

Assessment Postcard

Property Card

131 Prop Loc: 80 MT ZION WAY
 6 District: 1335 NEPTUNE TOWNSHIP
 Class: 2

Owner: VANDERBERG, ERNA M Square Ft: 1396
 Street: 80 MT ZION WAY Year Built: 1890
 City State: OCEAN GROVE, NJ 07756 Style: 5

Additional Information

Block: 65 Acct Num: 00011080
 Lot: 140 Mtg Acct:
 Jr Qual: Bank Code: 0
 pdated: 06/03/20 Tax Codes: F02
 Zone: HDR1 Map Page:

Addl Lots: EPL Code: 0 0 0
 Land Desc: 31X60 Statute:
 Bldg Desc: 2S-AL-L-1U Initial: 000000 Further: 000000
 Class4Cd: 0 Desc:
 Acreage: 0 Taxes: 13764.35 / 13673.22

Sale Information

Sale Date: 04/25/19 Book: 9346 Page: 7895 Price: 575000 NU#: 0

Sr	1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info		08/01/17	9254	1267	330000	26	126.48	NUNEZ, WILLIAM & JENNIFER
More Info		04/25/19	9346	7895	575000		112.54	VANDERBERG, ERNA M

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	VANDERBERG, ERNA M	358000	0	575000	2
	80 MT ZION WAY	217000			
	OCEAN GROVE, NJ 07756	575000			
<u>2019</u>	NUNEZ, WILLIAM & JENNIFER	328300	0	647100	2
	80 MT ZION WAY	318800			
	OCEAN GROVE, NJ 07756	647100			
<u>2018</u>	NUNEZ, WILLIAM & JENNIFER	328300	0	457400	2
	80 MT ZION WAY	129100			
	OCEAN GROVE, NJ 07756	457400			
<u>2017</u>	LIDDICK, CHRISTINE R	293900	0	417400	2
	80 MT ZION WAY	123500			
	OCEAN GROVE, NJ 07756	417400			

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

Deborah Osepchuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Dawn Crozier, Administrative Officer
Kristie Dickert, Secretary



Douglas MacMorris, Member
Jeffery Rudell, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
Linda Henderson, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 204 Fax (732)988-4259
kdickert@neptunetownship.org

June 23, 2020

Erna VanderBerg
80 Mt. Zion Way
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-118
BLOCK 131, LOT 6 ALSO KNOWN AS 80 MT ZION WAY**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, July 14, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting
Time: Jul 14, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87051472922?pwd=VjRyclZWaWhDVVdiWHM3KzRtSzQ0UT09>

Meeting ID: 870 5147 2922

Password: 027038

One tap mobile

+16465588656,,87051472922#,,1#,027038# US (New York)

+13017158592,,87051472922#,,1#,027038# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 870 5147 2922

Password: 027038

Find your local number: <https://us02web.zoom.us/j/khKdzLynB>

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

"I would like to install an A/C Condenser behind my house in my alley. The unit will be located at the far end of the alley and shielded by my 6' stockade fence. I store my bikes and lawnmower near the middle and front of the alley along with garbage cans and recycling."

Classification

According to the Assessor's records, the subject structure was constructed in 1890. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles.

Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.

Compliance Issues

- 1. This is a key structure on a corner lot and the changes proposed are highly visible and cannot be administratively approved; therefore, this application requires the review of the full Historic Preservation Commission.**

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 278 or via email kdickert@neptunetownship.org.

Cordially,



Kristie Dickert
HPC Secretary

Application #: HPC 2020-118

Application Date: 6/1/2020

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> AC UNIT
<input type="checkbox"/> ADDITION
<input type="checkbox"/> ARBOR
<input type="checkbox"/> AWNING
<input type="checkbox"/> BALCONY
<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> COLUMNS
<input type="checkbox"/> DECK
<input type="checkbox"/> DOOR REPLACEMENT
<input type="checkbox"/> DRIVEWAY
<input type="checkbox"/> EXTERIOR ALTERATIONS
<input type="checkbox"/> FENCE
<input type="checkbox"/> FLAGS / BANNERS
<input type="checkbox"/> FOUNDATION
<input type="checkbox"/> OTHER _____ | <input type="checkbox"/> GATE
<input type="checkbox"/> GENERATOR
<input type="checkbox"/> GUTTERS & LEADERS
<input type="checkbox"/> HOT TUB
<input type="checkbox"/> LATTICE
<input type="checkbox"/> LIGHT FIXTURE
<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> ORNAMENTATION
<input type="checkbox"/> OUTDOOR SHOWER
<input type="checkbox"/> PAINT
<input type="checkbox"/> PATIO
<input type="checkbox"/> PIERS
<input type="checkbox"/> PORCH
<input type="checkbox"/> PORCH FAN | <input type="checkbox"/> RAILINGS
<input type="checkbox"/> RETAINING WALL
<input type="checkbox"/> ROOF
<input type="checkbox"/> SATELLITE DISH
<input type="checkbox"/> SHED
<input type="checkbox"/> SHUTTERS
<input type="checkbox"/> SIDING
<input type="checkbox"/> SIGN
<input type="checkbox"/> SKYLIGHT
<input type="checkbox"/> SOLAR
<input type="checkbox"/> STAIRS
<input type="checkbox"/> VENT
<input type="checkbox"/> WALKWAY
<input type="checkbox"/> WINDOWS |
|--|---|---|

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

PROPERTY IDENTIFICATION

ADDRESS: 80 Mount Zion Way OG
 BLOCK: 131 LOT: 6 QUALIFIER: _____

OWNER INFORMATION

NAME(S): E. VanderBerg
 ADDRESS: 80 Mount Zion Way Ocean Grove
 PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): _____ COMPANY: _____
 ADDRESS: _____
 PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1890 ARCHITECTURAL STYLE: Victorian

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A

ZONING PERMIT ID# (from Zoning Permit): 55250618 DATE APPROVED: 5/26/2020

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

I would like to install an AC Condenser behind my house in my Alley. The unit will be located at the far end of the alley and shielded by my 6' Stockade Fence. I store my bikes and lawnmower near the middle and front of the alley along with garbage cans and recycling.

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

E. VanderBerg

OWNER NAME - Please PRINT

OWNER SIGNATURE

DATE

6/1/2020

E. VanderBerg

APPLICANT NAME - Please PRINT

APPLICANT SIGNATURE

DATE

6/1/2020

Kristie Dickert

Response to 6/16/20 Zoom meeting

From: Erna VanderBerg [REDACTED]
Sent: Monday, June 22, 2020 4:51 PM
To: Kristie Dickert
Subject: Re: Revised request 80 Mt Zion Way.

I will change it to square that's better.

On Mon, Jun 22, 2020, 2:27 PM Kristie Dickert <kdickert@neptunetownship.org> wrote:

Please don't shoot the messenger, but I just printed your attachment and it appears you are proposing diagonal lattice? They usually want you to match the existing lattice on the home which appears to be square lattice (vertical/horizontal) on the front of your house below the porch. Would you agree to change the direction of the lattice pattern and resubmit to me or do you want me to submit it as is?

Kristie Dickert, Administrative Officer

Planning Board/Zoning Board of Adjustment

Historic Preservation Commission (HPC) Secretary

Township of Neptune

25 Neptune Boulevard

Neptune, NJ 07753

Phone: 732-988-5200 Ext. 278

Fax: 732-988-4259

Email: kdickert@neptunetownship.org

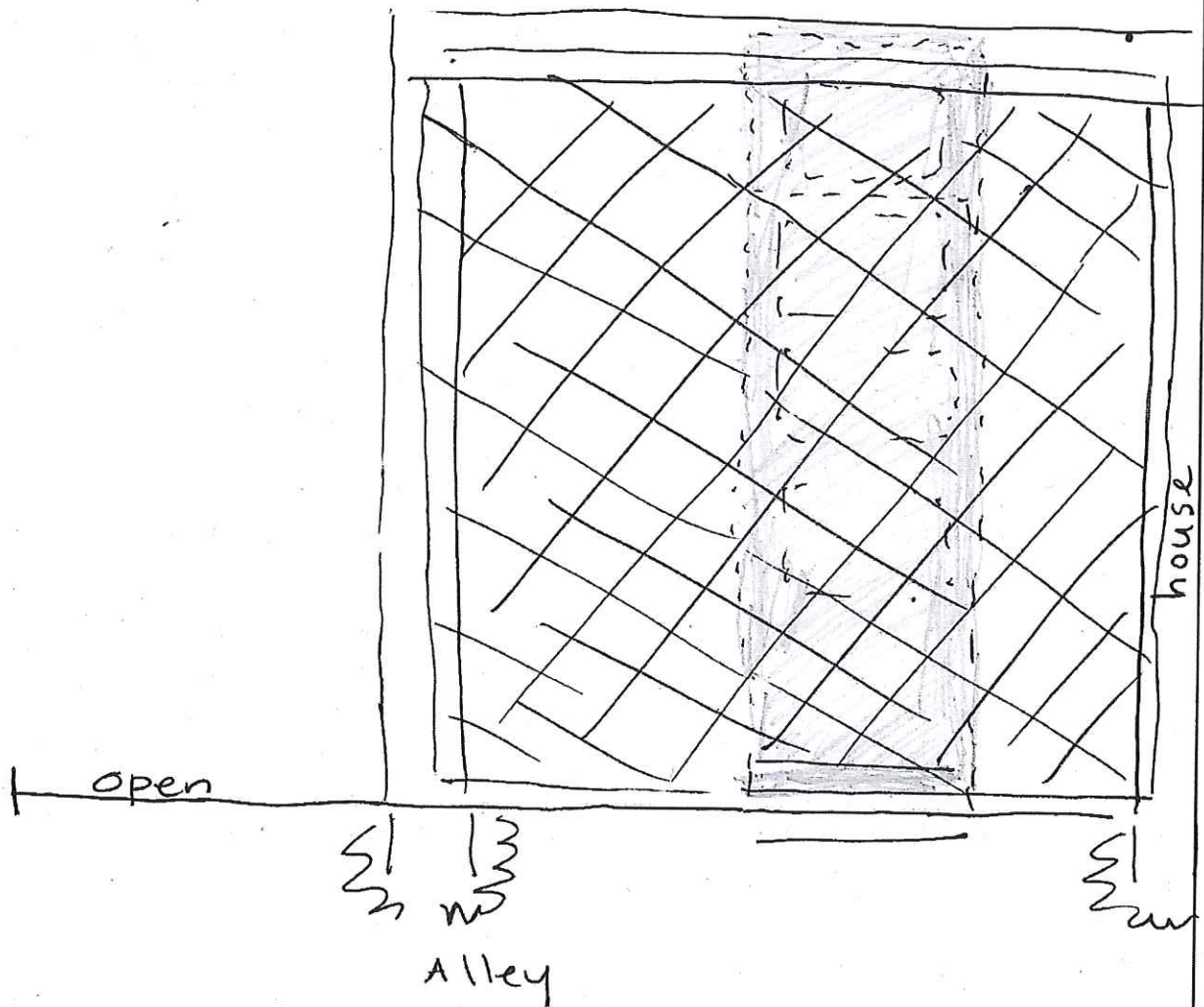
From: Erna VanderBerg [REDACTED]
Sent: Monday, June 22, 2020 2:03 PM
To: Kristie Dickert <kdickert@neptunetownship.org>
Subject: Re: Revised request 80 Mt Zion Way.

Hi Kristie,

Thanks for putting me on the schedule for tomorrow. Here is the design for privacy screen in complete document

Design Sketch

Screen for 80 Mount Zion Way



4'x4' Wood Screen lattice

2x4 frame wood



View from road/sidewalk.

Response to Application Review Zoom Meeting 6/16/20

Application Number HPC2020-118

80 Mt Zion Way OG

E. VanderBerg

6/8/2020

Hand Delivered to Kristie Dickert

Response to item 1: Elevations required for pipe chase for mini-split units. Property is located on corner of Mt. Zion and New York Ave.

Front and Side Yard Elevation will NOT have a pipe chase. See below.



Corner of New York and Mt. Zion.

Response to Application Review p. 2

Application Number HPC2020-118

80 Mt Zion Way OG

E. VanderBerg



Rear Alley on New York ave will have three 2 x 3 White Aluminum pipe chase. The pipe will run thru the crawl space to the condenser.



Response to Application Review p. 3

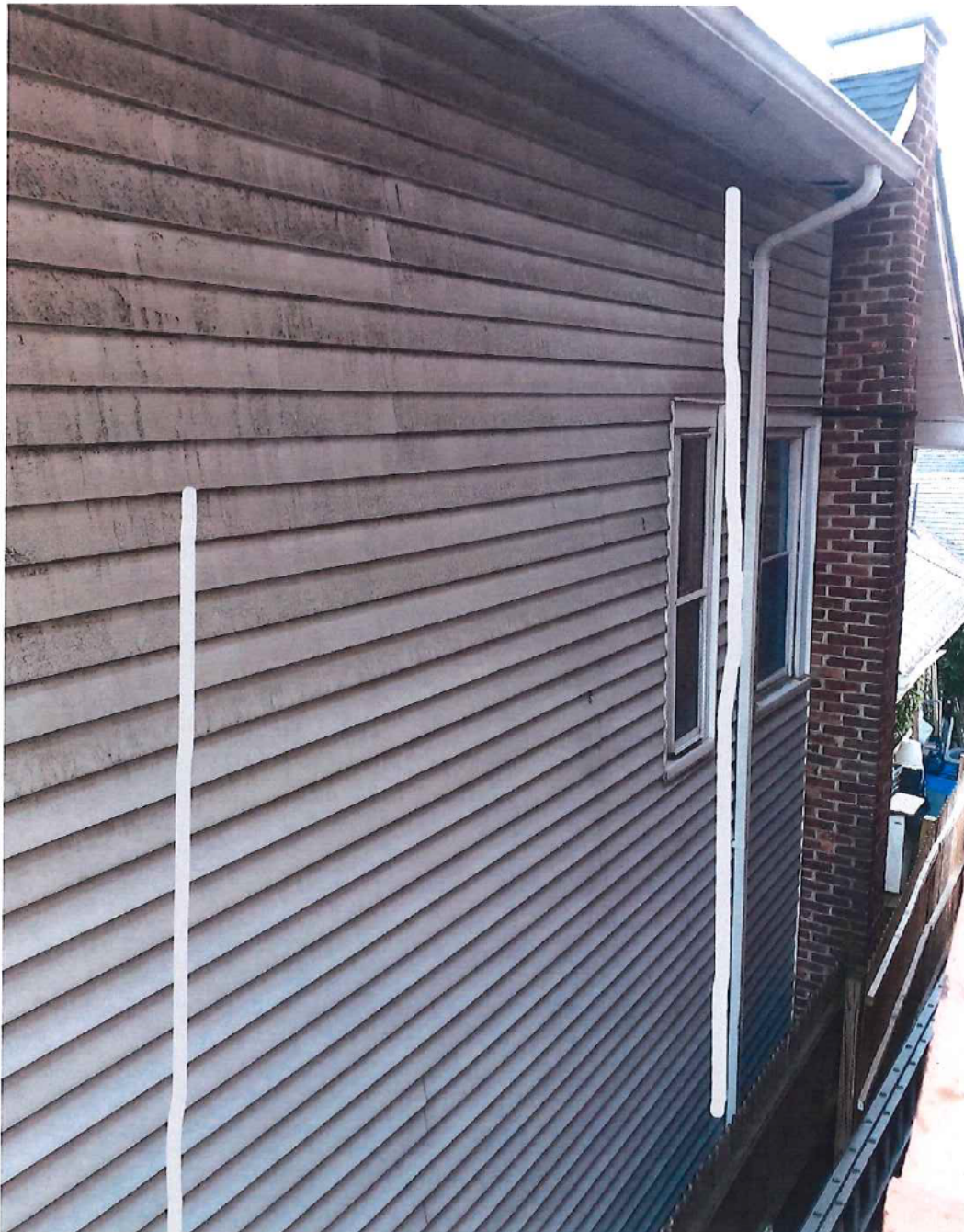
Application Number HPC2020-118

80 Mt Zion Way OG

E. VanderBerg



Side Alley on Mt. Zion will have two White Aluminum pipe chase. The pipe will run thru the crawl space to the condenser.



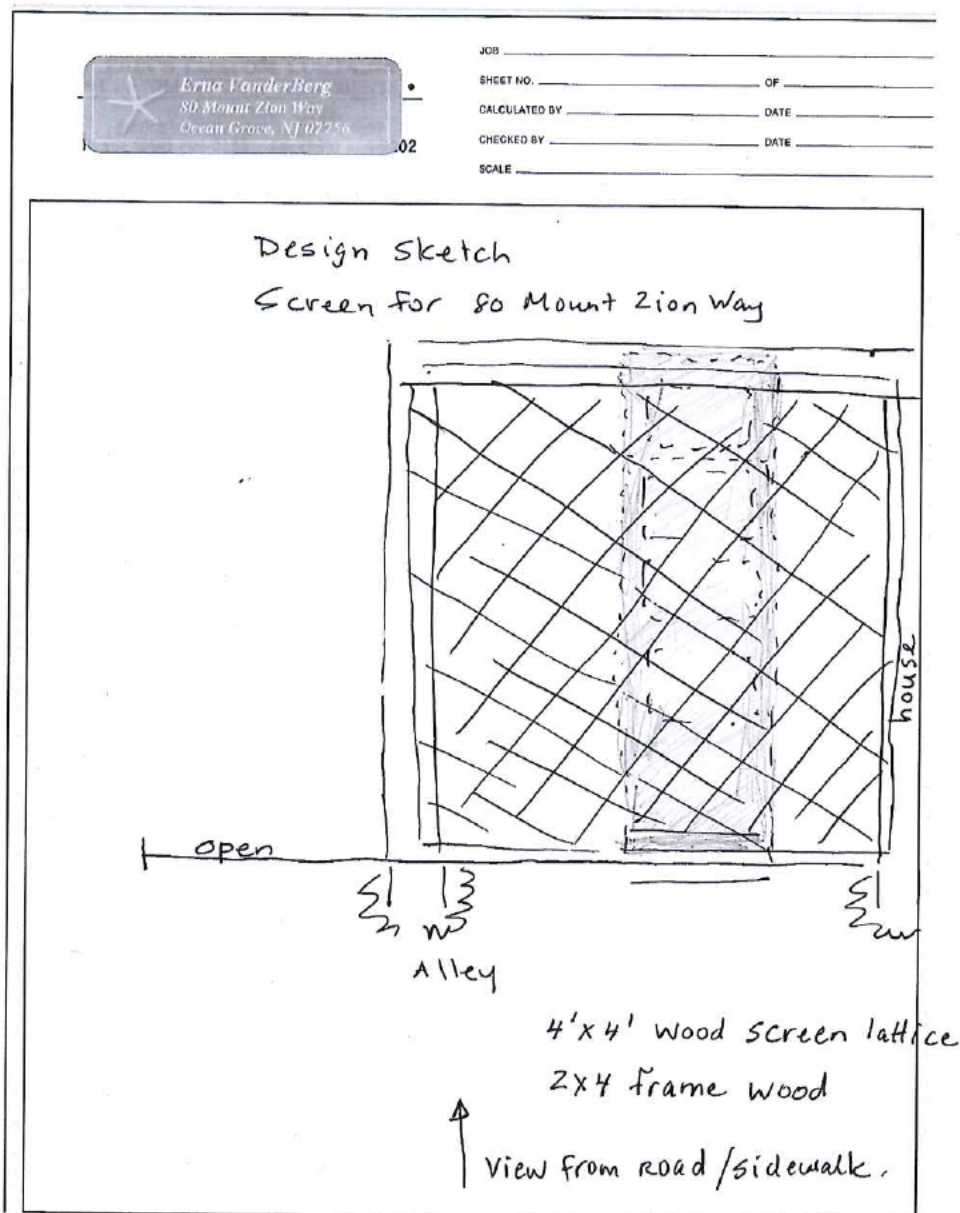
Response to Application Review p. 4

Application Number HPC2020-118

80 Mt Zion Way OG

E. VanderBerg

Incomplete item 2 Site plan included a 3' w x 4' H wood screen below. Location of screen is shown in yellow on the site plan. Screen will consist of two square wood posts with a 1 x 2 frame and wood lattice to hide the condenser from view.



APPROVED
FOR ZONING ONLY
Township of Neptune
Engineering and Planning Department
RS 5/26/2020



Fee: 05/19/2020
Check #: 1566
Cash: 0

ZONING PERMIT

FILE COPY

ID: 552506018

Date: 05/26/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE,
THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:

Street Address: 80 MT ZION WAY Block: 131 Lot: 6 Zone: HDR1

2. Applicant Name: VANDERBERG, ERNA M Phone No. [REDACTED] Fax No.

Applicant's Address: 80 MT ZION WAY OCEAN GROVE, NJ 07756

Email: [REDACTED]

3. Property Owner Name: VANDERBERG, ERNA M Phone No. (908)229-4114 Fax No.

Property Owner's Address: 80 MT ZION WAY OCEAN GROVE, NJ 07756

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"I would like to install an AC condenser behind my house in my alley. The unit will be located at the back of the alley near my 6ft stockade fence. The AC condenser will be retrofit with a wind baffle to re-direct the fan discharge up and away from others. The unit will be hidden from view in the alley because bikes and other equipment will be stored at the front of the alley. I am submitting a layout with calculations as well as a data sheet on my Gree high efficiency multi 42HP system, and wind baffle WBFA105"

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes ☐ No ☒ If Yes, state:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 44.00 %

Lot Coverage: 47.00 % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

05/26/2020 With this Zoning Permit Application Submission the applicant submitted:

- One (1) Zoning Permit Application
- One (1) calculation sheet
- One (1) copy of the Survey of Property, dated April 15, 2019
- One (1) copy of Specifications, five (5) pages

The property is located within the HDR1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"I would like to install an AC condenser behind my house in my alley. The unit will be located at the back of the alley near my 6ft stockade fence. The AC condenser will be retrofit with a wind baffle to re-direct the fan discharge up and away from others. The unit will be hidden from view in the alley because bikes and other equipment will be stored at the front of the alley. I am submitting a layout with calculations as well as a data sheet on my Gree high efficiency multi 42HP system, and wind baffle WBFA105"

PERFORMANCE STANDARDS FOR ALL USES:

Per Land Development Ordinance section 402-G:

Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines 10 feet or equipped with baffles to deflect the discharged air away from the adjacent use.

ZONING NOTES:

- The applicant is proposing to construct a Gree high efficiency multi42HP system on the property. The proposed unit presents with side ventilation and applicant indicates that it will be retrofit with baffles to redirect the air "up and away". The applicant indicates the proposed to be setback 27' from the direction of ventilation.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC and Construction Department approvals are required.

Status

Approved ☒

Denied ☐

Referrals

Construction ☒

HPC ☒

Engineering ☐

Planning Board ☐

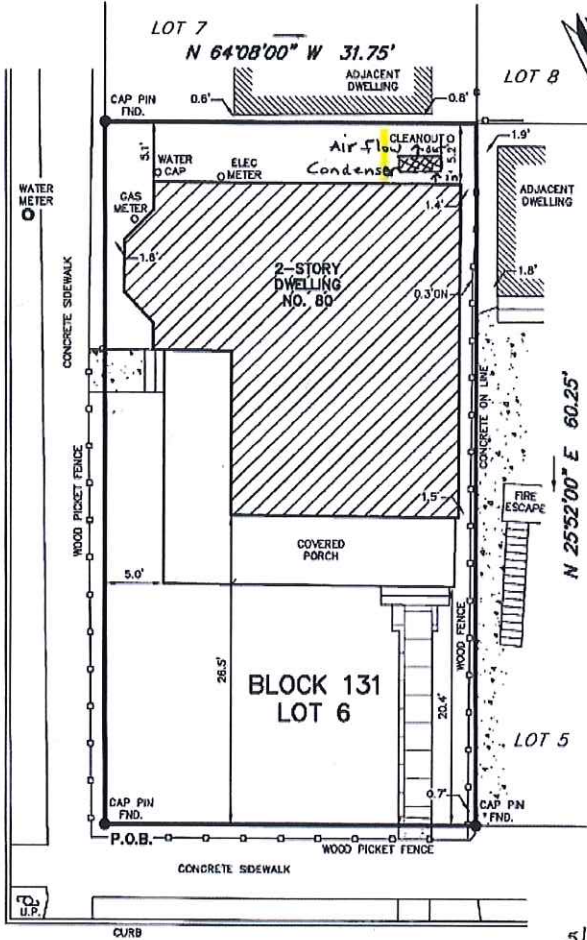
Zoning Board ☐

Mercantile ☐

Code Enforcement ☐

NEW YORK AVENUE
(40' R.O.W.)

S 25°52'00" W 60.25'



S 64°08'00" E 31.75'
MOUNT ZION WAY
(40' R.O.W.)

Zoning Approval

5/26/2020

ID# 552506D18

Layout 1

5/4/2020

Submission

Shows proposed

Condenser pad

3.6' x 1.3'

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREA, OR IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH. OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

APPROVED
ZONING

JUN 30 2020
w/ baffle

APPROVED

Zoning Submission FILE COPY

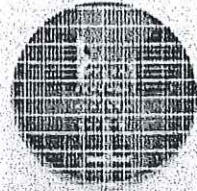
Multi Zone Inverter Heat Pump

 APPROVED
 5/18/2020
 Township of Neptune

Engineering and Planning Department

ID # 8357316

E. VandiBerg



High Efficiency Multi 21 heat pump units can heat and cool up to 5 zones without distribution boxes. Each Multi 21 is powered by Gree's energy efficient G10 inverter and a variable speed compressor. Our G10 inverter technology saves energy, reduces outdoor noise and keeps room temperature consistent by eliminating the harsh starts & stops of conventional systems. Each coil has Acrylic Resin/Anti-Corrosion protective coating to promote energy efficiency.

Features and Benefits:

- ▶ High Efficiency up to 22 SEER
- ▶ Sound Levels down to 56 dB(A)
- ▶ Up to 5 indoor units
- ▶ Multi-point Diagnostics
- ▶ Low Ambient Cooling down to 0°F
- ▶ Low Ambient Heating down to -4°F
- ▶ Intelligent Defrost
- ▶ Heavy Gauge Steel Cabinet
- ▶ Includes Selected Line-set Adaptors

MODELS			MULTI18HP230V1BO	MULTI24HP230V1BO	MULTI30HP230V1BO	MULTI36HP230V1BO	MULTI42HP230V1BO
Number of Zones			2	2 - 3	2 - 4	2 - 5	2 - 5
SYSTEM PERFORMANCE - NON-DUCTED INDOOR UNITS							
Cooling Capacity (min-max)	Btu/h	18,000 (7,000-21,000)	26,000 (7,500-31,000)	29,000 (8,189-33,438)	34,000 (8,871-35,826)	39,000 (8,871-40,944)	
SEER/EER*		22/12.5	21/9.5	21/12.0	21/12.4	21/10.4	
Heating Capacity (min-max)	Btu/h	19,000 (8,530-22,600)	29,000 (7,500-35,000)	31,600 (8,189-32,414)	42,500 (8,871-44,356)	45,000 (8,871-46,062)	
HSPF/COP		9.0/3.5	10.2/3.7	10.2/3.8	10.2/3.7	10.2/3.6	
Energy Star®		Yes	NO	NO	NO	NO	
SYSEM PERFORMANCE - SLIM DUCTED INDOOR UNITS							
Cooling Capacity (min-max)	Btu/h	18,000 (7,000-21,000)	26,000 (7,500-33,000)	29,200 (6,200-30,800)	34,000 (13,400-37,000)	39,500 (13,800-42,800)	
SEER/EER		14/10.9	14/9.5	14.5/9.1	14.8/10.1	14.7/9.8	
Heating Capacity (min-max)	Btu/h	19,000 (8,530-22,600)	29,000 (7,500-35,000)	32,000 (6,500-32,500)	43,500 (7,231-44,745)	46,500 (7,500-47,000)	
HSPF/COP		9.0/3.1	9.0/3.2	9.8/3.3	9.9/3.0	9.6/3.1	
OUTDOOR UNIT							
Compressor Type			DC INVERTER DRIVEN ROTARY				
Sound Level	dB(A)	56	59	59	61	61	
Cooling Temperature Range	°F	0 – 118°F	0 – 118°F	0 – 118°F	0 – 118°F	0 – 118°F	
Heating Temperature Range	°F	-4 – 75°F	-4 – 75°F	-4 – 86°F	-4 – 86°F	-4 – 86°F	
Unit Dimension (WxHxD)	in	38.0 x 27.6 x 15.6	38.6 x 31.1 x 17.3	38.4 x 31.0 x 17.3	42.5 x 43.4 x 17.3	42.5 x 43.4 x 17.3	
Package Dimension (WxHxD)	in	40.4 x 28.9 x 17.9	42.5 x 33.1 x 19.1	42.5 x 33.1 x 19.1	45.5 x 43.9 x 18.9	45.5 x 43.9 x 18.9	
Weight (Net/Gross)	lbs	114.4/124.3	152.9/163.9	154.0/169.4	198.0/215.6	198.0/216.0	
Refrigerant / Charge R410A	oz	56.5	77.6	98.7	128.8	128.8	
Coil Type ID & OD			Copper / Aluminum with Acrylic Resin/Anti-Corrosion Coating				
INSTALLATION							
Line Set Size (Liquid - Gas)	Port A	in	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8
	Port B	in	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8
	Port C	in		1/4 – 3/8	1/4 – 3/8	1/4 – 3/8	1/4 – 3/8
	Port D	in			1/4 – 3/8	1/4 – 3/8	1/4 – 3/8
	Port E	in				1/4 – 3/8	1/4 – 3/8
Pre-Charge Length	ft	33	98	131	131	131	
Total Piping Length	ft	65	197	230	246	246	
Length to farthest Indoor Unit	ft	33	65	82	82	82	
Elevation (OD above IDU)	ft	33	33	49	49	49	
ELECTRICAL							
Voltage / Phase / Hertz		208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	
MCA	Amp	15	22	19	23	24	
MOCP	Amp	25	35	30	35	40	
Interconnecting Wire		AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	
Limited Warranty		7 Years on Compressor / 5 Years on Parts					⬆

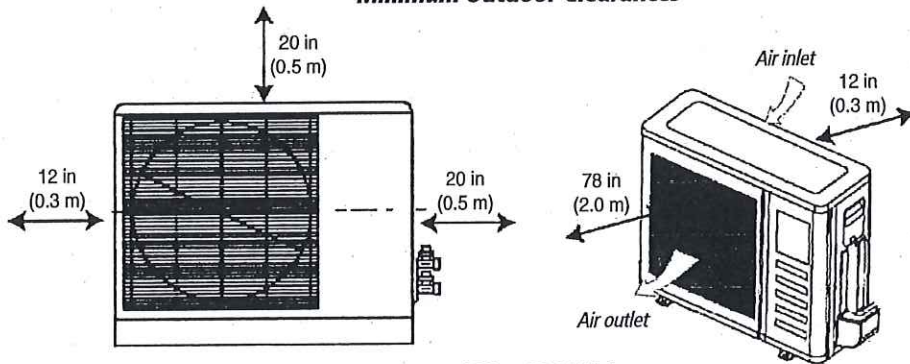
INSTALLATION SITE INSTRUCTIONS

Outdoor Unit

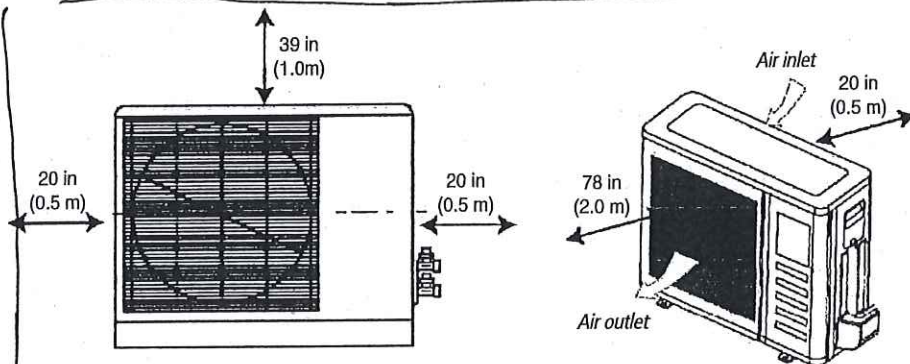
Select a site that allows the following:

1. Install the outdoor unit at a location that is capable of withstanding twice the weight of the unit.
2. Install the outdoor unit where it is convenient to connect refrigerant lines to the indoor units.
3. Install the outdoor unit where the condensate water can be drained unobstructed during the heating mode to a safe location.
4. Do not locate the unit where the noise may be objectionable to neighbors.
5. Provide the space shown below, so that the air flow is not blocked and future service and maintenance can be performed.

Minimum Outdoor Clearances



18K and 24K Unit



30K, 36K and 42K Unit



Zoning Submission

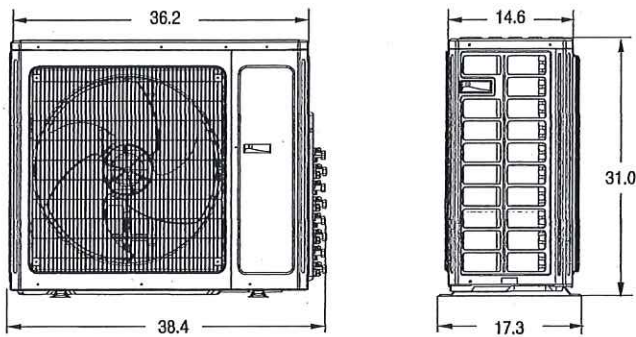
5/18/2020

ID # 552357396

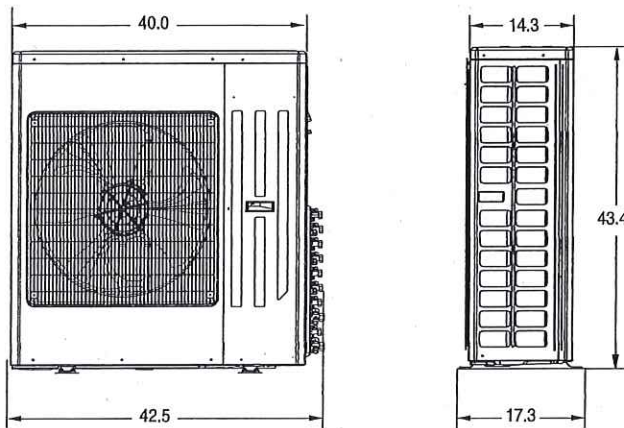
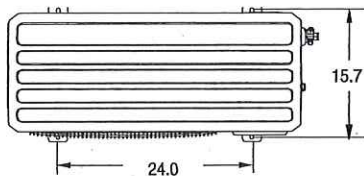
E Vandybey

OUTDOOR UNIT INSTALLATION

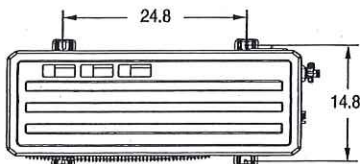
Outdoor Unit Dimensions



30K Unit



36K and 42K Unit

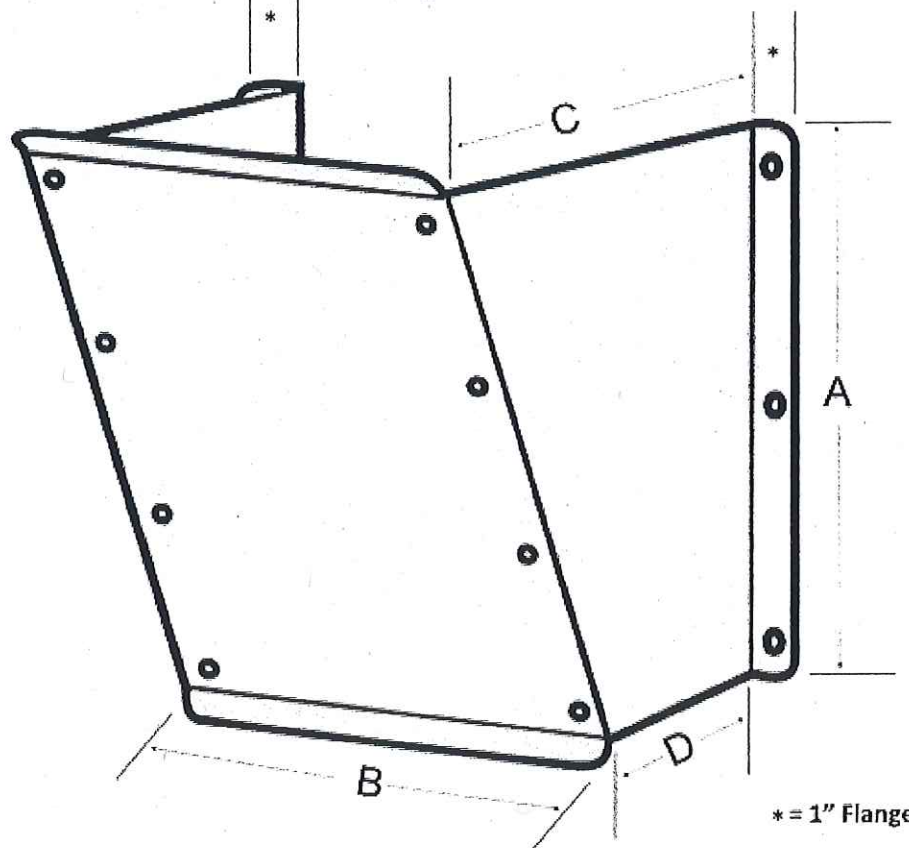


Zoning submission

5/18/2020

ID # 552357396 C. Vandenberg

Style A



Model	A	B	C	D
WBFA101	21	20.5	12	6
WBFA102	20	20	12	6
WBFA103	20.5	22.5	12	6
WBFA104	23	24	14	6
WBFA105	25	25.75	14	6
WBFA106	32	25	12	6
WBFA107	18	18	12	6

E. VanderBerg
 80 Mount Zion Way OG
 5/18/2020

Wind Baffles Direct

E. Vandenberg Fasteners Included

Style A Installation Instructions



CHECK FIT

Before removing protective film or opening fastener package, check the wind baffle fit. Returns will not be accepted if film is removed or fastener package is opened.

GENERAL: This Universal Wind Baffle is made to be placed on the fan discharge side of the unit. See Fig. 1 below. One Wind Baffle will be used for single fan outdoor units while 2 Wind Baffles will be used for larger outdoor units with 2 fans.

INSTALLATION PROCEDURES:



BEFORE DRILLING OR SCREWING INTO THE UNIT, MAKE SURE THERE WILL BE NO CONTACT WITH REFRIGERANT TUBING OR ELECTRICAL WIRES. CHECK FOR CLEARANCE.

Remove all the protective film on the clear parts. Assemble the outer or top panel to the side panels. Shift the wind shield left/right and or up/down as needed. The pre drilled holes on the baffle side panels can serve as a template to mark the top holes on the unit. Pre drilling the top holes with the drill tip screws can make fastening the side panels to the unit easier. After the top fastener on each side panel is in place install the remaining screws, washers and spacers.

Model	Drill Tip Screws, Washers, Spacers	Screws, Lock nut, Shoulder Spacer
WBFA101	6	8
WBFA102	6	8
WBFA103	6	8
WBFA104	8	8
WBFA105	8	8
WBFA106	8	10
WBFA107	6	8

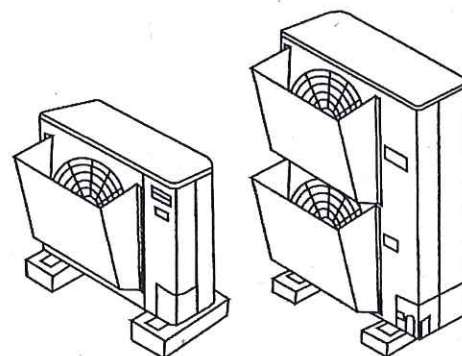


Fig. 1

Fastening baffle to unit

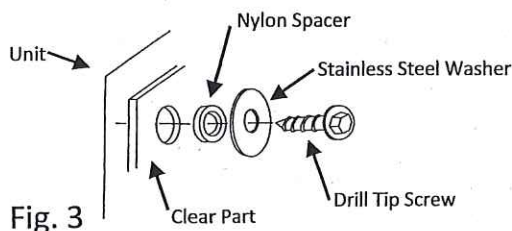
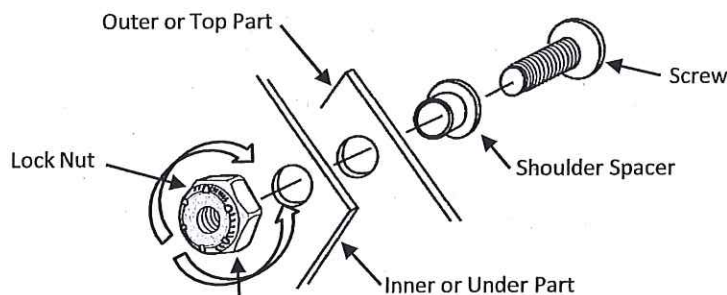


Fig. 3

Fastening outer or top panel to side panels



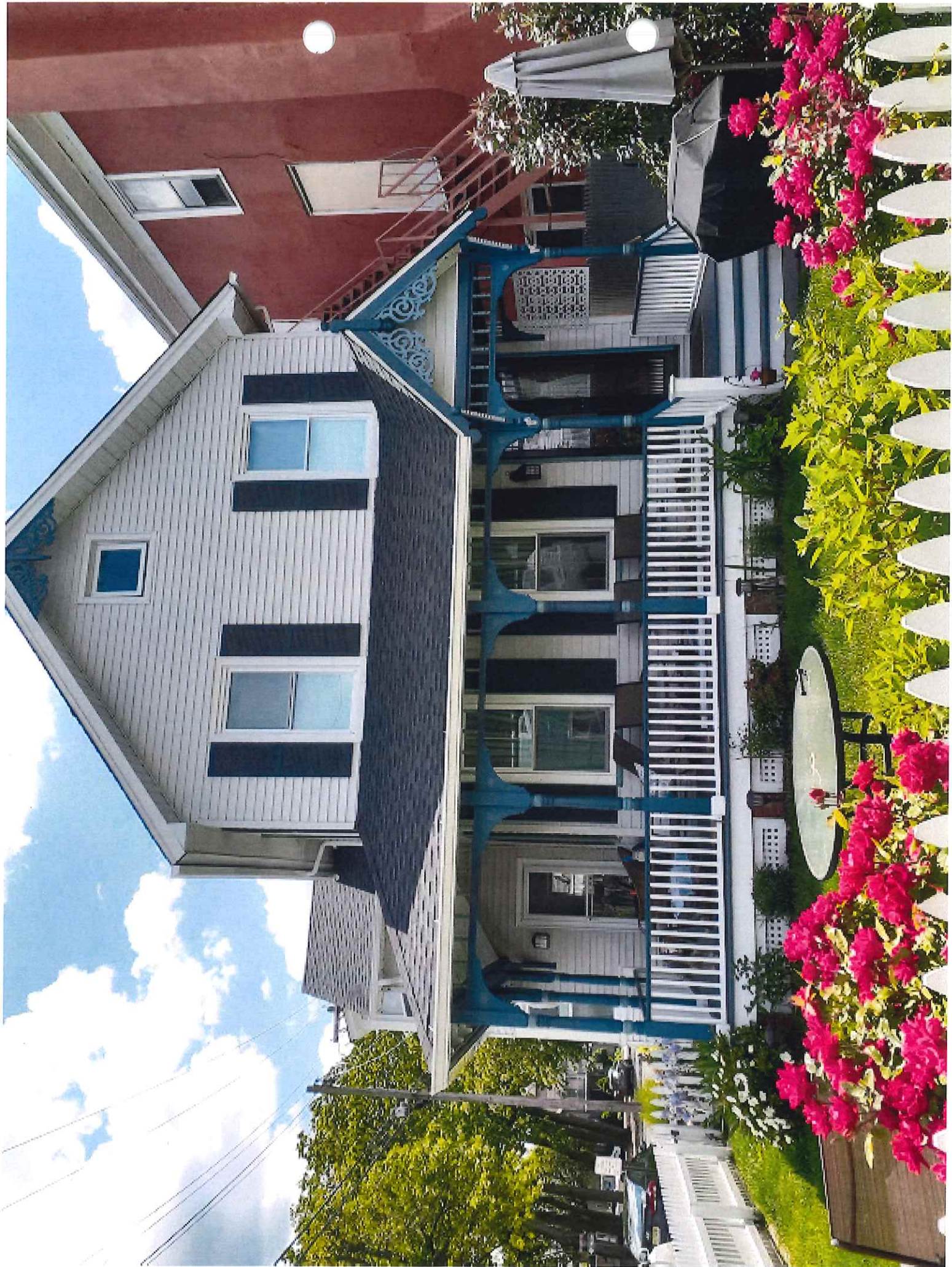
Caution: Do not over tighten lock nut. Tighten nut until slightly snug, then back off until it will lightly twist or spin.

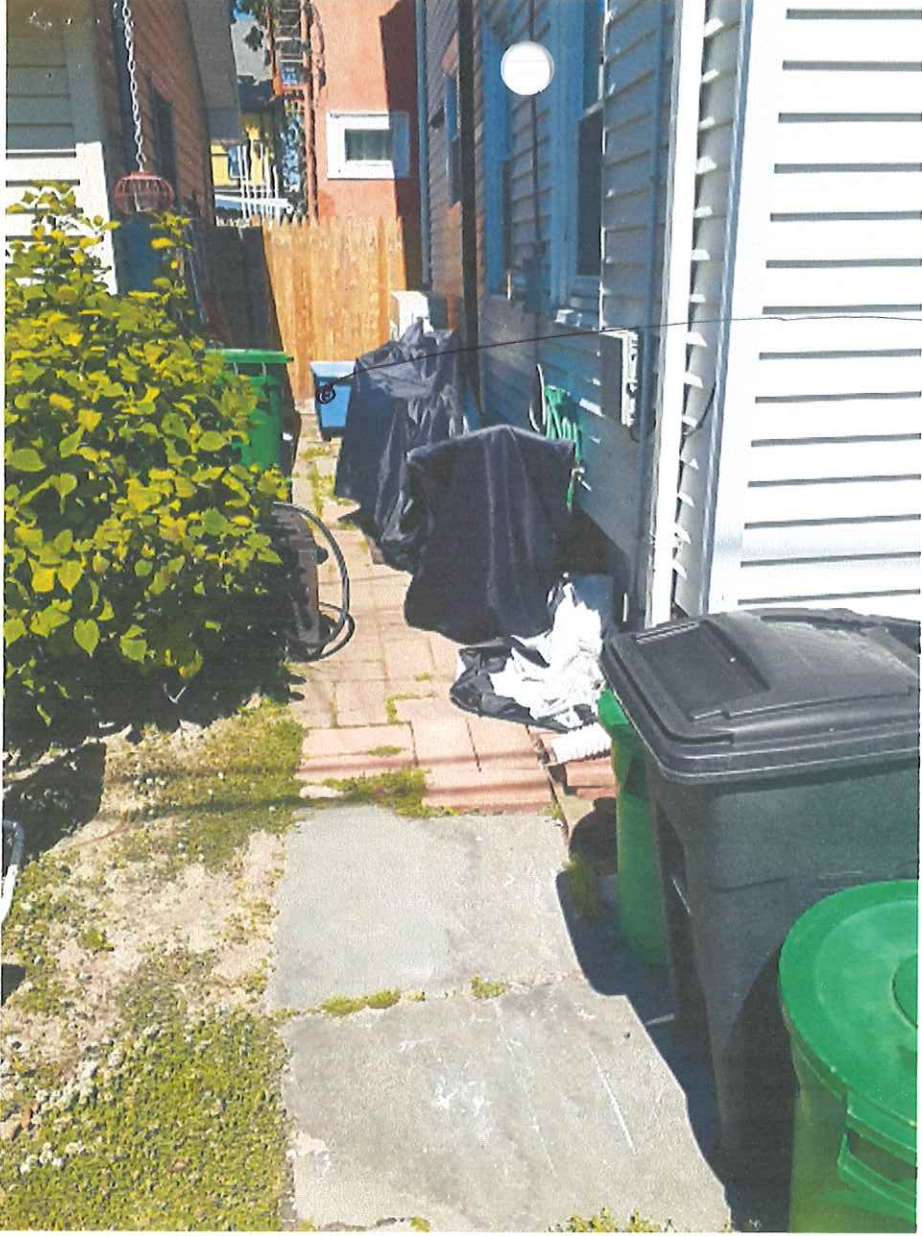
Fig. 2

If there is a need to cut or drill any of the clear parts you must follow these instructions.

To cut the outer or top panel, do not remove the protective covering. Mark a line and cut using a fine metal cutting blade on a jig or reciprocating saw. (Do not use a circular saw.) Use a file or 120 grit sand paper to smooth the cut edges. To drill holes for the outer or top panel to mount to the side piece, (Fig 2) use a 1/4" drill bit for each hole. If there is a need to relocate the mounting hole to the unit, (Fig 3) use a 5/16" drill bit to drill the side piece. Check the fit with the Nylon Spacer (Fig 3) and if it will not fit loosely then the hole can be slightly reamed with the drill bit. Note: Drill bits must be a metal drilling bit, not a spade or other type.

Caution: Use only mild soap or detergent and water to clean baffle. Do not use any chemicals





AC Condenser
will be
here where the
blue bin is set
right now.

• sidewalk starts here

E. VanderBerg 6/1/2020
80 Mount Zion Way OG
HPC application
Alley behind my house