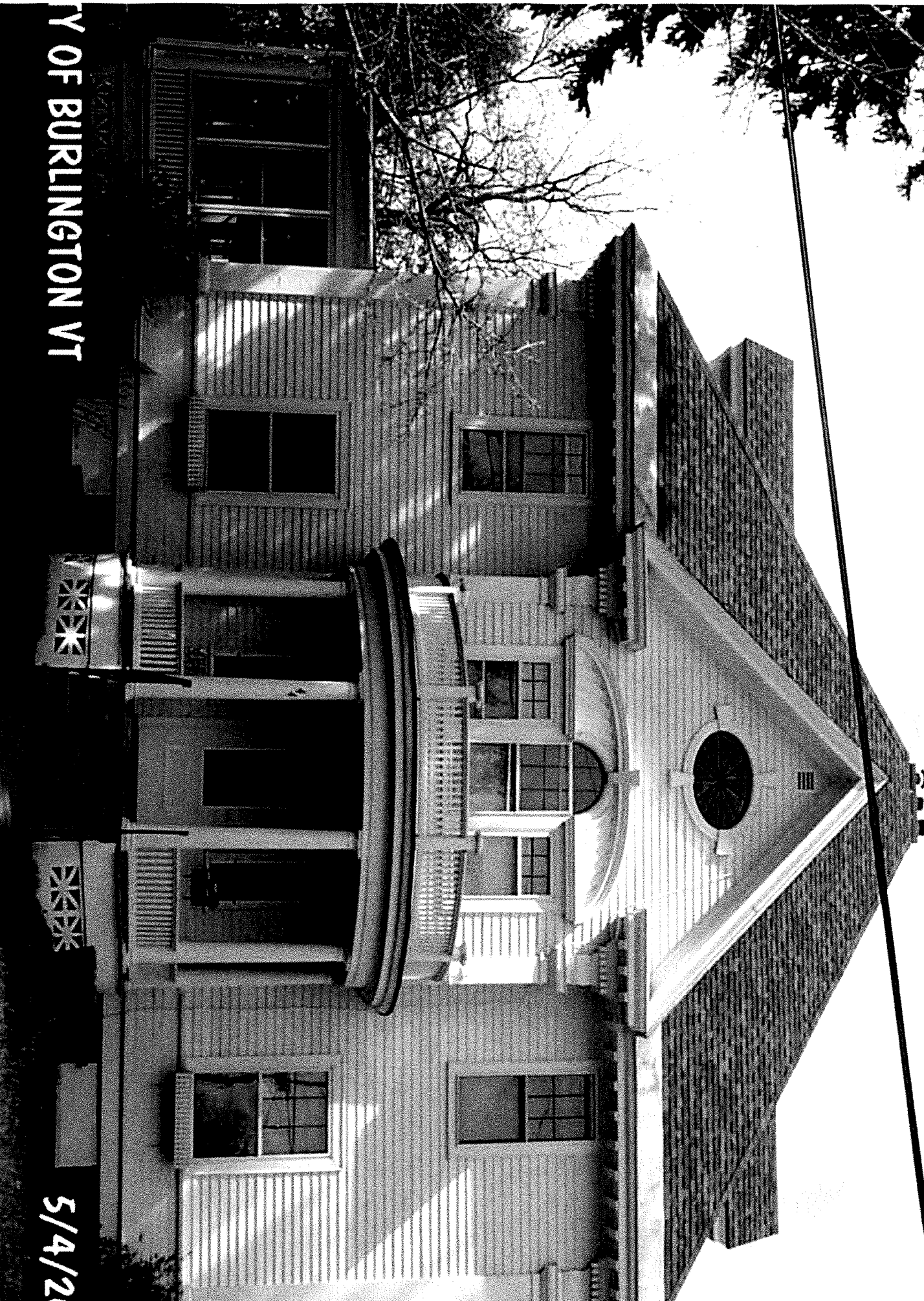
There is no mention if the chimney is repaired at its current height on whether it is a risk given its extreme height of toppling, which is what prompted my request. The current design has always seemed a risk to me and given the extreme height it is also a risk for anyone working on it.

I would like these comments to be reflected in your submission to the DAB.

I did not realize that I would have to miss work to attend the meeting, I thought the meetings were in the evening.

CITY OF BURLINGTON VT

5/4/20



Department of Planning and Zoning

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Layne Darfler, Planning Technician



TO: Design Advisory Board
FROM: Scott Gustin
DATE: July 25, 2017
RE: 18-0003CA, 135 Hayward Street

=====
Zone: RL **Ward:** 5S
Owner/Representative: Andrew & Daniel Rowan / Mike Rainville

Request: Construct triplex and related site improvements. Utilize existing driveway and parking.

OVERVIEW:

The applicant is seeking approval to construct a triplex to replace a triplex that burned in April 2016. While a triplex is a nonconforming use in the RL zone, wherein the subject property is located, the Development Review Board ruled that the nonconforming use may be retained for an additional 6 months beyond the typical 1-year retention of nonconformity. This application has been submitted within the allowable timeframe.

The proposed construction is limited mostly to the new home. A new front walkway will also be installed. The existing parking area will be retained and utilized to serve the new residence.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no important natural features as identified in the Open Space Protection Plan. In fact, most of the property is either pavement or building foundation.

(b) Topographical alterations

The parcel is basically flat and will remain so. No significant topographical alterations are proposed.

(c) Protection of important public views

The subject property is not affected by any identified public view corridor.

(d) Protection of important cultural resources

The property contains no known archaeological resources.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

Lot coverage will actually decrease from 93% to 89%. While lot coverage will remain nonconforming, the degree of nonconformity will lessen and is, therefore, acceptable. Much of the lot coverage is due to the existing driveway and parking that will be retained. No onsite stormwater management measures are proposed. Whether any are required will be determined by the city's stormwater program staff. The question has been asked but not yet answered. This item should be resolved prior to Development Review Board review. The site plan contains no notation of snow storage. The applicant should be prepared to address wintertime snow management.

(h) Building location and orientation

The new triplex will be set in the same location as the prior residence. It will be set close to the front property line and oriented towards the street. Interestingly, the anomalous setback of the neighboring home at 143 Locust Terrace skews the front yard setback, pulling it back further from the street than all of the other homes along Hayward Street and Locust Terrace. In this case, the new triplex retains the nonconforming setback of the prior structure that burned. The end result is consistent building placement along the street.

(i) Vehicular access

An existing driveway will continue to serve the property.

(j) Pedestrian access

A new front walkway will provide direct access from the front door to the public sidewalk.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Onsite parking and circulation will remain unchanged. Five angled parking spaces are located behind the new triplex and are accessed by the private driveway.

(m) Landscaping and fences

No new landscaping or fencing are proposed. At least a basic landscaping plan should be provided. Foundation plantings along the primary façade as well as additional new plantings to help screen the rear parking area from neighboring properties would be appropriate.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting is proposed and consists of building mounted fixtures to illuminate building entries. Locations are not noted on the elevation plans and must be. The fixtures are acceptable residential fixtures generating low levels of illumination.

(p) Integrate infrastructure into the design

Utility lines should be buried as part of this reconstruction. The site plan notes utility meter locations acceptably placed on the side of the building. Ground mounted HVAC units are acceptably located behind the residence.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed triplex are similar to the residence that it will replace. The two story home includes an open front porch that provides an inviting presence along the street. The structure has a basic singular mass. Fenestration as well as the front and rear porches provide some relief to the perceived mass of the structure.

2. Roofs and Rooflines

The proposed triplex will have a hip roof similar to that on the structure that burned. There are a variety of roof forms in this residential neighborhood. The proposed roof fits well within this variety.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by an open front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

(b) Protection of important architectural resources

The site is vacant following demolition of the burned triplex. Other nearby homes are historically significant. Insofar as the proposed structure is appropriately scaled, no adverse impacts on the historic significance of neighborhood homes will result.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As noted above, the front entry to the proposed residence is clearly articulated. There are no large blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

(e) Quality of materials

The proposed triplex will be clad in wood/plastic composite clapboard siding and trim. Decking and associated railings will be PT wood. Vinyl windows will be installed throughout. The roofing material will be asphalt shingle. The materials proposed are of acceptable quality and durability for new construction.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

As noted previously, utility meters and ground mounted HVAC equipment will be appropriately located to the sides and rear of the building. Provision is made for mailboxes for each one of the units.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

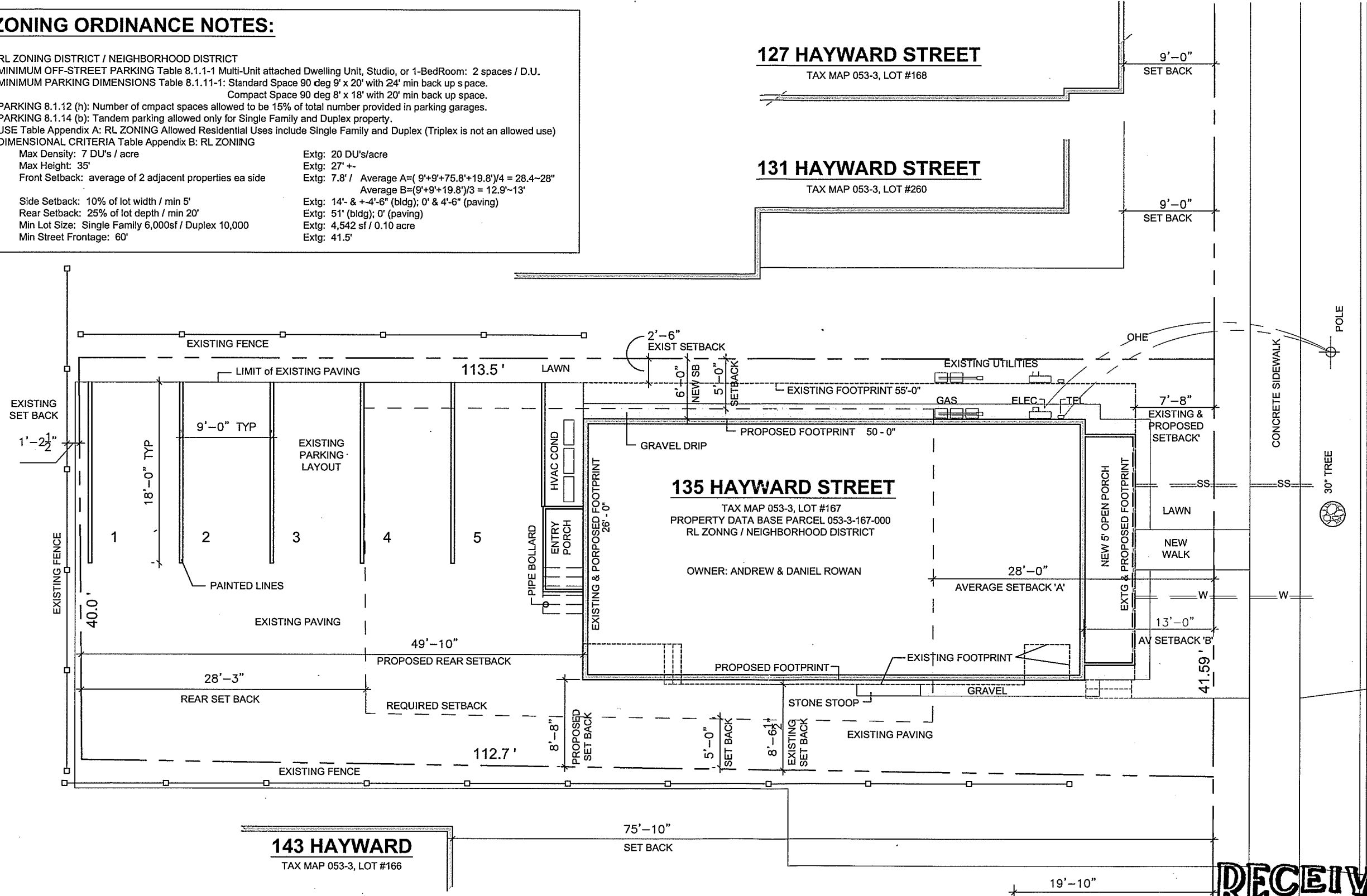
RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Provision for wintertime snow management is needed.
2. Provide a landscaping plan as recommended in Sec. 6.2.2 (m).
3. Depict outdoor lighting fixture locations on building elevations.
4. Bury utility lines.
5. Resolution is needed as to whether any onsite stormwater management is required by the city's stormwater program.

ZONING ORDINANCE NOTES:

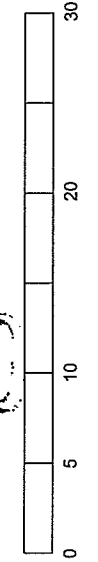
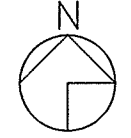
- RL ZONING DISTRICT / NEIGHBORHOOD DISTRICT
 - MINIMUM OFF-STREET PARKING Table 8.1.11-1 Multi-Unit attached Dwelling Unit, Studio, or 1-BedRoom: 2 spaces / D.U.
 - MINIMUM PARKING DIMENSIONS Table 8.1.11-1: Standard Space 90 deg 9' x 20' with 24' min back up s space.
Compact Space 90 deg 8' x 18' with 20' min back up s space.
 - PARKING 8.1.12 (h): Number of compact spaces allowed to be 15% of total number provided in parking garages.
 - PARKING 8.1.14 (b): Tandem parking allowed only for Single Family and Duplex property.
 - USE Table Appendix A: RL ZONING Allowed Residential Uses include Single Family and Duplex (Triplex is not an allowed use)
 - DIMENSIONAL CRITERIA Table Appendix B: RL ZONING
- | | |
|---|--|
| Max Density: 7 DU's / acre | Extg: 20 DU's/acre |
| Max Height: 35' | Extg: 27' +/- |
| Front Setback: average of 2 adjacent properties ea side | Extg: 7.8' / Average A=(9'+9'+75.8'+19.8')/4 = 28.4~28" |
| | Average B=(9'+9'+19.8')/3 = 12.9~13' |
| Side Setback: 10% of lot width / min 5' | Extg: 14'- & +4'-6" (bldg); 0' & 4'-6" (paving) |
| Rear Setback: 25% of lot depth / min 20' | Extg: 51' (bldg); 0' (paving) |
| Min Lot Size: Single Family 6,000sf / Duplex 10,000 | Extg: 4,542 sf / 0.10 acre |
| Min Street Frontage: 60' | Extg: 41.5' |



NOTE:

PROPERTY DIMENSIONS ARE FROM CITY TAX MAP 053-3.
OTHER EXISTING SITE FEATURE DATA FROM SITE MEASUREMENT AND OBSERVATION.
ALL DIMENSIONS ARE APPROXIMATE.

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HAYWARD STREET



DATE: 16 JUN 17
 SCALE: N.T.S.
 PERSPECTIVES

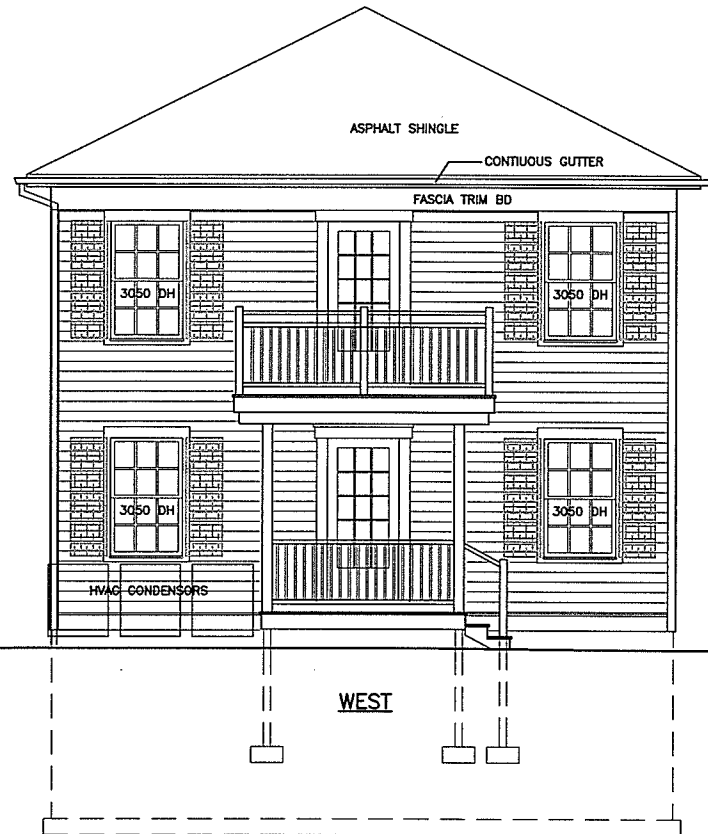
3-Unit Residential Building
 135 Hayward St Burlington, VT
 G V V Architects Inc. Burlington, Vermont 802-362-9631

AO.

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MATERIALS

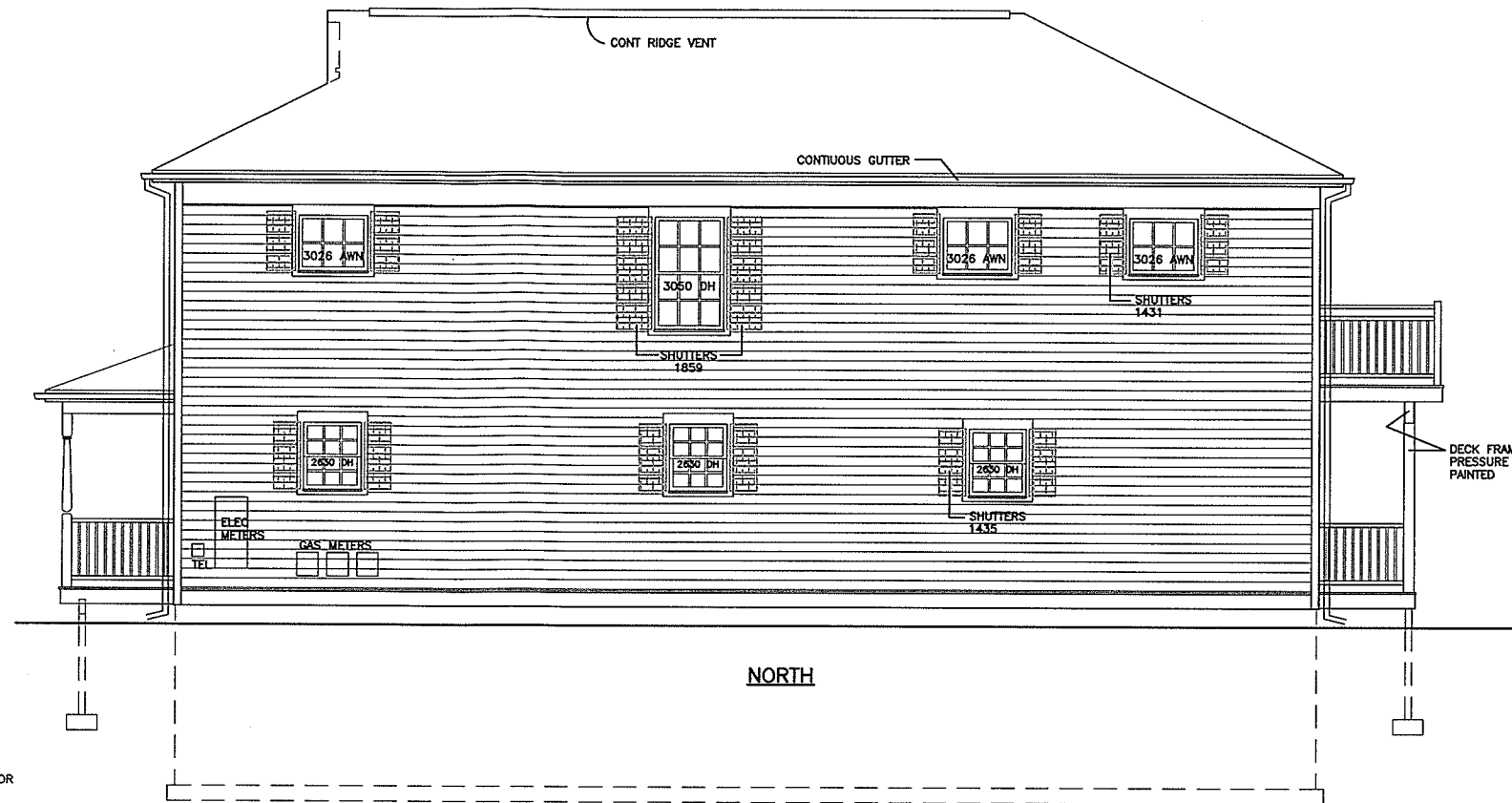
- WINDOWS: - VINYL MIN U=0.28
- CLAPBOARD SIDING: - 5"TTW COMPOSITE EQ TO SMARTSIDE
- TRIM - COMPOSITE BOARD EQ TO SMARTSIDE
- SOFFITS: - VENTILATED VINYL
- SHUTTERS: - VINYL LOUVERS
- GUTTERS: - ALUMINUM (WHITE)
- EXTERIOR DECK/PORCH RAILING GUARD: - P.T. & PTD. SQUARE BALUSTERS & CORNER POSTS.
- PORCH & DECK FLOORS: - PRESSURE TREATED "A" GRADE
- PORCH & DECK CEILING: - VENTILATED VINYL SOFFIT
- DOORS: - PTD FIBERGLASS, INS GL., MIN U=0.28



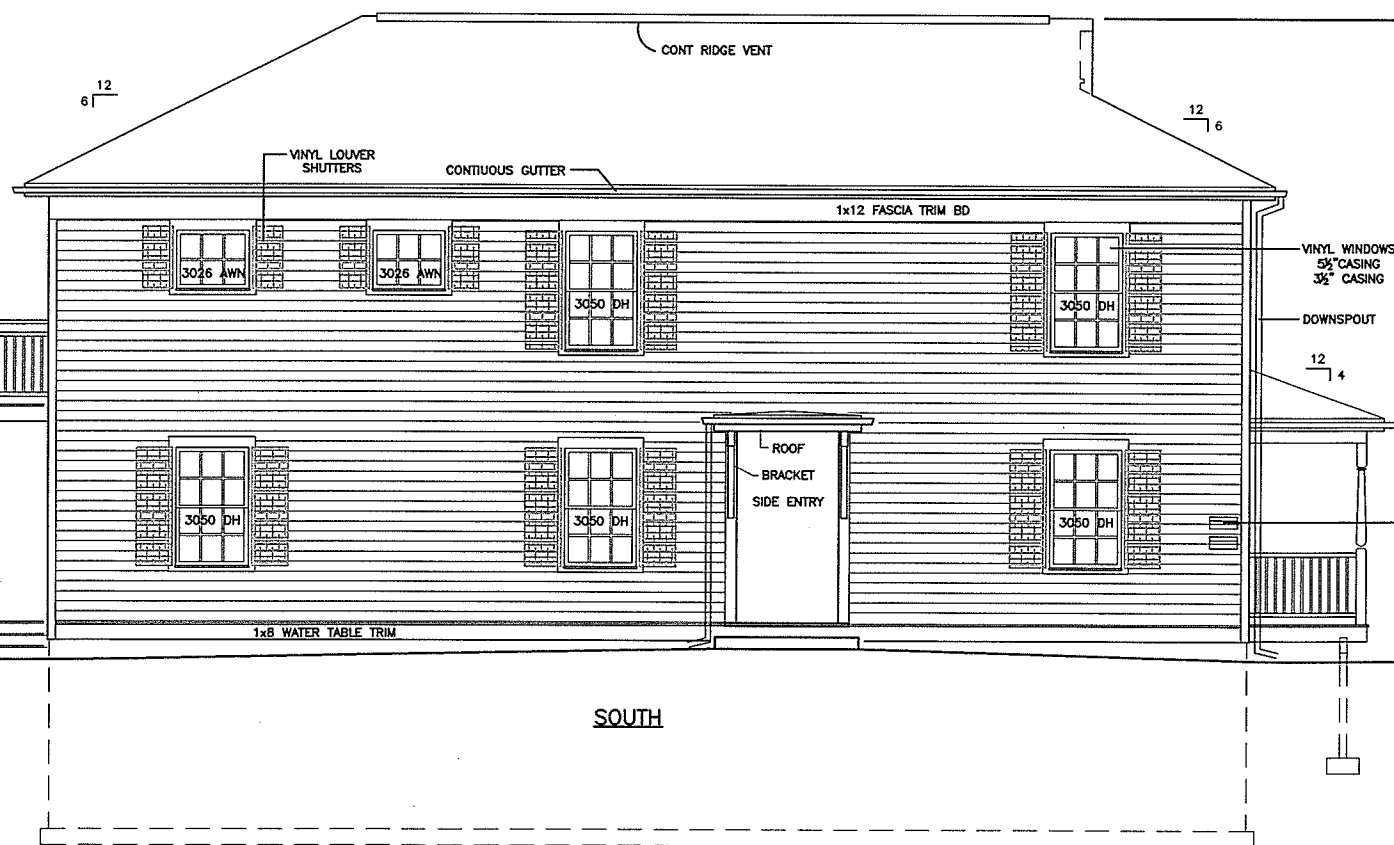
+109'0.5" UPPER FLOOR

+100'0" MAIN FLOOR

+91'3.5" BASEMENT FLOOR



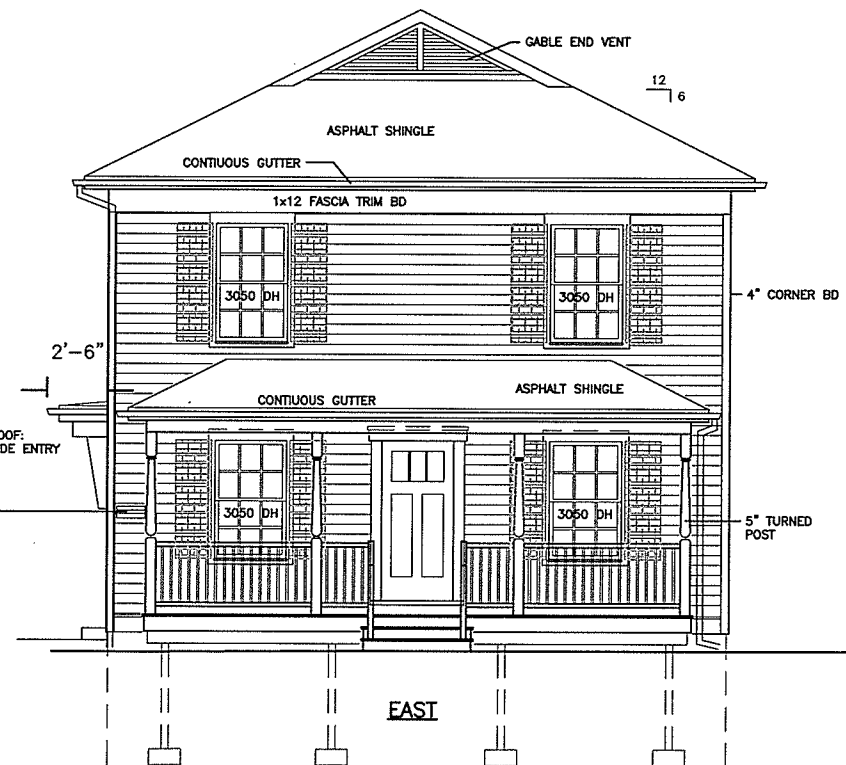
DECK FRAMING - PRESSURE TREATED, PAINTED



+109'0.5" UPPER FLOOR

+100'0" MAIN FLOOR

+91'3.5" BASEMENT FLR



DATE: 27 JUN 17
SCALE: 1/8"=1'-0"
ELEVATIONS

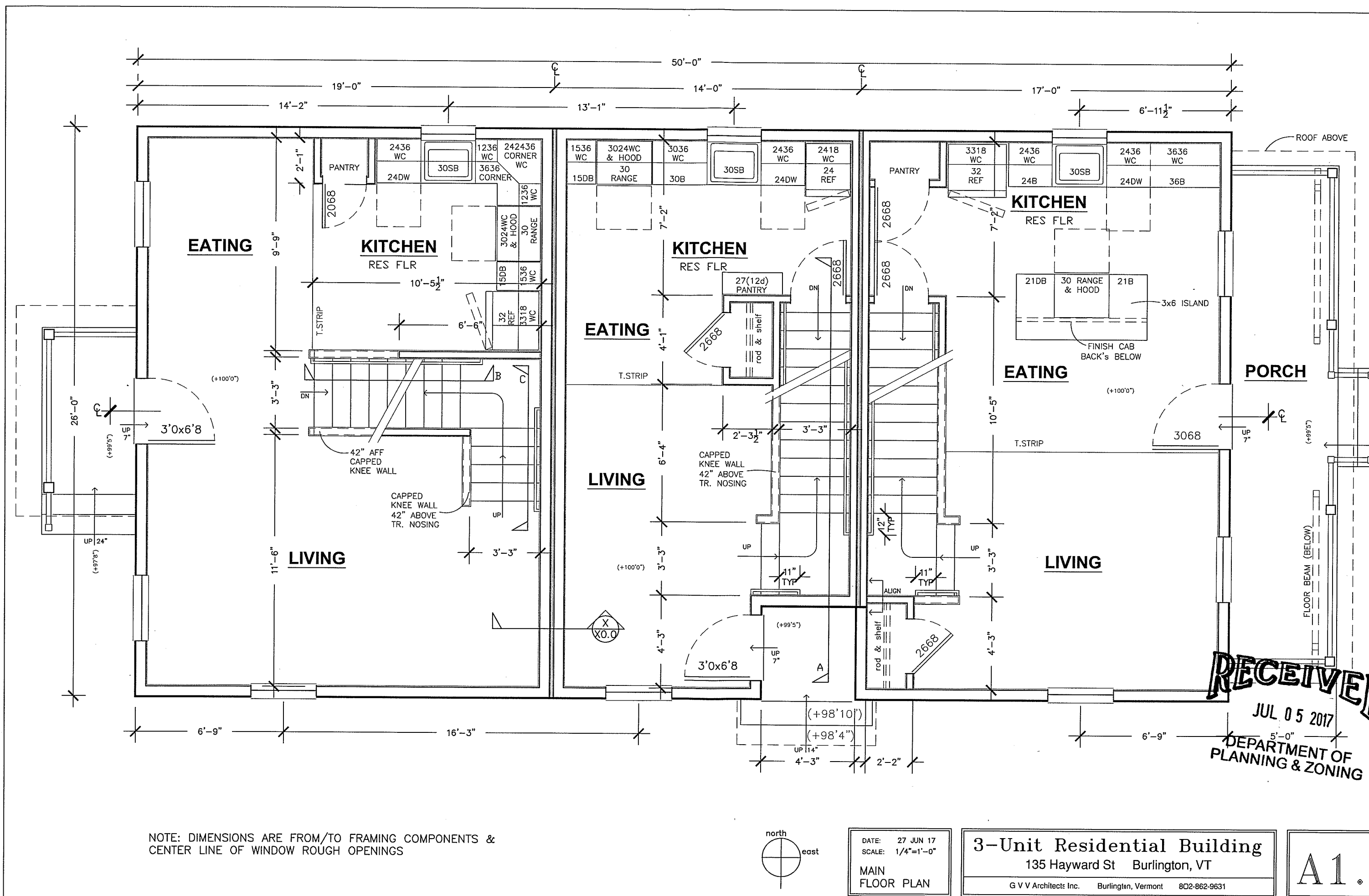
3-Unit Residential Building
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G V V Architects Inc. Burlington, Vermont 802-862-9631

A2.0

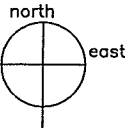
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DEPARTMENT OF PLANNING & DEVELOPMENT



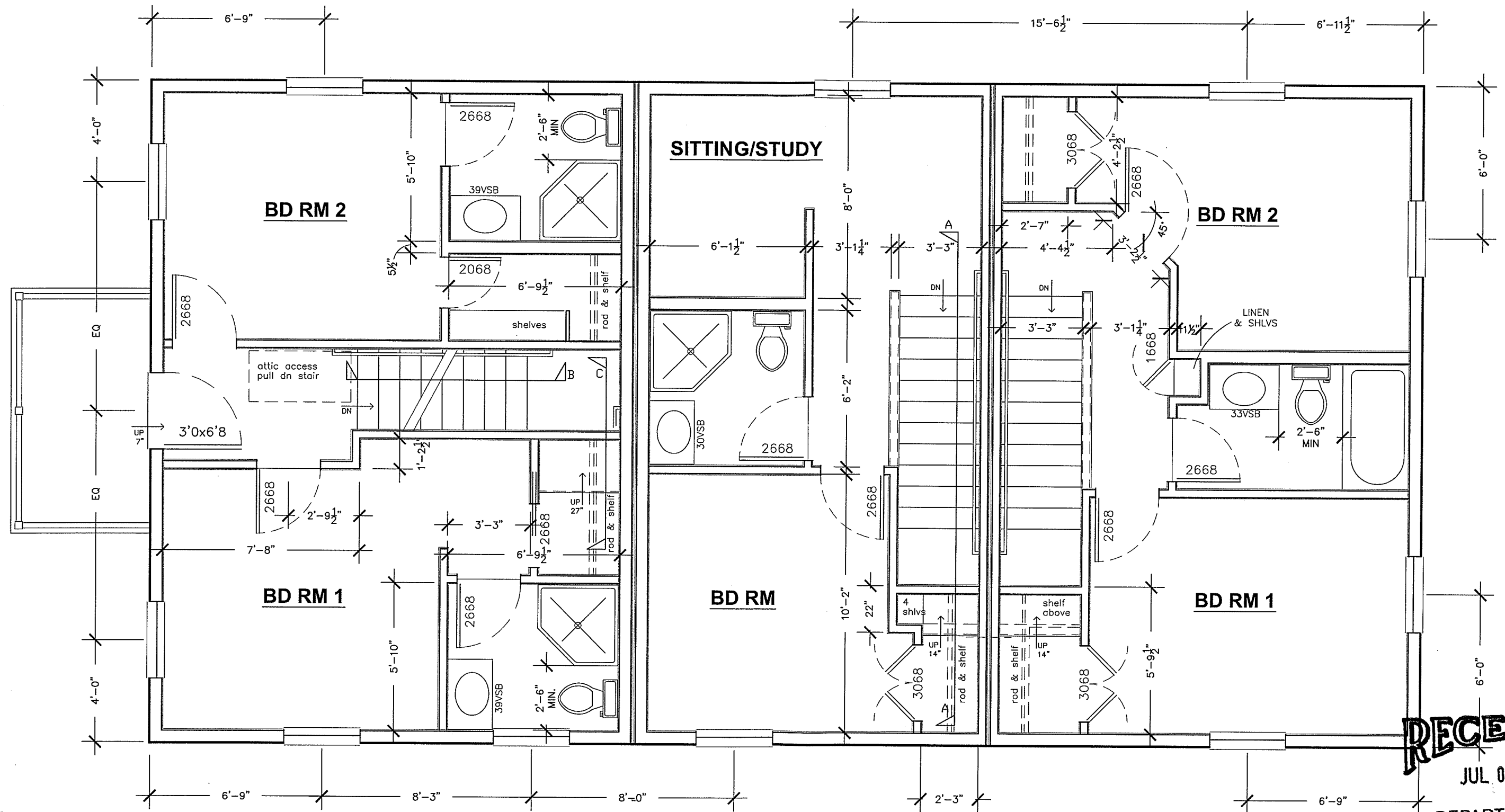
NOTE: DIMENSIONS ARE FROM/TO FRAMING COMPONENTS & CENTER LINE OF WINDOW ROUGH OPENINGS



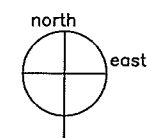
DATE: 27 JUN 17
SCALE: 1/4"=1'-0"
MAIN FLOOR PLAN

3-Unit Residential Building
135 Hayward St Burlington, VT
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A1.C



NOTE: DIMENSIONS ARE FROM/TO FRAMING COMPONENTS & CENTER LINE OF WINDOW ROUGH OPENINGS



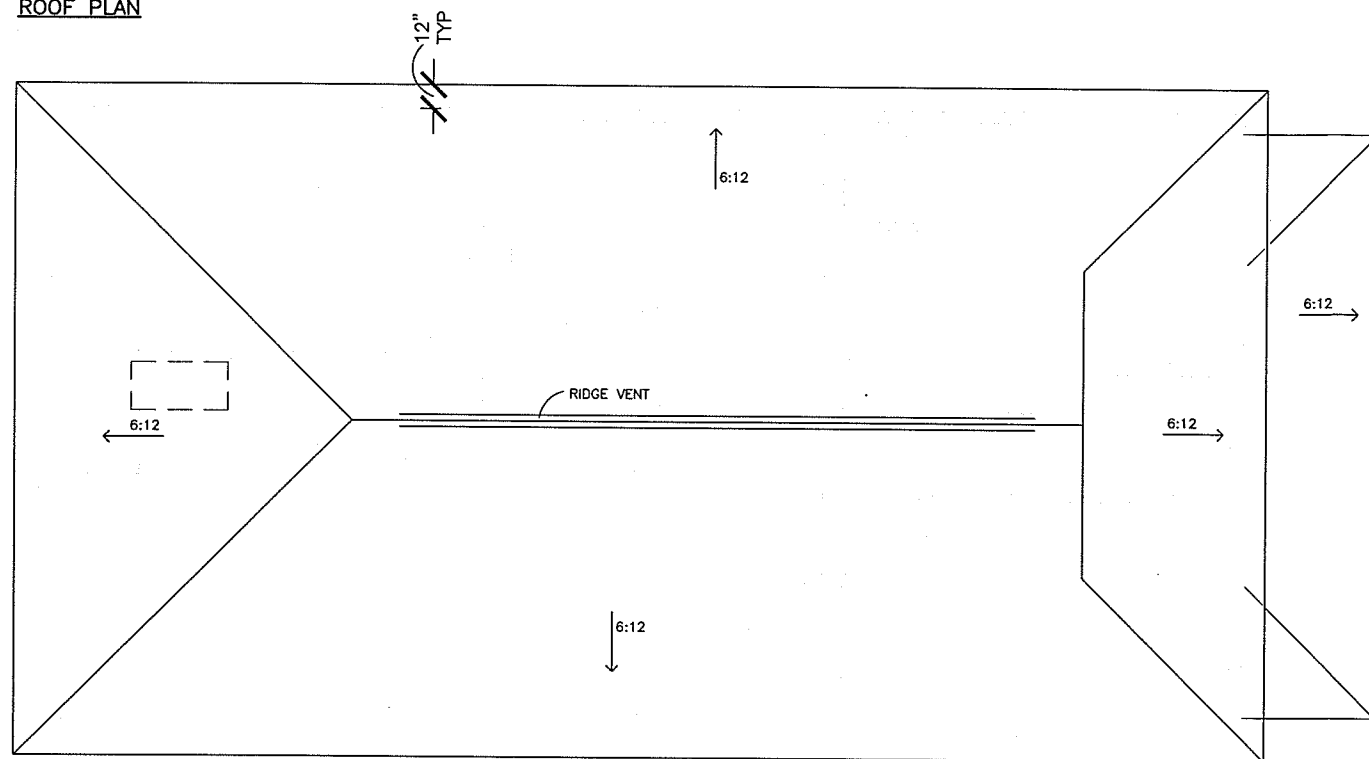
DATE: 16 JUN 17
SCALE: 1/4"=1'-0"
UPPER FLOOR PLAN

3-Unit Residential Building
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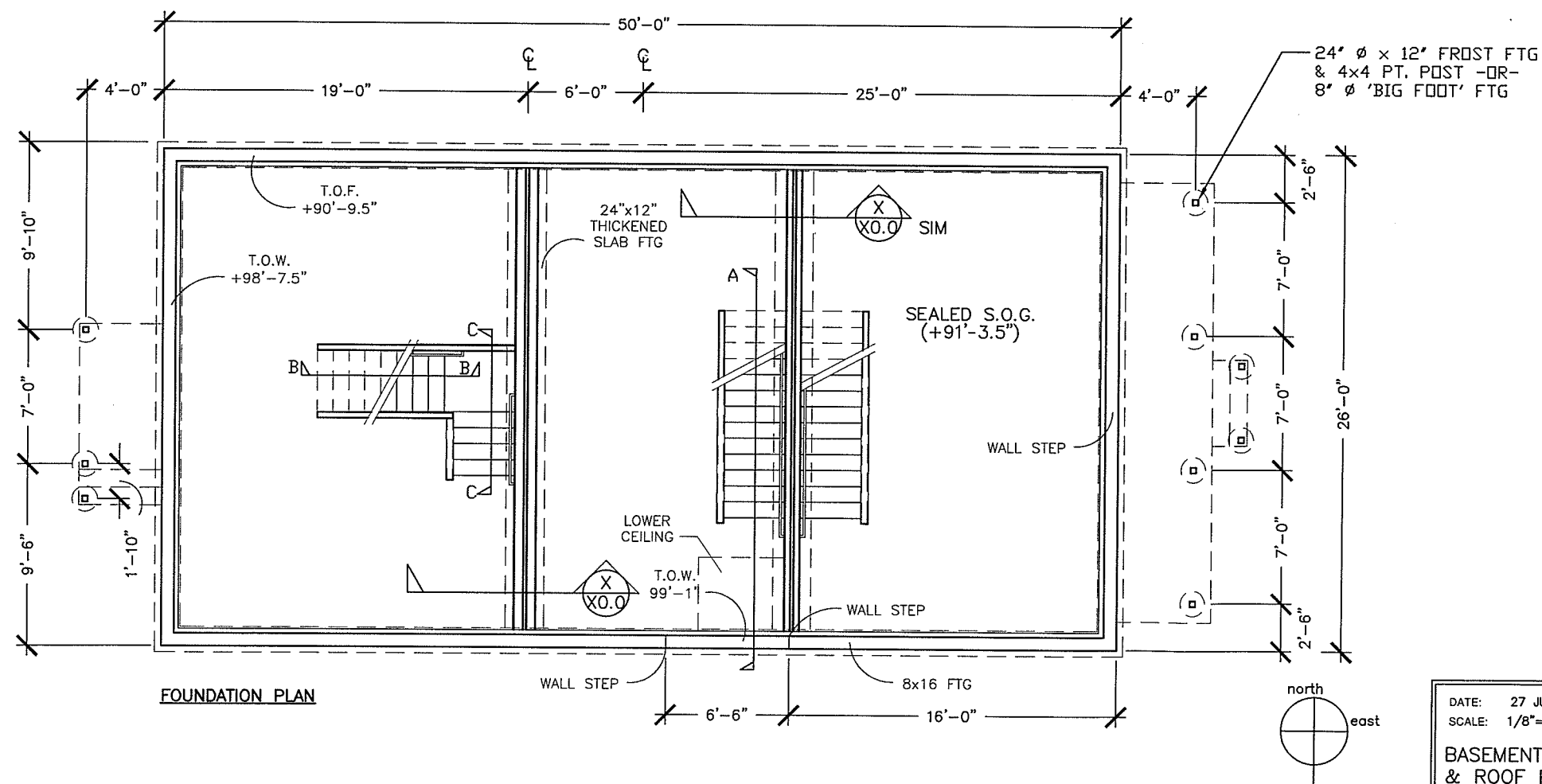
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ROOF PLAN



FOUNDATION PLAN

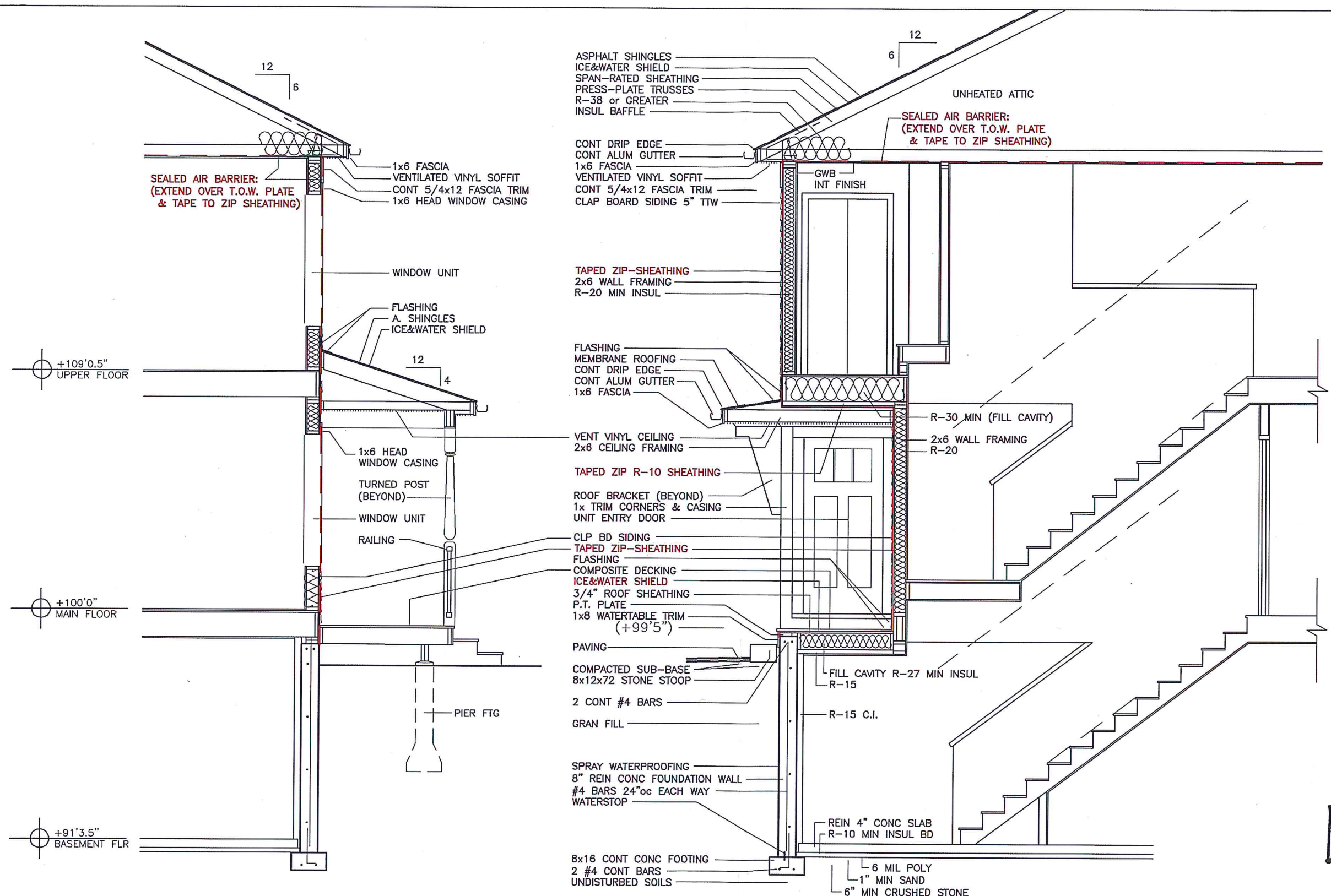


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DATE: 27 JUN 17
SCALE: 1/8"=1'-0"
BASEMENT
& ROOF PLANS

3-Unit Residential Building
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A1.2



EXTERIOR EAST
WALL SECTION

EXTERIOR SOUTH WALL
& STAIR A SECTION

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DATE: 27 JUN 17
SCALE: 1/4"=1'-0"
SECTIONS

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A3.0

Fiberglass Entry Door Systems**Design Your
Door****Smooth-Star**

Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of fiberglass. From curb appeal to convenience, Smooth-Star entry doors are made to keep up with your lifestyle.



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- 2016 Full-Line Catalog

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Information**

AccuGrain
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**Design Your Door**

Choose your door and then personalize it
with our wide variety of options.

[Save My Door](#)

Print Email Post It Share

Pick Door Height: 6'8" Doors 8'0"

Doors

Pick a Configuration: 6 Available Styles

System
Components



TruDefense®
System



Quality Testing



Home Styles
Guide



Pick a Door Style: 36 Available Styles

View Details

Where to Buy

Try It On

View style number(s), features and additional information.

Available Door Sizes:

- 2'6" x 6'8"
- 2'8" x 6'8"
- 3'0" x 6'8"

Dimensional Data

Available Options:

Flush Glazed (?)

Glass: Clear

Low-E Available (?)

Finish Options:

Paintable

Installation:

Installation Instructions



Pick a Glass Style: 3 Available Styles



[Products Main](#)[Entry Doors](#)[Patio Doors](#)[Decorative
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Efficiency](#)

Energy Efficiency

More than 80% of Therma-Tru door and glass options are ENERGY STAR qualified and National Fenestration Rating Council (NFRC) certified. ENERGY STAR is a government program that helps consumers save money on energy costs and protect the environment through superior energy efficiency.

**ENERGY STAR****NFRC**

[Click here to view Manufacturer's Certification Statement for Energy Tax Credit](#)

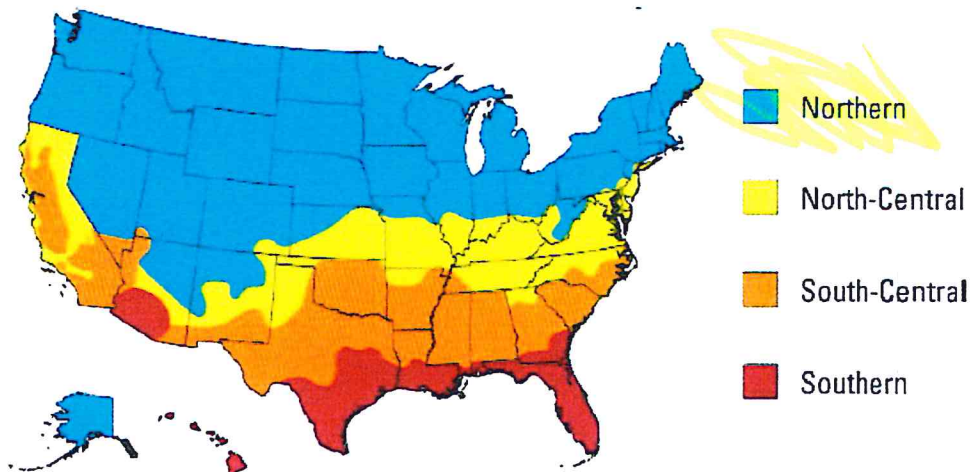
Does your Therma-Tru door qualify?

Therma-Tru offers thousands of ENERGY STAR qualified choices. Check the charts below to find out what qualifies.

Select Your Door 

Find your climate zone.

Whether a door qualifies for ENERGY STAR may depend on where you live. Click on the map to search for climate zones by ZIP code.



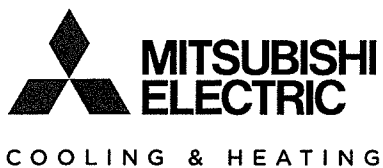
2016 ENERGY STAR® Qualification Chart

THERMA DOOR

Door Collection / Glass Design													
Smooth-Star _®													
Non-Impact	68" Section												
	Glass Size (Inches)	22x64	20x64	16x64	22x47	14x64	20x56	22x36	20x36	22x36	22x36R	22x27	8x36
	Blackstone _®	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Crystalline _®	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17	22 / 17		22 / 17
	Sedona	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Sedona Art	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Salinas _®	34 / 31	34 / 31		29 / 23			29 / 18	29 / 18	26 / 18	26 / 18		22 / 17
	Element	27 / 30						29 / 18	29 / 18	26 / 18	26 / 18		26 / 18
	Maple Park _®	27 / 30			24 / 23								
	Avonlea _®	27 / 30			24 / 23			22 / 17		22 / 17			22 / 17
	Saratoga _®	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Arden _®	27 / 30			24 / 23			22 / 17		22 / 17			22 / 17
	Texas Star	27 / 30			24 / 23			22 / 17		22 / 17			22 / 17
	Wellesley _®	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Reserva _®	34 / 31	34 / 31		29 / 23			26 / 18	26 / 18	26 / 18			22 / 17
	Concorde _®	27 / 30	27 / 30		24 / 23		22 / 17	22 / 17	22 / 17	22 / 17	22 / 17		26 / 18
	Kensington _®	27 / 30			24 / 23			22 / 17	22 / 17	22 / 17		22 / 17	22 / 17
	Crystal Diamonds _®	27 / 30	27 / 30		24 / 23			22 / 17	22 / 17	22 / 17			22 / 17
	Axis _®	27 / 30	27 / 30	24 / 23	24 / 23		22 / 17	22 / 17	22 / 17	22 / 17			22 / 17
	Frosted Images _®	30 / 34	30 / 34		29 / 25		26 / 19					27 / 19	
	Privacy with Divided Lites	27 / 30	27 / 30		24 / 23			22 / 17					
	Chinchilla	27 / 30	27 / 30	24 / 23	24 / 23			22 / 17		22 / 17			22 / 17
	Chord	27 / 30	27 / 30	24 / 23	24 / 23			22 / 17		22 / 17			22 / 17
	Granite	27 / 30	27 / 30	24 / 23	24 / 23			22 / 17		22 / 17			22 / 17
	Rainglass	27 / 30	27 / 30	24 / 23	24 / 23			22 / 17		22 / 17			22 / 17
	Satin Etch	27 / 30	27 / 30	24 / 23	24 / 23			22 / 17		22 / 17			22 / 17
	Clear with Internal Blinds	37 / 28	37 / 28	32 / 21				27 / 16	27 / 16	27 / 16			
	Clear with Divided Lites	30 / 34	30 / 34		29 / 25			27 / 19	27 / 19	27 / 19	27 / 19	27 / 19	27 / 19
	Clear with Grilles Between Glass	30 / 31	30 / 31	30 / 23	29 / 23			29 / 18	29 / 18	29 / 18			26 / 18
	Clear Glass	30 / 34	30 / 34		29 / 25	27 / 19	26 / 19	27 / 19	27 / 19	27 / 19	27 / 19	27 / 19	27 / 19
	Low-E with Internal Blinds	32 / 23	32 / 23	28 / 17				25 / 14	25 / 14	25 / 14			
	Low-E with Divided Lites	30 / 16	30 / 16	26 / 14	24 / 14			23 / 11	23 / 11	23 / 11	23 / 11	23 / 11	23 / 11
	Low-E with Grilles Between Glass	30 / 17	30 / 17	28 / 13	24 / 13	23 / 10		23 / 10	23 / 10	23 / 10			23 / 10
	Low-E Glass	30 / 16	30 / 16	26 / 14	24 / 14	23 / 11	22 / 10	23 / 11	23 / 11	23 / 11	23 / 11	23 / 11	23 / 11
	Solid Panel												

Key
 Indicates Product is Energy Star Qualified in all 50 States
 Indicates Product is Energy Star Qualified in Northern Zone
 Indicates Product is NOT Energy Star Qualified

Numbers: U-Factor / Solar Heat Gain Coefficient
 X: Indicates Product Availability



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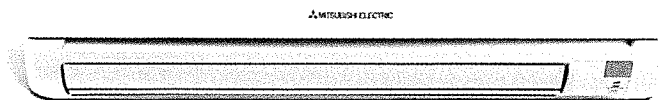
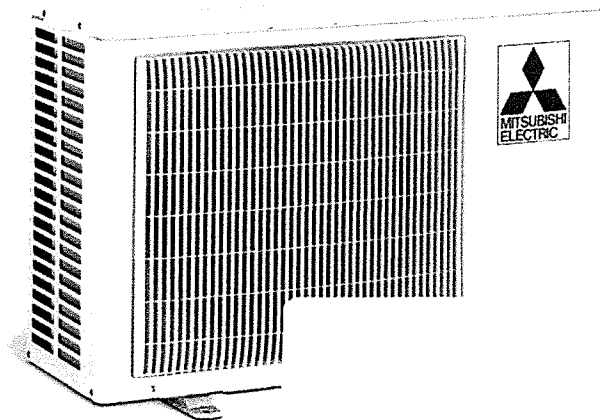
mitsubishicomfort.com

THE FUTURE OF HOME COMFORT



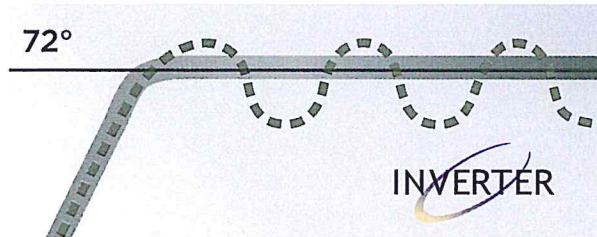
Mitsubishi Electric offers a superior alternative to traditional HVAC systems. Our ductless and ducted cooling and heating systems focus on individual rooms and living spaces, versus a central system's one-size-fits-all approach. Mitsubishi Electric systems are more energy-efficient, flexible, and easier to install — as proven by decades of successful use in Europe, Asia, and across the globe. It's easy to understand why ductless (or zoned) systems are the fastest growing segment of the American air-conditioning and heating market. Mitsubishi Electric products reduce energy costs and easily provide solutions for:

- ▶ Hot and Cold Rooms
- ▶ Additions and Renovations
- ▶ Enclosed Patios
- ▶ Homes Without Space For Ductwork
- ▶ Larger, Multi-zone Living Spaces
- ▶ Entire Home



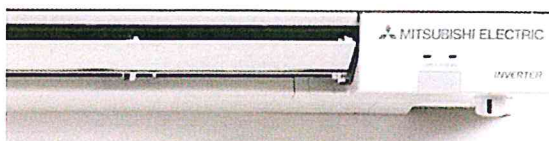
ADVANCED FEATURES FOR GREATER COMFORT, EFFICIENCY AND CONVENIENCE

Put Your Comfort on Cruise Control



Thanks to our advanced INVERTER-driven compressor technology, you can achieve consistent temperatures throughout your space while saving energy during both the summer and winter months. The compressor speed is controlled to maximize efficiency, changing speeds according to the cooling or heating needs of your room(s). Like a car's cruise control, the system varies the compressor speed, which reduces power consumption for energy savings. This is different from conventional systems, which start and stop repetitively, wasting energy.

Detect and Control Temperature Fluctuations



Our MSZ-FH wall-mounted models have the 3D i-see Sensor™. This infrared human sensing device scans the room and discovers the location of human heat signatures. The sensor also measures floor temperature in order to deliver conditioned air to those occupied areas that need it using double-vane airflow and motorized vertical vanes.

Hyper-heating When You Need It

The advances in the heating performance of our units are unmatched. Our available H2i® technology can heat your space effectively even when temperatures outside are down to -13° F.

Our Hot Start technology provides hot air from the start with no drafts.



Multiple Filters for Cleaner, Healthier Air



All indoor models use a sophisticated multi-part filtration system to reduce contaminants such as allergens, viruses and bacteria from the air. This combination of filters provides a healthier breathing environment for the home.

Quiet as a Whisper



Both the outdoor and indoor units operate quietly. The indoor units can operate as low as 19dB(A) – that's quieter than a human whisper.

THE PERFECT SOLUTION TO YO

High Energy Costs

Why pay to cool and heat your home all year long when you only live in a few rooms at a time? With Mitsubishi Electric, you can actively condition the rooms you live in while dialing back energy costs in the rooms you don't use. Plus, Mitsubishi Electric's INVERTER-driven compressors automatically adjust to changing conditions to deliver ideal comfort while only using the energy that is needed.

- ▶ INVERTER-driven heating performance is far more efficient and effective than traditional heat pumps
- ▶ Cooling is up to 40% more efficient than standard systems
- ▶ Single and multi-zone systems available to fit any room or your entire home
- ▶ Options include more than 30 ENERGY STAR® certified systems



Hot or Cold Problem Rooms

An American Home Comfort Study (AHCS) reports that 67 percent of homes in the U.S. have a room that's too hot in the summer or too cold in the winter. It's a common problem with ducted forced air systems — one that can be solved quite simply with a Mitsubishi Electric system.

- ▶ Wireless control unit senses the temperature throughout the room and makes automatic adjustments
- ▶ Installation is as simple as mounting units, connecting the refrigerant lines and making a few electrical connections
- ▶ No new ductwork required, so installation is fast and doesn't require any messy renovation
- ▶ Options for single rooms, multiple rooms or your entire home

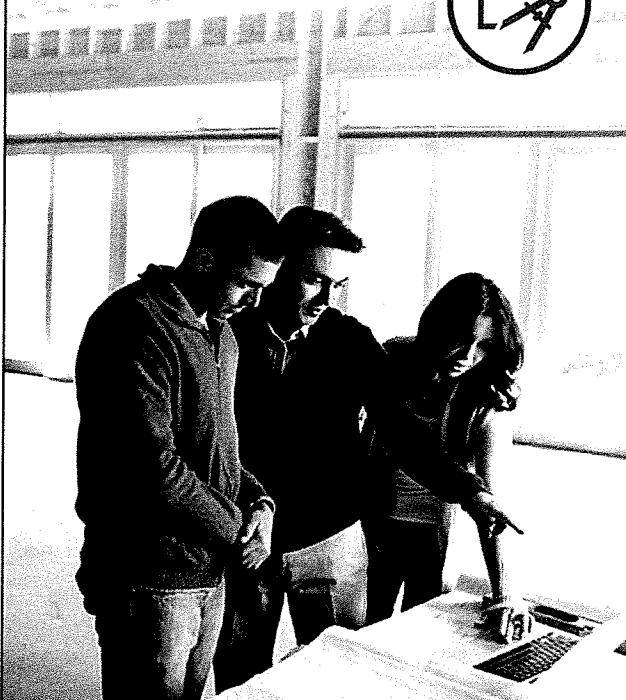


COOLING AND HEATING PROBLEMS

Renovations and New Homes

You don't have to install ductwork to make a living space comfortable. Mitsubishi Electric ductless solutions require only a 3" opening for two refrigerant lines, control wiring and electrical connections. Mitsubishi Electric ductless is the perfect solution for new additions, for renovated bedrooms and office spaces, for garage and basement workshops or studios. And it's a lifesaver for any home that can't accommodate ductwork.

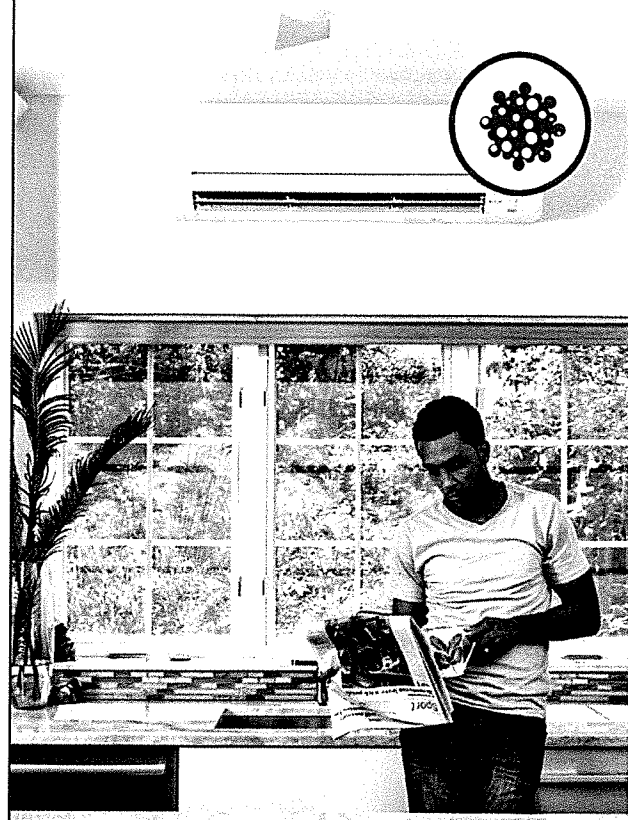
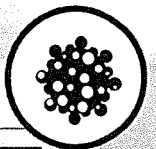
- ▶ Outdoor units come in a wide variety of capacities, are compact and easy to install and camouflage
- ▶ Attractive enclosures are available to beautify and protect outside refrigerant and electric lines
- ▶ Indoor units can be installed anywhere in the room — on ceiling, wall, or floor



Allergens and Odors

A room isn't really comfortable unless the air breathes comfortable. That's why Mitsubishi Electric cooling and heating systems use a sophisticated multi-part filter system to reduce odors, allergens, viruses and bacteria from the air as it circulates within a room.

- ▶ Hybrid filter absorbs odor-causing gases
- ▶ Blue-enzyme, anti-allergen filter on select models reduces germs, bacteria and viruses and helps trap dust, pollens, mites and other particles that plague allergy sufferers
- ▶ With regular cleaning, filters can last up to 10 years
- ▶ Filters are easy to clean and maintain — you can do it in a matter of minutes



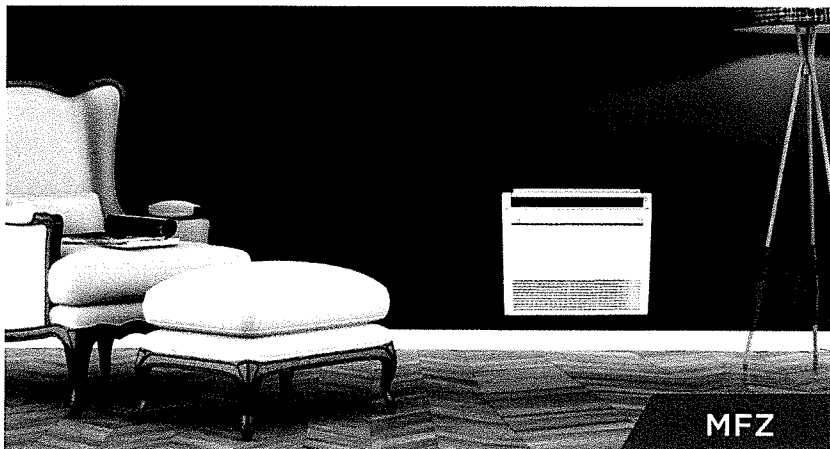
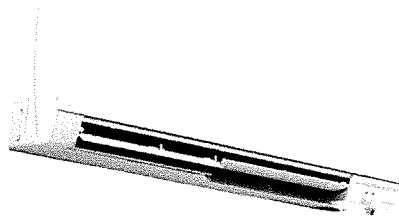
INDOOR UNITS

Indoor units allow you to create individual comfort zones.

Control the temperature within any space using ductless models including wall-, floor-, and ceiling-mounted options. Ducted options are available for larger or smaller zone conditioning. You can fine-tune your comfort while you save money by cooling or heating only the spaces you use.

Wall-mounted

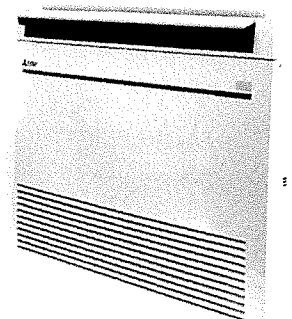
Slim, wall-mounted units provide individual room comfort control. Deluxe wall units are available with several energy saving features.



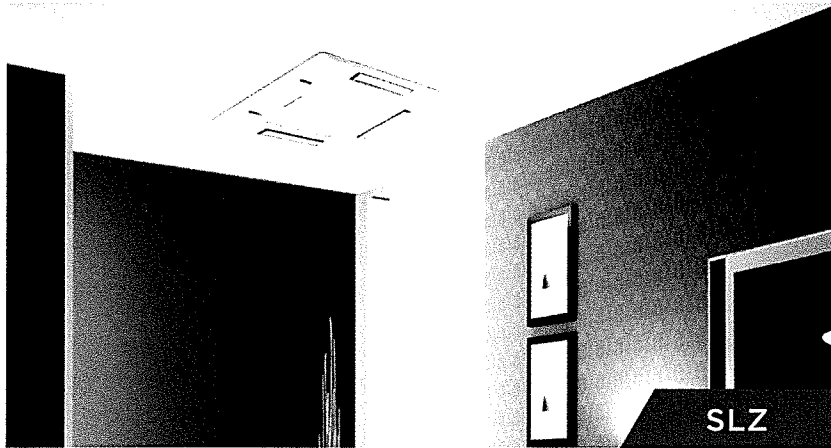
Perfect for attics, sunrooms and rooms with low walls.

Floor-mounted

Ideal for areas that are smaller or don't have as much wall space. (Multi-zone applications only).

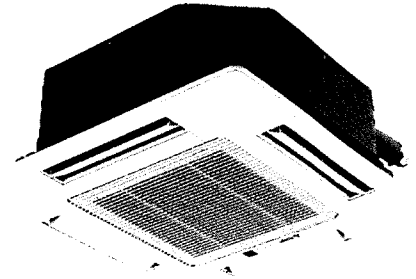


INDOOR UNITS



Ceiling-recessed Cassette

Wider 4-way airflow pattern for better air distribution in a less obtrusive style.

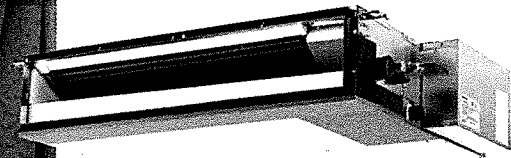


Perfect for bedrooms, offices, basements, sunrooms and additions.

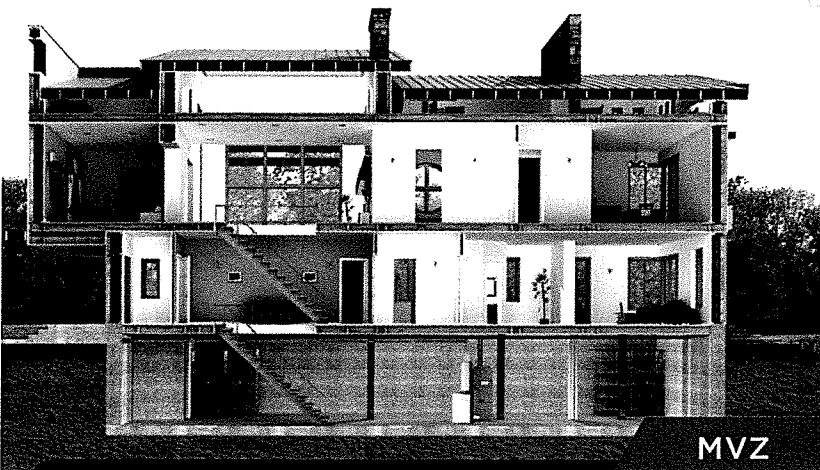


Horizontal-ducted

Provides low-profile comfort and efficiency while staying hidden in ceiling or floor.

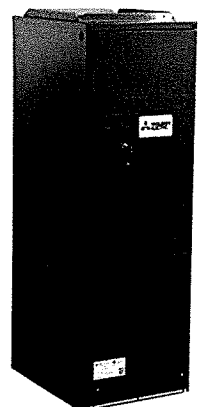


Perfect for master bedrooms, baths, additions, rooms with attics.
Soffit or crawl space available.

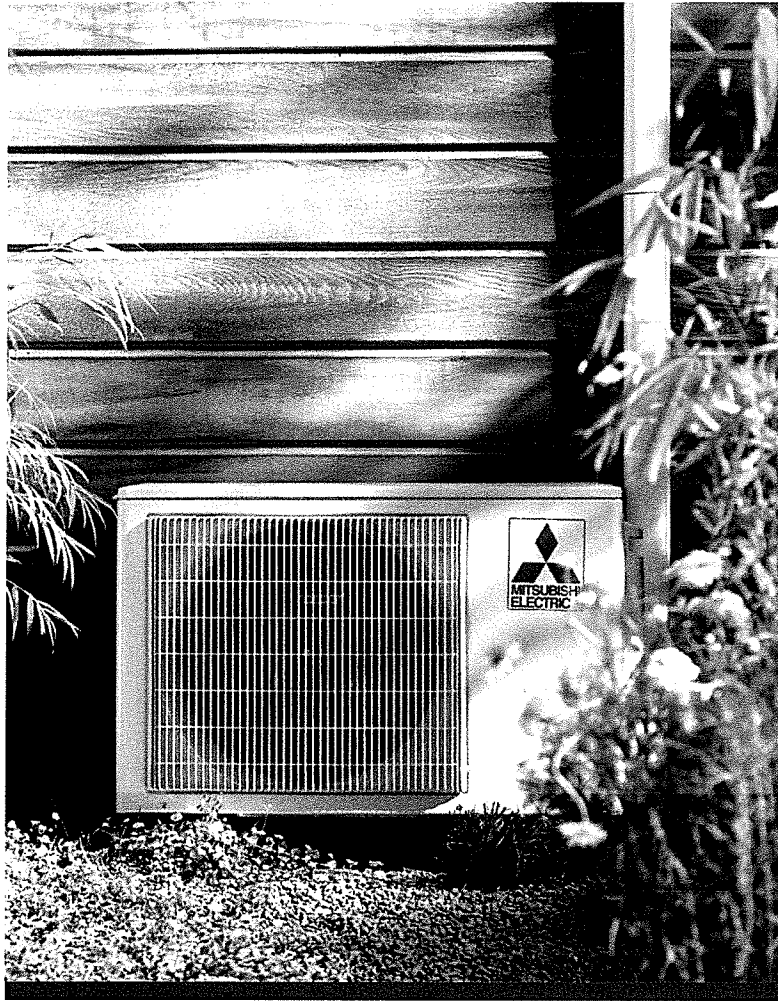


Multi-position-ducted

The perfect solution for larger zones or the entire floor. (Multi-zone applications only).

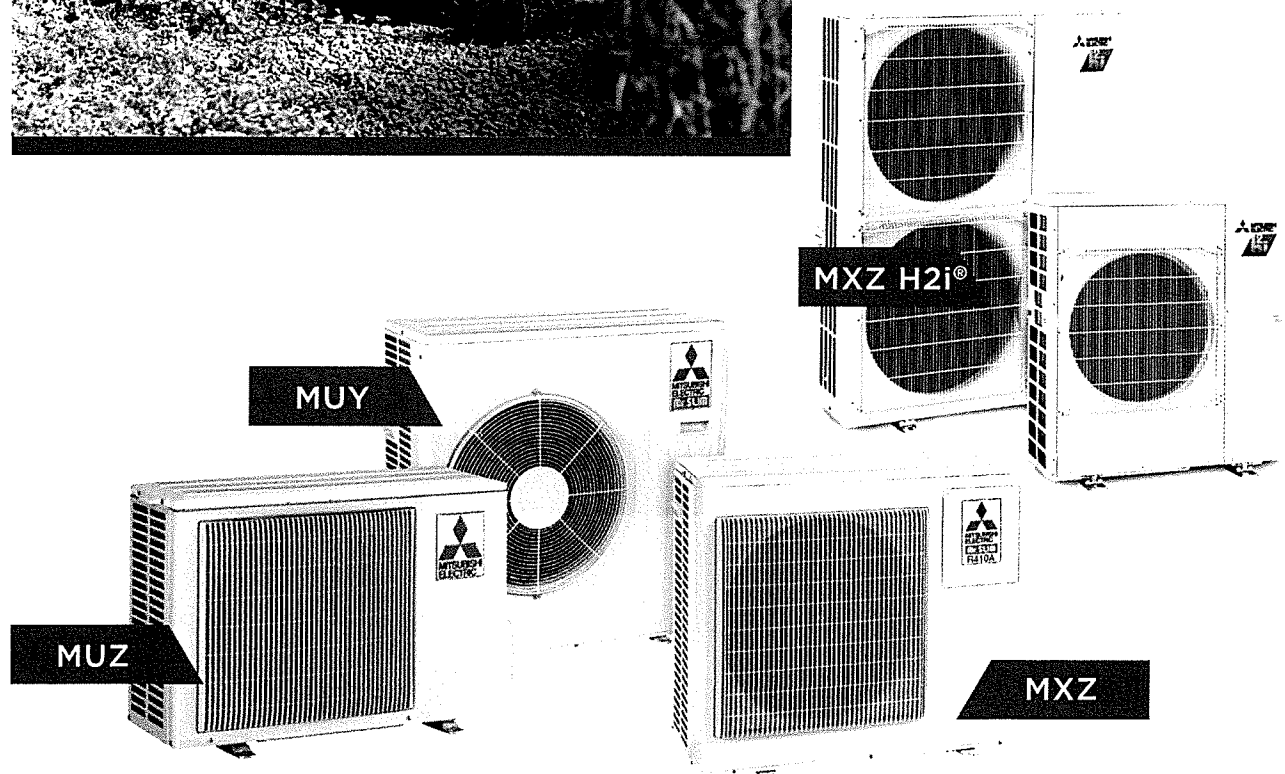


OUTDOOR UNITS



Single and Multi-zone Outdoor Units

An assortment of models provide a wide range of cooling and heating capacity from 2,800 to 54,000 Btu/h. Each specifically designed to power a single-indoor unit for single room applications — or up to eight indoor units for multiple-room applications. More than 30 ENERGY STAR® certified systems including efficiency ratings as high as 33.1 SEER. All units are extremely quiet when compared to conventional models. Talk to your authorized Mitsubishi Electric contractor about which combination will best fit your cooling and heating needs.

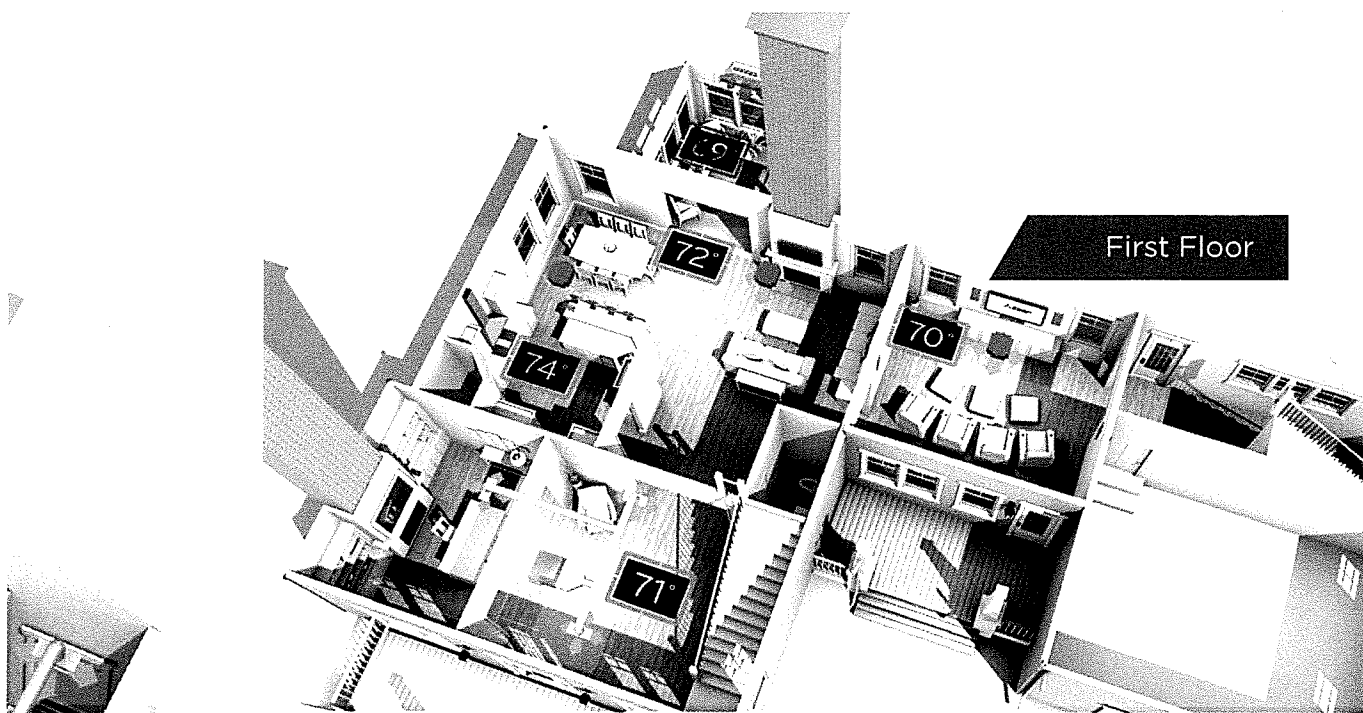


MULTI-ZONE APPLICATIONS

Multi-zone units allow you to create an oasis of comfort throughout your whole house in the rooms you use most.

Each room (zone) operates independently with its own wireless or wired remote controller, or smart phone, so people in different rooms can choose the temperature that makes them most comfortable.

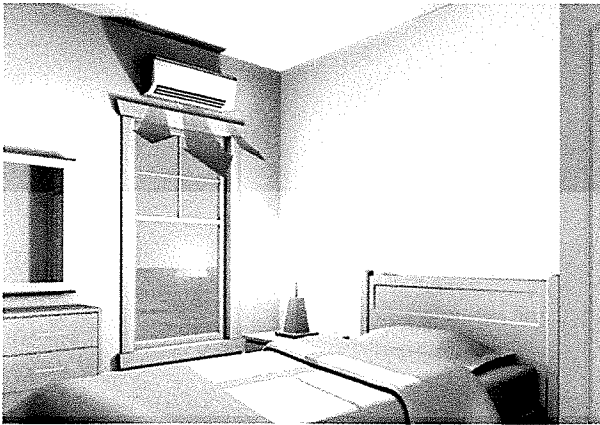




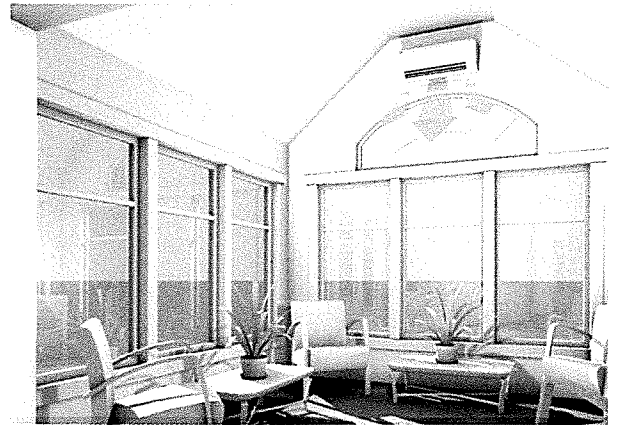
SINGLE-ZONE APPLICATIONS

Single rooms can now have ultimate comfort with the power of precise control over hot and cold spots.

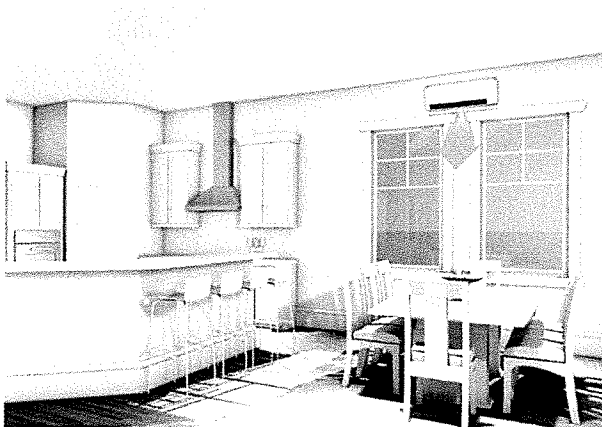
Hot or Cold Rooms



Sunrooms



Kitchens



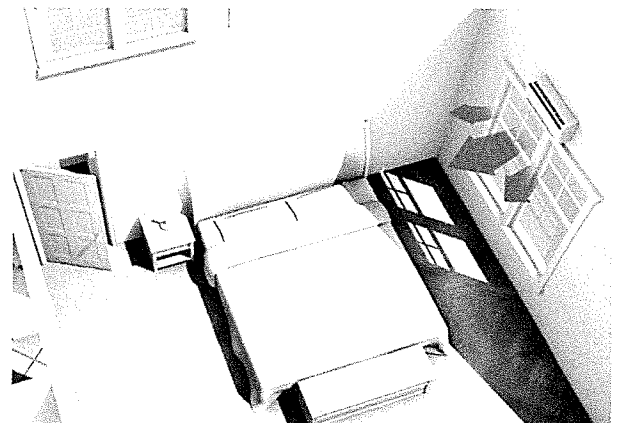
Master Bedrooms



Living Rooms / Media Rooms



Bonus Rooms / Guest Rooms

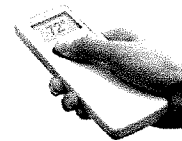


HOW OUR DUCTLESS SYSTEM WORKS

Ductless heat pump systems pump cooled or heated refrigerant directly to air-handling units through small pipes. Each living space has its own air-handling unit, and each unit has its own wireless electronic temperature controller. Here's how the system works in a single room application.

Indoor Unit uses refrigerant in the coil to cool or heat air and quietly delivers where you need it in the living room space.

Outdoor Unit has an INVERTER-driven compressor pump that cools or warms refrigerant and sends it inside to an air handler through small pipes. Power and control wiring connects the outdoor to the indoor unit also.



Wireless Controller conveniently allows you to adjust temperature, fan speed, and more... at the touch of a button.



Indoor Unit

Refrigerant Lines

Outdoor Unit

WIRELESSLY CONTROL HOME COMFORT FROM ANY PLACE, AT ANY TIME

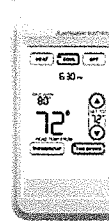


kumo cloud™ is an app and web service that allows you to remotely and wirelessly control Mitsubishi Electric single- or multi-zone systems.

With kumo cloud, along with your smartphone or tablet device, you can manage multiple venues, such as home, work, and vacation locations.

kumo cloud also controls functions like turning the system on/off, system mode, fan speed, and vane direction. In addition, it can monitor the filter and error codes.

To access kumo cloud, simply download the free mobile app (kumo cloud for iOS, Android and Fire OS can be found in the app stores). A wireless Interface, (PAC-USWHS002-WF-1), is also required for each indoor unit.



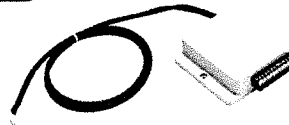
Optional MCCH1 Portable Central Controller

Full control of up to 16 RedLINK™ devices from anywhere in your home. Does not interfere with other wireless devices.



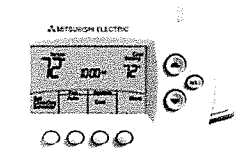
Optional MOS1 Outside Air Sensor

Monitors outside air temperature and humidity for display on MHK1 Remote Controller and MCCH1 Portable Central Controller.



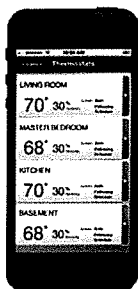
Optional Thermostat Interface

Allows you to connect and control your Mitsubishi Electric system with other popular controllers on the market. Provides 3 input terminals to control fan speed control: High, Medium, and Low. One Thermostat Interface is needed per indoor unit.



MHK1 Wireless Wall-mounted Remote Controller and Wireless Receiver

Allows you to connect and control your Mitsubishi Electric system with other popular controllers on the market. Provides 3 input terminals to control fan speed control: High, Medium, and Low. One Thermostat Interface is needed per indoor unit.



Optional RedLINK™ Internet Gateway

Remotely monitors and controls your cooling and heating system at any time, from any place via PC, smartphone or tablet. No monthly fee, free app download.



WHY MITSUBISHI ELECTRIC?

Mitsubishi Electric is a world leader in ductless cooling and heating technology for both residential and commercial installations — and **we're #1 in Ductless in the United States.**

So, with Mitsubishi Electric, you can be sure that you're getting:

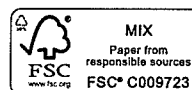
- ▶ **The latest, most efficient technology**, including the most advanced, INVERTER-driven heat pump systems in the world.
- ▶ **Mitsubishi Electric Diamond Contractors**: a nationwide network of independent local HVAC pros who will provide skilled installation and service.
- ▶ **One of the best warranties in the business**: 12 years on parts and 12 years on the compressor when installed and registered by a Mitsubishi Electric Diamond Contractor™. See website for warranty information.

Visit mitsubishicomfort.com to find a contractor in your area.



MAKE COMFORT *Personal*

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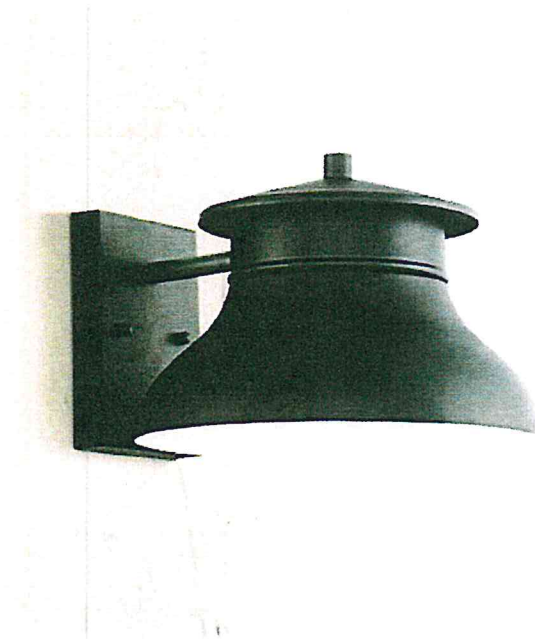


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2 Reviews | 1 Question, 1 Answer

With energy efficient LED, this outdoor wall light has a no-glass, Dark Sky design, from the Danbury outdoor lighting collection.

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PRODUCT DETAILS

Advanced energy-saving technology meets simple traditional style in this beautiful outdoor wall light. Durable black painted steel housing comprises this non-glass design. The light source is a dedicated energy efficient and long-lasting LED with a warm 3000k color temperature. The light is directed downward, making this design Dark Sky compliant as well. From the Danbury collection by John Timberland.

- 8 3/4" wide x 7 1/2" high x extends 10 1/2" from the wall.
- Back plate is 6 3/4" high x 4 3/4" wide.

JOHN TIMBERLAND
LIGHTS[Shop all John Timberland](#)

- 10 watt built-in LED array. Not dimmable. Rated at: 3000K, 790 lumens, comparable to a 60 watt incandescent.
- Part of the Danbury collection from John Timberland.
- Dark sky compliant, inspired by modern industrial and barn light designs.
- Black finish, steel construction.

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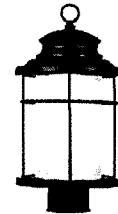
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QUESTION:

Does this lamp have photo cell for turn on at night and off in the morning? I am not interested in a motion sensor lamp.

no name n on Jun 25, 2017

ANSWER:

No, this unit does not have the photocell. I have included the same exact light with the photocell version.

[Reply](#) · [Inaccurate](#) · [Juan L.](#) Staff on Jun 29, 2017

[Answer](#) · (0)

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2 Reviews

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4 Stars	1
3 Stars	0
2 Stars	0
1 Stars	0

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Stylish and funtional

September 25, 2016

Cher74

Service was poor. Had to wait a while to get someone's attention. First saleslady I asked said she was busy helping another customer and didnt offer to return to me or call someone else. She just left. Next salesperson did get me the item but when I got home I think he gave me the wrong color. But maybe I just forgot.

Pros: Attractive Design, Area Of Illumination

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Beautiful outdoor light

May 7, 2017

Lyn

Arrived when stated.

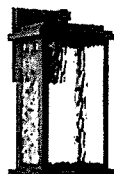
Pros: Area Of Illumination, Attractive Design

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Bruck Cylinder 8" High Anthracite LED Outdoor Wall
The Cylinder LED outdoor wall light is made ...

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Casa Marseille 31" High Energy Efficient Outdoor Wall
This energy efficient, large-size outdoor wall light offers ...

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[wall light led john timberland outdoor](#), [black led wall lights](#)

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COMMERCIAL-GRAD

Residential Electric Water Heater

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DEPARTMENT OF
PLANNING & ZONING

PREMIER® HYBRID

50 – 80 GALLON ELECTRIC HEAT PUMP WATER HEATER

The Premier® Hybrid Electric heat pump water heater from State Water Heaters is the most cost effective energy-efficient option available for consumers who want to save money on their utility bills. The Premier® Hybrid Electric heat pump can reduce water heating costs up to 68% and provide payback in 2-3 years. With annual savings of \$428 or more, there is no better way to go green than Premier®.

HOW DO THEY WORK?

- Absorb ambient heat from the surrounding air to heat water using a compressor and "Environmentally-Friendly" R134a refrigerant.
 - Self-contained heat pump unit is integrated into the top of the tank.
 - Multiple operating modes to maximize efficiency and performance.

**QUALIFIES FOR MANY STATE AND LOCAL UTILITY REBATES -
CHECK WWW.DSIREUSA.ORG**

INCREASED ENERGY EFFICIENCY

- Improved efficiency designed in, to ensure available hot water at the lowest possible cost Up to a 3.42 Uniform Energy Factor (UEF) Rating conserves energy and meets ENERGY STAR® qualifications.

CHOICE OF OPERATING MODES

- Select from Efficiency, Hybrid, or Electric modes to match heating requirements to environmental conditions.
- Hybrid mode automatically adjusts between compressor and element, depending upon heat requirements.
- Vacation mode reduces operating costs and provides freeze protection during extended absence.

BACKUP ELECTRIC ELEMENTS

- Long-lasting backup heating elements help heat water according to environmental conditions, demand, and the chosen operating mode.

COREGARD™ ANODE ROD

- Our anode rods have a stainless steel core that extends the life of the anode rod allowing superior tank protection far longer than standard anode rods.
- 66 and 80 gallon models have dual anodes for added protection.

DRY FIRE PROTECTION

- Control system checks to ensure the tank is full of water during start up to prevent dry firing the heating elements.

ELECTRONIC USER INTERFACE

- User-friendly electronic interface allows easy control of temperature setting, operating mode, and communicates diagnostics.
- Easy to read temperature display (see back) shows temperature in °F or °C.
- Advanced diagnostics convey error messages for service purposes. The last four error messages are saved in the control system memory.

OTHER FEATURES

- Ideal for basements or garage installations; the compressor transfers heat to the water while dehumidifying and cooling the ambient air.
- Washable air filter is easily removed for routine cleaning.

OPTIONAL AIR DUCT ADAPTER KIT

- Permits installation in confined spaces

TEN YEAR LIMITED WARRANTY

- For complete information, consult written warranty or go to staterwaterheaters.com



SOLID. STATE.



COMMERCIAL-GRADE

Residential Electric Water Heaters

Model Number	Nominal Capacity	Rated Storage Volume	UEF	First Hour Rating (Gallons)	Dimensions in Inches					Approx. Shipping Weight (lbs)	Warranty Term
					A	B	C	D	E		
HPX 50 DHPTNE	50	46	3.42	66	63	22	40-5/8	3-3/4	40-1/2	196	10
HPX 66 DHPTNE	66	67	3.00	79	61	27	38	4	38	289	10
HPX 80 DHPTNE	80	82	2.73	84	69	27	46	4	46	307	10

Requires 30 amp breaker.
Top T&P option not available on these models.



ELECTRONIC USER INTERFACE

- User friendly, easy to read display.
- LEDs clearly indicate the current operating mode.
- Easily select operating mode:
 - Efficiency
 - Hybrid
 - Electric
 - Vacation
- Display communicates current status, mode and set point, and displays error messages when applicable.

EFFICIENCY MODE

- Utilizes the heat pump for all water heating.
- Automatically reverts to heating element if ambient air or water temperatures are outside optimal operating range for heat pump.

HYBRID MODE

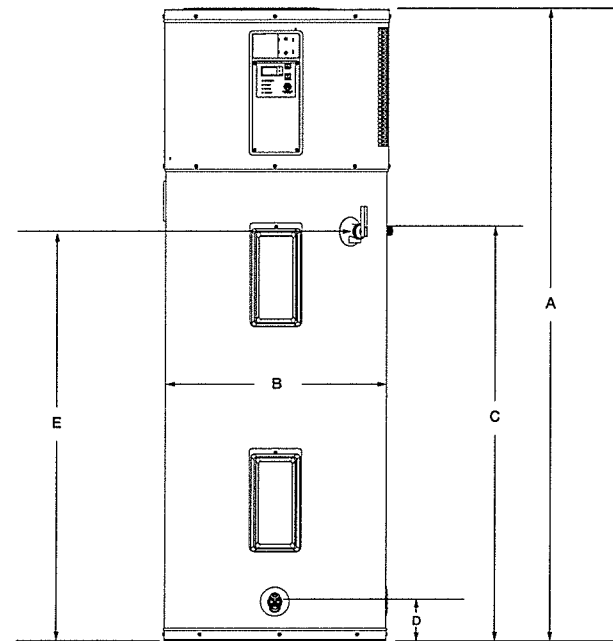
- Utilizes the heat pump or heating element, depending on demand.

ELECTRIC MODE

- Standard electric water heater operation.

VACATION MODE

- One touch operation maintains tank temperature of 60°F (15.6°C) during vacation or extended absence to reduce operating costs and provide freeze protection.
- Programmable up to 99 days.



OTHER FEATURES:

- Sacrificial anode to protect against tank corrosion.
- Environmentally-friendly non-CFC foam insulation.
- Durable, enhanced-flow brass drain valve.
- CSA certified and ASME rated temperature & pressure relief valve.

OPERATING REQUIREMENTS:

- Requires provision for condensate draining; if a suitable drain is not available, a condensate pump is required.
- 208/240 VAC 60Hz single phase 30 amp power supply.

FOR MORE INFORMATION ON CALL 1-800-365-0024. STATE WATER HEATERS RESERVES THE RIGHT TO MAKE PRODUCT CHANGES OR IMPROVEMENTS WITHOUT PRIOR NOTICE.

Slimline New Construction Double Hung

- Choose your glazing package: Clear Insulated, Low-E or ENERGY STAR®
- DP50 upgrade available - includes sill rise adaptor, aluminum sash reinforcement and DSB glass
- Fusion welded frame and sash
- Multi-chambered extrusion enhances structural and thermal performance
- Factory calibrated block & tackle sash balances never need adjustment or lubrication
- Double locks are standard on opening widths of $\geq 30\text{-}1/4"$
- Fiberglass full screen standard on call sizes; fiberglass half screen standard on custom sizes
- 3-1/4" jamb depth
- Limit latches are standard; always active limit latches are available
- Integral L or J fin available

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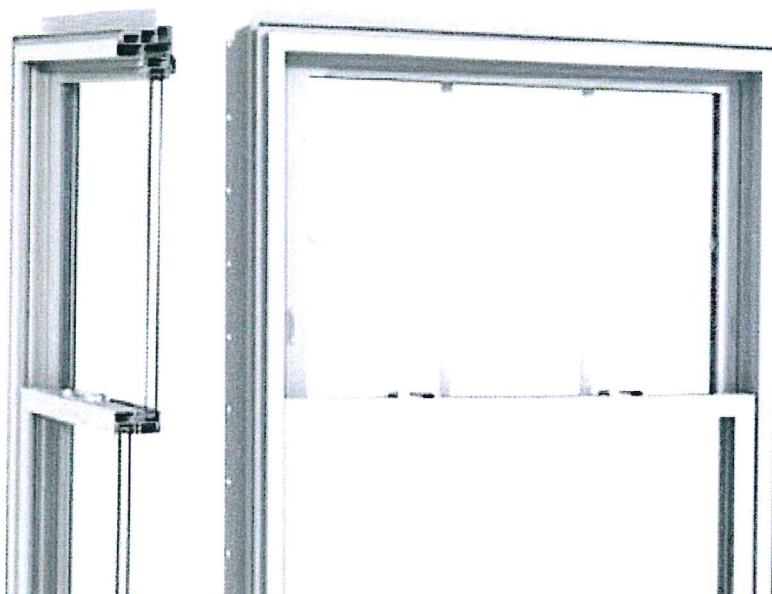
INTERIOR COLOR OPTIONS

Extruded Vinyl

White

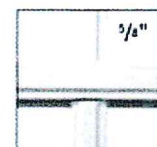
HARDWARE

White



GRIDS

Contoured GBG
(Grids Between Glass)



Grid Configurations

- Colonial
- Prairie
- Custom

SCREEN OPTIONS

• VISION screen (standard) • Heavy

Slimline New Construction Double Hung

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INTERIOR COLOR OPTIONS

Extruded Vinyl



White

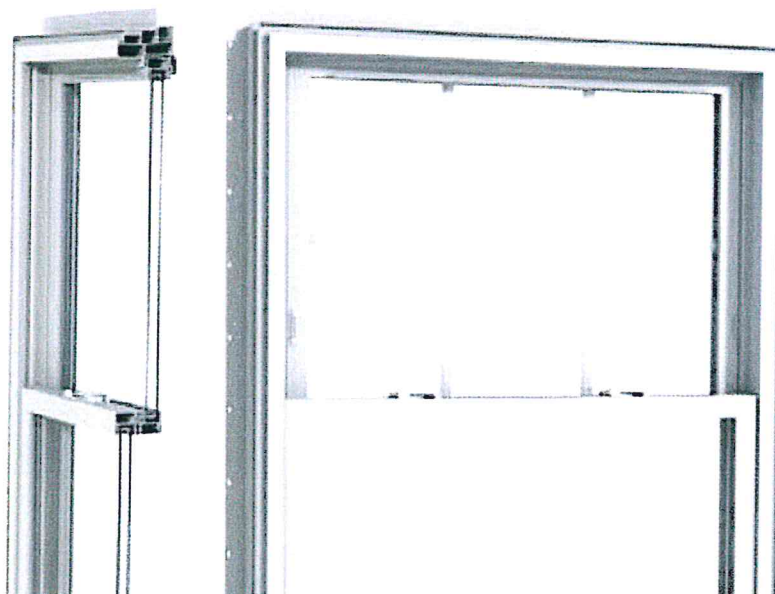
HARDWARE



White

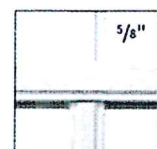


Lo



GRIDS

Contoured GBG (Grids Between Glass)

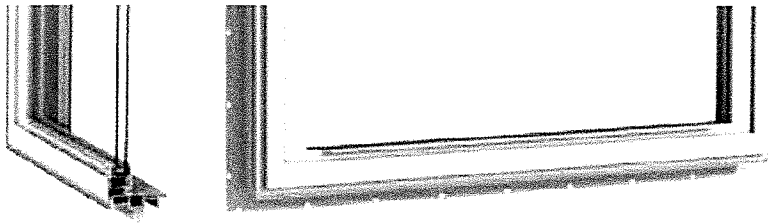


Grid Configurations

- Colonial
- Prairie
- Custom

SCREEN OPTIONS

• WEBC screens (standard) • New



- VIEWS screen (standard) - *new a*
- Fiberglass wire
- Aluminum wire

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feet 100
meters 30



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Design Advisory Board
Terms of Office FY 2018
Organizational Meeting July 26, 2017

Current members and assignments (2017):

Member	Appointed	Term expires
Ron Wanamaker ***☼	12.15.2003	6.30.2019
Leo Sprinzen	6.26.17	6.30.2020
Matthew Bushey* ☼	4.16.2012	6.30.2019
Steven Offenhartz ☼	9.13.2010	6.30.2020
Tom Cullins	6.23.17	6.30.2018
Phil Wagner (alt)	6.26.17	6.30.2020
Phil Hammerslough (alt) Δ	4.16.2012	6.30.2020

*Chair FY 2017

**Vice Chair FY 2017

Clerk Mary O'Neil

Δ Representative to the Zoning Ordinance Committee 2017

☼Historic Preservation Review Committee 2017

Terms are for three years.

Chair, Vice Chair and Clerk shall be voted on annually; before May 1st and preferably around Town Meeting Day.

Re-appointed by City Council June 26, 2017 for three year terms: Steven Offenhartz and Phil Hammerslough.

Action taken July 25, 2017 for FY 2018:

DAB Chair: _____

DAB Vice-Chair: _____

DAB Clerk Mary O'Neil

DAB Representative to the Zoning Ordinance Committee: _____*

Historic Preservation Review Committee
Terms of Office FY 2018

From *Ordinance relating to Appendix A – Zoning #92-03, Design Control Districts*, as amended March 16, 1992:

To the extent available, at least two (2) of the three members shall be professionals from the fields of history, archaeology, architectural history, architecture or historical architecture who meet the requirements outlined in Appendix A of the “Regulations for the Vermont Certified Local Government Program”. These two (2) shall serve on the historic preservation review committee.

Representatives to the **Historic Preservation Review Committee:**

- 1.
- 2.
- 3.

Alternate:

*The Zoning Ordinance Committee meets the first Thursday of the month at 5:15 PM, Conference Room 17.





Burlington Design Advisory Board

149 Church Street, City Hall
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>

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

*Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate*



Minutes

Burlington Design Advisory Board

Tuesday, July 25, 2017 3:00 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Ron Wanamaker, Matt Bushey, Phil Hammerslough (alternate), Steve Offenhartz, Leo Sprinzen, Phil Wagner (alternate.)

Absent: Tom Cullins

Staff present: Mary O'Neil

Session I- 3:00PM-3:30 PM

1. 17-1313CA; 44 Brookes Ave (RL, Ward 1E) Rhonda Kost

Remove approx. 30 of the 50 course brick chimney. Pour a new crown or put a stainless steel chase cover on the top of the chimney at the new height, repoint the remaining 20 courses of brick, flash seal, and masonry sealer. (Project Manager: Scott Gustin)

Motion by Matt Bushey: Deny applicant's request to remove a portion of the existing chimney.

Ron Wanamaker – 2nd.

Vote 5-0 (PW not participating.)

Motion carries.

Session II – 3:30PM-4:00PM

2. 18-0003CA; 135 Hayward Street (RL, 5S) Andrew Rowan/Daniel Rowan

Construct triplex and related site improvements. Utilize existing driveway and parking. (Project Manager: Scott Gustin)

Motion by Matt Bushey: Move to recommend approval of the plan with the following conditions and recommendations:

1. The applicant shall provide a trash collection narrative for the DRB.
2. Recommendation for 6/1 window pattern rather than the 6/6 illustrated in elevations. Acknowledges that the applicant team wishes to do a little observation in the neighborhood to see existing window patterns.
3. One or two bollards shall be added to protect the HVAC condensing units from damage from adjacent parking.
4. The applicant is encouraged to consider bicycle storage where feasible.

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 Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

2nd: Leo Sprinzen
Vote 5-0 (PH not participating)
Motion carries.

Session III – 4:00PM-4:10PM

3. Other Business: Annual Organizational Meeting

Nomination and election of Chair, Vice Chair, and Ordinance Committee member

Chair: Matthew Bushey
Vice Chair: Ron Wanamaker
Clerk: Mary O'Neil
PC Ordinance Committee member: Leo Sprinzen