BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE

Remote Meeting Via Zoom Conference Call

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Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-20, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

7:00 P.M. **NOVEMBER 17, 2020**

AGENDA

I. APPROVAL OF MINUTES

A) Approval of the minutes of the meeting of October 20 and 27, 2020.

II. PUBLIC HEARINGS – NEW BUSINESS

A) **REQUEST TO POSTPONE**. Petition of **150 Greenleaf Avenue Realty Trust, Owner**, for property located at **150 Greenleaf Avenue** for Appeal of an Administrative Decision that the following are required: 1) A Variance from Section 10-208 Table 4 - Uses in Business Districts (2009 Ordinance, Section 10.592.20 in current Ordinance) that requires a 200 foot setback from any adjoining Residential or Mixed Residential district for motor vehicle sales. 2) A Variance from Section 10-1201, Off-Street Parking (2009 Ordinance, Section 10.1113.30 in current Ordinance) that requires a 100 foot setback for business parking areas from any adjoining Residential or Mixed Residential district. 3) A Wetland Conditional Use Permit for development within the Inland Wetlands Protection District. Said property is shown on Assessor Map 243 Lot 67 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. **REQUEST TO POSTPONE**

B) Petition of **SAI Builders, LLC, Owner,** for property located at **27 Elwyn Avenue** wherein relief is needed from the Zoning Ordinance to install two AC units which requires the following: 1) A Variance from Section 10.521 to allow a 5.5 foot right side

yard where 10 feet is required. Said property is shown on Assessor Map 113 Lot 28-1 and lies within the General Residence A (GRA) District.

C) Petition of **Bromley Portsmouth, LLC, Owner**, for property located at **1465 Woodbury Avenue** wherein relief is need from the Zoning Ordinance to construct a standalone automated teller machine (ATM) which requires the following. 1) A Variance from Section 10.1530 to allow an automated teller machine (ATM) as defined in this section to be a principal freestanding structure and not located on the outside of a building, or in an access-controlled entrance to a building, or within a principal use in a building. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

D) Petition of **Michael Petrin, Owner**, for property located at **239 Northwest Street** wherein relief is needed from the Zoning Ordinance to demolish a rear addition and construct a new two-story rear addition which requires the following: 1) Variances from Section 10.521 to allow: a) 1.5 foot rear yard where 20 feet is required; b) 48% building coverage where 25% is the maximum allowed; and c) 28% open space where 30% is the minimum required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 122 Lot 3 and lies within the General Residence A (GRA) District.

E) Petition of **Jessica Kaiser and John Andrew McMahon, Owners**, for property located at **30 Spring Street** wherein relief is needed from the Zoning Ordinance to construct covered front porch and add dormers to existing dwelling which requires the following: 1) Variances from Section 10.521 to allow a) 28.5% building coverage where 25% is the maximum allowed; b) a 0 foot front yard where 15 feet is required; and c) a 0 foot side yard where 10 feet is required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 130 Lot 13 and lies within the General Residence A (GRA) District.

F) Petition of **Thomas Murphy, Owner**, for property located at **95 Dodge Street** wherein relief is needed from the Zoning Ordinance to demolish existing home and construct a new home with an attached accessory dwelling unit which requires the following: 1) A Variance from Section 10.1114.30 to allow two driveways where only one per lot is permitted. Said property is shown on Assessor Map 258 Lot 39 and lies within the Single Residence B (SRB) District.

G) Petition of **Summit 501 Islington, LLC, Owner,** for property located at **501 Islington Street** wherein relief is needed from the Zoning Ordinance for a 900 square foot expansion of an existing medical office in an existing building which requires the following: 1) A Special Exception from Section 10.440 Use #6.20 to allow a medical office where the use is allowed by special exception. Said property is shown on Assessor Map 157 Lot 6 and lies within the Character District 4-L2 (CD4-L2) District.

H) Petition of **Gregory & Amanda Morneault, Owners**, for property located at **137 Northwest Street** wherein relief is needed from the Zoning Ordinance to subdivide one lot into two lots and construct a new two family dwelling which requires the following: 1) Variances from Section 10.521 to allow: a) a lot depth of 44.7 feet for Lot 1 and 23.4 feet for Lot 2 where 70 feet is required for each; b) a lot area per dwelling unit of 5,317 square feet for proposed Lot 2 where 7,500 square feet per dwelling is required; c) a 2.5 foot front yard for proposed Lot 2 where 15 feet is required; and d) a 4 foot rear yard for proposed Lot 2 where 20 feet is required. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District.

I) Petition of **111 Maplewood Avenue, LLC, Owner**, for property located at **145 Maplewood Avenue** wherein relief is needed from the Zoning Ordinance for signage for new building which requires the following: 1) A Variance from Section 10.1251.20 to allow a 57 square foot freestanding sign where 20 square feet is the maximum allowed. 2) A Variance from Section 10.1242 to allow wall signs above the ground floor on all sides of the building. 3) A Variance from Section 10.1242 to allow wall signs above the ground floor on a side of a building not facing a street. 3) A Variance from Section 10.1144.63 to allow illuminated signs above 25 feet from grade. Said property is shown on Assessor Map 124 Lot 8-1 and lies within the Character District 5 (CD5) District.

III. OTHER BUSINESS

IV. ADJOURNMENT

BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE

Remote Meeting via Zoom Conference Call

7:00 P.M. **OCTOBER 20, 2020**

MINUTES

MEMBERS PRESENT: Chairman David Rheaume, Vice-Chairman Jeremiah Johnson, Jim Lee, Peter McDonell, Arthur Parrott**,** Alternate Phyllis Eldridge, Alternate Chase Hagaman

MEMBERS ABSENT: Christopher Mulligan, John Formella

ALSO PRESENT: Peter Stith, Planning Department

Two Board members were absent, so both alternates Ms. Eldridge and Mr. Hagaman took voting seats.

I. APPROVAL OF MINUTES

A) Approval of the minutes of the meeting of September 15, 2020.

*The minutes were **approved** as presented by unanimous vote, 7-0.*

II. PUBLIC HEARINGS – NEW BUSINESS

Note: Due to technical issues with Petition A, it was moved, seconded, and passed unanimously (7-0) to pull Petition B, 322 Lincoln Avenue, out of order. They then addressed Petition B (pg 3).

A) Petition of **Kelly Dobben-Annis, Owner**, for property located at **160 Rockland Street** wherein relief was needed from the Zoning Ordinance to construct a 12' x 14' deck which requires the following: 1) A Variance from Section 10.521 to allow 30.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 129 Lot 01-01 and lies within the General Residence A (GRA) District.

SPEAKING TO THE PETITION

The applicant Kelly Dobben-Annis was present. She said the condominium had four units; the top units had decks and the lower ones had yards. She said the owner of the other lower condo had requested a private patio but that she preferred to have a deck to give her more privacy. She said the condominium association had agreed with the request.

In response to the Board's questions, Ms. Dobben-Annis said the upper decks were larger than the 12'x14' deck she wanted. She said she was looking for relief from the building coverage requirement and was pretty sure that no other condominium owners needed additional zoning relief, with the exception that two hazardous walkways would be removed and that the front walkway would be updated. She said the deck would come off the kitchen and would be eight feet from the existing grade. She said she had considered having a patio instead with steps going down to it but thought having a deck over the patio would fit in better.

Mr. McDonell asked if there would be a fence or a partition above the surface of the deck. The applicant said that it would be more within the landscaping. She said she wanted her own dedicated area for privacy because she had a lot of kitchen windows that people could see into.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Mr. McDonell moved to **grant** the variance for the petition as presented, and Mr. Parrott seconded.*

Mr. McDonell said granting the variance would not be contrary to the public interest and would observe the spirit of the ordinance, seeing that there would be no alteration to the neighborhood or threat to the public's health, safety, or welfare. He said it would be a relatively minimal improvement and that there was a similar deck across the way. He said substantial justice would be done because the deck would be located in as central a location to the lot as possible. He was it was a slight increase in building coverage, but there was no setback relief needed and it would not impede on anyone's light or air. He said surrounding property values would not be impacted. He said the proposed deck was a bit higher than he expected but made sense because the applicant could go from the kitchen to the deck. He said the hardship was that the property in its current state couldn't have anything done without additional building coverage relief. He said the relief required wasn't a lot, so there was no real and fair relationship between the purpose of the building coverage requirement of the ordinance and its application. He said the proposed use was a reasonable one and should be approved.

Mr. Parrott concurred and had nothing to add.

Chairman Rheaume said he thought the deck would be eight feet overall instead of eight feet to the floor. He said it made sense to want a deck, especially off the kitchen, to bring food and so on, and that going down steps to a patio would be inconvenient for that purpose, so it was reasonable for the applicant to want a deck versus a patio. He noted that it would not encroach too close to a neighbor and had the endorsement of the condominium association.

*The motion **passed** by unanimous vote, 7-0.*

B) Petition of the **Amanda Telford Revocable Trust, Owner**, for property located at **322 Lincoln Avenue** wherein relief was needed from the Zoning Ordinance to demolish an existing structure and construct a new structure which requires the following: 1) Variances from Section 10.521 to allow a) 35.5% building coverage where 25% is the maximum allowed; b) a 3'6" right side yard where 10' is required; and c) a 13' rear yard where 20' is required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 130 Lot 26 and lies within the General Residence A (GRA) District.

SPEAKING TO THE PETITION

Attorney Derek Durbin on behalf of the owner was present and reviewed the petition. He said the carriage house was in derelict condition and that the applicant wanted to demolish it and reconstruct it in a slightly different location. He said the building would be used mainly for storage and that the second floor would be used as a home office. He reviewed the criteria and said they would be met. He said there were three letters of support from the abutters.

Mr. Hagaman asked if the same footings would be used, noting that the building could be flipped so that it would be more than 3-1/2 feet from the line or it could be on the other side of the property. Attorney Durbin said the goal was to bring it in line with the existing structure and that they were dealing with a very narrow building envelope. He said the applicant didn't have a lot of backyard space and was trying to preserve what little open space she had. He noted that either way would require some form of relief. Vice-Chair Johnson asked if the most immediate building adjacent to the neighbor's property was also a garage or shed and whether it was unoccupied. Attorney Durbin said the building was used as a storage space and was owned by the adjacent condominium association. Chairman Rheaume said the BOA previously granted variances for a deck back in 1996, but now the applicant was stating that the existing amount on the lot was 35 percent and was adding a half-percent. He asked where the six percent discrepancy came from. Attorney Durbin said he didn't know and thought someone probably made a mistake in the prior application or were working off the tax map at that time. Mr. Stith said he had no further information for that discrepancy.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Vice-Chair Johnson moved to **grant** the variances for the petition as presented, and Mr. Hagaman seconded.*

Vice-Chair Johnson said it was a reasonable request and relatively close to in-kind. He said granting the variances would observe the spirit of the ordinance and the public interest, noting that the structure had been in that location for a long time and the setback was quite small. He said no negative comments from the neighbors had been heard. He said the structure was 3-1/2 feet from the neighbor's property, which wasn't ideal but was enough for building maintenance, and the other buildings were unoccupied. He said the proposed building had no windows on that side as well. He said granting the variances would do substantial justice because he saw no case in which the neighbors would be affected. He said there were places to fit a smaller shed within the setback, but it would render the yard useless. He said siting it as proposed and tucking it in the back corner while still leaving a reasonable amount of space from the rear setback provided a reasonable use of the backyard. He said granting the variances would not diminish the value of surrounding properties, noting that the deteriorated building had run its course and that replacing it with a structure of high-level craftsmanship would increase the level of property values in the neighborhood. He said the property had unique conditions, including that it was one of the more narrow properties in the neighborhood, and that the driveway set up the backyard to be the most usable space. He said the size and shape of the property were the two biggest items that created the unnecessary hardship. He said the use was a reasonable one and would replace the existing use with a better quality and look, and that most people wouldn't even know there was a new building there. He said for those reasons, he thought the variances should be granted.

Mr. Hagaman concurred. He said that, even though there was a very slight increase in building coverage, it was actually an improvement, so it was a tradeoff.

Chairman Rheaume said he would support it with a bit of a heavy heart. He said the existing structure was very unique and that it was unfortunate that demolition by neglect could occur. He said the proposed structure was similar but wouldn't be the exact same thing, even though it would be more useful for the applicant and would make better use of the space. He said the setback distance was a bit tight, but the height of the proposed structure would allow maintenance. He said the location was better in some ways because it casted shade on another garage instead of a neighbor's yard.

*The motion was **approved** by unanimous vote, 7-0.*

(Note: The Board then went back to address Petition A).

Chairman Rheaume recused himself from the following petition, and Vice-Chair Johnson was Acting-Chair.

C) Petition of **Andrea Ardito & Brad Lebo, Owners**, for property located at **121 Northwest Street** wherein relief was needed from the Zoning Ordinance to construct an attached screened porch which requires the following: 1) A Variance from Section 10.521 to allow a 13.5' rear yard where 20' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 122 Lot 1 and lies within the General Residence A (GRA) District.

SPEAKING TO THE PETITION

The applicant Brad Lebo was present to review the petition. He said the screened porch would enhance their yard and allow them to more fully enjoy the weather. He said the porch would not affect the neighbors. He referred to his written criteria assessment.

There were no questions from the Board, and Acting-Chair Johnson opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Acting-Chair Johnson closed the public hearing.

DECISION OF THE BOARD

*Mr. Parrott moved to **grant** the variances for the petition as presented, and. Ms. Eldridge seconded.*

Mr. Parrott said the proposal was very clear and that the structure seemed to be well designed and appropriate for the house. He said it would improve the house for the property owner as well as future owners and would have no effect on any neighbor. He said granting the variances would not be contrary to the public interest and would observe the spirit of the ordinance because there would be no change in the essential character of the neighborhood and the public's health, safety, and welfare would not be threatened. He said substantial justice would be done, noting that the applicant presented a logical reason for why he wanted to do the screened porch and where he wanted to place it. He said the neighbor had a fenced area against a busy roadway, so it was an unusual location. He said granting the variances would not diminish the value of surrounding properties and would be a slight upgrade and improvement. He said literal enforcement of the ordinance would result in an unnecessary hardship due to the special conditions of the property consisting of the odd-shaped lot and its location right up against the highway setbacks. He said the petition should be approved for all those reasons.

Ms. Eldridge concurred and had nothing to add. *The motion **passed** by unanimous vote, 6-0.*

Chairman Rheaume resumed his seat, and Vice-Chair Johnson recused himself from the petition.

D) Petition of **PNF Trust of 2013 and 282 Middle Street, LLC, Owners**, for properties located at **266, 270 & 278 State Street & 84 Pleasant Street**, wherein relief was needed from the Zoning Ordinance to merge four lots into one as part of a redevelopment project including a four-story addition onto the existing building at 84 Pleasant Street which requires the following: Variances from Section 10.5A41.10C to allow a) an entrance spacing greater than 50' where 50' is the maximum allowed; b) 100% building coverage where 90% is the maximum allowed; c) 0% open space where 10% is the minimum required; d) a 4-story, 45' tall building where 2-3 stories or a short 4th and 45' is the maximum allowed; e) less than 70% shopfront façade glazing where 70% is the minimum required and less than 20% other façade types where 20% is the minimum required; and f) to allow more than 20% of the ground floor use to be residential where

20% is the maximum allowed. Said properties are shown on Assessor Map 107 Lots 77, 78, 79 & 80 and lie within the Character District 4 (CD4) District.

SPEAKING TO THE PETITION

Attorney John Bosen representing the applicant was present to review the petition. Project architect Michael Keene, contractor Amos Blanchard, and project engineer John Chagnon were also present. Attorney Bosen noted that they were before the Board in November 2017 about an appeal from the Historic District Commission (HDC) that denied their demolition permit, and that they had stipulations for keeping the State and Church Street facades of the existing building. He said they returned before the Board in 2019 and got variances for 266-270-278 State Street, but since then his client had acquired the 84 Pleasant Street property and wanted to integrate it into the other building. He said they had to retain the façade of the Times building, which would cause of loss of usable square footage, and the glazing required that the existing floor heights remain the same, which made the remaining usable floor space difficult to integrate into the new building without significant cost. He said the applicant needed a building large enough to approximate the square footage and the number of residential units lost in the fire. He said the first floor opening on Church Street was altered for mechanical vents and the access door, and they wanted to set the top floor back and avoid the mansard roof. He said they needed variances for underground parking but weren't sure whether or not they would even have underground parking. He said they would return for a variance if they did; otherwise, they would need a Conditional Use Permit (CPU) from the Planning Board for offstreet parking spaces. He reviewed the criteria and said they would be met.

Mr. Keane stated that the three State Street properties had approval from the HDC and that the Times building and the addition of the building next to it was finalized. He said the changes from the HDC work sessions were that the Church Street elevation's first-floor fenestration would be changed and a fourth story would be added on the Pleasant Street façade. He said the only thing left to work out with the HDC was how the buildings would come together. He explained in detail why they were closer to 50 percent glazing on the storefronts instead of 70 percent. He said 23 percent of the first floor was dedicated to resident use.

Mr. McDonell said the vents on the Church Street façade looked like mechanicals, and he asked what one would see and hear walking down the street. Mr. Keane said they would see painted metal louvers. He said they needed ventilation for the parking garage, even though it would be automated. He said there may be minor airflow running constantly and that only a carbon monoxide detector would cause a lot of air volume. He said an emergency generator would be in the building itself and not on the roof. Mr. Hagaman verified that the reason for the 100 percent coverage variance request instead of the previously-approved 93 percent was because the buildings were being connected and the space between them was eliminated. Mr. Keane agreed and noted that the 93 percent was for the State Street properties only, so the percentage would go down. Mr. Hagaman asked if all the spaces were interactive. Mr. Keane said the commercial spaces would be separated by the alleyway but would have a common hallway. He said the former Louis' restaurant building would be separated but that the upper floors would be integrated. Mr. Hagaman asked if the space where the mansard was going to be would be

utilized. Mr. Keane said the mansard would have allowed more usable interior space, so they were sacrificing some of it by doing the setback.

Chairman Rheaume said the 84 Pleasant Street portion of the application seemed similar to what was presented back in 2017. He asked what the difference would be in the building appearance. Mr. Keane said the Church Street elevation's second and third stories were exactly what was presented before and that the first story, the building footprint, and the entry and egress were the same. He said they were now showing louvers and an overhead garage door, but the materials were the same. Chairman Rheaume said he thought that 70 percent glazing would look modern and that the residential space on the first floor seemed to be a driving factor. He asked what the portion of the space for the parking would be used for if not for parking. Mr. Keane said half of it would go back to commercial use and the rest might be for mechanical uses. Chairman Rheaume said parking seemed to be the only feasible thing to do in that space. He asked why the applicant didn't include the variance for a commercial space now and indicate that he would return if he decided on a garage. He said if the Board approved it that night, it would be authorization for the applicant to do something else in the space that the Board might not be comfortable with. Mr. Keane said he hadn't considered that approach and that they would entertain a condition that the variance granting would be used for a car park.

Attorney Bosen said the only space they would be sacrificing if they didn't do the garage would be the portion of the commercial space shown, which would make the commercial use larger and the remaining use for mechanicals. He said it was a small square footage of the overall development and that they didn't see it as being a big sacrifice moving forward. He said the applicant chose to do the parking, which was why it was on the application, but that the Technical Advisory Committee (TAC) was concerned about the timing of the cars coming out onto Church Street, so technical issues had to be worked out. Chairman Rheaume said the applicant would have to come back before the Board if they did the robotic parking garage anyway because the ordinance didn't think of parking in those terms. Attorney Bosen said they could ignore the parking issue that evening because there had been no parking before the fire incident and they weren't sure if they would have parking at all.

Chairman Rheaume opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Barbara Jenny said she and her husband owned 92-94 Pleasant Street and wanted the project to move forward. She said their building was contiguous to 84-88 Pleasant Street. She asked what kind of precedent would be set by separating a lot from an existing building and combining it with a larger lot and what it would mean to the HDC's oversight of that building. She said she was trying to restore her portion of the building and didn't know who would own that larger lot in the future or whether a skyscraper could be built.

Chairman Rheaume said the HDC applied to the whole District, including that block, and the Planning Board approved the ability to combine all the lots. He said the same area zoning would remain and there were limitations to relief granted. Ms. Jenny asked what would happen in the

basement if there was no robotic garage. Chairman Rheaume said it wasn't germane to the Board but could be an issue that would go before the Planning Board.

SPEAKING IN OPPOSITION TO THE PETITION OR
SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else was present to speak, and Chairman Rheaume closed the public hearing.

DISCUSSION OF THE BOARD

Mr. Lee said he would be in support of the project because it was well thought out and he felt that the corner had been vacant far too long. Mr. McDonell said that he previously had concerns about the penthouse structure on that corner not being in keeping with the neighborhood's character, but it was approved. He said what was now requested was reasonable. He said the height of the 84 Pleasant Street building, the relief requested, and the way the top floor was configured was much more reasonable in the context of that structure than he thought it was in the context of the structure on the opposite corner. He said the entrance space request was driven by the nature of the Times building, and the building coverage and open space were driven by the fact that the structure was a massing imposing one but in an imposing place and was a reasonable request. Relating to the storefront glazing, he said the property as a whole wouldn't look right if it complied with the 70 percent shopfront glazing. He said it went with the other requirement of less than 20 percent of other façade types and was a reasonable request. He asked for more opinions on the ground floor residential variance request.

Chairman Rheaume said he thought the overall lot usage was greater than what was allowed, but not by much, and was the same relief granted in 2017. He said the glazing was probably based on character-based zoning and looked right but may be a little bit low. He said the distance between the entryways was the desire to keep the historic Times building's façade. He said the roof setback for the new building on the Church Street façade wouldn't be visible from Church Street. He said the ordinance was driving lots of mansard roofs and that the HDC might have been suffering from 'mansard roof fatigue'. He said he didn't see where the 20 percent minimum for the ground floor use was needed but thought the first floor should be business use, which would reduce the amount of relief requested. He said it may be beneficial to either not approve that portion or stipulate that if car use was not needed, it would be a business use. Mr. Hagaman said the application met a lot of the variance criteria but asked if there had been any thought to whether there should be separation between the buildings to combat potential fire or catastrophe. Chairman Rheaume said the current fire safety standards were way above what was present in the previous structure and that even if the buildings were separated, there would be several requirements for fire and safety for both building sections. Ms. Eldridge said she would be in favor of including the 23 percent residential request. Mr. Parrott said he liked the new design even better than the previous one. He said the reduction in glazing was outstanding. He noted that the Board indirectly dealt with design with respect to glazing percentages because it was an important architectural feature. He agreed with Ms. Eldridge about including the 23 percent residential request, and he agreed with Chairman Rheaume about the maximum distance spacing between the entries. He said no one would have a problem with 57 feet versus 50 feet because the actual dimensions on the ground weren't very big. He said he supported the project as

presented and thought it would be a substantial improvement to the neighborhood and the City. Chairman Rheaume said the Board had been thrust into the role of looking at building design, due to the character-based zoning and additional zoning requirements.

DECISION OF THE BOARD

*Mr. McDonell moved to **grant** the variances for the petition, with the following stipulation:*

- *That Item F regarding the amount of residential space on the first floor shall be approved only if there is a car lift/elevator installed in the building.*

Mr. Hagaman seconded.

Mr. McDonell said he agreed with the comments from other Board members and that he would incorporate his earlier comments. He said granting the variances would not be contrary to the public interest and would observe the spirit of the ordinance because the requested relief would not constitute an alteration in the essential character of the neighborhood or conflict with the purposes of the ordinance. He said the difference in the Board's approving the top floor relief compared to the previous time was that before, there was concern about the sightlines down the main corner, but now there were sightlines from very few places. He said he thought the penthouse structure on the Church Street façade was more visually appealing when it wasn't above the mansard roof as it was on the main corner of the parcel, so he saw no conflict with the neighborhood's character or any threat to the public's health, safety, and welfare. He said he had no concern with allowing the buildings to be placed closely together because the existing fire codes were different. He said substantial justice would be done because it was a clear benefit to the applicant to allow him to redevelop the property, which had been vacant for quite some time, and it was a reasonable use of the property. He noted that no one had articulated any harm to the general public. He said granting the variances would not diminish the value of surrounding properties. He said the abutter was excited about having her property values increased, and the relied requested was a reasonable way to increase property values. He said literal enforcement of the ordinance would result in unnecessary hardship due to the special conditions of the property, including the entry spacing requirement, the historic use of the existing Times building, the coverage and open space requirements, and the nature of the existing improvements. He said the proposed improvements were reasonable. He noted that the Board did approve that relief in the past. He said other special conditions were the shopfront glazing and other façade requirements, and that part of it was what was there today and part of it was that strict compliance with the ordinance would bring the buildings out of character with the neighborhood. He said there were perhaps some lots in the zone where it made sense to meet that shopfront glazing requirement, but they weren't the same kind of buildings as the applicant's. He said the height of the property had no relationship between the purposes of the ordinance allowing that increased height. He said the applicant articulated a valid reason for needing the increased allowance for ground floor residential and thought it was reasonable with the stipulation imposed. He said the proposed use was a reasonable one and sort of a replication of a historic and existing use. He said, for all those reasons, the Board should approve granting the variances.

Mr. Hagaman concurred. He noted that the project was largely approved by the Board, and now that it was being brought together, there were very specific variance requests to combine the properties. He said the height variance was not a true height variance request but was more of a configuration request, given that the mansard version of the roof could be allowed by right and the offset fourth story was less dominating. He said the stipulation made a lot of sense, given the reasoning and motivation for the ground floor use variance request, and that tying those two thing together with regard to the parking configuration was a reasonable stipulation to add on.

Ms. Eldridge said she would support the motion but didn't understand Mr. McDonell's tradeoff between the garage and the extra three percent. Chairman Rheaume explained that the request was driven by all the blue areas seen in the illustration. He said they were only over by three percent and a lot of the blue area was driven by the car lift area. He said the Board would like to see commercial retail be the dominating factor so that some of that blue space could be put back to residential uses. He said the stipulation would take care of the car elevator. Mr. Parrott said the stipulation was unnecessary and tied the applicant's hands. He said he didn't think the Board needed to do it but said he would support the motion. Chairman Rheaume said he thought it was a good application and would support the motion. He said the building was a 100-year investment in Portsmouth and was much more than being better than 'a hole in the ground'. He said he was confident that it would be the right building to get into that space.

*The motion was **approved** by unanimous vote, 7-0.*

The Board discussed whether they should hear all the petitions that evening, seeing that the hour was late and there were five remaining petitions, some of which were substantial.

*Vice-Chair Johnson moved to hear Petitions 7 through 11 at the October 27 meeting. Mr. Lee seconded. The motion **passed** by unanimous vote, 7-0.*

Ms. Eldridge recused herself from the petition.

E) Petition of the **Elisabeth Blaisdell Revocable Trust, Owner**, for property located at **77 New Castle Avenue**, wherein relief was needed from the Zoning Ordinance to install a mini-split unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 2' side yard setback where 10' is required. Said property is shown on Assessor Map 101 Lot 50 and lies within the General Residence B (GRB) District.

SPEAKING TO THE PETITION

The applicant Elisabeth Blaisdell was present and said the structure was presently a garden shed and that they wanted to insulate it and heat a portion for a home office. She said they proposed a mini-spit system with an exterior condenser and that the condenser would be hidden from view by a fence and shrubs. She reviewed the criteria and said they would be met.

Mr. Hagaman asked if there was already insulation in the structure or if a larger project was proposed. Ms. Blaisdell said it would be just office space and that the finished part would be

insulated. She said a garden shed portion would remain and the back corner would be a small bathroom. Chairman Rheaume said it was a tight area for a condenser and asked if the HVAC representative had been contacted and was okay with the air flow in that area. Ms. Blaisdell said the fan was small and set on brackets that pushed it away from the house. She said the HVAC representatives were comfortable with it and had actually recommended the location. Chairman Rheaume asked how much room there was for access to the opposite side of the condenser for maintenance and whether a ladder could be brought in. Ms. Blaisdell said it had almost three feet of access that could be reached from the back side of the barn and that the condenser would be placed in the widest spot.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak to the petition, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Mr. Parrott moved to **grant** the variance for the petition as presented, and Mr. Lee seconded.*

Mr. Parrott said it was a simple request and that there weren't obvious places to place the condenser because the lot was small. He said the proposed location was a good choice for all the reasons stated. He said that type of unit was in many neighborhoods and that he had not heard any complaints. He said the location between a building and a fence made sense, and he noted that the neighbor had a similar unit. He said granting the variance would not be contrary to the public interest or to the spirit of the ordinance because there would be no change in the essential character of the neighborhood or any threat to the public's health, safety, or welfare and that no one would even notice the unit. He said substantial justice would be done because the project would be an upgrade to the property and would be a nice working space for the applicants. He said granting the variance would not diminish the values of surrounding properties because it was a tight neighborhood and the neighbors had the same type of unit, and the applicant's property value would be upgraded as well as the neighbors' properties. He said the hardship was the small size of the property and the configuration of the barn tucked into the corner, which made it unlikely to find any other place that would be as suitable. He said the applicant made the right choice in choosing the location for the condenser and that the petition should be approved.

Mr. Lee concurred and had nothing to add. *The motion **passed** by unanimous vote, 6-0.*

Ms. Eldridge resumed her voting seat.

F) Petition of **Gregory & Elizabeth LaCamera, Owners**, for property located at **200 McDonough Street**, wherein relief was needed from the Zoning Ordinance to demolish the existing structure and construct a new single family dwelling which requires the following: 1) Variance from Section 10.521 to allow: a) a lot area and lot area per dwelling unit of 2,588 square feet where 3,500 is required for each; b) 39.5% building coverage where 35% is the

maximum allowed. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 144 Lot 29 and lies within the General Residence C (GRC) District.

SPEAKING TO THE PETITION

The applicant Greg LaCamera was present. He said the structure was in poor condition and had been vacant for quite some time and that he reviewed neighboring properties and tried to come up with a structure to fit the neighborhood's character. He said the neighbors were in support. He reviewed the criteria and said they would be met.

Chairman Rheaume said previous applicants in 2016 wanted to do similar things, and one thing that came before the Board was the idea that there would be obstructive visibility on the corner. He said the applicant's diagram showed that even the current building didn't have that concern. He asked what had changed and whether the recent sidewalk configuration was an impact. Mr. LaCamera said he didn't know. Mr. Stith said the existing house was built per the variances granted in 2016 and that possibly what was granted by the Board was never built. Chairman Rheaume agreed that it was never acted upon and said he found it hard to believe that it would have been requested to put the house further on city property. He thought the sidewalk configuration was shallower at the time and created the problem area. Mr. LaCamera said the edge of the street was substantially back from the house, like every other house on the street, but thought that was the reason they were doing bigger setbacks. Chairman Rheaume said he wanted to make sure that the issue wouldn't be a problem later on and that any concern with public safety was taken care of by the sidewalk configuration. He noted that the Board received a letter in support of the project.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Mr. McDonell moved to **grant** the variances for the petition as presented, and Mr. Lee seconded.*

Mr. McDonell said the request was for the reconstruction of the home and had two points: one lot area and lot area per dwelling unit, and building coverage. He said the lot area and lot area per dwelling unit were driven by the lot. He said the building coverage wasn't far over the maximum of 35 percent and was in keeping with the rest of the neighborhood. He said he was always concerned when a home was torn down and reconstructed because it was usually much bigger, but in the applicant's case, he thought what was proposed was reasonable and would be in keeping with the rest of the homes in the area. He said it was decreased in current building coverage by combining the house with the garage. He said granting the variances would not be

contrary to the public interest and would observe the spirit of the ordinance because there would be no alteration in the essential character of the neighborhood or threat to the public's health, safety, or welfare. He said substantial justice would be done because the applicant had a clear benefit in that he would be able to build a new home in place of what wasn't really a workable living situation. He pointed out that no harm to the general public or neighbors was articulated. He said granting the variances would not diminish the values of surround properties, noting that he hadn't heard anything to suggest it and that having a nice new home in place of an odd out-of-shape home would increase the values of surrounding properties. He said the special conditions of the property were the size of the lot that clearly drove the lot area per dwelling unit and lot area size requests, and the building coverage request as well. He said there was no relationship between the purposes of the ordinance provisions and their application to the property. He said the proposed use was a reasonable one and that it would stay a single-family home. He said for all those reasons, the Board should grant the variances.

Mr. Lee concurred and said a nice new home on that corner would be a huge asset to the neighborhood.

Chairman Rheaume said he would support it, noting that it was a good project and that the amount of relief requested was a very modest amount. He said it was a small lot and basically unbuildable. He said the Board recognized that even though the modest lot sizes for the GRC were pretty small, many of the neighborhoods had even smaller lots. He said the total lot coverage was less than was existed and the request for 39.5% building coverage was just shy of meeting in the middle. He said the applicant could take advantage of the tight setback against the property line, which was allowed to give a similar appearance and setback to the other homes in the area, and was in keeping with the character of the immediate adjacent properties.

*The motion **passed** by unanimous vote, 7-0.*

*It was moved, seconded, and passed unanimously to **suspend** the 10:00 meeting ending rule.*

G) Petition of the **Woodbury Avenue Cooperative, Inc., Owner**, for property located at **1338 Woodbury Avenue**, wherein relief is needed from the Zoning Ordinance to demolish the existing structures and replace them with 6 new mobile home units which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,480 square feet where 7,500 square feet per dwelling is required. 2) A Variance from Section 10.334 to allow a lawful nonconforming use to be extended, enlarged or changed except in conformity with the Ordinance. Said property is shown on Assessor Map 237 Lot 70 and lies within the Mixed Residential Business (MRB) District.

The applicant was not present.

DECISION OF THE BOARD

*Vice-Chair Johnson moved to **postpone** the petition to the October 27, 2020 meeting. Mr. Lee seconded.*

Vice-Chair Johnson said it was unfortunate that the applicant couldn't be present but that there would be time to fit his petition into the next meeting. Mr. Lee concurred.

*The motion **passed** by unanimous vote, 7-0.*

Chairman Rheaume stated that the remainder of the petitions would be heard at the October 27, 2020 meeting.

H) Petition of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue**, wherein relief was needed from the Zoning Ordinance to redesign previously approved parking which requires the following 1) Variance from Section 10.1113.20 to allow off-street parking spaces to be located in the required front yard or between a principal building and the street. 2) Variance from Section 10.1114.32(a) to allow vehicles to enter and leave a parking area by backing out into or from a public street or way. 3) Variance from Section 10.1114.32(b) to allow vehicles to enter and leave each parking space without requiring the moving of any other vehicle. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the petition to the October 27, 2020 meeting.*

I) Petition of **Karen & Rick Rosania, Owners**, for property located at **32 Boss Avenue**, wherein relief was needed from the Zoning Ordinance to add a second story to an existing dwelling and enclose rear deck which requires the following: 1) A Variance from Section 10.521 to allow a 14' front yard where 30' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District.

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the petition to the October 27, 2020 meeting.*

J) Petition of **Lori Sarsfield, Owner**, for property located at **56 Clinton Street**, wherein relief was needed from the Zoning Ordinance for the addition of attached one car garage which requires the following: 1) A Variance from Section 10.521 to allow a 5' right side yard where 10' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 158 Lot 6 and lies within the General Residence A (GRA) District.

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the petition to the October 27, 2020 meeting.*

K) Petition of **Matthew & Sarah Currid, Owners**, for property located at **542 State Street**, wherein relief was needed from the Zoning Ordinance to convert a single-family dwelling into a

two-family with new 10' x 18' two-story deck which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,175 square feet where 7,500 square feet per dwelling is required. Said property is shown on Assessor Map 127 Lot 18 and lies within the Mixed Residential Office (MRO) District.

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the petition to the October 27, 2020 meeting.*

III. OTHER BUSINESS

There was no other business.

IV. ADJOURNMENT

The meeting was adjourned at 10:16 p.m.

Respectfully submitted,

Joann Breault
BOA Recording Secretary

BOARD OF ADJUSTMENT MEETING MINUTES
PORTSMOUTH, NEW HAMPSHIRE

Remote Meeting via Zoom Conference Call

7:00 P.M. **OCTOBER 27, 2020**

MINUTES

MEMBERS PRESENT: Chairman David Rheaume, Vice-Chairman Jeremiah Johnson, Jim Lee, Christopher Mulligan, Arthur Parrott**,** Alternate Phyllis Eldridge, Alternate Chase Hagaman

MEMBERS EXCUSED: John Formella and Peter McDonell

ALSO PRESENT: Peter Stith, Planning Department

Chairman Rheaume stated that both alternates Ms. Eldridge and Mr. Hagaman would vote on all petitions.

I. PUBLIC HEARINGS – NEW BUSINESS

A) Petition of the **Woodbury Avenue Cooperative, Inc., Owner**, for property located at **1338 Woodbury Avenue**, wherein relief was needed from the Zoning Ordinance to demolish the existing structures and replace them with 6 new mobile home units which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,480 square feet where 7,500 square feet per dwelling is required. 2) A Variance from Section 10.334 to allow a lawful nonconforming use to be extended, enlarged or changed except in conformity with the Ordinance. Said property is shown on Assessor Map 237 Lot 70 and lies within the Mixed Residential Business (MRB) District.

SPEAKING TO THE PETITION

Project engineer Jon Warzocha was present to review the petition. He said they were before the Board in 2017 and had received two of the requested variances except for the setback one, but they hadn't been able to get funding to move ahead with the project. He referred to his written criteria assessment and said they would be met.

Mr. Mulligan said the relief granted in 2017 was for a lot area per dwelling of 3,149 square feet, which was less than the proposed 3,480 square feet. He asked whether there were more units proposed in 2017. Mr. Warzocha said there was originally an additional unit that the Board didn't approve, so it was brought down to its current density. Mr. Parrott asked who was responsible for maintaining the property, noting that there was a tipped-over oil tank, personal

belongings, and stuff strewn around that made the property look unkempt. Mr. Warzocha said the residents were all property shareowners who were responsible for their own areas, but there was a board of directors who addressed individual unit concerns. He said they were also working with a group known as ROK-NH that helped resident-owned communities do improvements and secure funding. He said they would address the housekeeping issues. Mr. Parrott said the answer was the same one the Board got the previous time, and that if everyone was responsible, then no one was responsible. He said the neighbors had concerns. He asked if the individual and collective responsibilities would be enforced if the variances were granted. Mr. Warzocha said that granting the variance would be the first step in enforcing the rules. Vice-Chair Johnson asked whether ROK-NH would provide enforcement follow-up or stipulations. Mr. Warzocha said he would discuss it with them and that they'd also have to go before the Planning Board.

Chairman Rheaume opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Tom Heany of 30 Wholey Way said he was an abutter and asked if any screening would be done along Woodbury Avenue and whether the dumpster would be moved. Mr. Warzocha said the screening issue would be discussed during the site plan process and that Mr. Heany could discuss his concerns with the cooperative group. He said the dumpster's location could be changed. Mr. Heany said he would support any changes that made the property look better.

Robyn Aldo of 30 Wholey Way said the property was in a deplorable state and hoped the mobile homes would obey current setbacks and that screening would be used, and that due diligence would be done to make the mobile park look more attractive.

Tara Reardon said she was the ROC-NH Director and that they were waiting for a funding commitment to improve the property. She said the abandoned homes and other structures would be removed, that a second egress would be added, and that homes would be repositioned for fire and safety concerns. She said all the work would be done by the end of the following year. She said the residents were long-term ones and were excited to have the property improved.

SPEAKING IN OPPOSITION TO THE PETITION

Chairman Rheaume noted that the Board received a letter in opposition.

Kristen Wade of 1380 Woodbury Avenue said her concern was that six more homes would be added to the mobile park, making the total residences 16, including the three residences at her home. She wondered if the City was setting a precedent for other mobile parks relating to square footage. She was also concerned about the unkempt conditions of the park and how it would look when the structures that shielded the park were demolished.

Patricia Katkin of 1380 Woodbury Avenue said she had lived in her home for 45 years and that the mobile park had never been cleaned up. She said up to six cars parked in the street in front of

the store area or in front of her house, preventing her from going into her driveway at times. She asked how it would improve if more people were placed in that area.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else was present to speak, and Chairman Rheaume closed the public hearing.

DISCUSSION OF THE BOARD

Mr. Warzocha clarified that they would not increase the density and that the property would have the same number of units, with mobile homes replacing the demolished structures.

Ms. Eldridge said if the Board denied the variances, there wouldn't be money to upgrade the property. She asked if the parking rule was being followed. Mr. Stith said the applicant had to comply with the parking rule, otherwise he would get a Conditional Use Permit (CUP). He said the applicant was still working on the site plan, but typically units over 71/2 square feet needed 1.3 parking spaces per dwelling. Ms. Eldridge said there was no reason to believe that the applicant would not be in compliance. Vice-Chair Johnson agreed, noting that it was hard to improve the mobile park without getting an incentive or increasing its value to get the investment. He said community-owned cooperatives were a challenge, and the fact that the density would be equal and would remain less than the previously-approved one meant that the dimensional requirements providing for light, air, and security were less. He said it was a good project and that a renovated and nicely kept mobile home park would be less of an eyesore than the existing decrepit store and other buildings. Mr. Lee suggested stipulating that some vegetation could provide screening. Chairman Rheaume said the requested relief wasn't excessive and that the applicant was just reconfiguring the intensity, but some of the mobile homes would be more visible to the public, which the Planning Board would address. He noted that the area had changed due to all the businesses surrounding it and that the mobile park would provide more affordable housing in the City.

DECISION OF THE BOARD

*Vice-Chair Johnson moved to **grant** the variances for the petition as presented, and Mr. Lee seconded.*

Vice-Chair Johnson referred to his previous comments and said it was important to foster that type of co-op living arrangement. He said it would take a more global investment to bring some of the lagging needs and aesthetics up to par, but that the 3-5 new units would be quite different looking than what was currently there. He said granting the variances would not be contrary to the public interest or the spirit of the ordinance because the density tied into the setback and allowed room for people to live and have light, air, circulation, and safety while having their own individual space. He said it didn't appear that the current intensity of the use was overbearing to the property and that the new units would be smaller than the current wooden structures. He said substantial justice would be done, noting that he understood the neighbors' concerns but thought the scale tipped toward the applicant and the benefits that would be gotten

versus any negative benefits to the public. He said granting the variances would not diminish the values of surrounding properties. He said the wooden buildings were derelict and affected current property values and that a marked visual improvement of the property, added with mobile home sales, would keep the property values at least neutral if not improved. He said the special conditions of the property were its haphazard layout and current use of the property carved out around multiple buildings. He said it would be better if the property were a perfect square and uniform grid, but the location of the buildings slated for demolition and the haphazard layout were the biggest special conditions. He said the residential use would continue and was currently surrounded by a mix of residential and commercial uses.

Mr. Lee concurred with Vice-Chair Johnson, adding that two professionals testified that they had secured the funding and had guidance.

*The motion **passed** by unanimous vote, 7-0.*

B) Petition of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue**, wherein relief was needed from the Zoning Ordinance to redesign previously approved parking which requires the following 1) Variance from Section 10.1113.20 to allow off-street parking spaces to be located in the required front yard or between a principal building and the street. 2) Variance from Section 10.1114.32(a) to allow vehicles to enter and leave a parking area by backing out into or from a public street or way. 3) Variance from Section 10.1114.32(b) to allow vehicles to enter and leave each parking space without requiring the moving of any other vehicle. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.

SPEAKING TO THE PETITION

Attorney Derek Durbin was present on behalf of the applicant, with project engineer Alex Ross, and reviewed the petition. He said the Board previously granted nine parking spaces instead of 12, which were sufficient, but after several parking plan revisions resulting from other land board meetings, the City now wanted the property to have the required twelve spaces consisting of 10 for commercial uses and two for residential. He reviewed the criteria and said they would be met.

Mr. Mulligan said it seemed that the previously-approved variance for parking between the principal building and the street was being traded for stacked parking with the same number of parking spaces. Attorney Durbin agreed and said it was one additional variance for the stacked parking over what they were previously approved for. Chairman Rheaume asked if the Technical Advisory Committee (TAC) would recommend that spaces 10, 11, and 12 be identified as employee parking. Attorney Durbin agreed. Chairman Rheaume asked if the gravel area in front of the property would have changes made to it to prevent people from parking there. Mr. Ross said they discussed posting a no-parking sign when they were before TAC, but there was no signage at all along Edmond Avenue to prohibit parking. He said stacked parking was opted for because TAC wanted to keep the driveway as narrow as possible for plowing.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Mr. Mulligan moved to **grant** the variances for the application as presented and advertised, and Mr. Parrott seconded.*

Mr. Mulligan said it was the same project that was approved the year before, so all the justifications were carried forward, but what had changed was that the applicant got feedback from the Planning Department and the Planning Staff through the TAC process and stacked parking was added. Given that the request was driven by technical concerns raised in the site review process, he said it was appropriate for the Board to adopt the earlier approvals and approve the new request for stacked parking. He said granting the variances would not be contrary to the public interest or to the spirit of the ordinance because the essential character of the neighborhood would not be altered and the public's health, safety, and welfare would not be threatened. He said the purpose of TAC was to look out for the public's health, safety and welfare, and they were doing so by pushing the applicant toward a stacked parking configuration. He said granting the variances would do substantial justice because the applicant would use the deeper part of the stacked parking as employee parking, which TAC would make a condition of approval for site review. He said the loss to the applicant if the Board denied stacked parking would far outweigh any gain to the public. He said the values of surrounding properties would not be diminished because the property had been in its current condition and use for quite some time, and re-engineering the parking would not have a significant impact on surrounding properties. He said literal enforcement of the ordinance would result in unnecessary hardship due to the property's special conditions of the development potential adjacent to the building and across the street. He said the wetlands would not be developed and the road wasn't traveled a lot, so stacked parking and backing in and out of the driveway into a traveled way wouldn't be an inoperable condition, even though it might be suboptimal in some respects. He said there was no fair and substantial relationship between the purpose of the parking ordinances and their application to the property. He said the use was reasonable and was previously approved by the Board, so al the criteria were met.

Mr. Parrott concurred with Mr. Mulligan, adding that it was a sensible modification of the previous approvals and that he was glad to see that TAC was looking into details to come up with the best solution.

*The motion **passed** by unanimous vote, 7-0.*

C) Petition of **Karen & Rick Rosania, Owners**, for property located at **32 Boss Avenue**, wherein relief was needed from the Zoning Ordinance to add a second story to an existing dwelling and enclose rear deck which requires the following: 1) A Variance from Section 10.521 to allow a 14' front yard where 30' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without

conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District.

SPEAKING TO THE PETITION

Project contractor Corey Boudle was present on behalf of the applicant and reviewed the petition. He said the applicant wanted to add square footage to the home and give it a facelift. He said the wetlands at the rear of the property made it impossible to move the house further away from the property line. He reviewed the criteria and said they would be met.

Mr. Hagaman asked whether the portico could be done without worsening the primary front yard setback. Mr. Boudle said his client wanted a Craftsman-style home and that the portico addition would add to the home's aesthetics as well as protect the entry from adverse weather. Mr. Hagaman asked if there were any alternative designs for the entrance without coming out into the front yard, and Mr. Boudle said they had not explored other design options.

Chairman Rheaume opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one was present to speak.

SPEAKING IN OPPOSITION TO THE PETITION

Juliet and Harry McKinnon of 34 Boss Avenue said they were concerned about the project's timeline, due to their unobstructed view of the applicant's home. They thought the proposed structure would be more nonconforming than the existing one, would overwhelm the lot and not be in character with the neighborhood, and would negatively impact their home. They said the hardship seemed self-imposed because the existing home was in excellent condition.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else was present to speak, and Chairman Rheaume closed the public hearing.

DISCUSSION OF THE BOARD

Mr. Lee said all the surrounding homes were two-story ones, so he thought converting the home to a two-story one would make it more in conformance with the neighborhood. Mr. Parrott agreed and said the construction was substantial but the actual requested variance was small by comparison, being only four feet and not even a full height addition. He said the front portico would make the house look better and was more appropriate as a front entryway. Chairman Rheaume said the requirement was for a 30-ft front setback, so the addition of the second story was within the front setback. Mr. Stith agreed and said the applicant would have to go before the Board for the vertical expansion even if he didn't propose a portico. Mr. Parrott said his comment was related more to the existing structure, where it went up within a few feet of the

existing front wall. He said the vertical expansion was within the 30 feet, but the whole front of the house was already within 30 feet anyway.

DECISION OF THE BOARD

*Mr. Lee moved to **grant** the variances for the petition as presented, and Mr. Parrott seconded.*

Mr. Lee said the requested relief was slight, only four feet to accommodate a porch, but it was already there, so it met all the criteria. He said granting the variances would not be contrary to the public interest and would observe the spirit of the ordinance because it would not threaten the public's health, safety, or welfare. He said substantial justice would be done because the benefit to the applicant would not be outweighed by any harm to the public. He said granting the variances would not diminish surrounding properties because the addition would not have a negative effect impact on them. He said the hardship was that the applicant already had an encroachment that had to be maintained in order to build the addition. He said aesthetically the front porch would require another four feet, which wasn't a huge deal. Based on those reasons, he said the variances should be granted.

Mr. Parrott concurred and referred to his previous comments. He said the location of the requested four feet was directly across from the opening to Sunset Road, so it was pointed at a street and not someone's property, which meant that the four feet was even less impactful.

Chairman Rheaume said he thought there was a potential impact from the second-story addition and that the Board often considered those types of situations but were usually dealing with a side or rear setback. He said the concerns were always light and air impact on surrounding properties, but in the applicant's case, it was front setback, so he wasn't as concerned about it. He said the property was centrally located across from another street entryway, so there wasn't a lot of potential for surrounding property diminishment, and no side variances were requested. He noted that the side wetlands drove the location of where the structure could be and also drove the initial placement of the structure, so it was unrealistic to have the applicant relocate the house back to the 30-ft requirement if they wanted to expand onto it. He said it was a reasonable request.

*The motion **passed** by unanimous vote, 7-0.*

Vice-Chair Johnson recused himself from the following petition.

D) Petition of **Lori Sarsfield, Owner**, for property located at **56 Clinton Street**, wherein relief was needed from the Zoning Ordinance for the addition of attached one car garage which requires the following: 1) A Variance from Section 10.521 to allow a 5' right side yard where 10' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 158 Lot 6 and lies within the General R Residence A (GRA) District.

SPEAKING TO THE PETITION

Owner Lori Sarsfield was present and reviewed the petition. She noted that there was currently a patio and deck seven feet from the property line, so the garage addition would add another two feet, requiring the 5-ft right side yard allowance. She said the hardship was the substantial drop-off of the grading on the side yard. She reviewed the criteria and said the abutter was in support.

Chairman Rheaume said the diagram showed the decks 7-1/2 feet away from the property line, but the applicant was proposing five feet, which was still a 1-1/2-ft greater encroachment. Ms. Sarsfield said it was a mistake, noting that the existing deck was 7.7 feet from the property line and went back further than what they proposed for the garage.

Chairman Rheaume verified that the Board was in receipt of a letter from the abutter who was in support of the project. He opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Rheaume closed the public hearing.

DECISION OF THE BOARD

*Mr. Parrott moved to **grant** the variances for the petition as presented, and Mr. Hagaman seconded.*

Mr. Parrott said it was a simple and straightforward addition to the house and made a lot of sense because it would make the home more functional and useful to the owner and improve the appearance. He said granting the variances would not be contrary to the public interest and would observe the spirit of the ordinance because it would pose no change to the essential character of the neighborhood nor threaten the public's health, safety, or welfare. He said garages were very common in that neighborhood. He said it would do substantial justice because it would be a large benefit to the applicant to have a garage added, and the location was the logical place due to the property's topography. He said granting the variances would not diminish the values of surrounding properties and would have a positive effect, if any. He said literal enforcement of the ordinance would result in unnecessary hardship because the general purposes of the ordinance were to allow people enjoyment of their home as much as possible, and there was no connection between the application of the ordinance, with respect to side yard setbacks, and the property. He said the proposed use was more than reasonable, that the garage would fit in with the neighborhood, it was only a very small variance request, and the neighbors were in favor. He said the petition passed all the tests and should be approved.

Mr. Hagaman concurred. He referred to the property's topography and the hardship criteria and said the house was aligned close to the property line, so putting the garage anywhere else on the property would be difficult to accomplish in a reasonable manner.

*The motion **passed** by unanimous vote, 6-0.*

Vice-Chair Johnson resumed his voting seat, and Mr. Mulligan recused himself from the following petition and left the meeting.

E) Petition of **Matthew & Sarah Currid, Owners**, for property located at **542 State Street**, wherein relief was needed from the Zoning Ordinance to convert a single-family dwelling into a two-family with new 10' x 18' two-story deck which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,175 square feet where 7,500 square feet per dwelling is required. Said property is shown on Assessor Map 127 Lot 18 and lies within the Mixed Residential Office (MRO) District.

SPEAKING TO THE PETITION

The applicants Matt and Sarah Currid were present. Mr. Currid said they wanted to convert the single-family to two units and wanted a two-story deck as a second point of egress. He said it would be on the right side of the house to maintain all the setbacks and not impact the Historic District abutment. He reviewed the criteria and said they would be met.

Mr. Hagaman said some of the neighbors had multi-unit properties, and he asked how many units were in those buildings. Mr. Currid said the home to the left was owned by a resident but used as a rental unit for one family, the building across the street was a multi-unit apartment, and the home to the east was a mixed-use building.

Chairman Rheaume verified that three parking spaces were required for the two units and that those spaces would remain. He said if the applicant was simply creating an egress from the second floor that would meet the fire code, he wouldn't have to go before the Board, but his request for the additional deck drove the need for the variance request. He asked the applicant to explain why the deck was necessary. Mr. Currid said that doing a built-in staircase to the second floor would cause significant renovation and loss of square footage within the structural unit. He said the primary entry opened into the first floor with a staircase to the second floor, so there was no separation between entry points that they could renovate into a second entry. He said an outer staircase would allow a second-story point of egress without negatively impacting the home's appearance, and there was no other way to build a second point of egress to code without extending the home in some way. Chairman Rheaume said the applicant could build an exterior staircase without the deck space, which would be allowed. Mr. Stith said the Inspection Department would determine the minimum required to provide a second egress to the upper unit. Chairman Rheaume said the ordinance would allow an outer stairway, whether it was enclosed or not. Vice-Chair Johnson said code would require a 5'x6' deck and the stairway down and it would have to be covered. It was further discussed.

Chairman Rheaume opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Chairman Rheaume noted that the Board received correspondence from the public pertaining to exterior upgrades and whether the building would consist of two rental apartments or have one

that was owner-occupied. Mr. Currid said it would be two rental units in the short term and an owner-occupied unit in the long term.

No one was present to speak, and Chairman Rheaume closed the public hearing.

DISCUSSION OF THE BOARD

Mr. Hagaman asked if the applicant could convert the building by right if he had an external staircase on the second floor. Chairman Rheaume agreed but said it would have to be approved by the Inspection Department and might have to look like a small landing for safety purposes or be covered. Mr. Stith said the building of the deck triggered the need for the variance because it exceeded the minimum requirement. Ms. Eldridge asked if the applicant wanted the deck to make the units more marketable or aesthetic, or whether it was due to the need for a second egress. She asked what the hardship was, now that the Board knew that the deck wasn't necessary for an egress. The applicant spoke up and said there would be two rental units in a community that was largely rentals, so the initial goal was to better market the property by having an outdoor seating area for both stories.

Mr. Parrott said the dimensions for the deck were different in the drawing and that the first floor also showed a different dimension. Again, the applicant said he considered a few different build concepts and ended up with a maximum build space of 10'x18'. Mr. Hagaman said the size of the deck was irrelevant because it met all the criteria. He said the issue was the lot area per dwelling unit because the stairs were inside the building. Chairman Rheaume said the ordinance stated that if the applicant did nothing to the exterior other than providing a safe egress, then he was allowed to make it into two dwelling units. He said the property could be subdivided if it wasn't made bigger, and it could be made safe for someone to egress from an upper floor. He said the applicant's request to have a useful deck and a saleable deck was more than that, so the lot area per dwelling was actually better now. He said the issue was whether the variance request now met the five criteria adequately due to the saleability of the deck. It was further discussed. Chairman Rheaume said he struggled with the hardship and what distinguished the property from others by splitting the building into two units and whether there was something unique about the property. He said it could set a precedent for others to come before the Board to say that they just wanted additional deck space. Ms. Eldridge said if the applicant just wanted a deck that wasn't too close to an abutter, the Board would consider it. Mr. Stith said the applicant by right could build the deck if the building was already a two-family. Vice-Chair Johnson asked whether a variance was really necessary. Mr. Stith said what was proposed did not comply with the ordinance section of converting the existing home. Mr. Lee said the applicant wanted to convert the building to a two-story home, so he needed another egress from the second floor, and that he could build a staircase and also build a deck without requiring a variance. Mr. Lee said he saw no problem with granting the variance for the deck or the staircase, noting that the Board had granted multiple variances in the past for outdoor decks just up the applicant's street.

*Mr. Hagaman moved to **grant** the variance for the petition as presented, and Mr. Lee seconded.*

Mr. Hagaman said granting the variance would not be contrary to the public interest or the spirit of the ordinance and would not alter the essential character of the neighborhood. He said it would be a multi-family dwelling in a multi-use rental area, and allowing the applicant to convert the building to a two-family dwelling with the addition of a deck was in the spirit of the ordinance. He said substantial justice would be done because there would be no loss to the public outweighed by any gain to the applicant for being able to convert the property and add the decks as presented. He said granting the variance would not diminish the values of surrounding properties, noting that he had heard no evidence that converting the property to a two-family one and adding two decks would do so, and he thought it would raise the values. He said the hardship was that the oddly-shaped property was undersized, and adding a second unit would require a variance for lot area per dwelling, whereas converting it to a two-family dwelling would be permissible by right if the egress was just a flight of stairs. He said there was no fair and substantial relationship between the general public purpose of the ordinance's provisions and the specific application of that provision to the property. He said the proposed use was a reasonable one, especially since it was considered almost by right within the ordinance already.

Mr. Lee concurred with Mr. Hagaman and had nothing to add.

Chairman Rheaume said he would support the motion. He said he had doubts at first because the purist in him still thought the Board needed to hold the line, but he knew it would be unjust to say that there were two different things the applicant could do to his property within his rights but that he couldn't combine those two things.

*The motion **passed** by unanimous vote, 6-0.*

II. OTHER BUSINESS

There was no other business.

III. ADJOURNMENT

The meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Joann Breault
BOA Recording Secretary

TO: Zoning Board of Adjustment
FROM: Peter Stith, AICP, Planning Department
DATE: November 12, 2020
RE: Zoning Board of Adjustment November 17, 2020 Meeting

NEW BUSINESS

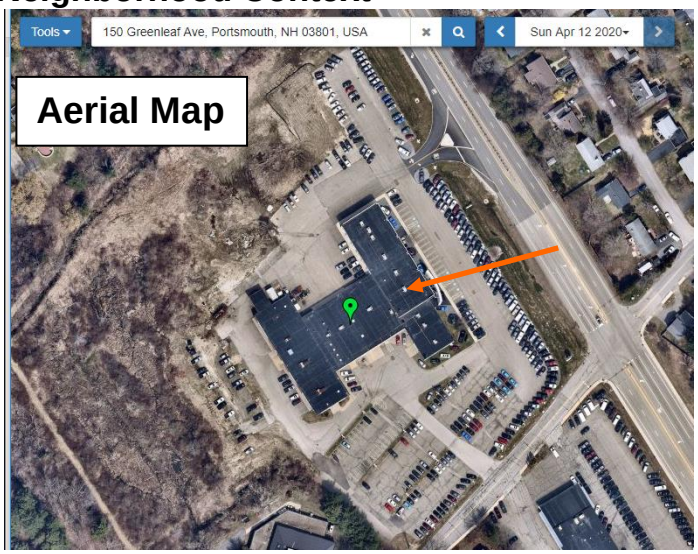
1. 150 Greenleaf Avenue - Appeal REQUEST TO POSTPONE
2. 27 Elwyn Avenue
3. 1465 Woodbury Avenue
4. 239 Northwest Street
5. 30 Spring Street
6. 95 Dodge Street
7. 501 Islington Street
8. 137 Northwest Street
9. 145 Maplewood Avenue

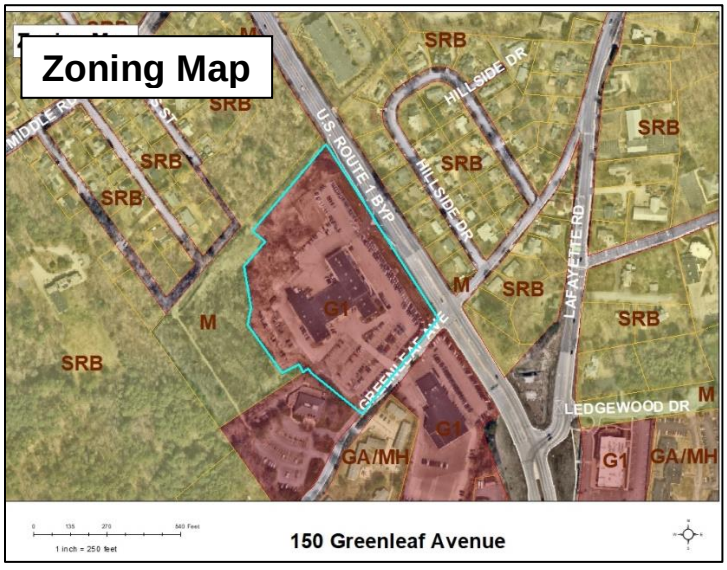
NEW BUSINESS

1.

Petition of **150 Greenleaf Avenue Realty Trust, Owner**, for property located at **150 Greenleaf Avenue** for Appeal of an Administrative Decision that the following are required: 1) A Variance from Section 10-208 Table 4 - Uses in Business Districts (2009 Ordinance, Section 10.592.20 in current Ordinance) that requires a 200 foot setback from any adjoining Residential or Mixed Residential district for motor vehicle sales. 2) A Variance from Section 10-1201, Off-Street Parking (2009 Ordinance, Section 10.1113.30 in current Ordinance) that requires a 100 foot setback for business parking areas from any adjoining Residential or Mixed Residential district. 3) A Wetland Conditional Use Permit for development within the Inland Wetlands Protection District. Said property is shown on Assessor Map 243 Lot 67 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

Neighborhood Context





2.

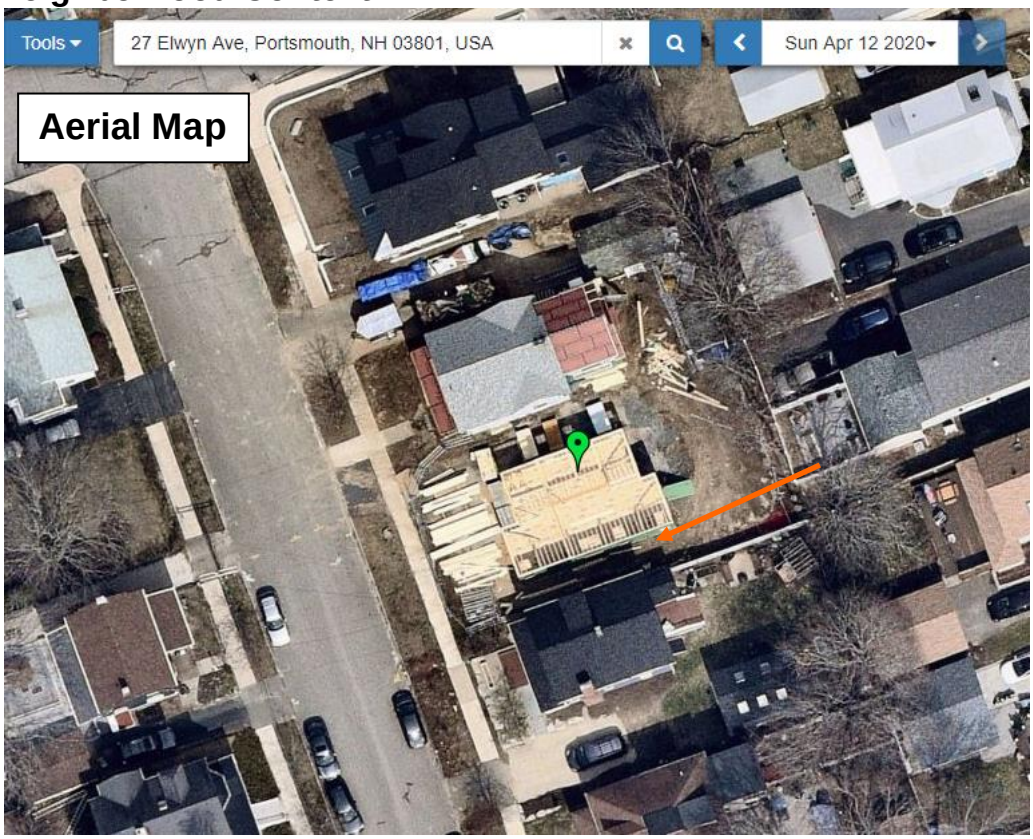
Petition of **SAI Builders, LLC, Owner,** for property located at **27 Elwyn Avenue** wherein relief is needed from the Zoning Ordinance to install two AC units which requires the following: 1) A Variance from Section 10.521 to allow a 5.5 foot right side yard where 10 feet is required. Said property is shown on Assessor Map 113 Lot 28-1 and lies within the General Residence A (GRA) District.

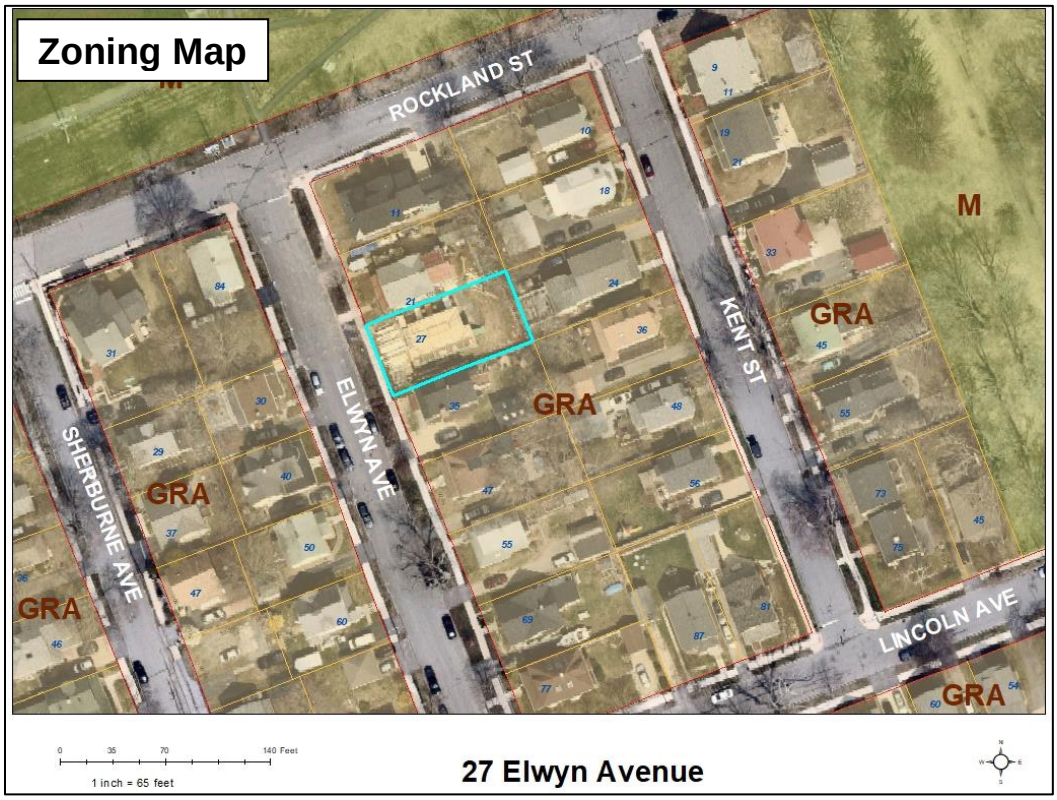
Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required	
Land Use:	Vacant lot	Single-family dwelling	Primarily residential uses	
Lot area (sq. ft.):	4,996	4,996	7,500	min.
Lot Area per Dwelling Unit (sq. ft.):	4,996	4,996	7,500	min.
Street Frontage (ft.):	50	50	100	min.
Lot depth (ft.):	99	99	70	min.
Front Yard (ft.):	15	15	15	min.
Right Yard (ft.):	10.5	**5.5**	10	min.
Left Yard (ft.):	11.5	11.5	10	min.
Rear Yard (ft.):	>20	>20	20	min.
Height (ft.):	<35	<35	35	max.
Building Coverage (%):	24	24	25	max.
Open Space Coverage (%):	64	64	30	min.
Parking	2	2	1.3	
Estimated Age of Structure:	2020	Variance request shown in red.		

Other Permits/Approvals Required
None.

Neighborhood Context





Previous Board of Adjustment Actions

September 24, 2019 – The Board granted the following variances for a new single family home:

- Section 10.521 to allow a lot area and lot area per dwelling unit of 4,996 square feet where 7,500 square feet is required for each.
- Section 10.521 to allow 50' of street frontage where 100' is the minimum required.

Planning Department Comments

The lot contains a recently constructed single family home. As shown in the history, this property was before the Board in 2019 for relief. The applicant is proposing to add two AC units on the right side that do not comply with the required 10 foot side yard requirement.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
   (a)The property has special conditions that distinguish it from other properties in the area.
   AND
   (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.
   OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

3.

Petition of **Bromley Portsmouth, LLC, Owner**, for property located at **1465 Woodbury Avenue** wherein relief is need from the Zoning Ordinance to construct a standalone automated teller machine (ATM) which requires the following. 1) A Variance from Section 10.1530 to allow an automated teller machine (ATM) as defined in this section to be a principal freestanding structure and not located on the outside of a building, or in an access-controlled entrance to a building, or within a principal use in a building. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

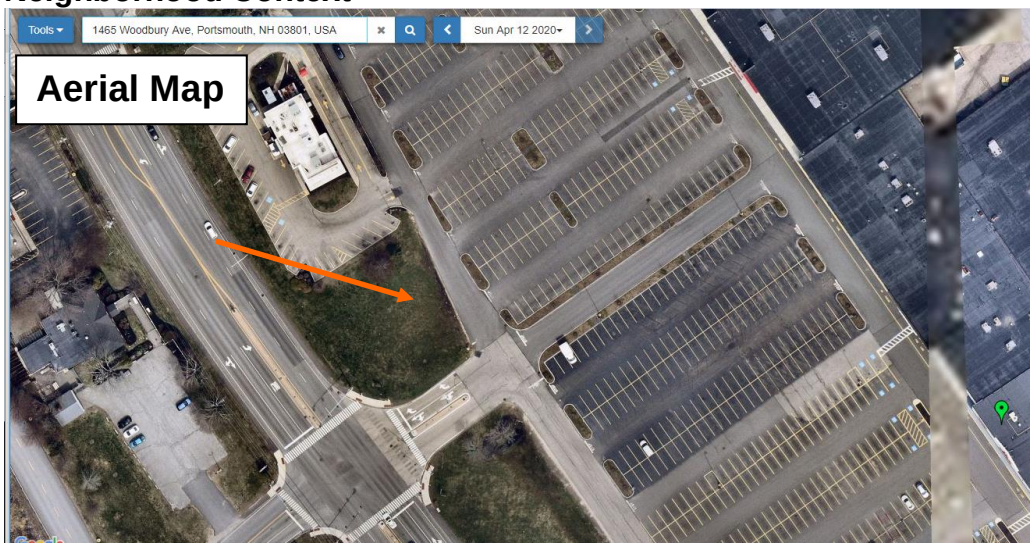
Existing & Proposed Conditions

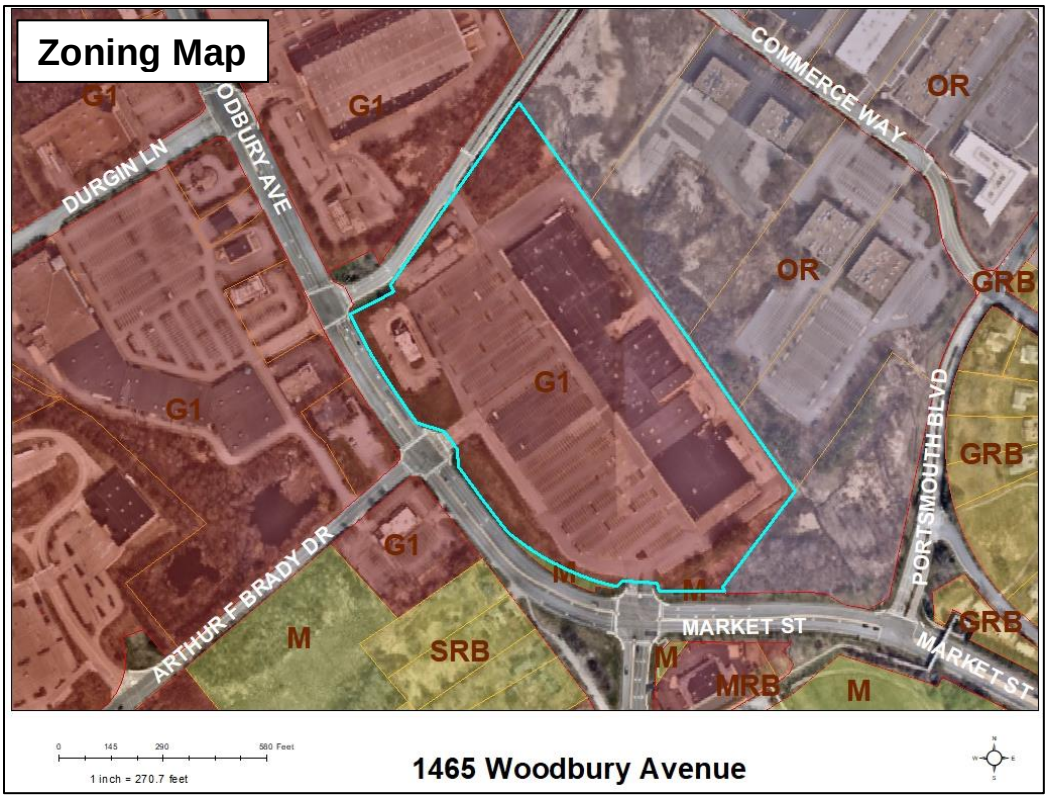
	Existing	Proposed	Permitted / Required
Land Use:	Commercial retail	**Standalone ATM Machine**	Primarily mixed uses
		Variance request shown in red.	

Other Permits/Approvals Required

Planning Board/TAC – Site Review

Neighborhood Context





Previous Board of Adjustment Actions

August 21, 2018 – The Board granted a variance from Section 10.1251.20 to allow 252 square feet of wall signage where 200 square feet is the maximum allowed.

Planning Department Comments

The applicant is proposing to construct a free standing walk-up ATM on the subject lot. The definition in the Ordinance is below:

Automated teller machine (**ATM**)
An unattended electronic device that is activated by customers to conduct financial transactions. An **ATM** may be located on the outside of a **building**, or in an access-controlled entrance to a **building**, or within a principal **use** in a **building**, and may serve pedestrians or patrons in motor vehicles. An **ATM** servicing patrons in motor vehicles must meet the standards for **drive-through establishment**s provided in this Ordinance. An **ATM** is permitted only as an **accessory use** to a related **principal use**, and is not permitted as a **principal use** or in a freestanding **structure** not attached to a **principal use**.

As defined, the use is only allowed as an accessory use to a principal use. The proposal is for the freestanding ATM to be a principal use and not *"located on the outside of a building, or in an access-controlled entrance to a building or within a principal use in a building"* as per the definition above. The applicant has had one work session with TAC and will provide revised drawings that rotate the parking 90 degrees from the originally submitted plans.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. Granting the variance would not be contrary to the public interest.

Planning Department Comments 2. Granting the variance would observe the spirit of the Ordinance.

3. Granting the variance would do substantial justice.

4. Granting the variance would not diminish the values of surrounding properties.

5. The "unnecessary hardship" test:

(a)The property has special conditions that distinguish it from other properties in the area.

AND

(b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.

OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

4.

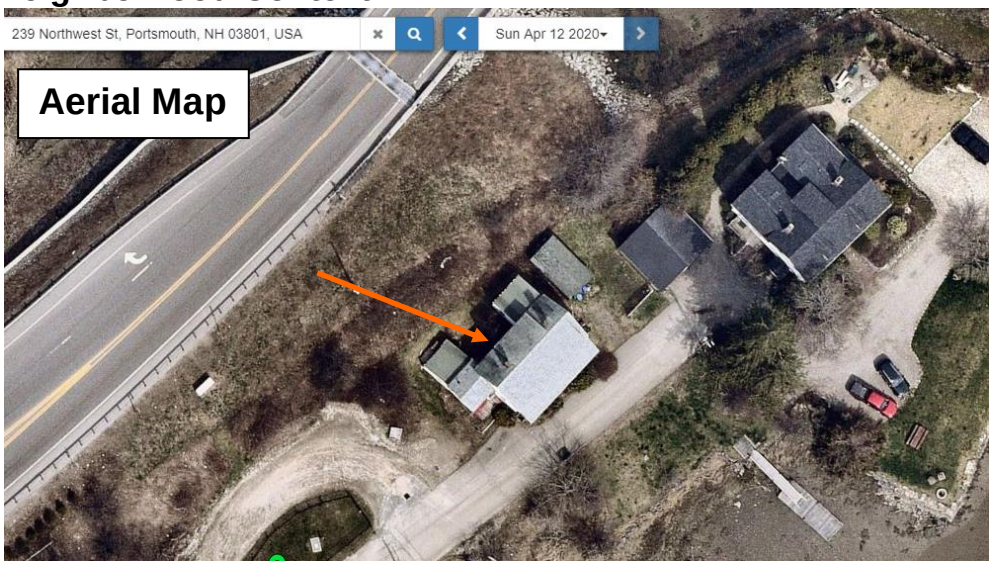
Petition of **Michael Petrin, Owner**, for property located at **239 Northwest Street** wherein relief is needed from the Zoning Ordinance to demolish a rear addition and construct a new two-story rear addition which requires the following: 1) Variances from Section 10.521 to allow: a) 1.5 foot rear yard where 20 feet is required; b) 48% building coverage where 25% is the maximum allowed; and c) 28% open space where 30% is the minimum required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 122 Lot 3 and lies within the General Residence A (GRA) District.

Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required	
Land Use:	Single family	Construct rear addition	Primarily residential uses	
Lot area (sq. ft.):	3,722	3,722	7,500	min.
Lot Area per Dwelling Unit (sq. ft.):	3,722	3,722	7,500	min.
Street Frontage (ft.):	85	85	100	min.
Lot depth (ft.):	63	63	70	min.
Front Yard (ft.):	0	0	15	min.
Right Yard (ft.):	29	29	10	min.
Left Yard (ft.):	8.5’	8.5’	10	min.
Rear Yard (ft.):	0	**1.5’**	20	min.
Height (ft.):	<35	<35	35	max.
Building Coverage (%):	44	**48**	25	max.
Open Space Coverage (%):	~40	**28**	30	min.
Parking	2	2	1.3	
Estimated Age of Structure:	1830	Variance request shown in red.		

Other Permits/Approvals Required
Conservation Commission/Planning Board – Wetland CUP
Historic District Commission

Neighborhood Context



Previous Board of Adjustment Actions

No BOA history found.

Planning Department Comments

The applicant is proposing to demolish a rear addition and construct a two-story rear addition on the existing dwelling. The existing dwelling occupies most of the lot and appears to extend over the rear lot line. As the applicant's representative indicates in the narrative, a portion of the rear lot was taken in 1939 for the Route 1 Bypass. The

entire lot is within the 100 foot wetland buffer, requiring a Wetland conditional use permit. In addition, the property is located within the Historic District, requiring HDC approval for this project.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. Granting the variance would not be contrary to the public interest.

Planning Department Comments 2. Granting the variance would observe the spirit of the Ordinance.

3. Granting the variance would do substantial justice.

4. Granting the variance would not diminish the values of surrounding properties.

5. The "unnecessary hardship" test:

(a)The property has special conditions that distinguish it from other properties in the area.

AND

(b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.

OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

5.

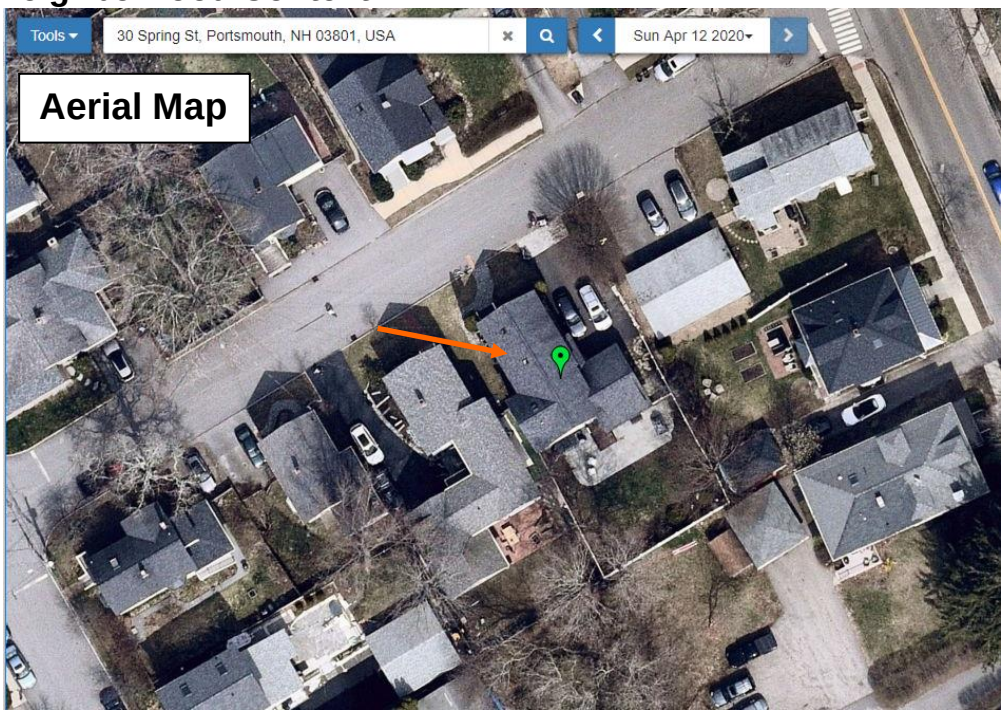
Petition of **Jessica Kaiser and John Andrew McMahon, Owners**, for property located at **30 Spring Street** wherein relief is needed from the Zoning Ordinance to construct covered front porch and add dormers to existing dwelling which requires the following: 1) Variances from Section 10.521 to allow a) 28.5% building coverage where 25% is the maximum allowed; b) a 0 foot front yard where 15 feet is required; and c) a 0 foot side yard where 10 feet is required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 130 Lot 13 and lies within the General Residence A (GRA) District.

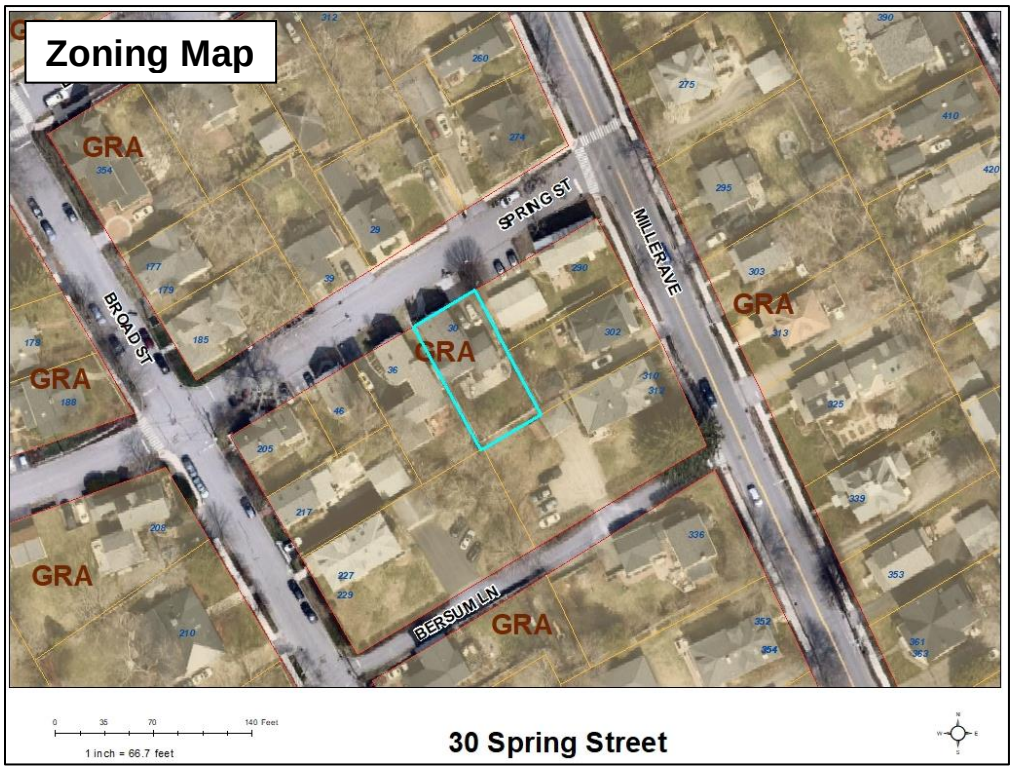
Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required	
Land Use:	Single family	Add dormers and new covered porch	Primarily residential uses	
Lot area (sq. ft.):	4,953	4,953	7,500	min.
Lot Area per Dwelling Unit (sq. ft.):	4,953	4,953	7,500	min.
Street Frontage (ft.):	50	50	100	min.
Lot depth (ft.):	100	100	70	min.
Front Yard (ft.):	4.1'*	**0** (5" per application)	15	min.
Right Yard (ft.):	0.4'	**0** (3" per application)	10	min.
Left Yard (ft.):	7'4"*	7'4"	10	min.
Rear Yard (ft.):	40+	40+	20	min.
Height (ft.):	<35	<35	35	max.
Building Coverage (%):	27 (30.4*)	**28.5** (requested) **29** (actual)	25	max.
Open Space Coverage (%):			30	min.
Parking	2	2	1.3	
Estimated Age of Structure:	1900	Variance request shown in red. * Variances granted in 2003		

Other Permits/Approvals Required
None.

Neighborhood Context





Previous Board of Adjustment Actions

December 16, 2003 – The Board granted variances from Article III, Section 10-302(A) and Article IV, Section 10-40(A)(2)(c) to allow the following:

A 2’ x 8’ bay window to the front with a 4’1” front yard setback where 15’ is the minimum required. An 18’ x 22’ 1 ½ story garage with second floor living space having a 7’4” left side yard where 10’ is the minimum required. A 6’ x 12’ deck creating 30.4% building coverage where 25% is the maximum allowed.

Planning Department Comments

The applicant is proposing to add dormers on the existing dwelling and a covered front porch. The application requests a 3 inch right yard and a 5” front yard. The legal notice indicated a 0 foot side and front to account for any discrepancies. The deck that was approved in 2003 was not constructed, reducing the current coverage to 27%. The addition of the porch actually increases the coverage to almost 29% and the legal notice indicated 28.5%.

If granted approval, staff would recommend the Board consider a stipulation that allows for 29% building coverage.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The “unnecessary hardship” test:*
   (a)The property has special conditions that distinguish it from other properties in the area.
   AND
   (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.
   OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

6.

Petition of **Thomas Murphy, Owner**, for property located at **95 Dodge Street** wherein relief is needed from the Zoning Ordinance to demolish existing home and construct a new home with an attached accessory dwelling unit which requires the following: 1) A Variance from Section 10.1114.30 to allow two driveways where only one per lot is permitted. Said property is shown on Assessor Map 258 Lot 39 and lies within the Single Residence B (SRB) District.

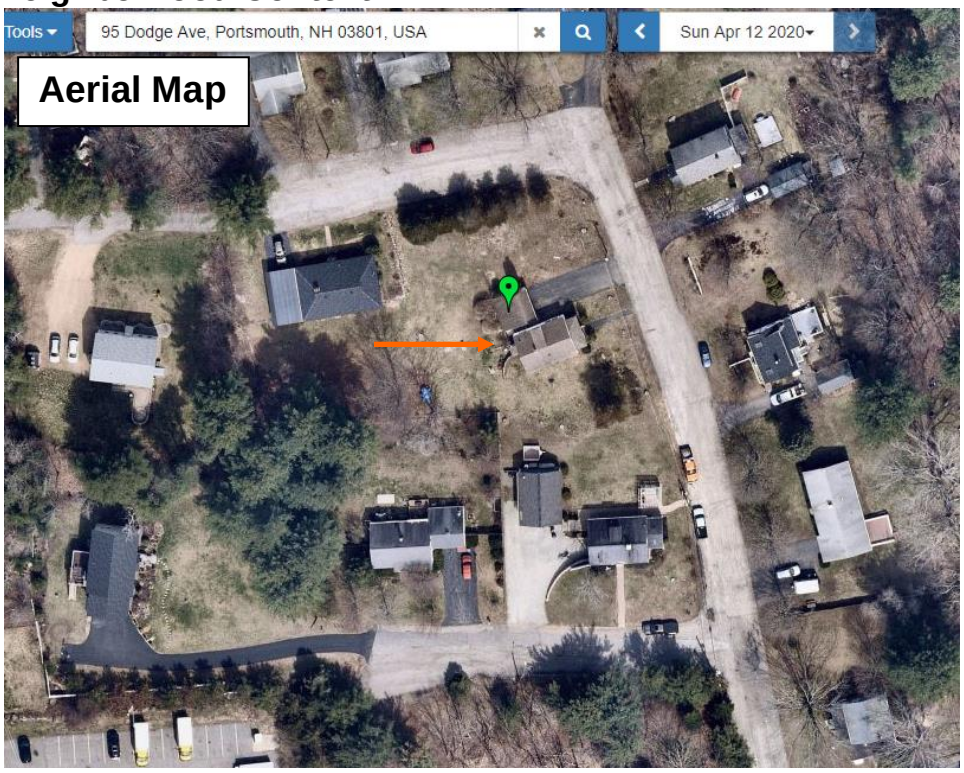
Existing & Proposed Conditions

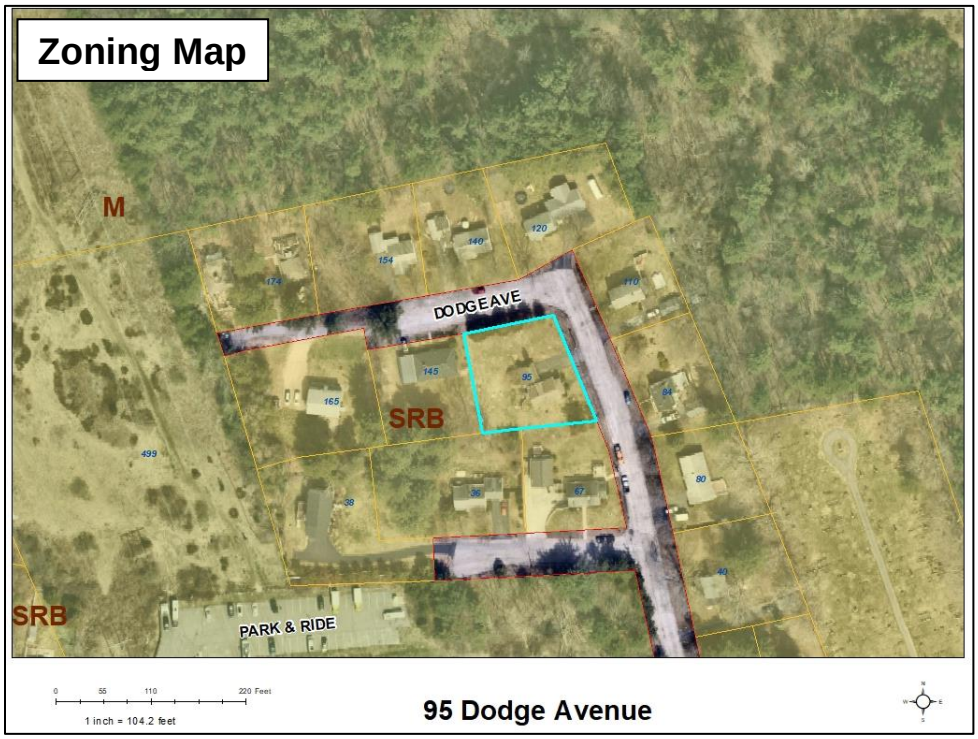
	Existing	Proposed	Permitted / Required	
Land Use:	Single family	Demo existing; construct new SFD with AADU	Primarily Single Family	
Lot area (sq. ft.):	15,138	15,138	15,000	min.
Lot Area per Dwelling Unit (sq. ft.):	15,138	15,138	15,000	min.
Street Frontage (ft.):	241	241	100	min.
Lot depth (ft.):	120	120	100	min.
Primary Front Yard (ft.):	19	19*	30	min.
Left Yard (ft.):	22	11	10	min.
Rear Yard (ft.):	53	31	30	min.
Height (ft.):	<35	<35	35	max.
Building Coverage (%):	9	19	20	max.
Open Space Coverage (%):	84.5	52	40	min.
Parking	4+	4+ **Second driveway**	3	
Estimated Age of Structure:	1935	Variance request shown in red. * Per 10.516.10 Front Yard Alignment		

Other Permits/Approvals Required

Planning Board – CUP for Attached Accessory Dwelling Unit

Neighborhood Context





Previous Board of Adjustment Actions

No BOA history found.

Planning Department Comments

The applicant is proposing to demolish the existing structure and construct a new single family dwelling with an attached accessory dwelling unit. The lot is conforming and the new house will comply with the dimensional requirements in the SRB district. However, the applicant is proposing two driveways, where one is permitted per lot, thus the need for a variance. The applicant is seeking a conditional use permit from the Planning Board for the accessory dwelling unit.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
   (a)The property has special conditions that distinguish it from other properties in the area.
   AND
   (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.
   OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

7.

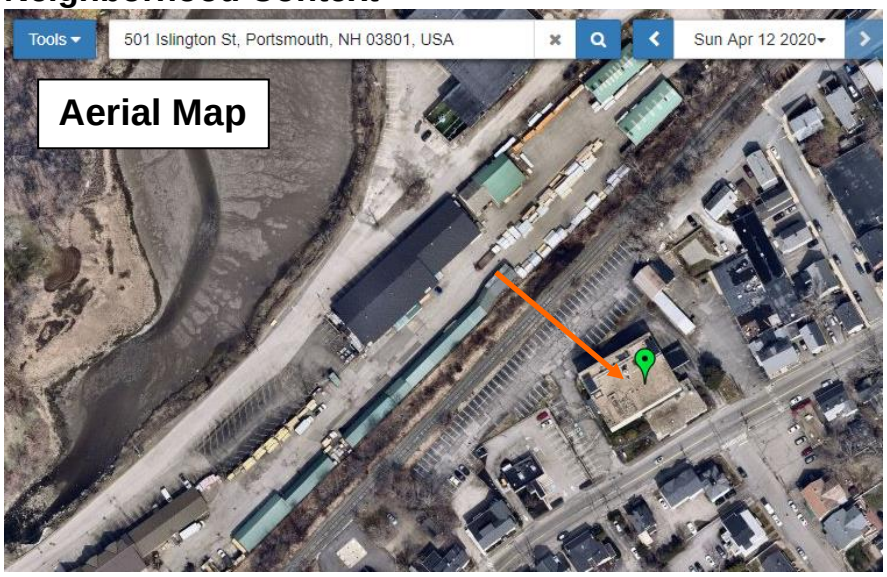
Petition of **Summit 501 Islington, LLC, Owner,** for property located at **501 Islington Street** wherein relief is needed from the Zoning Ordinance for a 900 square foot expansion of an existing medical office in an existing building which requires the following: 1) A Special Exception from Section 10.440 Use #6.20 to allow a medical office where the use is allowed by special exception. Said property is shown on Assessor Map 157 Lot 6 and lies within the Character District 4-L2 (CD4-L2) District.

Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required
Land Use:	Medical office	**Medical office**	Primarily Mixed Uses
Parking	84	84	67 min.
		Special Exception request shown in red.	

Other Permits/Approvals Required
None.

Neighborhood Context



Previous Board of Adjustment Actions

April 22, 2014 – The Board granted a variance from Section 10.1253.10 to allow a front yard setback of 10' where 20' is the minimum required.

Planning Department Comments

The proposal is to expand the existing medical office use into an adjacent 900 square foot office in the existing building. When the current use was established in 2014, it was permitted by right. Since then, the zoning changed to CD4-L1 and a medical office requires a special exception. A lawful nonconforming use many not be extended unless it will conform to the requirements of the Ordinance, thus the need for a Special Exception to extend the use into the adjacent space. The 900 square foot space formerly was a professional office. The change to a medical office will increase the parking requirement by 1 space. The applicant has indicated there are 84 spaces onsite and the parking requirement with the proposed expansion would be 67 spaces.

Review Criteria

The application must meet all of the standards for a **special exception** (see Section 10.232 of the Zoning Ordinance).

1. *Standards as provided by this Ordinance for the particular use permitted by special exception;*
2. *No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;*
3. *No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;*
4. *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
5. *No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and*
6. *No significant increase of stormwater runoff onto adjacent property or streets*

8.

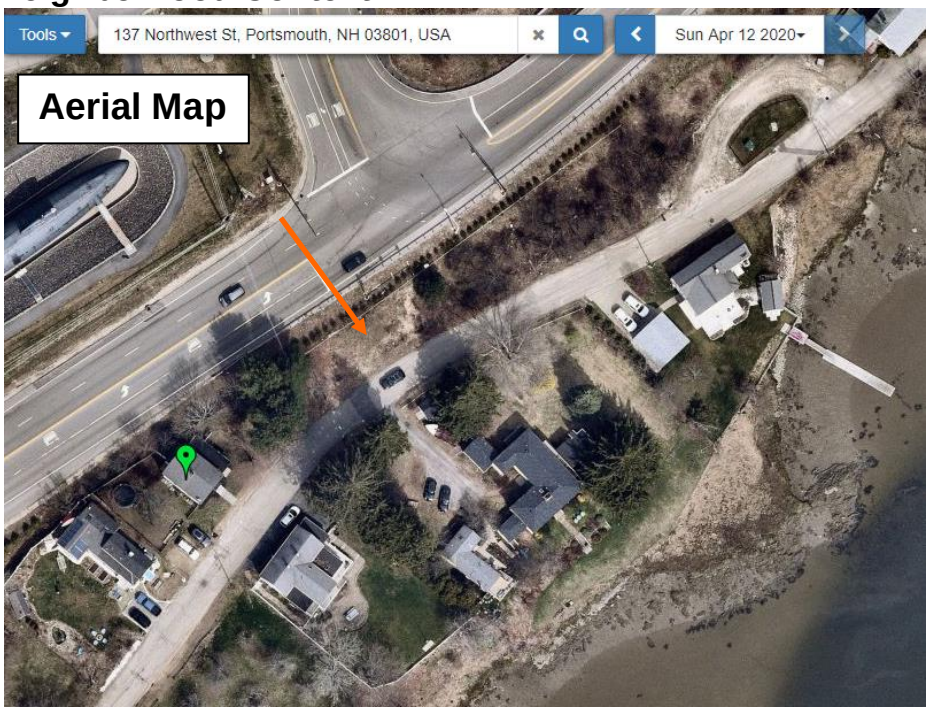
Petition of **Gregory & Amanda Morneault, Owners**, for property located at **137 Northwest Street** wherein relief is needed from the Zoning Ordinance to subdivide one lot into two lots and construct a new two family dwelling which requires the following: 1) Variances from Section 10.521 to allow: a) a lot depth of 44.7 feet for Lot 1 and 23.4 feet for Lot 2 where 70 feet is required for each; b) a lot area per dwelling unit of 5,317 square feet for proposed Lot 2 where 7,500 square feet per dwelling is required; c) a 2.5 foot front yard for proposed Lot 2 where 15 feet is required; and d) a 4 foot rear yard for proposed Lot 2 where 20 feet is required. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District.

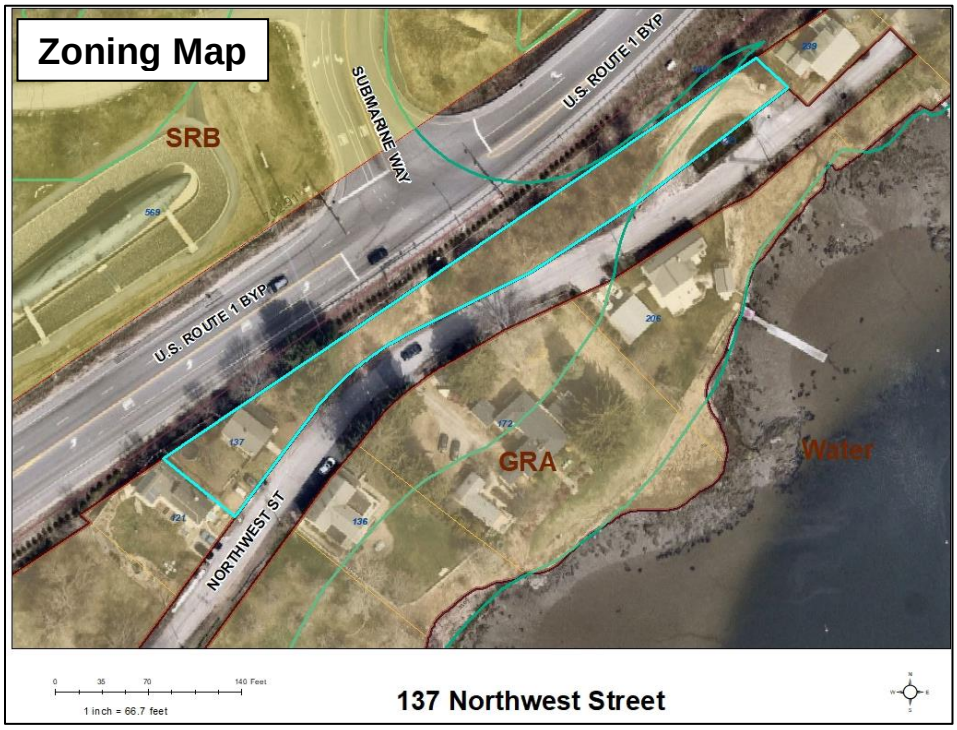
Existing & Proposed Conditions

	Existing	Proposed		Permitted / Required	
Land Use:	Single family	Two lots w/ two family on new lot		Primarily residential uses	
Lot area (sq. ft.):	18,134	Lot 1 7,500	Lot 2 10,634	7,500	min.
Lot Area per Dwelling Unit (sq. ft.):	18,134	7,500	**5,317**	7,500	min.
Street Frontage (ft.):	536	179	357	100	min.
Lot depth (ft.):	51.1	**44.7**	**23.4**	70	min.
Front Yard (ft.):	13.8	13.8	**2.5'**	15	min.
Right Yard (ft.):	>200	>10	109	10	min.
Left Yard (ft.):	26	26	130	10	min.
Rear Yard (ft.):	1.8	1.8	**4**	20	min.
Height (ft.):	<35	<35	<35	35	max.
Building Coverage (%):	<25	14	21	25	max.
Open Space Coverage (%):	>30	83	70	30	min.
Parking	2	2	4	1.3 (lot 1)/ 3 (lot 2)	
Estimated Age of Structure:	1850	Variance request shown in red.			

Other Permits/Approvals Required
Planning Board/TAC – Subdivision/Site Review
HDC

Neighborhood Context





Previous Board of Adjustment Actions

No BOA history found.

Planning Department Comments

The applicant is proposing to subdivide the subject lot into two lots, with the existing dwelling remaining on Lot 1 and a proposed two family dwelling on Lot 2. The existing lot depth is nonconforming, thus the need for a variance for each lot for lot depth. In addition, the new two family needs relief from the front and rear yard requirements. This will require HDC approval as well as site plan review through Planning Board and TAC.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
   (a)The property has special conditions that distinguish it from other properties in the area.
   AND
   (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.
   OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

9.

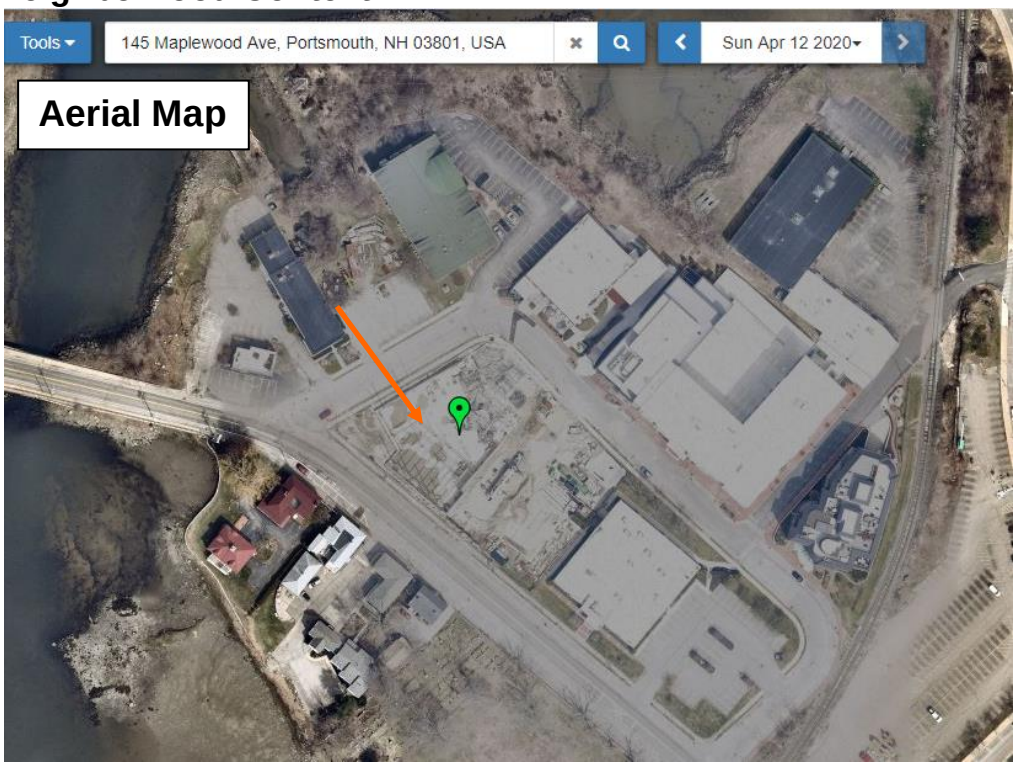
Petition of **111 Maplewood Avenue, LLC, Owner**, for property located at **145 Maplewood Avenue** wherein relief is needed from the Zoning Ordinance for signage for new building which requires the following: 1) A Variance from Section 10.1251.20 to allow a 57 square foot freestanding sign where 20 square feet is the maximum allowed. 2) A Variance from Section 10.1242 to allow wall signs above the ground floor on all sides of the building. 3) A Variance from Section 10.1242 to allow wall signs above the ground floor on a side of a building not facing a street. 3) A Variance from Section 10.1144.63 to allow illuminated signs above 25 feet from grade. Said property is shown on Assessor Map 124 Lot 8-1 and lies within the Character District 5 (CD5) District.

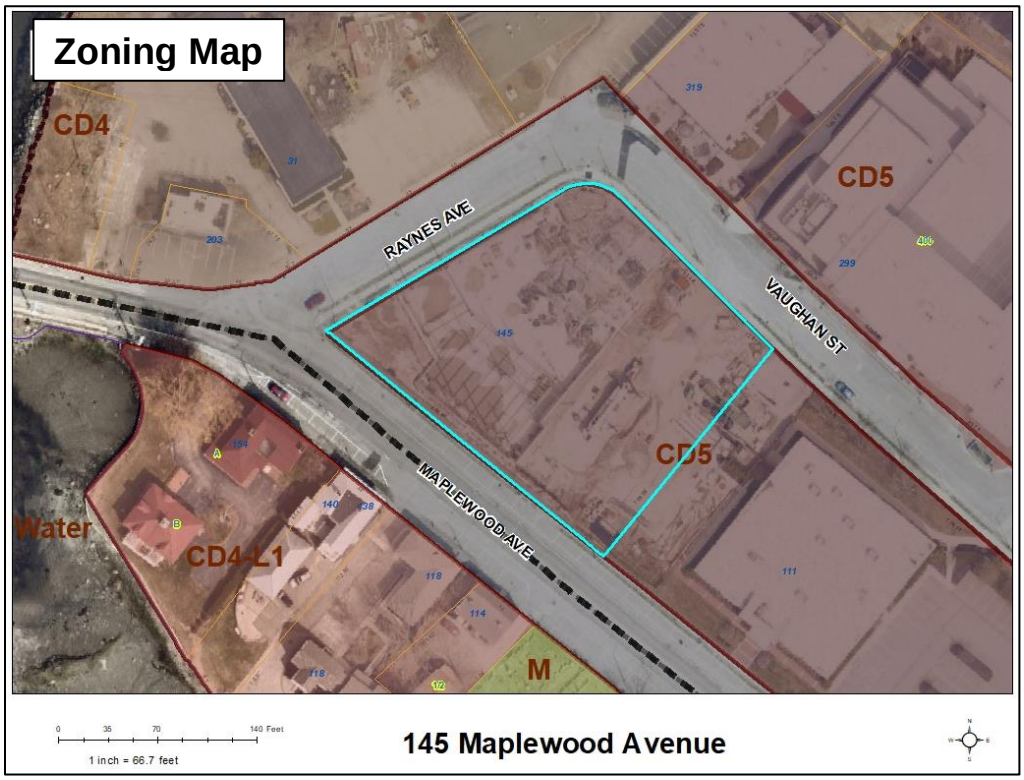
Existing & Proposed Conditions

	Existing	Proposed	Permitted / Required
Land Use:	New commercial building	Signage for new building	Primarily mixed use
Free standing sign (sq. ft.):	NA	**57**	20 max.
Wall Sign Location:	NA	**5 signs and 31 decorative lights above ground floor**	One wall sign permitted above ground floor
Illuminated Sign height (ft.):	NA	**>25**	20 max.
			Variance requests shown in red.

Other Permits/Approvals Required
HDC

Neighborhood Context





Previous Board of Adjustment Actions

No BOA history found.

Planning Department Comments

The new building at this site is currently under construction and the applicant is seeking approval for signage for the building and for future tenants. Per Section 10.1242, a building may have one wall sign above the ground floor that faces a street. The Ordinance considers decorative lighting, including accent lighting, as signage and the applicant is proposing 31 decorative lights in addition to the 5 wall signs above the ground floor and on all sides of the building, including one side that does not face a street. Per Section 10.1144.60, luminaires can be mounted up to 20 feet above grade if they comply with the lumen standards referenced in the section. Section 10.1144.63 states the following:

10.1144.63 **Luminaire**s used primarily for **sign illumination** may be mounted at any height to a maximum of 25 feet, regardless of **lumen** rating.

The applicant states the luminaires will comply with the lumen requirements and questions the need for relief from the section above, however the section clearly states that the maximum height for luminaires is 25 feet, regardless of the lumen rating.

Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
   (a)The property has special conditions that distinguish it from other properties in the area.
   AND
   (b) Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.
   OR

Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

VIEWPOINT & HAND DELIVERY

October 9, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheaume, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

RE: SAI Builders, LLC
27 Elwyn Avenue, Tax Map 113, Lot 28-1

Dear Chairman Rheaume:

Enclosed please find twelve copies of a zoning application for consideration by the Zoning Board of Adjustment. The application includes the following documents:

- Letter of Authorization
- Application Narrative
- Tax Map
- Recorded plan by A C Hoyt CE
- Recorded plan by Ambit Engineering, Inc
- Variance Application Plan by Ambit Engineering, Inc
- Floor Plans
- Elevations
- Photos of the Subject Property

Thank you for your cooperation and please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

Patrick Nysten
SAI Group
12 Industrial Way
Salem, NH 03079
pnysten@saigrp.com
Mobile 603 479.5579

LETTER OF AUTHORIZATION

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

RE: 27 Elwyn Avenue, Portsmouth
Tax Map 113, Lot 28-1

Dear Sir/Madam:

SAI Builders, LLC, the owner of the above referenced property, authorizes Patrick Nysten to represent SAI Builders, LLC in connection with any zoning, planning, building or other municipal permit applications filed with the City of Portsmouth for said property.

Very truly yours,

Anton J Miller
Duly Authorized

10/09/2020
Date

City of Portsmouth
Zoning Board of Adjustment
Application Narrative

SAI Builders, LLC

Tax Map 113, Lot 28-1
27 Elwyn Avenue
Portsmouth, NH 03801

Introductory Statement

The Applicant, SAI Builders, LLC, is the owner of a property identified as 27 Elwyn Avenue and Tax Map 113, Lot 28-1 (the "Subject Property"). The Subject Property is situated in Portsmouth's General Residence A (GRA) Zoning District.

The Subject Property is shown as Lot 47 on a recorded plan referenced as Plan Of A Lot Of Land owned by Alfred L Elwyn, Portsmouth NH, Compiled from a survey made 1899 by A C Hoyt CE, Scale 100 ft. to an inch, W H Whitney, 15 Court Sq, Boston, Mass, Aug 1899, a copy of which is attached herewith. The Subject Property is also shown as Lot 113/28-1 on a recorded plan referenced as Standard Boundary Survey, Tax Map 113 – Lots 28- & 28-1, Owner Arlene F Beatty Trust, 21 Elwyn Avenue, City of Portsmouth, County Of Rockingham, State Of New Hampshire, prepared by Ambit Engineering, Inc., signed by Paul A Dobberstein, LLS on August 22, 2019, a copy of which is attached herewith. The Subject Property contains approximately 4,996 SF according to the Ambit Engineering plan.

On September 24, 2019, the City of Portsmouth's Zoning Board of Adjustment granted variances for the construction of a new single-family residence at the Subject Property. The house is currently under construction, in compliance with the zoning setback regulations for the GRA District.

Proposed Improvements

The Applicant desires to install a pad, two air conditioning condensers, and associated appurtenances (the "AC Equipment") in the southerly side yard as shown on Variance Application Plan by Ambit Engineering, Inc., September 2020, a copy of which is attached herewith.

Locations considered for the AC equipment include the rear of the house (rear yard), both sides of the house (side yards), and the front of the house (front yard). The rear of the house is encumbered by steps, a bulkhead, and a patio. Installing the AC Equipment in the front yard is not customary and would be detrimental to the existing streetscape. The northerly side yard is encumbered by a driveway and is subject to vehicular and pedestrian ingress/egress, and snow removal activities. Based on the afore-

mentioned conditions, the Applicant believes that the southerly side yard is the most viable location for the installation and operation of the AC Equipment.

Due to the lot configuration, setback relief is required for the installation and operation of the proposed AC Equipment in the southerly side yard.

Variance Relief

The Applicant seeks the following variance relief from Section 10.521 the Zoning Ordinance:

1. To allow 5.7' +/- side yard setback from the AC Equipment where 10' is the minimum required by the Ordinance.

Variance Criteria

Granting the variance will not be contrary to the public interest and will observe the spirit of the Ordinance.

There are many houses and accessory structures in the neighborhood and throughout Portsmouth that do not comply with current zoning setback regulations. The existing house is under construction and complies with the setback regulations for the GRA District. Having central air conditioning will improve the comfort, functionality, and value of the house. The proposed AC Equipment will occupy a relatively small area of approximately 28 square feet, and the appearance of the house and the proposed improvements will remain consistent with the character of the neighborhood. It's reasonable for the Board to conclude that granting the variance will not be contrary to the public interest and will observe the spirit of the Ordinance.

Substantial justice will be done by granting the variance relief.

The requested setback relief is reasonable. The AC Equipment will be consistent with the evolving needs and expectations of many homebuyers. If the application was denied, the comfort of the house would be diminished, and it would place the Applicant at an economic disadvantage. There would be no gain to the public by denying the requested zoning relief. It's reasonable for the Board to conclude that substantial justice will be done by granting the variance relief.

The values of surrounding properties will not be diminished by granting the variance relief.

The AC Equipment will be inconspicuously located away from the streetscape and will not alter the essential character of the neighborhood. Central air conditioning will raise the value of the existing house which may help maintain or increase the values of other properties in the neighborhood. It's

reasonable for the Board to conclude that the values of surrounding properties will not be diminished by granting the variance relief.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The Subject Property is similar in size and building coverage to many other properties in the area. The new house on the Subject Property was built on an old lot created prior to modern day construction methods and innovations including central air conditioning. Despite the challenging configuration of this old lot, the existing house complies with the zoning setback regulations for the GRA District. However, the relatively small area hosting the proposed AC Equipment will require zoning setback relief from the Ordinance. Due to the conditions, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Subject Property. It's reasonable for the Board to conclude that literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The proposed use is reasonable.

The subject lot was created prior to modern day zoning and construction methods and innovations including central air conditioning. The proposed AC Equipment is a use that is consistent with many of the properties in the neighborhood and throughout Portsmouth. Accordingly, it's reasonable for the Board to conclude that the proposed use is reasonable.

Conclusion

The Applicant has demonstrated that it meets the five criteria for granting the zoning relief requested. Consequently, the Applicant respectfully requests that the Board approve the variance application.

Respectfully Submitted,

SAI BUILDERS, LLC

Patrick Nysten

12 Industrial Way
Salem, NH 03079
pnysten@saigrp.com
Mobile 603 479.5579

Partial Legend

See the cover sheet for the complete legend.

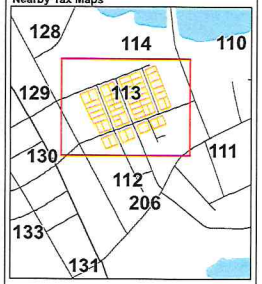
7-5A	Lot or lot-unit number
2.56 ac	Parcel area in acres (ac) or square feet (sf)
25	Address number
233-137	Parcel number from a neighboring map
0Z	Parcel line dimension
SIMS AVE	Street name

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)
Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

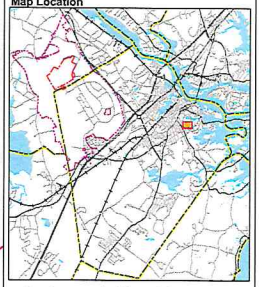
0 50 100 Feet
0 20 40 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance.
Parcels are mapped as of April 1.
Building footprints are 2006 data and may not represent current structures.
Streets appearing on this map may be paper (unbuilt) streets.
Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 113

Property Information

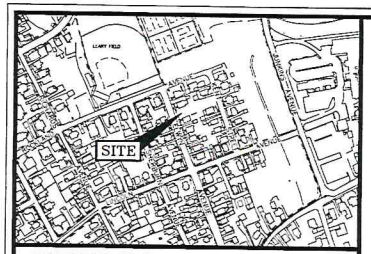
Property ID	0113-0028-0001
Location	27 ELWYN AVE
Owner	SAI BUILDERS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

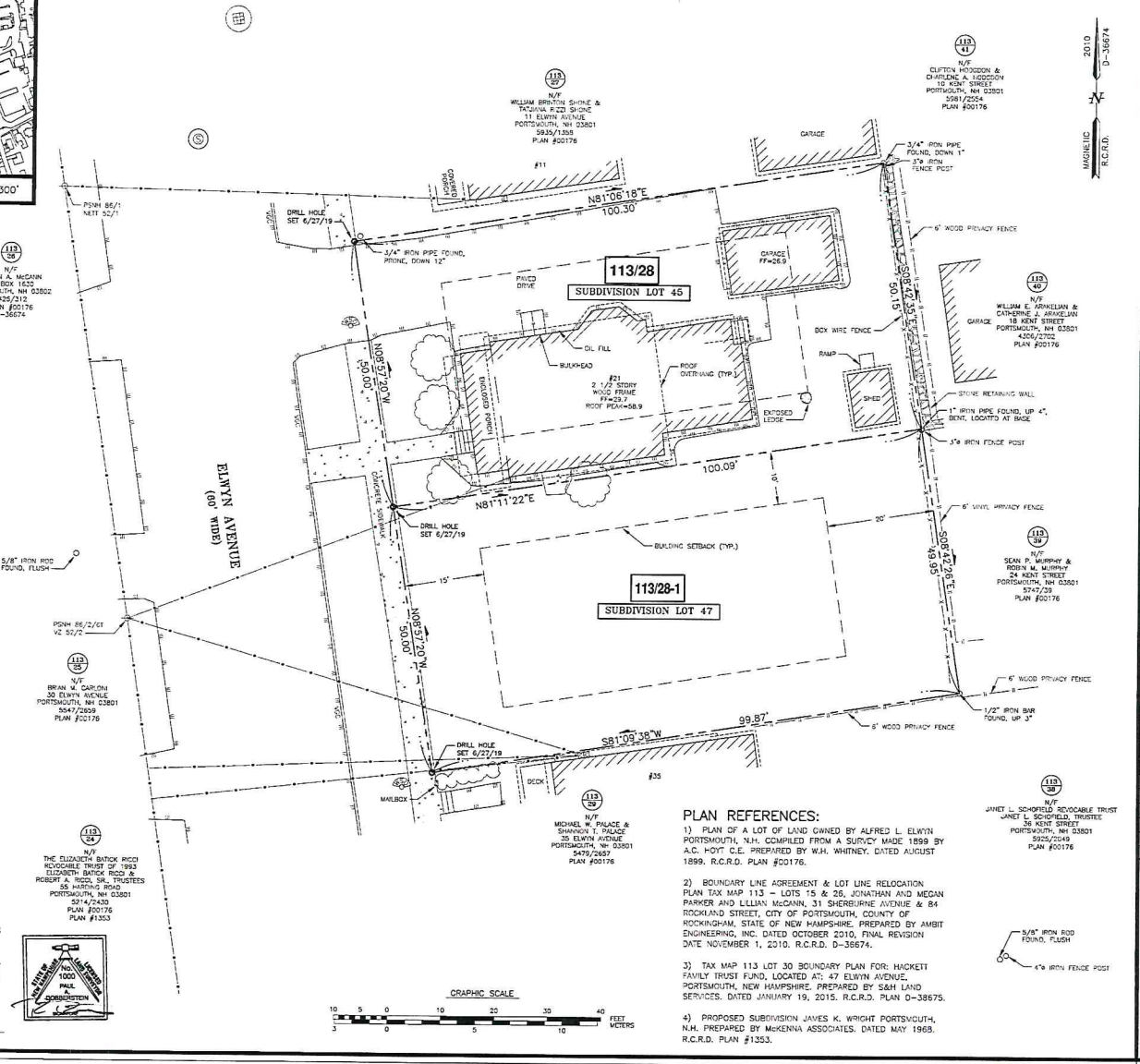
D - 41673
08/28/2019 11:17:44 AM
Register of Deeds, Rockingham County
LCHIP 25.00
PLAN 26.00



LOCATION MAP SCALE 1"=300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PRODATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11 / 21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	OVERHEAD ELECTRIC/WIRES
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	WATER SHUT OFF/CURB STOP
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	SEWER MANHOLE
TYP.	TYPICAL
VERT/SGC	VERTICAL/SLOPED GRANITE CURB
LSA	LANDSCAPED AREA



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000

6/27/2019
DATE

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND OWNED BY ALFRED L. ELWYN PORTSMOUTH, N.H. COMPILED FROM A SURVEY MADE 1899 BY A.C. HOYT C.E. PREPARED BY W.H. WHITNEY. DATED AUGUST 1899. R.C.R.D. PLAN #00176.

2) BOUNDARY LINE AGREEMENT & LOT LINE RELOCATION PLAN TAX MAP 113 – LOTS 15 & 26, JONATHAN AND MEGAN PARKER AND LILLIAN McCANN, 31 SHERBURNE AVENUE & 84 ROCKLAND STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED OCTOBER 2010, FINAL REVISION DATE NOVEMBER 1, 2010. R.C.R.D. D–36674.

3) TAX MAP 113 LOT 30 BOUNDARY PLAN FOR: HACKETT FAMILY TRUST FUND, LOCATED AT: 47 ELWYN AVENUE, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY S&H LAND SERVICES. DATED JANUARY 19, 2015. R.C.R.D. PLAN D–38675.

4) PROPOSED SUBDIVISION JAMES K. WRIGHT PORTSMOUTH, N.H. PREPARED BY McKENNA ASSOCIATES. DATED MAY 1968. R.C.R.D. PLAN #1353.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 113 AS LOTS 28 & 28–1.

2) OWNER OF RECORD:
ARLENE F. BEATTY TRUST
c/o SHARON FOSS
69 BETTY'S PATH
WEST YARMOUTH, MA 02673
3441/956 (3460/776)
R.C.R.D. PLAN #00176 (LOTS 45 & 47)

3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREAS:
LOT 28
5,017 S.F.
0.1152 ACRES

LOT 28–1
4,996 S.F.
0.1147 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		7,500 S.F.
FRONTAGE:		100 FEET
DEPTH:		70 FEET
SETBACKS:	FRONT	15 FEET
	SIDE	10 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		30–35 FEET
MAXIMUM BUILDING COVERAGE:		25%
MINIMUM OPEN SPACE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 113 LOTS 28 & 28–1 IN THE CITY OF PORTSMOUTH.

8) PROPERTIES ARE SUBJECT TO CONDITIONS AND RESTRICTIONS CONTAINED IN R.C.R.D. 593/312 & 589/198.

NO.	DESCRIPTION	DATE
2	REVISE FOR RECORDING	8/20/19
1	ADD MONUMENTS AS SET	6/28/19
0	ISSUED FOR COMMENT	6/20/19

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 113 – LOTS 28 & 28–1

OWNER

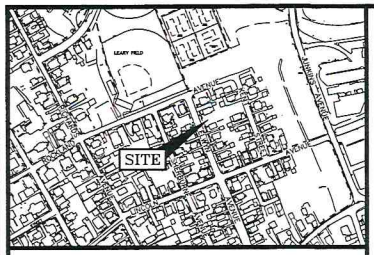
ARLENE F. BEATTY TRUST

21 ELWYN AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=10' JUNE 2019

FB 322 PG 46 J076

D-41673



LOCATION MAP SCALE 1"=300'

PLAN REFERENCES:

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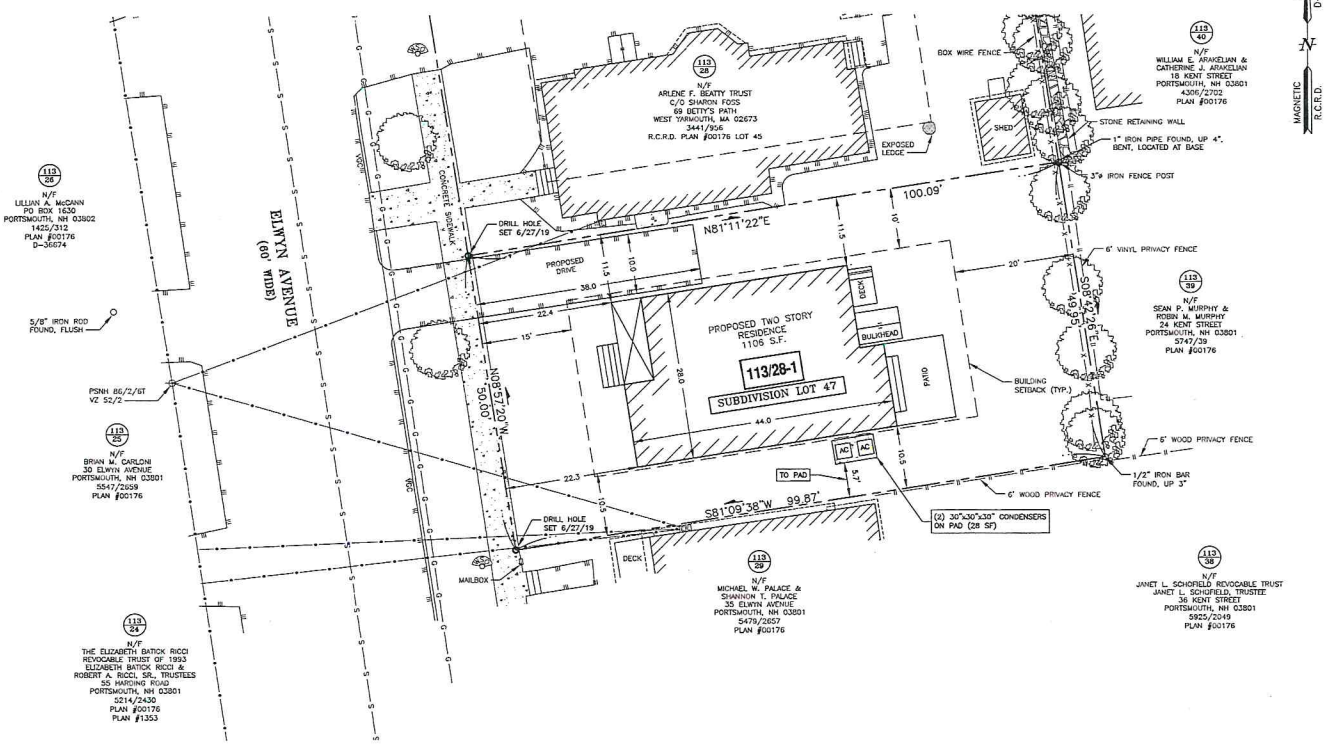
3) TAX MAP 113 LOT 30 BOUNDARY PLAN FOR: HACKETT FAMILY TRUST FUND, LOCATED AT: 47 ELWYN AVENUE, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY S&H LAND SERVICES. DATED JANUARY 19, 2015. R.C.R.D. PLAN D–38675.

4) PROPOSED SUBDIVISION JAMES K. WRIGHT PORTSMOUTH, N.H. PREPARED BY McKENNA ASSOCIATES. DATED MAY 1968. R.C.R.D. PLAN #1353.

PROPOSED OPEN SPACE AREA (S.F)	
RESIDENCE	1,106
PORCH	78
DECK	25
STAIRS	12
PATIO	140
DRIVEWAY	380
BULKHEAD	39
SIDEWALK	26
CONCRETE PAD	28
TOTAL COVERAGE	1,834
LOT AREA	4,996
PROPOSED OPEN SPACE (%)	63.3%

PROPOSED BUILDING COVERAGE AREA	
RESIDENCE	1,106
PORCH	78
DECK	25
TOTAL (S.F.)	1,209
LOT AREA (S.F.)	4,996
BUILDING COVERAGE (%)	24.2%



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

9/25/2020

PAUL A DOBBERSTEIN, LLS DATE

NO. 1000 PAUL A. DOBBERSTEIN LICENSED LAND SURVEYOR

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN DATE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 436–9282
Fax (603) 436–2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 113 AS LOT 28–1.

2) OWNER OF RECORD:
SAI BUILDERS
12 INDUSTRIAL WAY
SALEM, NH 03079

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
LOT 28–1
4,996 S.F.
0.1147 ACRES

5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		7,500 S.F.
FRONTAGE:		100 FEET
DEPTH:		70 FEET
SETBACKS:	FRONT	15 FEET
	SIDE	10 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		30–35 FEET
MAXIMUM BUILDING COVERAGE:		25%
MINIMUM OPEN SPACE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED DWELLING (CURRENTLY UNDER CONSTRUCTION) AND VARIANCES REQUIRED ON TAX MAP 113 LOT 28–1 IN THE CITY OF PORTSMOUTH.

8) PROPERTY IS SUBJECT TO CONDITIONS AND RESTRICTIONS CONTAINED IN R.C.R.D. 593/312 & 589/198.

9) PLANS BASED ON ARCHITECTURAL DESIGN BY O'SULLIVAN ARCHITECTS, INC.

PROPOSED RESIDENCE
27 ELWYN AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT	9/24/20
0	ISSUED FOR COMMENT	9/16/20

REVISIONS

SCALE: 1" = 10' SEPTEMBER 2020

VARIANCE APPLICATION PLAN

C1

FB 224 PG 46

3076.01

21B Elwyn Ave

Portsmouth, NH

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING

DRAWING LIST

ARCHITECT
O'SULLIVAN ARCHITECTS
606 MAIN STREET, SUITE 3001
READING, MA 01867-3009
Voice: (781) 439-6166
Fax: (781) 439-6170

DEVELOPER
SAI BUILDERS, LLC
12 INDUSTRIAL WAY
SALEM, NH
Voice (603) 421-0470

SITE ENGINEER
AMBIT ENGINEERING, INC.
200 GRIFFIN RD - UNIT 3
PORTSMOUTH, NH 03801
Voice (603) 430-9282
Fax (603) 436-2315

PERMIT SET - 10/04/19

GENERAL NOTES

1. FOUNDATIONS:
A) ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 PSF (POUNDS PER SQUARE FOOT).

B) THE BOTTOM ELEVATION OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW OUTSIDE FINISH GRADE. LOWER FOOTINGS AS REQUIRED TO REACH ACCEPTABLE BEARING.

C) THOROUGHLY COMPACT THE BOTTOM OF EXCAVATIONS PRIOR TO FORMING FOOTINGS.

D) ALL FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON BOTH SIDES TO PREVENT UNBALANCED LOADINGS.

E) ALL BACKFILL USED INSIDE THE BUILDING SHALL BE WELL GRADED GRAVEL, THOROUGHLY COMPACTED IN 8" LAYERS. ON-SITE MATERIAL MAY BE USED IF ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

F) ALL CONCRETE SHALL BE PLACED IN DRY EXCAVATIONS. PUMP AWAY GROUND WATER AS REQUIRED.

G) FOR CONSTRUCTION DURING WINTER, FOOTINGS AND FLOOR SLABS WILL REQUIRE PROTECTION FROM FREEZING TEMPERATURES AT THE BEARING SURFACES UNTIL THE BUILDING IS ENCLOSED AND HEATED.

2. CONCRETE:
A) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

B) MAXIMUM ALLOWABLE SLUMP OF CONCRETE SHALL NOT EXCEED 4".

C) ALL CONCRETE WORK SHALL COMPLY WITH A.C.I. SPECIFICATIONS.

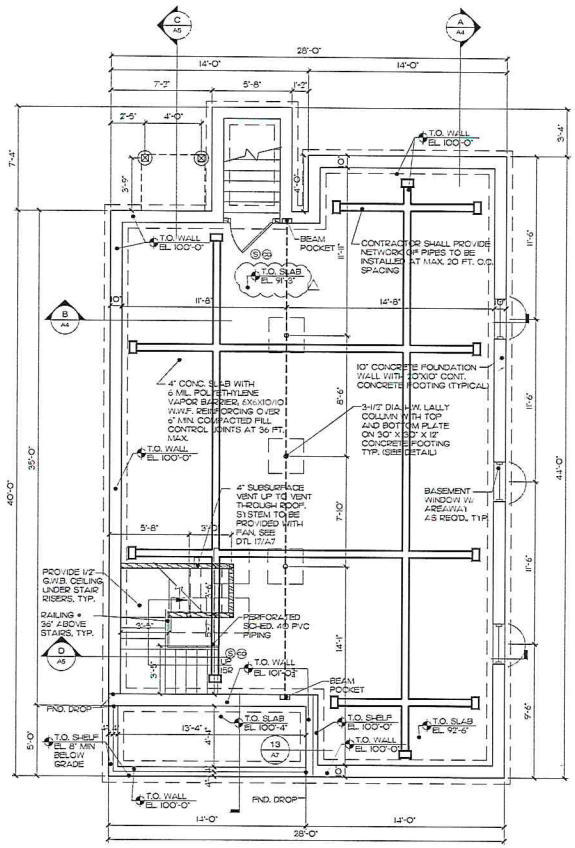
3. REINFORCING STEEL:
A) ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 AND SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST A.C.I. SPECIFICATIONS.

B) WELDED WIRE FABRIC (W.W.F.) SHALL BE ASTM A-185, LAP ALL SPLICES 12" MINIMUM. SECURELY FASTEN W.W.F. IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.

C) ALL HORIZONTAL RODS ARE CONTINUOUS. THE LENGTH OF ALL LAP SPLICES SHALL BE AS REQUIRED FOR "CLASS B" TENSION SPLICES PER THE LATEST A.C.I. CODE REQUIREMENTS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS. PROVIDE CORNER RODS AS DETAILED ON THE CONTRACT DRAWINGS.

D) PROVIDE A CLEAR COVER FROM REINFORCING STEEL TO ADJACENT CONCRETE SURFACES AS FOLLOWS:
BOTTOM OF FOOTING 3"
PIERS AND WALLS 1 1/2" (EXCEPT 2" AT #6 AND LARGER BARS)
THESE DIMENSIONS SHALL BE CONSIDERED ACTUAL AND ARE NOT TO BE ADJUSTED IN EITHER DIRECTION.

E) ALL REINFORCING RODS AND W.W.F. SHALL BE SECURED IN PROPER POSITION ON CHAIRS OR BOLSTERS AS MANUFACTURED BY RICHMOND SCREW ANCHOR CO. OR APPROVED EQUAL.



0 Basement Plan
Scale: 1/4" = 1'-0"

FOOTING NOTES:

1. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.

2. PROVIDE 7'-10" CONCRETE POUR. (SEE SECTIONS)

3. TOP OF MAIN FOUNDATION WALL ASSUMED TO BE 100'-0".

4. FOOTING ELEVATIONS REPRESENT A MINIMUM ALLOWABLE DEPTH. ALL FOOTINGS MUST BE PLACED ON UNDISURBED SOIL OR COMPACTED FILL, BUT IN NO CASE LESS THAN THE FROST LINE DEPTH (4'-0" MIN.) CONTRACTOR TO VERIFY SOIL CONDITIONS UNDER ALL FOOTINGS.

UNDERGROUND RADON GAS VENT SYSTEM:

1. GC TO PROVIDE NETWORK OF PIPES TO BE INSTALLED AT MAX 20' SPACING EACH WAY

2. AN INDEPENDENT SYSTEM IS REQUIRED FOR EACH UNIT, COMPLETE WITH INDIVIDUAL VENT STACKS THROUGH TO THE ROOF FOR EACH UNIT

3. NETWORK OF PIPES TO BE PERFORATED SCHED. 40 PVC PIPING. REFER TO DETAILS

O'SULLIVAN ARCHITECTS, INC.
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Tel: (781) 439-6168 Fax: (781) 439-6170
www.osullivanarchitects.com

SAI Builders, LLC

21B Elwyn Ave
Portsmouth, NH

Basement & Radon Plan

SCALE: As Noted

ISSUED / DRAWN BY
10/4/19
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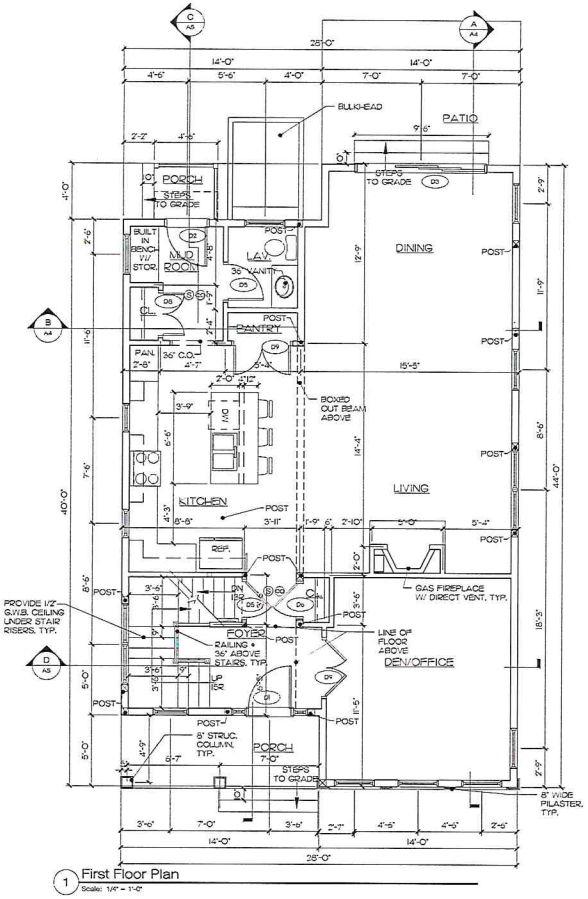
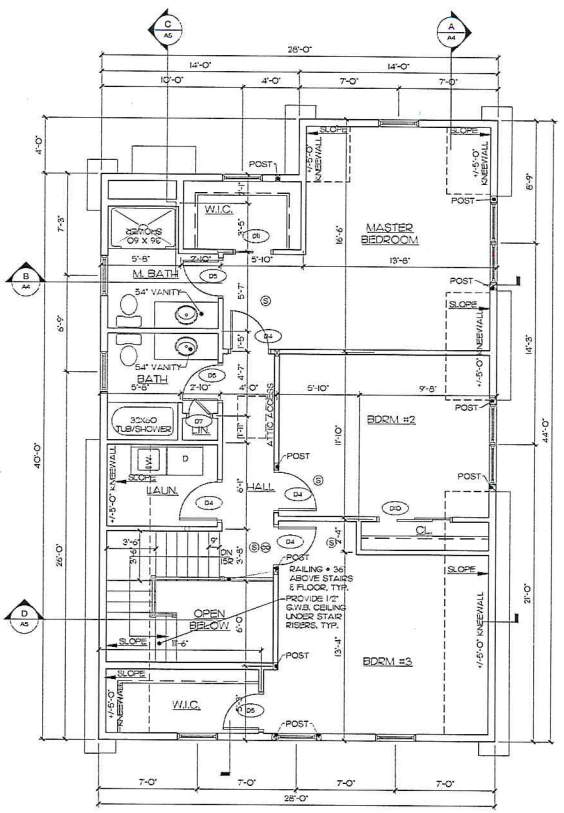
REVISED / REVISED BY
△ 11/14/19 - Basement Slab Depth

JOB NO: 19041

SHEET NUMBER
A1



1 First Floor Plan
Scale: 1/4" = 1'-0"



2 Second Floor Plan
Scale: 1/4" = 1'-0"

BUILDING S. F.	10/4/19	
FIRST FLOOR	1035 S.F.	
SECOND FLOOR	960 S.F.	
TOTAL =		1995 S.F.
BASEMENT	989 S.F.	

(S) SMOKE DETECTOR
(H) HEAT DETECTOR
(CO) CARBON MONOXIDE DETECTOR

DOOR SCHEDULE

NUMBER	TYPE	MATERIAL	WIDTH	HEIGHT	THICKN'S	REMARKS
D1	ENTRY	MTL./INSUL.	3'-0"	6'-8"	1 3/4	12" SIDELITES EA. SIDE
D2	SINGLE	MTL./INSUL.	2'-10"	6'-8"	1 3/4	- HALF GLASS DOOR
D3	TRPL. SLIDER	WD./GLASS	9'-0"	6'-8"		-
D4	SINGLE	WOOD	2'-8"	6'-8"	1 3/8"	-
D5	SINGLE	WOOD	2'-6"	6'-8"	1 3/8	-
D6	SINGLE	WOOD	2'-4"	6'-8"	1 3/8"	-
D7	SINGLE	WOOD	1'-6"	6'-8"	1 3/8"	-
D8	DOUBLE	WOOD	(2) 1'-6"	6'-8"	1 3/8"	-
D9	DOUBLE	WOOD	(2) 2'-0"	6'-8"	1 3/8"	-
D10	SLIDER	WOOD	5'-0"	6'-8"	1 3/8"	-
D11	POCKET	WOOD	2'-6"	6'-8"	1 3/8	-

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SAI Builders, LLC

21B Elwyn Ave
Portsmouth, NH

Floor Plans

SCALE: As Noted

ISSUED / DRAWN BY
10/4/19

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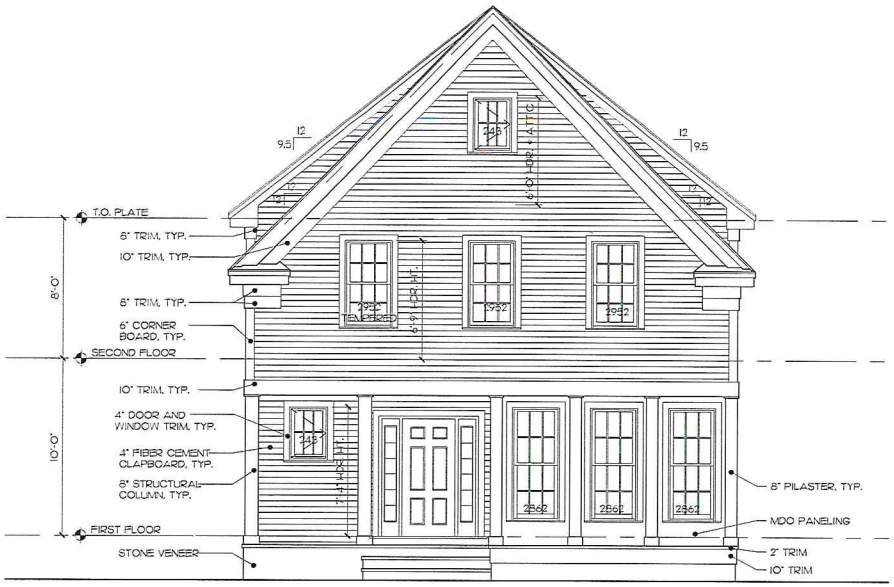
JOB NO: 19041

SHEET NUMBER
A2

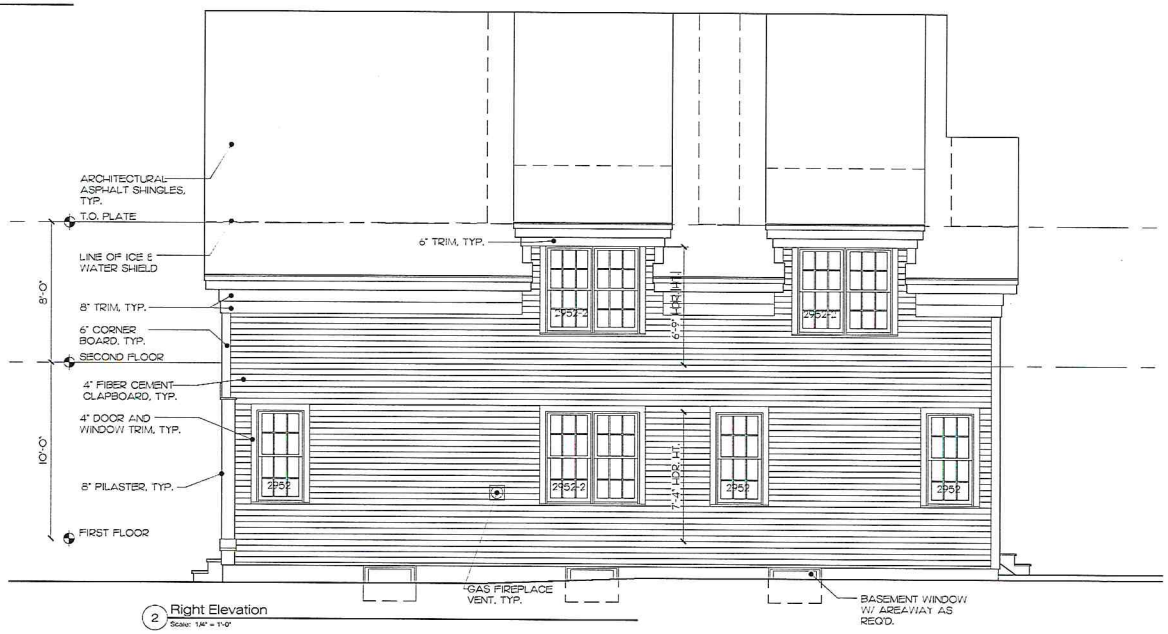


1 Front Elevation
Scale: 1/4" = 1'-0"

NOTE:

1. ALL WINDOWS TO BE HARVEY TRIBUTE VINYL WINDOW SERIES WINDOWS UNLESS OTHERWISE NOTED

2. ALL WINDOW 6'-0" OR HIGHER ABOVE GRADE TO HAVE SILL HEIGHT OF 2'-0" A.F.F. OR LIMITER AS REQ'D.



2 Right Elevation
Scale: 1/4" = 1'-0"

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SAI Builders, LLC

21B Elwyn Ave
Portsmouth, NH

Elevations

SCALE: As Noted

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10/4/19

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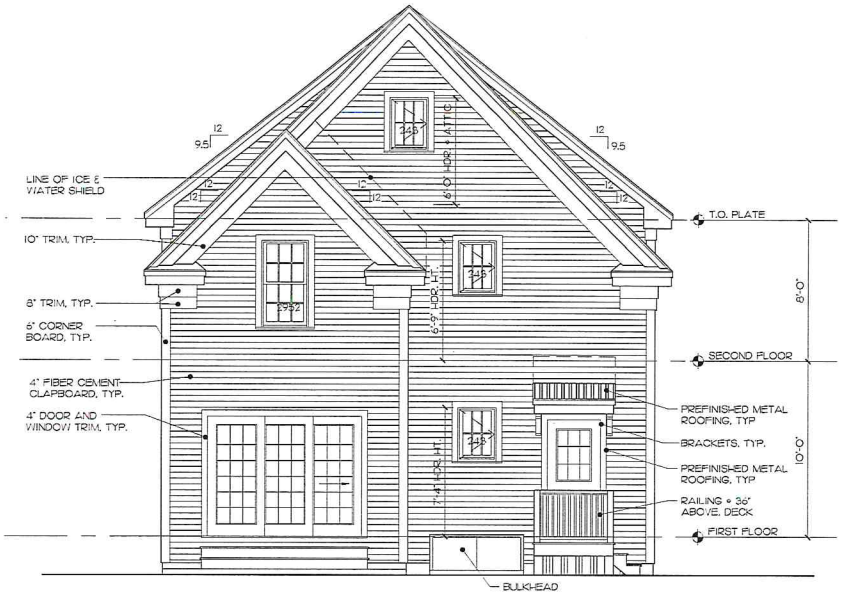
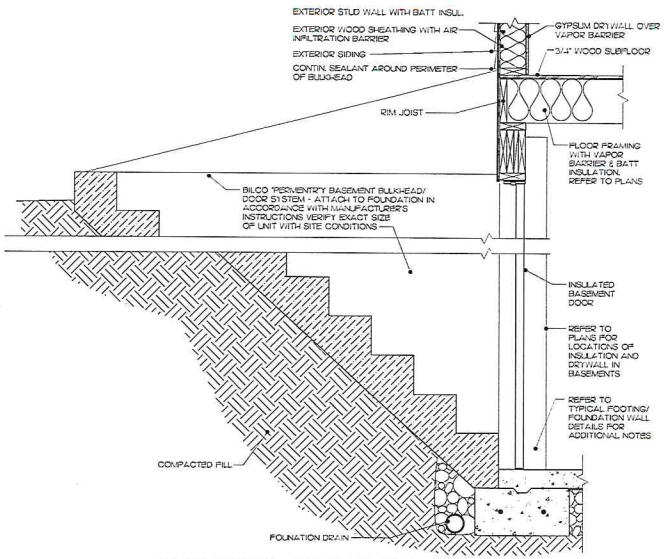
JOB NO: 19041

SHEET NUMBER
A3



3 Rear Elevation
Scale: 1/4" = 1'-0"

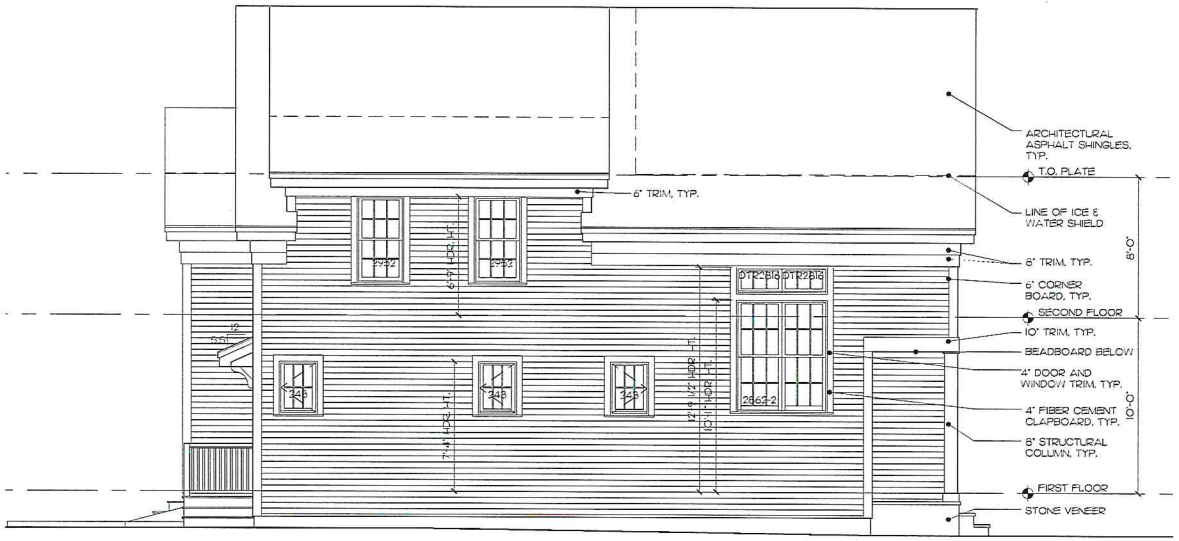


5 BASEMENT BULKHEAD DETAIL
Scale: 1" = 1'-0"

NOTE:

1. ALL WINDOWS TO BE HARVEY TRIBUTE VINYL WINDOW SERIES WINDOWS UNLESS OTHERWISE NOTED

2. ALL WINDOW 6'-0" OR HIGHER ABOVE GRADE TO HAVE SILL HEIGHT OF 2'-0" A.F.F. OR LIMITER AS REQ'D.



4 Left Elevation
Scale: 1/4" = 1'-0"

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SAI Builders, LLC

21B Elwyn Ave
Portsmouth, NH

Elevations

SCALE: As Noted

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10/4/19

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JOB NO: 19041

SHEET NUMBER
A4

Front of House

Northerly Side of House

Rear of House


Southerly Abutter's House

Southerly Side of House


Approximate Location of
Proposed AC Equipment

Southerly Side of House

Heating & Air Conditioning
Amana
AMERICA'S BRAND FOR COMFORT™

ASX13

Cooling Capacity: 17,800 - 56,500 BTU/h

Energy-Efficient Split System Air Conditioner Up to 14 SEER / 12 EER

Contents

Standard Features

- Energy-efficient scroll compressor
- High-density foam compressor sound blanket
- Copeland® ComfortAlert™ diagnostics
- Factory-installed filter drier
- Copper tube / enhanced aluminum fin coil
- Sweat connection service valves with easy access to gauge ports
- Contactor with lug connection
- Ground lug connection
- AHRI Certified; ETL Listed

Cabinet Features

- Heavy-gauge, galvanized-steel cabinet with sound control top design
- Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
- Wire fan discharge grille
- Steel louver coil guard
- Compact footprint
- Top and side maintenance access
- Single-panel access to controls with space provided for field-installed accessories

10 YEAR PARTS LIMITED WARRANTY*
2 YEAR UNIT REPLACEMENT LIMITED WARRANTY*
Intertek
AHRI CERTIFIED
COMPANY WITH QUALITY SYSTEM CERTIFIED BY DNV GL = ISO 9001 =
COMPANY WITH ENVIRONMENTAL SYSTEM CERTIFIED BY DNV GL = ISO 14001 =

* Complete warranty details available from your local dealer or at www.amana-hac.com. To receive the 2-Year Unit Replacement Limited Warranty and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.

A	S	X	13	036	1	AA
1	2	3	4,5	6,7,8	9	10,11

Brand

A Amana® Brand

Product Category

S Split System

N Nominal Split System

Unit Type

X Condenser R-410A

Z Heat Pump R-410A

Efficiency

13 13 SEER

14 14 SEER

16 16 SEER

18 18 SEER

Nominal Capacity

018 1½ Tons

024 2 Tons

030 2½ Tons

036 3 Tons

042 3½ Tons

048 4 Tons

060 5 Tons

Electrical

1- 208/230 V, 1 Phase, 60 Hz

Engineering *

Major/ Minor Revisions

* Not used for order or inventory control

	ASX13 0181D	ASX13 0241C	ASX13 0301C	ASX13 0361D	ASX13 0421C	ASX13 0481C	ASX13 0601C	ASX13 0611A*
CAPACITIES								
Nominal Cooling (BTU/h)	17,800	23,000	28,400	33,600	40,000	46,000	57,000	56,500
SEER / EER	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11
Decibels	75	75	73	74	75	76	77	77
COMPRESSOR								
RLA	9.0	13.5	12.8	14.1	17.9	19.9	25.0	26.4
LRA	48	58.3	64	77	112	109	134	134
CONDENSER FAN MOTOR								
Horsepower	1/8	1/8	1/8	1/4	1/4	1/4	1/4	1/4
FLA	0.7	0.7	0.7	1.4	1.3	1.3	1.3	1.3
REFRIGERATION SYSTEM								
Refrigerant Line Size								
Liquid Line Size ("O.D.)	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"
Suction Line Size ("O.D.)	¾"	¾"	¾"	⅞"	1⅛"	1⅛"	1⅛"	⅞"
Refrigerant Connection Size								
Liquid Valve Size ("O.D.)	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"	⅜"
Suction Valve Size ("O.D.) [3] [4]	¾"	¾"	¾"	¾" [4]	⅞" [5]	⅞" [5]	⅞" [5]	¾"
Valve Type	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat
Refrigerant Charge	69	60	60	62	80	91	94	111
Shipped with Orifice Size	0.051	0.057	0.061	0.070	0.076	0.080	0.086	0.086
ELECTRICAL DATA								
Voltage / Phase (60 Hz)	208/230-1	208/230-1	208/230-1	208/230-1	208/230-1	208/230-1	208/230-1	208/230-1
Minimum Circuit Ampacity [1]	12	17.6	16.7	19.0	23.7	26.2	32.6	34.3
Max. Overcurrent Protection [2]	20	30	25	30	40	45	50	60
Min / Max Volts	197/253	197/253	197/253	197/253	197/253	197/253	197/253	197/253
Electrical Conduit Size	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"
Equipment Weight (lbs)	102	115	115	118	171	175	184	211
Ship Weight (lbs)	117	128	132	135	189	193	202	233

[1] Line sizes denoted for 25' line sets, tested and rated in accordance with AHRI Standard 210/240. For other line-set lengths or sizes, refer to the installation & Operating instructions and/or the long line-set guidelines.

[2] Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes

[3] Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.

[4] Installer will need to supply ¾" to ⅞" adapters for suction line connections.

[5] Installer will need to supply ⅞" to 1⅛" adapters for suction line connections.

NOTES

- Always check the S&R plate for electrical data on the unit being installed.
- Unit is charged with refrigerant for 15' of ⅜" liquid line. System charge must be adjusted per Installation Instructions Final Charge Procedure.
- This product may not be installed in the Southeast (including Hawaii) or Southwest Regions as of Jan. 1, 2015.

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	525	MBh	15.8	16.4	17.9	-	15.4	16.0	17.5	-	15.1	15.6	17.1	-	14.7	15.2	16.7	-	14.0	14.5	15.9	-	12.9	13.4	14.7	-
		S/T	0.67	0.56	0.39	-	0.69	0.58	0.40	-	0.71	0.59	0.41	-	0.73	0.61	0.42	-	0.76	0.63	0.44	-	0.77	0.64	0.44	-
		ΔT	18	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	17	15	11	-
		kW	1.27	1.30	1.34	-	1.36	1.39	1.43	-	1.44	1.47	1.51	-	1.51	1.54	1.59	-	1.57	1.60	1.65	-	1.62	1.65	1.71	-
		Amps	4.6	4.7	4.8	-	4.9	5.0	5.2	-	5.3	5.5	5.6	-	5.7	5.8	6.0	-	6.0	6.2	6.4	-	6.4	6.6	6.8	-
		HI PR	203	218	230	-	228	245	259	-	259	279	294	-	295	317	335	-	332	357	377	-	366	394	416	-
		LO PR	103	109	119	-	109	116	126	-	113	120	131	-	119	126	138	-	124	132	144	-	129	137	149	-
	600	MBh	17.1	17.7	19.4	-	16.7	17.3	19.0	-	16.3	16.9	18.5	-	15.9	16.5	18.1	-	15.1	15.7	17.2	-	14.0	14.5	15.9	-
		S/T	0.69	0.58	0.40	-	0.72	0.60	0.41	-	0.74	0.61	0.43	-	0.76	0.63	0.44	-	0.79	0.66	0.46	-	0.79	0.66	0.46	-
		ΔT	18	16	12	-	18	16	12	-	18	16	12	-	19	16	12	-	18	16	12	-	17	15	11	-
		kW	1.30	1.33	1.37	-	1.39	1.42	1.46	-	1.48	1.51	1.55	-	1.55	1.58	1.63	-	1.61	1.64	1.69	-	1.66	1.70	1.75	-
		Amps	4.7	4.8	5.0	-	5.1	5.2	5.3	-	5.5	5.6	5.8	-	5.9	6.0	6.2	-	6.2	6.4	6.6	-	6.6	6.7	7.0	-
		HI PR	209	225	238	-	235	252	267	-	267	287	303	-	304	327	345	-	342	368	389	-	378	407	429	-
		LO PR	106	113	123	-	112	119	130	-	116	124	135	-	122	130	142	-	128	136	149	-	133	141	154	-
	675	MBh	17.6	18.3	20.0	-	17.2	17.9	19.6	-	16.8	17.4	19.1	-	16.4	17.0	18.6	-	15.6	16.2	17.7	-	14.4	15.0	16.4	-
		S/T	0.73	0.61	0.42	-	0.75	0.63	0.43	-	0.77	0.64	0.45	-	0.80	0.66	0.46	-	0.83	0.69	0.48	-	0.83	0.70	0.48	-
		ΔT	17	15	11	-	18	15	12	-	18	15	12	-	18	15	12	-	18	15	12	-	16	14	11	-
		kW	1.31	1.34	1.38	-	1.40	1.43	1.48	-	1.49	1.52	1.56	-	1.56	1.59	1.64	-	1.62	1.65	1.71	-	1.67	1.71	1.76	-
		Amps	4.7	4.8	5.0	-	5.1	5.2	5.4	-	5.5	5.7	5.8	-	5.9	6.0	6.2	-	6.3	6.4	6.6	-	6.6	6.8	7.0	-
		HI PR	211	227	240	-	237	255	269	-	270	290	306	-	307	330	349	-	345	372	392	-	382	411	434	-
		LO PR	107	114	124	-	113	120	131	-	118	125	137	-	123	131	143	-	129	138	150	-	134	142	155	-
75	525	MBh	16.1	16.5	17.9	19.2	15.7	16.2	17.5	18.8	15.3	15.8	17.1	18.3	15.0	**15.4**	16.7	17.9	14.2	14.6	15.8	17.0	13.2	13.5	14.7	15.7
		S/T	0.76	0.68	0.51	0.33	0.79	0.70	0.53	0.34	0.81	0.72	0.55	0.35	0.83	**0.74**	0.56	0.36	0.86	0.77	0.58	0.38	0.87	0.78	0.59	0.38
		ΔT	21	20	16	11	22	20	16	11	22	20	16	11	22	**20**	16	11	21	20	16	11	20	18	15	10
		kW	1.28	1.31	1.35	1.39	1.37	1.40	1.44	1.49	1.45	1.48	1.53	1.57	1.52	**1.55**	1.60	1.65	1.58	1.62	1.67	1.72	1.63	1.67	1.72	1.77
		Amps	4.6	4.7	4.9	5.0	5.0	5.1	5.2	5.4	5.4	5.5	5.7	5.9	5.7	**5.9**	6.1	6.3	6.1	6.3	6.5	6.7	6.5	6.6	6.8	7.1
		HI PR	205	220	233	243	230	247	261	272	261	281	297	310	298	**320**	338	353	335	361	381	397	370	398	421	439
		LO PR	104	111	121	128	110	117	127	136	114	121	132	141	120	**127**	139	148	126	134	146	155	130	138	151	161
	600	MBh	17.4	17.9	19.4	20.8	17.0	17.5	19.0	20.3	16.6	17.1	18.5	19.9	16.2	**16.7**	18.1	19.4	15.4	15.8	17.2	18.4	14.3	14.7	15.9	17.1
		S/T	0.79	0.70	0.53	0.34	0.81	0.73	0.55	0.35	0.84	0.75	0.57	0.36	0.86	**0.77**	0.58	0.38	0.90	0.80	0.61	0.39	0.90	0.81	0.61	0.39
		ΔT	21	19	16	11	21	20	16	11	21	20	16	11	21	**20**	16	11	21	19	16	11	20	18	15	10
		kW	1.31	1.34	1.38	1.42	1.40	1.43	1.48	1.52	1.49	1.52	1.56	1.61	1.56	**1.59**	1.64	1.69	1.62	1.65	1.71	1.76	1.67	1.71	1.76	1.82
		Amps	4.7	4.8	5.0	5.2	5.1	5.2	5.4	5.6	5.5	5.7	5.8	6.1	5.9	**6.0**	6.2	6.5	6.3	6.4	6.6	6.9	6.6	6.8	7.0	7.3
		HI PR	211	227	240	250	237	255	269	281	270	290	306	319	307	**330**	349	364	345	372	392	409	382	411	434	452
		LO PR	107	114	124	132	113	120	131	140	118	125	137	145	124	**131**	143	153	129	138	150	160	134	142	156	166
	675	MBh	17.9	18.5	20.0	21.5	17.5	18.0	19.5	21.0	17.1	17.6	19.1	20.5	16.7	**17.2**	18.6	20.0	15.9	16.3	17.7	19.0	14.7	15.1	16.4	17.6
		S/T	0.82	0.74	0.56	0.36	0.85	0.76	0.58	0.37	0.88	0.78	0.59	0.38	0.90	**0.81**	0.61	0.39	0.94	0.84	0.64	0.41	0.95	0.85	0.64	0.41
		ΔT	20	19	15	10	20	19	15	11	20	19	15	11	21	**19**	16	11	20	19	15	11	19	17	14	10
		kW	1.32	1.35	1.39	1.43	1.42	1.44	1.49	1.53	1.50	1.53	1.57	1.62	1.57	**1.60**	1.65	1.70	1.63	1.67	1.72	1.77	1.69	1.72	1.78	1.83
		Amps	4.8	4.9	5.0	5.2	5.1	5.3	5.4	5.6	5.6	5.7	5.9	6.1	6.0	**6.1**	6.3	6.5	6.3	6.5	6.7	6.9	6.7	6.9	7.1	7.4
		HI PR	213	230	242	253	239	258	272	284	272	293	309	323	310	**334**	352	368	349	375	396	413	385	415	438	457
		LO PR	108	115	126	134	114	122	133	141	119	126	138	147	125	**133**	145	154	131	139	152	162	135	144	157	167

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	525	MBh	16.4	16.7	17.9	19.1	16.0	16.3	17.4	18.6	15.6	15.9	17.0	18.2	15.2	15.6	16.6	17.8	14.5	14.8	15.8	16.9	13.4	13.7	14.6	15.6
		S/T	0.83	0.78	0.63	0.47	0.86	0.81	0.66	0.49	0.88	0.83	0.67	0.50	0.91	0.86	0.70	0.52	0.95	0.89	0.72	0.54	0.95	0.90	0.73	0.54
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	22	21	19	15
		kW	1.29	1.32	1.36	1.40	1.38	1.41	1.45	1.50	1.46	1.49	1.54	1.59	1.53	1.57	1.61	1.66	1.59	1.63	1.68	1.73	1.65	1.68	1.73	1.79
		Amps	4.6	4.8	4.9	5.1	5.0	5.1	5.3	5.5	5.4	5.6	5.7	6.0	5.8	5.9	6.1	6.4	6.2	6.3	6.5	6.8	6.5	6.7	6.9	7.2
		HI PR	207	223	235	245	232	250	264	275	264	284	300	313	301	324	342	357	338	364	385	401	374	402	425	443
		LO PR	105	112	122	130	111	118	129	137	115	123	134	143	121	129	141	150	127	135	147	157	131	140	152	162
	600	MBh	17.7	18.1	19.4	20.7	17.3	17.7	18.9	20.2	16.9	17.3	18.5	19.7	16.5	16.8	**18.0**	19.2	15.7	16.0	17.1	18.3	14.5	14.8	15.8	16.9
		S/T	0.86	0.81	0.66	0.49	0.89	0.84	0.68	0.51	0.92	0.86	0.70	0.52	0.95	0.89	**0.72**	0.54	0.98	0.92	0.75	0.56	0.99	0.93	0.76	0.56
		ΔT	23	22	20	16	24	23	20	16	24	23	20	16	24	23	**20**	16	24	23	20	16	22	21	18	15
		kW	1.32	1.35	1.39	1.43	1.42	1.44	1.49	1.53	1.50	1.53	1.58	1.62	1.57	1.60	**1.65**	1.71	1.63	1.67	1.72	1.77	1.69	1.72	1.78	1.83
		Amps	4.8	4.9	5.0	5.2	5.1	5.3	5.4	5.6	5.6	5.7	5.9	6.1	6.0	6.1	**6.3**	6.5	6.3	6.5	6.7	6.9	6.7	6.9	7.1	7.4
		HI PR	213	230	242	253	239	258	272	284	272	293	309	323	310	334	**352**	368	349	375	396	413	385	415	438	457
		LO PR	108	115	126	134	114	122	133	141	119	126	138	147	125	133	**145**	154	131	139	152	162	135	144	157	167
	675	MBh	18.3	18.7	19.9	21.3	17.8	18.2	19.5	20.8	17.4	17.8	19.0	20.3	17.0	17.4	18.5	19.8	16.1	16.5	17.6	18.8	14.9	15.3	16.3	17.4
		S/T	0.90	0.85	0.69	0.52	0.94	0.88	0.72	0.53	0.96	0.90	0.73	0.55	1.00	0.93	0.76	0.57	1.00	0.97	0.79	0.59	1.00	1.00	0.79	0.59
		ΔT	22	22	19	15	23	22	19	15	23	22	19	15	23	22	19	15	22	22	19	15	20	21	18	14
		kW	1.33	1.36	1.40	1.44	1.43	1.45	1.50	1.54	1.51	1.54	1.59	1.64	1.58	1.62	1.67	1.72	1.65	1.68	1.73	1.79	1.70	1.74	1.79	1.85
		Amps	4.8	4.9	5.1	5.3	5.2	5.3	5.5	5.7	5.6	5.8	6.0	6.2	6.0	6.2	6.4	6.6	6.4	6.5	6.8	7.0	6.8	6.9	7.2	7.4
		HI PR	215	232	245	255	242	260	275	287	275	296	313	326	313	337	356	371	352	379	400	418	389	419	442	461
		LO PR	109	116	127	135	115	123	134	143	120	128	139	148	126	134	146	156	132	140	153	163	137	145	159	169
85	525	MBh	16.6	17.0	17.8	19.0	16.3	16.6	17.4	18.5	15.9	16.2	16.9	18.1	15.5	15.8	16.5	17.6	14.7	15.0	15.7	16.8	13.6	13.9	14.5	15.5
		S/T	0.87	0.84	0.76	0.62	0.90	0.87	0.79	0.64	0.93	0.89	0.81	0.65	0.96	0.92	0.83	0.68	0.99	0.96	0.86	0.70	1.00	0.97	0.87	0.71
		ΔT	25	25	24	20	26	25	24	21	26	25	24	21	26	26	24	21	26	25	24	21	24	23	22	19
		kW	1.30	1.33	1.37	1.41	1.39	1.42	1.46	1.51	1.47	1.50	1.55	1.60	1.55	1.58	1.63	1.68	1.61	1.64	1.69	1.75	1.66	1.69	1.75	1.80
		Amps	4.7	4.8	5.0	5.1	5.1	5.2	5.3	5.5	5.5	5.6	5.8	6.0	5.8	6.0	6.2	6.4	6.2	6.4	6.6	6.8	6.6	6.7	7.0	7.2
		HI PR	209	225	238	248	235	252	267	278	267	287	303	316	304	327	345	360	342	368	388	405	378	406	429	448
		LO PR	106	113	123	131	112	119	130	138	116	124	135	144	122	130	142	151	128	136	149	158	132	141	154	164
	600	MBh	18.0	18.4	19.3	20.5	17.6	18.0	18.8	20.1	17.2	17.5	18.4	19.6	16.8	17.1	17.9	19.1	15.9	16.2	17.0	18.2	14.8	15.0	15.8	16.8
		S/T	0.90	0.87	0.79	0.64	0.94	0.90	0.82	0.66	0.96	0.93	0.84	0.68	0.99	0.96	0.86	0.70	1.00	0.99	0.90	0.73	1.00	1.00	0.90	0.73
		ΔT	25	25	23	20	25	25	24	20	25	25	24	20	25	25	24	21	24	25	23	20	23	23	22	19
		kW	1.33	1.36	1.40	1.44	1.43	1.45	1.50	1.54	1.51	1.54	1.59	1.64	1.58	1.62	1.67	1.72	1.65	1.68	1.73	1.79	1.70	1.74	1.79	1.85
		Amps	4.8	4.9	5.1	5.3	5.2	5.3	5.5	5.7	5.6	5.8	6.0	6.2	6.0	6.2	6.4	6.6	6.4	6.5	6.8	7.0	6.8	6.9	7.2	7.4
		HI PR	215	232	245	255	242	260	275	287	275	296	313	326	313	337	356	371	352	379	400	418	389	419	442	461
		LO PR	109	116	127	135	115	123	134	143	120	128	139	148	126	134	146	156	132	140	153	163	137	145	159	169
	675	MBh	18.6	18.9	19.8	21.2	18.1	18.5	19.4	20.7	17.7	18.1	18.9	20.2	17.3	17.6	18.4	19.7	16.4	16.7	17.5	18.7	15.2	15.5	16.2	17.3
		S/T	0.95	0.91	0.83	0.67	0.98	0.95	0.86	0.69	1.00	0.97	0.88	0.71	1.00	1.00	0.91	0.73	1.00	1.00	0.94	0.76	1.00	1.00	0.95	0.77
		ΔT	24	24	22	19	24	24	23	20	24	24	23	20	24	24	23	20	22	23	22	19	21	21	21	18
		kW	1.34	1.37	1.41	1.45	1.44	1.47	1.51	1.56	1.52	1.55	1.60	1.65	1.60	1.63	1.68	1.73	1.66	1.69	1.75	1.80	1.71	1.75	1.81	1.86
		Amps	4.9	5.0	5.1	5.3	5.2	5.4	5.5	5.7	5.7	5.8	6.0	6.2	6.1	6.2	6.4	6.7	6.4	6.6	6.8	7.1	6.8	7.0	7.2	7.5
		HI PR	218	234	247	258	244	263	278	289	278	299	316	329	316	340	359	375	356	383	404	422	393	423	447	466
		LO PR	110	117	128	136	117	124	135	144	121	129	141	150	127	135	148	157	133	142	155	165	138	147	160	171

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	700	MBh	21.1	21.8	23.9	-	20.6	21.3	23.4	-	20.1	20.8	22.8	-	19.6	20.3	22.3	-	18.6	19.3	21.1	-	17.3	17.9	19.6	-
		S/T	0.67	0.56	0.39	-	0.70	0.58	0.40	-	0.72	0.60	0.41	-	0.74	0.62	0.43	-	0.77	0.64	0.44	-	0.77	0.65	0.45	-
		ΔT	19	16	12	-	19	16	12	-	19	16	12	-	19	16	13	-	19	16	12	-	18	15	12	-
		kW	1.68	1.70	1.74	-	1.77	1.79	1.83	-	1.84	1.87	1.92	-	1.91	1.94	1.99	-	1.97	2.01	2.05	-	2.02	2.06	2.11	-
		Amps	5.7	5.8	6.0	-	6.1	6.3	6.5	-	6.7	6.8	7.1	-	7.1	7.3	7.5	-	7.6	7.8	8.0	-	8.0	8.2	8.5	-
		HI PR	209	225	237	-	234	252	266	-	267	287	303	-	304	327	345	-	342	368	388	-	377	406	429	-
		LO PR	100	107	116	-	106	113	123	-	110	117	128	-	116	123	134	-	121	129	141	-	125	133	146	-
	800	MBh	22.8	23.7	25.9	-	22.3	23.1	25.3	-	21.8	22.6	24.7	-	21.2	22.0	24.1	-	20.2	20.9	22.9	-	18.7	19.4	21.2	-
		S/T	0.70	0.58	0.40	-	0.72	0.61	0.42	-	0.74	0.62	0.43	-	0.77	0.64	0.44	-	0.80	0.66	0.46	-	0.80	0.67	0.46	-
		ΔT	18	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	18	16	12	-	17	15	11	-
		kW	1.71	1.73	1.77	-	1.80	1.82	1.87	-	1.88	1.91	1.95	-	1.95	1.98	2.03	-	2.01	2.04	2.09	-	2.06	2.10	2.15	-
		Amps	5.8	6.0	6.2	-	6.3	6.5	6.7	-	6.9	7.0	7.3	-	7.3	7.5	7.8	-	7.8	8.0	8.3	-	8.3	8.5	8.7	-
		HI PR	215	232	245	-	242	260	275	-	275	296	312	-	313	337	356	-	352	379	400	-	389	419	442	-
		LO PR	103	110	120	-	109	116	127	-	114	121	132	-	119	127	138	-	125	133	145	-	129	137	150	-
	900	MBh	23.5	24.4	26.7	-	23.0	23.8	26.1	-	22.4	23.2	25.5	-	21.9	22.7	24.8	-	20.8	21.5	23.6	-	19.3	20.0	21.9	-
		S/T	0.73	0.61	0.42	-	0.76	0.63	0.44	-	0.78	0.65	0.45	-	0.80	0.67	0.47	-	0.83	0.70	0.48	-	0.84	0.70	0.49	-
		ΔT	18	15	12	-	18	15	12	-	18	15	12	-	18	16	12	-	18	15	12	-	17	14	11	-
		kW	1.71	1.74	1.78	-	1.81	1.84	1.88	-	1.89	1.92	1.97	-	1.96	1.99	2.04	-	2.02	2.06	2.11	-	2.08	2.11	2.16	-
		Amps	5.9	6.0	6.2	-	6.4	6.5	6.7	-	6.9	7.1	7.3	-	7.4	7.6	7.8	-	7.9	8.1	8.3	-	8.3	8.5	8.8	-
		HI PR	217	234	247	-	244	263	277	-	278	299	315	-	316	340	359	-	356	383	404	-	393	423	446	-
		LO PR	104	111	121	-	110	117	128	-	115	122	133	-	120	128	140	-	126	134	147	-	131	139	152	-

75	700	MBh	21.4	22.1	23.9	25.6	20.9	21.6	23.3	25.0	20.4	21.0	22.8	24.4	19.9	**20.5**	22.2	23.8	18.9	19.5	21.1	22.7	17.5	18.1	19.6	21.0
		S/T	0.77	0.69	0.52	0.33	0.79	0.71	0.54	0.35	0.81	0.73	0.55	0.35	0.84	**0.75**	0.57	0.37	0.87	0.78	0.59	0.38	0.88	0.79	0.60	0.38
		ΔT	22	20	16	11	22	20	16	11	22	20	16	11	22	**20**	17	11	22	20	16	11	20	19	15	11
		kW	1.69	1.71	1.75	1.79	1.78	1.80	1.84	1.89	1.86	1.88	1.93	1.98	1.93	**1.96**	2.00	2.05	1.99	2.02	2.07	2.12	2.04	2.07	2.12	2.18
		Amps	5.7	5.9	6.1	6.3	6.2	6.3	6.6	6.8	6.7	6.9	7.1	7.4	7.2	**7.4**	7.6	7.9	7.7	7.8	8.1	8.4	8.1	8.3	8.6	8.9
		HI PR	211	227	240	250	237	255	269	281	269	290	306	319	307	**330**	348	363	345	371	392	409	381	410	433	452
		LO PR	101	108	118	125	107	114	124	132	111	118	129	138	117	**124**	136	145	122	130	142	151	127	135	147	157
	800	MBh	23.2	23.9	25.9	27.8	22.7	23.4	25.3	27.1	22.1	22.8	24.7	26.5	21.6	**22.2**	24.1	25.8	20.5	21.1	22.9	24.5	19.0	19.6	21.2	22.7
		S/T	0.79	0.71	0.54	0.35	0.82	0.74	0.56	0.36	0.84	0.76	0.57	0.37	0.87	**0.78**	0.59	0.38	0.90	0.81	0.61	0.39	0.91	0.82	0.62	0.40
		ΔT	21	20	16	11	21	20	16	11	21	20	16	11	22	**20**	16	11	21	20	16	11	20	18	15	10
		kW	1.71	1.74	1.78	1.82	1.81	1.84	1.88	1.92	1.89	1.92	1.97	2.01	1.96	**1.99**	2.04	2.09	2.02	2.06	2.11	2.16	2.08	2.11	2.17	2.22
		Amps	5.9	6.0	6.2	6.5	6.4	6.5	6.7	7.0	6.9	7.1	7.3	7.6	7.4	**7.6**	7.8	8.1	7.9	8.1	8.3	8.6	8.3	8.5	8.8	9.2
		HI PR	218	234	247	258	244	263	277	289	278	299	315	329	316	**340**	359	375	356	383	404	422	393	423	447	466
		LO PR	104	111	121	129	110	117	128	136	115	122	133	142	120	**128**	140	149	126	134	147	156	131	139	152	161
	900	MBh	23.9	24.6	26.7	28.6	23.4	24.1	26.0	27.9	22.8	23.5	25.4	27.3	22.2	**22.9**	24.8	26.6	21.1	21.8	23.6	25.3	19.6	20.2	21.8	23.4
		S/T	0.83	0.75	0.56	0.36	0.86	0.77	0.58	0.38	0.89	0.79	0.60	0.39	0.91	**0.82**	0.62	0.40	0.95	0.85	0.64	0.41	0.96	0.86	0.65	0.42
		ΔT	20	19	15	11	21	19	16	11	21	19	16	11	21	**19**	16	11	20	19	15	11	19	18	14	10
		kW	1.72	1.75	1.79	1.83	1.82	1.85	1.89	1.93	1.90	1.93	1.98	2.03	1.97	**2.01**	2.06	2.11	2.04	2.07	2.12	2.18	2.09	2.13	2.18	2.24
		Amps	5.9	6.1	6.3	6.5	6.4	6.6	6.8	7.1	7.0	7.2	7.4	7.7	7.5	**7.6**	7.9	8.2	7.9	8.1	8.4	8.7	8.4	8.6	8.9	9.3
		HI PR	220	236	250	260	247	265	280	292	280	302	319	332	319	**344**	363	378	359	387	408	426	397	427	451	470
		LO PR	105	112	122	130	111	119	129	138	116	123	135	143	122	**129**	141	150	127	136	148	158	132	140	153	163

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	700	MBh	21.8	22.3	23.8	25.5	21.3	21.8	23.3	24.9	20.8	21.3	22.7	24.3	20.3	20.7	22.2	23.7	19.3	19.7	21.0	22.5	17.9	18.2	19.5	20.8
		S/T	0.84	0.79	0.64	0.48	0.87	0.82	0.67	0.50	0.89	0.84	0.68	0.51	0.92	0.86	0.70	0.53	0.96	0.90	0.73	0.55	0.97	0.91	0.74	0.55
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	25	24	20	16	24	23	20	16	23	22	19	15
		kW	1.70	1.72	1.76	1.80	1.79	1.81	1.86	1.90	1.87	1.90	1.94	1.99	1.94	1.97	2.02	2.07	2.00	2.03	2.08	2.13	2.05	2.08	2.14	2.19
		Amps	5.8	5.9	6.1	6.3	6.3	6.4	6.6	6.9	6.8	7.0	7.2	7.5	7.3	7.4	7.7	8.0	7.7	7.9	8.2	8.5	8.2	8.4	8.7	9.0
		HI PR	213	229	242	253	239	257	272	283	272	293	309	322	310	333	352	367	348	375	396	413	385	414	438	456
		LO PR	102	109	119	127	108	115	126	134	112	120	130	139	118	126	137	146	124	132	144	153	128	136	149	158
	800	MBh	23.6	24.1	25.8	27.6	23.1	23.6	25.2	26.9	22.5	23.0	24.6	26.3	22.0	22.5	**24.0**	25.7	20.9	21.3	22.8	24.4	19.3	19.8	21.1	22.6
		S/T	0.87	0.82	0.67	0.50	0.90	0.85	0.69	0.52	0.93	0.87	0.71	0.53	0.96	0.90	**0.73**	0.55	0.99	0.93	0.76	0.57	1.00	0.94	0.76	0.57
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	24	23	**20**	16	24	23	20	16	22	21	19	15
		kW	1.72	1.75	1.79	1.83	1.82	1.85	1.89	1.93	1.90	1.93	1.98	2.03	1.97	2.01	**2.06**	2.11	2.04	2.07	2.12	2.18	2.09	2.13	2.18	2.24
		Amps	5.9	6.1	6.3	6.5	6.4	6.6	6.8	7.1	7.0	7.2	7.4	7.7	7.5	7.6	**7.9**	8.2	7.9	8.1	8.4	8.7	8.4	8.6	8.9	9.3
		HI PR	220	236	250	260	247	265	280	292	280	302	319	332	319	344	**363**	379	359	387	408	426	397	427	451	470
		LO PR	105	112	123	130	111	119	129	138	116	123	135	143	122	129	**141**	150	127	136	148	158	132	140	153	163
	900	MBh	24.3	24.9	26.6	28.4	23.8	24.3	26.0	27.7	23.2	23.7	25.3	27.1	22.6	23.1	24.7	26.4	21.5	22.0	23.5	25.1	19.9	20.4	21.8	23.3
		S/T	0.91	0.86	0.70	0.52	0.95	0.89	0.72	0.54	1.00	0.91	0.74	0.55	1.00	0.94	0.77	0.57	1.00	1.00	0.79	0.59	1.00	1.00	0.80	0.60
		ΔT	23	22	19	15	23	22	19	15	24	22	19	15	23	22	19	15	22	22	19	15	20	21	18	14
		kW	1.73	1.76	1.80	1.84	1.83	1.86	1.90	1.95	1.91	1.94	1.99	2.04	1.99	2.02	2.07	2.12	2.05	2.08	2.14	2.19	2.10	2.14	2.19	2.25
		Amps	6.0	6.1	6.3	6.6	6.5	6.6	6.9	7.1	7.0	7.2	7.5	7.7	7.5	7.7	8.0	8.3	8.0	8.2	8.5	8.8	8.5	8.7	9.0	9.3
		HI PR	222	239	252	263	249	268	283	295	283	305	322	336	323	347	367	382	363	390	412	430	401	431	456	475
		LO PR	107	113	124	132	113	120	131	139	117	124	136	145	123	131	143	152	129	137	150	159	133	142	155	165
85	700	MBh	22.2	22.6	23.7	25.3	21.7	22.1	23.1	24.7	21.2	21.6	22.6	24.1	20.6	21.0	22.0	23.5	19.6	20.0	20.9	22.3	18.2	18.5	19.4	20.7
		S/T	0.88	0.85	0.77	0.62	0.91	0.88	0.80	0.65	0.94	0.90	0.82	0.66	0.97	0.93	0.84	0.68	1.00	0.97	0.87	0.71	1.00	0.98	0.88	0.71
		ΔT	26	25	24	21	26	26	24	21	26	26	24	21	26	26	24	21	26	25	24	21	24	24	22	19
		kW	1.70	1.73	1.77	1.81	1.80	1.82	1.87	1.91	1.88	1.91	1.95	2.00	1.95	1.98	2.03	2.08	2.01	2.04	2.09	2.15	2.06	2.10	2.15	2.21
		Amps	5.8	6.0	6.2	6.4	6.3	6.5	6.7	6.9	6.9	7.0	7.3	7.5	7.3	7.5	7.8	8.0	7.8	8.0	8.3	8.6	8.3	8.5	8.7	9.1
		HI PR	215	232	245	255	242	260	274	286	275	296	312	326	313	337	356	371	352	379	400	417	389	419	442	461
		LO PR	103	110	120	128	109	116	127	135	113	121	132	140	119	127	138	147	125	133	145	155	129	137	150	160
	800	MBh	24.0	24.5	25.7	27.4	23.5	23.9	25.1	26.8	22.9	23.4	24.5	26.1	22.4	22.8	23.9	25.5	21.2	21.7	22.7	24.2	19.7	20.1	21.0	22.4
		S/T	0.91	0.88	0.80	0.65	0.95	0.91	0.82	0.67	0.97	0.94	0.85	0.69	1.00	0.97	0.87	0.71	1.00	1.00	0.91	0.74	1.00	1.00	0.91	0.74
		ΔT	25	25	23	20	26	25	24	21	26	25	24	21	26	25	24	21	24	25	24	20	23	23	22	19
		kW	1.73	1.76	1.80	1.84	1.83	1.86	1.90	1.95	1.91	1.94	1.99	2.04	1.99	2.02	2.07	2.12	2.05	2.08	2.14	2.19	2.10	2.14	2.19	2.25
		Amps	6.0	6.1	6.3	6.6	6.5	6.6	6.9	7.1	7.0	7.2	7.5	7.7	7.5	7.7	8.0	8.3	8.0	8.2	8.5	8.8	8.5	8.7	9.0	9.3
		HI PR	222	239	252	263	249	268	283	295	283	305	322	336	323	347	367	382	363	390	412	430	401	431	456	475
		LO PR	107	113	124	132	113	120	131	139	117	124	136	145	123	131	143	152	129	137	150	159	133	142	155	165
	900	MBh	24.8	25.2	26.4	28.2	24.2	24.7	25.8	27.6	23.6	24.1	25.2	26.9	23.0	23.5	24.6	26.2	21.9	22.3	23.4	24.9	20.3	20.7	21.6	23.1
		S/T	0.96	0.92	0.83	0.68	0.99	0.96	0.86	0.70	1.00	0.98	0.89	0.72	1.00	1.00	0.92	0.74	1.00	1.00	0.95	0.77	1.00	1.00	0.96	0.78
		ΔT	24	24	23	20	25	24	23	20	24	24	23	20	24	24	23	20	22	23	23	20	21	21	21	18
		kW	1.74	1.77	1.81	1.85	1.84	1.87	1.91	1.96	1.92	1.96	2.00	2.05	2.00	2.03	2.08	2.14	2.06	2.10	2.15	2.21	2.12	2.15	2.21	2.27
		Amps	6.1	6.2	6.4	6.6	6.5	6.7	6.9	7.2	7.1	7.3	7.5	7.8	7.6	7.8	8.0	8.4	8.1	8.3	8.6	8.9	8.6	8.8	9.1	9.4
		HI PR	224	241	255	266	251	271	286	298	286	308	325	339	326	351	370	386	366	394	416	434	405	436	460	480
		LO PR	108	114	125	133	114	121	132	141	118	126	137	146	124	132	144	154	130	138	151	161	135	143	156	166

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1181	MBh	24.9	25.8	28.3	-	24.4	25.2	27.7	-	23.8	24.6	27.0	-	23.2	24.0	26.3	-	22.0	22.8	25.0	-	20.4	21.2	23.2	-
		S/T	0.69	0.58	0.40	-	0.72	0.60	0.42	-	0.74	0.61	0.43	-	0.76	0.63	0.44	-	0.79	0.66	0.46	-	0.80	0.66	0.46	-
		ΔT	18	16	12	-	18	16	12	-	18	16	12	-	19	16	12	-	18	16	12	-	17	15	11	-
		kW	1.94	1.98	2.03	-	2.08	2.12	2.18	-	2.20	2.25	2.32	-	2.31	2.36	2.43	-	2.40	2.45	2.53	-	2.48	2.54	2.62	-
		Amps	6.8	7.0	7.2	-	7.4	7.6	7.8	-	8.0	8.2	8.5	-	8.6	8.8	9.1	-	9.1	9.3	9.7	-	9.7	9.9	10.2	-
		HI PR	228	245	259	-	256	275	291	-	291	313	331	-	332	357	377	-	373	401	424	-	412	443	468	-
		LO PR	102	109	119	-	108	115	125	-	112	119	130	-	118	125	137	-	124	131	143	-	128	136	148	-
	1050	MBh	27.0	28.0	30.7	-	26.4	27.4	30.0	-	25.8	26.7	29.3	-	25.1	26.1	28.5	-	23.9	24.7	27.1	-	22.1	22.9	25.1	-
		S/T	0.72	0.60	0.42	-	0.74	0.62	0.43	-	0.76	0.64	0.44	-	0.79	0.66	0.46	-	0.82	0.68	0.47	-	0.82	0.69	0.48	-
		ΔT	18	15	12	-	18	16	12	-	18	16	12	-	18	16	12	-	18	16	12	-	17	15	11	-
		kW	1.98	2.02	2.08	-	2.13	2.17	2.24	-	2.25	2.30	2.37	-	2.37	2.42	2.49	-	2.46	2.51	2.59	-	2.54	2.60	2.68	-
		Amps	7.0	7.2	7.4	-	7.6	7.8	8.0	-	8.2	8.4	8.7	-	8.8	9.0	9.3	-	9.4	9.6	9.9	-	9.9	10.2	10.5	-
		HI PR	235	253	267	-	264	284	300	-	300	323	341	-	342	368	388	-	384	414	437	-	425	457	483	-
		LO PR	105	112	122	-	111	118	129	-	116	123	134	-	122	129	141	-	127	135	148	-	132	140	153	-
	919	MBh	27.8	28.8	31.6	-	27.2	28.2	30.9	-	26.5	27.5	30.1	-	25.9	26.8	29.4	-	24.6	25.5	27.9	-	22.8	23.6	25.9	-
		S/T	0.75	0.63	0.44	-	0.78	0.65	0.45	-	0.80	0.67	0.46	-	0.83	0.69	0.48	-	0.86	0.72	0.50	-	0.86	0.72	0.50	-
		ΔT	17	15	11	-	17	15	11	-	17	15	11	-	17	15	11	-	17	15	11	-	16	14	11	-
		kW	2.00	2.04	2.10	-	2.14	2.19	2.25	-	2.27	2.32	2.39	-	2.39	2.44	2.51	-	2.48	2.53	2.62	-	2.56	2.62	2.70	-
		Amps	7.1	7.2	7.5	-	7.7	7.8	8.1	-	8.3	8.5	8.8	-	8.9	9.1	9.4	-	9.5	9.7	10.0	-	10.0	10.3	10.6	-
		HI PR	237	256	270	-	266	287	303	-	303	326	344	-	345	371	392	-	388	418	441	-	429	462	488	-
		LO PR	106	113	124	-	112	120	131	-	117	124	136	-	123	131	143	-	129	137	149	-	133	142	155	-
75	1181	MBh	25.4	26.1	28.3	30.3	24.8	25.5	27.6	29.6	24.2	24.9	26.9	28.9	23.6	**24.3**	26.3	28.2	22.4	23.1	25.0	26.8	20.8	21.4	23.1	24.8
		S/T	0.79	0.70	0.53	0.34	0.82	0.73	0.55	0.36	0.84	0.75	0.57	0.36	0.86	**0.77**	0.58	0.38	0.90	0.80	0.61	0.39	0.90	0.81	0.61	0.39
		ΔT	21	19	16	11	21	20	16	11	21	20	16	11	21	**20**	16	11	21	19	16	11	20	18	15	10
		kW	1.95	1.99	2.05	2.11	2.09	2.14	2.20	2.27	2.22	2.26	2.33	2.41	2.33	**2.38**	2.45	2.53	2.42	2.47	2.55	2.63	2.50	2.56	2.64	2.72
		Amps	6.9	7.1	7.3	7.6	7.4	7.6	7.9	8.2	8.1	8.3	8.6	8.9	8.6	**8.9**	9.2	9.5	9.2	9.4	9.7	10.1	9.7	10.0	10.3	10.7
		HI PR	230	248	262	273	259	278	294	306	294	316	334	349	335	**360**	381	397	377	405	428	447	416	448	473	493
		LO PR	103	110	120	128	109	116	127	135	113	121	132	140	119	**127**	138	147	125	133	145	154	129	137	150	160
	1050	MBh	27.5	28.3	30.6	32.9	26.8	27.6	29.9	32.1	26.2	27.0	29.2	31.3	25.6	**26.3**	28.5	30.6	24.3	25.0	27.1	29.0	22.5	23.2	25.1	26.9
		S/T	0.82	0.73	0.55	0.36	0.85	0.76	0.57	0.37	0.87	0.78	0.59	0.38	0.90	**0.80**	0.61	0.39	0.93	0.83	0.63	0.40	0.94	0.84	0.63	0.41
		ΔT	21	19	16	11	21	19	16	11	21	19	16	11	21	**19**	16	11	21	19	16	11	19	18	15	10
		kW	2.00	2.04	2.10	2.16	2.14	2.19	2.25	2.32	2.27	2.32	2.39	2.47	2.39	**2.44**	2.51	2.59	2.48	2.53	2.62	2.70	2.57	2.62	2.70	2.79
		Amps	7.1	7.2	7.5	7.8	7.7	7.8	8.1	8.4	8.3	8.5	8.8	9.1	8.9	**9.1**	9.4	9.8	9.5	9.7	10.0	10.4	10.0	10.3	10.6	11.0
		HI PR	238	256	270	282	267	287	303	316	303	326	344	359	345	**372**	392	409	388	418	441	460	429	462	488	509
		LO PR	106	113	124	132	112	120	131	139	117	124	136	145	123	**131**	143	152	129	137	149	159	133	142	155	165
	919	MBh	28.3	29.1	31.5	33.9	27.6	28.5	30.8	33.1	27.0	27.8	30.1	32.3	26.3	**27.1**	29.3	31.5	25.0	25.8	27.9	29.9	23.2	23.9	25.8	27.7
		S/T	0.86	0.77	0.58	0.37	0.89	0.79	0.60	0.39	0.91	0.81	0.62	0.40	0.94	**0.84**	0.64	0.41	0.97	0.87	0.66	0.42	0.98	0.88	0.67	0.43
		ΔT	20	18	15	10	20	18	15	10	20	18	15	10	20	**19**	15	11	20	18	15	10	19	17	14	10
		kW	2.01	2.05	2.11	2.18	2.16	2.20	2.27	2.34	2.29	2.34	2.41	2.49	2.40	**2.46**	2.53	2.61	2.50	2.56	2.64	2.72	2.59	2.64	2.73	2.82
		Amps	7.1	7.3	7.6	7.8	7.7	7.9	8.2	8.5	8.4	8.6	8.9	9.2	9.0	**9.2**	9.5	9.9	9.6	9.8	10.1	10.5	10.1	10.4	10.7	11.1
		HI PR	240	258	273	284	269	290	306	319	306	329	348	363	349	**375**	396	413	392	422	446	465	433	466	493	514
		LO PR	107	114	125	133	114	121	132	140	118	126	137	146	124	**132**	144	153	130	138	151	161	134	143	156	166

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1181	MBh	25.8	26.4	28.2	30.1	25.2	25.8	27.5	29.4	24.6	25.1	26.9	28.7	24.0	24.5	26.2	28.0	22.8	23.3	24.9	26.6	21.1	21.6	23.1	24.7
		S/T	0.86	0.81	0.66	0.49	0.90	0.84	0.68	0.51	0.92	0.86	0.70	0.52	0.95	0.89	0.72	0.54	0.98	0.92	0.75	0.56	0.99	0.93	0.76	0.57
		ΔT	23	22	20	16	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	22	21	18	15
		kW	1.97	2.01	2.07	2.13	2.11	2.15	2.22	2.29	2.24	2.28	2.35	2.43	2.35	2.40	2.47	2.55	2.44	2.49	2.57	2.66	2.52	2.58	2.66	2.75
		Amps	7.0	7.1	7.3	7.6	7.5	7.7	7.9	8.2	8.2	8.4	8.6	9.0	8.7	8.9	9.2	9.6	9.3	9.5	9.8	10.2	9.8	10.1	10.4	10.8
		HI PR	233	250	264	276	261	281	297	310	297	320	338	352	338	364	384	401	381	410	432	451	420	452	478	498
		LO PR	104	111	121	129	110	117	128	136	114	122	133	142	120	128	140	149	126	134	146	156	130	139	151	161
	1050	MBh	28.0	28.6	30.5	32.6	27.3	27.9	29.8	31.9	26.7	27.2	29.1	31.1	26.0	26.6	**28.4**	30.4	24.7	25.3	27.0	28.8	22.9	23.4	25.0	26.7
		S/T	0.90	0.84	0.68	0.51	0.93	0.87	0.71	0.53	0.95	0.89	0.73	0.54	0.98	0.92	**0.75**	0.56	1.00	0.96	0.78	0.58	1.00	0.96	0.78	0.59
		ΔT	23	22	19	15	23	22	19	16	23	22	19	16	23	23	**20**	16	23	22	19	15	21	21	18	14
		kW	2.01	2.05	2.12	2.18	2.16	2.20	2.27	2.34	2.29	2.34	2.41	2.49	2.40	2.46	**2.53**	2.61	2.50	2.56	2.64	2.72	2.59	2.64	2.73	2.82
		Amps	7.1	7.3	7.6	7.8	7.7	7.9	8.2	8.5	8.4	8.6	8.9	9.2	9.0	9.2	**9.5**	9.9	9.6	9.8	10.1	10.5	10.1	10.4	10.7	11.1
		HI PR	240	258	273	284	269	290	306	319	306	330	348	363	349	375	**396**	413	392	422	446	465	433	466	493	514
		LO PR	107	114	125	133	114	121	132	140	118	126	137	146	124	132	**144**	153	130	138	151	161	134	143	156	166
	919	MBh	28.8	29.4	31.4	33.6	28.1	28.7	30.7	32.8	27.5	28.1	30.0	32.1	26.8	27.4	29.3	31.3	25.5	26.0	27.8	29.7	23.6	24.1	25.7	27.5
		S/T	0.94	0.88	0.72	0.54	1.00	0.91	0.74	0.56	1.00	0.94	0.76	0.57	1.00	0.97	0.79	0.59	1.00	1.00	0.82	0.61	1.00	1.00	0.82	0.62
		ΔT	22	21	18	15	23	21	19	15	22	21	19	15	22	22	19	15	21	21	19	15	19	20	17	14
		kW	2.03	2.07	2.13	2.20	2.18	2.22	2.29	2.36	2.31	2.36	2.43	2.51	2.42	2.48	2.55	2.64	2.52	2.58	2.66	2.74	2.61	2.66	2.75	2.84
		Amps	7.2	7.4	7.6	7.9	7.8	8.0	8.2	8.6	8.5	8.7	9.0	9.3	9.1	9.3	9.6	10.0	9.6	9.9	10.2	10.6	10.2	10.5	10.8	11.2
		HI PR	242	261	275	287	272	293	309	322	309	333	351	367	352	379	400	417	396	426	450	470	438	471	498	519
		LO PR	109	116	126	134	115	122	133	142	119	127	138	147	125	133	145	155	131	140	152	162	136	144	158	168
85	1181	MBh	26.3	26.8	28.0	29.9	25.7	26.1	27.4	29.2	25.0	25.5	26.7	28.5	24.4	24.9	26.1	27.8	23.2	23.7	24.8	26.4	21.5	21.9	23.0	24.5
		S/T	0.91	0.87	0.79	0.64	0.94	0.91	0.82	0.66	0.96	0.93	0.84	0.68	0.99	0.96	0.86	0.70	1.00	0.99	0.90	0.73	1.00	1.00	0.91	0.73
		ΔT	25	25	23	20	25	25	24	20	25	25	24	20	25	25	24	21	24	25	23	20	23	23	22	19
		kW	1.98	2.02	2.08	2.15	2.13	2.17	2.24	2.31	2.25	2.30	2.37	2.45	2.37	2.42	2.49	2.57	2.46	2.51	2.59	2.68	2.54	2.60	2.68	2.77
		Amps	7.0	7.2	7.4	7.7	7.6	7.8	8.0	8.3	8.2	8.4	8.7	9.0	8.8	9.0	9.3	9.7	9.4	9.6	9.9	10.3	9.9	10.2	10.5	10.9
		HI PR	235	253	267	279	264	284	300	313	300	323	341	356	342	368	388	405	384	414	437	456	425	457	483	503
		LO PR	105	112	122	130	111	118	129	138	116	123	134	143	121	129	141	150	127	135	148	157	132	140	153	163
	1050	MBh	28.5	29.0	30.4	32.4	27.8	28.3	29.7	31.7	27.1	27.7	29.0	30.9	26.5	27.0	28.3	30.1	25.1	25.6	26.8	28.6	23.3	23.7	24.9	26.5
		S/T	0.94	0.91	0.82	0.66	0.97	0.94	0.85	0.69	1.00	0.96	0.87	0.71	1.00	0.99	0.90	0.73	1.00	1.00	0.93	0.76	1.00	1.00	0.94	0.76
		ΔT	25	24	23	20	25	24	23	20	25	24	23	20	24	25	23	20	23	24	23	20	21	22	21	19
		kW	2.03	2.07	2.13	2.20	2.18	2.22	2.29	2.36	2.31	2.36	2.43	2.51	2.42	2.48	2.55	2.64	2.52	2.58	2.66	2.74	2.61	2.66	2.75	2.84
		Amps	7.2	7.4	7.6	7.9	7.8	8.0	8.2	8.6	8.5	8.7	9.0	9.3	9.1	9.3	9.6	10.0	9.6	9.9	10.2	10.6	10.2	10.5	10.8	11.2
		HI PR	242	261	275	287	272	293	309	322	309	333	351	367	352	379	400	417	396	426	450	470	438	471	498	519
		LO PR	109	116	126	134	115	122	133	142	119	127	138	147	125	133	145	155	131	140	152	162	136	144	158	168
	919	MBh	29.3	29.9	31.3	33.4	28.6	29.2	30.6	32.6	27.9	28.5	29.8	31.8	27.3	27.8	29.1	31.1	25.9	26.4	27.7	29.5	24.0	24.5	25.6	27.3
		S/T	0.98	0.95	0.86	0.70	1.00	0.98	0.89	0.72	1.00	1.00	0.91	0.74	1.00	1.00	0.94	0.76	1.00	1.00	0.98	0.79	1.00	1.00	0.98	0.80
		ΔT	24	23	22	19	23	23	22	19	23	23	22	19	22	23	22	19	21	22	22	19	20	20	21	18
		kW	2.04	2.08	2.15	2.21	2.19	2.24	2.31	2.38	2.33	2.37	2.45	2.53	2.44	2.49	2.57	2.66	2.54	2.60	2.68	2.77	2.63	2.69	2.77	2.86
		Amps	7.3	7.4	7.7	8.0	7.9	8.1	8.3	8.6	8.5	8.8	9.0	9.4	9.1	9.4	9.7	10.0	9.7	10.0	10.3	10.7	10.3	10.6	10.9	11.3
		HI PR	245	263	278	290	275	296	312	326	312	336	355	370	356	383	404	422	400	431	455	474	442	476	503	524
		LO PR	110	117	127	136	116	123	135	143	120	128	140	149	126	135	147	156	133	141	154	164	137	146	159	170

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1050	MBh	31.1	32.2	35.3	-	30.4	31.5	34.5	-	29.6	30.7	33.7	-	28.9	30.0	32.8	-	27.5	28.5	31.2	-	25.4	26.4	28.9	-
		S/T	0.70	0.58	0.40	-	0.72	0.60	0.42	-	0.74	0.62	0.43	-	0.76	0.64	0.44	-	0.79	0.66	0.46	-	0.80	0.67	0.46	-
		ΔT	19	16	12	-	19	17	13	-	19	17	13	-	19	17	13	-	19	16	13	-	18	15	12	-
		kW	2.40	2.44	2.52	-	2.57	2.63	2.71	-	2.73	2.78	2.87	-	2.86	2.92	3.02	-	2.98	3.04	3.14	-	3.08	3.15	3.25	-
		Amps	8.7	8.9	9.2	-	9.4	9.7	10.0	-	10.3	10.5	10.9	-	11.0	11.3	11.6	-	11.7	12.0	12.4	-	12.4	12.7	13.1	-
		HI PR	214	231	244	-	241	259	273	-	274	294	311	-	312	335	354	-	351	377	398	-	387	417	440	-
		LO PR	99	106	115	-	105	112	122	-	109	116	127	-	115	122	133	-	120	128	139	-	124	132	144	-
	1200	MBh	33.7	34.9	38.2	-	32.9	34.1	37.4	-	32.1	33.3	36.5	-	31.3	32.5	35.6	-	29.8	30.8	33.8	-	27.6	28.6	31.3	-
		S/T	0.72	0.60	0.42	-	0.75	0.62	0.43	-	0.77	0.64	0.44	-	0.79	0.66	0.46	-	0.82	0.69	0.48	-	0.83	0.69	0.48	-
		ΔT	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	17	15	11	-
		kW	2.45	2.50	2.58	-	2.63	2.69	2.77	-	2.79	2.85	2.94	-	2.93	3.00	3.09	-	3.05	3.12	3.22	-	3.16	3.23	3.33	-
		Amps	9.0	9.2	9.5	-	9.7	10.0	10.3	-	10.6	10.8	11.2	-	11.3	11.6	12.0	-	12.0	12.3	12.8	-	12.8	13.1	13.5	-
		HI PR	221	238	251	-	248	267	282	-	282	304	321	-	321	346	365	-	361	389	411	-	399	430	454	-
		LO PR	102	109	119	-	108	115	126	-	112	120	131	-	118	126	137	-	124	132	144	-	128	136	149	-
	1350	MBh	34.7	36.0	39.4	-	33.9	35.1	38.5	-	33.1	34.3	37.6	-	32.3	33.4	36.6	-	30.7	31.8	34.8	-	28.4	29.4	32.2	-
		S/T	0.76	0.63	0.44	-	0.78	0.65	0.45	-	0.80	0.67	0.47	-	0.83	0.69	0.48	-	0.86	0.72	0.50	-	0.87	0.73	0.50	-
		ΔT	18	15	12	-	18	16	12	-	18	16	12	-	18	16	12	-	18	16	12	-	17	15	11	-
		kW	2.47	2.52	2.60	-	2.65	2.71	2.79	-	2.82	2.88	2.97	-	2.96	3.02	3.12	-	3.08	3.15	3.25	-	3.18	3.25	3.36	-
		Amps	9.1	9.3	9.6	-	9.8	10.0	10.4	-	10.7	10.9	11.3	-	11.4	11.7	12.1	-	12.1	12.5	12.9	-	12.9	13.2	13.7	-
		HI PR	223	240	254	-	250	270	285	-	285	307	324	-	324	349	369	-	365	393	415	-	403	434	458	-
		LO PR	103	110	120	-	109	116	127	-	114	121	132	-	119	127	139	-	125	133	145	-	129	138	150	-
75	1050	MBh	31.6	32.5	35.2	37.8	30.9	31.8	34.4	36.9	30.1	31.0	33.6	36.1	29.4	**30.3**	32.8	35.2	27.9	28.8	31.1	33.4	25.9	26.6	28.8	31.0
		S/T	0.79	0.71	0.54	0.34	0.82	0.73	0.55	0.36	0.84	0.75	0.57	0.37	0.87	**0.78**	0.59	0.38	0.90	0.81	0.61	0.39	0.91	0.81	0.61	0.40
		ΔT	22	20	17	11	22	20	17	12	22	20	17	12	22	**21**	17	12	22	20	17	11	21	19	16	11
		kW	2.41	2.46	2.54	2.62	2.59	2.65	2.73	2.81	2.75	2.81	2.89	2.99	2.89	**2.95**	3.04	3.14	3.00	3.07	3.17	3.27	3.11	3.17	3.28	3.38
		Amps	8.8	9.0	9.3	9.7	9.5	9.8	10.1	10.5	10.4	10.6	11.0	11.4	11.1	**11.4**	11.7	12.2	11.8	12.1	12.5	13.0	12.5	12.8	13.3	13.8
		HI PR	217	233	246	257	243	262	276	288	276	297	314	328	315	**339**	358	373	354	381	402	420	391	421	445	464
		LO PR	100	107	117	124	106	113	123	131	110	117	128	136	116	**123**	134	143	121	129	141	150	125	133	146	155
	1200	MBh	34.2	35.3	38.2	41.0	33.5	34.4	37.3	40.0	32.7	33.6	36.4	39.1	31.9	**32.8**	35.5	38.1	30.3	31.2	33.7	36.2	28.0	28.9	31.2	33.5
		S/T	0.82	0.73	0.56	0.36	0.85	0.76	0.58	0.37	0.87	0.78	0.59	0.38	0.90	**0.80**	0.61	0.39	0.93	0.83	0.63	0.41	0.94	0.84	0.64	0.41
		ΔT	22	20	16	11	22	20	16	11	22	20	16	11	22	**20**	17	11	22	20	16	11	20	19	15	11
		kW	2.47	2.52	2.60	2.68	2.65	2.71	2.79	2.88	2.82	2.88	2.97	3.06	2.96	**3.02**	3.12	3.22	3.08	3.15	3.25	3.35	3.18	3.25	3.36	3.47
		Amps	9.1	9.3	9.6	10.0	9.8	10.0	10.4	10.8	10.7	10.9	11.3	11.7	11.4	**11.7**	12.1	12.5	12.2	12.5	12.9	13.4	12.9	13.2	13.7	14.2
		HI PR	223	240	254	265	251	270	285	297	285	307	324	338	325	**349**	369	385	365	393	415	433	403	434	458	478
		LO PR	103	110	120	128	109	116	127	135	114	121	132	141	119	**127**	139	148	125	133	145	155	129	138	150	160
	1350	MBh	35.3	36.3	39.3	42.2	34.5	35.5	38.4	41.2	33.6	34.6	37.5	40.2	32.8	**33.8**	36.6	39.3	31.2	32.1	34.7	37.3	28.9	29.7	32.2	34.5
		S/T	0.86	0.77	0.58	0.37	0.89	0.80	0.60	0.39	0.91	0.82	0.62	0.40	0.94	**0.84**	0.64	0.41	0.98	0.88	0.66	0.43	0.99	0.88	0.67	0.43
		ΔT	21	19	16	11	21	19	16	11	21	19	16	11	21	**19**	16	11	21	19	16	11	19	18	15	10
		kW	2.49	2.54	2.62	2.70	2.68	2.73	2.82	2.91	2.84	2.90	2.99	3.09	2.98	**3.05**	3.14	3.25	3.10	3.17	3.27	3.38	3.21	3.28	3.39	3.50
		Amps	9.1	9.4	9.7	10.0	9.9	10.1	10.5	10.9	10.8	11.0	11.4	11.8	11.5	**11.8**	12.2	12.7	12.3	12.6	13.0	13.5	13.0	13.3	13.8	14.3
		HI PR	226	243	256	267	253	272	288	300	288	310	327	341	328	**353**	372	388	369	397	419	437	407	438	463	483
		LO PR	104	111	121	129	110	117	128	137	115	122	133	142	121	**128**	140	149	126	134	147	156	131	139	152	162

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

Expanded Cooling Data — ASX130361C* (cont.)

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1050	MBh	32.2	32.9	35.1	37.5	31.4	32.1	34.3	36.7	30.7	31.3	33.5	35.8	29.9	30.6	32.7	34.9	28.4	29.1	31.0	33.2	26.3	26.9	28.8	30.7
		S/T	0.87	0.81	0.66	0.49	0.90	0.84	0.69	0.51	0.92	0.86	0.70	0.53	0.95	0.89	0.73	0.54	0.99	0.93	0.75	0.56	1.00	0.93	0.76	0.57
		ΔT	24	23	20	16	25	24	21	16	25	24	21	16	25	24	21	17	25	24	20	16	23	22	19	15
		kW	2.43	2.48	2.56	2.64	2.61	2.67	2.75	2.84	2.77	2.83	2.92	3.01	2.91	2.97	3.07	3.17	3.03	3.09	3.19	3.30	3.13	3.20	3.30	3.41
		Amps	8.9	9.1	9.4	9.8	9.6	9.9	10.2	10.6	10.5	10.7	11.1	11.5	11.2	11.5	11.9	12.3	11.9	12.2	12.6	13.1	12.6	13.0	13.4	13.9
		Hi PR	219	235	249	259	245	264	279	291	279	300	317	331	318	342	361	377	358	385	406	424	395	425	449	468
		Lo PR	101	108	118	125	107	114	124	132	111	118	129	138	117	124	136	145	123	130	142	152	127	135	147	157
	1200	MBh	34.9	35.6	38.1	40.7	34.0	34.8	37.2	39.7	33.2	34.0	36.3	38.8	32.4	33.1	**35.4**	37.8	30.8	31.5	33.6	36.0	28.5	29.2	31.2	33.3
		S/T	0.90	0.84	0.69	0.51	0.93	0.87	0.71	0.53	0.96	0.90	0.73	0.55	0.99	0.93	**0.75**	0.56	1.00	0.96	0.78	0.58	1.00	0.97	0.79	0.59
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	25	23	**20**	16	24	23	20	16	22	22	19	15
		kW	2.49	2.54	2.62	2.70	2.68	2.73	2.82	2.91	2.84	2.90	2.99	3.09	2.98	3.05	**3.14**	3.25	3.11	3.17	3.27	3.38	3.21	3.28	3.39	3.50
		Amps	9.1	9.4	9.7	10.0	9.9	10.1	10.5	10.9	10.8	11.0	11.4	11.8	11.5	11.8	**12.2**	12.7	12.3	12.6	13.0	13.5	13.0	13.3	13.8	14.3
		Hi PR	226	243	256	267	253	272	288	300	288	310	327	341	328	353	**373**	389	369	397	419	437	407	438	463	483
		Lo PR	105	111	121	129	110	117	128	137	115	122	133	142	121	128	**140**	149	126	134	147	156	131	139	152	162
	1350	MBh	35.9	36.7	39.2	41.9	35.1	35.8	38.3	40.9	34.2	35.0	37.4	40.0	33.4	34.1	36.5	39.0	31.7	32.4	34.6	37.0	29.4	30.0	32.1	34.3
		S/T	0.94	0.88	0.72	0.54	1.00	0.92	0.75	0.56	1.00	0.94	0.76	0.57	1.00	0.97	0.79	0.59	1.00	1.00	0.82	0.61	1.00	1.00	0.83	0.62
		ΔT	23	22	19	15	24	22	19	16	23	22	19	16	23	23	20	16	22	22	19	15	20	20	18	14
		kW	2.51	2.56	2.64	2.72	2.70	2.75	2.84	2.93	2.86	2.92	3.01	3.11	3.01	3.07	3.17	3.27	3.13	3.20	3.30	3.41	3.24	3.31	3.42	3.53
		Amps	9.2	9.5	9.8	10.1	10.0	10.2	10.6	11.0	10.9	11.1	11.5	11.9	11.6	11.9	12.3	12.8	12.4	12.7	13.1	13.6	13.1	13.5	13.9	14.5
		Hi PR	228	245	259	270	256	275	290	303	291	313	330	345	331	356	376	392	372	401	423	441	412	443	468	488
		Lo PR	106	112	123	131	112	119	130	138	116	123	135	143	122	130	141	151	128	136	148	158	132	140	153	163
85	1050	MBh	32.7	33.4	34.9	37.3	32.0	32.6	34.1	36.4	31.2	31.8	33.3	35.6	30.5	31.0	32.5	34.7	28.9	29.5	30.9	33.0	26.8	27.3	28.6	30.5
		S/T	0.91	0.88	0.79	0.64	0.94	0.91	0.82	0.67	0.97	0.93	0.84	0.68	1.00	0.96	0.87	0.70	1.00	1.00	0.90	0.73	1.00	1.00	0.91	0.74
		ΔT	26	26	24	21	26	26	25	21	26	26	25	21	27	26	25	21	25	26	24	21	23	24	23	20
		kW	2.45	2.50	2.58	2.66	2.63	2.69	2.77	2.86	2.79	2.85	2.94	3.04	2.93	3.00	3.09	3.19	3.05	3.12	3.22	3.33	3.16	3.23	3.33	3.44
		Amps	9.0	9.2	9.5	9.9	9.7	10.0	10.3	10.7	10.6	10.8	11.2	11.6	11.3	11.6	12.0	12.4	12.0	12.3	12.8	13.2	12.8	13.1	13.5	14.0
		Hi PR	221	238	251	262	248	267	282	294	282	303	320	334	321	346	365	381	361	389	411	428	399	430	454	473
		Lo PR	102	109	119	127	108	115	126	134	112	120	131	139	118	126	137	146	124	132	144	153	128	136	149	158
	1200	MBh	35.5	36.2	37.9	40.4	34.6	35.3	37.0	39.5	33.8	34.5	36.1	38.5	33.0	33.6	35.2	37.6	31.3	31.9	33.5	35.7	29.0	29.6	31.0	33.1
		S/T	0.94	0.91	0.82	0.67	0.98	0.94	0.85	0.69	1.00	0.97	0.87	0.71	1.00	1.00	0.90	0.73	1.00	1.00	0.93	0.76	1.00	1.00	0.94	0.76
		ΔT	26	25	24	21	26	26	24	21	26	26	24	21	25	26	24	21	24	24	24	21	22	23	22	19
		kW	2.51	2.56	2.64	2.72	2.70	2.75	2.84	2.93	2.86	2.92	3.01	3.11	3.01	3.07	3.17	3.27	3.13	3.20	3.30	3.41	3.24	3.31	3.42	3.53
		Amps	9.2	9.5	9.8	10.1	10.0	10.2	10.6	11.0	10.9	11.1	11.5	11.9	11.6	11.9	12.3	12.8	12.4	12.7	13.1	13.6	13.1	13.5	13.9	14.5
		Hi PR	228	245	259	270	256	275	290	303	291	313	330	345	331	356	376	392	372	401	423	441	412	443	468	488
		Lo PR	106	112	123	131	112	119	130	138	116	123	135	143	122	130	141	151	128	136	148	158	132	140	153	163
	1350	MBh	36.5	37.2	39.0	41.6	35.7	36.4	38.1	40.6	34.8	35.5	37.2	39.7	34.0	34.6	36.3	38.7	32.3	32.9	34.5	36.8	29.9	30.5	31.9	34.1
		S/T	0.99	0.95	0.86	0.70	1.00	0.99	0.89	0.72	1.00	1.00	0.91	0.74	1.00	1.00	0.94	0.77	1.00	1.00	0.98	0.80	1.00	1.00	0.99	0.80
		ΔT	25	24	23	20	24	24	23	20	24	24	23	20	23	24	23	20	22	22	23	20	20	21	21	19
		kW	2.53	2.58	2.66	2.74	2.72	2.77	2.86	2.95	2.88	2.95	3.04	3.14	3.03	3.10	3.20	3.30	3.16	3.22	3.33	3.44	3.26	3.33	3.44	3.56
		Amps	9.3	9.5	9.9	10.2	10.1	10.3	10.7	11.1	11.0	11.2	11.6	12.1	11.7	12.0	12.4	12.9	12.5	12.8	13.2	13.8	13.3	13.6	14.0	14.6
		Hi PR	230	248	261	273	258	278	293	306	294	316	334	348	334	360	380	396	376	405	427	446	416	447	472	493
		Lo PR	107	113	124	132	113	120	131	139	117	125	136	145	123	131	143	152	129	137	150	159	133	142	155	165

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1350	MBh	32.9	34.1	37.4	-	32.2	33.3	36.5	-	31.4	32.5	35.7	-	30.6	31.7	34.8	-	29.1	30.2	33.0	-	27.0	27.9	30.6	-
		S/T	0.77	0.65	0.45	-	0.80	0.67	0.46	-	0.82	0.69	0.48	-	0.85	0.71	0.49	-	0.88	0.74	0.51	-	0.89	0.74	0.51	-
		ΔT	17	15	11	-	18	15	12	-	18	15	12	-	18	15	12	-	17	15	11	-	16	14	11	-
		kW	2.44	2.49	2.55	-	2.61	2.65	2.73	-	2.75	2.80	2.88	-	2.88	2.94	3.02	-	2.99	3.05	3.14	-	3.08	3.14	3.24	-
		Amps	9.7	9.9	10.0	-	10.1	10.3	10.5	-	10.6	10.8	11.0	-	11.0	11.2	11.4	-	11.4	11.6	11.8	-	11.8	12.0	12.2	-
		HI PR	183	197	208	-	205	221	234	-	234	252	266	-	266	286	302	-	299	322	340	-	331	356	376	-
		LO PR	95	101	110	-	100	107	117	-	104	111	121	-	110	117	127	-	115	122	134	-	119	126	138	-
	1200	MBh	32.0	33.1	36.3	-	31.2	32.4	35.5	-	30.5	31.6	34.6	-	29.7	30.8	33.8	-	28.2	29.3	32.1	-	26.2	27.1	29.7	-
		S/T	0.74	0.62	0.43	-	0.76	0.64	0.44	-	0.78	0.65	0.45	-	0.81	0.68	0.47	-	0.84	0.70	0.49	-	0.85	0.71	0.49	-
		ΔT	18	16	12	-	18	16	12	-	18	16	12	-	18	16	12	-	18	16	12	-	17	15	11	-
		kW	2.42	2.47	2.54	-	2.59	2.64	2.71	-	2.73	2.78	2.86	-	2.86	2.91	3.00	-	2.96	3.02	3.11	-	3.06	3.12	3.21	-
		Amps	9.7	9.8	10.0	-	10.1	10.2	10.4	-	10.6	10.7	10.9	-	11.0	11.1	11.3	-	11.4	11.5	11.8	-	11.8	11.9	12.2	-
		HI PR	181	195	206	-	203	219	231	-	231	249	263	-	264	284	299	-	296	319	337	-	328	353	372	-
		LO PR	94	100	109	-	99	106	116	-	103	110	120	-	109	116	126	-	114	121	132	-	118	125	137	-
	1050	MBh	29.5	30.6	33.5	-	28.8	29.9	32.7	-	28.1	29.2	31.9	-	27.4	28.4	31.2	-	26.1	27.0	29.6	-	24.2	25.0	27.4	-
		S/T	0.71	0.59	0.41	-	0.74	0.62	0.43	-	0.76	0.63	0.44	-	0.78	0.65	0.45	-	0.81	0.68	0.47	-	0.82	0.68	0.47	-
		ΔT	18	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	18	16	12	-	17	15	11	-
		kW	2.37	2.42	2.48	-	2.53	2.58	2.65	-	2.67	2.72	2.80	-	2.79	2.85	2.93	-	2.90	2.96	3.04	-	2.99	3.05	3.14	-
		Amps	9.6	9.7	9.8	-	10.0	10.1	10.3	-	10.4	10.5	10.7	-	10.8	10.9	11.1	-	11.2	11.3	11.6	-	11.6	11.7	12.0	-
		HI PR	176	189	200	-	197	212	224	-	224	242	255	-	256	275	291	-	288	309	327	-	318	342	361	-
		LO PR	91	97	106	-	96	103	112	-	100	107	116	-	105	112	122	-	110	117	128	-	114	121	133	-
75	1350	MBh	33.5	34.5	37.3	40.0	32.7	33.7	36.4	39.1	31.9	32.9	35.6	38.2	31.1	32.1	34.7	37.3	29.6	30.5	33.0	35.4	27.4	28.2	30.5	32.8
		S/T	0.88	0.79	0.60	0.38	0.91	0.81	0.62	0.40	0.93	0.84	0.63	0.41	0.96	0.86	0.65	0.42	1.00	0.90	0.68	0.44	1.00	0.90	0.68	0.44
		ΔT	20	18	15	10	20	19	15	11	20	19	15	11	20	19	15	11	20	19	15	11	19	17	14	10
		kW	2.46	2.50	2.57	2.65	2.62	2.67	2.75	2.83	2.77	2.82	2.91	2.99	2.90	2.96	3.04	3.14	3.01	3.07	3.16	3.26	3.10	3.17	3.26	3.36
		Amps	9.8	9.9	10.1	10.3	10.2	10.3	10.5	10.7	10.7	10.8	11.0	11.3	11.1	11.2	11.4	11.7	11.5	11.7	11.9	12.2	11.9	12.1	12.3	12.6
		HI PR	185	199	210	219	208	223	236	246	236	254	268	280	269	289	306	319	303	326	344	359	334	360	380	396
		LO PR	96	102	112	119	101	108	118	126	105	112	123	130	111	118	129	137	116	124	135	144	120	128	139	149
	1200	MBh	32.5	33.5	36.2	38.9	31.8	32.7	35.4	38.0	31.0	31.9	34.5	37.1	30.2	**31.1**	33.7	36.2	28.7	29.6	32.0	34.4	26.6	27.4	29.7	31.8
		S/T	0.84	0.75	0.57	0.37	0.87	0.78	0.59	0.38	0.89	0.80	0.60	0.39	0.92	**0.82**	0.62	0.40	0.95	0.85	0.65	0.42	0.96	0.86	0.65	0.42
		ΔT	21	19	16	11	21	19	16	11	21	19	16	11	21	**20**	16	11	21	19	16	11	20	18	15	10
		kW	2.44	2.49	2.56	2.63	2.61	2.66	2.73	2.81	2.75	2.80	2.89	2.97	2.88	**2.94**	3.02	3.11	2.99	3.05	3.14	3.23	3.08	3.14	3.24	3.34
		Amps	9.7	9.9	10.0	10.2	10.1	10.3	10.5	10.7	10.6	10.8	11.0	11.2	11.0	**11.2**	11.4	11.6	11.4	11.6	11.8	12.1	11.8	12.0	12.2	12.5
		HI PR	183	197	208	217	206	221	234	244	234	252	266	277	266	**287**	303	316	300	322	340	355	331	356	376	392
		LO PR	95	101	110	118	100	107	117	124	104	111	121	129	110	**117**	127	136	115	122	134	142	119	127	138	147
	1050	MBh	30.0	30.9	33.4	35.9	29.3	30.2	32.7	35.1	28.6	29.5	31.9	34.2	27.9	28.7	31.1	33.4	26.5	27.3	29.6	31.7	24.6	25.3	27.4	29.4
		S/T	0.81	0.72	0.55	0.35	0.84	0.75	0.57	0.36	0.86	0.77	0.58	0.37	0.89	0.79	0.60	0.39	0.92	0.82	0.62	0.40	0.93	0.83	0.63	0.40
		ΔT	21	20	16	11	21	20	16	11	22	20	16	11	22	20	16	11	21	20	16	11	20	18	15	10
		kW	2.39	2.43	2.50	2.57	2.55	2.60	2.67	2.75	2.69	2.74	2.82	2.90	2.81	2.87	2.95	3.04	2.92	2.98	3.07	3.16	3.01	3.07	3.16	3.26
		Amps	9.6	9.7	9.9	10.1	10.0	10.1	10.3	10.5	10.5	10.6	10.8	11.0	10.8	11.0	11.2	11.4	11.2	11.4	11.6	11.9	11.6	11.8	12.0	12.3
		HI PR	178	191	202	211	199	215	227	236	227	244	258	269	258	278	293	306	291	313	330	344	321	345	365	380
		LO PR	92	98	107	114	97	104	113	121	101	108	118	125	106	113	124	132	112	119	130	138	115	123	134	143

IDB: Entering Indoor Dry Bulb Temperature
High and low pressures are measured at the liquid and suction service valves.

Shaded area reflects ACCA (TVA) conditions
kW = Total system power

Amps = outdoor unit amps (comp.+fan)
Design Subcooling 9 ±3 °F @ the liquid service valve, ARI 95 test conditions

			Outdoor Ambient Temperature																							
			65ºF				75ºF				85ºF				95ºF				105ºF				115ºF			
			Entering Indoor Wet Bulb Temperature																							
IDB	**Airflow**		**59**	**63**	**67**	**71**	**59**	**63**	**67**	**71**	**59**	**63**	**67**	**71**	**59**	**63**	**67**	**71**	**59**	**63**	**67**	**71**	**59**	**63**	**67**	**71**
80		MBh	34.1	34.8	37.2	39.8	33.3	34.0	36.3	38.8	32.5	33.2	35.5	37.9	31.7	32.4	34.6	37.0	30.1	30.8	32.9	35.1	27.9	28.5	30.5	32.6
		S/T	0.96	0.90	0.74	0.6	1.00	0.94	0.76	0.57	1.00	0.96	0.78	0.6	1.00	1.00	0.81	0.60	1.00	1.00	0.84	0.6	1.00	1.00	0.84	0.63
		Δ T	22	21	19	15	23	22	19	15	22	22	19	15	22	22	19	15	21	21	19	15	19	19	18	14
	1350	kW	2.48	2.52	2.59	2.7	2.64	2.69	2.77	2.85	2.79	2.85	2.93	3.0	2.92	2.98	3.07	3.16	3.03	3.09	3.19	3.3	3.13	3.19	3.29	3.39
		/anos	9.8	10.0	10.1	10.3	10.2	10.4	10.6	10.8	10.7	10.9	11.1	11.3	11.1	11.3	11.5	11.8	11.5	11.7	12.0	12.2	12.0	12.1	12.4	12.7
		Hi PR	187	201	212	221.5	210	226	238	249	238	257	271	282.7	272	292	309	322	306	329	347	362.2	338	363	384	400
		Lo PR	97	103	113	120.0	103	109	119	127	107	113	124	131.8	112	119	130	138	117	125	136	145.1	121	129	141	150
		MBh	33.1	33.8	36.1	38.6	32.3	33.0	35.3	37.7	31.5	32.2	34.4	36.8	30.8	31.4	**33.6**	35.9	29.2	29.9	31.9	34.1	27.1	27.7	29.6	31.6
		S/T	0.92	0.86	0.70	0.5	0.95	0.89	0.73	0.54	0.98	0.92	0.75	0.6	1.00	0.95	**0.77**	0.58	1.00	0.98	0.80	0.6	1.00	0.99	0.81	0.60
		Δ T	23	22	19	16	24	23	20	16	24	23	20	16	24	23	**20**	16	22	22	20	16	21	21	18	15
	1200	kW	2.46	2.50	2.57	2.6	2.62	2.67	2.75	2.83	2.77	2.82	2.91	3.0	2.90	2.96	**3.05**	3.14	3.01	3.07	3.16	3.3	3.10	3.17	3.26	3.36
		/anos	9.8	9.9	10.1	10.3	10.2	10.3	10.5	10.7	10.7	10.8	11.0	11.3	11.1	11.2	**11.5**	11.7	11.5	11.7	11.9	12.2	11.9	12.1	12.3	12.6
		Hi PR	185	199	210	219.3	208	223	236	246	236	254	268	279.9	269	289	**306**	319	303	326	344	358.6	334	360	380	396
		Lo PR	96	102	112	118.8	102	108	118	126	105	112	123	130.5	111	118	**129**	137	116	124	135	143.6	120	128	140	149
		MBh	30.5	31.2	33.3	35.6	29.8	30.5	32.6	34.8	29.1	29.8	31.8	34.0	28.4	29.0	31.0	33.2	27.0	27.6	29.5	31.5	25.0	25.5	27.3	29.2
		S/T	0.89	0.83	0.68	0.5	0.92	0.86	0.70	0.52	0.94	0.88	0.72	0.5	0.97	0.91	0.74	0.55	1.01	0.95	0.77	0.6	1.02	0.95	0.78	0.58
		Δ T	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	22	21	19	15
	1050	kW	2.41	2.45	2.52	2.6	2.57	2.62	2.69	2.77	2.71	2.76	2.84	2.9	2.84	2.89	2.98	3.07	2.94	3.00	3.09	3.2	3.03	3.10	3.19	3.29
		/anos	9.7	9.8	9.9	10.1	10.0	10.2	10.4	10.6	10.5	10.6	10.8	11.1	10.9	11.1	11.3	11.5	11.3	11.5	11.7	11.9	11.7	11.9	12.1	12.4
		Hi PR	179	193	204	212.7	201	217	229	239	229	246	260	271.5	261	281	296	309	293	316	333	347.8	324	349	368	384
		Lo PR	93	99	108	115.3	98	105	114	122	102	109	119	126.6	107	114	125	133	113	120	131	139.3	117	124	135	144
85		MBh	34.7	35.3	37.0	39.5	33.9	34.5	36.2	38.6	33.1	33.7	35.3	37.7	32.3	32.9	34.4	36.7	30.6	31.2	32.7	34.9	28.4	28.9	30.3	32.3
		S/T	1.00	0.98	0.88	0.71	1.00	1.00	0.91	0.74	1.00	1.00	0.94	0.76	1.00	1.00	0.97	0.78	1.00	1.00	1.00	0.81	1.00	1.00	1.00	0.82
		Δ T	24	23	22	19	23	24	22	19	23	23	22	19	22	22	23	20	21	21	22	19	19	20	21	18
	1350	kW	2.49	2.54	2.61	2.68	2.66	2.71	2.79	2.87	2.81	2.87	2.95	3.04	2.94	3.00	3.09	3.19	3.06	3.12	3.21	3.31	3.15	3.22	3.31	3.42
		/anos	9.9	10.0	10.2	10.4	10.3	10.4	10.6	10.8	10.8	10.9	11.1	11.4	11.2	11.4	11.6	11.8	11.6	11.8	12.0	12.3	12.0	12.2	12.5	12.7
		Hi PR	189	203	214	224	212	228	241	251	241	259	274	285	274	295	312	325	309	332	351	366	341	367	387	404
		Lo PR	98	104	114	121	104	110	120	128	108	114	125	133	113	120	131	140	118	126	138	147	123	130	142	152
		MBh	33.7	34.3	35.9	38.3	32.9	33.5	35.1	37.5	32.1	32.7	34.3	36.6	31.3	31.9	33.4	35.7	29.7	30.3	31.8	33.9	27.6	28.1	29.4	31.4
		S/T	0.96	0.93	0.84	0.68	1.00	0.96	0.87	0.71	1.00	0.99	0.89	0.72	1.00	1.00	0.92	0.75	1.00	1.00	0.96	0.78	1.00	1.00	0.96	0.78
		Δ T	25	24	23	20	25	25	23	20	25	25	23	20	24	24	24	20	23	23	23	20	21	22	22	19
	1200	kW	2.48	2.52	2.59	2.67	2.64	2.69	2.77	2.85	2.79	2.85	2.93	3.02	2.92	2.98	3.07	3.16	3.03	3.09	3.19	3.28	3.13	3.19	3.29	3.39
		/anos	9.8	10.0	10.1	10.3	10.2	10.4	10.6	10.8	10.7	10.9	11.1	11.3	11.1	11.3	11.5	11.8	11.5	11.7	12.0	12.2	12.0	12.1	12.4	12.7
		Hi PR	187	201	212	221	210	226	238	249	238	257	271	283	272	292	309	322	306	329	347	362	338	363	384	400
		Lo PR	97	103	113	120	103	109	119	127	107	113	124	132	112	119	130	138	117	125	136	145	121	129	141	150
		MBh	31.1	31.7	33.2	35.4	30.3	30.9	32.4	34.6	29.6	30.2	31.6	33.7	28.9	29.5	30.9	32.9	27.5	28.0	29.3	31.3	25.4	25.9	27.2	29.0
		S/T	0.93	0.90	0.81	0.66	0.96	0.93	0.84	0.68	0.99	0.95	0.86	0.70	1.00	0.98	0.89	0.72	1.00	1.00	0.92	0.75	1.00	1.00	0.93	0.75
		Δ T	25	25	24	20	26	25	24	21	26	25	24	21	25	25	24	21	24	25	24	20	22	23	22	19
	1050	kW	2.42	2.47	2.54	2.61	2.59	2.64	2.71	2.79	2.73	2.78	2.86	2.95	2.86	2.91	3.00	3.09	2.96	3.02	3.11	3.21	3.06	3.12	3.21	3.31
		/anos	9.7	9.8	10.0	10.2	10.1	10.2	10.4	10.6	10.6	10.7	10.9	11.1	11.0	11.1	11.3	11.6	11.4	11.5	11.7	12.0	11.8	11.9	12.2	12.5
		Hi PR	181	195	206	215	203	219	231	241	231	249	263	274	263	284	299	312	296	319	337	351	327	352	372	388
		Lo PR	94	100	109	116	99	106	115	123	103	110	120	128	109	115	126	134	114	121	132	141	118	125	137	146

IDB: Entering Indoor Dry Bulb Temperature

High and low pressures are measured at the liquid and suction service valves.

Shaded area reflects AHRI conditions

kW = Total system power

Amps = outdoor unit amps (comp.+fan)

Design Subcooling 9 ±3 °F @ the liquid service valve, ARI 95 test conditions

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1225	MBh	36.0	37.3	40.9	-	35.2	36.4	39.9	-	34.3	35.6	39.0	-	33.5	34.7	38.0	-	31.8	33.0	36.1	-	29.5	30.5	33.5	-
		S/T	0.69	0.57	0.40	-	0.71	0.59	0.41	-	0.73	0.61	0.42	-	0.75	0.63	0.44	-	0.78	0.65	0.45	-	0.79	0.66	0.46	-
		ΔT	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	17	15	11	-
		kW	2.78	2.84	2.92	-	2.98	3.04	3.13	-	3.15	3.21	3.31	-	3.30	3.37	3.47	-	3.43	3.50	3.61	-	3.54	3.61	3.73	-
		Amps	10.7	10.9	11.2	-	11.5	11.8	12.1	-	12.5	12.7	13.2	-	13.3	13.6	14.0	-	14.1	14.5	14.9	-	14.9	15.3	15.8	-
		Hi PR	209	225	238	-	235	253	267	-	267	288	304	-	304	328	346	-	343	369	389	-	378	407	430	-
		Lo PR	101	107	117	-	106	113	124	-	111	118	129	-	116	124	135	-	122	130	141	-	126	134	146	-
	1400	MBh	39.0	40.4	44.3	-	38.1	39.5	43.3	-	37.2	38.5	42.2	-	36.3	37.6	41.2	-	34.5	35.7	39.1	-	31.9	33.1	36.3	-
		S/T	0.71	0.59	0.41	-	0.74	0.62	0.43	-	0.76	0.63	0.44	-	0.78	0.65	0.45	-	0.81	0.68	0.47	-	0.82	0.68	0.47	-
		ΔT	18	16	12	-	18	16	12	-	18	16	12	-	19	16	12	-	18	16	12	-	17	15	11	-
		kW	2.84	2.90	2.98	-	3.05	3.11	3.20	-	3.22	3.29	3.39	-	3.38	3.45	3.55	-	3.51	3.58	3.70	-	3.63	3.70	3.82	-
		Amps	10.9	11.2	11.6	-	11.8	12.1	12.5	-	12.8	13.1	13.5	-	13.7	14.0	14.4	-	14.5	14.9	15.3	-	15.4	15.7	16.2	-
		Hi PR	216	232	245	-	242	261	275	-	276	297	313	-	314	338	357	-	353	380	401	-	390	420	443	-
		Lo PR	104	111	121	-	110	117	127	-	114	121	132	-	120	127	139	-	126	134	146	-	130	138	151	-
	1575	MBh	40.2	41.6	45.6	-	39.2	40.7	44.6	-	38.3	39.7	43.5	-	37.4	38.7	42.4	-	35.5	36.8	40.3	-	32.9	34.1	37.3	-
		S/T	0.75	0.62	0.43	-	0.77	0.65	0.45	-	0.79	0.66	0.46	-	0.82	0.68	0.47	-	0.85	0.71	0.49	-	0.86	0.72	0.50	-
		ΔT	18	15	11	-	18	15	12	-	18	15	12	-	18	15	12	-	18	15	12	-	16	14	11	-
		kW	2.87	2.92	3.01	-	3.07	3.13	3.22	-	3.25	3.31	3.41	-	3.41	3.48	3.58	-	3.54	3.61	3.73	-	3.66	3.73	3.85	-
		Amps	11.0	11.3	11.7	-	11.9	12.2	12.6	-	12.9	13.2	13.6	-	13.8	14.1	14.6	-	14.6	15.0	15.5	-	15.5	15.9	16.4	-
		Hi PR	218	235	248	-	245	263	278	-	278	300	316	-	317	341	360	-	357	384	405	-	394	424	448	-
		Lo PR	105	112	122	-	111	118	129	-	115	123	134	-	121	129	141	-	127	135	147	-	131	140	152	-
75	1225	MBh	36.6	37.7	40.8	43.8	35.8	36.8	39.9	42.8	34.9	35.9	38.9	41.8	34.1	**35.1**	38.0	40.7	32.4	33.3	36.1	38.7	30.0	30.9	33.4	35.8
		S/T	0.78	0.70	0.53	0.34	0.81	0.72	0.55	0.35	0.83	0.74	0.56	0.36	0.86	**0.77**	0.58	0.37	0.89	0.79	0.60	0.39	0.90	0.80	0.61	0.39
		ΔT	21	20	16	11	22	20	16	11	22	20	16	11	22	**20**	17	11	22	20	16	11	20	19	15	10
		kW	2.80	2.86	2.94	3.03	3.00	3.06	3.15	3.24	3.17	3.24	3.33	3.44	3.33	**3.39**	3.50	3.61	3.46	3.53	3.64	3.75	3.57	3.64	3.76	3.88
		Amps	10.8	11.0	11.3	11.8	11.6	11.9	12.2	12.7	12.6	12.9	13.3	13.8	13.4	**13.7**	14.2	14.7	14.2	14.6	15.1	15.6	15.1	15.4	15.9	16.5
		Hi PR	212	228	240	251	237	256	270	281	270	291	307	320	308	**331**	350	365	346	372	393	410	382	411	434	453
		Lo PR	102	108	118	126	108	114	125	133	112	119	130	138	117	**125**	136	145	123	131	143	152	127	135	148	157
	1400	MBh	39.7	40.8	44.2	47.4	38.7	39.9	43.2	46.3	37.8	38.9	42.2	45.2	36.9	**38.0**	41.1	44.1	35.1	36.1	39.1	41.9	32.5	33.4	36.2	38.8
		S/T	0.81	0.72	0.55	0.35	0.84	0.75	0.57	0.37	0.86	0.77	0.58	0.37	0.89	**0.79**	0.60	0.39	0.92	0.82	0.62	0.40	0.93	0.83	0.63	0.40
		ΔT	21	19	16	11	21	20	16	11	21	20	16	11	22	**20**	16	11	21	20	16	11	20	18	15	10
		kW	2.87	2.92	3.01	3.10	3.07	3.13	3.22	3.32	3.25	3.31	3.41	3.52	3.41	**3.48**	3.58	3.70	3.54	3.61	3.73	3.84	3.66	3.73	3.85	3.97
		Amps	11.0	11.3	11.7	12.1	11.9	12.2	12.6	13.0	12.9	13.2	13.6	14.1	13.8	**14.1**	14.6	15.1	14.6	15.0	15.5	16.1	15.5	15.9	16.4	17.0
		Hi PR	218	235	248	259	245	263	278	290	278	300	316	330	317	**341**	360	376	357	384	405	423	394	424	448	467
		Lo PR	105	112	122	130	111	118	129	137	115	123	134	143	121	**129**	141	150	127	135	147	157	131	140	152	162
	1575	MBh	40.9	42.1	45.5	48.9	39.9	41.1	44.5	47.7	39.0	40.1	43.4	46.6	38.0	**39.1**	42.4	45.5	36.1	37.2	40.2	43.2	33.4	34.4	37.3	40.0
		S/T	0.85	0.76	0.57	0.37	0.88	0.79	0.60	0.38	0.90	0.81	0.61	0.39	0.93	**0.83**	0.63	0.41	0.97	0.86	0.65	0.42	0.97	0.87	0.66	0.42
		ΔT	20	19	15	11	20	19	15	11	21	19	15	11	21	**19**	16	11	20	19	15	11	19	18	14	10
		kW	2.89	2.94	3.03	3.12	3.09	3.15	3.25	3.35	3.27	3.34	3.44	3.55	3.43	**3.50**	3.61	3.72	3.57	3.64	3.76	3.87	3.68	3.76	3.88	4.00
		Amps	11.1	11.4	11.8	12.2	12.0	12.3	12.7	13.2	13.0	13.3	13.8	14.3	13.9	**14.2**	14.7	15.2	14.8	15.1	15.6	16.2	15.6	16.0	16.5	17.2
		Hi PR	220	237	250	261	247	266	281	293	281	303	320	333	320	**345**	364	380	360	388	409	427	398	428	452	472
		Lo PR	106	113	123	131	112	119	130	139	116	124	135	144	122	**130**	142	151	128	136	149	158	133	141	154	164

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1225	MBh	37.3	38.1	40.7	43.5	36.4	37.2	39.7	42.5	35.5	36.3	38.8	41.5	34.7	35.4	37.8	40.5	32.9	33.6	36.0	38.4	30.5	31.2	33.3	35.6
		S/T	0.86	0.80	0.65	0.49	0.89	0.83	0.68	0.51	0.91	0.85	0.69	0.52	0.94	0.88	0.72	0.54	0.97	0.91	0.74	0.56	0.98	0.92	0.75	0.56
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	24	23	20	16	22	22	19	15
		kW	2.82	2.88	2.96	3.05	3.02	3.08	3.17	3.27	3.20	3.26	3.36	3.46	3.35	3.42	3.53	3.64	3.48	3.56	3.67	3.78	3.60	3.67	3.79	3.91
		Amps	10.8	11.1	11.4	11.9	11.7	12.0	12.4	12.8	12.7	13.0	13.4	13.9	13.5	13.8	14.3	14.8	14.4	14.7	15.2	15.8	15.2	15.6	16.1	16.7
		Hi PR	214	230	243	253	240	258	273	284	273	294	310	323	311	334	353	368	350	376	397	414	386	416	439	458
		Lo PR	103	109	119	127	109	116	126	134	113	120	131	140	119	126	138	147	124	132	144	154	129	137	149	159
	1400	MBh	40.4	41.3	44.1	47.1	39.4	40.3	43.1	46.0	38.5	39.3	42.0	44.9	37.6	38.4	**41.0**	43.8	35.7	36.5	39.0	41.6	33.0	33.8	36.1	38.6
		S/T	0.89	0.83	0.68	0.51	0.92	0.86	0.70	0.52	0.94	0.88	0.72	0.54	0.97	0.91	**0.74**	0.56	1.00	0.95	0.77	0.58	1.00	0.96	0.78	0.58
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	24	23	**20**	16	23	23	20	16	22	21	18	15
		kW	2.89	2.94	3.03	3.12	3.09	3.15	3.25	3.35	3.27	3.34	3.44	3.55	3.43	3.50	**3.61**	3.72	3.57	3.64	3.76	3.88	3.68	3.76	3.88	4.01
		Amps	11.1	11.4	11.8	12.2	12.0	12.3	12.7	13.2	13.0	13.3	13.8	14.3	13.9	14.2	**14.7**	15.2	14.8	15.1	15.6	16.2	15.6	16.0	16.5	17.2
		Hi PR	220	237	250	261	247	266	281	293	281	303	320	333	320	345	**364**	380	360	388	410	427	398	428	452	472
		Lo PR	106	113	123	131	112	119	130	139	116	124	135	144	122	130	**142**	151	128	136	149	158	133	141	154	164
	1575	MBh	41.6	42.5	45.4	48.5	40.6	41.5	44.3	47.4	39.6	40.5	43.3	46.3	38.7	39.5	42.2	45.1	36.7	37.6	40.1	42.9	34.0	34.8	37.2	39.7
		S/T	0.93	0.87	0.71	0.53	0.96	0.90	0.74	0.55	1.00	0.93	0.75	0.56	1.00	0.96	0.78	0.58	1.00	1.00	0.81	0.60	1.00	1.00	0.82	0.61
		ΔT	23	22	19	15	23	22	19	15	23	22	19	15	23	22	19	15	21	22	19	15	20	20	18	14
		kW	2.91	2.96	3.05	3.14	3.11	3.18	3.27	3.37	3.30	3.36	3.47	3.58	3.46	3.53	3.64	3.75	3.60	3.67	3.79	3.91	3.71	3.79	3.91	4.04
		Amps	11.2	11.5	11.9	12.3	12.1	12.4	12.8	13.3	13.1	13.5	13.9	14.4	14.0	14.4	14.8	15.4	14.9	15.3	15.8	16.4	15.8	16.2	16.7	17.3
		Hi PR	223	240	253	264	250	269	284	296	284	306	323	337	324	348	368	383	364	392	414	431	402	433	457	477
		Lo PR	107	114	124	132	113	120	131	140	118	125	137	145	123	131	143	153	129	138	150	160	134	142	155	166
85	1225	MBh	37.9	38.6	40.5	43.2	37.0	37.7	39.5	42.2	36.2	36.9	38.6	41.2	35.3	36.0	37.7	40.2	33.5	34.2	35.8	38.2	31.0	31.6	33.1	35.4
		S/T	0.90	0.87	0.78	0.63	0.93	0.90	0.81	0.66	0.95	0.92	0.83	0.67	0.98	0.95	0.86	0.70	1.00	0.99	0.89	0.72	1.00	0.99	0.90	0.73
		ΔT	26	25	24	21	26	25	24	21	26	25	24	21	26	26	24	21	25	25	24	21	23	24	22	19
		kW	2.84	2.90	2.98	3.07	3.04	3.11	3.20	3.29	3.22	3.29	3.39	3.49	3.38	3.45	3.55	3.66	3.51	3.58	3.70	3.81	3.63	3.70	3.82	3.94
		Amps	10.9	11.2	11.6	12.0	11.8	12.1	12.5	12.9	12.8	13.1	13.5	14.0	13.6	14.0	14.4	15.0	14.5	14.9	15.3	15.9	15.4	15.7	16.2	16.8
		Hi PR	216	232	245	256	242	261	275	287	276	297	313	327	314	338	357	372	353	380	401	418	390	420	443	462
		Lo PR	104	110	121	128	110	117	127	136	114	121	132	141	120	127	139	148	126	134	146	155	130	138	151	161
	1400	MBh	41.1	41.9	43.9	46.8	40.1	40.9	42.8	45.7	39.2	39.9	41.8	44.6	38.2	39.0	40.8	43.5	36.3	37.0	38.8	41.3	33.6	34.3	35.9	38.3
		S/T	0.93	0.90	0.81	0.66	0.96	0.93	0.84	0.68	0.99	0.95	0.86	0.70	1.00	0.98	0.89	0.72	1.00	1.00	0.92	0.75	1.00	1.00	0.93	0.75
		ΔT	25	25	23	20	25	25	24	20	25	25	24	20	25	25	24	21	24	24	23	20	22	23	22	19
		kW	2.91	2.96	3.05	3.14	3.11	3.18	3.27	3.37	3.30	3.36	3.47	3.58	3.46	3.53	3.64	3.75	3.60	3.67	3.79	3.91	3.71	3.79	3.91	4.04
		Amps	11.2	11.5	11.9	12.3	12.1	12.4	12.8	13.3	13.1	13.5	13.9	14.4	14.0	14.4	14.8	15.4	14.9	15.3	15.8	16.4	15.8	16.2	16.7	17.3
		Hi PR	223	240	253	264	250	269	284	296	284	306	323	337	324	348	368	383	364	392	414	431	402	433	457	477
		Lo PR	107	114	124	132	113	120	131	140	118	125	137	145	123	131	143	153	129	138	150	160	134	142	155	166
	1575	MBh	42.3	43.1	45.2	48.2	41.3	42.1	44.1	47.1	40.3	41.1	43.1	45.9	39.4	40.1	42.0	44.8	37.4	38.1	39.9	42.6	34.6	35.3	37.0	39.4
		S/T	0.98	0.94	0.85	0.69	1.00	0.98	0.88	0.71	1.00	1.00	0.90	0.73	1.00	1.00	0.93	0.76	1.00	1.00	0.97	0.78	1.00	1.00	0.98	0.79
		ΔT	24	24	22	19	24	24	23	20	24	24	23	20	23	23	23	20	22	22	23	20	20	21	21	18
		kW	2.93	2.99	3.07	3.17	3.14	3.20	3.30	3.40	3.32	3.39	3.49	3.60	3.49	3.56	3.67	3.78	3.62	3.70	3.82	3.94	3.74	3.82	3.94	4.07
		Amps	11.3	11.6	12.0	12.4	12.2	12.5	12.9	13.4	13.3	13.6	14.0	14.5	14.2	14.5	15.0	15.5	15.0	15.4	15.9	16.5	15.9	16.3	16.9	17.5
		Hi PR	225	242	255	266	252	271	287	299	287	309	326	340	327	352	371	387	368	396	418	436	406	437	462	481
		Lo PR	108	115	126	134	114	122	133	141	119	126	138	147	125	133	145	154	131	139	152	162	135	144	157	167

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1400	MBh	40.4	41.9	45.9	-	39.5	40.9	44.8	-	38.5	39.9	43.7	-	37.6	38.9	42.7	-	35.7	37.0	40.5	-	33.1	34.3	37.5	-
		S/T	0.71	0.59	0.41	-	0.73	0.61	0.42	-	0.75	0.63	0.44	-	0.78	0.65	0.45	-	0.81	0.67	0.47	-	0.81	0.68	0.47	-
		ΔT	19	16	12	-	19	16	12	-	19	16	13	-	19	17	13	-	19	16	12	-	18	15	12	-
		kW	3.17	3.23	3.32	-	3.39	3.46	3.56	-	3.59	3.66	3.77	-	3.77	3.84	3.96	-	3.91	4.00	4.12	-	4.04	4.13	4.26	-
		Amps	11.6	11.9	12.3	-	12.6	12.9	13.3	-	13.7	14.0	14.5	-	14.6	15.0	15.5	-	15.5	15.9	16.5	-	16.5	16.9	17.4	-
		Hi PR	215	231	244	-	241	259	274	-	274	295	311	-	312	336	354	-	351	377	399	-	388	417	440	-
		Lo PR	104	111	121	-	110	117	128	-	115	122	133	-	120	128	140	-	126	134	146	-	130	139	151	-
	1600	MBh	43.8	45.4	49.7	-	42.7	44.3	48.5	-	41.7	43.2	47.4	-	40.7	42.2	46.2	-	38.7	40.1	43.9	-	35.8	37.1	40.7	-
		S/T	0.73	0.61	0.43	-	0.76	0.64	0.44	-	0.78	0.65	0.45	-	0.81	0.67	0.47	-	0.84	0.70	0.48	-	0.84	0.70	0.49	-
		ΔT	18	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	19	16	12	-	17	15	11	-
		kW	3.24	3.30	3.40	-	3.47	3.54	3.65	-	3.67	3.75	3.87	-	3.86	3.94	4.06	-	4.01	4.09	4.22	-	4.14	4.23	4.36	-
		Amps	12.0	12.3	12.7	-	12.9	13.2	13.7	-	14.1	14.4	14.9	-	15.0	15.4	15.9	-	16.0	16.4	16.9	-	16.9	17.4	17.9	-
		Hi PR	221	238	251	-	248	267	282	-	282	304	321	-	321	346	365	-	362	389	411	-	400	430	454	-
		Lo PR	108	114	125	-	114	121	132	-	118	126	137	-	124	132	144	-	130	138	151	-	134	143	156	-
	1800	MBh	45.1	46.7	51.2	-	44.0	45.6	50.0	-	43.0	44.5	48.8	-	41.9	43.5	47.6	-	39.8	41.3	45.2	-	36.9	38.2	41.9	-
		S/T	0.77	0.64	0.45	-	0.80	0.67	0.46	-	0.82	0.68	0.47	-	0.85	0.71	0.49	-	0.88	0.73	0.51	-	0.88	0.74	0.51	-
		ΔT	18	15	12	-	18	16	12	-	18	16	12	-	18	16	12	-	18	15	12	-	17	14	11	-
		kW	3.26	3.33	3.42	-	3.50	3.57	3.67	-	3.70	3.78	3.90	-	3.89	3.97	4.09	-	4.04	4.13	4.26	-	4.18	4.26	4.40	-
		Amps	12.1	12.4	12.8	-	13.0	13.4	13.8	-	14.2	14.5	15.0	-	15.2	15.5	16.0	-	16.1	16.5	17.1	-	17.1	17.5	18.1	-
		Hi PR	223	240	254	-	251	270	285	-	285	307	324	-	325	349	369	-	365	393	415	-	404	434	459	-
		Lo PR	109	116	126	-	115	122	133	-	119	127	139	-	125	133	146	-	131	140	152	-	136	144	158	-
75	1400	MBh	41.1	42.3	45.8	49.1	40.1	41.3	44.7	48.0	39.2	40.3	43.7	46.8	38.2	**39.3**	42.6	45.7	36.3	37.4	40.5	43.4	33.6	34.6	37.5	40.2
		S/T	0.81	0.72	0.55	0.35	0.83	0.75	0.56	0.36	0.86	0.77	0.58	0.37	0.88	**0.79**	0.60	0.38	0.92	0.82	0.62	0.40	0.92	0.83	0.63	0.40
		ΔT	22	20	16	11	22	20	17	11	22	20	17	11	22	**20**	17	12	22	20	16	11	20	19	15	11
		kW	3.19	3.25	3.35	3.45	3.42	3.49	3.59	3.70	3.62	3.69	3.80	3.92	3.79	**3.87**	3.99	4.12	3.95	4.03	4.15	4.29	4.08	4.16	4.29	4.43
		Amps	11.7	12.0	12.4	12.9	12.7	13.0	13.4	13.9	13.8	14.1	14.6	15.1	14.7	**15.1**	15.6	16.2	15.7	16.1	16.6	17.2	16.6	17.0	17.6	18.3
		Hi PR	217	233	246	257	243	262	276	288	277	298	314	328	315	**339**	358	373	354	381	403	420	391	421	445	464
		Lo PR	105	112	122	130	111	118	129	138	116	123	134	143	122	**129**	141	150	127	136	148	158	132	140	153	163
	1600	MBh	44.5	45.8	49.6	53.2	43.5	44.8	48.4	52.0	42.4	43.7	47.3	50.8	41.4	**42.6**	46.1	49.5	39.3	40.5	43.8	47.0	36.4	37.5	40.6	43.6
		S/T	0.84	0.75	0.57	0.36	0.87	0.77	0.59	0.38	0.89	0.79	0.60	0.39	0.92	**0.82**	0.62	0.40	0.95	0.85	0.64	0.41	0.96	0.86	0.65	0.42
		ΔT	21	20	16	11	22	20	16	11	22	20	16	11	22	**20**	16	11	21	20	16	11	20	18	15	10
		kW	3.26	3.33	3.42	3.53	3.50	3.57	3.68	3.79	3.70	3.78	3.90	4.02	3.89	**3.97**	4.09	4.22	4.04	4.13	4.26	4.39	4.18	4.26	4.40	4.54
		Amps	12.1	12.4	12.8	13.2	13.1	13.4	13.8	14.3	14.2	14.5	15.0	15.6	15.2	**15.5**	16.1	16.7	16.1	16.5	17.1	17.7	17.1	17.5	18.1	18.8
		Hi PR	223	240	254	265	251	270	285	297	285	307	324	338	325	**349**	369	385	365	393	415	433	404	434	459	478
		Lo PR	109	116	126	134	115	122	133	142	119	127	139	148	125	**133**	146	155	131	140	153	162	136	145	158	168
	1800	MBh	45.8	47.2	51.1	54.8	44.8	46.1	49.9	53.6	43.7	45.0	48.7	52.3	42.6	**43.9**	47.5	51.0	40.5	41.7	45.1	48.5	37.5	38.6	41.8	44.9
		S/T	0.88	0.78	0.59	0.38	0.91	0.81	0.61	0.40	0.93	0.83	0.63	0.41	0.96	**0.86**	0.65	0.42	1.00	0.89	0.67	0.43	1.00	0.90	0.68	0.44
		ΔT	21	19	15	11	21	19	16	11	21	19	16	11	21	**19**	16	11	21	19	16	11	19	18	15	10
		kW	3.29	3.35	3.45	3.55	3.52	3.59	3.70	3.82	3.73	3.81	3.93	4.05	3.92	**4.00**	4.12	4.26	4.07	4.16	4.29	4.43	4.21	4.30	4.44	4.58
		Amps	12.2	12.5	12.9	13.4	13.2	13.5	13.9	14.5	14.3	14.7	15.1	15.7	15.3	**15.7**	16.2	16.8	16.3	16.7	17.2	17.9	17.3	17.7	18.3	19.0
		Hi PR	226	243	256	267	253	272	288	300	288	310	327	341	328	**353**	373	389	369	397	419	437	408	439	463	483
		Lo PR	110	117	127	136	116	123	135	143	120	128	140	149	127	**135**	147	157	133	141	154	164	137	146	159	170

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1400	MBh	41.8	42.7	45.6	48.8	40.8	41.7	44.6	47.7	39.9	40.7	43.5	46.5	38.9	39.7	42.5	45.4	36.9	37.8	40.3	43.1	34.2	35.0	37.4	39.9
		S/T	0.88	0.83	0.67	0.50	0.92	0.86	0.70	0.52	0.94	0.88	0.72	0.54	0.97	0.91	0.74	0.55	1.01	0.94	0.77	0.57	1.01	0.95	0.77	0.58
		ΔT	24	23	20	16	25	24	20	16	25	24	20	16	25	24	21	16	24	23	20	16	23	22	19	15
		kW	3.21	3.28	3.37	3.47	3.44	3.51	3.62	3.73	3.65	3.72	3.83	3.95	3.82	3.90	4.03	4.15	3.98	4.06	4.19	4.32	4.11	4.20	4.33	4.47
		Amps	11.9	12.1	12.5	13.0	12.8	13.1	13.6	14.1	13.9	14.3	14.7	15.3	14.9	15.2	15.8	16.3	15.8	16.2	16.8	17.4	16.8	17.2	17.8	18.5
		Hi PR	219	236	249	259	246	264	279	291	279	301	317	331	318	342	362	377	358	385	407	424	395	426	449	469
		Lo PR	106	113	124	132	112	120	131	139	117	124	136	145	123	131	143	152	129	137	149	159	133	142	155	165
	1600	MBh	45.3	46.3	49.5	52.9	44.2	45.2	48.3	51.6	43.2	44.1	47.2	50.4	42.1	43.1	**46.0**	49.2	40.0	40.9	43.7	46.7	37.1	37.9	40.5	43.3
		S/T	0.92	0.86	0.70	0.52	0.95	0.89	0.72	0.54	0.97	0.91	0.74	0.56	1.00	0.94	**0.77**	0.57	1.00	0.98	0.80	0.60	1.00	0.99	0.80	0.60
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	24	23	**20**	16	23	23	20	16	21	21	19	15
		kW	3.29	3.35	3.45	3.56	3.52	3.59	3.70	3.82	3.73	3.81	3.93	4.05	3.92	4.00	**4.12**	4.26	4.07	4.16	4.29	4.43	4.21	4.30	4.44	4.58
		Amps	12.2	12.5	12.9	13.4	13.2	13.5	13.9	14.5	14.3	14.7	15.2	15.7	15.3	15.7	**16.2**	16.8	16.3	16.7	17.3	17.9	17.3	17.7	18.3	19.0
		Hi PR	226	243	256	267	253	272	288	300	288	310	327	341	328	353	**373**	389	369	397	419	437	408	439	463	483
		Lo PR	110	117	127	136	116	123	135	143	120	128	140	149	127	135	**147**	157	133	141	154	164	137	146	159	170
	1800	MBh	46.7	47.7	50.9	54.4	45.6	46.6	49.7	53.2	44.5	45.5	48.6	51.9	43.4	44.3	47.4	50.6	41.2	42.1	45.0	48.1	38.2	39.0	41.7	44.6
		S/T	0.96	0.90	0.73	0.55	1.00	0.93	0.76	0.57	1.00	0.96	0.78	0.58	1.00	1.00	0.80	0.60	1.00	1.00	0.83	0.62	1.00	1.00	0.84	0.63
		ΔT	23	22	19	15	23	22	19	15	23	22	19	15	22	23	19	16	21	22	19	15	20	20	18	14
		kW	3.31	3.38	3.48	3.58	3.55	3.62	3.73	3.85	3.76	3.84	3.96	4.08	3.95	4.03	4.16	4.29	4.11	4.19	4.33	4.47	4.24	4.33	4.47	4.62
		Amps	12.3	12.6	13.0	13.5	13.3	13.6	14.1	14.6	14.4	14.8	15.3	15.9	15.4	15.8	16.4	17.0	16.4	16.8	17.4	18.1	17.4	17.9	18.5	19.2
		Hi PR	228	245	259	270	256	275	291	303	291	313	331	345	331	356	376	393	373	401	423	442	412	443	468	488
		Lo PR	111	118	129	137	117	125	136	145	122	129	141	151	128	136	148	158	134	143	156	166	139	147	161	171
85	1400	MBh	42.5	43.4	45.4	48.5	41.5	42.4	44.4	47.3	40.6	41.3	43.3	46.2	39.6	40.3	42.2	45.1	37.6	38.3	40.1	42.8	34.8	35.5	37.2	39.7
		S/T	0.93	0.89	0.81	0.65	0.96	0.93	0.84	0.68	0.98	0.95	0.86	0.70	1.00	0.98	0.88	0.72	1.00	1.00	0.92	0.74	1.00	1.00	0.93	0.75
		ΔT	26	25	24	21	26	26	24	21	26	26	24	21	26	26	25	21	25	25	24	21	23	23	23	20
		kW	3.24	3.30	3.40	3.50	3.47	3.54	3.65	3.76	3.67	3.75	3.86	3.99	3.85	3.94	4.06	4.19	4.01	4.09	4.22	4.36	4.14	4.23	4.36	4.50
		Amps	12.0	12.2	12.6	13.1	12.9	13.2	13.7	14.2	14.0	14.4	14.9	15.4	15.0	15.4	15.9	16.5	16.0	16.4	16.9	17.6	16.9	17.4	17.9	18.6
		Hi PR	221	238	251	262	248	267	282	294	282	304	321	334	321	346	365	381	361	389	411	428	399	430	454	473
		Lo PR	108	114	125	133	114	121	132	140	118	126	137	146	124	132	144	153	130	138	151	161	134	143	156	166
	1600	MBh	46.1	47.0	49.2	52.5	45.0	45.9	48.1	51.3	43.9	44.8	46.9	50.1	42.9	43.7	45.8	48.8	40.7	41.5	43.5	46.4	37.7	38.5	40.3	43.0
		S/T	0.96	0.93	0.84	0.68	1.00	0.96	0.87	0.70	1.00	0.98	0.89	0.72	1.00	1.00	0.92	0.74	1.00	1.00	0.95	0.77	1.00	1.00	0.96	0.78
		ΔT	25	25	24	20	26	25	24	21	25	25	24	21	25	25	24	21	23	24	24	21	22	22	22	19
		kW	3.31	3.38	3.48	3.58	3.55	3.62	3.73	3.85	3.76	3.84	3.96	4.08	3.95	4.03	4.16	4.29	4.11	4.19	4.33	4.47	4.24	4.33	4.47	4.62
		Amps	12.3	12.6	13.0	13.5	13.3	13.6	14.1	14.6	14.4	14.8	15.3	15.9	15.4	15.8	16.4	17.0	16.4	16.8	17.4	18.1	17.4	17.9	18.5	19.2
		Hi PR	228	245	259	270	256	275	291	303	291	313	331	345	331	356	376	393	373	401	423	442	412	443	468	488
		Lo PR	111	118	129	137	117	125	136	145	122	129	141	151	128	136	148	158	134	143	156	166	139	147	161	171
	1800	MBh	47.5	48.4	50.7	54.1	46.4	47.3	49.5	52.8	45.3	46.1	48.3	51.6	44.2	45.0	47.1	50.3	42.0	42.8	44.8	47.8	38.9	39.6	41.5	44.3
		S/T	1.00	0.97	0.88	0.71	1.00	1.00	0.91	0.74	1.00	1.00	0.93	0.76	1.00	1.00	0.96	0.78	1.00	1.00	1.00	0.81	1.00	1.00	1.00	0.82
		ΔT	24	24	23	20	24	24	23	20	23	24	23	20	23	23	23	20	21	22	23	20	20	20	21	18
		kW	3.34	3.40	3.50	3.61	3.58	3.65	3.76	3.88	3.79	3.87	3.99	4.11	3.98	4.06	4.19	4.32	4.14	4.23	4.36	4.50	4.28	4.37	4.51	4.65
		Amps	12.4	12.7	13.1	13.6	13.4	13.7	14.2	14.7	14.6	14.9	15.4	16.0	15.6	16.0	16.5	17.1	16.6	17.0	17.6	18.2	17.6	18.0	18.6	19.3
		Hi PR	230	248	262	273	258	278	294	306	294	316	334	348	335	360	380	397	376	405	428	446	416	448	473	493
		Lo PR	112	119	130	138	118	126	137	146	123	131	143	152	129	137	150	160	135	144	157	167	140	149	163	173

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1500	MBh	50.1	51.9	56.8	-	48.9	50.7	55.5	-	47.7	49.5	54.2	-	46.6	48.3	52.9	-	44.2	45.8	50.2	-	41.0	42.5	46.5	-
		S/T	0.67	0.56	0.39	-	0.69	0.58	0.40	-	0.71	0.59	0.41	-	0.73	0.61	0.42	-	0.76	0.64	0.44	-	0.77	0.64	0.44	-
		ΔT	21	18	13	-	21	18	14	-	21	18	14	-	21	18	14	-	21	18	14	-	19	17	13	-
		kW	3.87	3.95	4.07	-	4.16	4.24	4.38	-	4.41	4.50	4.65	-	4.63	4.73	4.89	-	4.82	4.93	5.09	-	4.99	5.10	5.26	-
		Amps	14.4	14.8	15.3	-	15.6	16.0	16.5	-	17.0	17.4	18.0	-	18.2	18.6	19.2	-	19.3	19.8	20.5	-	20.5	21.0	21.7	-
		HI PR	229	246	260	-	257	276	292	-	292	314	332	-	333	358	378	-	374	403	425	-	413	445	470	-
		LO PR	101	108	118	-	107	114	125	-	111	119	129	-	117	125	136	-	123	130	142	-	127	135	147	-
	1750	MBh	54.2	56.2	61.6	-	53.0	54.9	60.1	-	51.7	53.6	58.7	-	50.4	52.3	57.3	-	47.9	49.7	54.4	-	44.4	46.0	50.4	-
		S/T	0.69	0.58	0.40	-	0.72	0.60	0.42	-	0.74	0.62	0.43	-	0.76	0.64	0.44	-	0.79	0.66	0.46	-	0.80	0.66	0.46	-
		ΔT	20	17	13	-	20	17	13	-	20	17	13	-	20	17	13	-	20	17	13	-	19	16	12	-
		kW	3.96	4.04	4.17	-	4.26	4.35	4.48	-	4.52	4.62	4.76	-	4.75	4.85	5.01	-	4.95	5.05	5.22	-	5.12	5.23	5.40	-
		Amps	14.8	15.2	15.7	-	16.1	16.4	17.0	-	17.5	17.9	18.5	-	18.7	19.1	19.8	-	19.9	20.4	21.1	-	21.1	21.6	22.4	-
		HI PR	236	254	268	-	265	285	301	-	301	324	342	-	343	369	390	-	386	415	438	-	426	459	484	-
		LO PR	105	111	122	-	111	118	128	-	115	122	133	-	121	128	140	-	126	135	147	-	131	139	152	-
	2000	MBh	55.9	57.9	63.4	-	54.6	56.5	62.0	-	53.3	55.2	60.5	-	52.0	53.9	59.0	-	49.4	51.2	56.1	-	45.7	47.4	51.9	-
		S/T	0.73	0.61	0.42	-	0.75	0.63	0.44	-	0.77	0.65	0.45	-	0.80	0.67	0.46	-	0.83	0.69	0.48	-	0.83	0.70	0.48	-
		ΔT	19	16	12	-	19	16	12	-	19	16	12	-	19	16	13	-	19	16	12	-	18	15	12	-
		kW	3.99	4.07	4.20	-	4.29	4.38	4.52	-	4.56	4.65	4.80	-	4.79	4.89	5.05	-	4.99	5.10	5.26	-	5.16	5.27	5.44	-
		Amps	15.0	15.3	15.8	-	16.2	16.6	17.2	-	17.6	18.1	18.7	-	18.9	19.3	20.0	-	20.1	20.6	21.3	-	21.3	21.8	22.6	-
		HI PR	238	256	271	-	267	288	304	-	304	327	346	-	346	373	394	-	390	419	443	-	430	463	489	-
		LO PR	106	112	123	-	112	119	130	-	116	123	135	-	122	130	142	-	128	136	148	-	132	141	153	-

75	1500	MBh	50.9	52.4	56.7	60.9	49.7	51.2	55.4	59.5	48.5	50.0	54.1	58.1	47.3	**48.8**	52.8	56.6	45.0	46.3	50.1	53.8	41.7	42.9	46.4	49.8
		S/T	0.76	0.68	0.51	0.33	0.79	0.70	0.53	0.34	0.81	0.72	0.55	0.35	0.83	**0.75**	0.56	0.36	0.87	0.77	0.59	0.38	0.87	0.78	0.59	0.38
		ΔT	24	22	18	12	24	22	18	13	24	22	18	13	24	**22**	18	13	24	22	18	12	22	21	17	12
		kW	3.90	3.98	4.10	4.23	4.19	4.28	4.41	4.55	4.45	4.54	4.68	4.84	4.67	**4.77**	4.93	5.09	4.86	4.97	5.13	5.30	5.03	5.14	5.31	5.48
		Amps	14.6	14.9	15.4	16.0	15.8	16.1	16.7	17.3	17.1	17.6	18.1	18.8	18.3	**18.8**	19.4	20.2	19.5	20.0	20.7	21.5	20.7	21.2	21.9	22.8
		HI PR	231	249	263	274	259	279	295	307	295	317	335	350	336	**362**	382	398	378	407	430	448	418	449	475	495
		LO PR	103	109	119	127	108	115	126	134	113	120	131	139	118	**126**	137	146	124	132	144	153	128	136	149	159
	1750	MBh	55.1	56.8	61.5	66.0	53.9	55.5	60.0	64.4	52.6	54.1	58.6	62.9	51.3	**52.8**	57.2	61.4	48.7	50.2	54.3	58.3	45.1	46.5	50.3	54.0
		S/T	0.79	0.71	0.53	0.34	0.82	0.73	0.55	0.36	0.84	0.75	0.57	0.36	0.86	**0.77**	0.59	0.38	0.90	0.80	0.61	0.39	0.91	0.81	0.61	0.39
		ΔT	23	21	17	12	23	21	17	12	23	21	17	12	23	**21**	18	12	23	21	17	12	21	20	16	11
		kW	3.99	4.07	4.20	4.33	4.29	4.38	4.52	4.66	4.56	4.65	4.80	4.96	4.79	**4.89**	5.05	5.22	4.99	5.10	5.26	5.44	5.16	5.27	5.44	5.63
		Amps	15.0	15.3	15.8	16.4	16.2	16.6	17.2	17.8	17.6	18.1	18.7	19.4	18.9	**19.3**	20.0	20.8	20.1	20.6	21.3	22.1	21.3	21.8	22.6	23.5
		HI PR	238	256	271	282	267	288	304	317	304	327	346	360	346	**373**	394	411	390	419	443	462	431	463	489	510
		LO PR	106	112	123	131	112	119	130	138	116	123	135	144	122	**130**	142	151	128	136	148	158	132	141	153	163
	2000	MBh	56.8	58.5	63.3	67.9	55.5	57.1	61.8	66.4	54.2	55.8	60.4	64.8	52.8	**54.4**	58.9	63.2	50.2	51.7	55.9	60.0	46.5	47.9	51.8	55.6
		S/T	0.83	0.74	0.56	0.36	0.86	0.77	0.58	0.37	0.88	0.79	0.59	0.38	0.91	**0.81**	0.61	0.39	0.94	0.84	0.64	0.41	0.95	0.85	0.64	0.41
		ΔT	22	20	16	11	22	20	16	11	22	20	16	11	22	**20**	17	11	22	20	16	11	20	19	15	11
		kW	4.02	4.11	4.23	4.37	4.33	4.42	4.56	4.70	4.59	4.69	4.84	5.00	4.83	**4.93**	5.09	5.26	5.03	5.14	5.31	5.48	5.20	5.32	5.49	5.67
		Amps	15.1	15.5	16.0	16.6	16.4	16.8	17.3	18.0	17.8	18.2	18.8	19.6	19.0	**19.5**	20.2	20.9	20.3	20.8	21.5	22.3	21.5	22.0	22.8	23.7
		HI PR	241	259	274	285	270	291	307	320	307	331	349	364	350	**376**	398	415	394	424	447	466	435	468	494	515
		LO PR	107	114	124	132	113	120	131	139	117	125	136	145	123	**131**	143	152	129	137	150	160	133	142	155	165

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

Expanded Cooling Data — ASX130601** (cont.)

			Outdoor Ambient Temperature																							
			65				75				85				95				105				115			
			Entering Indoor Wet Bulb Temperature																							
IDB	Airflow		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1500	MBh	51.8	52.9	56.6	60.5	50.6	51.7	55.2	59.1	49.4	50.5	53.9	57.6	48.2	49.2	52.6	56.2	45.8	46.8	50.0	53.4	42.4	43.3	46.3	49.5
		S/T	0.83	0.78	0.64	0.48	0.86	0.81	0.66	0.49	0.89	0.83	0.68	0.51	0.91	0.86	0.70	0.52	0.95	0.89	0.72	0.54	0.96	0.90	0.73	0.55
		ΔT	26	25	22	18	27	26	22	18	27	26	22	18	27	26	23	18	27	26	22	18	25	24	21	17
		kW	3.93	4.01	4.13	4.26	4.22	4.31	4.45	4.59	4.48	4.58	4.72	4.88	4.71	4.81	4.97	5.13	4.90	5.01	5.17	5.34	5.07	5.18	5.35	5.53
		Amps	14.7	15.1	15.6	16.1	15.9	16.3	16.8	17.5	17.3	17.7	18.3	19.0	18.5	19.0	19.6	20.4	19.7	20.2	20.9	21.7	20.9	21.4	22.2	23.0
		HI PR	234	251	265	277	262	282	298	311	298	321	339	353	339	365	386	402	382	411	434	453	422	454	479	500
		LO PR	104	110	120	128	109	116	127	135	114	121	132	141	119	127	139	148	125	133	145	155	129	138	150	160
	1750	MBh	56.1	57.4	61.3	65.5	54.8	56.0	59.9	64.0	53.5	54.7	58.4	62.5	52.2	53.4	**57.0**	60.9	49.6	50.7	54.2	57.9	45.9	46.9	50.2	53.6
		S/T	0.86	0.81	0.66	0.49	0.90	0.84	0.68	0.51	0.92	0.86	0.70	0.52	0.95	0.89	**0.72**	0.54	0.98	0.92	0.75	0.56	0.99	0.93	0.76	0.57
		ΔT	25	24	21	17	26	25	22	17	26	25	22	17	26	25	**22**	17	26	25	21	17	24	23	20	16
		kW	4.02	4.11	4.23	4.37	4.33	4.42	4.56	4.70	4.59	4.69	4.84	5.00	4.83	4.93	**5.09**	5.26	5.03	5.14	5.31	5.48	5.20	5.32	5.49	5.67
		Amps	15.1	15.5	16.0	16.6	16.4	16.8	17.3	18.0	17.8	18.2	18.8	19.6	19.0	19.5	**20.2**	20.9	20.3	20.8	21.5	22.3	21.5	22.0	22.8	23.7
		HI PR	241	259	274	285	270	291	307	320	307	331	349	364	350	377	**398**	415	394	424	447	467	435	468	494	515
		LO PR	107	114	124	132	113	120	131	140	117	125	136	145	123	131	**143**	152	129	137	150	160	133	142	155	165
	2000	MBh	57.8	59.1	63.1	67.5	56.5	57.7	61.6	65.9	55.1	56.3	60.2	64.3	53.8	55.0	58.7	62.8	51.1	52.2	55.8	59.6	47.3	48.4	51.7	55.2
		S/T	0.91	0.85	0.69	0.52	0.94	0.88	0.72	0.54	0.96	0.90	0.74	0.55	1.00	0.93	0.76	0.57	1.00	0.97	0.79	0.59	1.00	1.00	0.79	0.59
		ΔT	24	23	20	16	24	23	20	16	24	23	20	16	25	24	20	16	23	23	20	16	22	22	19	15
		kW	4.05	4.14	4.27	4.40	4.36	4.45	4.59	4.74	4.63	4.73	4.88	5.04	4.87	4.97	5.13	5.30	5.07	5.18	5.35	5.53	5.24	5.36	5.54	5.72
		Amps	15.2	15.6	16.1	16.7	16.5	16.9	17.5	18.1	18.0	18.4	19.0	19.8	19.2	19.7	20.4	21.1	20.5	21.0	21.7	22.5	21.7	22.3	23.0	23.9
		HI PR	243	262	276	288	273	294	310	323	310	334	353	368	353	380	402	419	398	428	452	471	439	473	499	521
		LO PR	108	115	125	133	114	121	132	141	118	126	137	146	124	132	144	154	130	139	151	161	135	143	157	167
85	1500	MBh	52.7	53.7	56.3	60.0	51.5	52.5	55.0	58.6	50.3	51.2	53.7	57.2	49.0	50.0	52.3	55.8	46.6	47.5	49.7	53.1	43.1	44.0	46.1	49.1
		S/T	0.87	0.84	0.76	0.62	0.91	0.87	0.79	0.64	0.93	0.90	0.81	0.66	0.96	0.93	0.83	0.68	1.00	0.96	0.87	0.70	1.00	0.97	0.87	0.71
		ΔT	28	28	26	23	29	28	27	23	29	28	27	23	29	28	27	23	28	28	26	23	26	26	25	21
		kW	3.96	4.04	4.17	4.30	4.26	4.35	4.48	4.62	4.52	4.61	4.76	4.92	4.75	4.85	5.01	5.17	4.94	5.05	5.22	5.39	5.11	5.23	5.40	5.58
		Amps	14.8	15.2	15.7	16.3	16.0	16.4	17.0	17.6	17.5	17.9	18.5	19.2	18.7	19.1	19.8	20.5	19.9	20.4	21.1	21.9	21.1	21.6	22.4	23.2
		HI PR	236	254	268	280	265	285	301	314	301	324	342	357	343	369	390	406	386	415	438	457	426	459	484	505
		LO PR	105	111	121	129	110	118	128	137	115	122	133	142	121	128	140	149	126	134	147	156	131	139	152	162
	1750	MBh	57.1	58.2	61.0	65.0	55.8	56.9	59.6	63.5	54.5	55.5	58.1	62.0	53.1	54.2	56.7	60.5	50.5	51.4	53.9	57.5	46.7	47.7	49.9	53.2
		S/T	0.91	0.87	0.79	0.64	0.94	0.91	0.82	0.66	0.96	0.93	0.84	0.68	0.99	0.96	0.87	0.70	1.00	1.00	0.90	0.73	1.00	1.00	0.91	0.74
		ΔT	27	27	25	22	28	27	26	22	28	27	26	22	28	27	26	22	27	27	25	22	25	25	24	21
		kW	4.05	4.14	4.27	4.40	4.36	4.45	4.59	4.74	4.63	4.73	4.88	5.04	4.87	4.97	5.13	5.30	5.07	5.18	5.35	5.53	5.24	5.36	5.54	5.72
		Amps	15.2	15.6	16.1	16.7	16.5	16.9	17.5	18.1	18.0	18.4	19.0	19.8	19.2	19.7	20.4	21.1	20.5	21.0	21.7	22.5	21.7	22.3	23.0	23.9
		HI PR	243	262	276	288	273	294	310	323	310	334	353	368	353	380	402	419	398	428	452	471	439	473	499	521
		LO PR	108	115	125	133	114	121	132	141	118	126	137	146	124	132	144	154	130	139	151	161	135	143	157	167
	2000	MBh	58.8	60.0	62.8	67.0	57.5	58.6	61.3	65.4	56.1	57.2	59.9	63.9	54.7	55.8	58.4	62.3	52.0	53.0	55.5	59.2	48.2	49.1	51.4	54.8
		S/T	0.95	0.92	0.83	0.67	0.99	0.95	0.86	0.70	1.00	0.97	0.88	0.71	1.00	1.00	0.91	0.74	1.00	1.00	0.94	0.76	1.00	1.00	0.95	0.77
		ΔT	26	25	24	21	26	26	24	21	26	26	24	21	25	26	24	21	24	24	24	21	22	23	22	19
		kW	4.09	4.17	4.30	4.44	4.39	4.49	4.63	4.78	4.67	4.77	4.92	5.08	4.91	5.01	5.18	5.35	5.11	5.22	5.39	5.57	5.29	5.40	5.58	5.77
		Amps	15.4	15.8	16.3	16.9	16.7	17.1	17.6	18.3	18.1	18.6	19.2	19.9	19.4	19.9	20.6	21.3	20.7	21.2	21.9	22.7	21.9	22.5	23.2	24.1
		HI PR	246	264	279	291	276	297	313	327	313	337	356	371	357	384	406	423	402	432	456	476	444	477	504	526
		LO PR	109	116	126	135	115	122	134	142	120	127	139	148	126	134	146	155	132	140	153	163	136	145	158	168

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																							
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																							
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
70	1500	MBh	53.8	55.7	61.0	-	52.5	54.4	59.6	-	51.3	53.1	58.2	-	50.0	51.8	56.8	-	47.5	49.2	53.9	-	44.0	45.6	50.0	-
		S/T	0.66	0.55	0.38	-	0.68	0.57	0.39	-	0.70	0.58	0.40	-	0.72	0.60	0.42	-	0.75	0.62	0.43	-	0.75	0.63	0.44	-
		ΔT	22	19	14	-	22	19	14	-	22	19	14	-	22	19	14	-	22	19	14	-	20	18	13	-
		kW	3.97	4.05	4.18	-	4.27	4.37	4.51	-	4.54	4.64	4.80	-	4.78	4.89	5.05	-	4.99	5.10	5.27	-	5.16	5.28	5.45	-
		Amps	15.4	15.8	16.3	-	16.7	17.1	17.6	-	18.1	18.6	19.2	-	19.4	19.9	20.6	-	20.7	21.2	21.9	-	22.0	22.5	23.3	-
		HI PR	228	245	259	-	256	275	291	-	291	313	331	-	331	357	377	-	373	401	424	-	412	443	468	-
		LO PR	98	104	114	-	103	110	120	-	107	114	125	-	113	120	131	-	118	126	137	-	122	130	142	-
	1750	MBh	55.4	57.4	62.9	-	54.1	56.1	61.4	-	52.8	54.7	59.9	-	51.5	53.4	58.5	-	48.9	50.7	55.6	-	45.3	47.0	51.5	-
		S/T	0.69	0.57	0.40	-	0.71	0.60	0.41	-	0.73	0.61	0.42	-	0.75	0.63	0.44	-	0.78	0.65	0.45	-	0.79	0.66	0.46	-
		ΔT	20	17	13	-	20	18	13	-	20	18	13	-	20	18	13	-	20	17	13	-	19	16	12	-
		kW	4.00	4.09	4.21	-	4.31	4.40	4.54	-	4.58	4.68	4.84	-	4.82	4.93	5.09	-	5.03	5.14	5.31	-	5.20	5.32	5.50	-
		Amps	15.5	15.9	16.4	-	16.8	17.2	17.8	-	18.3	18.8	19.4	-	19.6	20.1	20.8	-	20.9	21.4	22.2	-	22.2	22.7	23.5	-
		HI PR	230	248	262	-	258	278	294	-	294	316	334	-	335	360	380	-	377	405	428	-	416	448	473	-
		LO PR	99	105	115	-	104	111	121	-	108	115	126	-	114	121	132	-	119	127	139	-	124	131	143	-
	2000	MBh	55.6	57.7	63.2	-	54.3	56.3	61.7	-	53.0	55.0	60.2	-	51.8	53.6	58.8	-	49.2	51.0	55.8	-	45.5	47.2	51.7	-
		S/T	0.70	0.58	0.40	-	0.72	0.60	0.42	-	0.74	0.62	0.43	-	0.77	0.64	0.44	-	0.79	0.66	0.46	-	0.80	0.67	0.46	-
		ΔT	18	15	12	-	18	16	12	-	18	16	12	-	18	16	12	-	18	16	12	-	17	15	11	-
		kW	4.03	4.12	4.25	-	4.34	4.44	4.58	-	4.62	4.72	4.88	-	4.86	4.97	5.13	-	5.07	5.18	5.36	-	5.25	5.37	5.55	-
		Amps	15.7	16.0	16.6	-	17.0	17.4	18.0	-	18.5	18.9	19.6	-	19.8	20.3	21.0	-	21.1	21.6	22.4	-	22.4	22.9	23.7	-
		HI PR	233	250	264	-	261	281	297	-	297	319	337	-	338	364	384	-	380	409	432	-	420	452	477	-
		LO PR	100	106	116	-	105	112	122	-	110	117	127	-	115	122	134	-	121	128	140	-	125	133	145	-
75	1500	MBh	54.7	56.3	60.9	65.4	53.4	55.0	59.5	63.9	52.1	53.7	58.1	62.3	50.9	**52.4**	56.7	60.8	48.3	49.7	53.8	57.8	44.7	46.1	49.9	53.5
		S/T	0.75	0.67	0.50	0.32	0.77	0.69	0.52	0.34	0.79	0.71	0.54	0.35	0.82	**0.73**	0.55	0.36	0.85	0.76	0.57	0.37	0.86	0.77	0.58	0.37
		ΔT	25	23	19	13	25	23	19	13	25	23	19	13	26	**23**	19	13	25	23	19	13	23	22	18	12
		kW	4.00	4.09	4.22	4.35	4.31	4.40	4.55	4.69	4.58	4.68	4.84	5.00	4.82	**4.93**	5.09	5.26	5.03	5.14	5.31	5.49	5.20	5.32	5.50	5.69
		Amps	15.5	15.9	16.4	17.1	16.8	17.2	17.8	18.5	18.3	18.8	19.4	20.2	19.6	**20.1**	20.8	21.6	20.9	21.4	22.2	23.0	22.2	22.7	23.5	24.4
		HI PR	230	248	262	273	258	278	294	306	294	316	334	348	335	**360**	380	397	377	405	428	446	416	448	473	493
		LO PR	99	105	115	122	104	111	121	129	108	115	126	134	114	**121**	132	141	119	127	139	148	124	131	143	153
	1750	MBh	56.3	58.0	62.7	67.3	55.0	56.6	61.3	65.8	53.7	55.3	59.8	64.2	52.4	**53.9**	58.4	62.6	49.8	51.2	55.5	59.5	46.1	47.5	51.4	55.1
		S/T	0.78	0.70	0.53	0.34	0.81	0.72	0.55	0.35	0.83	0.74	0.56	0.36	0.86	**0.77**	0.58	0.37	0.89	0.80	0.60	0.39	0.90	0.80	0.61	0.39
		ΔT	23	21	17	12	23	22	18	12	23	22	18	12	24	**22**	18	12	23	21	18	12	22	20	16	11
		kW	4.03	4.12	4.25	4.39	4.34	4.44	4.58	4.73	4.62	4.72	4.88	5.04	4.86	**4.97**	5.14	5.31	5.07	5.18	5.36	5.54	5.25	5.37	5.55	5.74
		Amps	15.7	16.1	16.6	17.2	17.0	17.4	18.0	18.7	18.5	18.9	19.6	20.3	19.8	**20.3**	21.0	21.8	21.1	21.6	22.4	23.2	22.4	22.9	23.7	24.7
		HI PR	233	250	264	276	261	281	297	309	297	320	337	352	338	**364**	384	401	380	409	432	451	420	452	478	498
		LO PR	100	106	116	123	105	112	122	130	110	117	127	136	115	**122**	134	142	121	128	140	149	125	133	145	154
	2000	MBh	56.6	58.3	63.1	67.7	55.3	56.9	61.6	66.1	53.9	55.5	60.1	64.5	52.6	**54.2**	58.7	63.0	50.0	51.5	55.7	59.8	46.3	47.7	51.6	55.4
		S/T	0.79	0.71	0.54	0.35	0.82	0.73	0.56	0.36	0.84	0.75	0.57	0.37	0.87	**0.78**	0.59	0.38	0.90	0.81	0.61	0.39	0.91	0.81	0.62	0.40
		ΔT	21	19	16	11	21	19	16	11	21	19	16	11	21	**19**	16	11	21	19	16	11	19	18	15	10
		kW	4.06	4.15	4.28	4.42	4.38	4.48	4.62	4.77	4.66	4.76	4.92	5.08	4.90	**5.01**	5.18	5.35	5.11	5.23	5.40	5.59	5.29	5.41	5.59	5.78
		Amps	15.8	16.2	16.7	17.4	17.1	17.6	18.1	18.8	18.7	19.1	19.8	20.5	20.0	**20.5**	21.2	22.0	21.3	21.8	22.6	23.5	22.6	23.2	24.0	24.9
		HI PR	235	253	267	278	264	284	300	312	300	323	341	355	341	**367**	388	405	384	413	437	455	424	457	482	503
		LO PR	101	107	117	125	106	113	124	132	111	118	129	137	116	**124**	135	144	122	130	141	151	126	134	146	156

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects ACCA (TVA) conditions

Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

			OUTDOOR AMBIENT TEMPERATURE																					
			65				75				85				95				105				115			
			ENTERING INDOOR WET BULB TEMPERATURE																					
IDB	AIRFLOW		59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71	59	63	67	71
80	1500	MBh	55.6	56.9	60.7	64.9	54.3	55.5	59.3	63.4	53.0	54.2	57.9	61.9	51.8	52.9	**56.5**	60.4	49.2	50.2	53.7	57.4	45.5	46.5	49.7	53.2
		S/T	0.82	0.77	0.62	0.47	0.85	0.80	0.65	0.48	0.87	0.82	0.66	0.50	0.90	0.84	**0.69**	0.51	0.93	0.87	0.71	0.53	0.94	0.88	0.72	0.54
		ΔT	28	27	23	19	28	27	24	19	28	27	24	19	28	27	**24**	19	28	27	23	19	26	25	22	17
		kW	4.03	4.12	4.25	4.39	4.35	4.44	4.58	4.73	4.62	4.72	4.88	5.04	4.86	4.97	**5.14**	5.31	5.07	5.18	5.36	5.54	5.25	5.37	5.55	5.74
		Amps	15.7	16.1	16.6	17.2	17.0	17.4	18.0	18.7	18.5	18.9	19.6	20.3	19.8	20.3	**21.0**	21.8	21.1	21.6	22.4	23.2	22.4	22.9	23.7	24.7
		HI PR	233	250	264	276	261	281	297	309	297	320	337	352	338	364	**384**	401	380	409	432	451	420	452	478	498
		LO PR	100	106	116	123	105	112	122	130	110	117	127	136	115	122	**134**	142	121	128	140	149	125	133	145	154
	1750	MBh	57.3	58.6	62.6	66.9	56.0	57.2	61.1	65.3	54.6	55.8	59.6	63.8	53.3	54.5	58.2	62.2	50.6	51.7	55.3	59.1	46.9	47.9	51.2	54.7
		S/T	0.86	0.80	0.65	0.49	0.89	0.83	0.68	0.51	0.91	0.85	0.70	0.52	0.94	0.88	0.72	0.54	1.00	0.92	0.75	0.56	1.00	0.92	0.75	0.56
		ΔT	26	25	22	17	26	25	22	17	26	25	22	17	26	25	22	18	27	25	22	17	25	23	20	16
		kW	4.07	4.15	4.28	4.42	4.38	4.48	4.62	4.77	4.66	4.76	4.92	5.08	4.90	5.01	5.18	5.35	5.11	5.23	5.40	5.59	5.29	5.41	5.59	5.79
		Amps	15.8	16.2	16.7	17.4	17.1	17.6	18.2	18.9	18.7	19.1	19.8	20.5	20.0	20.5	21.2	22.0	21.3	21.8	22.6	23.5	22.6	23.2	24.0	24.9
		HI PR	235	253	267	279	264	284	300	313	300	323	341	355	342	368	388	405	384	414	437	455	425	457	482	503
		LO PR	101	107	117	125	107	113	124	132	111	118	129	137	116	124	135	144	122	130	142	151	126	134	146	156
	2000	MBh	57.6	58.8	62.9	67.2	56.2	57.5	61.4	65.6	54.9	56.1	59.9	64.1	53.6	54.7	58.5	62.5	50.9	52.0	55.6	59.4	47.1	48.2	51.5	55.0
		S/T	0.87	0.82	0.66	0.50	0.90	0.85	0.69	0.51	0.92	0.87	0.71	0.53	0.95	0.89	0.73	0.54	1.00	0.93	0.76	0.56	1.00	0.94	0.76	0.57
		ΔT	23	22	19	15	23	22	19	16	23	22	19	16	23	23	20	16	23	22	19	15	22	21	18	14
		kW	4.10	4.19	4.32	4.46	4.42	4.51	4.66	4.81	4.70	4.80	4.96	5.12	4.94	5.06	5.22	5.40	5.16	5.27	5.45	5.63	5.34	5.46	5.64	5.84
		Amps	16.0	16.4	16.9	17.6	17.3	17.7	18.3	19.0	18.8	19.3	20.0	20.7	20.2	20.7	21.4	22.2	21.5	22.0	22.8	23.7	22.8	23.4	24.2	25.1
		HI PR	237	255	270	281	266	287	303	316	303	326	344	359	345	371	392	409	388	418	441	460	429	461	487	508
		LO PR	102	108	118	126	108	114	125	133	112	119	130	138	117	125	136	145	123	131	143	152	127	135	148	157
85	1500	MBh	56.6	57.7	60.4	64.5	55.3	56.4	59.0	63.0	54.0	55.0	57.6	61.5	52.7	53.7	56.2	60.0	50.0	51.0	53.4	57.0	46.3	47.2	49.5	52.8
		S/T	0.86	0.83	0.75	0.61	0.89	0.86	0.77	0.63	0.91	0.88	0.79	0.64	0.94	0.91	0.82	0.66	0.98	0.94	0.85	0.69	0.98	0.95	0.86	0.70
		ΔT	30	29	28	24	30	30	28	24	30	30	28	24	30	30	28	24	30	29	28	24	28	28	26	23
		kW	4.07	4.15	4.28	4.42	4.38	4.48	4.62	4.77	4.66	4.76	4.92	5.08	4.90	5.01	5.18	5.35	5.11	5.23	5.40	5.59	5.29	5.41	5.59	5.79
		Amps	15.8	16.2	16.7	17.4	17.1	17.6	18.2	18.9	18.7	19.1	19.8	20.5	20.0	20.5	21.2	22.0	21.3	21.8	22.6	23.5	22.6	23.2	24.0	24.9
		HI PR	235	253	267	279	264	284	300	313	300	323	341	355	342	368	388	405	384	414	437	455	425	457	482	503
		LO PR	101	107	117	125	107	113	124	132	111	118	129	137	116	124	135	144	122	130	142	151	126	134	146	156
	1750	MBh	58.3	59.4	62.2	66.4	56.9	58.1	60.8	64.9	55.6	56.7	59.4	63.3	54.2	55.3	57.9	61.8	51.5	52.5	55.0	58.7	47.7	48.7	51.0	54.4
		S/T	0.90	0.87	0.78	0.64	0.93	0.90	0.81	0.66	0.96	0.92	0.83	0.68	0.99	0.95	0.86	0.70	1.00	0.99	0.89	0.72	1.00	1.00	0.90	0.73
		ΔT	28	27	26	22	28	27	26	22	28	27	26	22	28	28	26	23	27	27	26	22	25	25	24	21
		kW	4.10	4.19	4.32	4.46	4.42	4.51	4.66	4.81	4.70	4.80	4.96	5.12	4.95	5.06	5.22	5.40	5.16	5.27	5.45	5.63	5.34	5.46	5.64	5.84
		Amps	16.0	16.4	16.9	17.6	17.3	17.7	18.3	19.0	18.8	19.3	20.0	20.7	20.2	20.7	21.4	22.2	21.5	22.0	22.8	23.7	22.8	23.4	24.2	25.1
		HI PR	237	255	270	281	266	287	303	316	303	326	344	359	345	371	392	409	388	418	441	460	429	461	487	508
		LO PR	102	108	118	126	108	114	125	133	112	119	130	138	117	125	136	145	123	131	143	152	127	135	148	157
	2000	MBh	58.6	59.7	62.5	66.7	57.2	58.3	61.1	65.2	55.9	56.9	59.6	63.6	54.5	55.6	58.2	62.1	51.8	52.8	55.3	59.0	48.0	48.9	51.2	54.6
		S/T	0.91	0.88	0.79	0.64	0.94	0.91	0.82	0.67	0.97	0.93	0.84	0.68	1.00	0.96	0.87	0.71	1.00	1.00	0.90	0.73	1.00	1.00	0.91	0.74
		ΔT	25	24	23	20	25	24	23	20	25	24	23	20	25	25	23	20	24	24	23	20	22	22	21	19
		kW	4.13	4.22	4.35	4.50	4.45	4.55	4.70	4.85	4.74	4.84	5.00	5.17	4.99	5.10	5.27	5.45	5.20	5.32	5.49	5.68	5.38	5.50	5.69	5.89
		Amps	16.1	16.5	17.1	17.7	17.5	17.9	18.5	19.2	19.0	19.5	20.1	20.9	20.4	20.9	21.6	22.4	21.7	22.2	23.0	23.9	23.0	23.6	24.4	25.4
		HI PR	240	258	272	284	269	289	306	319	306	329	348	363	348	375	396	413	392	422	445	465	433	466	492	513
		LO PR	103	109	119	127	109	116	126	134	113	120	131	140	119	126	138	147	124	132	144	154	129	137	149	159

IDB: Entering Indoor Dry Bulb Temperature

Shaded area reflects AHRI conditions

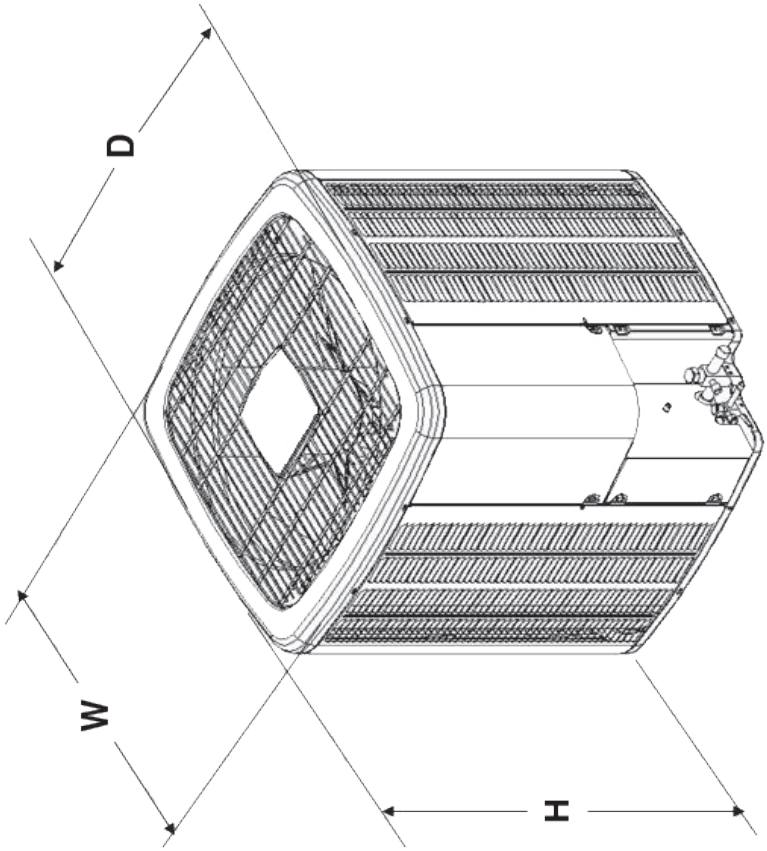
Amps = outdoor unit amps (comp.+fan)

High and low pressures are measured at the liquid and suction service valves.

kW = Total system power

ECN	REV	ZONE	DESCRIPTION	CHK	DR	DATE
XXXXXX	A	XXXXX	INITIAL RELEASE	-		

MODEL	DIMENSIONS		
	W"	D"	H"
ASX130181**	26"	26"	27½
ASX130241**	26"	26"	27½
ASX130301**	26"	26"	27½
ASX130361C*	29"	29"	28¾
ASX130361D*	26"	26"	27½
ASX130421**	29"	29"	36¼
ASX130481**	29"	29"	36¼
ASX130601**	29	29	40
ASX130611**	35½	35½	38¼

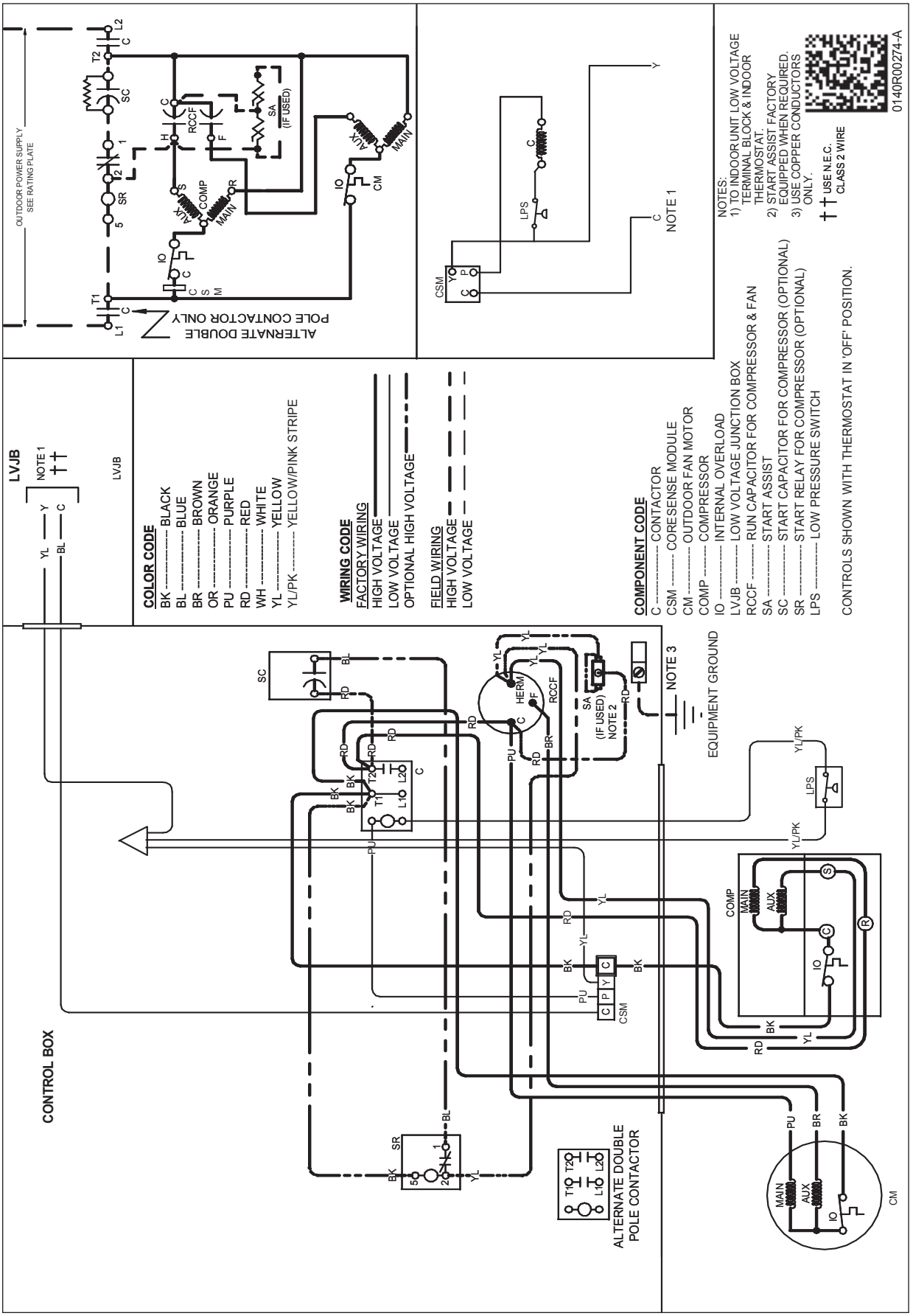


Goodman Manufacturing Company, L.P.

SPECIAL CHARACTERISTICS:
◇ = 6SIGMA ◇ = CRITICAL CHARACTERISTIC ◇ = SIGNIFICANT CHARACTERISTIC

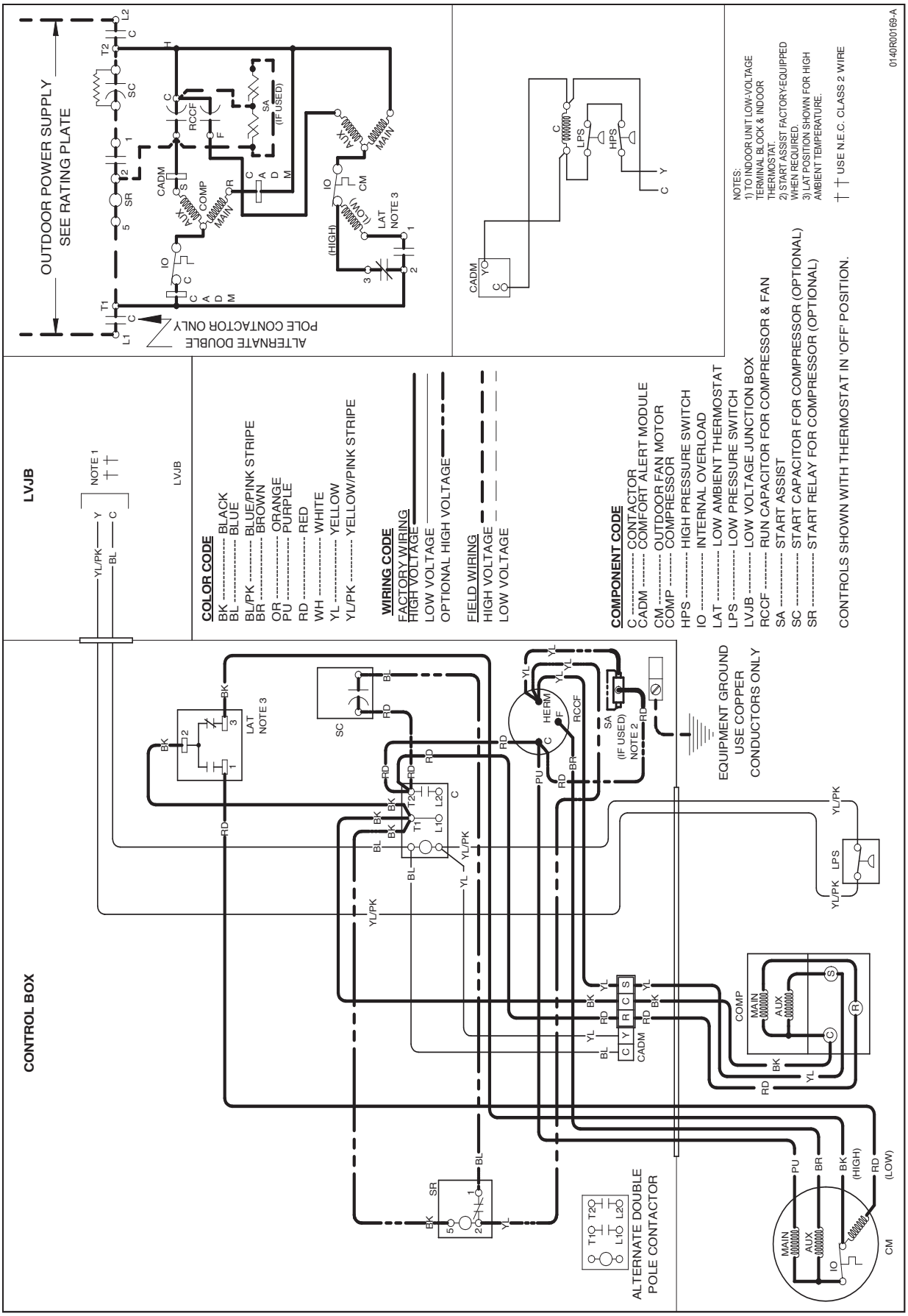
COMPONENTS AND MATERIALS SPECIFIED HEREIN WILL ALSO CONFORM TO THE APPLICABLE SECTION OF GOODMAN MSP 8240.01 WORKMANSHIP STANDARD FOR FIT, FEEL AND FINISH.

DRAWN BY: GL
CHK BY:
ENG
DATE
DO NOT SCALE DRAWING
SHT 1 OF 1
REV A



WARNING — ***High Voltage:*** Disconnect all power before servicing or installing this unit. Multiple power sources may be present. Failure to do so may cause property damage, personal injury, or death.

Wiring is subject to change. Always refer to the wiring diagram or the unit for the most up-to-date wiring.



WARNING

High Voltage: Disconnect all power before servicing or installing this unit. Multiple power sources may be present. Failure to do so may cause property damage, personal injury, or death.

Wiring is subject to change. Always refer to the wiring diagram or the unit for the most up-to-date wiring.

Model	Description	ASX13 018*	ASX13 024*	ASX13 030*	ASX13 036*	ASX13 042*	ASX13 048*	ASX13 060*
ABK-20	Anchor Bracket Kit◊	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A[1]	Freeze Protection Kit	X	X	X	X	X	X	X
LAKT01A	Low-Ambient Kit	X	X	X	X	X	X	X
LSK01A	Liquid Line Solenoid Kit	X	X	X	X	X	X	X
OT18-60A	Outdoor Thermostat	X	X	X	X	X	X	X
TX2N4A[2]	TXV Kit	X	X					
TX3N4[2]	TXV Kit			X	X			
TX5N4[2]	TXV Kit					X	X	X

◊ Contains 20 brackets; four brackets needed to anchor unit to pad

[1] Installed on indoor coil

[2] Field-installed, non-bleed, expansion valve kit — Condensing units and heat pumps with reciprocating or rotary compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.

All AHRI system ratings are accessible in the System Configurator tool via PartnerLink.

WILLIAM STARCK ARCHITECTS, INC.

October 27, 2020

City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth NH, 03801

Re: **Citizens Bank**
Zoning Variance Request Criteria

Dear Zoning Board Members:

This letter is to supplement the Land Use Application submitted by State Permits, Inc. on behalf of Citizens Bank to seek a Land Use relief from the City of Portsmouth's Zoning Ordinance and is intended to address §10.233.20 by providing an explanation that the Variance request meets the required criteria for authorization of a Variance by the Board.

§10.233.21 The variance will not be contrary to the public interest;
The character of the Gateway Corridor District shall remain intact.

§10.233.22 The spirit of the Ordinance will be observed;
The proposal, as represented, will benefit the surrounding businesses and establishments at the shopping mall/.

§10.233.23 Substantial justice will be done;
The proposed free-standing automated teller machine (ATM) is considered an accessory use to a principal use and not attached to a principal structure, so by enforcing the ordinance would result in a loss of potential revenue to the local businesses and establishments and the general public.

§10.233.24 The values of surrounding properties will not be diminished;
The proposed free-standing automated teller machine (ATM) will enhance the surrounding business properties and promote commerce.

§10.233.25 *Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship;*
Without the authorized Variance, Citizens Bank and Bromley Portsmouth, LLC would not be able to keep the agreement between both parties resulting in a hardship of professional fees paid and a termination of contract between Citizens Bank and Bromley Portsmouth, LLC.

Citizens Bank is proposing to construct a free-standing walk-up automated teller machine (ATM) structure located at 1465 Woodbury Avenue and owned by Bromley Portsmouth, LLC through a lease agreement. The property land use description is identified as a shopping mall, approximately 19.26 acres and designated by zoning as (G1) Gateway Corridor District. The existing parking lot located at 1465 Woodbury Avenue provides six-

hundred-sixty-four (664) existing parking spaces, of which thirty (30) spaces are designated for handicap accessible parking.

The proposed free-standing structure design shall consist of a single use automated teller machine (ATM) housed within a prefabricated structure erected on a reinforced concrete slab. A handicap accessible concrete sidewalk shall be provided so that the general public can access the walk-up automated teller machine (ATM). In addition to the existing parking spaces, two (2) new additional parking spaces will be provided solely for parking at the free-standing walk-up automated teller machine (ATM). The designated parking spaces will consist of one handicap van accessible parking space and one regular vehicle space. The perimeter of the parking lot shall be constructed of a six inch wide precast concrete curb defining the boundary of the parking lot. Improvements to the existing open lawn area at the proposed freestanding automated teller machine (ATM) site shall include plantings and new loam and seed.

Citizens Bank and Bromley Portsmouth, LLC are requesting a land use zoning variance from the City of Portsmouth zoning ordinance §10.571. The City of Portsmouth zoning ordinance defines an ATM as “an unattended electronic device that is activated by customers to conduct financial transactions. An ATM may be located on the outside of a building, or in an access-controlled entrance to a building, or within a principal use in a building and may serve pedestrians or patrons in motor vehicles. An ATM servicing patrons in motor vehicles, must meet the standards for drive-thru establishments provided in this Ordinance. An ATM is permitted only as an accessory use to a related principal use and is not permitted as a principal use or in a free-standing structure not attached to a principal use.

Zoning ordinance §10.571.states that no accessory building, structure or use, shall be located in any required front yard, or closer to a street than the principal building. There is no principal building or structure as it relates to a financial institution at the current property.

Citizens Bank and Bromley Portsmouth, LLC are seeking an authorization of a variance from the Board of Adjustments and Rules to consider this request based on that there is no financial institution principal building or structure on the property that the proposed automated teller machine (ATM) can be an accessory use too. By constructing the proposed free-standing walk-up automated teller machine (ATM) at the shopping mall at 1465 Woodbury Avenue will not only benefit the surrounding businesses, but can also attract new consumers to the shopping mall and visitors to the area.

Sincerely,

WILLIAM STARCK ARCHITECTS, INC.

Michael Pereira
Project Manager

MP/ml
Doc.ZoningOrdinanceLet.

WILLIAM STARCK ARCHITECTS, INC.

October 27, 2020

City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth NH, 03801

RE: **Citizens Bank Walk-Up ATM**
1465 Woodbury Avenue
Portsmouth, NH 03801
Relief of Land Use Criteria

Dear Board Members,

Citizens Bank is proposing to construct a free-standing walk-up automated teller machine (ATM) at 1465 Woodbury Avenue in Portsmouth, NH through a land-lease agreement with Bromley Portsmouth, LLC. The existing property is designated by zoning as a Gateway Corridor District and categorized as a shopping mall. The current shopping mall is approximately 19.25 acres. The proposed location for construction the free-standing walk-up automated teller machine (ATM) structure is located on a small portion of lawn area, parallel to Woodbury Avenue and is adjacent to the existing Wendy's restaurant. The proposed location currently does not have any accessory use component or structure constructed in the proposed vicinity.

The proposed free-standing walk-up automated teller machine (ATM) structure will be constructed on a reinforced concrete pad, measuring 8'-3" in width by 8'-9" in length and will have a handicap accessible sidewalk that permits accesses to the automated teller machine (ATM). The prefabricated ATM structure will be erected on the reinforced concrete slab and will house the automated teller machine (ATM). The prefabricated structure measures 6'-5" in width by 7'-7" in depth and has a height of 10'-3 ¼" at the roof canopy. The canopy overhang at the teller side shall have an overhang dimension of 4'-0". The free-standing automated teller machine (ATM) structure shall be protected by eight (8) concrete filled galvanized steel bollards.

The existing shopping mall parking lot located at 1465 Woodbury Avenue currently provides six-hundred thirty-five (635) existing parking spaces, of which thirty (30) spaces are designated for handicap accessible parking. The proposed free-standing walk-up automated teller machine (ATM) will provide two (2) additional parking spaces consisting of one handicap van accessible parking space with striped access space and one regular vehicle space. The proposed additional parking spaces complies with zoning ordinance, *§10.1112.321 Parking Requirements for Nonresidential Uses*. Use No.5.10-5.30 identifies one (1) parking space per 350 sf GFA for professional, business and financial services. The proposed free-standing automated teller machine is approximately 72 sf and requires one (1) parking space to satisfy the requirements; two parking spaces are proposed. The proposed parking lot measures 25'-6"

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tel (401) 519-3647
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width and 20'-0" in depth. The perimeter of the parking lot shall be constructed of a six inch wide precast concrete curb defining the boundary of the parking lot.

Plantings are also being proposed to be planted adjacent to the free-standing walk-up automated teller machine (ATM) structure. Plantings will not only enhance the existing landscape but will also conceal the electrical meter and panel support panel. Any lawn areas disturbed outside the work area shall be repaired in-like kind.

The proposed project is to construct a free-standing walk-up automated teller machine (ATM) so the total number of dwelling units, new hotel rooms, restaurant gross floor area and loading spaces are not applicable. The Valuation of New Construction is estimated at $60,000.00 dollars.

The Project Representatives are as follows:

Michael Pereira, Project Manager – William Starck Architects, Inc.
120 Cove Street
Fall River, MA 02720
P: 508-679-5733
E: mpereira@starckarchitects.com

Dylan Lincoln, Project Manager – Citizens Bank
P: 401-339-0721
E: dylan.c.lincoln@citizensbank.com

Tom Godfrey, Manager – Granite Development, LLC
P: 781-258-1199
E: Tomg10@comcast.net

Sincerely,

WILLIAM STARCK ARCHITECTS, INC.

Michael Pereira
Project Manager

MP/ml
Doc.LandUseReliefLet.

WSA
WILLIAM STARCK ARCHITECTS, INC.

October 27, 2020

City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth NH, 03801

Re: **Citizens Bank Walk-Up ATM**
1465 Woodbury Avenue
Portsmouth, NH 03801
Zoning Variance Request Criteria

Existing Condition Site Photos:

Photo 1: View facing south at existing to remain drive aisle.

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Photo 2: View facing west at existing main entrance to the shopping mall.

Photo 3: Partial view facing northwest at existing Wendy's restaurant obstructed by existing-to-remain trees.

Photo 4: View facing north at existing shopping mall parking lot, adjacent to existing drive aisle at proposed building site.

Photo 5: View facing southwest at main shopping mall entrance.

Photo 6: View facing west at proposed building site.

Photo 7: Conceptual perspective view of the free-standing ATM facing south at the proposed building site.

Photo 8: Conceptual perspective view of the free-standing ATM facing north at the shopping mall entrance.

LOCUS

LIST OF DRAWINGS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE LICENSED IN THE STATE OF NEW HAMPSHIRE AND FULLY INSURED AS REQUIRED BY APPLICABLE LAWS.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER, HIS SUBCONTRACTORS & APPLICABLE DISCIPLINES, SUCH AS, BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS FROM SITEAND REMOVE AND DISPOSE DAILY.
4. CONTRACTORS SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE AREAS IN QUESTION AS TO CONDITIONS WHICH MAY ADVERSELY AFFECT PROPER EXECUTION OF THE WORK. ALL DIMENSIONS AND QUANTITIES SHALL BE DETERMINED OR VERIFIED BY THE CONTRACTOR. NO CLAIMS FOR EXTRA COSTS WILL BE ALLOWED BECAUSE OF LACK OF FULL KNOWLEDGE OF THE EXISTING CONDITIONS UNLESS AGREED TO IN ADVANCE WITH THE OWNER &/OR ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DEMOLITION REQUIRED FOR A COMPLETE AND PROPER JOB, WHETHER OR NOT REFERENCE IS MADE BY WAY OF NOTES AND DESIGNATIONS.
6. ALL WORK SHALL COMPLY WITH OSHA, FEDERAL, STATE BUILDING, AND FIRE AND LIFE/SAFETY CODES, WHICHEVER IS MOST STRINGENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND EXAMINING THE EXISTING SYSTEMS, MATERIALS, EQUIPMENT AND OTHER RELATED ITEMS OF WORK PRIOR TO SUBMITTING BID AND PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.
9. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREA(S) DESIGNATED BY THE OWNER.
10. REPAIR/RESTORE, TO ORIGINAL/NEW CONDITION, AT NO COST TO THE OWNER, ALL EXISTING ITEMS, MATERIALS, SURFACES, ETC. (INCLUDING AREAS NOT DESIGNATED FOR NEW CONSTRUCTION SHOWN ON THE DRAWINGS) WHICH ARE DAMAGED DURING CONSTRUCTION. ALL RELATED COSTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. REPAIR EXISTING PAVING AND CURBING DAMAGED BY THIS CONTRACTOR DURING CONSTRUCTION. SAW-CUT EXISTING PAVING FOR CONTINUITY MATCH.
12. ANY WORK WHICH DEVIATES FROM THAT SPECIFIED IN THE CONTRACT DOCUMENTS, CHANGED BY THE CONTRACTOR, INVOLVING THE SUBSTITUTION OF MATERIALS/EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS, BARRICADES, PROTECTION, SIGNAGE, LIGHTING, ETC. AS REQUIRED TO ENSURE AND MAINTAIN SAFE ACCESS/EGRESS THROUGHOUT THE BUILDING SITE.
14. DELAYS CAUSED BY IMPROPER PLANNING WILL NOT BE TOLERATED, NOR ACCEPTABLE. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR UNNECESSARY DELAYS IN THE CONTRACT.
15. CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK ABOVE AND BEYOND THAT SPECIFIED IN THESE CONTRACT DOCUMENTS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. CONTRACTOR SHALL OTHERWISE DO SO AT HIS OWN EXPENSE.
16. IN CASE OF CONFLICT OR CONFUSION WHERE THE CONTRACTOR DID NOT REQUEST CLARIFICATION PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL INTERPRET THE CONTRACT DOCUMENTS TO REQUIRE THE GREATER QUANTITY, HIGHER QUALITY, MOST RESTRICTIVE, AND MOST EXPENSIVE OF THE POSSIBLE INTERPRETATIONS.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY VISUAL AND PROTECTIVE PARTITIONS AROUND CONSTRUCTION AS MAY BE NECESSARY TO ASSURE THE SAFETY OF ALL PERSONS AUTHORIZED OR UNAUTHORIZED. ALL PARTITIONS ARE TO BE CONSTRUCTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL LAWS, CODES OR REGULATIONS .
18. THE G.C. SHALL ENSURE ADEQUATE DUST-CONTROL MEASURES, SUCH AS, BUT NOT LIMITED TO POLYETHYLENE SHEETING/ TAPING, TEMPORARY PARTITIONING, ETC. ARE PRACTICED FOR THE DURATION OF THE PROJECT. G.C. SHALL BE RESPONSIBLE FOR ALL CLEANING MEASURES, TO RESTORE SUCH AREAS TO ORIGINAL/ NEW CONDITION (INCLUDING DRAINAGE SYSTEMS, ROOF, ETC.).

Citizens Bank

WALK-UP ATM

1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

ISSUED FOR PERMIT

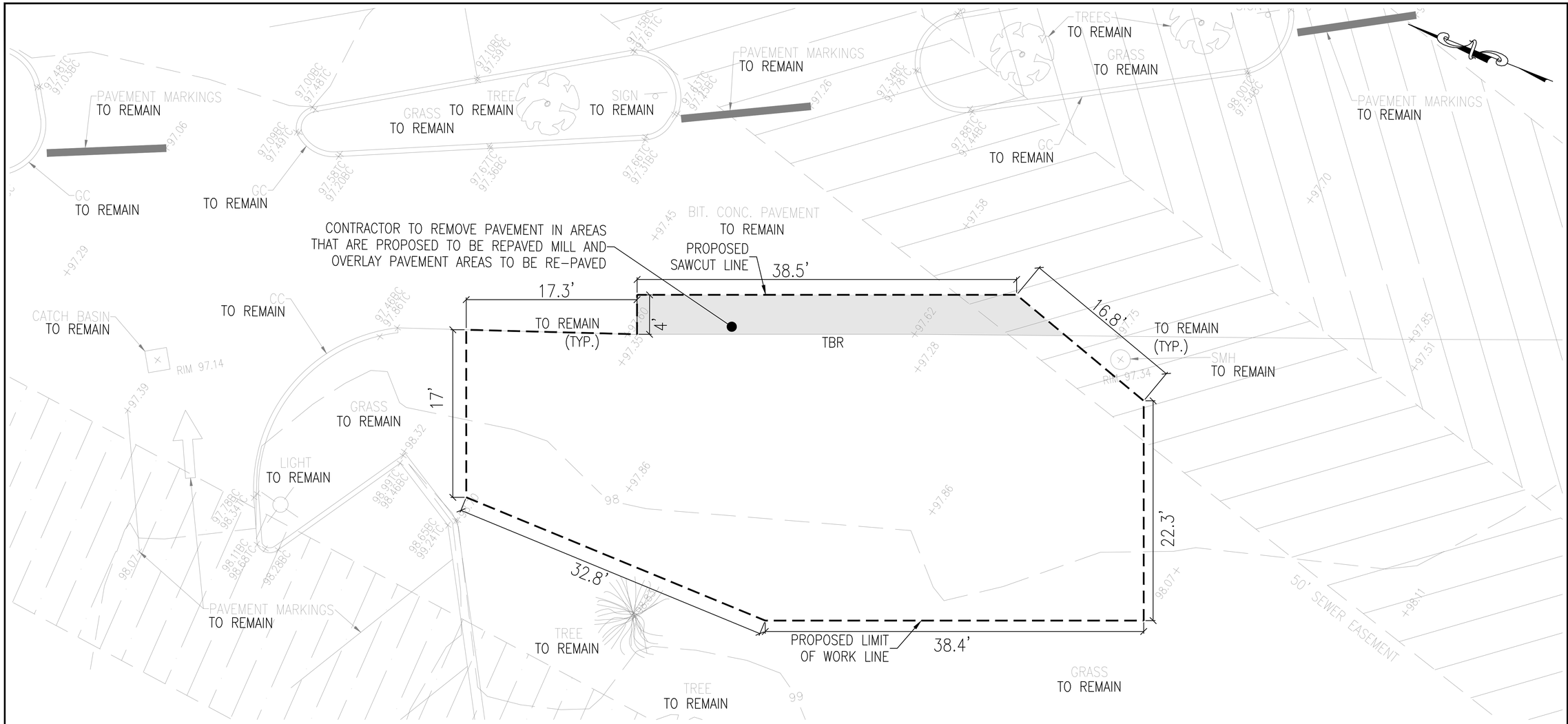
SEPTEMBER 30, 2020

WSA WILLIAM STARCK ARCHITECTS, INC.

126 COVE STREET
FALL RIVER MASSACHUSETTS, 02720

10 DORRANCE STREET, SUITE 700
PROVIDENCE, RI 02903

LICENSED ARCHITECT
NICHOLAS J. VELOSO
No. 04511
THE STATE OF NEW HAMPSHIRE



LOCUS PLAN

SCALE: 1"=100'±

SUMMARY OF WORK

THE WORK SHOWN ON THIS PLAN REPRESENTS VARIOUS IMPROVEMENTS TO AN EXISTING PARKING LOT. THE FOLLOWING IS A SUMMARY OF MAJOR WORK ITEMS:

- SAWCUT/REMOVE A PORTION OF THE PARKING LOT AND GRASSED AREA.
- INSTALL NEW ATM, CONCRETE PAD, AND ELECTRICAL SERVICE.
- RE-PAVE THE REMOVED SECTION OF PARKING LOT AND INSTALL NEW PAVEMENT AND CURBING.
- PLACE LOAM & SEED WITHIN DISTURBED LANDSCAPED AREAS.
- ALL OTHER INCIDENTAL WORK NECESSARY TO ACCOMMODATE PROPOSED WORK AND ADHERE TO THE PROPOSED FINAL PRODUCT INCLUDING ADJUSTMENT OF ANY DRAINAGE AND UTILITY STRUCTURES TO MATCH NEW FINISHED GRADE.

SURVEY NOTES

1. EXISTING CONDITIONS BASED ON A LIMITED FIELD SURVEY PERFORMED BY DOUGLAS DESIGN GROUP ON SEPTEMBER 17, 2020.
2. THE VERTICAL DATUM OF THIS SURVEY IS AN ASSUMED DATUM OF 100.00 PER AN EXISTING BENCHMARK STAKE AND NAIL.
3. UTILITY LOCATIONS, AS SHOWN HEREON, ARE BASED ON VISIBLE OBSERVED SURFACE EVIDENCE (SUB-SURFACE UTILITY RESEARCH & FIELD INVESTIGATION WERE NOT PERFORMED AS PART OF THIS SURVEY). CONTACT DIG-SAFE BEFORE PLANNING ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMIT OF WORK PRIOR TO CONSTRUCTION.

PARKING NOTE

1. THIS PLAN RESULTS IN THE ADDITION OF 2 ON-SITE PARKING SPACES.

PROJECT NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
3. SOLID LINES SHALL BE 4" IN WIDTH (SEE PLAN FOR LENGTH & COLOR). TRAFFIC STRIPING SHALL CONSIST OF 4" SOLID LINES ORIENTED AT A 45 DEGREE ANGLE AND SPACED 3' ON CENTER.
4. ANY REMOVAL/APPLICATION OF PAVEMENT MARKINGS AND STRIPING SHALL BE PERFORMED IN THE FOLLOWING MANNER:
   - THE CONTRACTOR SHALL REMOVE 100% OF THE PAINT IN A MANNER THAT DOES NOT CAUSE EXCESSIVE NOISE/DEBRIS/DISRUPTION TO CUSTOMERS. NO RESIDUAL PAINT SHALL REMAIN.
   - ACCEPTABLE METHODS OF REMOVAL INCLUDE WATER BLASTING AND GRINDING.
   - UNACCEPTABLE METHODS OF REMOVAL INCLUDE BLACKING OUT, CHEMICAL METHODS, AND GAS-BLASTING.
5. ANY DRAINAGE AND UTILITY STRUCTURES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
6. ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS, SHALL BE PERFORMED BY A TOWN BONDED CONTRACTOR, AND SHALL REQUIRE A STREET AND TRENCH OPENING PERMIT FROM THE HIGHWAY DIVISION.
7. THE CONTRACTOR SHALL PROTECT ANY EXISTING IRRIGATION SYSTEM(S) DURING CONSTRUCTION AND RECONFIGURE SUCH SYSTEM(S) AS NECESSARY TO ACCOUNT FOR THE PROPOSED WORK.
8. EXISTING TREES AND SHRUBS SHALL BE PROTECTED DURING CONSTRUCTION.
9. ALL DISTURBED LANDSCAPED AREAS SHALL BE RESTORED IN KIND. LOAM LAYER SHALL BE A MINIMUM OF 4" THICK.
10. PROPOSED AREA OF DISTURBANCE = 1,800± SQUARE FEET

ABBREVIATIONS

BOTTOM OF CURB	BC
BITUMINOUS CONCRETE CURB	BCC
BITUMINOUS	BIT.
BEGIN REVEAL	BR
BOTTOM OF WALL	BW
CATCH BASIN	CB
CONCRETE CURB	CC
CAPE COD BERM	CCB
CHAIN LINK FENCE	CLF
CONCRETE	CONC.
CONTROL JOINT	CJ
CONTROL VALVE	CV
DETECTABLE WARNING	DW
ELECTRIC	ELEC
EXISTING TO REMAIN	ETR
EXISTING	EX.
FINISHED FLOOR	FF
GAS PAVEMENT MARKINGS	GPM
VERTICAL GRANITE CURB	GC
GATE VALVE	GV
HANDHOLE	HH
IRRIGATION	IRRIG
LIMIT OF CURB REMOVAL	LCR
LEVEL LANDING	LL
LIMIT OF WORK	L.O.W.
LIGHT POLE	LP
MONOLITHIC CONCRETE CURB	MCC
MATCH EXISTING	ME
OVERHEAD WIRES	OHW
PRECAST CONCRETE CURB	PCC
PROPOSED	PR.
RIGHT-OF-WAY	R.O.W.
SQUARE FEET	SF
SLOPED GRANITE CURB	SGC
SINGLE WHITE SOLID LINE	SWSL
SINGLE YELLOW SOLID LINE	SYSL
SINGLE BLUE SOLID LINE	SBSL
TO BE REMOVED	TBR
TOP OF CURB	TC
TOP OF WALL	TW

LEGEND

EXISTING	PROPOSED	DESCRIPTION
99	99	CONTOUR
× 99.50	99.50	SPOT GRADE
	X'R	X-FOOT RADIUS
		CEMENT CONCRETE
		UTILITY POLE
		LIGHT POLE
		SIGN
		BUILDING WALL
		FLOW ARROW
		CATCH BASIN
DMH		DRAIN MANHOLE
SMH		SEWER MANHOLE
WG		WATER GATE
		MILL & OVERLAY

811 DigSafe MA-ME-NH-RI-VT

CONSTRUCTION PLANS

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		

SCALE: 5 0 2.5 5 10
GRAPHIC SCALE IN FEET

DESIGNED BY: TMF
CHECK BY: PRH

SEAL:
STATE OF NEW HAMPSHIRE – PHILIP R. HENRY No. 12992 LICENSED PROFESSIONAL ENGINEER

PHILIP R. HENRY, P.E.

PREPARED FOR:

WILLIAM STARCK ARCHITECTS, INC.
126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
TEL. 508.679.5733
FAX: 508.672.8556
E-MAIL: STARCK@STARCKARCHITECTS.COM
WEBSITE: WWW.STARCKARCHITECTS.COM

PROJECT:

Citizens Bank

PROPOSED ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

PREPARED BY:

CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

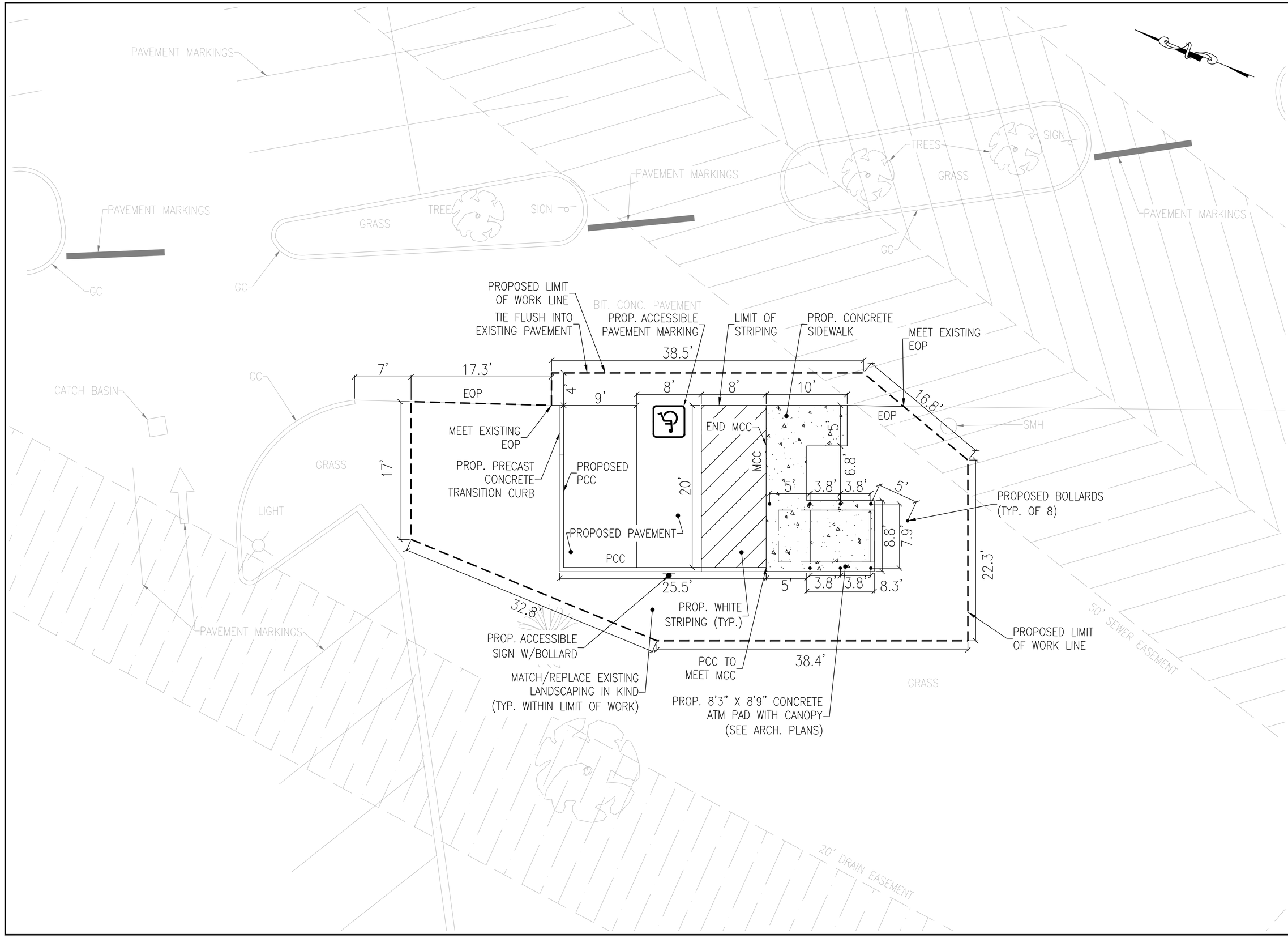
SHEET:

EXISTING CONDITIONS PLAN, DEMO PLAN, NOTES & LEGEND

1

CDG PROJECT #: 20032

DATE: 09/24/2020



CONSTRUCTION PLANS

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		

SCALE:

5 0 2.5 5 10

GRAPHIC SCALE IN FEET

DESIGNED BY: TMF

CHECK BY: PRH

SEAL:

STATE OF NEW HAMPSHIRE – PHILIP R. HENRY No. 12992 LICENSED PROFESSIONAL ENGINEER

PHILIP R. HENRY, P.E.

PREPARED FOR:

WILLIAM STARCK ARCHITECTS, INC.

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PROJECT:

Citizens Bank

PROPOSED ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

PREPARED BY:

CIVIL DESIGN GROUP, LLC

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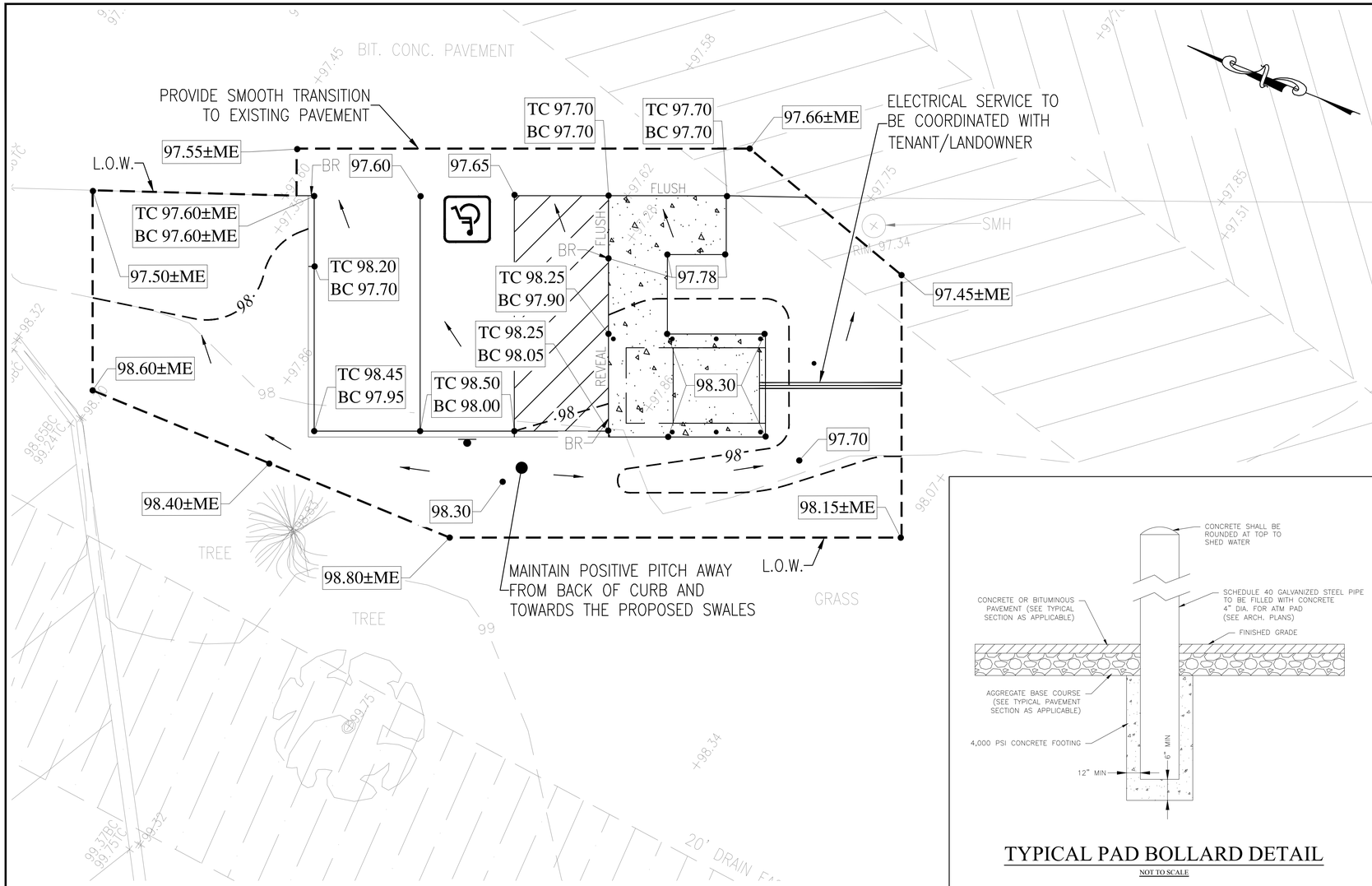
SHEET:

LAYOUT PLAN

2

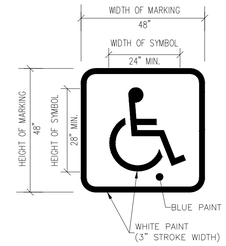
CDG PROJECT #: 20032

DATE: 09/24/2020



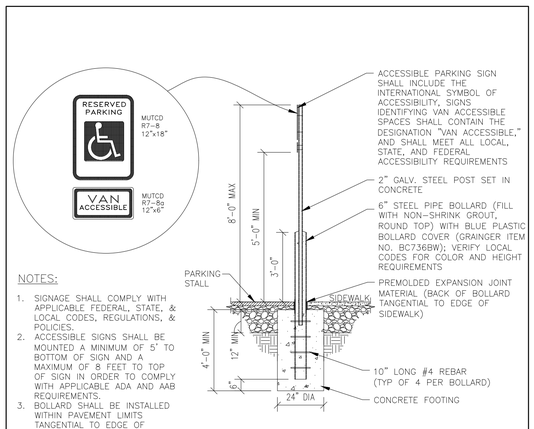
TYPICAL ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE



TYPICAL PAD BOLLARD DETAIL

NOT TO SCALE

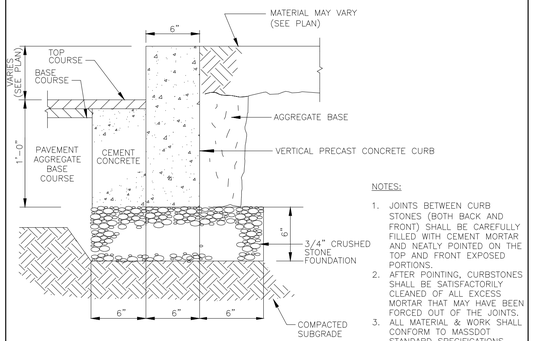


NOTES:

1. SIGNAGE SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, & LOCAL CODES, REGULATIONS, & POLICIES.
2. ACCESSIBLE SIGNS SHALL BE MOUNTED A MINIMUM OF 5' TO BOTTOM OF SIGN AND A MAXIMUM OF 8 FEET TO TOP OF SIGN IN ORDER TO COMPLY WITH APPLICABLE ADA AND AAB REQUIREMENTS.
3. BOLLARD SHALL BE INSTALLED WITHIN PAVEMENT LIMITS TANGENTIAL TO EDGE OF CONCRETE SIDEWALK.

ACCESSIBLE PARKING SIGNAGE DETAIL

NOT TO SCALE

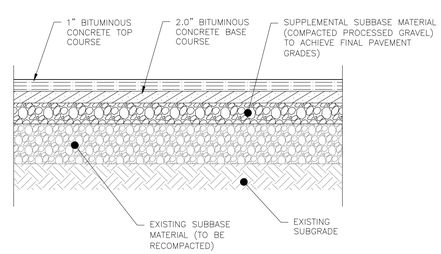


NOTES:

1. JOINTS BETWEEN CURB STONES (BOTH BACK AND FRONT) SHALL BE CAREFULLY FILLED WITH CEMENT MORTAR AND NEATLY POINTED ON THE TOP AND FRONT EXPOSED PORTIONS.
2. AFTER POINTING, CURBSTONES SHALL BE SATISFACTORILY CLEANED OF ALL EXCESS MORTAR THAT MAY HAVE BEEN FORCED OUT OF THE JOINTS.
3. ALL MATERIAL & WORK SHALL CONFORM TO MASSDOT STANDARD SPECIFICATIONS.

PRECAST CONCRETE CURB DETAIL

NOT TO SCALE

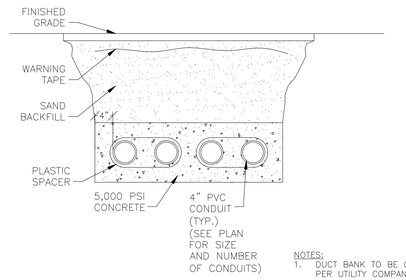


NOTES:

1. THE FINAL PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
2. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NHDOT STANDARDS.

TYPICAL BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE

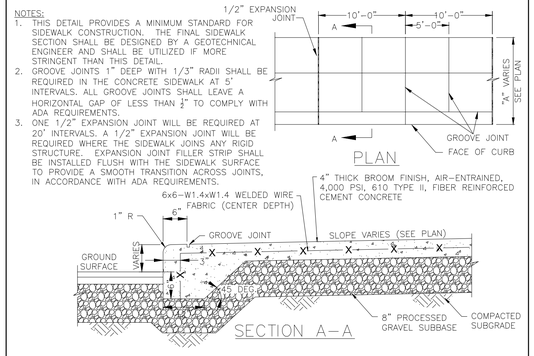


NOTES:

1. DUCT BANK TO BE CONSTRUCTED PER UTILITY COMPANY STANDARDS IF DIFFERENT THAN THIS DETAIL.

TYPICAL ELECTRICAL/TELEPHONE DUCT BANK DETAIL

NOT TO SCALE



NOTES:

1. THIS DETAIL PROVIDES A MINIMUM STANDARD FOR SIDEWALK CONSTRUCTION. THE FINAL SIDEWALK SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
2. GROOVE JOINTS 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ALL GROOVE JOINTS SHALL LEAVE A HORIZONTAL GAP OF LESS THAN ½" TO COMPLY WITH ADA REQUIREMENTS.
3. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 20' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. EXPANSION JOINT FILLER STRIP SHALL BE INSTALLED FLUSH WITH THE SIDEWALK SURFACE TO PROVIDE A SMOOTH TRANSITION ACROSS JOINTS, IN ACCORDANCE WITH ADA REQUIREMENTS.

TYPICAL MONOLITHIC CURB AND SIDEWALK DETAIL

NOT TO SCALE

CONSTRUCTION PLANS

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		

SCALE:

5 0 2.5 5 10

GRAPHIC SCALE IN FEET

DESIGNED BY: TMF

CHECK BY: PRH

SEAL:

STATE OF NEW HAMPSHIRE – PHILIP R. HENRY No. 12992 LICENSED PROFESSIONAL ENGINEER

PHILIP R. HENRY, P.E.

PREPARED FOR:

WSA

WILLIAM STARCK ARCHITECTS, INC.

126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
TEL. 508.679.5733
FAX: 508.672.8556
E-MAIL: STARCK@STARCKARCHITECTS.COM
WEBSITE: WWW.STARCKARCHITECTS.COM

PROJECT:

Citizens Bank

PROPOSED ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

SHEET: **GRADING, DRAINAGE, & UTILITY PLAN & DETAILS**

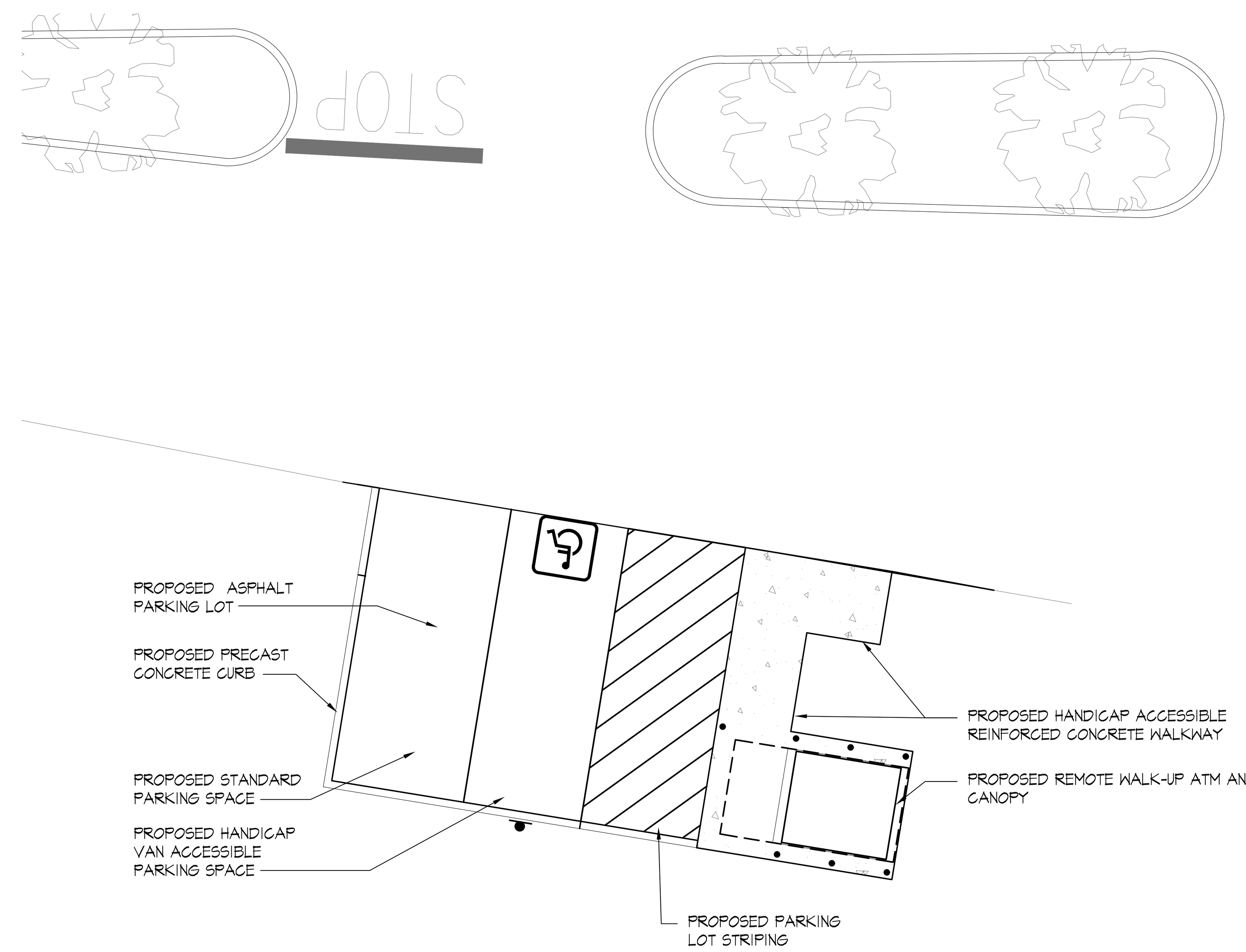
3

CDG PROJECT #: 20032

DATE: 09/24/2020

1 A1.0 PARTIAL EXISTING SITE PLAN at AREA OF PROPOSED IMPROVEMENTS

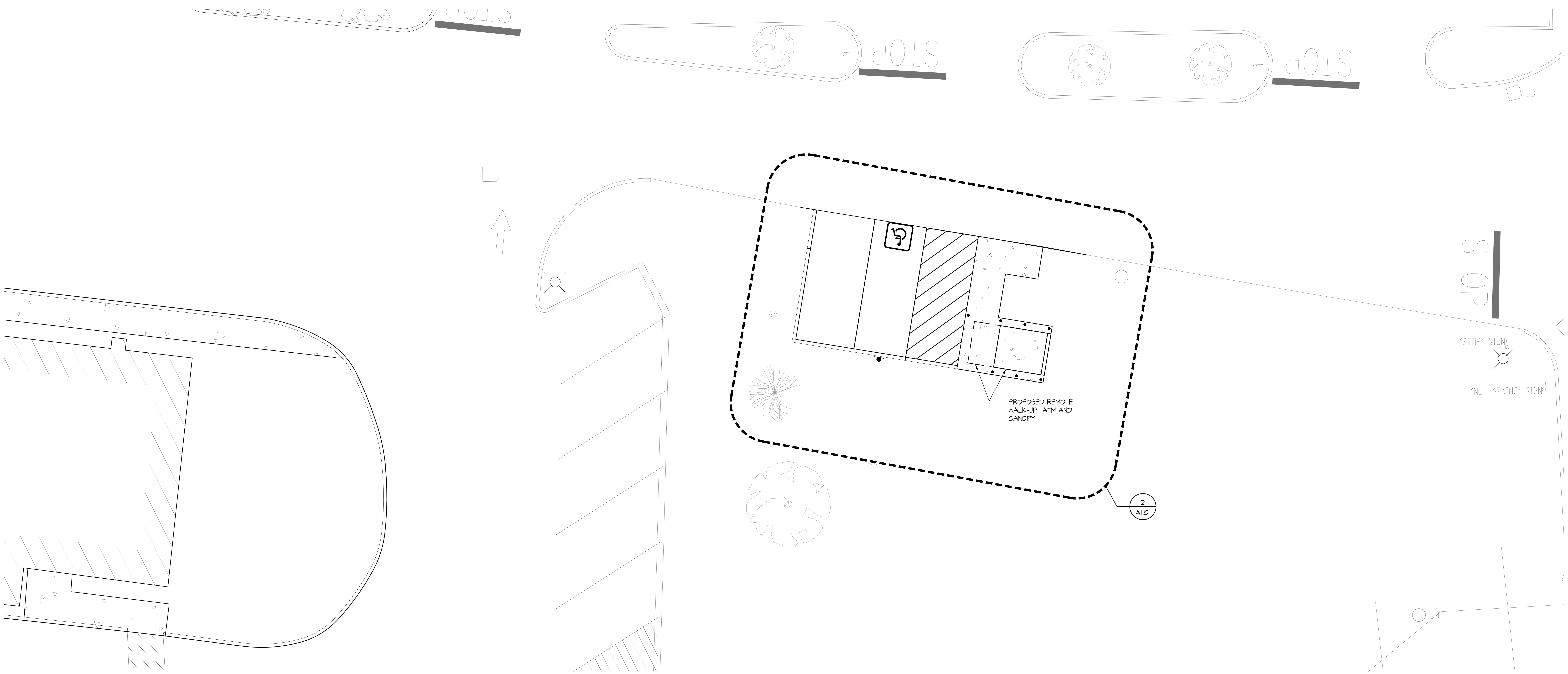
SCALE: NOT TO SCALE



2 A1.0 ENLARGED PLAN AT PROPOSED WALK-UP ATM

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

0 8 16
SCALE IN FEET



3 A1.0 PARTIAL EXISTING SITE PLAN at PROPOSED WALK-UP ATM

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

0 8 16
SCALE IN FEET

WSA

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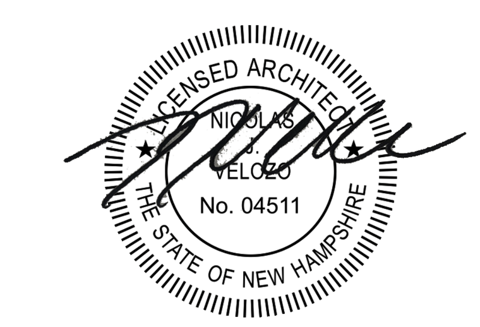


CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

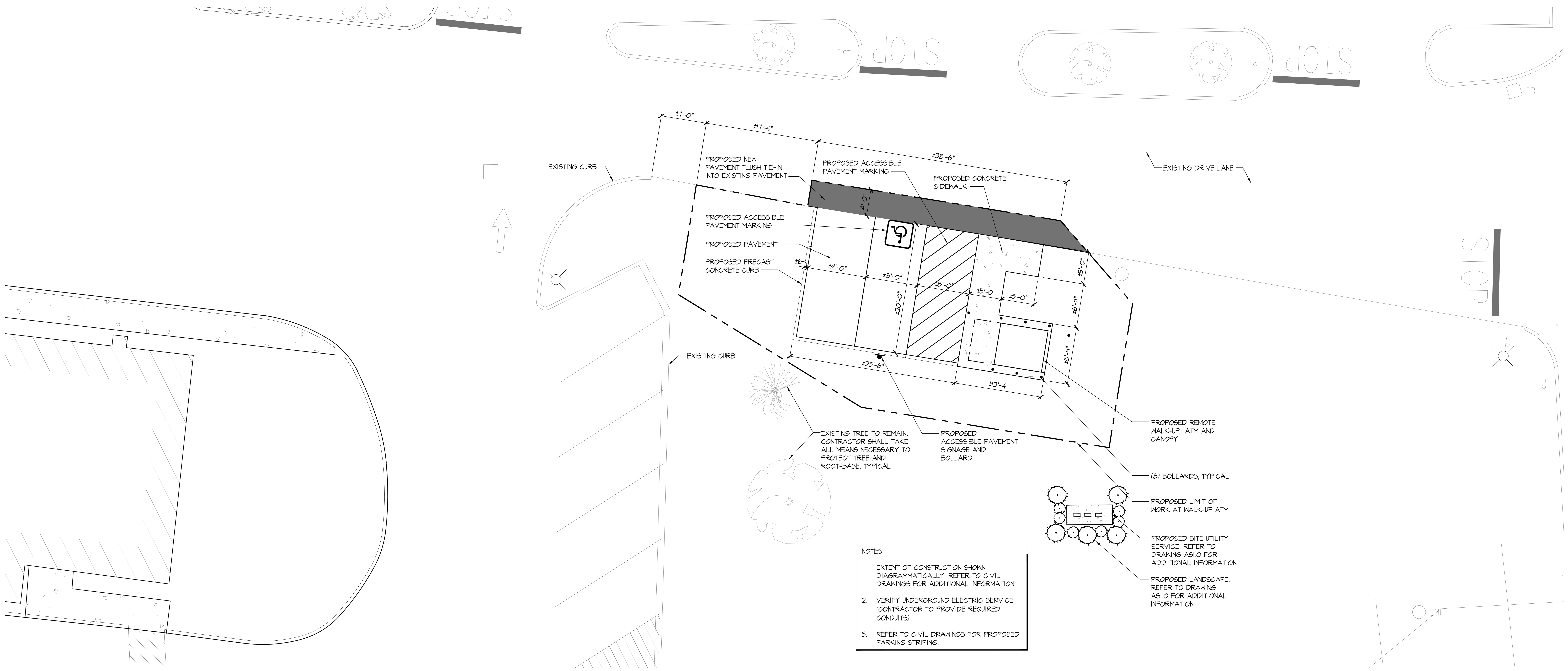
DRAWING NAME:

PROPOSED SITE TEST FIT PLAN AT WALK-UP ATM

DRAWING NUMBER:

A1.0

COMMENTS:



NOTES:

1. EXTENT OF CONSTRUCTION SHOWN DIAGRAMMATICALLY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
2. VERIFY UNDERGROUND ELECTRIC SERVICE (CONTRACTOR TO PROVIDE REQUIRED CONDUITS)
3. REFER TO CIVIL DRAWINGS FOR PROPOSED PARKING STRIPING.

1 / A1.0 PARTIAL EXISTING SITE PLAN at PROPOSED WALK-UP ATM

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

0 8 16
SCALE IN FEET

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Citizens Bank

LICENSED ARCHITECT NICHOLAS VELOZ No. 04511 THE STATE OF NEW HAMPSHIRE

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

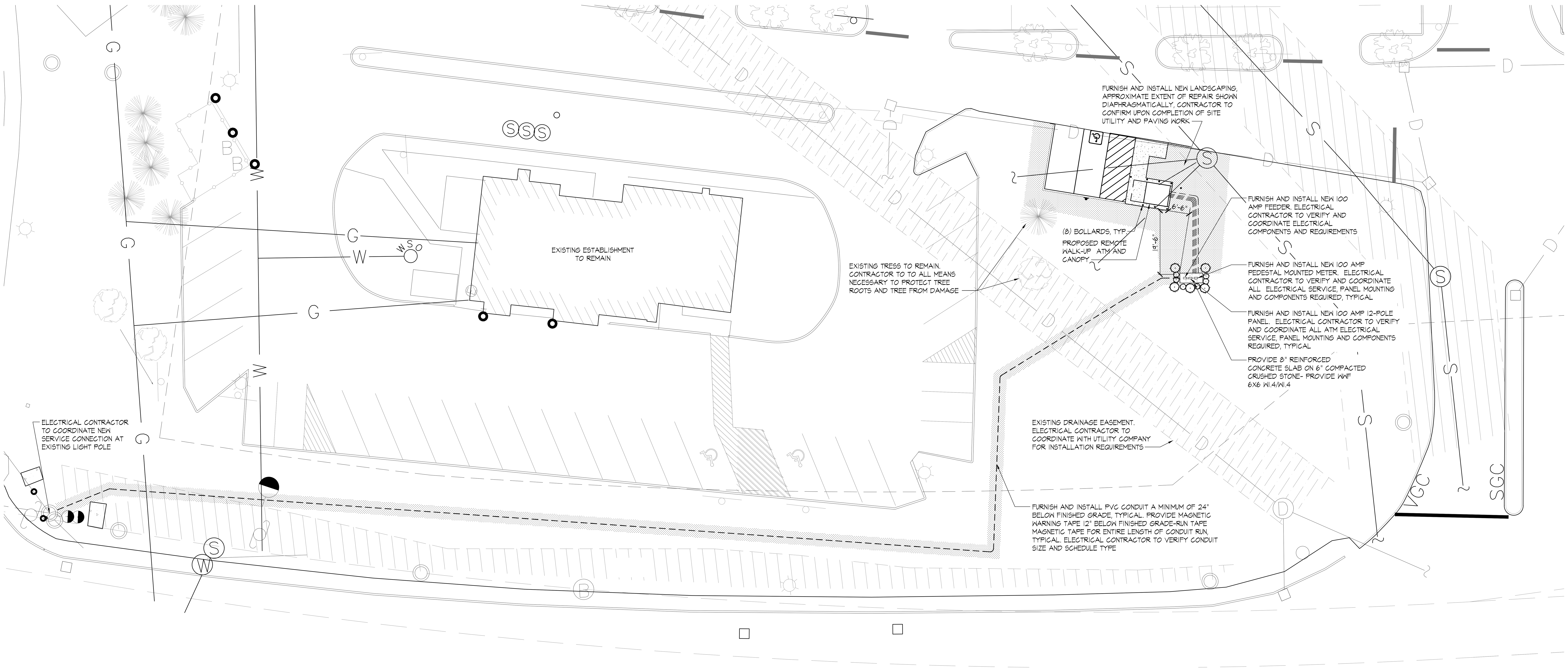
DRAWING NAME:

PARTIAL EXISTING SITE PLAN AT PROPOSED WALK-UP ATM

DRAWING NUMBER:

A1.1

COMMENTS:



1 / AS1.0 — ARCHITECTURAL ELECTRICL PARTIAL SITE PLAN

SCALE: 1/16" = 1'-0"

0 16 32 SCALE IN FEET

GENERAL LANDSCAPING NOTES:

1. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
2. ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY,AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.

PLANTING SCHEDULE:

BAPTISIA-FALSE INDIGO:	6
DWARF ALBERTA SPRUCE SHRUB:	5

GENERAL ELECTRICAL NOTES:

1. EXTENT OF CONDUIT RUNS AND ELECTRICAL COMPONENTS SHOWN DIAGRAMMATICALLY. ELECTRICAL CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK FOR ADDITIONAL INFORMATION. ANY WORK NOT SHOWN SHALL NOT RELIEVE THE ELECTRICAL CONTRACTOR OF RESPONSIBILITIES OF INSTALLING A COMPLETELY ACCEPTABLE CODE COMPLIANT INSTALLATION. THE GENERAL CONDITIONS SHOWN DIAGRAMMATICALLY SHALL BE CAREFULLY EXAMINED PRIOR TO COMMENCEMENT OF WORK. THE ELECTRICAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY OUTLETS, MOUNTING HARDWARE AND SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES, REGULATIONS, AND THE BEST PRACTICES OF THE TRADE FOR INSTALLATION OF ALL ELECTRICAL WORK. ANY ADDITIONAL CONCRETE HOUSEKEEPING PADS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND INCLUDED AS PART OF THE SCOPE OF WORK.
3. SHOULD ANY WORK REQUIRE SUBSEQUENT MODIFICATIONS OR RE-LOCATIONS TO AVOID CONFLICTS OR INTERFERENCE WITH OTHER WORK OR EXISTING UTILITIES, THESE CHANGES SHALL BE CONDUCTED WITHOUT ADDITIONAL COST.
4. ALTHOUGH ALL WIRING, CONTROLS BRANCH CIRCUITING AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THIS DRAWING THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
5. A GREEN GROUNDING CONDUCTOR SHALL BE RUN WITH ALL CIRCUITS. VERIFY CONDUIT SIZE TO ENSURE IT CAN ACCOMMODATE ALL PHASE, NEUTRAL AND GROUND CONDUCTORS.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL NEW SERVICE, WIRING AND GROUNDING REQUIREMENTS WITH ATM EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. NO CLAIMS FOR EXTRA COSTS WILL BE ALLOWED BECAUSE OF LACK OF FULL KNOWLEDGE OF THE EXISTING CONDITIONS AND ATM EQUIPMENT UNLESS AGREED TO IN ADVANCED WITH THE OWNER/OR CONSTRUCTION MANAGER.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES AND STANDARDS.
8. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL TYPEWRITTEN DIRECTORIES BENEATH TRANSPARENT PLASTIC COVERS IN METAL FRAMES IN ALL PANELS INDICATING TYPE AND LOCATION OF LOAD BEING SERVED BY INDIVIDUAL CIRCUIT BREAKER.
9. ALL PARTS OF EQUIPMENT, INCLUDING BUT NOT LIMITED TO PANELS, JUNCTIONS BOXES, SAFETY SWITCHES, CIRCUIT BREAKERS AND CONDUCTORS, SHALL BE INDICATED BY NAME AT SUPPLY END AND AT LOAD END, TYPICAL.

WSA
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Citizens Bank

No. 04511
STATE OF NEW HAMPSHIRE

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

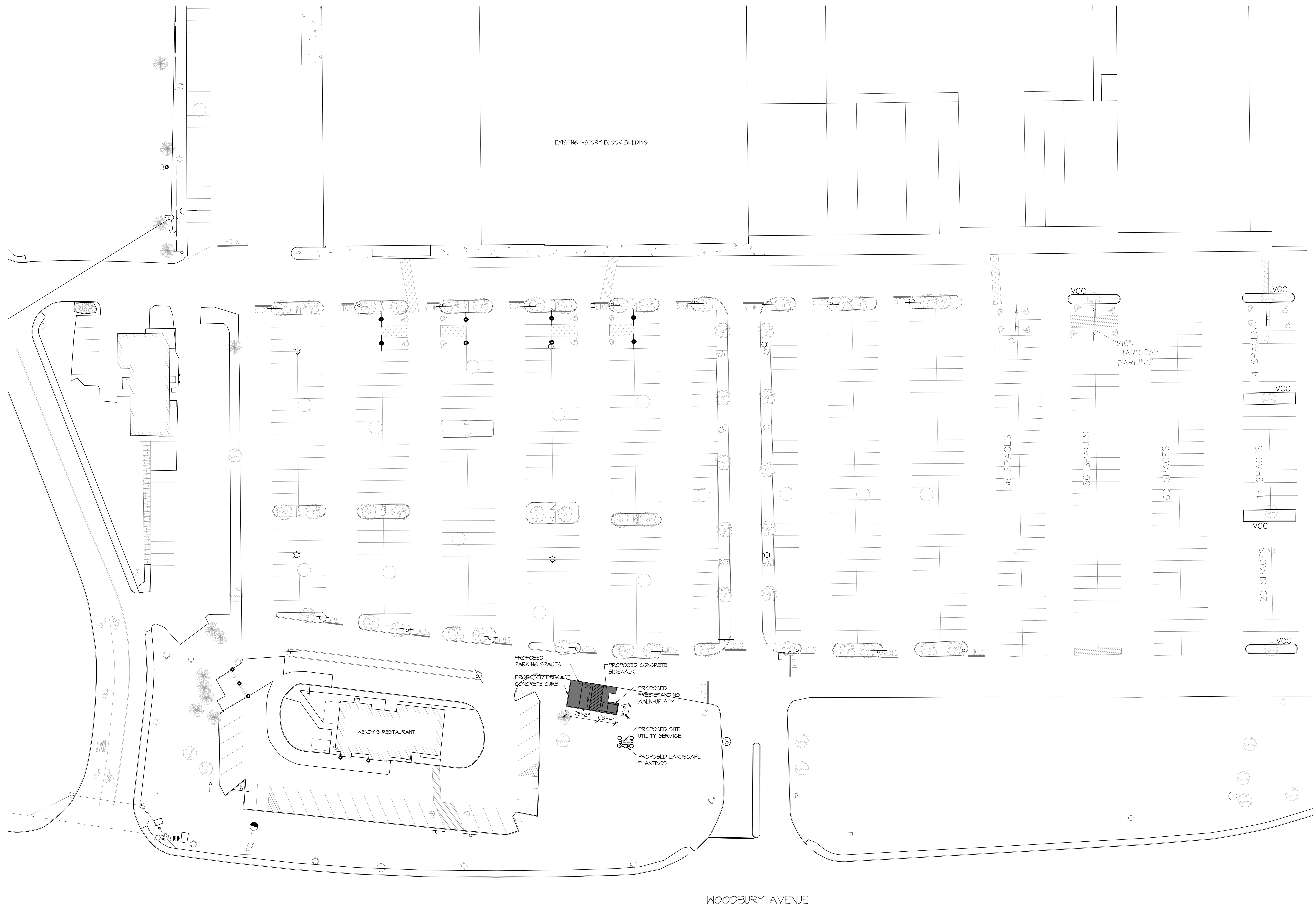
REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:
ARCHITECTURAL ELECTRICAL PARTIAL SITE PLAN

DRAWING NUMBER:
AS1.0

COMMENTS:



1 / AS1.1 EXISTING SITE PLAN at PROPOSED FREE-STANDING WALK-UP ATM

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

0 32 64
SCALE IN FEET

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1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE:	AS NOTED
DATE:	10/27/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:

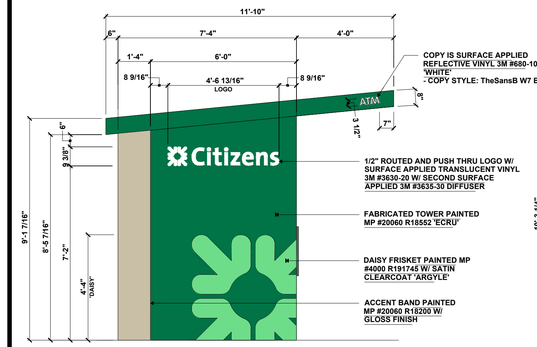
EXISTING SITE PLAN AT PROPOSED FREE-STANDING WALK-UP ATM

DRAWING NUMBER:

AS1.1

COMMENTS:

ZONING VARIANCE- BOARD OF ADJUSTMENTS AND RULES



AGI

Project Title
CITIZENS BANK

Date 06.02.20

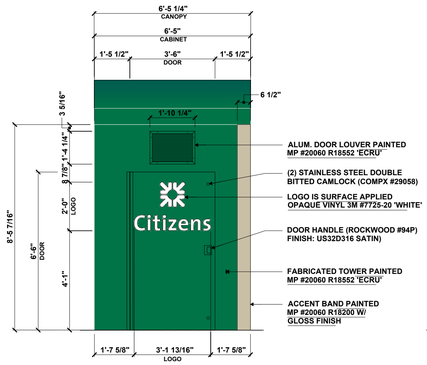
AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
Interior / Exterior
Single Faced / Double Faced
Non-Illuminated
Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions
Date Description
1 MES 6/4.23 INCLUDED FOUNDATION PLAN
Change
2 3 4 5 6 7 8

Code 41798 | Type A
Sign Type FWUB-1 (NCR6684) | PG. #: 1

2655 International Pkwy.
Virginia Beach, VA 23452



AGI

Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
Interior / Exterior
Single Faced / Double Faced
Non-Illuminated
Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions
Date Description
1 MES 6/4.23 INCLUDED FOUNDATION PLAN
Change
2 3 4 5 6 7 8

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Code 41798 | Type A
Sign Type FWUB-1 (NCR6684) | PG. #: 2

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Virginia Beach, VA 23452

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Citizens Bank

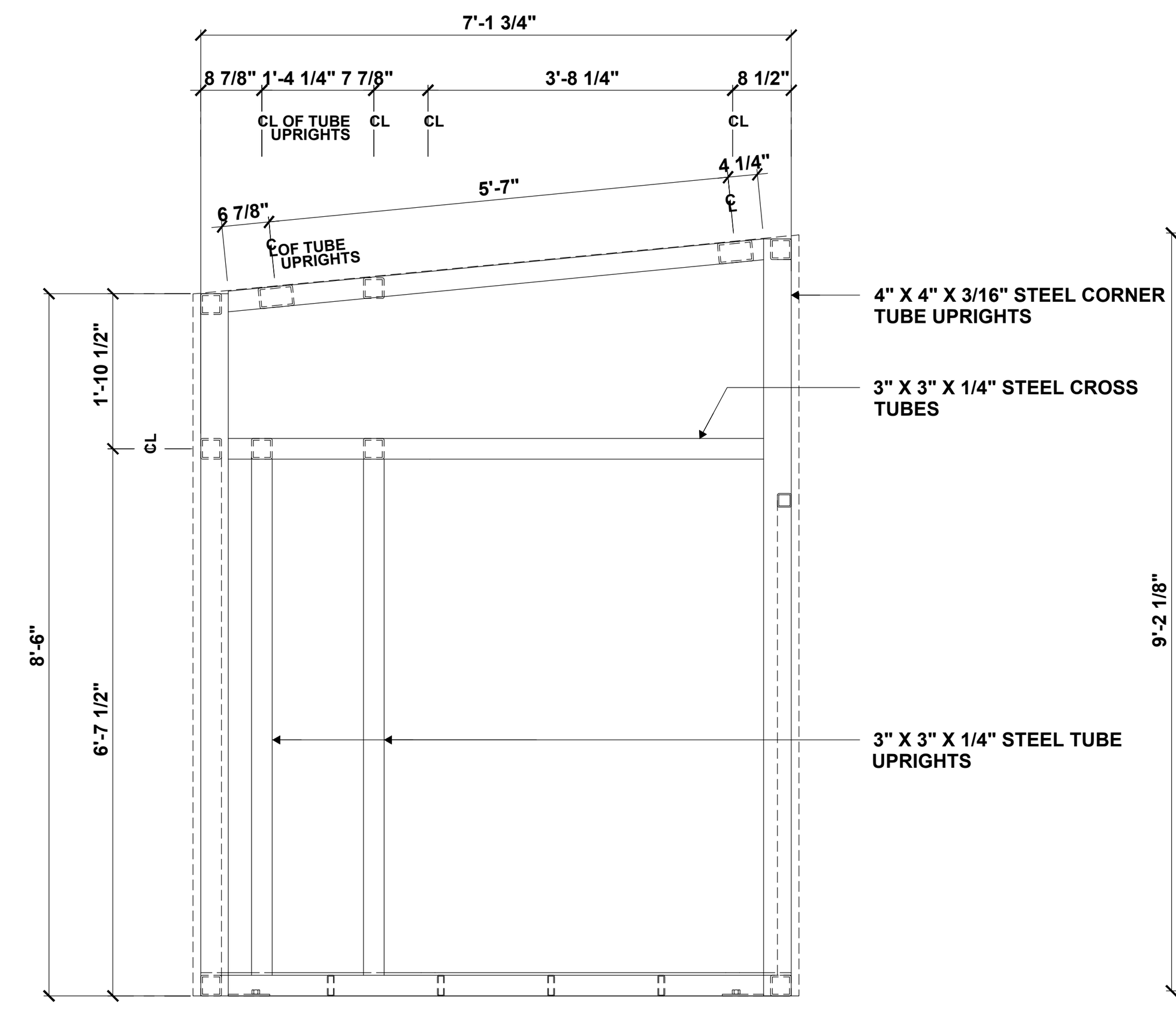
CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

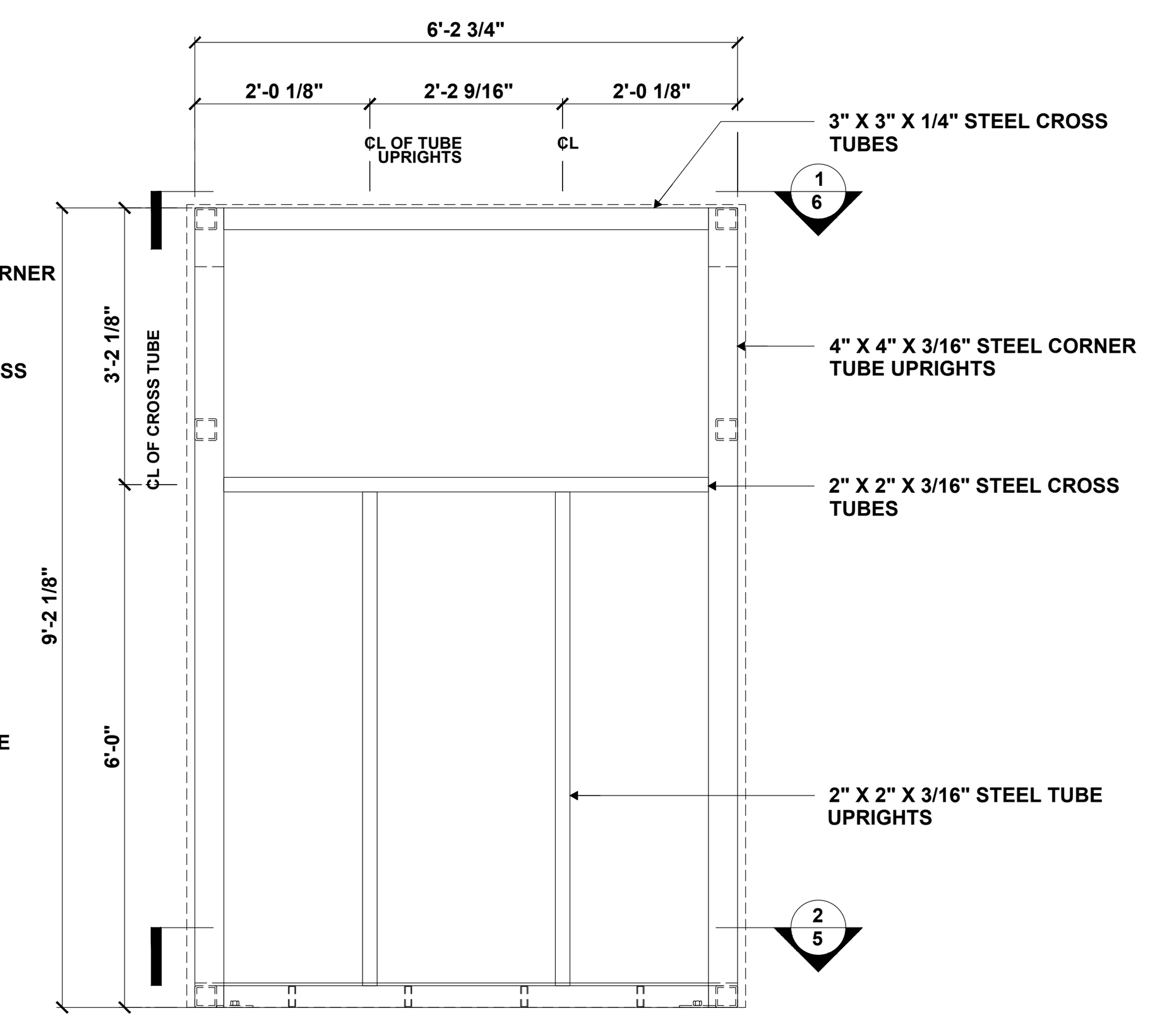
SCALE: AS NOTED
DATE: 09/30/2020
DRAWN BY: MP
JOB NUMBER: 20-153
DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.0

COMMENTS:



1/3 LEFT SIDE VIEW
1/2" = 1' - 0"



2/3 CABINET FRAME ELEVATION (FRONT VIEW)
1/2" = 1' - 0"

AGI

Project Title
CITIZENS BANK

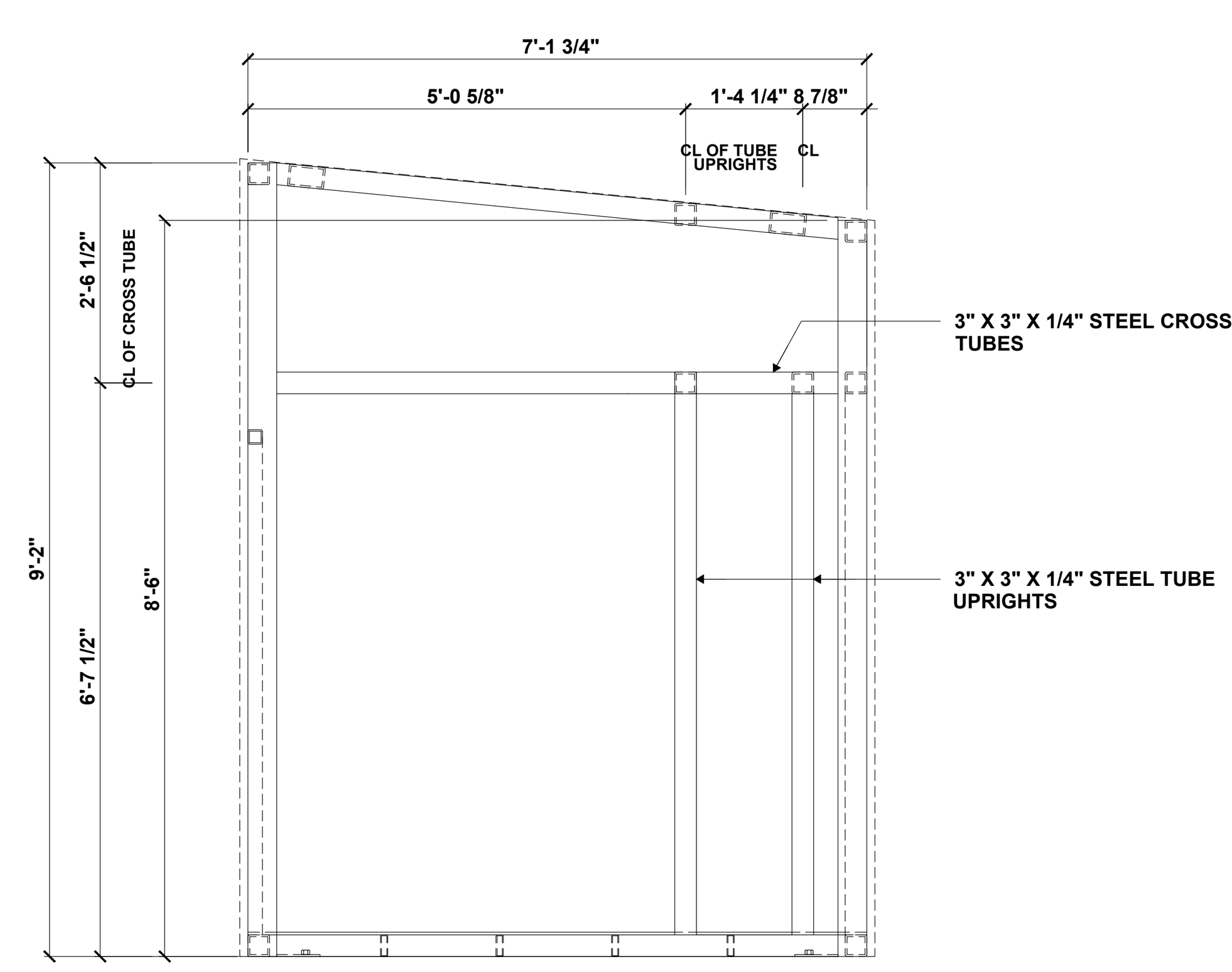
Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

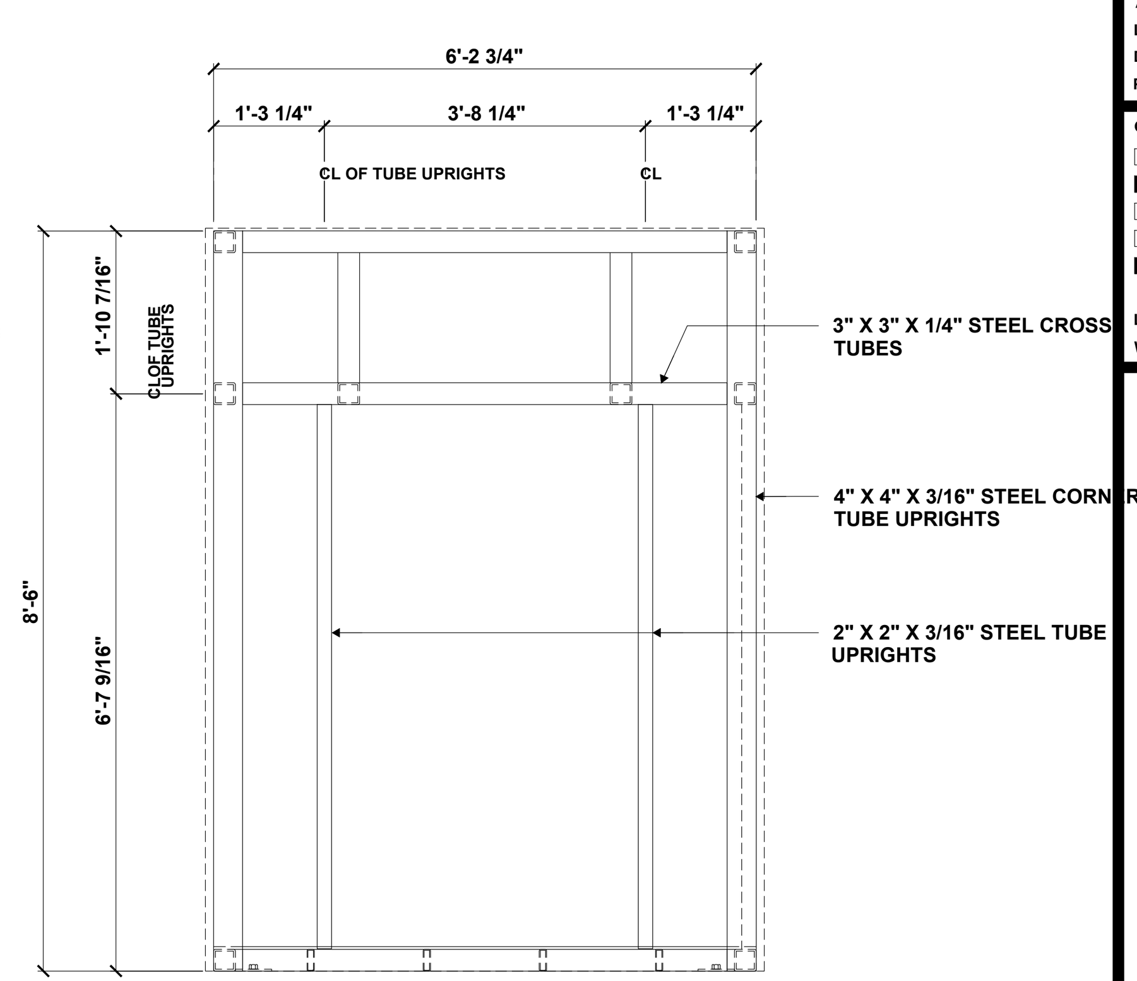
General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions	Drawn By	Date	Change
1	MSS	08.04.20	INCLUDED FOUNDATION PLAN
2			
3			
4			
5			
6			
7			
8			
9			

Code 41798 | Type A
2655 International Pkwy. Virginia Beach, VA 23452
Sign Type FWUB-1 (NCR6684) | PG. #: 3



1/4 RIGHT SIDE VIEW
1/2" = 1' - 0"



2/4 REAR VIEW
1/2" = 1' - 0"

AGI

Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐
☐ Non-Illuminated
■ Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions / Drawn By / Date / Change
1 MSS 08.04.20 INCLUDED FOUNDATION PLAN

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Code 41798 | Type A
2655 International Pkwy. Virginia Beach, VA 23452
Sign Type FWUB-1 (NCR6684) | PG. #: 4

WSA
WILLIAM STARCK ARCHITECTS, INC.
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WWW.STARCKARCHITECTS.COM

Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

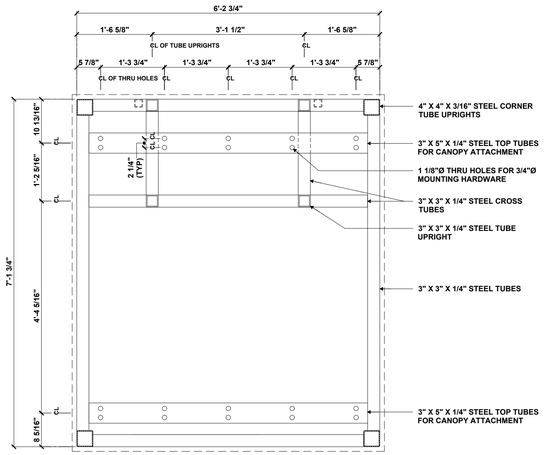
REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.1

COMMENTS:



1/5 **SECTION VIEW THRU BOTTOM CABINET**
3/4" = 1' - 0"

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Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

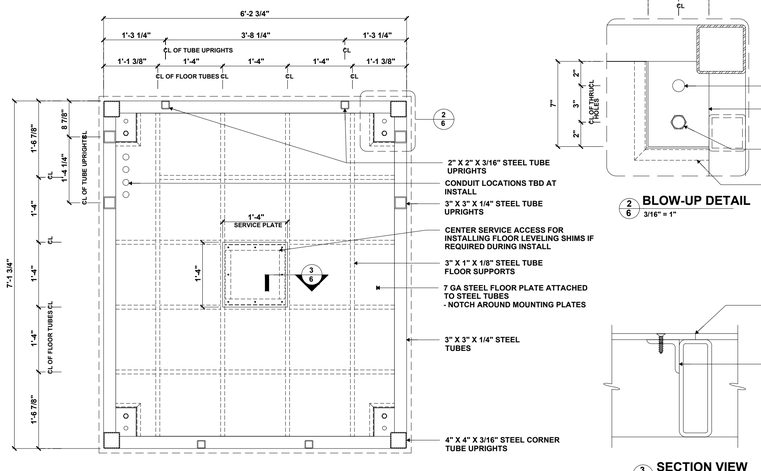
General Sign Specifications
Interior / Exterior
Single Faced / Double Faced
Non-Illuminated
Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions

Drawn By	Date	Change
MES	08.04.20	INCLUDED FOUNDATION PLAN
		1
		2
		3
		4
		5
		6
		7
		8
		9

Code 41798 | Type A
Sign Type FWUB-1 (NCR6684) | PG. # 5

2655 International Pkwy
Virginia Beach, VA 23452



1/6 **VIEW AT TOP CABINET**
3/4" = 1' - 0"

2/6 **BLOW-UP DETAIL**
3/16" = 1"

3/6 **SECTION VIEW**
1/2" = 1"

AGI

Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
Interior / Exterior
Single Faced / Double Faced
Non-Illuminated
Illuminated
120 Volts ____ Amps(+/-)
Location
Windspeed

Drawing Revisions

Drawn By	Date	Change
MES	08.04.20	INCLUDED FOUNDATION PLAN
		1
		2
		3
		4
		5
		6
		7
		8
		9

Code 41798 | Type A
Sign Type FWUB-1 (NCR6684) | PG. # 6

2655 International Pkwy
Virginia Beach, VA 23452

WILLIAM STARCK ARCHITECTS, INC.
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Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

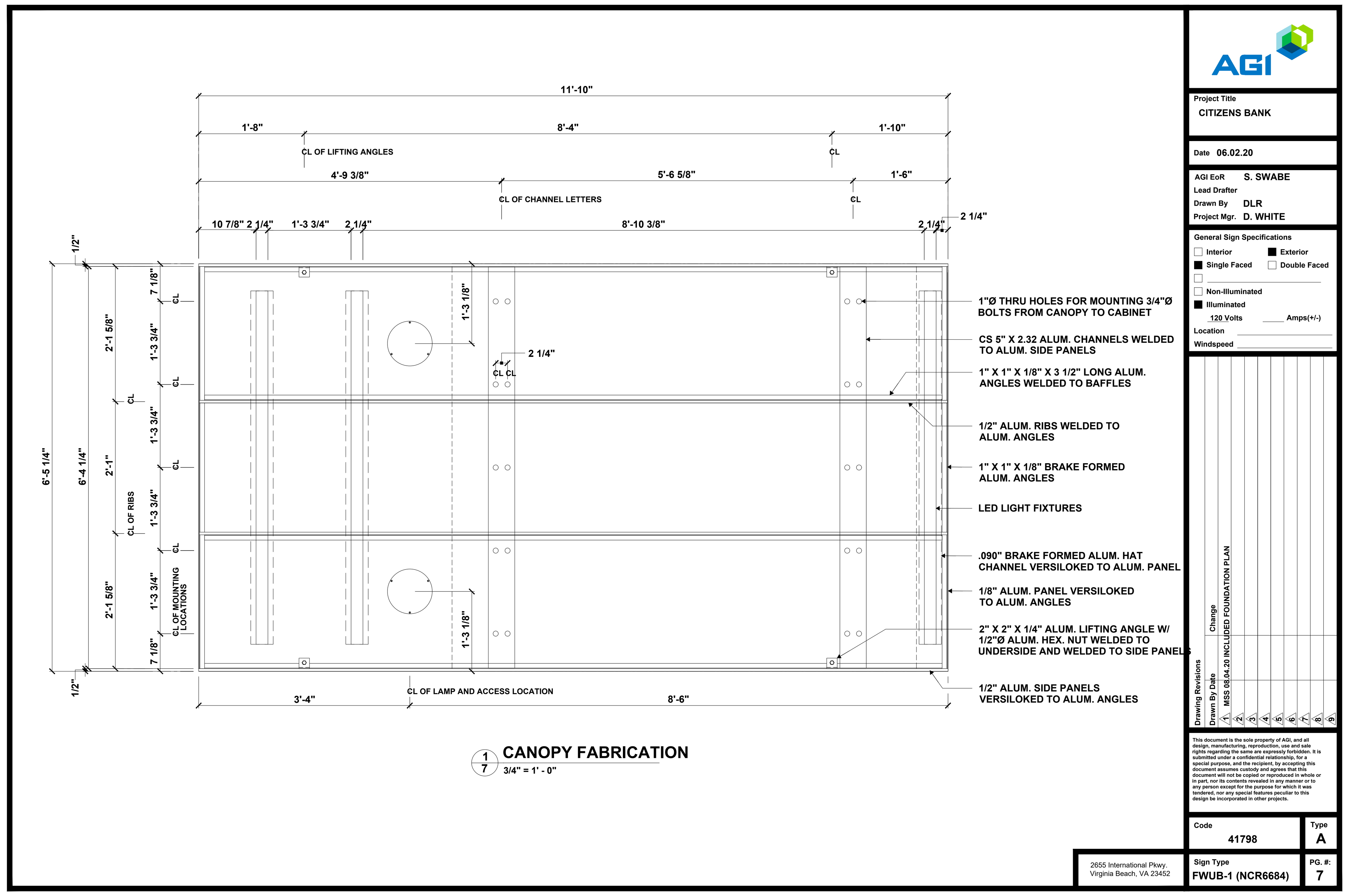
REVISIONS:

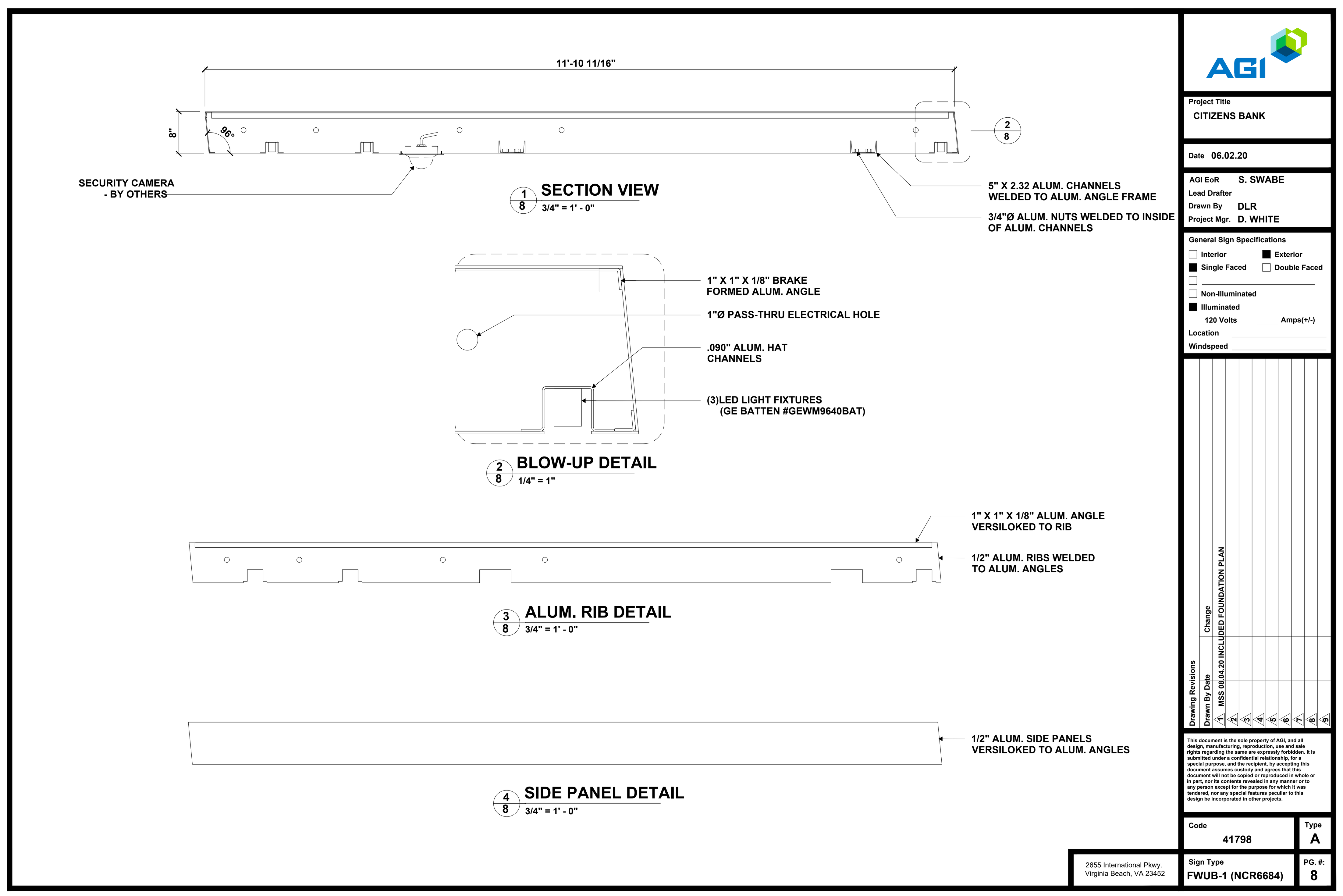
SCALE: AS NOTED
DATE: 09/30/2020
DRAWN BY: MP
JOB NUMBER: 20-153

DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.2

COMMENTS:


AGI
Project Title
CITIZENS BANK
Date 06.02.20
AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE
General Sign Specifications
Interior
Exterior
Single Faced
Double Faced
Non-Illuminated
Illuminated
120 Volts
Amps(+/-)
Location
Windspeed
11'-10"
1'-8"
8'-4"
1'-10"
CL OF LIFTING ANGLES
4'-9 3/8"
5'-6 5/8"
1'-6"
CL OF CHANNEL LETTERS
10 7/8"
2 1/4"
1'-3 3/4"
8'-10 3/8"
1"Ø THRU HOLES FOR MOUNTING 3/4"Ø BOLTS FROM CANOPY TO CABINET
CS 5" X 2.32 ALUM. CHANNELS WELDED TO ALUM. SIDE PANELS
1" X 1" X 1/8" X 3 1/2" LONG ALUM. ANGLES WELDED TO BAFFLES
1/2" ALUM. RIBS WELDED TO ALUM. ANGLES
1" X 1" X 1/8" BRAKE FORMED ALUM. ANGLES
LED LIGHT FIXTURES
.090" BRAKE FORMED ALUM. HAT CHANNEL VERSILOKED TO ALUM. PANEL
1/8" ALUM. PANEL VERSILOKED TO ALUM. ANGLES
2" X 2" X 1/4" ALUM. LIFTING ANGLE W/ 1/2"Ø ALUM. HEX. NUT WELDED TO UNDERSIDE AND WELDED TO SIDE PANELS
1/2" ALUM. SIDE PANELS VERSILOKED TO ALUM. ANGLES
CL OF LAMP AND ACCESS LOCATION
3'-4"
8'-6"
1 / 7 CANOPY FABRICATION
3/4" = 1' - 0"
Code 41798
Type A
Sign Type FWUB-1 (NCR6684)
PG. # 7
2655 International Pkwy. Virginia Beach, VA 23452


AGI
Project Title
CITIZENS BANK
Date 06.02.20
AGI EoR S. SWABE
Drawn By DLR
Project Mgr. D. WHITE
11'-10 11/16"
SECURITY CAMERA - BY OTHERS
1 / 8 SECTION VIEW
3/4" = 1' - 0"
5" X 2.32 ALUM. CHANNELS WELDED TO ALUM. ANGLE FRAME
3/4"Ø ALUM. NUTS WELDED TO INSIDE OF ALUM. CHANNELS
1" X 1" X 1/8" BRAKE FORMED ALUM. ANGLE
1"Ø PASS-THRU ELECTRICAL HOLE
.090" ALUM. HAT CHANNELS
(3)LED LIGHT FIXTURES (GE BATTEN #GEWM9640BAT)
2 / 8 BLOW-UP DETAIL
1/4" = 1"
1" X 1" X 1/8" ALUM. ANGLE VERSILOKED TO RIB
1/2" ALUM. RIBS WELDED TO ALUM. ANGLES
3 / 8 ALUM. RIB DETAIL
3/4" = 1' - 0"
1/2" ALUM. SIDE PANELS VERSILOKED TO ALUM. ANGLES
4 / 8 SIDE PANEL DETAIL
3/4" = 1' - 0"
Code 41798
Type A
Sign Type FWUB-1 (NCR6684)
PG. # 8
2655 International Pkwy. Virginia Beach, VA 23452

WILLIAM STARCK ARCHITECTS, INC.
126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
10 DORRANCE STREET, SUITE 700
PROVIDENCE, RI 02903
T: 508.679.5733
F: 508.672.8556
WWW.STARCKARCHITECTS.COM

Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

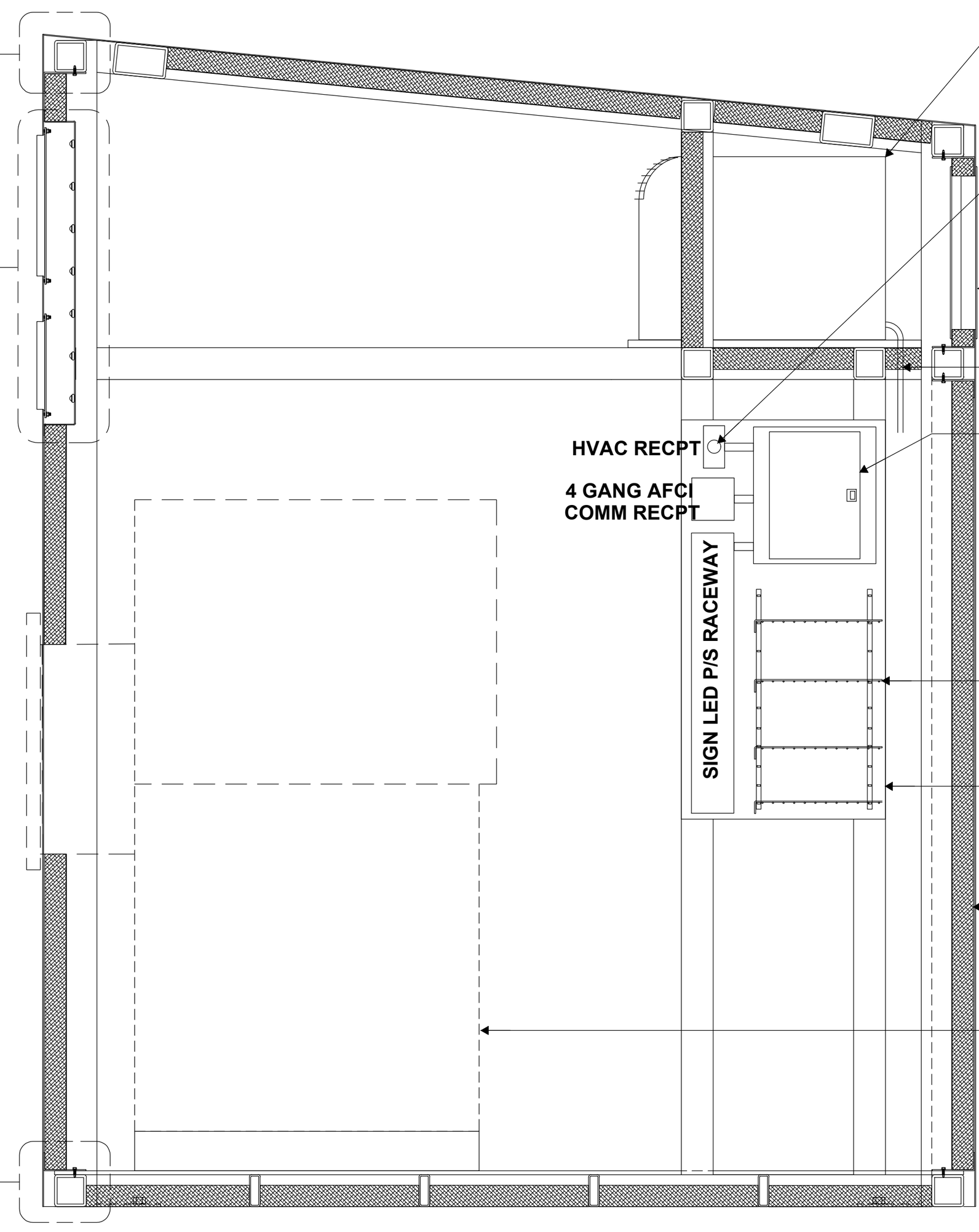
REVISIONS:

SCALE: AS NOTED
DATE: 09/30/2020
DRAWN BY: MP
JOB NUMBER: 20-153

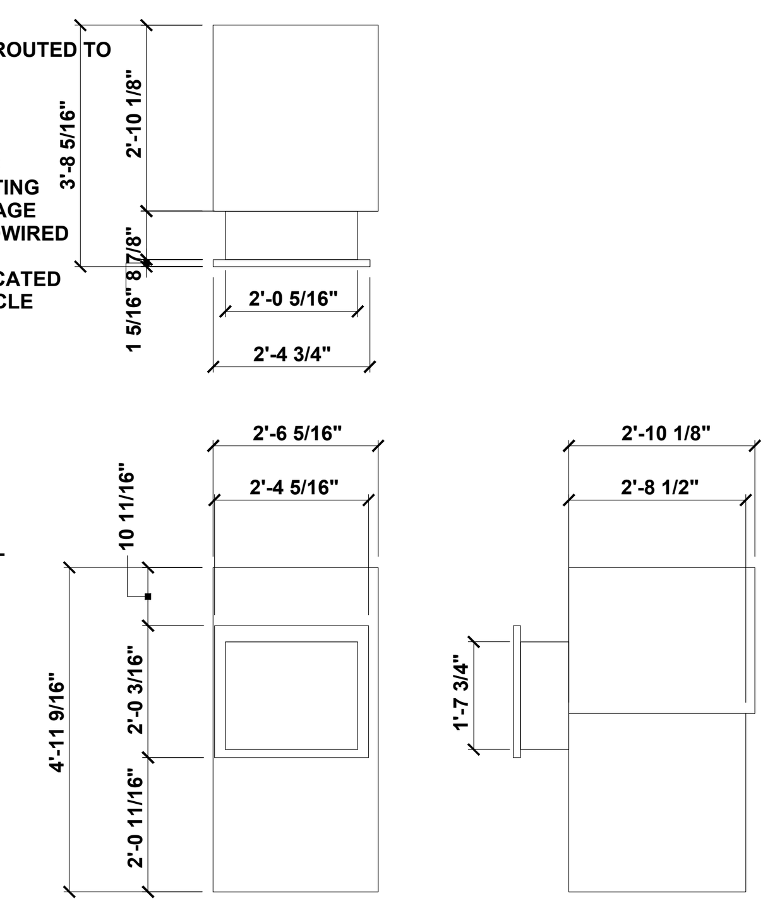
DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.3

COMMENTS:



1
9
SECTION VIEW THRU CABINET
3/4" = 1' - 0"



3 **6684 ATM DIMENSIONS**
9

2 **HEATER/AC SPECIFICATIONS**
9

AGI

Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
- [ ] Interior
- [x] Exterior
- [x] Single Faced
- [ ] Double Faced
- [ ] ______
- [ ] Non-Illuminated
- [x] Illuminated

120 Volts ______ Amps(+/-)
Location ______
Windspeed ______

Drawing Revisions		
Drawn By Date	Change	
1	MSS 08.04.20	INCLUDED FOUNDATION PLAN
2		
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4		
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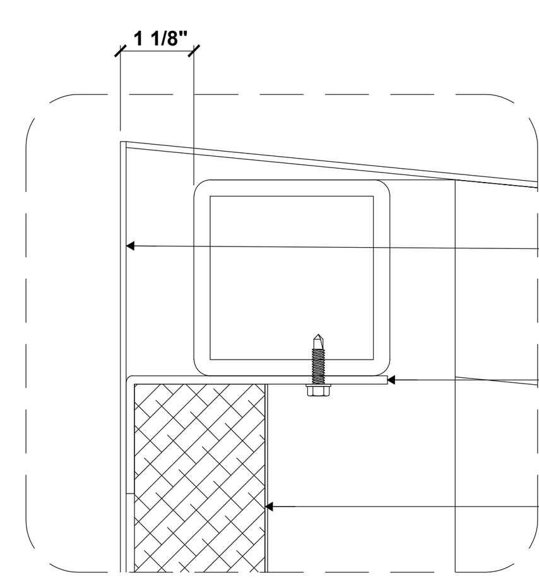
9		

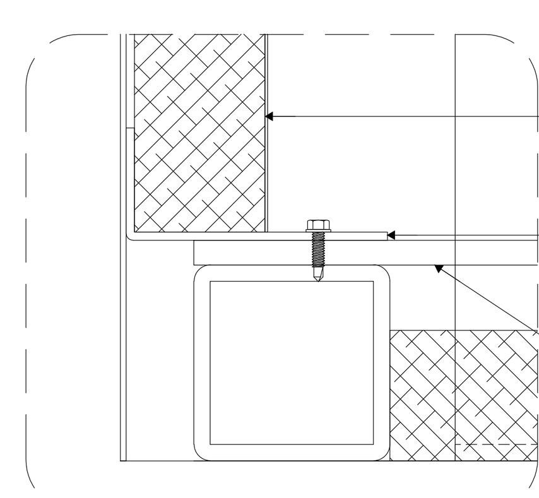
2655 International Pkwy.
Virginia Beach, VA 23452

Code 41798 | Type A

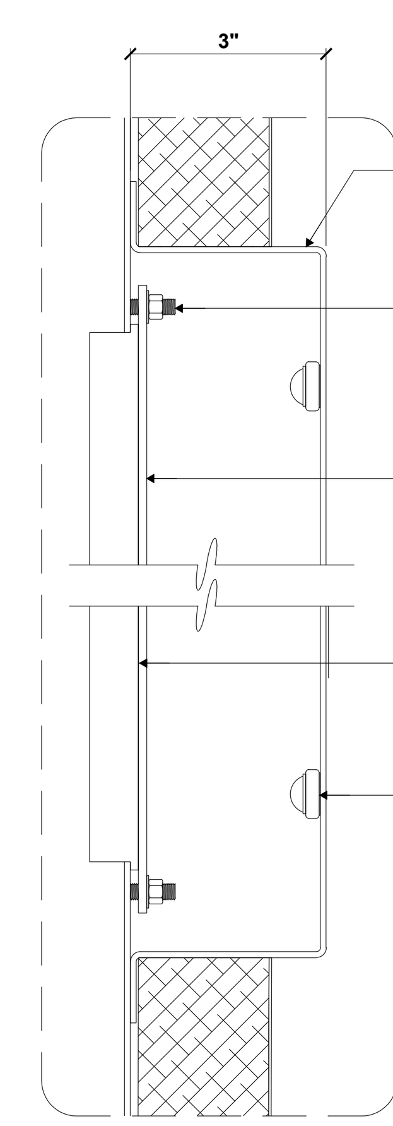
Sign Type FWUB-1 (NCR6684) | PG. #: 9



1
10
BLOW-UP DETAIL
3/8" = 1"



2
10
BLOW-UP DETAIL
3/8" = 1"



3
10
BLOW-UP DETAIL
3/8" = 1"

AGI

Project Title
CITIZENS BANK

Date 06.02.20

AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE

General Sign Specifications
Interior / Exterior / Single Faced / Double Faced / Non-Illuminated / Illuminated
120 Volts Amps(+/-)
Location
Windspeed

Drawing Revisions
Drawn By Date / Change
1 MSS 08.04.20 INCLUDED FOUNDATION PLAN

2655 International Pkwy.
Virginia Beach, VA 23452

Code 41798 | Type A

Sign Type FWUB-1 (NCR6684) | PG. #: 10

WILLIAM STARCK
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126 COVE STREET
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Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

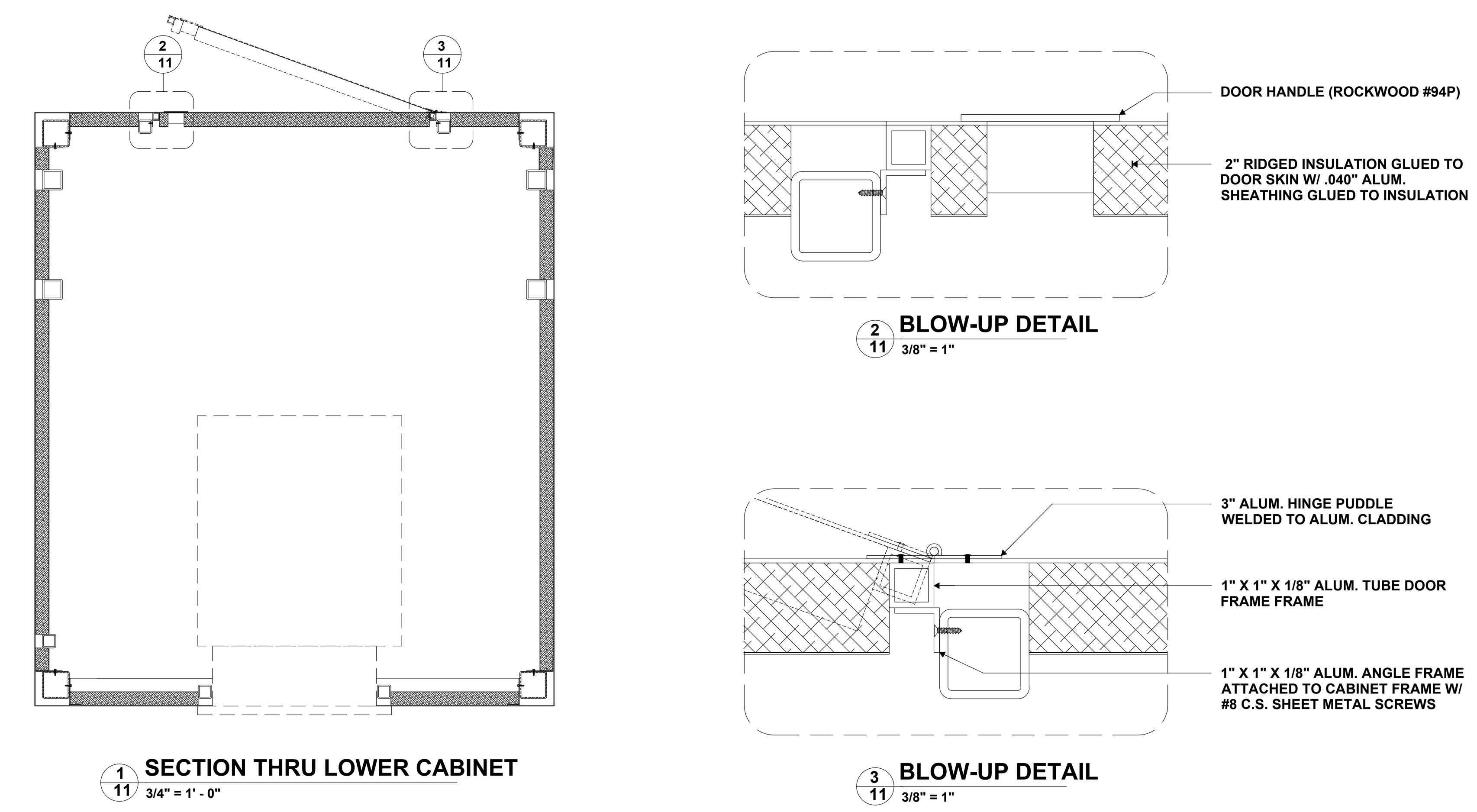
REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.4

COMMENTS:



AGI

Project Title: CITIZENS BANK

Date: 06.02.20

AGI EoR: S. SWABE
Lead Drafter
Drawn By: DLR
Project Mgr.: D. WHITE

General Sign Specifications
- [ ] Interior
- [x] Exterior
- [x] Single Faced
- [ ] Double Faced
- [ ] ______
- [ ] Non-Illuminated
- [x] Illuminated

120 Volts ______ Amps(+/-)
Location ______
Windspeed ______

Drawing Revisions

Drawn By	Date	Change
1 MSS	08.04.20	INCLUDED FOUNDATION PLAN
2		
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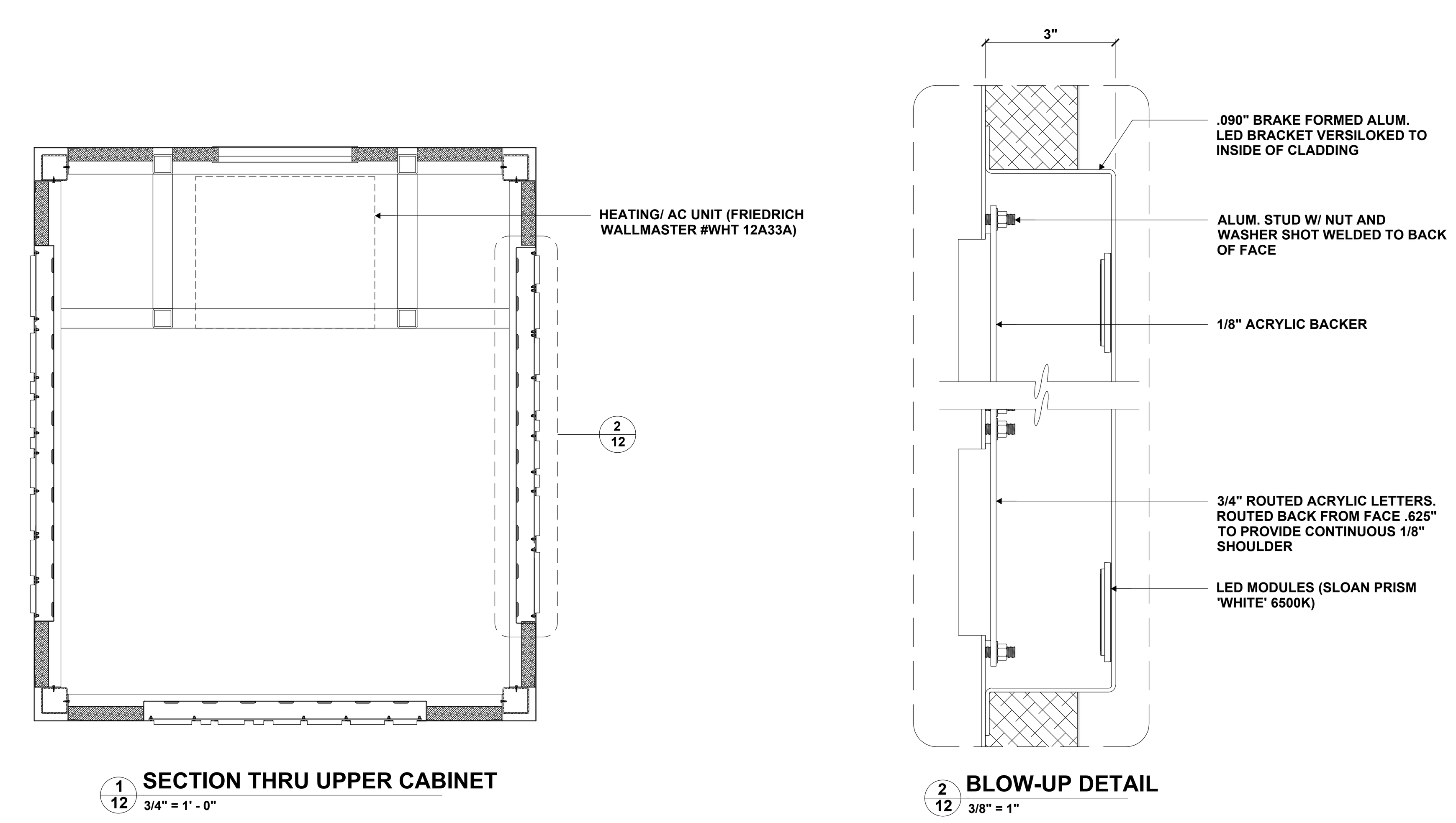
Code: 41798 | Type: A

2655 International Pkwy.
Virginia Beach, VA 23452

Sign Type: FWUB-1 (NCR6684) | PG. #: 11



AGI

Project Title: CITIZENS BANK

Date: 06.02.20

AGI EoR: S. SWABE
Lead Drafter
Drawn By: DLR
Project Mgr.: D. WHITE

General Sign Specifications
- [ ] Interior
- [x] Exterior
- [x] Single Faced
- [ ] Double Faced
- [ ] ______
- [ ] Non-Illuminated
- [x] Illuminated

120 Volts ______ Amps(+/-)
Location ______
Windspeed ______

Drawing Revisions

Drawn By	Date	Change
1 MSS	08.04.20	INCLUDED FOUNDATION PLAN
2		
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Code: 41798 | Type: A

2655 International Pkwy.
Virginia Beach, VA 23452

Sign Type: FWUB-1 (NCR6684) | PG. #: 12

WILLIAM STARCK ARCHITECTS, INC.
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Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.5

COMMENTS:

LED LAYOUT TBD

Project Title: CITIZENS BANK

Date: 06.02.20

AGI EoR: S. SWABE
Lead Drafter:
Drawn By: DLR
Project Mgr.: D. WHITE

General Sign Specifications
- ☐ Interior
- ■ Exterior
- ■ Single Faced
- ☐ Double Faced
- ☐ ______
- ☐ Non-Illuminated
- ■ Illuminated

120 Volts ______ Amps(+/-)
Location ______
Windspeed ______

Drawing Revisions	Drawn By Date	Change
1	MSS 08.04.20	INCLUDED FOUNDATION PLAN
2		
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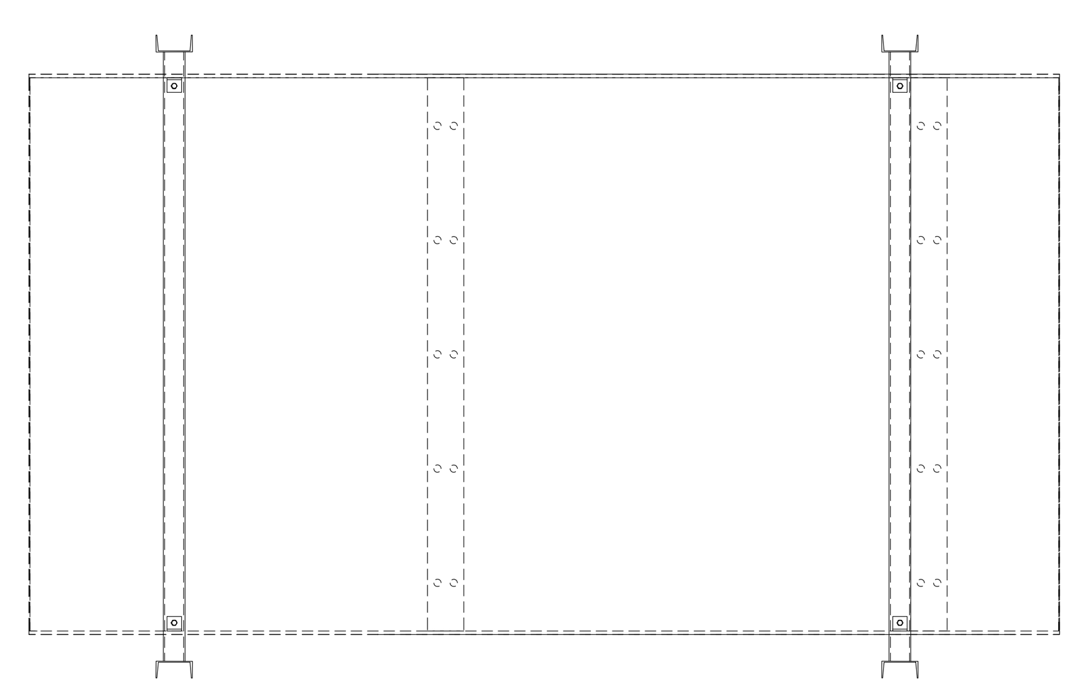
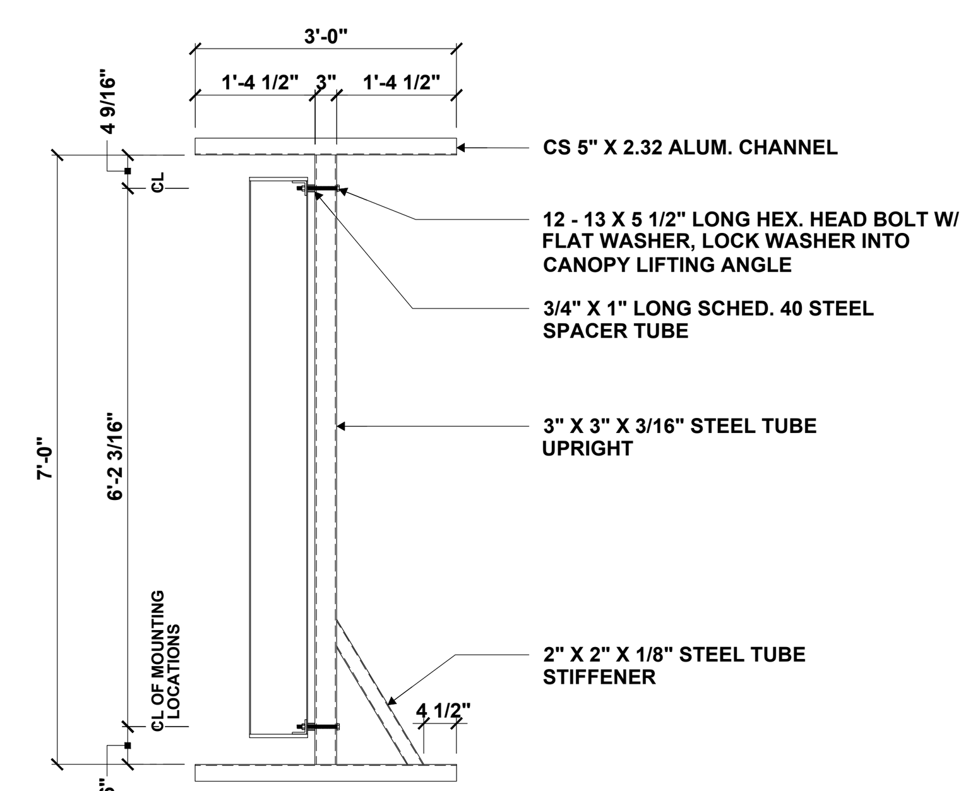
Code: 41798 | Type: A

2655 International Pkwy.
Virginia Beach, VA 23452

Sign Type: FWUB-1 (NCR6684) | PG. #: 13



CANOPY SHIPPING STAND ELEVATION (1/14)
1/2" = 1' - 0"



SIDE VIEW (2/14)
1/2" = 1' - 0"

Project Title: CITIZENS BANK

Date: 06.02.20

AGI EoR: S. SWABE
Lead Drafter:
Drawn By: DLR
Project Mgr.: D. WHITE

General Sign Specifications
- ☐ Interior
- ■ Exterior
- ■ Single Faced
- ☐ Double Faced
- ☐ ______
- ☐ Non-Illuminated
- ■ Illuminated

120 Volts ______ Amps(+/-)
Location ______
Windspeed ______

Drawing Revisions / Drawn By Date / Change: 1 MSS 08.04.20 INCLUDED FOUNDATION PLAN

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Code: 41798 | Type: A

2655 International Pkwy.
Virginia Beach, VA 23452

Sign Type: FWUB-1 (NCR6684) | PG. #: 14

WILLIAM STARCK ARCHITECTS, INC.
126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
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WWW.STARCKARCHITECTS.COM

Citizens Bank

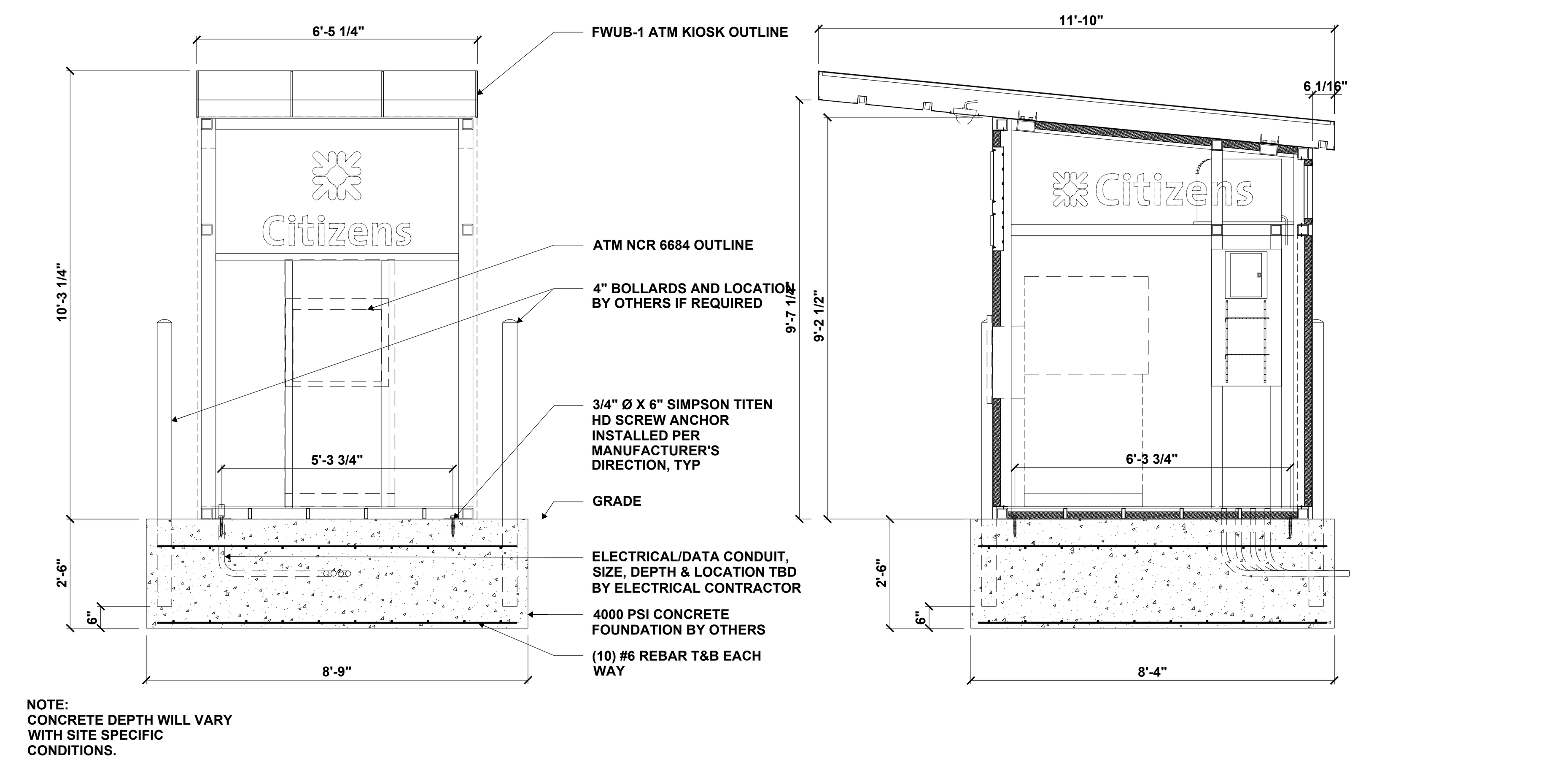
CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE: AS NOTED
DATE: 09/30/2020
DRAWN BY: MP
JOB NUMBER: 20-153
DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.6

COMMENTS:



NOTE:
CONCRETE DEPTH WILL VARY WITH SITE SPECIFIC CONDITIONS.

1 FOUNDATION ELEVATION
15 3/8" = 1' - 0"

1 FOUNDATION SIDE VIEW
15 3/8" = 1' - 0"

AGI

Project Title: CITIZENS BANK
Date 06.02.20
AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE
General Sign Specifications: Interior / Exterior (checked) / Single Faced (checked) / Double Faced / Non-Illuminated / Illuminated (checked) / 120 Volts / Amps(+/-) / Location / Windspeed
Drawing Revisions — Drawn By / Date / Change: 1. MSS 06.04.20 INCLUDED FOUNDATION PLAN

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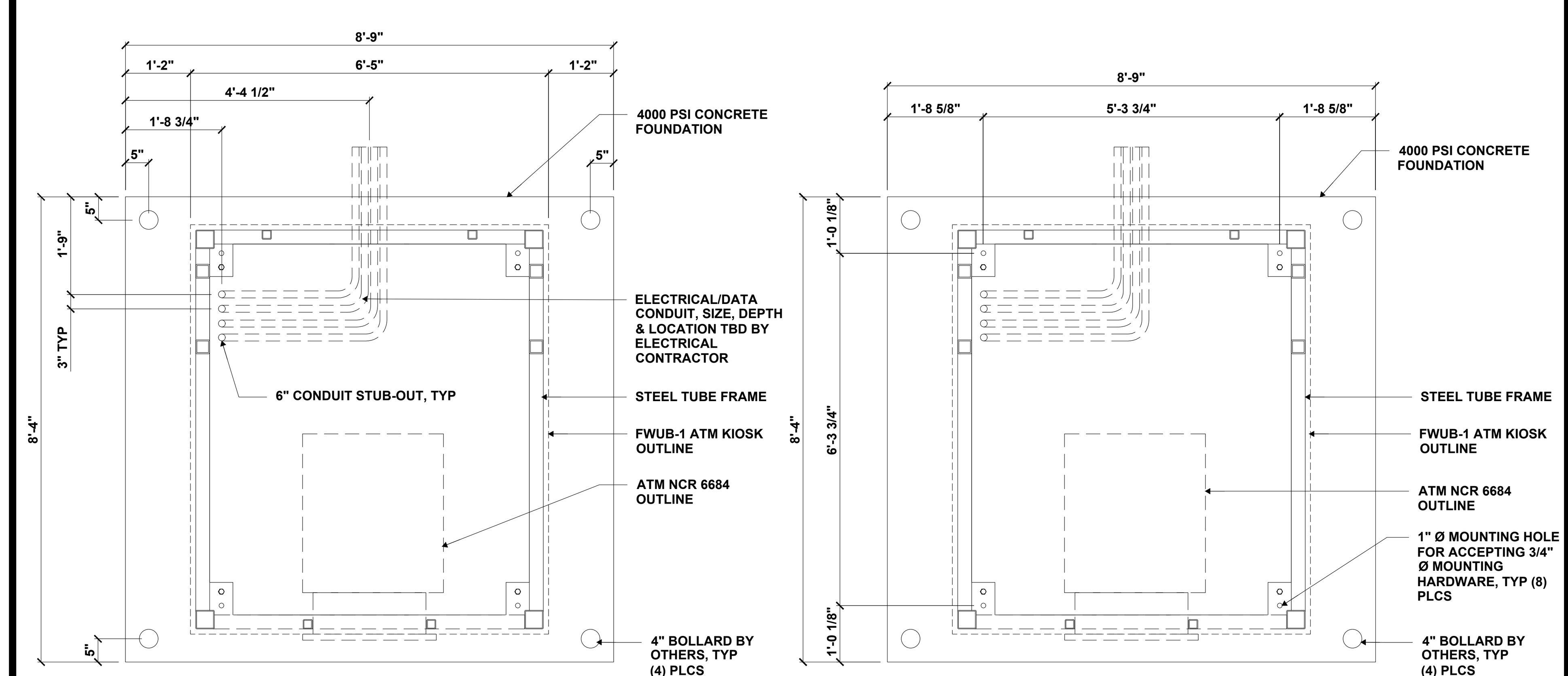
Code 41798 | Type A
2655 International Pkwy. Virginia Beach, VA 23452
Sign Type FWUB-1 (NCR6684) | PG. #: 15



1 FOUNDATION PAD PLAN
16 1/2" = 1' - 0"

1 MOUNTING PLAN
16 1/2" = 1' - 0"

FOUNDATION NOTES:
1.) CONCRETE REQ'D: 6.75 CU YARDS
2.) 4000 PSI @ 28 DAYS
3.) 2000 PSF SOIL BEARING
4.) 200 PSF/FT SOIL LATERAL BEARING UNDISTURBED SOIL
5.) 3/4" SIMPSON TITEN HD SCREW ANCHOR OR EQUAL, 6" MIN. EMBEDMENT

AGI

Project Title: CITIZENS BANK
Date 06.02.20
AGI EoR S. SWABE
Lead Drafter
Drawn By DLR
Project Mgr. D. WHITE
General Sign Specifications: Interior / Exterior (checked) / Single Faced (checked) / Double Faced / Non-Illuminated / Illuminated (checked) / 120 Volts / Amps(+/-) / Location / Windspeed
Drawing Revisions — Drawn By / Date / Change: 1. MSS 06.04.20 INCLUDED FOUNDATION PLAN

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Code 41798 | Type A
2655 International Pkwy. Virginia Beach, VA 23452
Sign Type FWUB-1 (NCR6684) | PG. #: 16

WSA
WILLIAM STARCK ARCHITECTS, INC.
126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
10 DORRANCE STREET, SUITE 700
PROVIDENCE, RI 02903
T: 508.679.5733
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WWW.STARCKARCHITECTS.COM

Citizens Bank

CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE:	AS NOTED
DATE:	09/30/2020
DRAWN BY:	MP
JOB NUMBER:	20-153

DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.7

COMMENTS:

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS SQUARE/	ASTM A500, GR B	F_y=42 KSI MIN.
RECT HSS THREADED	ASTM A500, GR B	F_y=46 KSI MIN.
ROD STEEL PLATE STD.	ASTM A36 ASTM A36	F_y=46 KSI MIN.
PIPE	ASTM A53, GR B	F_y=36 KSI MIN.
		F_y=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A307 UNO..
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH F_{tu}=38 KSI MIN, F_{ty}=35 KSI MIN, F_{tuw}=24 KSI MIN, F_{tyw}=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH F_{tu}=38 KSI MIN, F_{ty}=35 KSI MIN, F_{tuw}=24 KSI MIN, F_{tyw}=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH F_{tu}=42 KSI MIN, F_{ty}=35 KSI MIN, F_{tuw}=24 KSI MIN, F_{tyw}=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH F_{tu}=38 KSI MIN, F_{ty}=35 KSI MIN, F_{tuw}=24 KSI MIN, F_{tyw}=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $\frac{1}{8}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 4,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, F_y=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.

AGI

Project Title: CITIZENS BANK

Date 06.02.20

AGI EoR: S. SWABE
Lead Drafter:
Drawn By: DLR
Project Mgr.: D. WHITE

General Sign Specifications
- [ ] Interior
- [x] Exterior
- [x] Single Faced
- [ ] Double Faced
- [ ] ____
- [ ] Non-Illuminated
- [x] Illuminated

120 Volts ____ Amps(+/-)
Location ____
Windspeed ____

Drawing Revisions		
Drawn By	Date	Change
1 MSS	08.04.20	INCLUDED FOUNDATION PLAN
2		
3		
4		
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7		
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2655 International Pkwy.
Virginia Beach, VA 23452

Code: 41798
Type: A
Sign Type: FWUB-1 (NCR6684)
PG. #: 16

WILLIAM STARCK ARCHITECTS, INC.
126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720
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CITIZENS BANK
REMOTE WALK-UP ATM
1465 WOODBURY AVENUE
PORTSMOUTH, NH 03801

REVISIONS:

SCALE: AS NOTED
DATE: 09/30/2020
DRAWN BY: MP
JOB NUMBER: 20-153
DRAWING NAME:
ATM STRUCTURE DETAILS

DRAWING NUMBER:
A2.8

COMMENTS:

CITY OF PORTSMOUTH **ZONING BOARD OF ADJUSTMENT**

RE: APPLICATION OF MICHAEL PETRIN

239 NORTHWEST STREET

Applicant's Narrative

I. The Property:

Michael Petrin is a co-owner of the property located at 239 Northwest Street. The property consists of a single family residence, constructed circa 1830, which is located on a lot containing 3,722 sq. ft. The lot is non-conforming in size. The existing structure is non-conforming as to front, rear and left side yards, lot coverage, and open space.

The lot itself abuts the US Route 1 Bypass and was the subject of takings by the Maine- NH Interstate Bridge Authority for the Sarah Mildred Long Bridge in 1939, when 6,400 square feet of the lot were taken, leaving only 3,722 square feet of lot area.. The single family residence is located within 50 feet of the bridge on ramp and -0- feet from the Route 1 Bypass right-of-way.

The existing structure is approximately one foot from Northwest Street which dead ends at the adjacent property to the east.

The entire structure is located within 100' of the North Mill Pond. The applicant also is the co-owner of a waterfront vacant lot across Northwest Street which is approximately 2615 sq. ft. in size and is the location of a dock upon the Mill Pond.

II. The Proposal:

The applicant proposes to demolish a shed addition to the rear of the home and to construct a two-story addition to the rear of the home. The net increase in the square footage of the footprint would be 99 square feet. In addition, an existing deck of 30 square feet would be removed, and a new deck of approximately the same size constructed.

III. Variances Required:

Because the structure and lot are non-conforming, variances from Article 3, Sections 10.311 and 10.321 to alter a non-conforming structure upon a non-conforming lot, variances from Article 5, Sec. 10.521 for a 1.9 foot rear yard setback, lot coverage of 48% and open space of 28% are also required.

IV. ARGUMENT

The Applicant believes that the 5 criteria necessary for the Board to grant the requested Variances are met by the within application.

A. First and foremost granting the Variances requested, will not substantially alter the characteristics of the neighborhood, nor will public health, safety or welfare be threatened. In essence the proposal is to demolish the nonconforming shed at the rear of the home and to replace it with a 2 story addition adjacent to where the shed was. There will be a 99 Square foot increase in the lot coverage.

   Applying the tests set forth in the Malachy Glen Case, granting the Variances would not be contrary to the public interest, nor would the spirit and intent of the ordinance be violated.

B. Granting the requested Variances will not result in any diminution in value of surrounding properties. The Applicant has spoken to abutters who are supportive of the proposal to renovate the existing structure. As can be seen from the submitted photos and renderings the proposed addition would be in keeping with the characteristics of the existing structure and will require approval by the HDC. A work session has been held with the HDC and feedback from the Commission was positive.

C. Granting the requested Variances would result in substantial justice being done as the hardship upon the owner, were the Variances to be denied, would not be outweighed by some benefit to the general public in denying the Variances. When Board members apply the balancing test, it should be clear that substantial justice will be done by granting the Variances. The general public would in no way be benefited by a denial, while the applicant would suffer a hardship.

D. Finally, ii is abundantly clear that there is a hardship inherent in the land which requires that variances be granted. The property was reduced in size by two thirds in 1939 when 6400 square feet of land were taken by eminent domain. The home was constructed in 1830 before any zoning existed. Due to the takings, and the application of the zoning ordinance to the existing lot and structure, both lot size and coverage became nonconforming. Setbacks, front, and rear and open space became nonconforming when the zoning ordinance went into effect. Secondly there is no fair and substantial relationship between the purpose of the ordinance as it relates to the particular property. There is adequate light and air and access for emergency vehicles in and around the structure. The fact that there is an unbuildable 2600 square foot, waterfront lot owned by the applicant across Northwest Street certainly mitigates the open space requirements and lot coverage requirements, as does the fact that Northwest Street dead ends at the applicants property line, with a turn around abutting the property. Lastly the Use is a permitted use in the district.

V. CONCLUSION

In conclusion, the applicant believes the criteria necessary for the Board to grant the requested Variances have been met, and thus, the Variances should be granted.

Respectfully Submitted

Bernard W. Pelech,
Attorney for Applicant

REFERENCE PLANS:
1. "STANDARD PROPERTY SURVEY – AND – CONDOMINIUM SITE PLAN OF LAND – OF – LOT 4 TAX MAP U-22 – 250 NORTHWEST STREET – PORTSMOUTH, NH", SCALE:1"=10' DATED 9/9/1996, BY CIVILWORKS, R.C.R.D. PLAN #24961.

2. "STATE OF NEW HAMPSHIRE – DEPARTMENT OF TRANSPORTATION – RIGHT OF WAY PLANS – X5379(025) – NH PROJECT NO. 13455 – US ROUTE 1 BYPASS OVER PISCATAQUA RIVER – BRIDGE NO. 251/106", SCALE:1"=100', BY GM2 ASSOCIATES, REVISED SEPTEMBER 11, 2020 ON FILE WITH GM2 ASSOCIATES TO BE RECORDED.

NOTES:
1. THE CURRENT OWNERS OF RECORD OF TAX MAP 122 LOT 3 ARE MICHAEL GEORGE PETRIN AND KATIE MARIE LAVERRIERE OF 268 DENNETT STREET, PORTSMOUTH, NH 03801, AND NATHAN LAVERRIERE OF 2040 FRANKLIN STREET, APT. #801 SAN FRANCISCO, CA 94109. THE DEED REFERENCE TO THE PROPERTY IS BOOK 6138, PAGE 647, IN THE R.C.R.D.

2. THE PURPOSE OF THIS PLAN IS SHOW THE PROPOSED ADDITION.

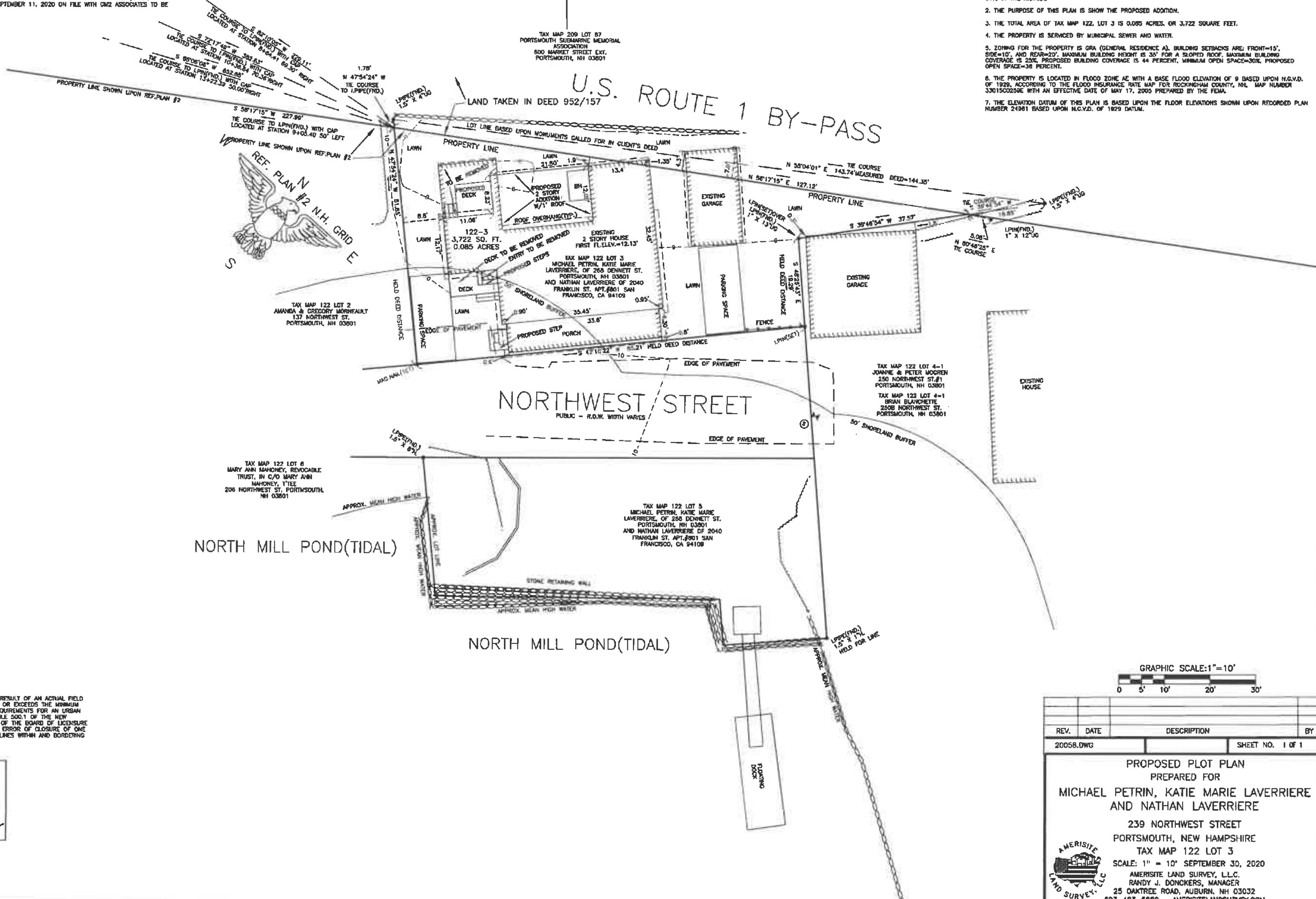
3. THE TOTAL AREA OF TAX MAP 122, LOT 3 IS 0.085 ACRES, OR 3,722 SQUARE FEET.

4. THE PROPERTY IS SERVICED BY MUNICIPAL SEWER AND WATER.

5. ZONING FOR THE PROPERTY IS GRA (GENERAL RESIDENCE A). BUILDING SETBACKS ARE: FRONT=15', SIDE=10', AND REAR=20'. MAXIMUM BUILDING HEIGHT IS 35' FOR A SLOPED ROOF. MAXIMUM BUILDING COVERAGE IS 25%, PROPOSED BUILDING COVERAGE IS 44 PERCENT. MINIMUM OPEN SPACE=30%, PROPOSED OPEN SPACE=36 PERCENT.

6. THE PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 9 BASED UPON N.G.V.D. OF 1929, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NH. MAP NUMBER 33015C0259E WITH AN EFFECTIVE DATE OF MAY 17, 2005 PREPARED BY THE FEMA.

7. THE ELEVATION DATUM OF THIS PLAN IS BASED UPON THE FLOOR ELEVATIONS SHOWN UPON RECORDED PLAN NUMBER 24961 BASED UPON N.G.V.D. OF 1929 DATUM.


U.S. ROUTE 1 BY-PASS
NORTHWEST STREET
PUBLIC – R.O.W. WIDTH VARIES
NORTH MILL POND(TIDAL)
NORTH MILL POND(TIDAL)
LAND TAKEN IN DEED 952/157
LOT LINE BASED UPON MONUMENTS CALLED FOR IN CLIENT'S DEED
PROPERTY LINE
PROPERTY LINE SHOWN UPON REF.PLAN #2
REF. PLAN #2 N.H. GRID
TAX MAP 209 LOT 87
PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION
600 MARKET STREET EXT.
PORTSMOUTH, NH 03801
122-3
3,722 SQ. FT.
0.085 ACRES
EXISTING 2 STORY HOUSE
FIRST FL.ELEV.=12.13'
PROPOSED 2 STORY ADDITION W/1' ROOF
ROOF OVERHANG(TYP.)
DECK TO BE REMOVED
ENTRY TO BE REMOVED
PROPOSED STEPS
PROPOSED STEP
PORCH
SHORELAND BUFFER
EXISTING GARAGE
PARKING SPACE
LAWN
FENCE
EDGE OF PAVEMENT
HELD DEED DISTANCE
TAX MAP 122 LOT 2
AMANDA & GREGORY MORHEAULT
137 NORTHWEST ST.
PORTSMOUTH, NH 03801
TAX MAP 122 LOT 6
MARY ANN MAHONEY, REVOCABLE TRUST, IN C/O MARY ANN MAHONEY, T'TEE
206 NORTHWEST ST. PORTSMOUTH, NH 03801
TAX MAP 122 LOT 5
MICHAEL PETRIN, KATIE MARIE LAVERRIERE, OF 268 DENNETT ST. PORTSMOUTH, NH 03801
AND NATHAN LAVERRIERE OF 2040 FRANKLIN ST. APT.#801 SAN FRANCISCO, CA 94109
TAX MAP 122 LOT 4-1
JOANNE & PETER MOGREN
250 NORTHWEST ST.#1
PORTSMOUTH, NH 03801
TAX MAP 122 LOT 4-1
BRIAN BLANCHETTE
250B NORTHWEST ST.
PORTSMOUTH, NH 03801
EXISTING HOUSE
50' SHORELAND BUFFER
STONE RETAINING WALL
APPROX. MEAN HIGH WATER
FLOATING DOCK
N 58°17'15" E 127.12'
S 58°17'15" W 227.99'
S 39°46'54" W 37.57'
S 47°10'22" W 85.21' HELD DEED DISTANCE
N 55°04'01" E TIE COURSE 143.74'MEASURED DEED=144.35'

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, AND MEETS OR EXCEEDS THE MINIMUM PRECISION AND ACCURACY MEASUREMENT REQUIREMENTS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

GRAPHIC SCALE:1"=10'
0 5' 10' 20' 30'

REV.	DATE	DESCRIPTION	BY
20058.DWG		SHEET NO. 1 OF 1	

PROPOSED PLOT PLAN
PREPARED FOR
MICHAEL PETRIN, KATIE MARIE LAVERRIERE
AND NATHAN LAVERRIERE
239 NORTHWEST STREET
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 122 LOT 3
SCALE: 1" = 10' SEPTEMBER 30, 2020
AMERISITE LAND SURVEY, L.L.C.
RANDY J. DONCKERS, MANAGER
25 OAKTREE ROAD, AUBURN, NH 03032
603-483-5880 AMERISITELANDSURVEY.COM

239 NORTHWEST ST

Location	239 NORTHWEST ST	**Mblu**	0122/ 0003/ 0000/ /
Acct#	33612	**Owner**	PETRIN MICHAEL GEORGE (12.3% INT)
PBN		**Assessment**	$403,300
Appraisal	$403,300	**PID**	33612
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$146,000	$257,300	$403,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$146,000	$257,300	$403,300

Owner of Record

Owner	PETRIN MICHAEL GEORGE (12.3% INT)	**Sale Price**	$400,000
Co-Owner	LAVERRIERE KATIE MARIE	**Certificate**	
Address	268 DENNETT ST PORTSMOUTH, NH 03801	**Book & Page**	6138/647
		Sale Date	07/13/2020
		Instrument	81

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PETRIN MICHAEL GEORGE (12.3% INT)	$400,000		6138/647	81	07/13/2020
KENNETT WILLIAM C	$0		2304/1890		02/21/1978
KENNETT WILLIAM C	$0		2304/1890		02/21/1978

Building Information

Building 1 : Section 1

Year Built: 1830

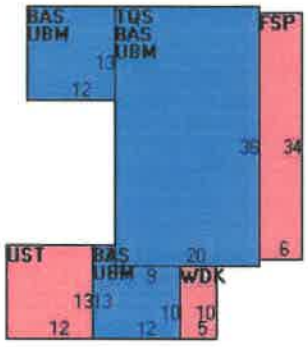
Building Photo

Living Area:	1,545
Replacement Cost:	$275,153
Building Percent Good:	53
Replacement Cost Less Depreciation:	$145,800

Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	C+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	

(http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\01\79/38.jpg)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketches/33612_3

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,005	1,005
TQS	Three Quarter Story	720	540
FSP	Porch, Screened	204	0
UBM	Basement, Unfinished	1,005	0
UST	Utility, Storage, Unfinished	156	0
WDK	Deck, Wood	50	0
		3,140	1,545

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1012
Description	SFR WATERINFL
Zone	GRA
Neighborhood	131
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.11
Frontage	
Depth	
Assessed Value	$257,300
Appraised Value	$257,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			220 S.F.	$200	1

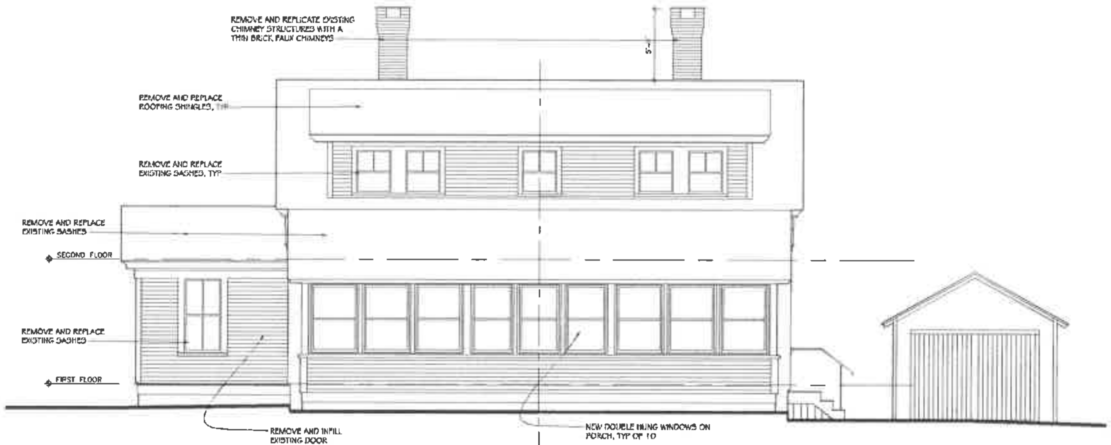
Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$129,700	$233,900	$363,600
2017	$129,700	$233,900	$363,600
2016	$118,100	$160,100	$278,200

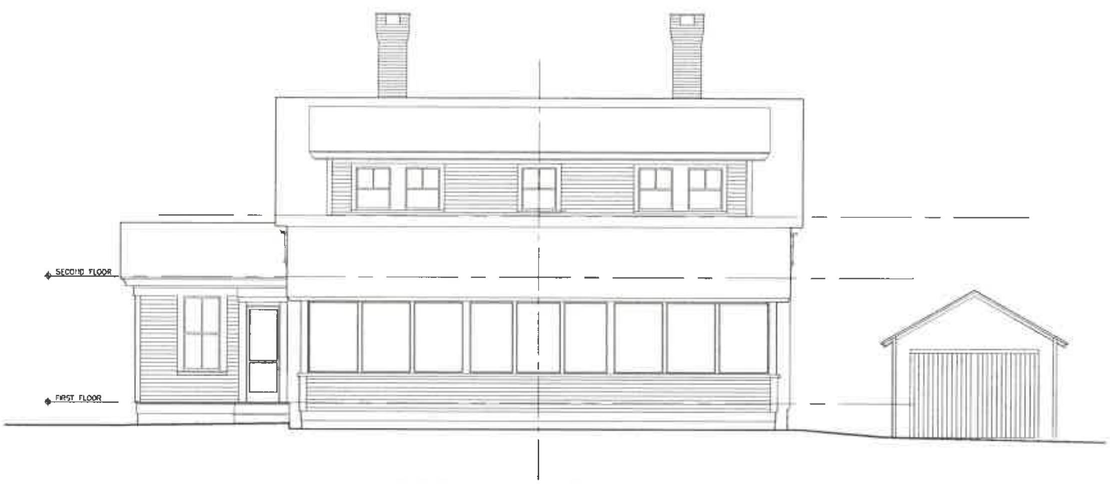
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$129,700	$233,900	$363,600
2017	$129,700	$233,900	$363,600
2016	$118,100	$160,100	$278,200

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



PROPOSED ELEVATION- EAST



EXISTING ELEVATION- EAST

PHOTO- EAST ELEVATION

GRAPHIC SCALE

MARTIN RYAN ARCHITECT

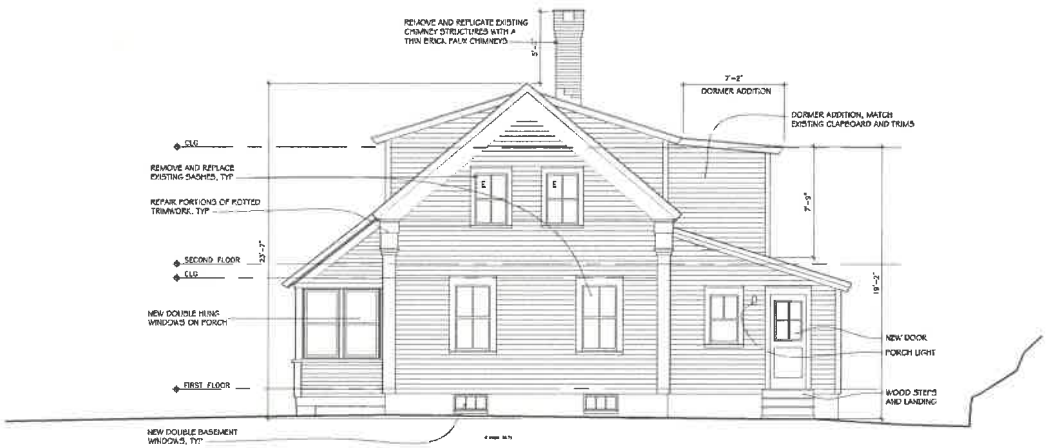
PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: -
DESIGN: -
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

EAST
ELEVATION

A1



PROPOSED ELEVATION- NORTH

EXISTING ELEVATION- NORTH

PHOTO- LOOKING AT NORTHWEST CORNER

GRAPHIC SCALE

0 1' 2'

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

MARTIN RYAN ARCHITECT
221 Rodney Ave
Portsmouth, NH 03847
603.502.4633

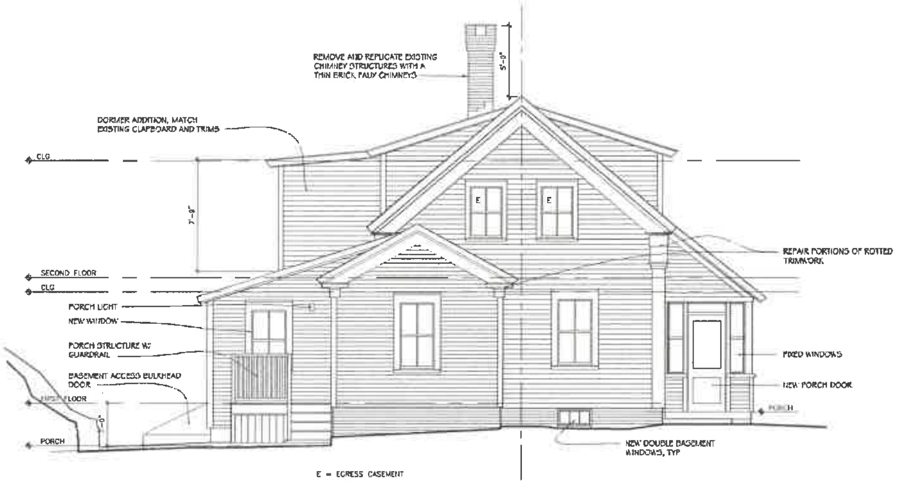
PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

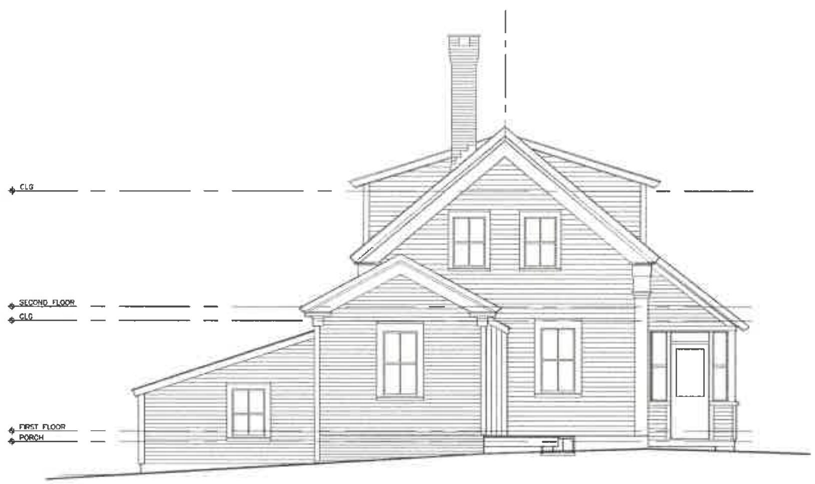
DATE: -
DESIGN: -
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

NORTH ELEVATION

A2



PROPOSED ELEVATION- SOUTH



EXISTING ELEVATION- SOUTH

GRAPHIC SCALE

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

PHOTO- LOOKING NORTH

MARTIN RYAN ARCHITECT

PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE: -
DESIGN: -
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

SOUTH ELEVATION

A3

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROPOSED ELEVATION- WEST

EXISTING ELEVATION- WEST

PHOTO- FROM ROUTE 1

GRAPHIC SCALE

MARTIN RYAN ARCHITECT

PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

DATE:	-
DESIGN:	-
DRAWN:	MLR
CHECKED:	XX
SCALE:	
JOB:	

WEST
ELEVATION

A4

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

ZONING

OWNER: PETRIN
PROPERTY: 239 NORTHWEST ST
PORTSMOUTH, NH
ZONE- GRA

REFERENCE # 0122-0003-0000

5.4 DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	4,791 SF NON-CONFORMING	NO CHANGE
MIN LOT PER DWELLING	7,500 SF	4,791 SF NON-CONFORMING	NO CHANGE
MIN LOT DEPTH	70 LF	53 LF	NO CHANGE
MAX BUILDING COVERAGE	25%	36% CURRENTLY NON-CONFORMING	36%
MIN OPEN SPACE	30%	25% NON-CONFORMING	22%
MINIMUM FRONTAGE	100 LF	65.2 LF NON-CONFORMING	NO CHANGE
MIN FRONT YARD	15 LF	> 1 LF NON-CONFORMING	NO CHANGE
MIN SIDE YARD	10 LF	5 LF TO SOUTH, 14'-9" TO THE NORTH NC	NO CHANGE
MINIMUM REAR YARD	20 LF	38 LF NON-CONFORMING	NO CHANGE
MAX BUILDING HEIGHT	35 LF	>24'-0"	NO CHANGE

GRAPHIC SCALE

MARTIN RYAN ARCHITECT

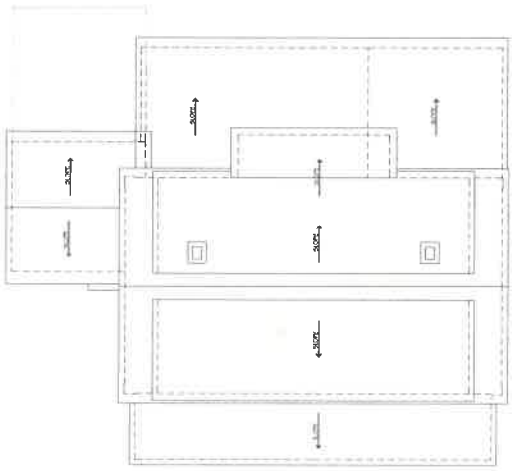
PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

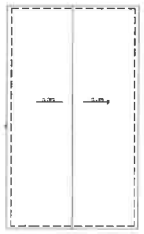
DATE:	-
DESIGN:	-
DRAWN:	MLR
CHECKED:	XX
SCALE:	
JOB:	

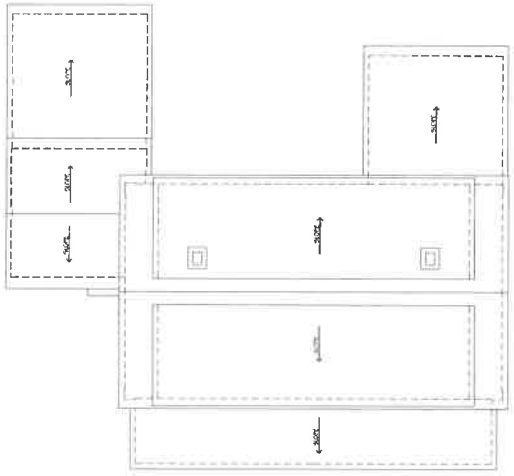
SITE PLAN

S1

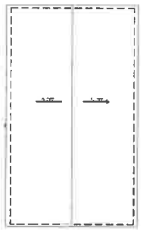


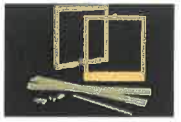
PROPOSED ROOF PLAN 24 AUG





EXISTING ROOF PLAN





WINDOWS REPLACED-
Marvin Ultimate Tilt Pac Double Hung Sash replacement System
Window- Aluminum Clad

WINDOWS NEWLY INSTALLED-
Features of the ULTIMATE Double Hung
G2 Window- High Density Fiberglass
2 over 2 SDL.

EGRESS WINDOW- Casement as faux 2 over 2, double hung with meeting rail.

Hinkley Lighting - 2206 - Cape Cod - One Light Mini Wall Outdoor

EXTERIOR DOORS- Thrurma Tru-Classic-Craft® Oak Collection™
36"x84" Fiberglass

ROOFING-
Architectural Grade Asphalt Shingle-
CERTAINTEED LANDMARK® PRO Architect 80 • Dual-layer, high performance • Max Def color palette • Industry-best lifetime limited warranty • 15-year StreakFighter® algae-resistance warranty

NOTE: ALL DIMENSIONS AND CONDITIONS ARE TAKEN FROM DATA SUPPLIED BY THE CITY OF PORTSMOUTH, MAPGEO AND FIELD MEASUREMENTS.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

MARTIN RYAN ARCHITECT
22 Hinckley Ave
Portsmouth, NH 03801
603-502-4455

PERMIT SET
15 SEP 2020

239 NORTHWEST STREET
-
PORTSMOUTH
NEW HAMPSHIRE

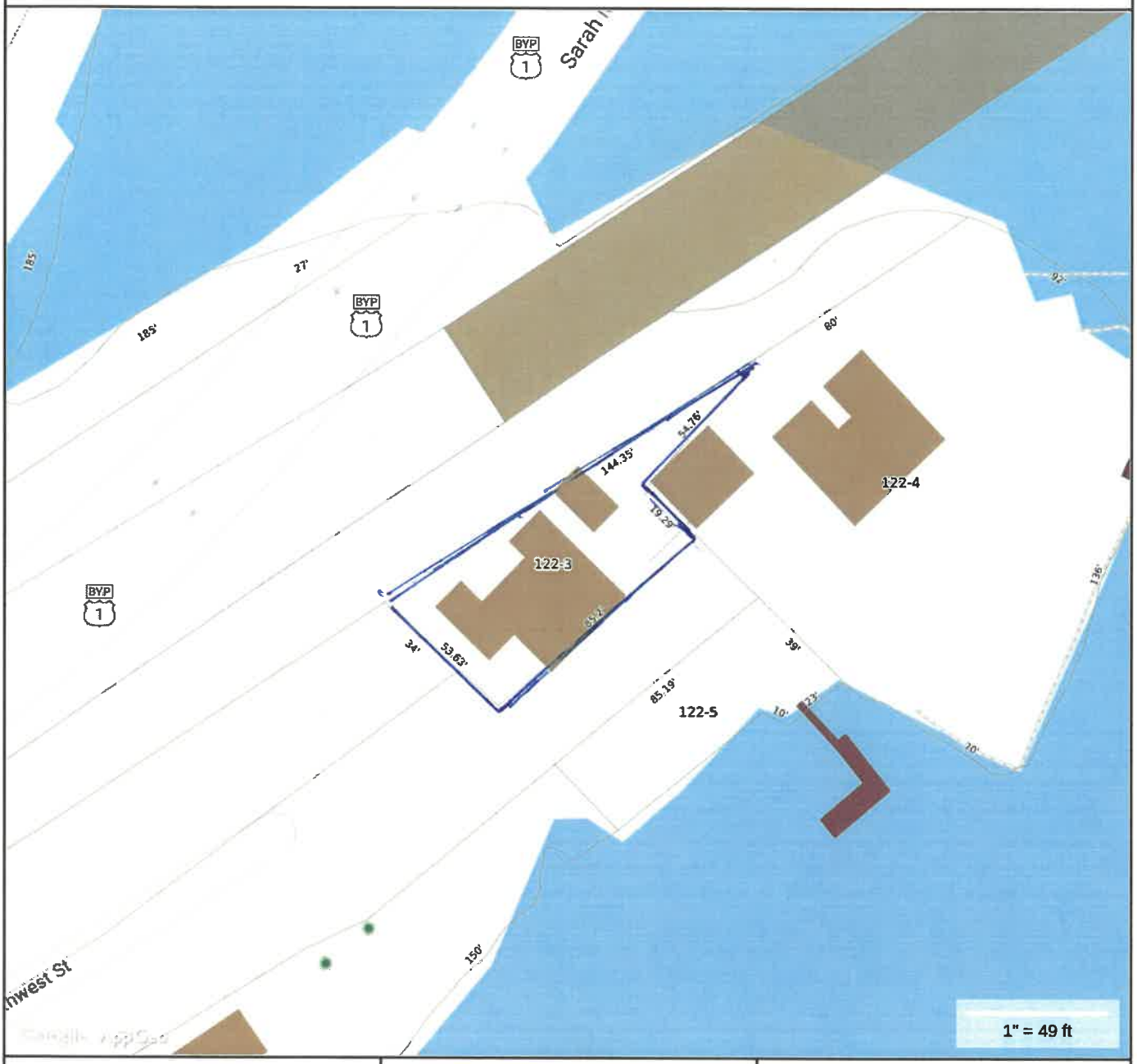
DATE: -
DESIGN: -
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

ROOF PLAN

A5

City of Portsmouth, NH

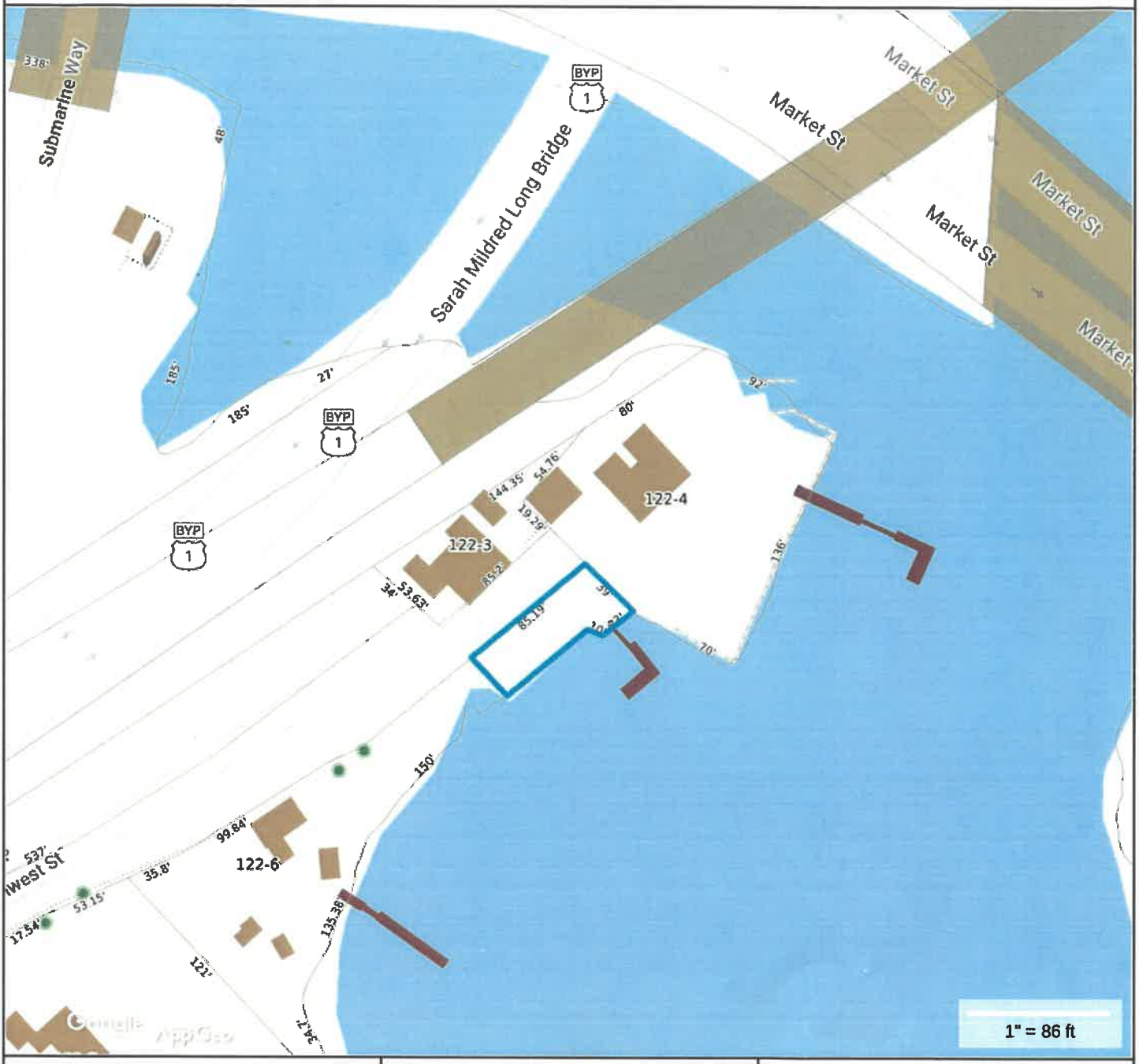
October 26, 2020



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019



Property Information

Property ID	0122-0005-0000
Location	NORTHWEST ST
Owner	PETRIN MICHAEL GEORGE (12.3% INT)

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 4/1/2019
Data updated 7/17/2019

APPLICATION OF JESSICA KAISER and JOHN McMAHON
30 SPRING STREET, PORTSMOUTH
Map 130, Lot 13

APPLICANT'S NARRATIVE

I. THE PROPERTY:

The applicants, Jessica Kaiser and John McMahon, own the single family residence located at 30 Spring Street, where they live with their three young children. They propose to add dormers and a covered porch to the dwelling.

As a result of the pandemic, the applicants are working from home and need the additional space the dormers will provide for a home office. The covered porch is desirable as home deliveries are ever increasing, and a safe, sheltered space for such deliveries is needed. In addition, the porch will provide a sheltered environment from which the applicants may keep an eye on their children when they play with their friends on Spring Street.

According to city tax records, the home was constructed in 1900. The existing attached garage was added 2004. The property is in the GRA zone and is non-conforming as to frontage, lot area, building coverage and front and side yard setbacks.

The dwelling's existing right side yard setback at its closest point is .4 feet. The front yard setback is 6.1 feet, however, what appears for all intents and purposes as the majority of the applicants' front lawn is in fact outside the boundary of their property. This is consistent all along this portion of Spring Street. The applicant has not calculated the applicable average front yard within 200 feet of the property to take advantage of the front yard exception for existing alignments contemplated by Section10.516.10, but it is assumed that this would create a minimum setback far less than 15 feet. We have submitted both the static and MapGeo tax maps for the board's consideration to obtain an understanding of the existing front yards on Spring Street. The current building coverage is 26.8%, where 25% is the maximum permitted.

The applicants propose to add a dormer addition on either side of the roofline within the existing footprint, which will fall within the 10 foot right side yard setback and the 15 foot front yard setback. In addition, the applicants propose to replace the existing stairs and landing leading to the front door with a covered porch which wraps around the right side of the house. The proposed porch would also fall within the 15 foot front yard setback and the 10 foot right side yard setback.

The proposed dormers will be approximately 7.4 feet from the front property line and approximately 4.4 feet from the right side property line, entirely within the existing footprint.

The proposed covered porch will be 5" from the front property line and 3" from the side property line. The steps down from the existing front door landing actually extend over the property line now and will do so with the proposed porch. It should be noted that the steps from the porch of the neighbor to the right and the house to the left also extend past the property line, a condition that occurs in at least two other instances on Spring Street. The proposed porch would add 80 square feet of building coverage.

The applicants therefore need relief from Section 10.521 to permit a front yard setback of 5" where 15 feet is required, a side yard setback of 3" where 10 is required, and building coverage of 28.4 % where 25 % is the maximum permitted.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variances.

Granting the requested variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The essentially residential characteristics of the neighborhood would not be altered by this project. The existing structure and lot are already non-compliant with front and side yard setback and building coverage requirements, as are most if not all of the properties on this section of Spring Street.

Were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner. The proposed dormers are within the existing non-conforming footprint and do not increase the non-conforming setbacks at all.

The home immediately adjacent to the right side dormer has few windows facing it, and will not suffer the loss of any privacy, light, air or access as a result.

The proposed porch will encroach into the front yard setback, however it is consistent with the look and feel of the neighborhood and is tastefully integrated to match the existing front bay window. The side yard encroachment is consistent with the existing footprint of the main dwelling structure. Accordingly, the loss to the applicants clearly outweighs any gain to the public if the applicants were required to conform to the ordinance.

The values of surrounding properties will not be diminished by granting the variance. The proposal will improve the streetscape along Spring Street and will increase the value of the applicants' property. The values of surrounding properties will not be negatively affected in any way.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property is non-conforming as to frontage, lot area, lot area per dwelling, building coverage and setbacks. The dwelling is oriented well to the front of the property, although the paved portion of the Spring Street right of way is actually several feet further away from the dwelling.

The use is a reasonable use. The proposal is a residential use in a residential zone.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The purpose of the setback requirements is to provide sufficient access, light, air and privacy, and physical separation between properties. None of these purposes are frustrated by this proposal. The dormers will be entirely within the existing footprint and will not negatively affect the neighboring property on the right side of the lot. The porch will increase the front yard nonconformity, although the paved portion of the Spring Street right of way is actually several feet further away from the dwelling, so it will not conflict at all with the travelled way. The porch does not encroach into the side yard setback significantly more than the existing dwelling. The amount of additional building coverage proposed, 80 square feet, is minimal and not out of character for this neighborhood.

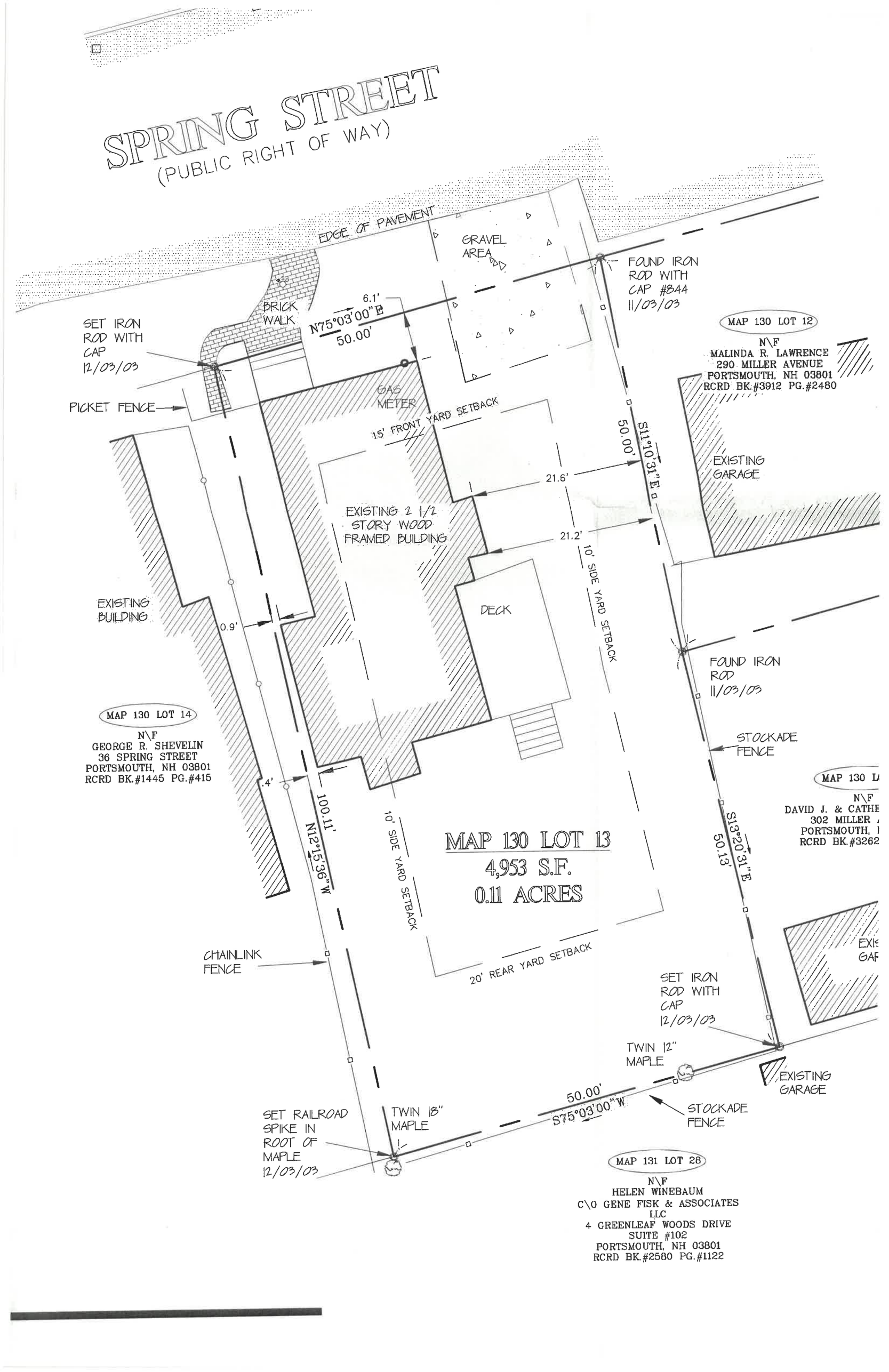
Accordingly, the relief requested here would not in any way frustrate the purpose of the ordinance and there is no fair and substantial relationship between the purpose of the setback requirements and their application to this property.

III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: 10/27/2020 By: *John K. Bosen*
John K. Bosen, Esquire


SPRING STREET
(PUBLIC RIGHT OF WAY)
EDGE OF PAVEMENT
GRAVEL AREA
FOUND IRON ROD WITH CAP #844 11/03/03
BRICK WALK
6.1'
N75°03'00"E
50.00'
SET IRON ROD WITH CAP 12/03/03
PICKET FENCE
GAS METER
15' FRONT YARD SETBACK
MAP 130 LOT 12
N\F
MALINDA R. LAWRENCE
290 MILLER AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#3912 PG.#2480
50.00'
S11°10'31"E
EXISTING GARAGE
21.6'
EXISTING 2 1/2 STORY WOOD FRAMED BUILDING
21.2'
10' SIDE YARD SETBACK
EXISTING BUILDING
0.9'
DECK
FOUND IRON ROD 11/03/03
STOCKADE FENCE
MAP 130 LOT 14
N\F
GEORGE R. SHEVELIN
36 SPRING STREET
PORTSMOUTH, NH 03801
RCRD BK.#1445 PG.#415
MAP 130 L
N\F
DAVID J. & CATHE
302 MILLER
PORTSMOUTH,
RCRD BK.#3262
.4'
100.11'
N12°15'36"W
10' SIDE YARD SETBACK
MAP 130 LOT 13
4,953 S.F.
0.11 ACRES
S13°20'31"E
50.13'
CHAINLINK FENCE
20' REAR YARD SETBACK
SET IRON ROD WITH CAP 12/03/03
TWIN 12" MAPLE
EXISTING GARAGE
50.00'
S75°03'00"W
STOCKADE FENCE
SET RAILROAD SPIKE IN ROOT OF MAPLE 12/03/03
TWIN 18" MAPLE
MAP 131 LOT 28
N\F
HELEN WINEBAUM
C\O GENE FISK & ASSOCIATES
LLC
4 GREENLEAF WOODS DRIVE
SUITE #102
PORTSMOUTH, NH 03801
RCRD BK.#2580 PG.#1122

HIGHLAND ST

SPRING ST

BROAD ST

MILLER AVE

LINCOLN AVE

RICHARDS AVE

SHERBURNE AVE

SHERBURNE AVE

Partial Legend

See the cover sheet for the complete legend.

7-5A	Lot or lot-unit number
2.56 ac	Parcel area in acres (ac) or square feet (sf)
27	Address number
233-137	Parcel number from a neighboring map
66'	Parcel line dimension
SIMS AVE	Street name

Parcel/Parcel boundary

Parcel/ROW boundary

Water boundary

Structure (1994 data)

Parcel covered by this map

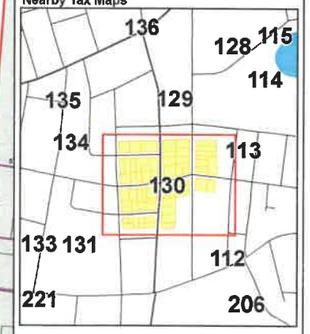
Parcel from a neighboring map (see other map for current status)

0 50 100 Feet

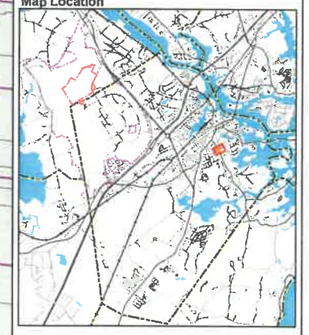
0 20 40 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance.
Parcels are mapped as of April 1.
Building footprints are 2006 data and may not represent current structures.
Streets appearing on this map may be paper (unbuilt) streets.
Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 130

Property Information

Property ID 0130-0013-0000
Location 30 SPRING ST
Owner KAISER JESSICA D

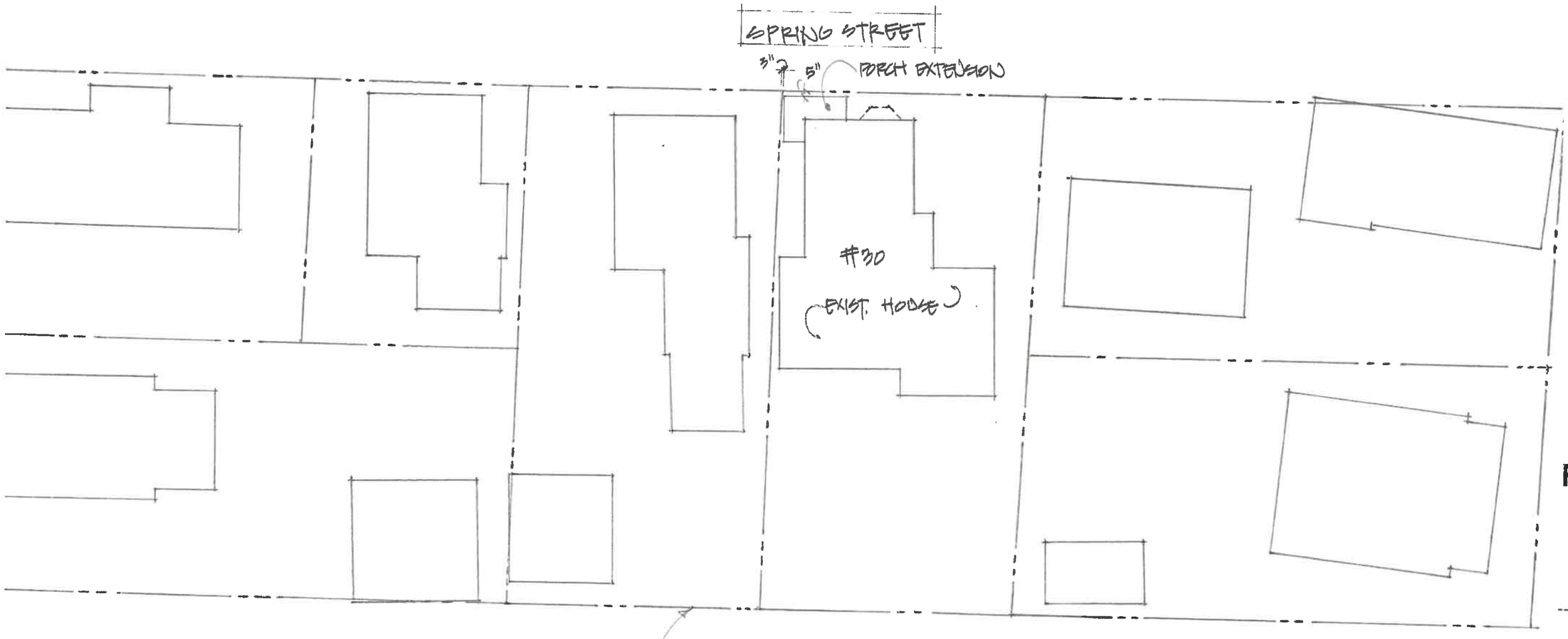
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



1 SITE PLAN
1" = 20'

NOTE:
MEASUREMENTS WERE TAKEN W HANDHELD TAPE MEASURE, NOT SURVEYORS INSTRUMENTS

Kaiser Residence

30 Spring Street
Portsmouth, NH

SITE PLAN

So.01
10.22.2020

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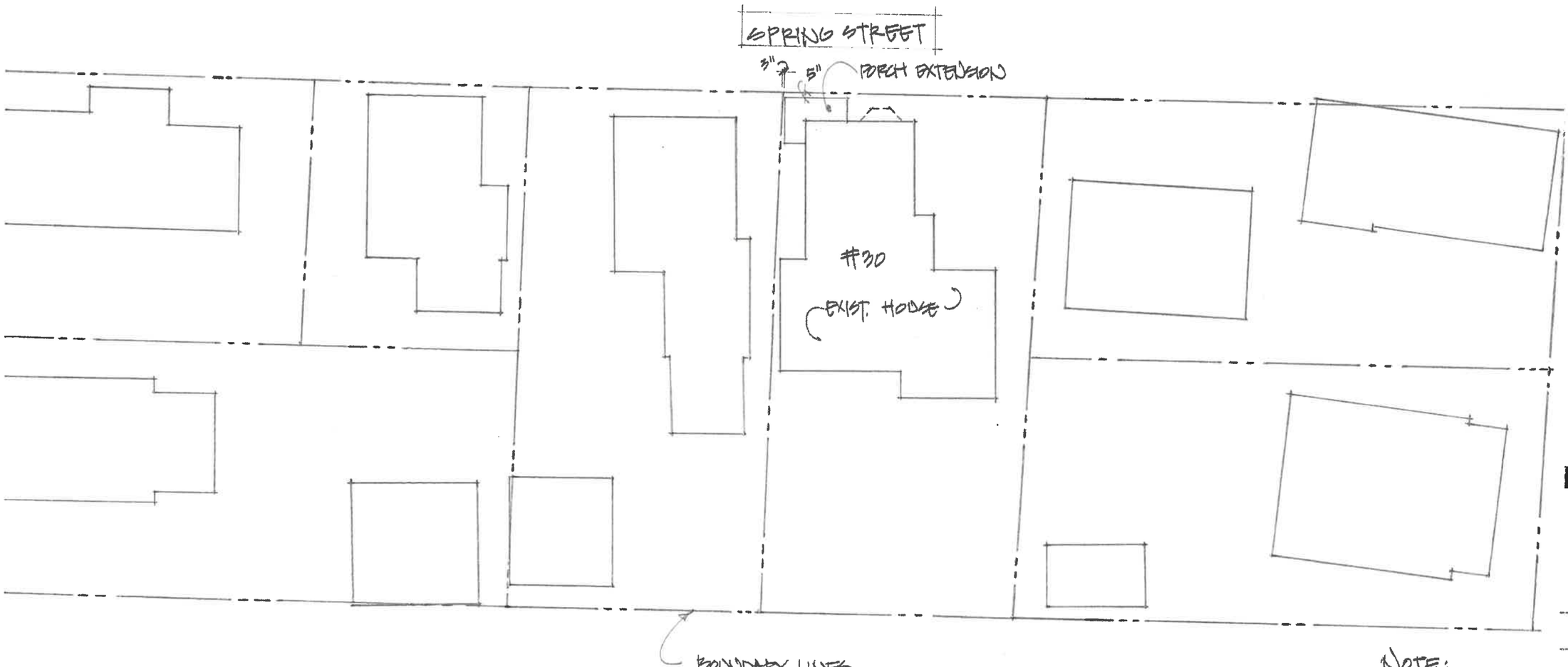
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



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1" = 20'

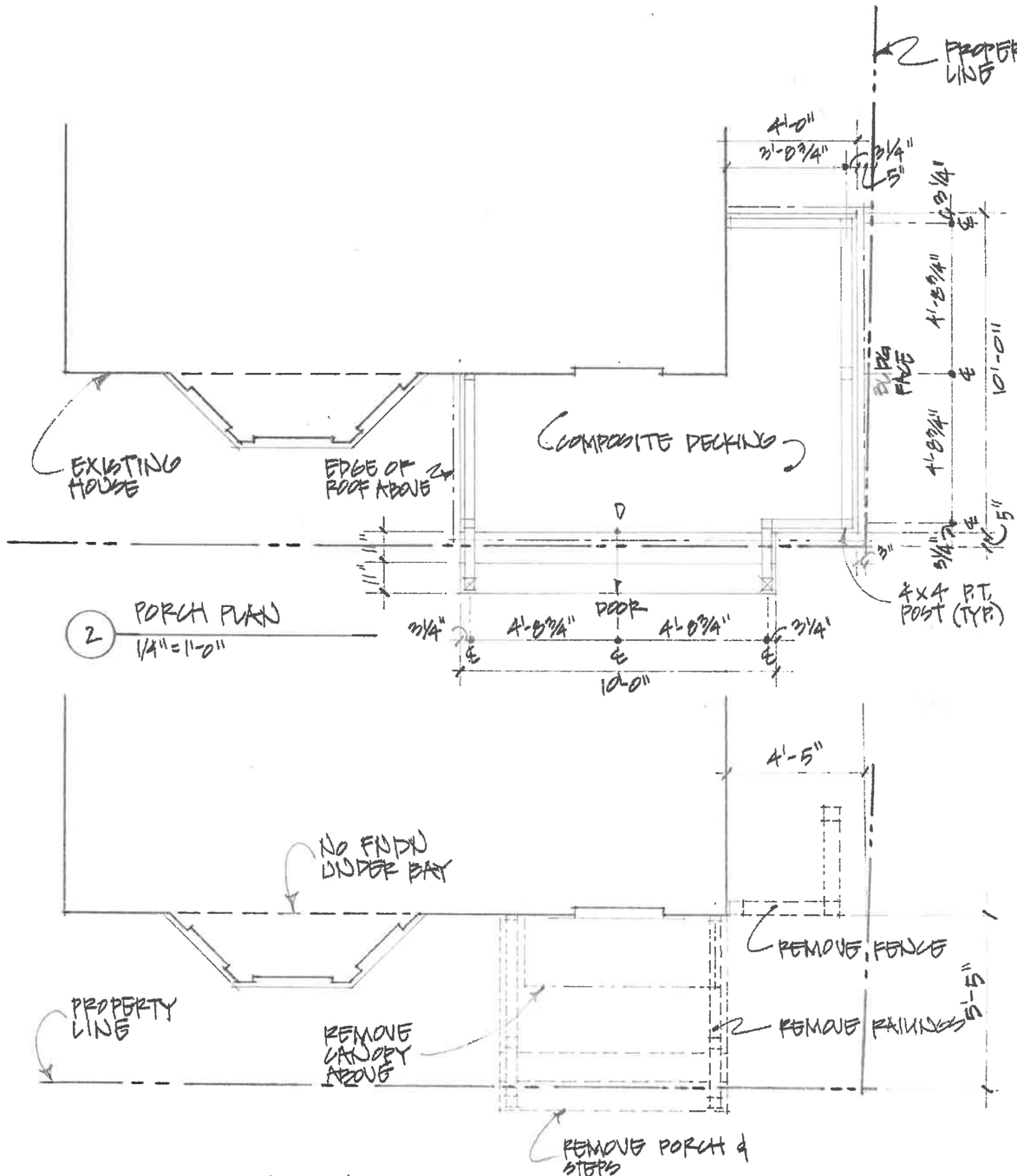
NOTE:
MEASUREMENTS WERE TAKEN W HANDHELD TAPE MEASURE NOT SURVEYORS INSTRUMENTS

Kaiser Residence

30 Spring Street
Portsmouth, NH

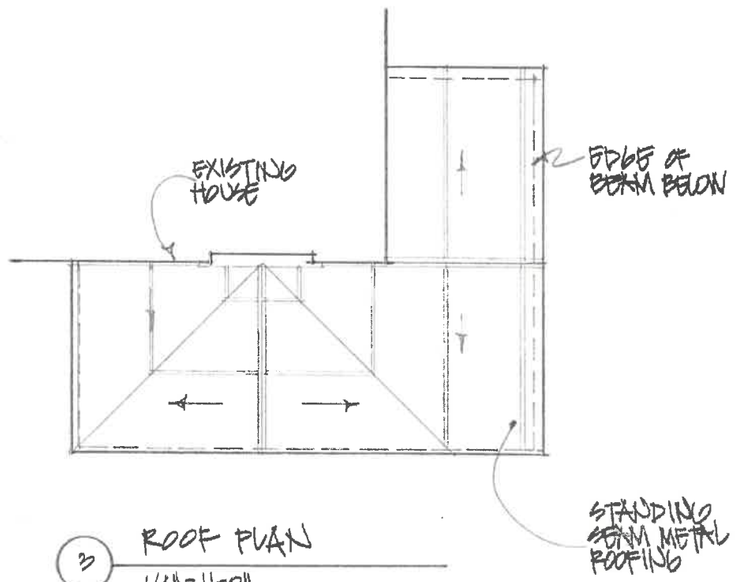
SITE PLAN

So.01
10.22.2020



2 PORCH PLAN
1/4" = 1'-0"

1 DEMOLITION PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net

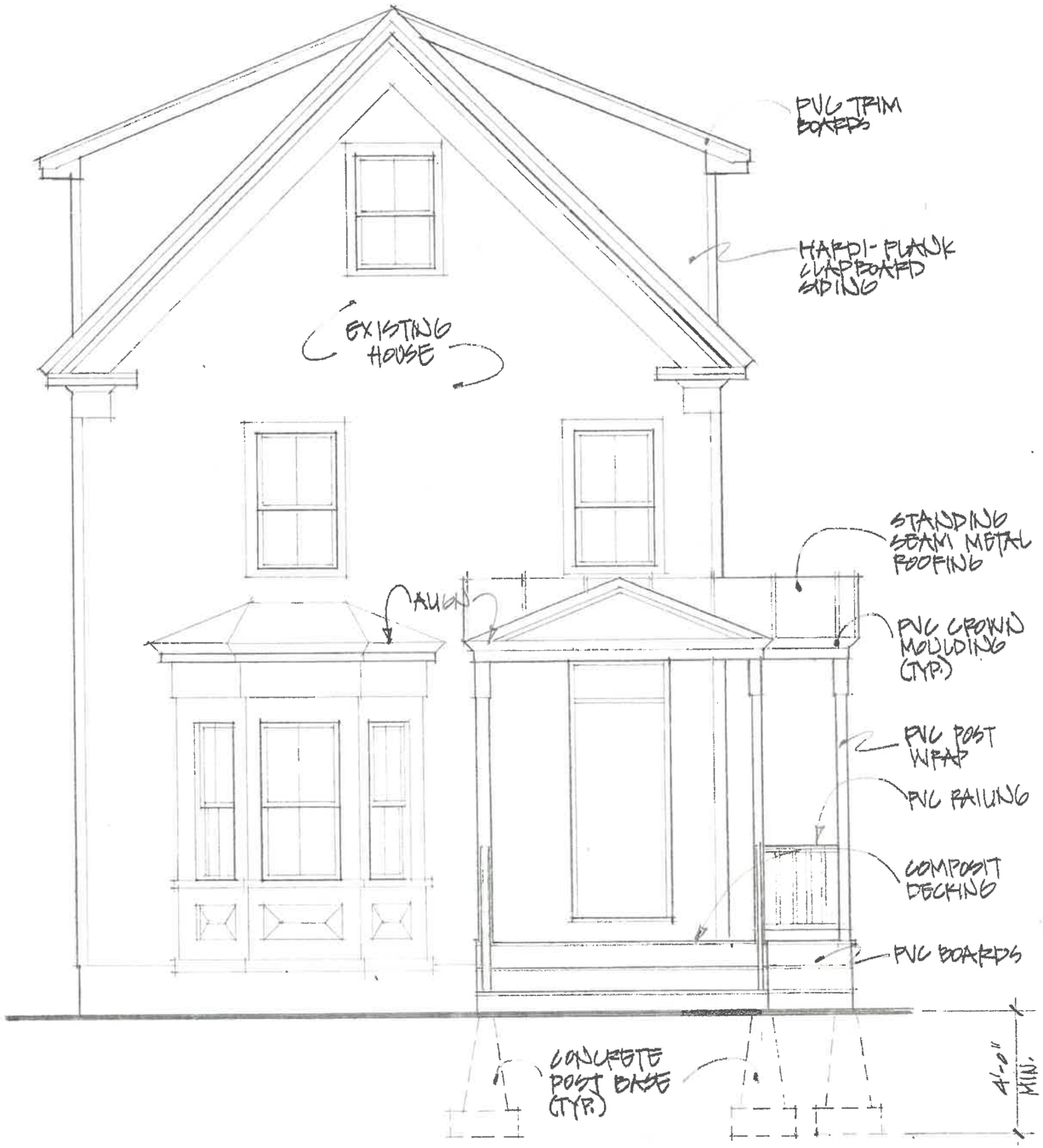
Kaiser Residence

30 Spring Street
Portsmouth, NH

DEMOLITION / PORCH & ROOF PLANS REVISED

A1.01

10 . 22 . 2020



1 FRONT ELEVATION
1/4" = 1'-0"

studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
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studioB-E@Comcast.net

Kaiser Residence

30 Spring Street
Portsmouth, NH

ELEVATION

A2.01
10.22.2020

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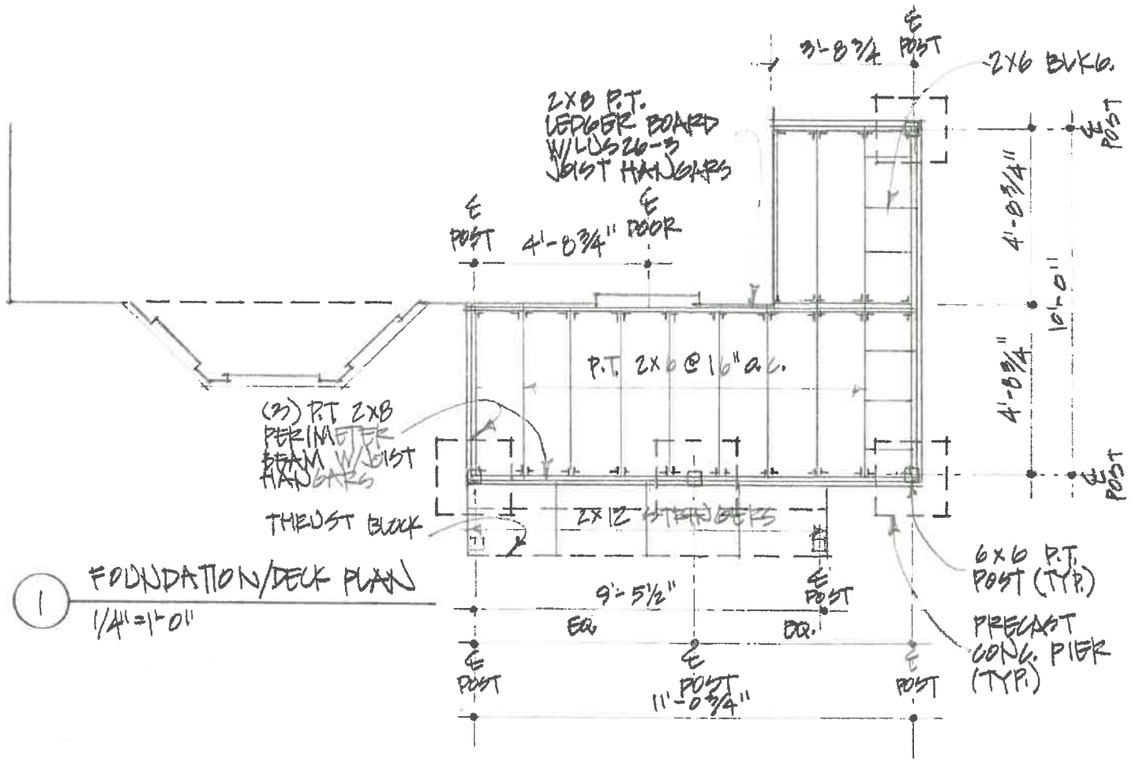
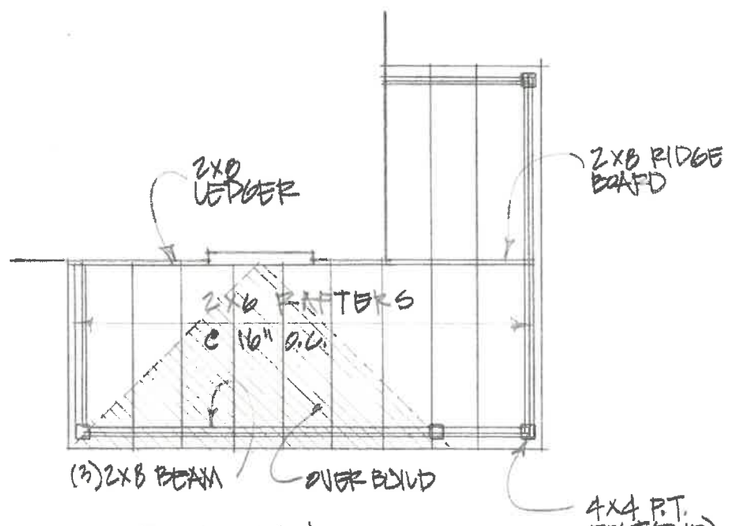
studioB-E@Comcast.net



1 FOUNDATION/DECK PLAN
1/4"=1'-0"



2 ROOF PLAN
1/4"=1'-0"

Kaiser Residence

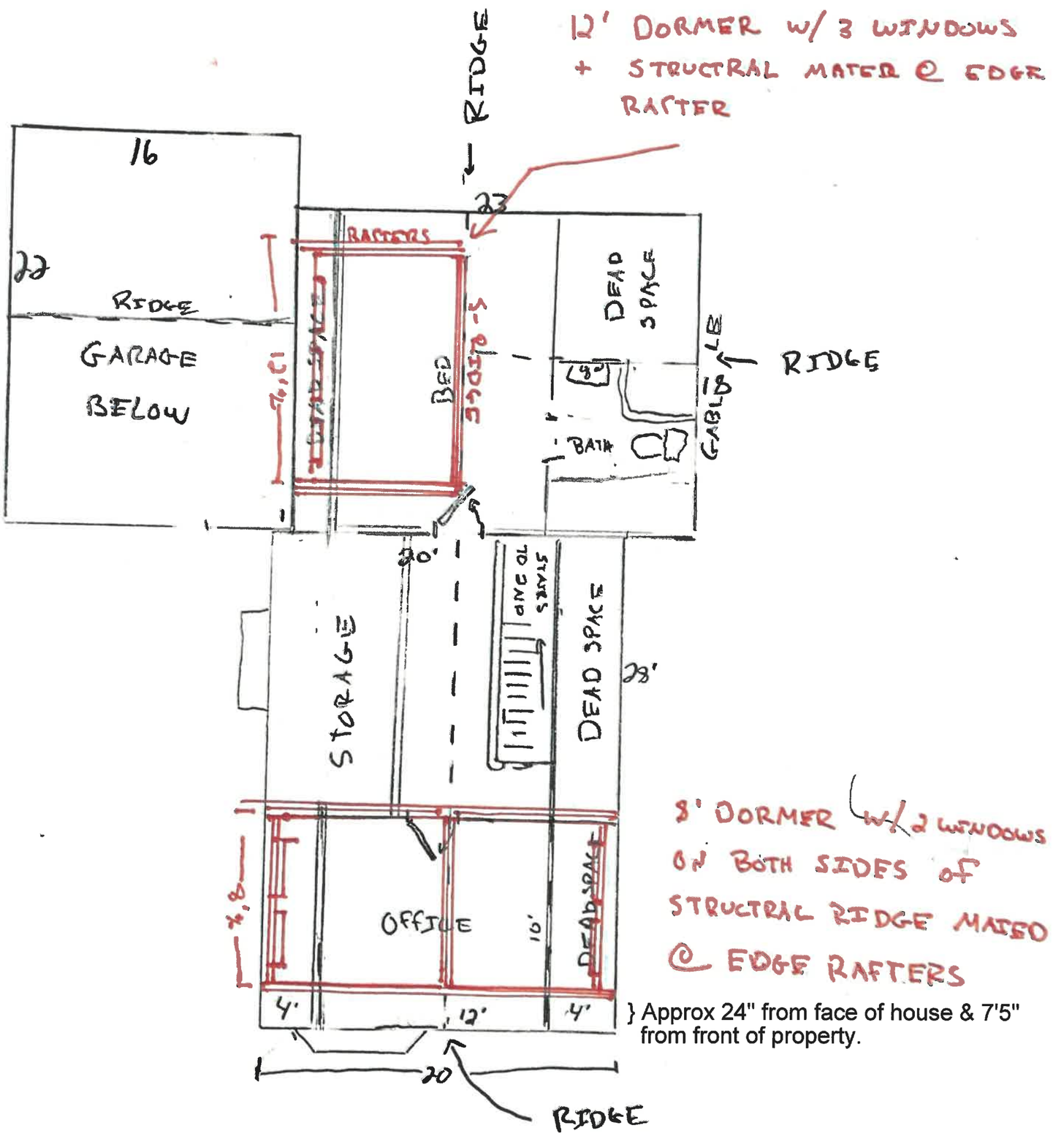
30 Spring Street
Portsmouth, NH

FOUNDATION & FRAMING PLANS

S1.01
10.22.2020

30 Spring ST Front Gables

30 SPRING ST 3RD FLOOR



30 Spring Street - Exterior Photos

The right side of the porch would end just past the existing arborvitae, and would not exceed the width of the back half of the house. .

All neighbors, including my neighbor on the right side, are agreeable to a porch and dormer. The neighbor on my right underwent an extensive expansion / renovation in 2008 which required a variance on both sides of their house.

Here is a porch located 3 houses down from my house, on the corner of Spring St. and Lincoln St, that was approved for development in 2017. This porch is located closer to the road than the one we are proposing.

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Bernard W. Pelech
Admitted in NH & ME

November 5, 2020

VIA HAND DELIVERY

David Rheaume, Chair
Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

RE: 30 Spring Street, Portsmouth, New Hampshire
Tax Map 130, Lot 13
Jessica Kaiser and John McMahon

Dear Mr. Rheaume:

As a supplement to our variance application relative to the above property, enclosed please find twelve (12) copies of a revised elevation plan showing the proposed porch from the front and right side, as well as a statement in support of the project signed by the affected abutters.

These documents were submitted through Viewpoint On November 5, 2020.

Thank you for your attention.

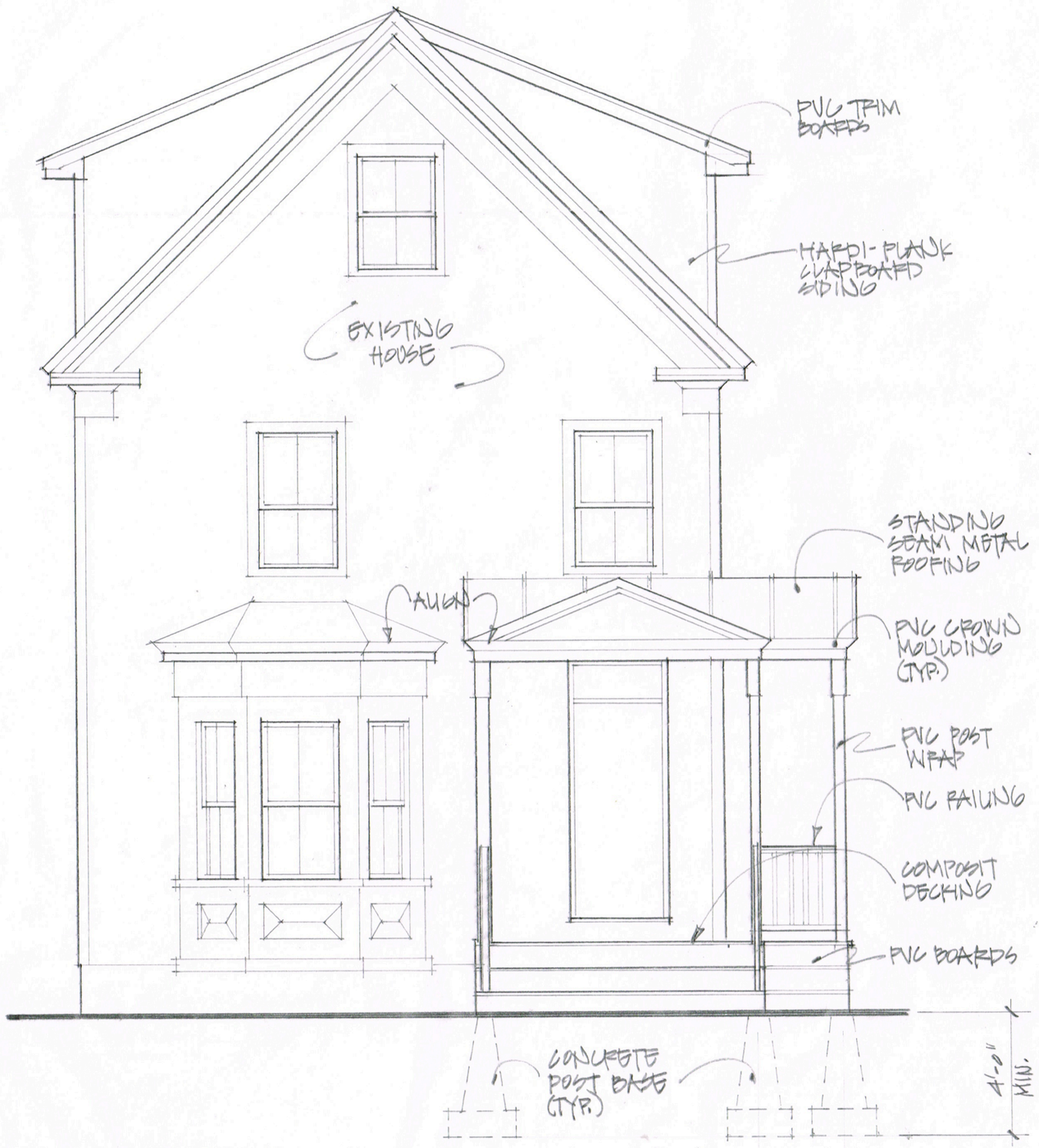
Very Truly Yours,

John K. Bosen

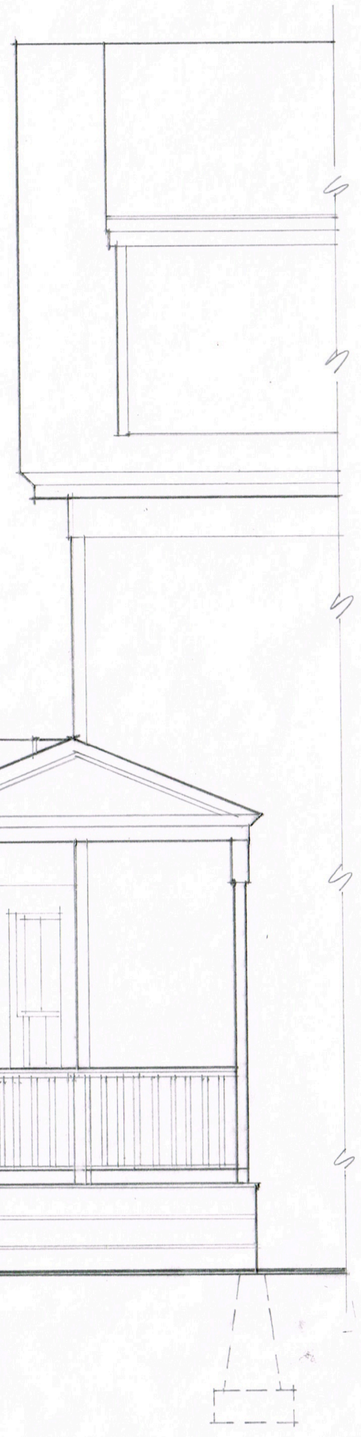
JKB/sdm

Enclosures

cc: Jessica Kaiser and John McMahon



1 FRONT ELEVATION
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"

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ARCHITECTURE

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207.752.1371
studioB-E@Comcast.net

Kaiser Residence

30 Spring Street
Portsmouth, NH

ELEVATION

A2.01
10.22.2020

Support of an addition of a front/side porch for 30 Spring Street in Portsmouth

As a resident of Spring Street, I approve of the addition of a small side / front porch and dormers to Jess and Andy's home located at 30 Spring Street.

Signed: Rebecca Rowe	Name Rebecca Rowe	Street # 274 Miller	Date 11/2/20
Signed:	Name Marc Small	Street # 274 Miller Ave	Date 11/2/20
Signed: Stephanie Philp	Name Steve Philp	Street # 39 Spring	Date 11/2/20
Signed: Sheila N Philp	Name Sheila Philp	Street # 39 Spring	Date 11/2/20
Signed: Christopher Wallace	Name Christopher Wallace	Street # 46 Spring	Date 11/2/20
Signed:	Name Emily Grady	Street # 46 Spring	Date 11/2/20
Signed:	Name Dani Rooney	Street # 29 Spring	Date 11/2/20
Signed:	Name Tom Rooney	Street # 29 Spring	Date 11/2/20
Signed:	Name Jennifer Lansberry	Street # 30 Spring St.	Date 11/5/20
Signed:	Name	Street #	Date
Signed:	Name	Street #	Date

144 Washington Street
P.O. Box 1222
Portsmouth, NH 03802
www.durbinlawoffices.com

DURBIN LAW

Durbin Law Offices, P.L.L.C.

Derek R. Durbin, Esq.
603.287.4764
derek@durbinlawoffices.com
*Also admitted in MA

VIA VIEWPOINT

October 27, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheaume, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

RE: Variance Application of Thomas J. Murphy
95 Dodge Avenue, Portsmouth (Tax Map 258, Lot 39)

Dear Chairman Rheaume,

Our Office represents Thomas J. Murphy, owner of property located at 95 Dodge Avenue in Portsmouth. Attached herewith, please find the following materials for submission to the Zoning Board of Adjustment for consideration at its next regularly scheduled meeting:

1) Landowner Letter of Authorization;
2) Narrative to Variance Application;
3) Site Plan;
4) Architectural Plans (Floor Plans and Elevations);
5) Design Memorandum;
6) Tax Map; and
7) Photographs of the Property.

We have also delivered twelve (12) copies of the submission materials to the Planning Department. Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,

Derek R. Durbin, Esq.

LETTER OF AUTHORIZATION

Thomas J. Murphy, owner of property located at 95 Dodge Avenue, identified on Portsmouth Tax as Map 258, as Lot 39 (the "Property"), hereby authorizes Durbin Law Offices PLLC, of 144 Washington Street, Portsmouth, New Hampshire 03801, to act as its agent and representative in connection with the filing of any building, zoning, planning or other municipal permit applications with the City of Portsmouth for said Property. This Letter of Authorization shall be valid until expressly revoked in writing.

thomas murphy
Thomas J. Murphy

October 19, 2020

CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
APPLICATION NARRATIVE

Thomas J. Murphy
95 Dodge Avenue
Portsmouth, NH 03801
Tax Map 258, Lot 39
(Owner/Applicant)

INTRODUCTORY STATEMENT

Thomas J. Murphy is the owner of the property located at 95 Dodge Avenue, identified on Portsmouth Tax Map 258 as Lot 39 (the "Property" or the "Applicant's Property"). The Property is zoned Single Residence B ("SRB"). It is a 1,538 square foot lot that contains the Applicant's home, which is a single-family residence. As depicted on the Tax Map, the Property is bounded on two sides by Dodge Avenue, so in essence it is a corner lot, which makes it a unique property in the context of the larger neighborhood. There is only one other lot, the abutting Property to the immediate south, that shares this condition.

The Applicant is proposing to demolish the existing home and construct a new one in its place. In conjunction with the proposed home, the Applicant intends to construct an attached accessory dwelling unit ("ADU"). The existing home is antiquated, and it is cost prohibitive for the Applicant to try to renovate and improve it in conjunction with constructing an attached ADU and meeting current building and life safety requirements. The Applicant has phased the proposed construction such that he may remain living at the Property throughout the build-out. The proposed home and attached ADU is designed as an energy efficient "net zero" structure.

There is a relatively short driveway in front of the Applicant's existing residence. Due to natural and other existing conditions associated with the Property, the Applicant desires to construct a separate driveway to the proposed ADU on the other side of the Property that is abutted by Dodge Avenue. Because Section 3.3.2(3) of the City's Site Plan Regulations prohibit more than one driveway on a lot and this standard is incorporated by reference into the Zoning Ordinance, variance relief is necessary in order to construct a separate driveway to the proposed garage and ADU. The proposed home and ADU will comply in all other respects with the Zoning Ordinance.

SUMMARY OF ZONING RELIEF

The Applicant seeks the following variance from the Zoning Ordinance:

1. A variance from Section 10.1114.30 to allow two (2) driveways on a lot where only one (1) driveway is permitted.

VARIANCE CRITERIA

Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

In the case of *Chester Rod & Gun Club, Inc. v. Town of Chester*, the Court observed that the requirements that a variance not be "contrary to the public interest" or "injure the public rights of others" are coextensive and are related to the requirement that the variance be consistent with the spirit of the ordinance. 152 N.H. 577 (2005). The Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives." "Id. "There are two methods of ascertaining whether granting a variance would violate an ordinance's basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare." *Harborside Assoc v. Parade Residence Hotel,* 162 N.H. 508, 514 (2011).

It appears that Section 3.2.2(3) of the Site Plan Regulations was primarily intended to limit the number of driveways accessing individual lots for safety, aesthetic, and environmental reasons (i.e. to limit impervious surface coverage). With respect to the Applicant's Property, there are existing site conditions which limit where and how a driveway may be constructed or expanded. The only way to avoid the variance relief being requested would be to significantly widen the existing driveway to the north and/or extend the existing driveway from east to west on the Property so that it can provide sufficient access to the garage below the proposed ADU. Aside from the fact that this would effectively eliminate much of the Property's open space, usable yard area and area for a septic system, it would involve having to relocate an existing fire hydrant and utility pole. In addition, any widening of the existing driveway would be towards a "blind corner" of Dodge Avenue, thus creating site line concerns for vehicles approaching and exiting the Property. The grade of the Property, which slopes down rather substantially from the east to the west, would also create the need for costly site work and increased impervious surface coverage resulting in a sea of pavement across the Property. In essence, most of the usable yard area would become a parking lot.

By creating a separate driveway to access the Garage and ADU rather than expanding the existing driveway, the Applicant will be able to maintain the single-family residential appearance and character of the Property. It will also keep the frontage of the Property more pedestrian-friendly. For these reasons it is fair to conclude that denying the variance is far more likely to threaten the public health, safety and welfare and alter the essential character of the neighborhood than approving it. The proposed plan for the Property is consistent with the spirit of the ordinance.

Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester,* 155 N.H. 102 (2007).

The costs to the Applicant and overall effect (public safety, environmental impact, etc.) that denying the variance would have outweighs any possible gain to the public. Arguably, the effect of denying the variance to the public represents a loss versus a gain. Accordingly, the equitable balancing test tips overwhelmingly in favor of granting the variance.

The values of surrounding properties will not be diminished by granting the variance relief.

The value of surrounding properties will only be enhanced by the demolition of the existing home and the construction of a new single-family residence with attached garage and ADU. Having a second driveway access to the attached garage/ADU as opposed to a large continuous driveway will only benefit the value of the Property. Similar redevelopment on residential properties in Portsmouth has only increased the values of the properties that surround them.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The Property has special conditions that distinguish it from surrounding properties. It is bounded on two sides by Dodge Avenue. Thus, it has the same characteristics that a corner lot has, although rather than having primary and second frontage on two different streets, it has one continuous street frontage that wraps around two sides of the Property. As a result, more stringent setback standards apply to the Applicant's Property than would apply to a lot that is not bounded on two sides by a street. This limits the available building envelope on the Property, despite there being sufficient lot area to build a new single-family home and attached ADU by right. Rather than having two 10' side yard setbacks, the Property has only one 10' side yard setback and two 19' front yard setbacks. The more restrictive setbacks, coupled with the east-to-west sloping topography of the lot, limit the siting and orientation of structures and associated appurtenances on the Property. These conditions dictate the location and configuration of the proposed home, usable yard/open space, stormwater management, septic and utility service. To build a new home on the Property and attached ADU that complies with the setback requirements, the Applicant must either create a separate driveway entrance or expand upon and extend the existing driveway. However, as a result the Property's special conditions, expansion of the existing driveway is impractical and creates a greater impact upon the Property than creating a second driveway. If the Applicant were to enlarge the existing driveway on the Property, it would result in a significant increase in impervious surface coverage, less safe access, reduced open space and usable yard area, a less attractive appearance, and the re-siting of an existing utility pole and fire hydrant. It would also affect the proposed stormwater management plan for the Property and would further limit where the septic system could be located.

In addition, the Property has 241' of continuous street frontage on Dodge Avenue. While the Property is not subdividable due to the Ordinance's lot area requirements, it has more than sufficient frontage to support two lots which makes the Property suitable for two access points.

Owing to the special conditions of the Property described above, having driveways on separate sides of Dodge Avenue is more consistent with the spirit of the Ordinance than expanding the existing driveway and parking area. Therefore, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property.

Finally, the proposed use of the Property is also reasonable. The use of the Property will remain single-family residential, which is permitted by right in the SRB Zoning District, and will comply with the dimensional requirements of the Ordinance. The two driveways are a safer more practical alternative for the Property than an enlarged single driveway.

CONCLUSION

In conclusion, the Applicant has demonstrated that his application meets the five (5) criteria for granting the variance and respectfully requests that the Board approve his application.

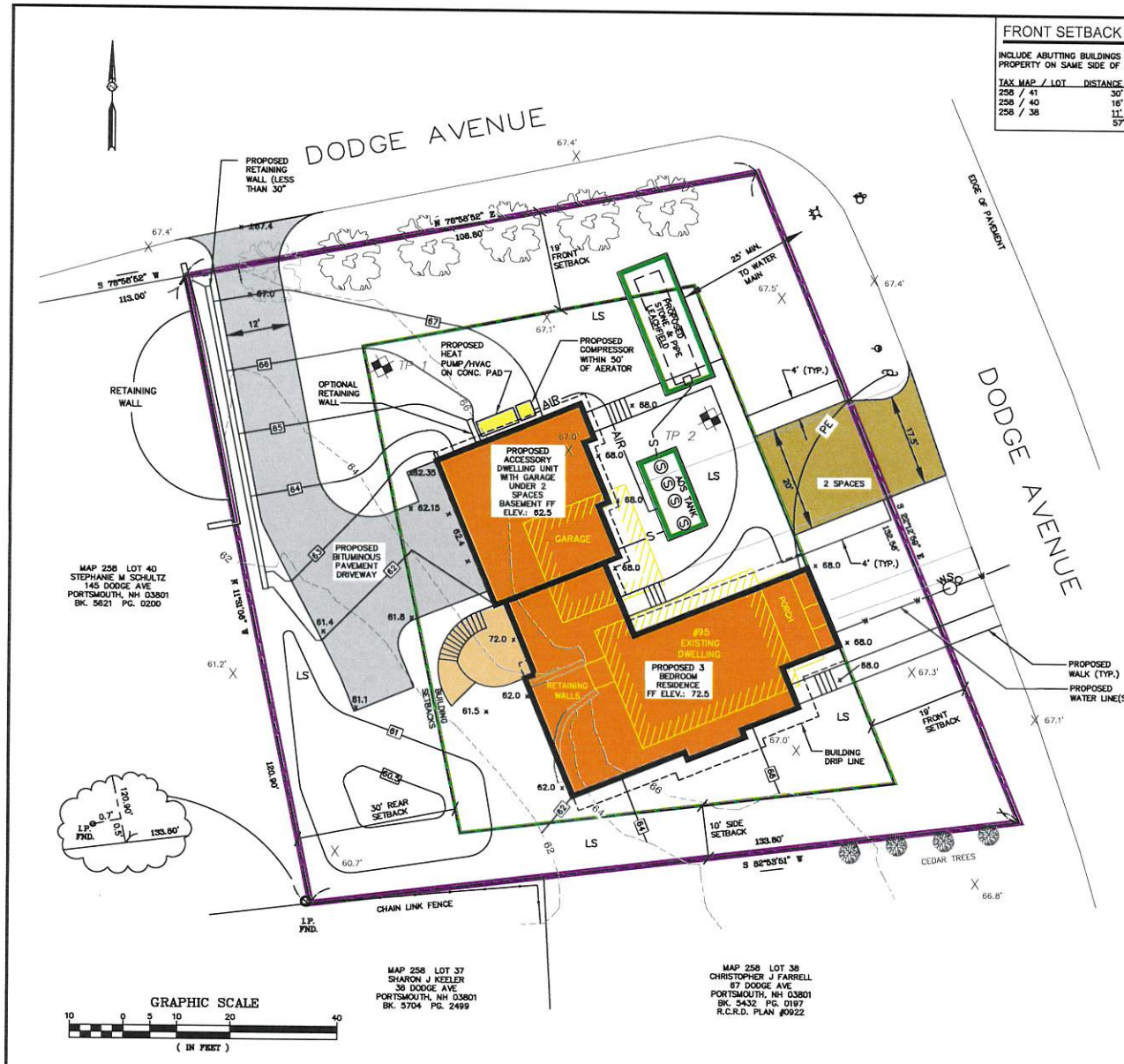
Respectfully Submitted,

Dated: October 28, 2020

Thomas J. Murphy

By and Through His Attorneys,
Durbin Law Offices PLLC

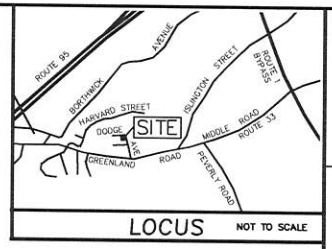
By: Derek R. Durbin, Esq.
144 Washington Street
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com



FRONT SETBACK CALCULATION

INCLUDE ABUTTING BUILDINGS WITHIN 200' OF PROPERTY ON SAME SIDE OF STREET

TAX MAP / LOT	DISTANCE FROM PROPERTY LINE
258 / 41	30' (ESTIMATE)
258 / 40	16' (PER MAP GEO)
258 / 38	11' (PER MAP GEO)
	57' / 3 = 19'



SITE NOTES

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A PROPOSED 3–BEDROOM RESIDENCE WITH AN ACCESSORY DWELLING UNIT (ADU).
2. APPROXIMATE LOT AREA: 15,138 S.F.± (0.35 AC.±)
3. ZONE: SINGLE RESIDENCE B (SRB)
4. DIMENSIONAL REQUIREMENTS:

		EXISTING	PROPOSED
MIN. LOT AREA:	15,000 SF	15,138 SF	15,138 SF
MIN. STREET FRONTAGE:	100'	241'+	241'+
MIN. LOT DEPTH:	100'	120'+	120'+
FRONT SETBACK:	30' (19')*	19' (SURVEY)	19'
SIDE SETBACK:	10'	22' (SURVEY)	11'
REAR SETBACK:	30'	53' (SURVEY)	31'
MAX. BUILDING HEIGHT:	35'	<35'	<35'
MAX. BLDG. COVERAGE:	20%	8.8%	18.9%
MIN. OPEN SPACE:	40%	84.5%	62.3%

* AVERAGE OF ABUTTING BUILDINGS WITHIN 200' EITHER SIDE OF PROPERTY (67 & 145 DODGE AVENUE)

5. OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
6. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
7. DRIVEWAY PERMIT(S) REQUIRED.
8. THE FOLLOWING VARIANCES FROM THE PORTSMOUTH ZONING ORDINANCE ARE REQUESTED:
   - SECTION 10.1114.30 – TO ALLOW TWO DRIVEWAYS ON A SINGLE LOT.
9. THE FOLLOWING CONDITIONAL USE PERMIT FROM THE PORTSMOUTH PLANNING BOARD IS REQUESTED:
   - ATTACHED ACCESSORY DWELLING UNIT (10.814)
10. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
13. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
14. OWNER CAN INSTALL LANDSCAPE RETAINING WALLS AROUND HOUSE TO CREATE FLATTER GRADES WHILE MEETING THE OVERALL GRADING DESIGN INTENT.

LEGEND

- IRON PIPE FOUND
- EXISTING HYDRANT/WATER SHUT OFF
- EXISTING UTILITY POLE / GUY WIRE
- X 66.9' — EXISTING SPOT GRADE ELEVATION
- + 70.0 — PROPOSED SPOT GRADE ELEVATION
- EXISTING CONTOUR
- 11 — PROPOSED CONTOUR
- EXISTING STRUCTURE (TBR)
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED RESIDENCE
- PROPOSED DECK/PATIO
- PROPOSED HVAC/MECHANICALS
- PROPOSED PERMEABLE DRIVEWAY/WALK
- PROPOSED BITUMINOUS PAVEMENT
- LS — PROPOSED LAWN/LANDSCAPING

P5122

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: OCTOBER 27, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	10/27/20

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5122.dwg

SCALE: 22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER/APPLICANT:

THOMAS J. MURPHY
95 DODGE AVENUE
PORTSMOUTH, NH 03801

BOOK 5919, PAGE 2045
RCRD PLAN #0922

PROJECT:

PROPOSED RESIDENCE & A.D.U.
TAX MAP 258, LOT 39
95 DODGE AVENUE
PORTSMOUTH, NH

TITLE: SITE PLAN

SHEET NUMBER: C-1

95 DODGE AVE

PORTSMOUTH, NEW HAMPSHIRE

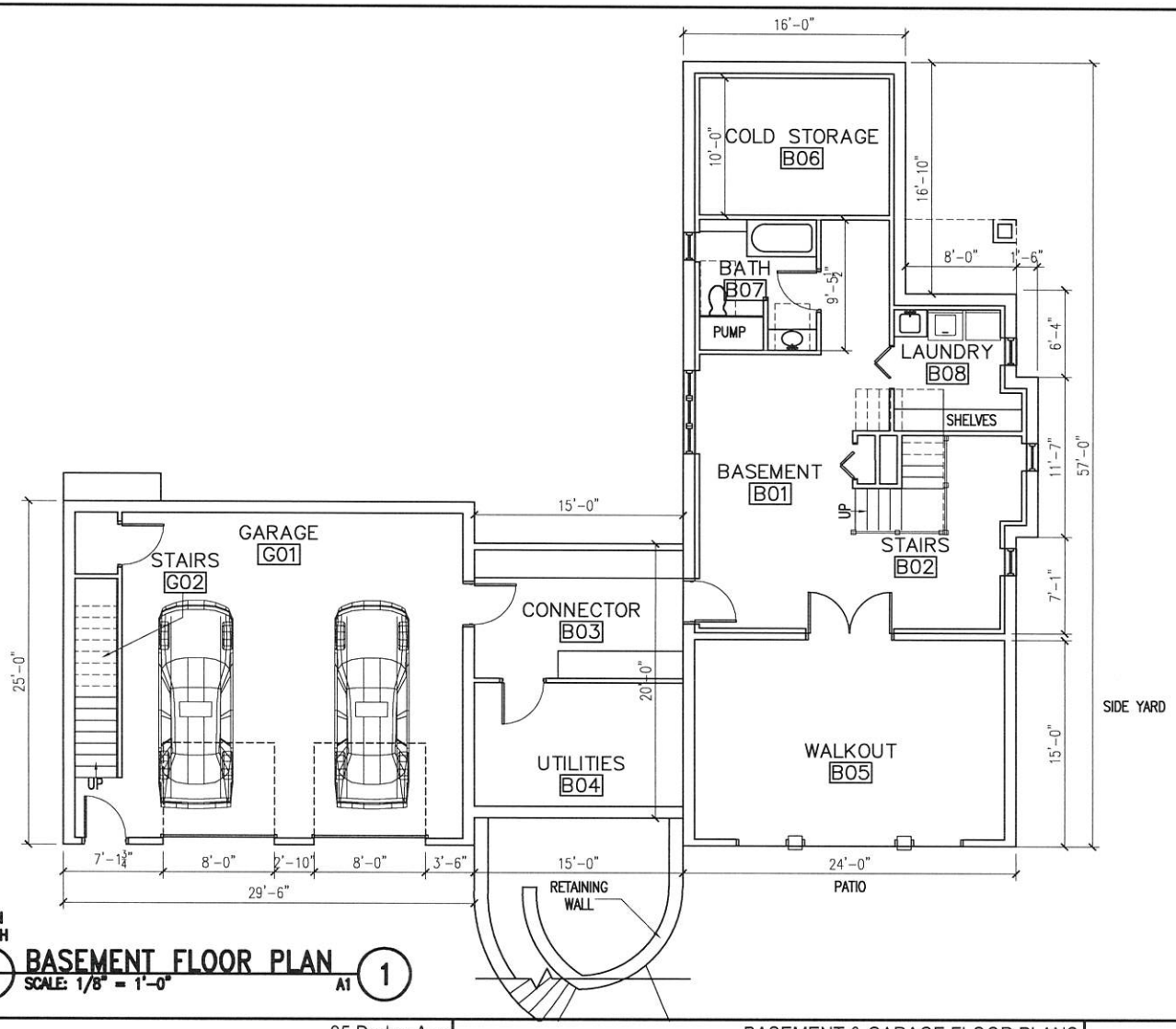
DRAWING INDEX:

LEGEND:

- 1 — REVISION – TRIANGLE
- 1 — NEW WORK KEYNOTE – SQUARE
- 2 — DEMO WORK KEYNOTE – HEXAGON (NOTE NUMBERS NOT LETTERS)
- A — DOOR TYPES – DIAMOND
- 1 — WINDOW TYPES – DIAMOND
- NA — WALL TYPE – SQUARE
- OFFICE 100 — ROOM NAME AND NUMBER
- 101 — DOOR NUMBER

1 / A401 — DETAIL INDICATOR	FIRST FLOOR PLAN 1 / A201 (SCALE 1/4" = 1'-0")
1 / A501 — DETAIL SECTION CUT	PLAN NORTH
1 / A201 — WALL/PARTIAL BUILDING SECTION INDICATOR	4 / 1 / A701 / 3 / 2 — INTERIOR ELEVATION INDICATOR
1 / A201 — EXTERIOR ELEVATION INDICATOR	NA — WALL TYPE
T.O. STL ELEV=132.60' — ELEVATION MARK	MATCH LINE

95 Dodge Ave PORTSMOUTH, NH	TITLE SHEET	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	27OCT2020 WINTER HOLBEN: GR/BMH SCALE: AS NOTED PROJECT NO: 20081	DRAWING NO. T1



PLAN NORTH

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0" A1 (1)

95 Dodge Ave
PORTSMOUTH, NH

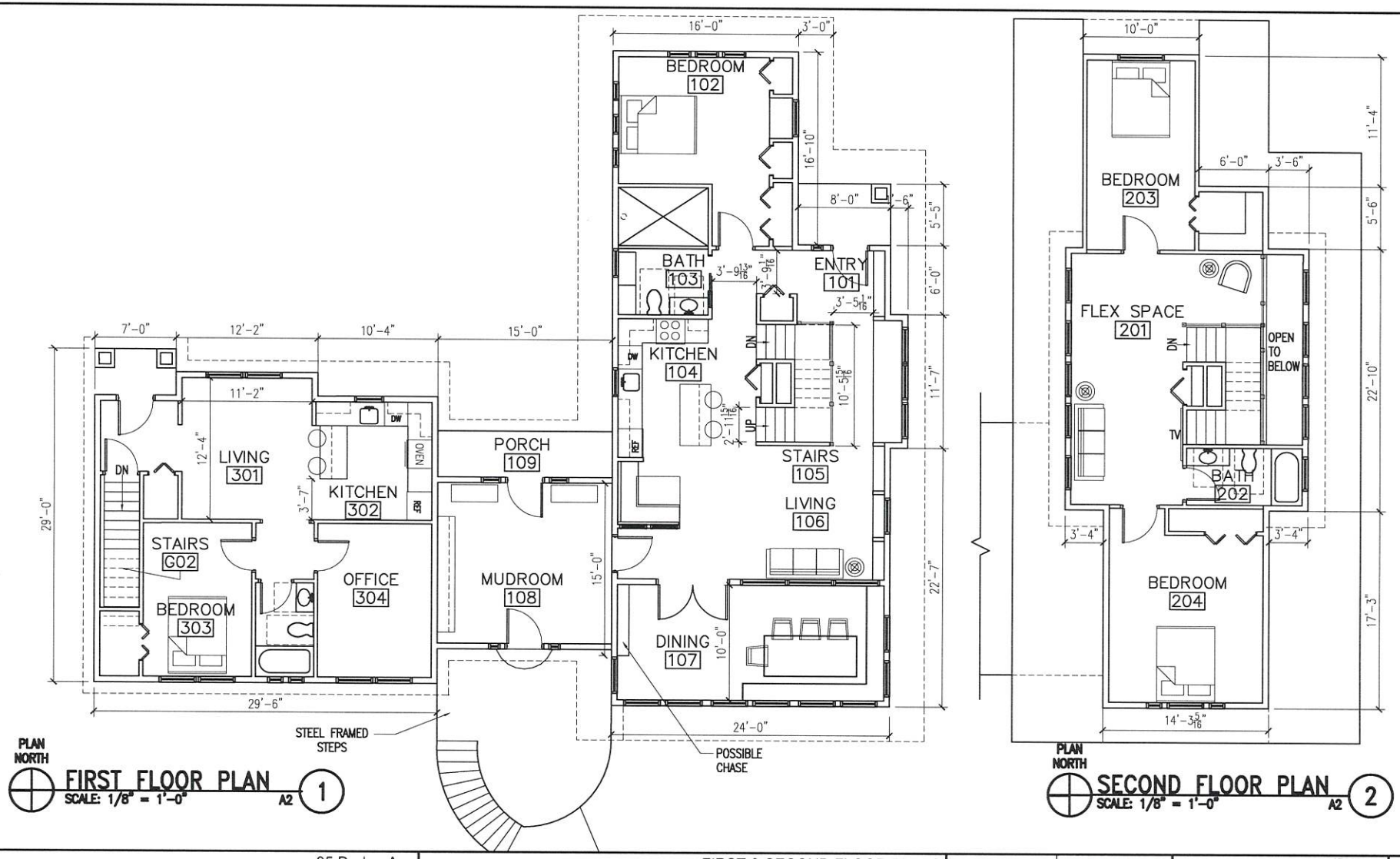
BASEMENT & GARAGE FLOOR PLANS

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

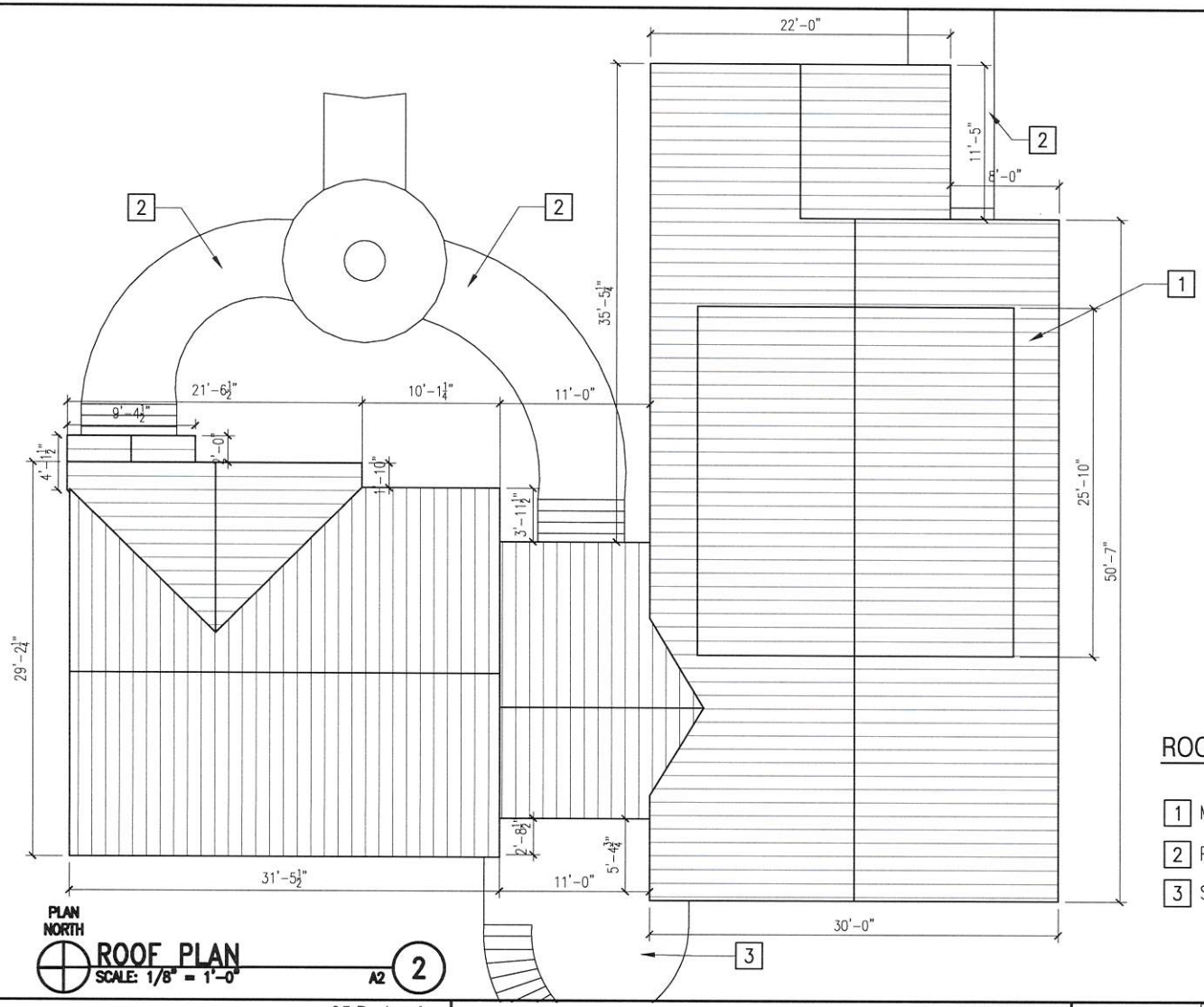
WINTER HOLBEN
architecture + design

27OCT2020
WINTER HOLBEN: GR/BMH
SCALE: AS NOTED
PROJECT NO: 20081

DRAWING NO.
A1



95 Dodge Ave PORTSMOUTH, NH	FIRST & SECOND FLOOR PLANS	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	27OCT2020 WINTER HOLBEN: GR/BMH SCALE: AS NOTED PROJECT NO: 20081	DRAWING NO. A2



PLAN NORTH

ROOF PLAN
SCALE: 1/8" = 1'-0"
A2 2

ROOF KEYNOTE LEGEND:

1. MTL ROOFING
2. PAVED WALKWAY
3. STEEL FRAMED STEPS

95 Dodge Ave
PORTSMOUTH, NH

ROOF PLAN

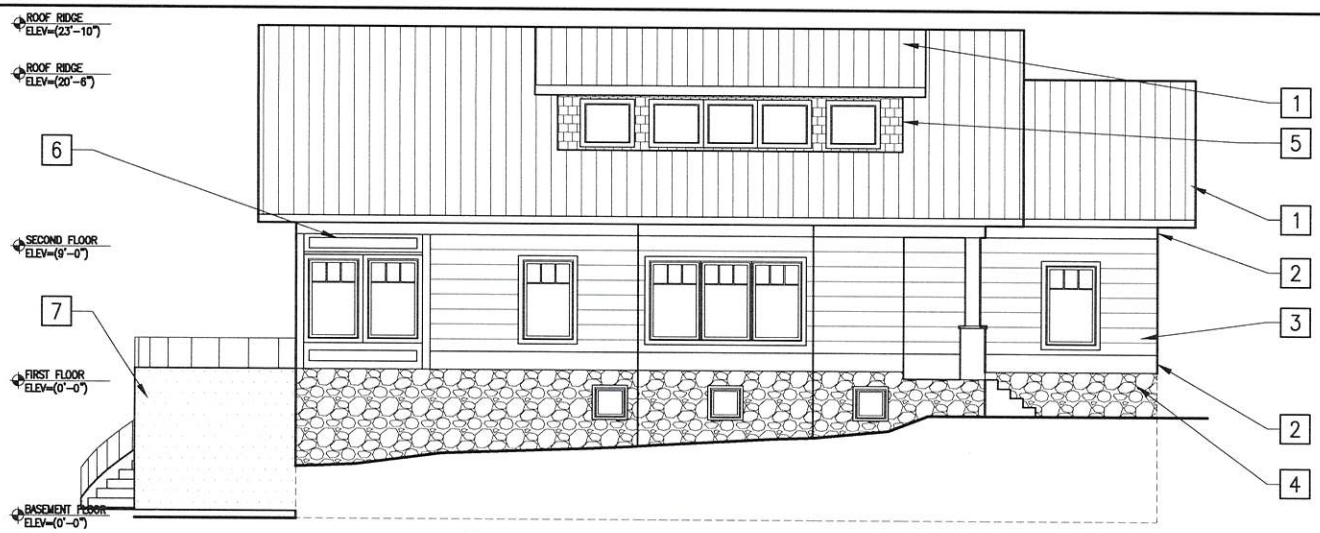
7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

27OCT2020
WINTER HOLBEN: GR/BMH
SCALE: AS NOTED

PROJECT NO: 20081

DRAWING NO.
A3

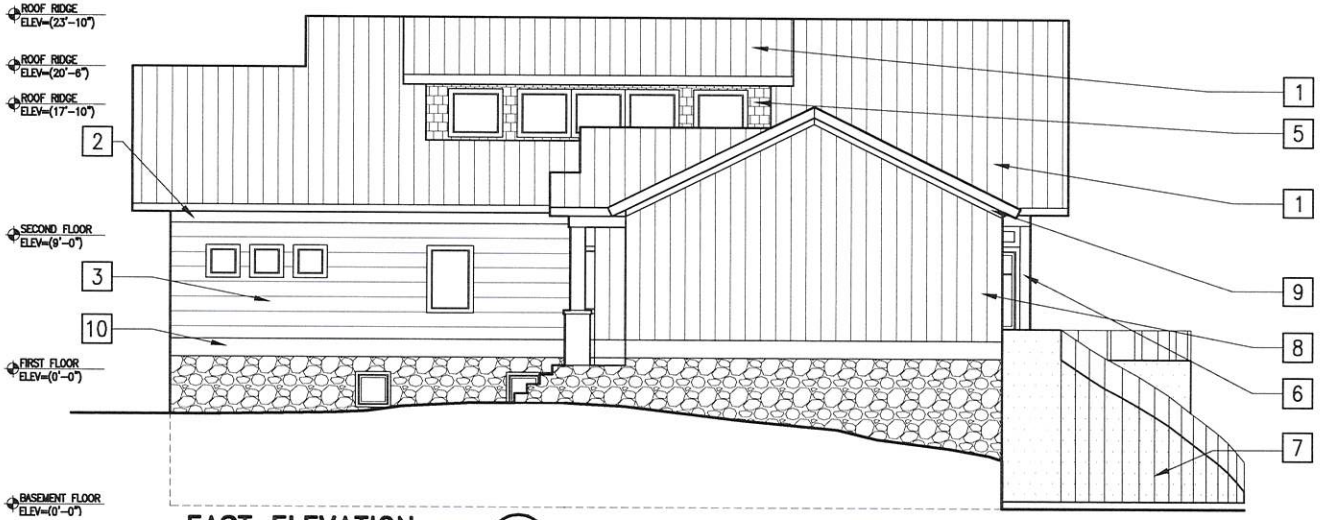


WEST ELEVATION

SCALE: 1/8" = 1'-0" E1 1

ELEVATION KEYNOTE LEGEND:

1	MTL ROOFING	6	PANEL SIDING
2	10" TRIM	7	STEEL RETAINING WALL
3	PLANK SIDING	8	PANEL AND BATTEN SIDING
4	STONE VENEER	9	5" ROOF EDGE TRIM
5	SHINGLE SIDING	10	1' TRIM



EAST ELEVATION

SCALE: 1/8" = 1'-0" E1 2

95 Dodge Ave PORTSMOUTH, NH	ELEVATIONS	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	27OCT2020 WINTER HOLBEN: GR/BMH SCALE: AS NOTED PROJECT NO: 20081	DRAWING NO. A4

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" E2 (1)

NORTH ELEVATION

SCALE: 1/8" = 1'-0" E2 (2)

ELEVATION KEYNOTE LEGEND:

1	MTL ROOFING	6	PANEL SIDING
2	10" TRIM	7	STEEL RETAINING WALL
3	PLANK SIDING	8	PANEL AND BATTEN SIDING
4	STONE VENEER	9	5" ROOF EDGE TRIM
5	SHINGLE SIDING	10	1' TRIM

95 Dodge Ave
PORTSMOUTH, NH

ELEVATIONS

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

27OCT2020
WINTER HOLBEN: GR/BMH
SCALE: AS NOTED

PROJECT NO: 20081

DRAWING NO.
A5

95 Dodge Ave
PORTSMOUTH, NH

MODEL VIEWS

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

27OCT2020
WINTER HOLBEN: GR/BMH
SCALE: AS NOTED

PROJECT NO: 20081

DRAWING NO.
A6

MEMORANDUM

Date:	280CT2020
To:	
Subject:	95 Dodge Ave
CC to:	

95 Dodge Ave is a unique lot with an existing 1-1/2 story bungalow and garage. Improvements to the property would increase the property value and benefit the neighborhood's overall aesthetic appeal. The owner is looking to build a new 1-1/2 story bungalow with a walkout basement level and an attached accessory dwelling unit in place of the existing structures. The construction would be phased to allow the owner to remain living on site throughout the project. The phasing plan would follow as listed:

1. Demo existing garage
2. Building new accessory dwelling unit
3. Demo existing house
4. Build new primary dwelling unit

The proposed bungalow and complementary accessory dwelling unit is in keeping with the size of other homes in the area. The accessory dwelling unit is designed in a scale and style that compliments the main house. The interior program of spaces is designed to be efficient and functional for the owner.

The materials used are a mixture of panel siding, board and batten, stone and natural shingle. All the exterior materials used pay homage to a traditional new England home with a contemporary twist. The siding materials on the main home break up the vertical floors and add visual interest. The accessory dwelling unit is finished with a board and batten siding in the same color as the main house panel siding.

Thank You,

Brandon Holben, AIA, LEED AP
Principal Architect
WINTER HOLBEN

City of Portsmouth, NH

October 19, 2020

Property Information

Property ID	0258-0039-0000
Location	95 DODGE AVE
Owner	MURPHY THOMAS J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

East - Front of House

North (Corner of Dodge Avenue)

Left Side Yard (Southeast)

Left Side Yard (South)

Utility Pole (North)

Summit 501 Islington, LLC

October 27, 2020

Zoning Board of Adjustment
City of Portsmouth, New Hampshire

Dear Members of the Board:

My company, Summit 501 Islington, LLC, is the owner of the three-story office building at 501 Islington Street. Our existing tenant, Dr. Nicole Schertell of Vibrant Naturopathic Heathcare has signed a lease to expand her existing practice into the adjacent, approx. 900sf office space. Dr. Schertell has been operating in approx.. 3,000sf in the building since 2014 and has been a great addition to the neighborhood and the community. We welcome her expansion to continue to serve the community.

When Dr. Schertell opened her business in 2014, medical office was a permitted use for our property. Apparently, the zoning changed for our property in 2014 and medical office is now a non-conforming use which requires a special exception, so I am hereby submitting this application for a Special Exception to permit the expansion of Dr. Schertell's healthcare business.

Our request for a minor building permit to fit up the new space is currently paused according to Peter Stith of the planning department for the following reason:

A medical office is only allowed by Special Exception in the CD4-L2 zoning district. Section 10.333 states:

"A nonconforming use located in a portion of a building or structure shall not be extended throughout other parts of the building or structure."

According to town ordinance 10.232, the Board shall grant requests for Special Exceptions which are in harmony with the general purpose and intent of the Ordinance and meet the standards of Subsection 10.232.20.

I am unclear on the cause for changing the zoning of our property which now requires a special exception for medical office, but I can see no reason that medical office shouldn't be encouraged in the mixed use area where 501 Islington is an integral part of the community. The 900sf expansion of Dr. Schertell's business is very minor (total building is approx. 26200sf) and we expect no material change in traffic, no change in footprint, or any other change that would be detrimental to the community.

With respect to the specific standards of Subsection 10.232.20, below is the text of the ordinance, with comments concerning this application in ***bold italics***:

10.232.20 Special exceptions shall meet all of the following standards:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

We are unaware of any standards for medical office that would be deny the approval for a special exception. Dr. Schertell's existing business has been operating since 2014 in the adjacent 3000sf space and will be increasing her space by 900 sf, which will have no material impact on the property or the community.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

There is no reasonable expectation for hazard to the public. On the contrary, the expansion of Dr. Schertell's medical practice will add space for one additional naturopatic doctor to serve the community out of an existing space that is currently vacant

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

There will be no change to the exterior of the building at all and we expect no negative impact on any adjacent property.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

We expect no material change in traffic by changing the use of the proposed space. Formerly the space was a financial services office. We expect the amount of traffic and use in the medical office to be similar to previous uses in this space.

10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

We expect no change in any municipal services by this minor expansion of a medical office

10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

There will be no change to the exterior of the building at all and we expect no negative impact on stormwater or runoff to any property or street.

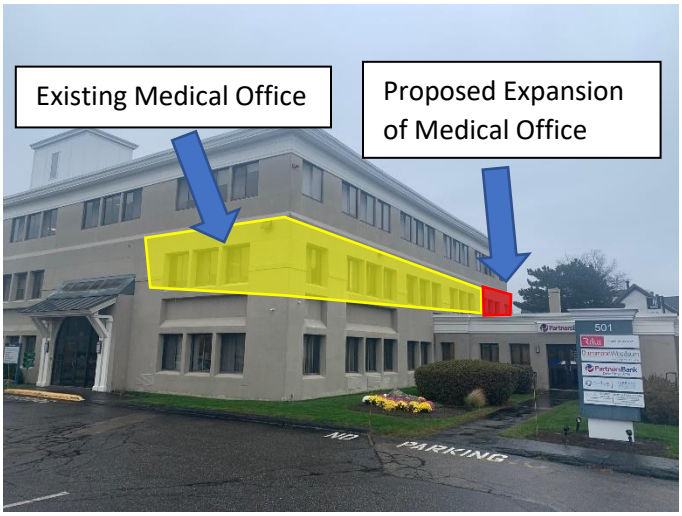
We hope that you will agree that all the criteria for granting this special exception request has been satisfied. Please approve our request for this Special Exception application.

Thank you for your volunteer service!

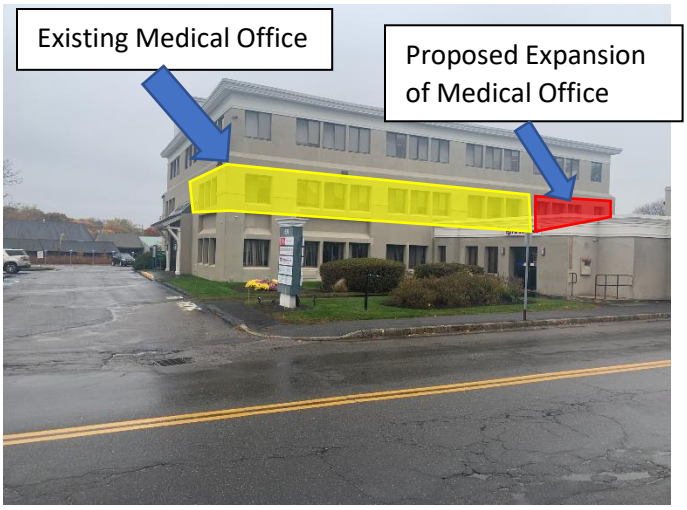
For Summit 501 Islington, LLC
Todd Baker, Manager

Summit 501 Islington, LLC

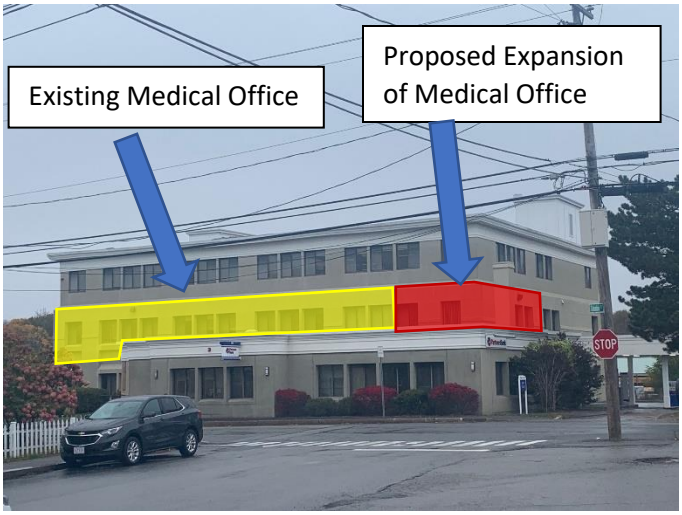
501 Islington Existing Conditions Photographs



Street View Exterior



Street View Exterior



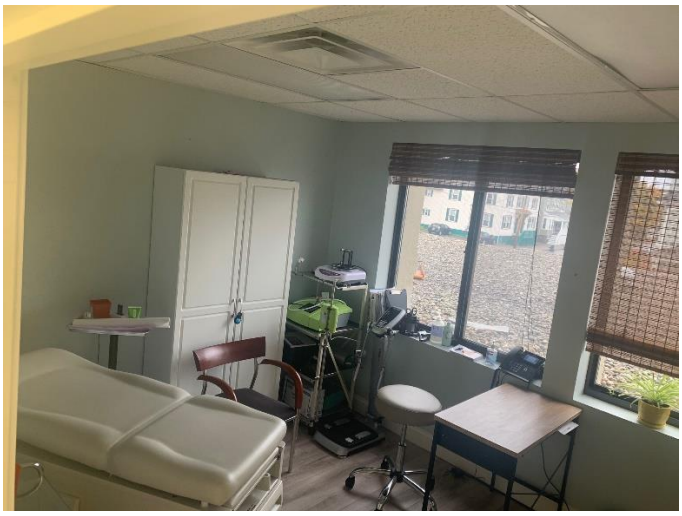
Street View Exterior

Street View List of Businesses

501 Islington Existing Conditions Photographs

Existing Medical Office Interior Entry

Existing Medical Office Interior Lobby



Existing Medical Office Exam room

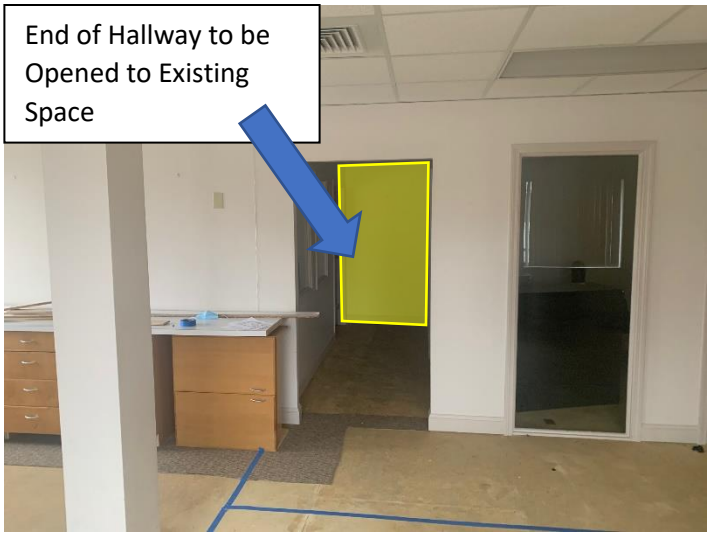
Existing Medical Office hallway to connect to New Space

501 Islington Existing Conditions Photographs

Proposed Vacant Space Entry

Proposed Vacant Space to be Medical Office

Proposed Vacant Space to be Medical Office



Proposed Vacant Space to be Medical Office

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW
127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

October 28, 2020

HAND DELIVERED

Peter Stith, Planner
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: Gregory & Amanda Morneault, Owner
Darrell Moreau, Applicant
137 Northwest Street
Portsmouth, New Hampshire, 03801
Tax Map 122, Lot 2, Gen. Residence A (GRA) District

Dear Peter:

Attached please find our Memorandum with exhibits in support of an Application for Variances in order to subdivide one lot into and to add a duplex on the subdivided lot. We have uploaded on the application and documents. We will also deliver the original and eleven (11) copies as required.

We look forward to presenting this the Zoning Board of Adjustment at its November 17, 2020 meeting.

Let me know if you have any questions or comments.

Very truly yours,

R. Timothy Phoenix

RTP/msw
Encl.
cc: Client
Ambit Engineering, Inc.
Artform Architecture, Inc

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment ("ZBA")
FROM: R. Timothy Phoenix, Esquire
RE: Variances
Gregory and Amanda Morneault, Owners
Darrell Moreau, Applicant
Property Location: 137 Northwest Street, Portsmouth, NH 03801
Tax Map 122, Lot 2, GRA and Historic Districts

Dear Chair Rheaume and Zoning Board Members:

On behalf of Gregory and Amanda Morneault, owners and Darrell Moreau, applicant ("Moreau" or "Applicant"), we are pleased to submit this memorandum and the attached exhibits in support of variances to subdivide a single lot into two lots, and add a duplex on the newly created lot.

I. Exhibits

1. 10/22/20 Plan Set- by Ambit Engineering, Inc.
   - Subdivision Plan
   - Variance Plan
2. Elevations and Floor Plan Set- by Artform Architecture, Inc.
   - Front and Rear Elevations
   - First Floor Plan
   - 2nd floor Plan
   - Foundation Plan
   - Front and Right Elevations
   - Rear and Left Elevations
3. Site Photographs.
4. Tax Map 122 (subject), 123, 141 (area).

II. Property/Project

137 Northwest St. is 18,134 ft. lot sandwiched between Northwest Street and the Route 1 Bypass. With frontage of approximately 536 feet, and a depth ranging from less than 20 feet to approximately 70 feet, the lot is very long and narrow. The existing home is located at the far west (left) end of the lot, leaving a significant area presently undeveloped except for a City of Portsmouth sewer pump station and access area located at the far easterly (right) end of the lot.

The project intent is to subdivide the single lot into two lots. Lot 1 will hold the existing home. Lot 2 will hold a proposed duplex. The Lot 2 rear lot line is about 30 feet and down a steep hill from the Bypass. The proposed lot configuration and building represent a reasonable development for this property. The existing home other nearby homes on smaller lots close to lot lines supports this effort to permit. It is widely known there are is demand for few relatively reasonably priced homes in in Portsmouth. This project will allow Moreau to offer new construction for two families in downtown Portsmouth at comparatively reasonable prices.

As proposed, each lot will meet the 7500 ft. minimum lot size requirement, frontage and side setback requirements. Relief is required for both lots because the depth of lot 1 will be slightly reduced, and lot 2 does not meet the front/rear yard and depth requirements or the 7500 s.f. lot size per dwelling unit requirement.

III. Relief Required

Lot 1
PZO§10.521-Table of Dimensional Standards[1]
Lot Depth-44.7 feet where 51.1 feet exists and 70 feet is required.

Lot 2
PZO§10.521 Table of Dimensional Standards
Lot area per dwelling unit-5317 s.f. (10634/2) where 7500 s.f. is required.
Front yard-2.9 feet where 15 feet is required.
Rear Yard-4.0 feet where 20 feet is required.
Lot Depth- 23.4[2] feet where 70 feet is required.

V. Variance Requirements

1. **The variances will not be contrary to the public interest.**
2. **The spirit of the ordinance is observed.**

These two requirements are considered together pursuant Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102 (2007) and its progeny. The test is whether granting a

[1] We question whether Lot 1 variances are required since the noncompliant lot depth is a prior nonconforming condition; however, we request the variances in an abundance of caution at the recommendation of the Planning staff.
[2] Approximately 34 feet at proposed duplex location.

variance "would unduly and to a marked degree conflict with the ordinance such that violates the ordinance's basic zoning objectives." *Id.*" Mere conflict with the ordinance is not enough. *Id.* The analysis begins with the purposes of the GRA District and the general purposes of the ordinance.

The purpose of the GRA District is "to provide for areas of single-family, two-family and multifamily dwellings with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services. " PZO§10.440 Residential District Purposes. This purpose is met by both lots. Lot 1 with one dwelling on 7500 ft. equals 5.8 units per acre. Lot 2 at 5317 ft. per unit translates to 8.19 units per acre.

The general purposes of the ordinance pursuant to PZO§10.121 is "to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the city's Master Plan… by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes-It is widely known that home prices in Portsmouth are quite high. Relatively modestly priced homes are difficult to find, leaving many young people and or moderate income earners to live in other communities. Adding two duplex units on a lot sandwiched between Northwest Street and the bypass will tend to command a more modest price, thus is appropriate.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space-The lot 1 home presently exists. Accordingly, the depth and front and rear setbacks cannot be changed. Frontage, side setbacks, and area are compliant. Nothing can be built on proposed Lot 2 absent front, rear setback and depth variances. The location and characteristics of the lot leave it suitable for a duplex. With large side yards, 5317 s.f. per dwelling unit is reasonable.
3. The design of facilities for vehicular access, circulation, parking and loading-Lot 1 will not change. Lot 2 provides two garaged parking spaces for each unit.
4. The impact on properties of outdoor lighting, noise, vibration, stormwater runoff and floading-Lot 1 will not change. The lot 2 duplex will have no negative effect on lighting, noise, vibration or flooding. Stormwater will be vetted in the subdivision process before the Planning Board.
5. The preservation and enhancement of the visual environment- Lot 1 will not change. Lot 2 will hold a tastefully designed and sized duplex.
6. The preservation of historic districts and buildings and structures of historic or architectural interest-Lot 1will not change. Lot 2 will be subject to Historic District Commission review.
7. The protection of natural resources, including groundwater, surface water, weapons, wildlife habitat and air quality-Lot 1 will not change. Lot 2 is presently vacant and

somewhat overgrown. There will be no negative effect upon groundwater or wildlife habitat or air quality. Surface water will be the vetted by the Planning Board.

In considering the public interest and spirit of the ordinance tests for determination of whether granting variances violates basic zoning objectives, the Malachy Glen court further held:

> One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality… . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

Lot 1 and the house upon it already exist in the locality. The depth is only slightly reduced over existing conditions. The home is on a compliant sized lot so will neither alter the essential character of the locality nor threaten the public health, safety or welfare. The duplex on Lot 2 will be built to code, and will benefit from vetting by the Planning Board. The area includes compliant and numerous non-compliant sized lots many with structures very close to lot lines **(Exhibit 4)** It follows that granting the subdivision and variances will neither alter the essential character nor threaten the public health, safety or welfare.

3. **Granting the variance will not diminish surrounding property values.**

Northwest Street itself has relatively few houses. Those existing are an eclectic mix of various sized lots/houses with various distances from the road. Some have water access, some do not. The larger area includes homes along Maplewood Avenue many of which are on small lots. The width of Lot 2 provides significant separation from neighbors. There is but one home directly across the street. It too is close to Northwest Street. The nature and location of Northwest Street, this lot, and the tastefully designed duplex, which will receive HDC review, will not diminish surrounding property values.

4. **Denial of the variance result in unnecessary hardship.**

a. Special conditions exist which distinguish the property/project from others in the area.

The lot is over 500 feet in length but only 19-70 feet deep, sandwiched between Northwest Street and the Bypass. The length and shallow nature of the lot create special conditions. These conditions support permitting two attached units of relatively affordable housing in downtown Portsmouth.

b. No fair and substantial relationship exists between the general purposes of the ordinance and its specific application in this instance.

Density limits are intended to provide space, air and light, protect against overbulking structures, maintain off street parking and eliminate congestion. Here, Lot 1 and the home upon it meet the density requirement. Because the home is placed to the far left of the lot, a very wide expanse of the lot continues for several hundred feet. Though narrow, it can accommodate the requested duplex. This area of Northwest Street has only a few homes. While the proposed density for Lot 2 at 5317 ft. per unit is a short of the 7500 ft. required in GRA, it does meet the general purposes of the GRA area by providing approximately 8 units per acre, within the 5-12 guidelines set forth under the general purposes. It is also consistent with the larger area of Northwest Street and Maplewood Avenue where there are numerous homes on very small lots, very close to the lot line. Since this proposal will provide relatively affordable housing in downtown Portsmouth, there is no fair and substantial relationship between the density requirement and its application in this instance.

Setbacks are intended to provide adequate space between homes, sightlines, and area for stormwater treatment. The Lot 1 setbacks for front and rear are very close to lot lines and will not change. The Lot 2 setbacks are similar and exist due to the narrowness of the lot. Given the location abutting the bypass, the substantial width of the lot, there is ample separation of neighbors, space between homes, sightlines and area for stormwater management, which will be vetted by the Planning Board via the subdivision process. Accordingly, there is no justifiable reason to apply the strict requirements of the ordinance.

c. The proposed use is reasonable.

Duplexes are permitted in the GRA zone. The proposed duplex density is consistent with the area. The front and rear setbacks are very close to the setbacks for the existing home. Numerous other homes in the general area are on small lots and close to lot lines. As such, this residential use in a residential zone is reasonable.

5. **Substantial justice will be done by granting the variance**.

If "there is no benefit to the public that would outweigh the hardship to the applicant, this factor is satisfied." Harborside Associates, LP v. Parade Residents Hotel, LLC 162 NH

508(2011). That is, "any loss to the[applicant] not outweighed by again to the general public is an injustice." Malachy Glen, supra at 109.

The extreme width of the subject lot with the existing home far to the left, leaves a large expanse of land lying fallow. Given its location immediately abutting the bypass, a duplex, which will permit the owners to sell the lot, and the applicant to build the homes, will provide two families with relatively affordable housing in downtown Portsmouth. Since the immediate area of Northwest Street has relatively few homes, while the overall area from Northwest Street to Maplewood Avenue is very dense, allowing the subdivision and variances to build the duplex will cause no harm whatsoever to the general public. Denial, however, will prevent the owners from selling a portion of the lot, and will prevent the applicant from providing, and potential residents from owning brand-new construction at reasonable cost in downtown Portsmouth. Clearly, there is no benefit to the public from denial that outweighs the hardship to the applicant and the loss to the applicant far outweighs any gain to the general public.

V. Conclusion

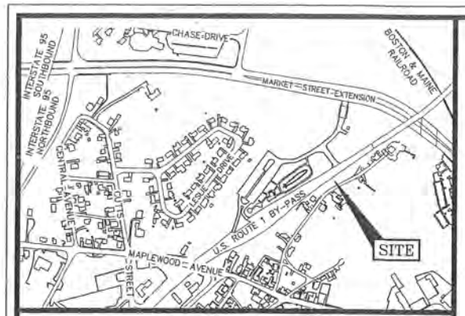
For all the foregoing reasons, the property owners and applicant respectfully request that the zoning would grant all requested relief.

Respectfully submitted

Darrell Moreau

By: _____
R. Timothy Phoenix

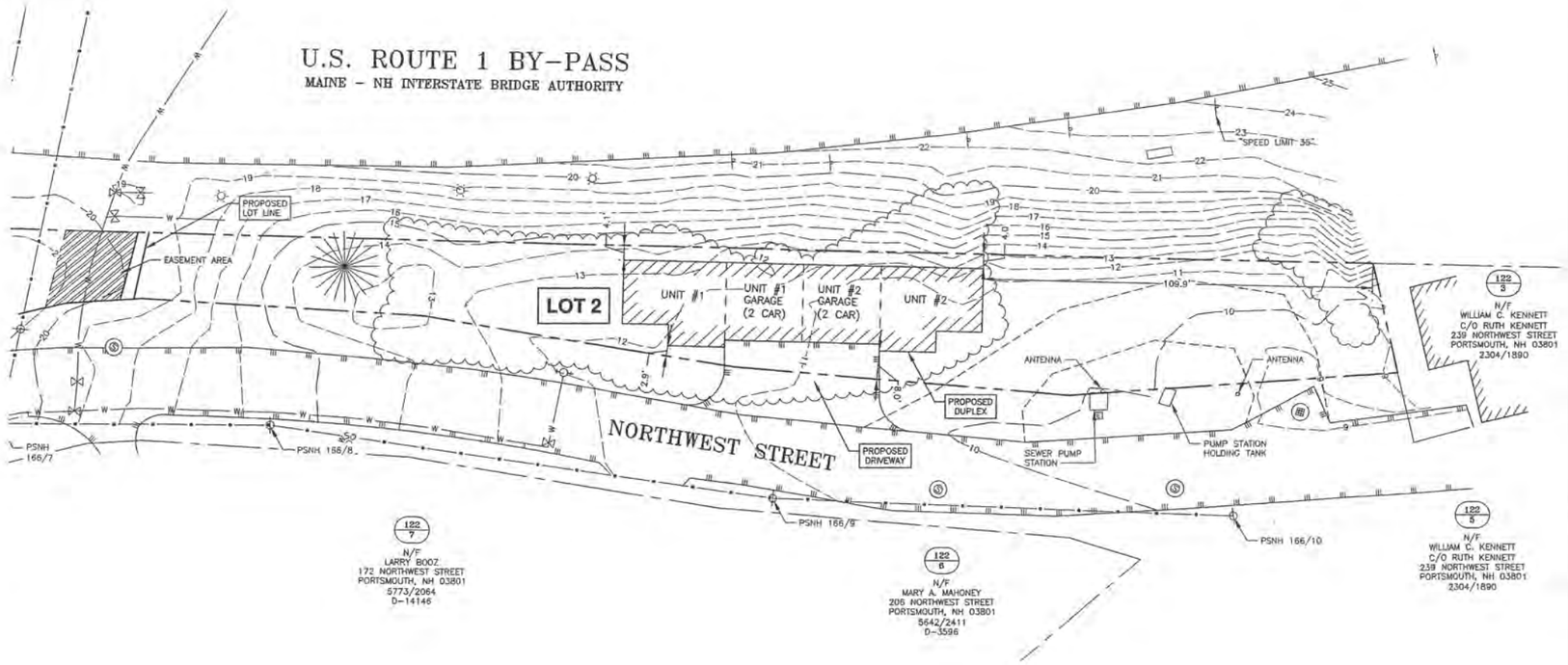
RTP/msw
Encl.

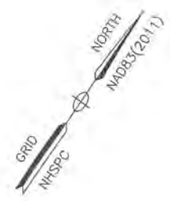


LOCATION MAP SCALE: 1" = 500'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
AC	AIR CONDITIONER UNIT
	SIGNS
AC	ASBESTOS CEMENT PIPE
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COP	COPPER PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VC	VITRIFIED CLAY PIPE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
CCB	CAPE COD BERM
LSA	LANDSCAPED AREA





APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.

2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

APPLICANT:
DARRELL MOREAU
18 JACKSON HILL ROAD
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
18,134 S.F.
0.4163 ACRES

PROPOSED LOT AREAS:

LOT #1	LOT #2
7,500 S.F.	10,634 S.F.
0.1722 ACRES	0.2441 ACRES

5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS.

6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT.

7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%

8) PROPOSED LOT 2 DIMENSIONAL CALCULATIONS:
LOT AREA: 10,634 S.F.
FRONTAGE: 357'
DEPTH: 19' (MINIMUM)
34' (MIDPOINT)
SETBACKS:
FRONT: 2.9'
SIDE: 109.9'
REAR: 4.0'
STRUCTURE HEIGHT: <35'
BUILDING COVERAGE: 2,204 S.F. (21%)
OPEN SPACE: 7,430 S.F. (70%)

EXHIBIT 1
tabbies

NO.	DESCRIPTION	DATE
3	ZONING INFO; BUILDING	10/22/20
2	REVISED FOOTPRINT	10/20/20
1	ADDED ZONING REQUIREMENTS	10/13/20
0	ISSUED FOR COMMENT	9/30/20

REVISIONS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 738 JOHN R. CHAGNON

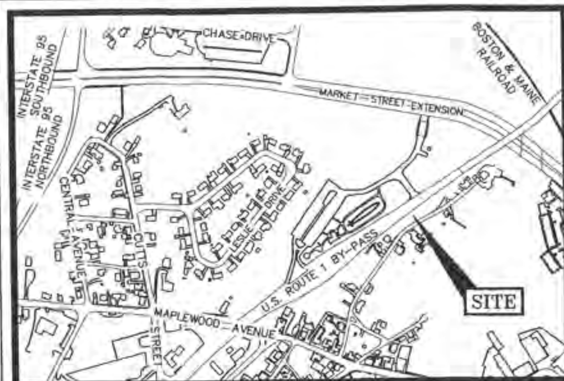
SCALE 1" = 20' SEPTEMBER 2020

VARIANCE PLAN

C1

FB 249 PG 70

2759.02



LOCATION MAP SCALE: 1" = 500'

PLAN REFERENCES:

1) MAINE NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE – PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP – N.H. APPROACH, SCALE: 1" = 50', PREPARED BY HARRINGTON AND CORTELYOU CONSULTING ENGINEERS KANSAS CITY, MO., DATED DECEMBER 1938, SHEET 1 OF 11. NOT RECORDED

2) MAINE – NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE – PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAPS N.H. APPROACH, RE-SURVEYED BY: MOULTON ENGINEERING CO. KITTERY, MAINE 1954, SCALE: 1" = 50', SHEET 1 OF 5, NOT RECORDED

3) US ROUTE 1 BYPASS & SUBMARINE WAY RIGHT OF WAY LAYOUT PLANS CITY OF PORTSMOUTH JULY 17, 2019, OWNER OF RECORD: STATE OF NEW HAMPSHIRE, STATE PROJECT NO. 13455, SCALE: 1" = 50', PREPARED BY GM2 ASSOCIATES, SHEETS 3 & 4 OF 6, RCRD D-41603

4) PLAN OF LAND PORTSMOUTH, N.H. FOR ESTATE OF GRACE L. HOYT, SCALE: 1" = 20' DATED DEC. 1972 REV. MAR. 1973, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-3598

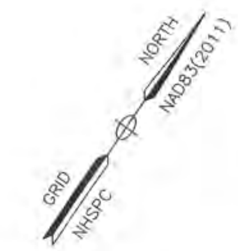
5)CONDOMINIUM SITE PLAN FOR GANTRY REALTY TRUST 172 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. SCALE: 1" = 20', DATED SEPT. 11, 1985 REV OCT. 1, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SHEET 1 OF 3, RCRD D-14146

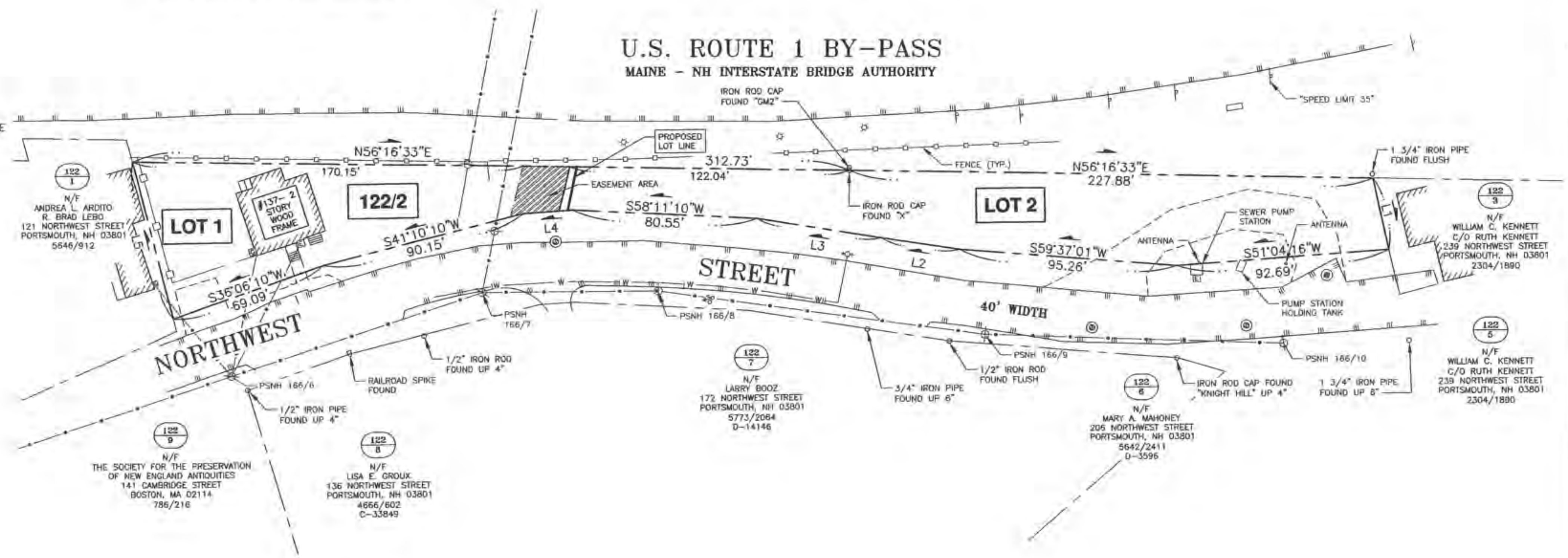
6) STANDARD PROPERTY SURVEY AND CONDOMINIUM SITE PLAN OF LAND OF LOT 4 TAX MAP U-22 250 NORTHWEST STREET PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, SCALE: 1" = 10', DATED 9-9-96, PREPARED BY CIVILWORKS DOVER, N.H., RCRD D-24961

7)PLAN OF LAND IN THE NAME OF THE SUSAN M. REED REVOCABLE TRUST OF TAX MAP 122 / LOT 8 LOCATED AT #136 NORTHWEST STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH, SCALE: 1" = 20' DATED MAY 23, 2006, PREPARED BY DAVID W. VINCENT, LLS RCRD C-33849

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
NHHB	NHDOT BOUND FOUND
TB	TOWN BOUND
BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	STONE BOUND WITH DRILL HOLE





I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

[signature] 10-22-20

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

GRAPHIC SCALE

30 0 50 100 120 FEET

10 5 0 10 20 30 METERS

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S 47°28'51" E	31.75'
L2	S 64°01'21" W	34.26'
L3	S 64°19'54" W	54.79'
L4	S 51°20'10" W	21.35'
L5	N 49°16'35" W	70.45'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N 56°16'33" E	20.54'
E2	S 20°36'02" E	19.73'
E3	S 51°20'10" W	15.48'
E4	S 41°10'10" W	5.99'
E5	N 20°36'02" W	22.71'

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 122 AS LOT 2.

2) OWNERS OF RECORD:
GREGORY J. MORNEAULT
AMANDA B. MORNEAULT
137 NORTHWEST STREET
PORTSMOUTH, N.H. 03801

APPLICANT:
DARRELL MOREAU
18 JACKSON HILL ROAD
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
18,134 S.F.
0.4163 ACRES

PROPOSED LOT AREAS:

LOT #1	LOT #2
7,500 S.F.	10,634 S.F.
0.1722 ACRES	0.2441 ACRES

5) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS.

6) ZONING DISTRICTS:
GENERAL RESIDENCE A (GRA) AND HISTORIC DISTRICT

7) DIMENSIONAL REQUIREMENTS:
LOT AREA: 7,500 S.F.
FRONTAGE: 100'
DEPTH: 70'
SETBACKS: FRONT: 15', SIDE: 10', REAR: 20'.
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%

8) PROPOSED LOT 1 DIMENSIONAL CALCULATIONS:
LOT AREA: 7,500 S.F.
FRONTAGE: 179'
DEPTH: 19' (MINIMUM)
39' (MIDPOINT)
SETBACKS:
FRONT: 13.8'
SIDE: 40.5'
REAR: 1.8'
BUILDING COVERAGE: 1,029 S.F.– 14%
OPEN SPACE: 6,246 S.F.– 83%

NO.	DESCRIPTION	DATE
2	ZONING INFO; SETBACKS	10/22/20
1	ADDED ZONING REQUIREMENTS	10/13/20
0	ISSUED FOR COMMENT	9/30/20

REVISIONS

SUBDIVISION PLAN
TAX MAP 122 – LOT 2

OWNERS:
GREGORY J. MORNEAULT & AMANDA B. MORNEAULT
137 NORTHWEST STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 30' SEPTEMBER 2020

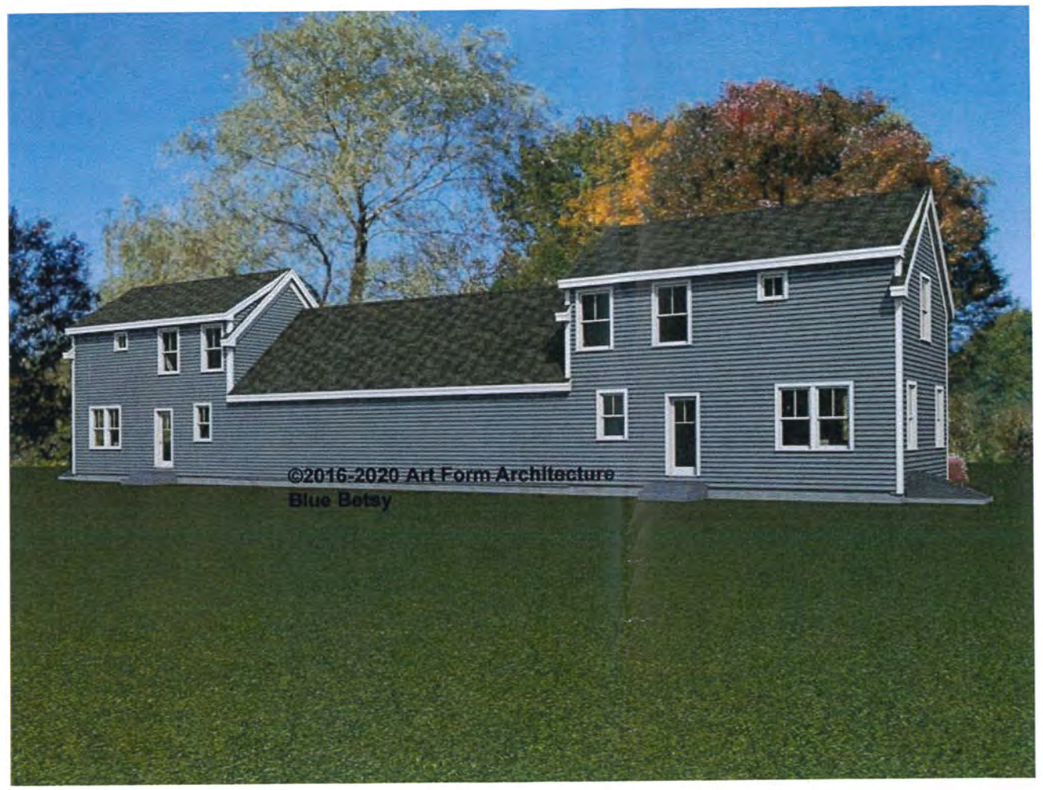
FB 249 PG 70 2759.02

Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

EXHIBIT tabbies 2

Artform Home Plans
603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings'). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

• To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.

• Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

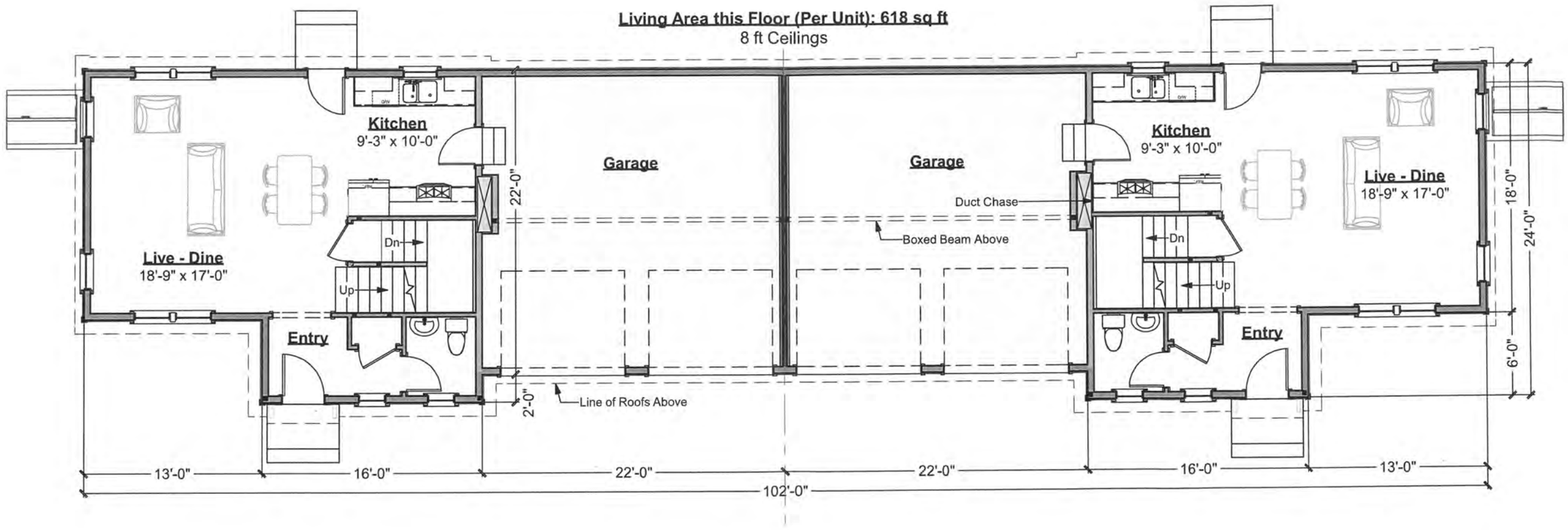
• Structural changes always require the express written consent of Artform

• If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

Artform Home Plans
603-431-9559



First Floor Plan

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

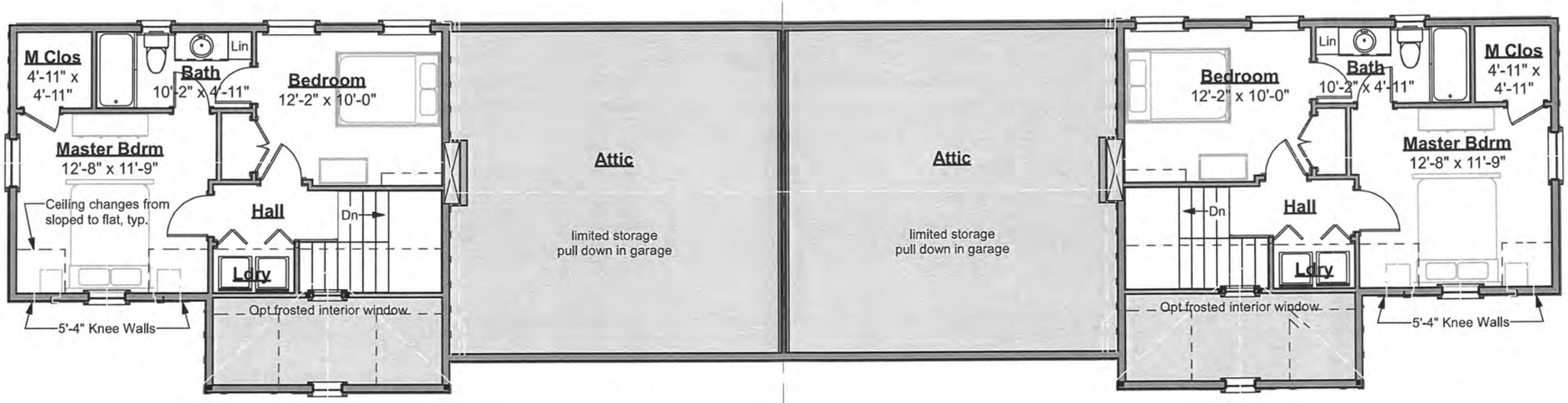
Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

Artform Home Plans
603-431-9559

Living Area this Floor (Per Unit): 519 sq ft

8 ft Ceilings



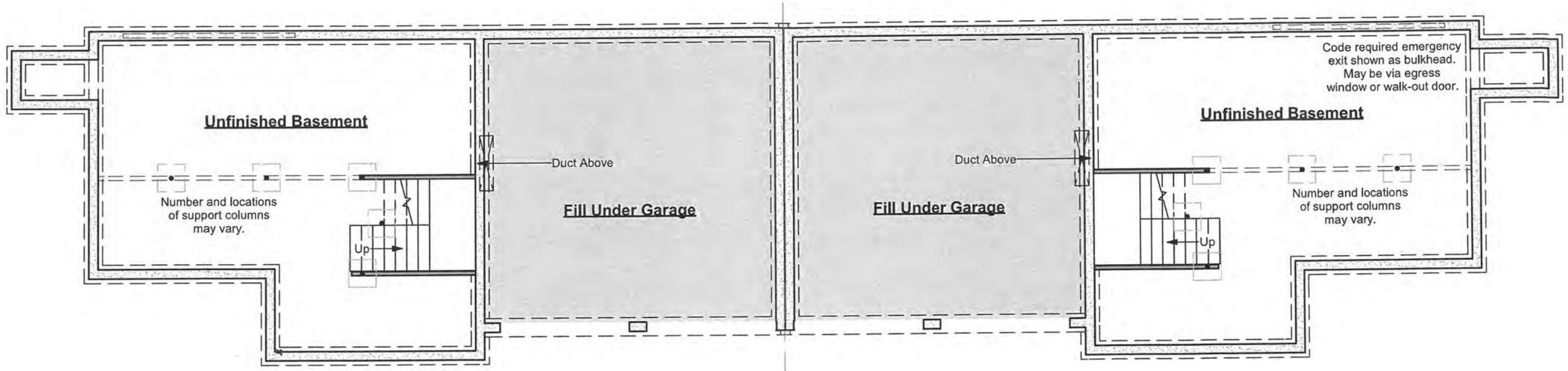
Second Floor Plan

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

Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

Artform Home Plans
603-431-9559



IMPORTANT:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.

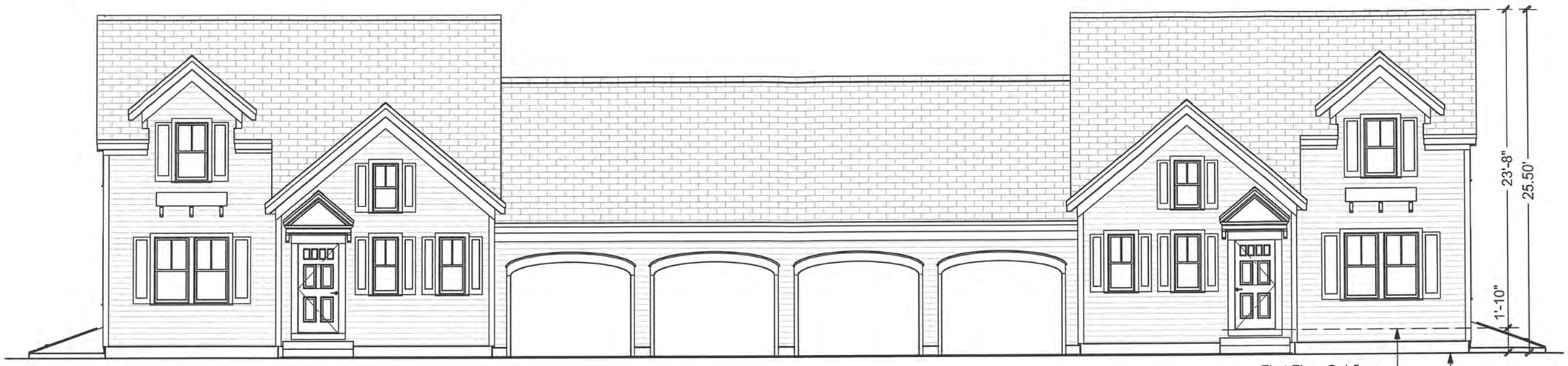
Foundation Plan

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

Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

Artform Home Plans
603-431-9559



Front Elevation

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

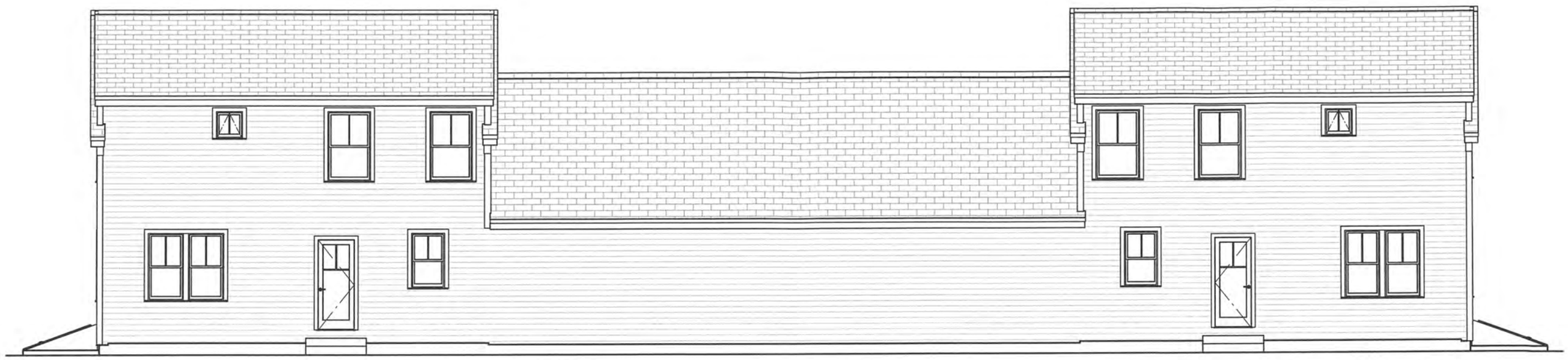
Right Elevation

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

Blue Betsy Duplex - 2 Car Garage

810.224 (10/7/2020)

Artform Home Plans
603-431-9559



Rear Elevation

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

Left Elevation

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

137 Northwest St

Imagery ©2020 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

EXHIBIT 3

Google Maps 137 Northwest St

Imagery ©2020 Maine GeoLibrary, U.S. Geological Survey, Map data ©2020 20 ft

Google Maps 137 Northwest St

Imagery ©2020 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020

100 ft

Google Maps 136 Northwest St

Image capture: Sep 2011 © 2020 Google

Google Maps 172 Northwest St

Image capture: Sep 2011 © 2020 Google

Google Maps 260 Northwest St

Image capture: Sep 2011 © 2020 Google

EXHIBIT 4

tabbies

Partial Legend

See the cover sheet for the complete legend.

- 7-5A — Lot or lot-unit number
- 2.56 ac — Parcel area in acres (ac) or square feet (sf)
- 25 — Address number
- 233-137 — Parcel number from a neighboring map
- 68' — Parcel line dimension
- SIMS AVE — Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

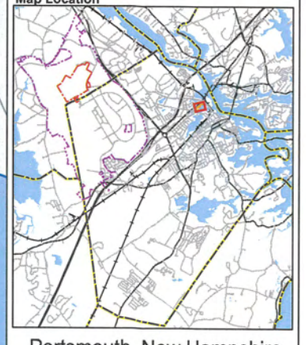
0 50 100 Feet

0 20 40 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance.
Parcels are mapped as of April 1.
Building footprints are 2006 data and may not represent current structures.
Streets appearing on this map may be paper (unbuilt) streets.
Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps

Map Location



Portsmouth, New Hampshire
2019

Tax Map 122

Albacore Museum Access
209-87
185'
27'
SARAH LONG BRG
MARKET ST
U.S. ROUTE 1 BYP
702.91'
10.38'
NORTHWEST ST
JACKSON HILL ST
MARSH LN
North Mill Pond
141-28
141-29
141-30
141-31
1 0.143 ac
2 0.544 ac
3 0.709 ac
4 (0.426 ac)
5 0.061 ac
6 0.235 ac
7 0.597 ac
8 0.260 ac
9 1.110 ac

Partial Legend

See the cover sheet for the complete legend.

7-5A	Lot or lot-unit number
2.56 ac	Parcel area in acres (ac) or square feet (sf)
25	Address number
233-137	Parcel number from a neighboring map
68'	Parcel line dimension
SIMS AVE	Street name

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)
Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

0 50 100 Feet

0 20 40 Meters

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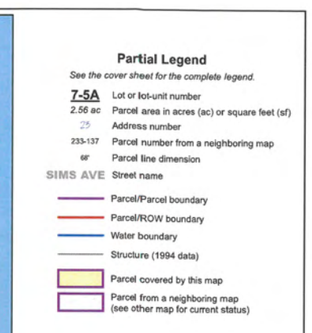
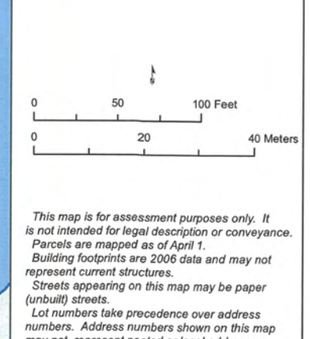
Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 123

Partial Legend

See the cover sheet for the complete legend.

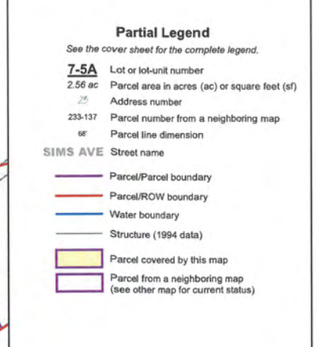
- 7-5A — Lot or lot-unit number
- 2.56 ac — Parcel area in acres (ac) or square feet (sf)
- 75 — Address number
- 233-137 — Parcel number from a neighboring map
- 68' — Parcel line dimension
- SIMS AVE — Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

0 50 100 Feet

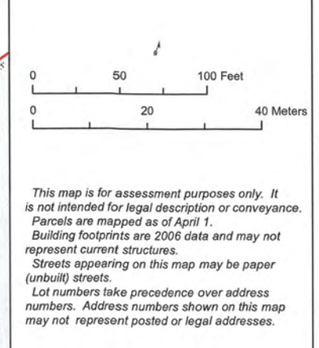
0 20 40 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance.
Parcels are mapped as of April 1.
Building footprints are 2006 data and may not represent current structures.
Streets appearing on this map may be paper (unbuilt) streets.
Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 141

137 Northwest Street in Context

EXHIBIT 5

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

- Subject Lot
- Less than 7,500 s.f. Lot Area/dwelling
- Front or rear setback nonconformity
- Both nonconformities
- CD4L1/L2

1" = 180 ft

DTC Lawyers
Dedicated to Clients

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HAND DELIVERED

October 28, 2020

David Rheaume, Chair
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: 145 Maplewood Avenue (a/k/a portion of 111 Maplewood Avenue
Tax Map 124, Lot 8)

Dear Chair Rheaume and Board Members:

Enclosed please find supporting materials to accompany the information submitted via the City's on-line permitting system for variance relief regarding the proposed signage scheme at the above referenced property.

We respectfully request that this matter be placed on the Board's November 17, 2020 agenda. In the meantime, if you have any questions or require additional information do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Justin L. Pasay
JLP/sac
Enclosures

cc: 111 Maplewood Avenue, LLC
Christopher Lizotte, ProCon, Inc.

S:\RM-RZ\RW Norfolk LLC\Maplewood Avenue\Signage Variance\2020 10 28 zba letter.docx

VARIANCE APPLICATION FOR
111 MAPLEWOOD AVENUE, LLC (the "**Applicant**")

The Applicant requests variances from Sections 10.1251.20, 10.1242 (two variances requested) and 10.1144.63, as detailed below, to accomplish its signage proposal for the property located at 145 Maplewood Avenue (shown as a portion of 111 Maplewood Avenue on the City assessing cards), further identified as City Assessor Map 124, Lot 8 (**the "Property"**), as depicted in **Enclosures 1 and 2**, which include detailed signage plans and renderings.

A. Introduction

The Property is situated in the City's North End within Character District 5 ("CD5"), the Downtown Overlay District, the North End Incentive Overlay District, the Historic District, and Sign District 3. The Property consists of .98 acres of lot area and, uniquely, it is both a through and corner lot under the City's Zoning Ordinance, as it has frontage along Maplewood Avenue, Raynes Avenue and Vaughn Street. The eastern side of the building is the only side with no frontage, yet it provides primary access to the 4-story office building currently under construction on the Property (the "Building") via a driveway off Vaughn Street and a Pedestrian Alley. The Property is bound to the southeast by the office building at 111 Maplewood Avenue, to the northeast by the AC Hotel by Marriot, 3S Artspace and Barrio Restaurant, to the northwest by the Vanguard Key Club and office building at 31 Raynes Avenue, and to the southwest by various commercial and residential uses.

In May of 2019, the Property received Site Plan Approval from the City's Planning Board to construct the Building and related paving, lighting, utilities, landscaping, drainage and associated site improvements. That same month the Building received a Certificate of Approval from the City's Historic District Commission (the "HDC"). In September of 2019, the Property received amended Site Plan Approval from the City of Portsmouth to permit minor changes to the parking layout and building footprint. In May of 2020, the HDC provided administrative approval for changes to the previously approved design of the Building to include the lighting discussed in this application. *See* **Enclosure 3.** We note that the HDC has not reviewed the rest of the Applicant's signage proposal for the Property so the Applicant would anticipate, as a condition of approval, the requirement to obtain additional review and approval of the proposed signage from the HDC pursuant to Section 10.1221.30 of the Zoning Ordinance.

The Building will be predominately office use but there will be some commercial/retail use as well, and several tenants are anticipated throughout the Building. In light of the anticipated occupation of the Building, the Applicant has produced the enclosed Signage Plans and reviewed the same with City Staff. *See* **Enclosure 2.** Complementing **Enclosure 2** is **Enclosure 3**, which comprises additional renderings of the proposed sign locations and Building lighting.

As depicted in these Enclosures, the Applicant's signage proposal reflects the size and scale of the building, its location in the North End, its orientation towards downtown and its anticipated occupation. Moreover, effort was taken to ensure a proposal that is well within the parameters for permitted aggregate signage square footage per building side and permitted mean

lumens per net acre. However, upon review by the City, it was determined that the following variances are needed to accommodate the Applicant's signage plan.

1) **Variance from §10.1251.20 to permit a freestanding sign with 56.97 s.f. of sign area where 20 s.f. is the maximum in Sign District 3:** §10.1251.20 of the Zoning Ordinance provides a maximum sign area for individual freestanding signs in Sign District 3 of 20 s.f. The Applicant proposes to construct a freestanding sign depicting "145", the Property's address along Maplewood Avenue, on the eastern side of the building facing the office building at 111 Maplewood Avenue and downtown (the "Freestanding Sign"). The Freestanding Sign, labeled "FS-1" in **Enclosures 2 and 3**, will be viewable by foot and vehicular traffic along Maplewood Avenue and is proposed to be 56.97 s.f. A similar sign complying with the 20 s.f. maximum sign area requirement in §10.1251.20 is depicted in **Enclosure 2** for comparison purposes.

2) **Variance from §10.1242 to permit wall signs above the ground floor on all Building sides**: §10.1242 of the Zoning Ordinance states that "[e]ach side of a building facing a street may have one parapet sign . . . or one wall sign above the ground floor." §10.1252.80 of the Zoning Ordinance states that "decorative lighting on a building or structure, including neon and other accent lighting, and any illuminated building panel, shall be considered a wall sign for the purposes of [the Zoning Ordinance], and shall be counted as part of the aggregate sign area allowed." "Ground floor or story" is defined by the Zoning Ordinance as "[a]ny floor or story of a building in which the floor is less than six feet above or below the finished grade at any street entrance of the building." Zoning Ordinance, §10.1530.

   As depicted in **Enclosure 2**, the Applicant proposes 31 decorative lights (labeled "W1" and "WP2") above the ground floor across the four Building sides. The Applicant also proposes five (5) wall mounted signs above the ground floor across the four Building sides to include R-1, E-5, E-6, V-1, and M-1.

3) **Variance from §10.1242 to permit wall signs above the ground floor on a side of a building not facing a street (east elevation):** §10.1242 of the Zoning Ordinance states that "[e]ach side of a building *facing a street* may have one parapet sign . . . or one wall sign above the ground floor." The Applicant proposes nine (9) decorative lights above the ground floor and two (2) wall signs, depicted as Signs E-5 and E-6, on the eastern elevation of the Building facing 111 Maplewood Avenue and downtown. *See* **Enclosure 2.**

4) **Variance from §10.1144.63 to permit illuminated signs above 25' from grade:** In discussions with the City it was maintained that if "wall signs are illuminated above 25' from grade, [the Applicant] will need a variance from Section 10.1144.61." Section 10.1144.61 states that the maximum mounting height of a luminaire is 20' above grade, except that flood or spot luminaires rated at 900 lumens or less, and other luminaires rated at 1800 lumens or less, may be used without restriction to mounting height. Section 10.1144.63, however, states that "[luminaires] used

primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating."

The Applicant anticipates that all of its wall mounted signs will be illuminated including the five signs above 25' from grade depicted in **Enclosures 2 and 3** (Signs R-1, E-5, E-6, M-1 and V-1). That said, the luminaires illuminating all wall mounted signs will comply with the lumen requirements of §10.1144.61, thus begging the question of whether variance relief from §10.1144.63 is required in the first instance.

Because the Applicant's signage proposal would not be inconsistent with the essential character of the surrounding area, will not compromise the public health in any way, will provide substantial justice, will not compromise the property values of surrounding properties, and because there is no rational connection between the intent of the City's Sign Ordinance and its application to the Property under the unique circumstances of this case, as outlined below, we respectfully request that these variances be granted.

B. Variance Criteria

Pursuant to Article 2, Section 10.233 of the Zoning Ordinance, and RSA 674:33, to obtain a variance in New Hampshire, an applicant must show that: (1) the variance will not be contrary to the public interest; (2) the spirit of the ordinance is observed; (3) substantial justice is done; (4) the values of surrounding properties are not diminished; and (5) literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, where said term means that, owing to special conditions of the property that distinguish it from other properties in the area: no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and the Proposed use is a reasonable one; or if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. *See* RSA 674:33, I (b).

While four (4) individual variances are sought, we address the statutory criteria together as they are a part of a comprehensive signage proposal for the Property.

1. The variances will not be contrary to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be "contrary to the public interest" is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. *See* Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. *See also* Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) ("[m]ere conflict with the terms of the ordinance is insufficient.") Moreover, these cases instruct boards of adjustment to make the

determination as to whether a variance application "unduly" conflicts with the zoning objectives of the ordinance "to a marked degree" by analyzing whether granting the variance would "alter the essential character of the neighborhood" or "threaten the public health, safety or welfare" and to make that determination by examining, where possible, the language of the Zoning Ordinance.

The purpose of the City's Sign Ordinance is to "maintain and enhance the character of the City's commercial districts and residential neighborhoods and to protect the public from hazardous and distracting displays." Zoning Ordinance, §10.1211. This express purpose of the Sign Ordinance is substantially similar to the standard of review, outlined above, that the Board of Adjustment must use in determining whether the requested variance will be contrary to the public interest and whether the spirit of the Ordinance is observed, which is whether the proposed signage will alter the essential character of the neighborhood or threaten the public health, safety or welfare. The Applicant's signage proposal for the Property will do neither.

First, as depicted in **Enclosure 2**, the size of the Freestanding Sign complements the scale of the Building and will be located between the Building and the office building to the east at 111 Maplewood Avenue. As proposed, this sign will not constitute a hazardous or distracting display and it will be consistent with the ongoing development in the North End. Certainly, the Freestanding Sign will not alter the essential character of the neighborhood or threaten the public health, safety or welfare. On the contrary, the sign will preserve the same, be consistent with the neighborhood, and be more suited for the Building than a 20 s.f. version of the same, thus fulfilling its purpose of orienting vehicular and pedestrian traffic to the Building and its access from Vaughn Street. *See* **Enclosure 2**.

Similarly, the requested variances from §10.1242 of the Zoning Ordinance, relating to the number of wall signs above the ground floor on all sides of the Building, will not constitute a hazardous or distracting display, and will not alter the essential character of the neighborhood or compromise public health or safety. Important to note here is that all of the Building sides with the exception of the eastern elevation facing 111 Maplewood Avenue, only have one true wall mounted sign above the ground floor identified as R-1 (Raynes Avenue elevation), V-1 (Vaugh Street elevation), and M-1 (Maplewood Avenue elevation), which is consistent with the Zoning Ordinance. The eastern elevation, facing 111 Maplewood Avenue and downtown, has two (2) true wall-mounted signs identified as E-5 and E-6. The rest of the "signs" are decorative lighting, as depicted in **Enclosures 2** and **3**, which lighting has been reviewed and approved by the HDC. Regardless, the Building side with the most signs is the eastern elevation which provides one of the primary entrances and faces the Building's parking lot and downtown. Moreover, the size of the proposed signage on each of the Building sides is conservative, and well within the aggregate total square footage permitted by the Zoning Ordinance. *See* **Enclosure 2**. Similarly, despite their designation as "signs", the decorative lighting is well within the permitted lumens allowed for the Property. *Id.* More specifically, incorporating the square footage of the actual wall mounted signs proposed and the decorative lighting, 98.65 s.f. of signage remains available for the Vaughn Street elevation, 314.9 s.f. of signage remains available for Raynes Avenue elevation, and 7.3 s.f. remains available for Maplewood Avenue elevation.[1]

[1] We note that the calculation for the Building's Maplewood Avenue elevation incorporates all of the signage for the Building's eastern elevation and there is still a surplus.

Finally, the five (5) illuminated wall mounted signs (R-1, E-5, E-6, M-1 and V-1) above 25' from grade will not constitute hazardous or distracting displays, and will not alter the essential character of the neighborhood or compromise public health or safety. As noted above, all of the illuminated wall mounted signs will comply with the lumen requirements of §10.1144.61 of the Zoning Ordinance and thus appear similar to other luminaires that would be permitted by right at the underlying heights. Additionally, two (2) of the five (5) signs will face the downtown and the illumination and appearance of all of these signs will be consistent with and complement the decorative lighting that was reviewed and approved by the HDC. Finally, despite the aggregate square footage of the wall mounted signs and decorative lighting, there is still a surplus of available sign square footage for each of the Building sides.

The Applicant's sign proposal promotes the public health by incorporating a thoughtful design the promotes vehicular and pedestrian traffic whilst preserving meaningful signage for anticipated tenants.

As the Applicant's signage proposal will uphold the City's Sign Ordinance by maintaining the character of the City's commercial districts and residential neighborhoods and not creating hazardous and distracting displays, and as the proposal will not alter the essential character of the neighborhood or threaten the public health or safety, the Applicant respectfully submits that it would be reasonable and appropriate for the Board of Adjustment to conclude that granting the variances will not be contrary to the public interest.

2. The spirit of the Ordinance is observed.

As referenced in Section 1, above, the requested variances observe the spirit of the Sign Ordinance and New Hampshire jurisprudence regarding the "public interest" prong of the variance criteria because the Applicant's signage proposal will not compromise the character of the City's commercial or residential neighborhoods and will not alter the essential character of the neighborhood or threaten the public health, safety, or welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. *See* Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested variances are consistent with the spirit of the Sign Ordinance because of the reasons stated in Section 1. As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the Board of Adjustment to conclude that the requested variances will observe the spirit of the Zoning Ordinance.

3. Substantial justice is done.

As noted in Malachy Glen, *supra*, "'perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.'" Malachy Glen, *supra, citing* 15 P. Loughlin, New Hampshire Practice, Land Use Planning and

Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the Applicant from its denial.

In this case, the public does not stand to gain anything from denying the variances requested. Despite the scale of the Building, the Applicant's signage proposal is below the maximum parameters for total aggregate sign square footage permitted per building side and permitted lumens under the Zoning Ordinance. *See* **Enclosure 2**. In other words, more signage and more light is permitted by right under the Zoning Ordinance. Rather than maxing these parameters out, however, the Applicant is pursuing signage that will complement and beautify the Building and the area. Further, the lighting scheme has been reviewed and approved by the HDC and the signage proposal is tastefully designed to orient people to the Building and its future tenants, which will benefit the public. The signage will complement the Building and not be contrary to the essential character of the City's North End.

On the other hand, the Applicant's proposed signage will be of great benefit to the Applicant, which endeavors to complete conservative and complementary signage to further beautify the Building and accommodate the tenants it anticipates will eventually occupy the same.

As there is no gain to the general public from denying the variance that outweighs the loss to the Applicant from its denial, granting the requested variance will accomplish substantial justice.

4. The proposal will not diminish surrounding property values.

Given the nature of the neighborhood, the size and scale of the Building on the Property, and the fact that the Applicant could achieve more lumens and sign square footage along the Raynes Avenue, Vaughn Street and Maplewood Avenue Building sides by right, none of the surrounding properties will suffer any diminution in value as a result of granting these variances. Certainly, the Applicant is aware of no evidence to the contrary. Accordingly, the Applicant respectfully requests that the Board of Adjustment find that the requested variance will not diminish surrounding property values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

As set forth in the provisions of RSA 674:33, I, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

(ii) The Proposed use is a reasonable one.

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The "special conditions" of the Property for purposes of this variance criterion include the size and scale of the Building vis-à-vis the size of the Property, the Property's nature as both a through and corner lot, the complicated and undulating nature of the Building's facades, and the fact that the Building's eastern elevation provides one of the primary accesses to the Building and faces the Building's parking lot and downtown.

In Harborside Assocs. v. Parade Residence Hotel, the New Hampshire Supreme Court upheld the Portsmouth Board of Adjustment's finding that the physical improvements on a property, in that case the size of a building when compared to other buildings in the area within the context of sign variance request, could be considered "special circumstances." Affirming the analysis of the Board of Adjustment, the Supreme Court stated:

> The [Respondent] is not attempting to meet the 'special conditions' test by showing that its *signs* would be unique in their settings, but that its *property* – the hotel and conference center – has unique characteristics that make the signs themselves a reasonable use of the property.

Harborside, 162 N.H. at 518 (emphasis added). *Cf* Farrar, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

Here, like the size of the building in Harborside, and the size of the residence in Farrar, the Property's physical characteristics and improvements make the proposed signage reasonable under the circumstances. To start, with more than 20,000 s.f. of building footprint, the Building occupies a significant portion of the Property and is in very close proximity to Raynes Avenue, Vaughn Street, and Maplewood Avenue. As a through and corner lot, vehicular and foot traffic will be able to navigate around the entirety of the Building but will gain primary access to the same via the driveway and Pedestrian Alley off Vaughn Street. Further, the complicated design of the Building and its undulating and varying facades, though beautiful, require a thoughtful approach to signage to accommodate future tenants.

Due to these special conditions of the Property, there is no fair and substantial relationship between the public purposes of the underlying ordinances and their specific application to the Property. On the contrary, despite its lack of conformity, the Applicant's proposed signage scheme is consistent with the public purposes of the relevant Zoning Ordinances because to effectively activate the streetscape, promote public health and traffic safety, promote the purpose of the City's Sign Ordinance, and provide meaningful signage for

the Building's anticipated tenants, a thoughtful and deliberate approach must be advanced. In that context, rather than proposing bigger, brighter or more obvious signage, the Applicant is proposing more thoughtful and complementary signage and is proposing *less* sign square footage than would be permitted by right under the Ordinance.

Specifically, the Freestanding Sign is large enough to be discernible from Maplewood Avenue considering the size of the Building, but not too big, and will alert vehicular and pedestrian traffic to the address of the Building, which will in turn orient people down Vaughn Street or Raynes Avenue to gain access. Similarly, of the "signs" proposed above the ground floor on any of the Building sides, only one Building side, the eastern elevation, actually has more than one wall mounted sign above the ground floor. The rest of the "signs" are decorative lighting which has been reviewed and approved by the HDC. Where this is more than one wall mounted sign above the ground floor, on the eastern elevation of the Building, their placement is logical in light of the Building's parking lot on that side and that Building side's service as a primary access point, and they face downtown where they have the smallest impact to surrounding property. All of the signage, illuminated wall mounted signs or decorative lighting alike, will emit lumens that are consistent with the Zoning Ordinance. Moreover, the aggregate sign square footage proposed is less than that which could be obtained by right under the Ordinance. Accordingly, the Applicant's signage proposal is consistent with the Ordinance's purposes because it will maintain the character of the City's commercial districts and residential neighborhoods and protect the public from hazardous and distracting displays, and will encourage public safety while providing meaningful signage.

Put another way, strictly enforcing the underlying Zoning Ordinances will not advance the public purposes of the Sign Ordinance, but granting the requested variances will.

The Applicant respectfully reminds the Board of Adjustment that the mere fact that the Applicant is seeking a variance from the express provisions of the Zoning Ordinance is not a valid reason for denying the variance. *See* Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); *see also* Harborside Associates, 162 N.H. at 2011 ("mere conflict with the terms of the ordinance is insufficient").

Finally, because the Applicant's proposed signage will be conservatively and tastefully sited on the Building, and will be within the size and lumen parameters established by the Zoning Ordinance, it is reasonable under the circumstances. *See* Vigeant v. Town of Hudson, 151 N.H. 747, 752 - 53 (2005); and Malachy Glen, 155 N.H. at 107; *see also* Harborside at 518-519 (applicant did not need to show signs were "necessary" rather only had to show signs were a "reasonable use").

Accordingly, the Applicant respectfully asserts that its application complies with the standard for Option A of the unnecessary hardship criterion and the Board of Adjustment should so find.

C. Conclusion

The Applicant respectfully submits that all five criteria for the variance as requested have been met such that its Variance Application should be granted.

SIGNAGE ELEVATION TABLE

ELEVATION	SIGNAGE	SIZE	SIGN SF	AGGREGATE TOTAL ALLOWED PER STREET	SIGN SF REMAINING	DECORATIVE LIGHTING SF PER SECTION 10.1252.80	SIGN SF REMAINING
FREESTANDING SIGN	FS-1	6'-4" x 9'-0"	56.97 SF				
EAST EAST EAST EAST EAST EAST EAST	E-1 E-2 E-3 E-4 E-5 E-6 E-7	1'-2" x 3'-10" 1'-2" x 5'-2" 1'-2" x 5'-2" 1'-2" x 5'-2" 1'-5" x 13'-6" 1'-1" x 11'-4" 1'-2" x 7'-0"	4.5 SF 6 SF 6 SF 6 SF 19.1 SF 12.3 SF 8.2 SF TOTAL = 62.1 SF			W1 = 9.0 x 9 = **81.0 SF** WP2 = 2.8 x 5 = **14.0 SF**	
VAUGHN STREET	V-1	1'-10" x 19'-6"	35.75 SF	79' x 2 = 158 SF	158 - 35.75 = 122.25 SF	W1 = 9.0 x 2 = **18.0 SF** WP2 = 2.8 x 2 = **5.6 SF**	122.25 - 18.0 - 5.6 = **98.65 SF**
RAYNES AVE	R-1	1'-1" x 14'-6"	15.7 SF	187.5' x 2 = 375 SF	375 - 15.7 = 359.3 SF	W1 = 9.0 x 4 = **36.0 SF** WP2 = 2.8 x 3 = **8.4 SF**	359.3 - 36 - 8.4 = **314.9 SF**
MAPLEWOOD MAPLEWOOD	M-1 M-2	1'-10" x 19'-8" 2'-8" x 5'-10"	36 SF 15.6 SF TOTAL = 51.6 SF	142' x 2 = 284 SF	284 - 51.6 - 62.1 = 170.3 SF	W1 = 9.0 x 6 = **54.0 SF** WP2 = 2.8 x 5 = **14.0 SF**	170.3 - 54 - 14.0 - 81.0 - 14.0 = **7.3 SF**

ZONING DISTRICT:
CHARACTER DISTRICT 5 (CD5)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT
SIGN DISTRICT 3

10.1252 MEASUREMENT OF SIGN AREA

10.1252.10 **SIGN AREA** SHALL BE MEASURED IN ONE OF THE FOLLOWING WAYS, AT THE APPLICANT'S DISCRETION:

(a) THE AREA THAT CAN BE ENCLOSED BY ONE POLYGON WITH NO MORE THAN EIGHT SIDES; OR

(b) THE AREA THAT CAN BE ENCLOSED BY A CIRCLE, OVAL, TRIANGLE OR RECTANGLE, OR ANY TWO SUCH SHAPES.

10.1252.80 **DECORATIVE LIGHTING** ON A **BUILDING** OR **STRUCTURE**, INCLUDING NEON AND OTHER **ACCENT LIGHTING**, AND ANY ILLUMINATED **BUILDING** PANEL, SHALL BE CONSIDERED A **WALL SIGN** FOR THE PURPOSES OF THIS SECTION, AND SHALL BE COUNTED AS PART OF THE AGGREGATE **SIGN AREA** ALLOWED.

ZONING DISTRICTS	MAXIMUM MEAN LUMENS PER NET ACRE
AIRPORT DISTRICT (AIR)	EXEMPT
ALL BUSINESS DISTRICTS, EXCEPT WITHIN THE HISTORIC DISTRICT ALL INDUSTRIAL DISTRICTS AIRPORT INDUSTRIAL, PEASE INDUSTRIAL, AIRPORT BUSINESS COMMERCIAL	300,000
ALL RESIDENTIAL DISTRICTS ALL MIXED RESIDENTIAL DISTRICTS ALL CONSERVATION DISTRICTS **HISTORIC DISTRICT**	**55,000**

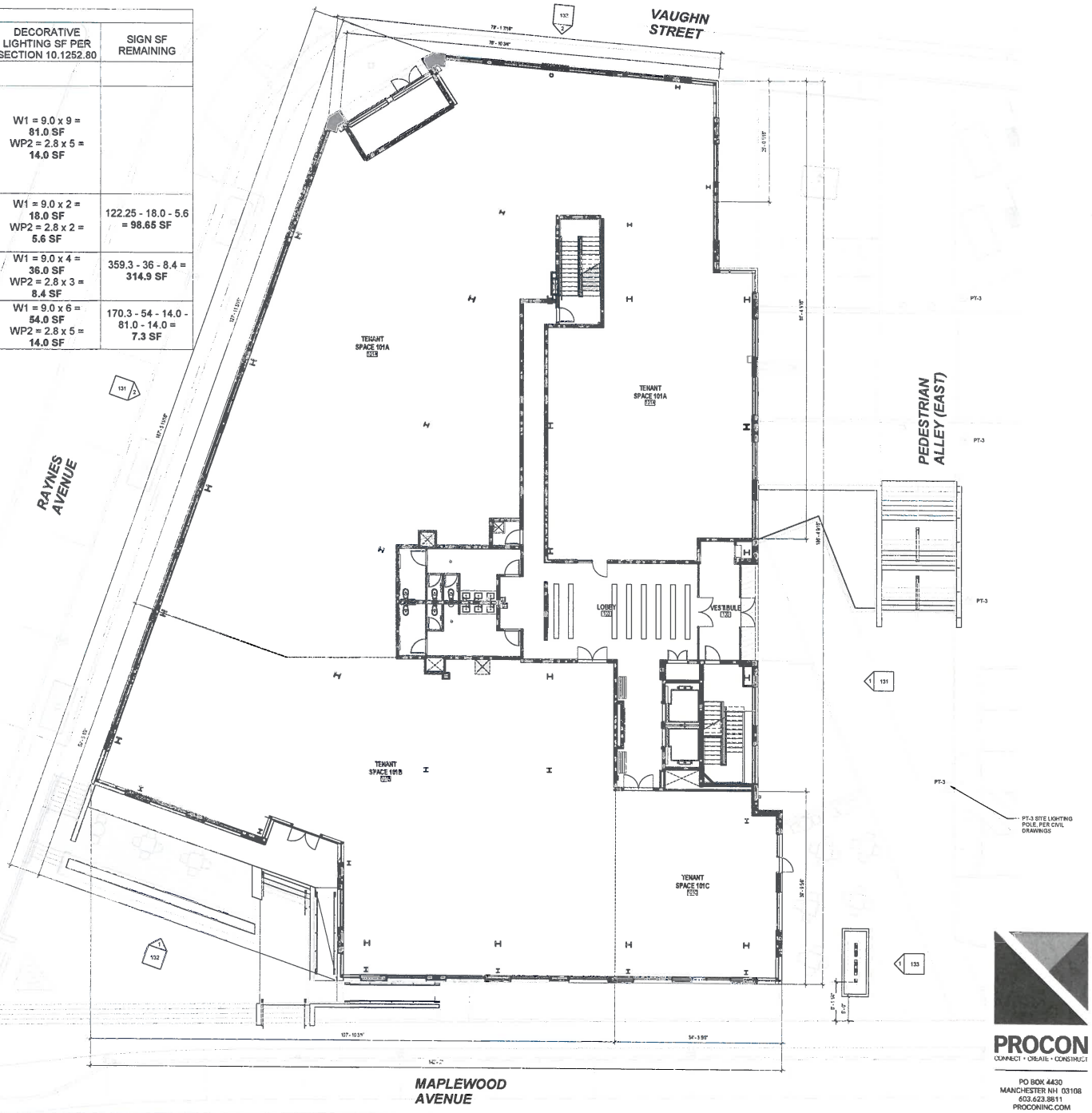
SITE SIZE = 0.98 ACRES
0.98 x 55,000 = 53,900 TOTAL LUMENS ALLOWED

LUMEN TABLE

SITE POLES
PT-3 - 800 EACH: 4 x 800 = 3,200 TOTAL

BUILDING MOUNTED
W1 - 130 EACH: 21 x 130 = 2,730 TOTAL
WP2 - 720 EACH: 15 x 720 = 10,800 TOTAL

OVERALL TOTAL: 2,730 + 3,200 + 10,800 = **16,730 LUMENS**
TOTAL LUMENS REMAINING = 53,900 - 16,730 = **37,170 LUMENS REMAINING**



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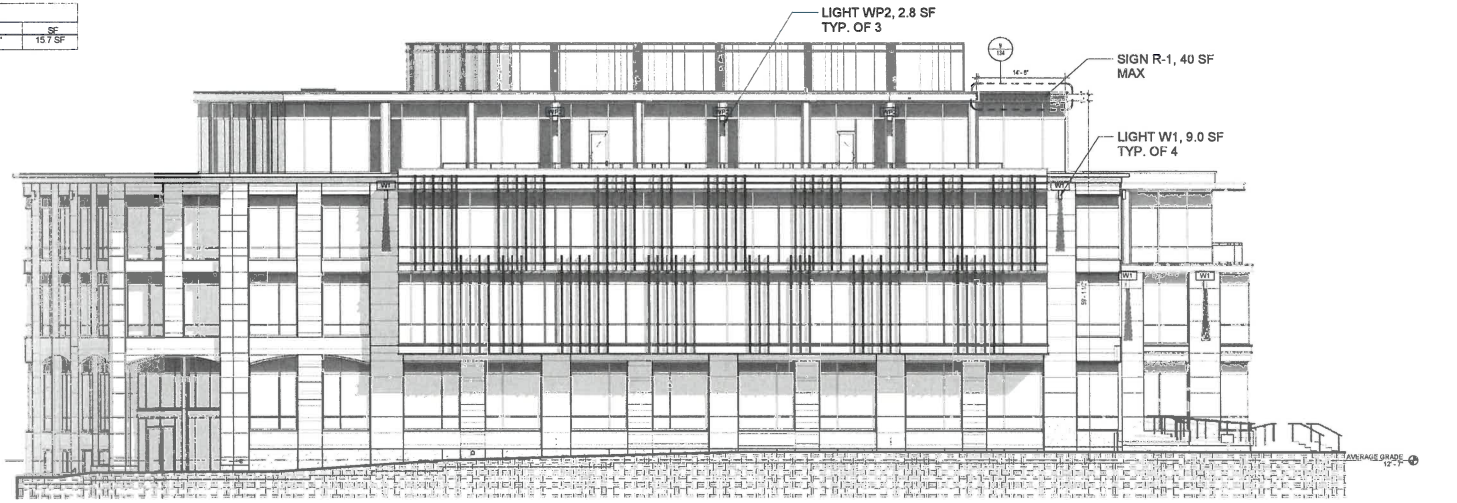
145 MAPLEWOOD OFFICE BUILDING

SIGNAGE FRONTAGE PLAN

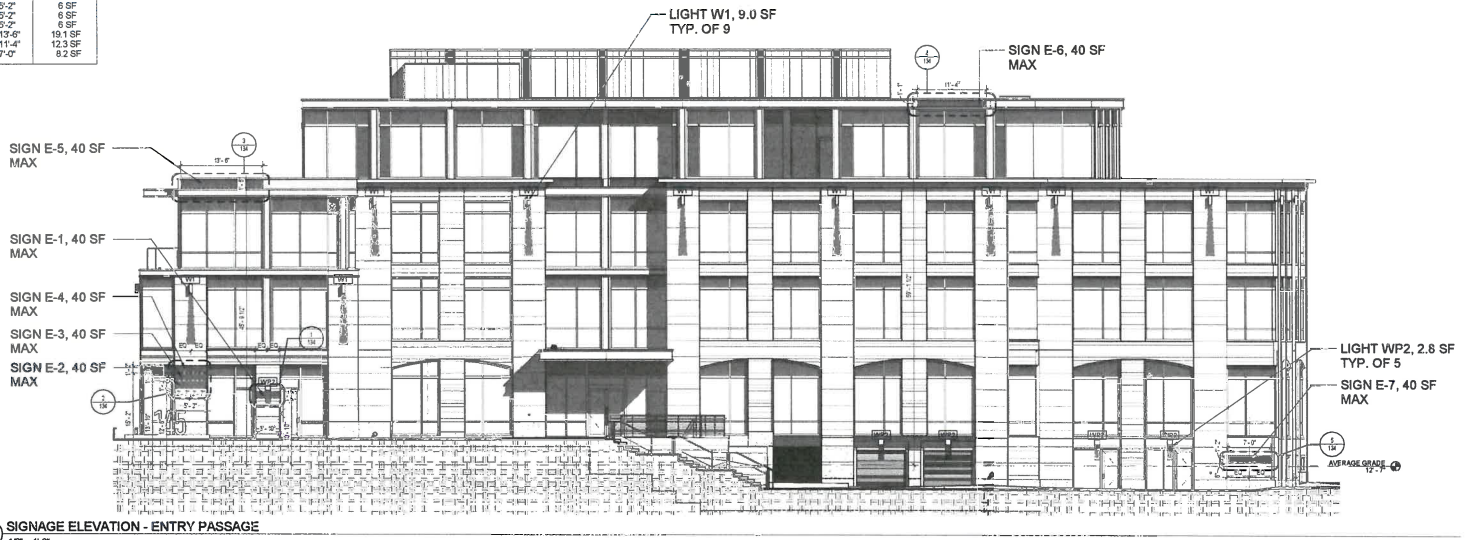
09.15.2020

SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	SIZE	SF
RAYNES AVE	R-1	1'-1" x 14'-6"	15.7 SF



2 SIGNAGE ELEVATION - RAYNES AVENUE
1/8" = 1'-0"

SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	SIZE	SF
EAST	E-1	1'-2" x 3'-10"	4.5 SF
EAST	E-2	1'-2" x 5'-2"	6 SF
EAST	E-3	1'-2" x 5'-2"	6 SF
EAST	E-4	1'-2" x 5'-2"	6 SF
EAST	E-5	1'-5" x 13'-6"	19.1 SF
EAST	E-6	1'-1" x 11'-4"	12.3 SF
EAST	E-7	1'-2" x 7'-0"	8.2 SF



1 SIGNAGE ELEVATION - ENTRY PASSAGE
1/8" = 1'-0"

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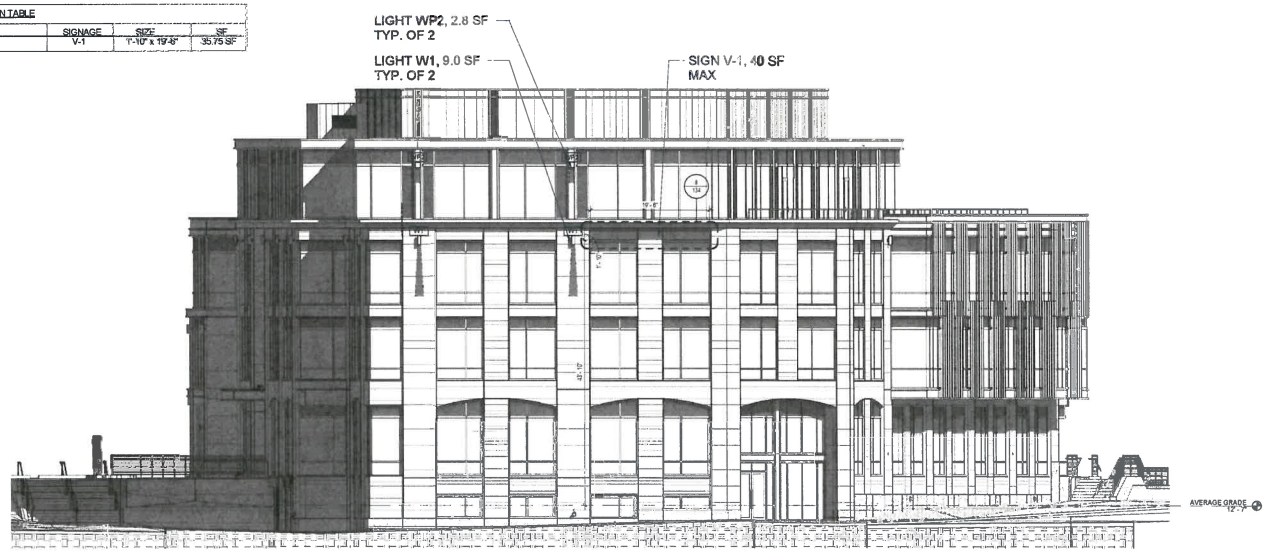
SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	SIZE	SF
VAUGHN STREET	V-1	1'-10" x 19'-8"	35.75 SF



2 SIGNAGE ELEVATION - VAUGHAN STREET
1/8" = 1'-0"

SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	SIZE	SF
MAPLEWOOD	M-1	1'-10" x 19'-8"	36 SF
MAPLEWOOD	M-2	2'-8" x 5'-10"	15.6 SF

1 SIGNAGE ELEVATION - MAPLEWOOD AVE
1/8" = 1'-0"

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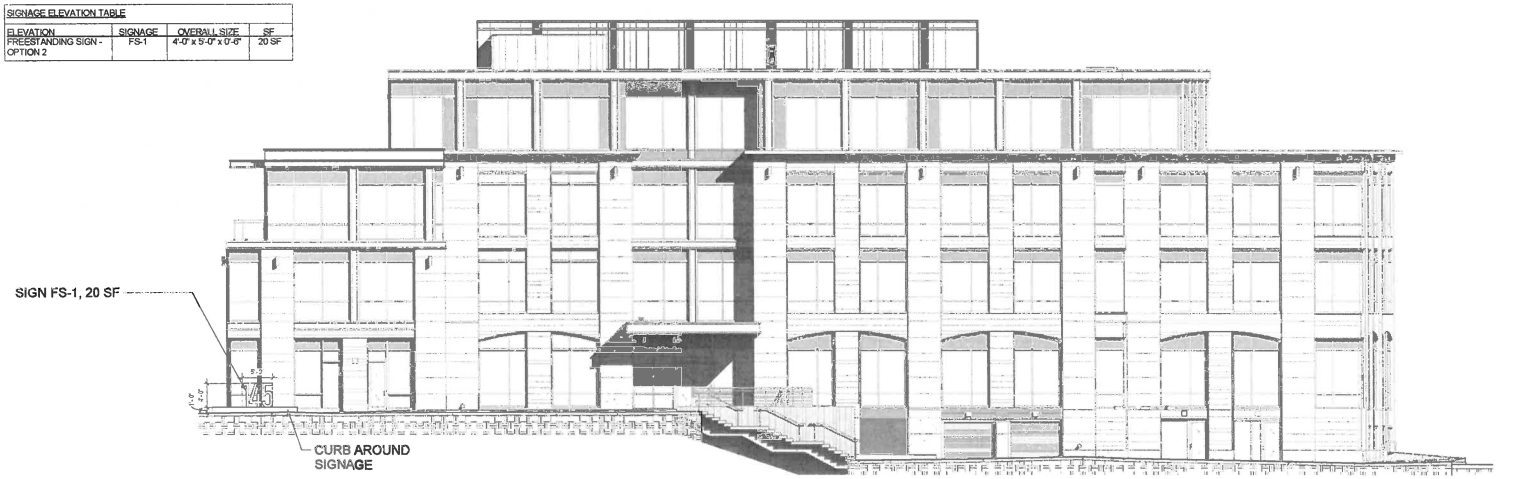
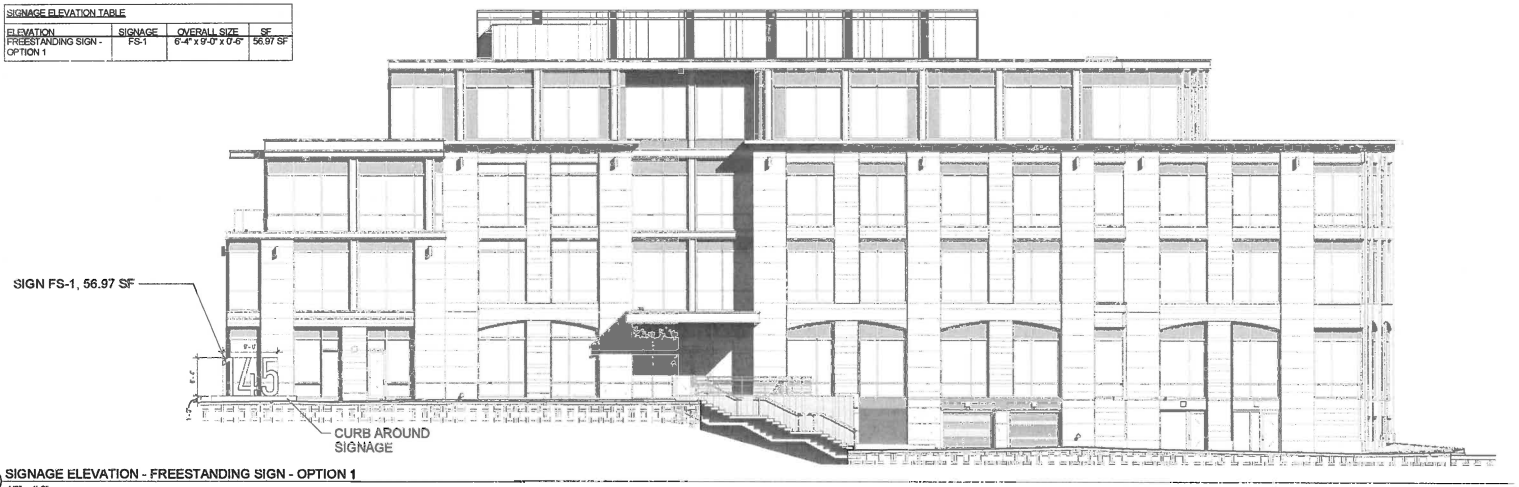
SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	OVERALL SIZE	SF
FREESTANDING SIGN - OPTION 2	FS-1	4'-0" x 5'-0" x 0'-6"	20 SF



2 SIGNAGE ELEVATION - FREESTANDING SIGN - OPTION 2
1/8" = 1'-0"

SIGNAGE ELEVATION TABLE			
ELEVATION	SIGNAGE	OVERALL SIZE	SF
FREESTANDING SIGN - OPTION 1	FS-1	6'-4" x 9'-0" x 0'-6"	56.97 SF



1 SIGNAGE ELEVATION - FREESTANDING SIGN - OPTION 1
1/8" = 1'-0"

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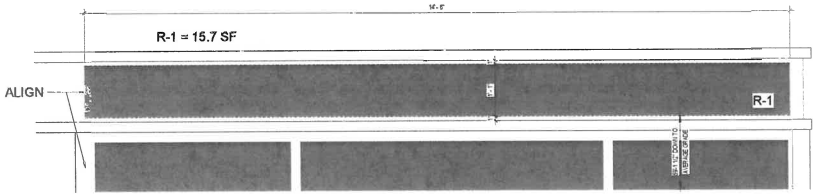
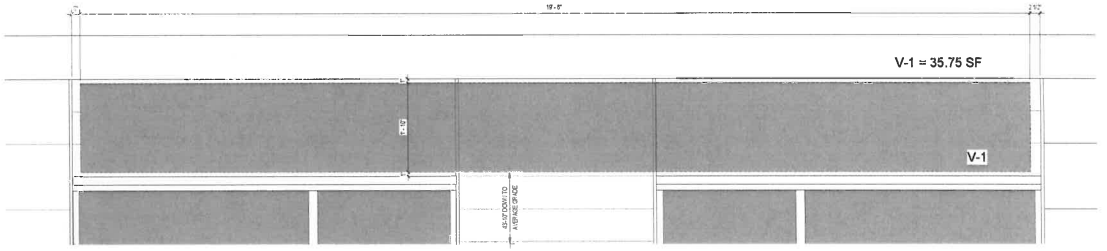
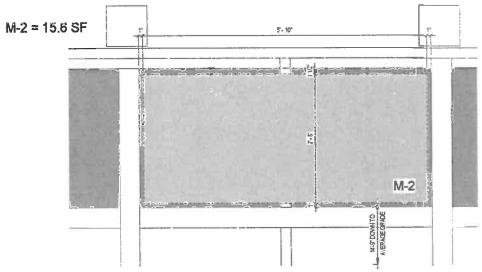


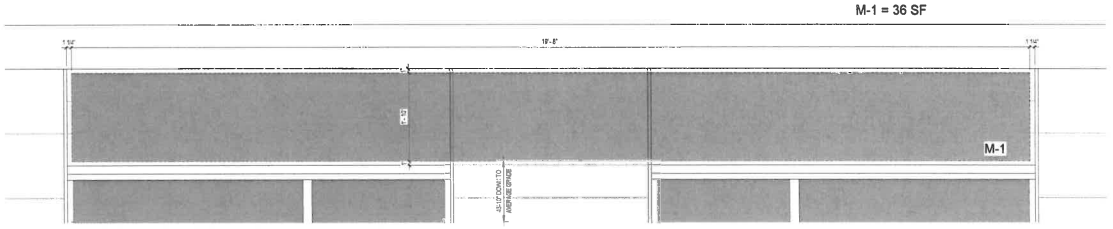
9 ENLARGED SIGNAGE ELEVATION - R-1
1" = 1'-0"



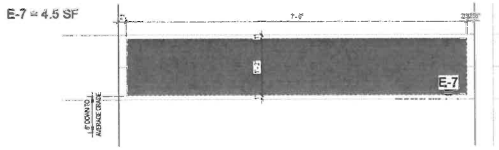
8 ENLARGED SIGNAGE ELEVATION - V-1
1" = 1'-0"



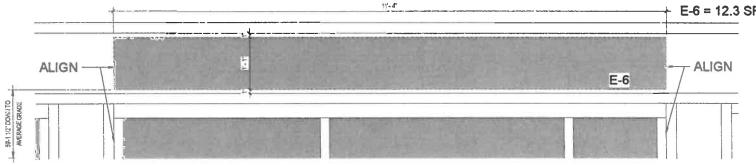
7 ENLARGED SIGNAGE ELEVATION - M-2
1" = 1'-0"



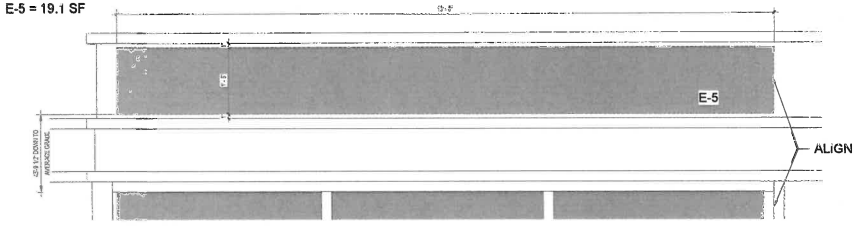
6 ENLARGED SIGNAGE ELEVATION - M-1
1" = 1'-0"



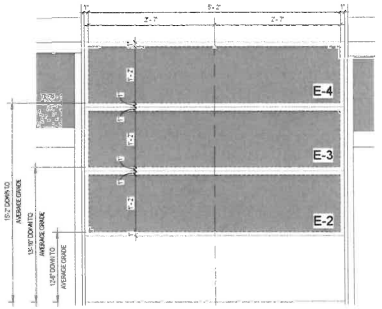
5 ENLARGED SIGNAGE ELEVATION - E-7
1" = 1'-0"



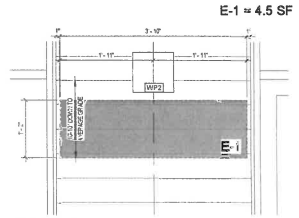
4 ENLARGED SIGNAGE ELEVATION - E-6
1" = 1'-0"



3 ENLARGED SIGNAGE ELEVATION - E-5
1" = 1'-0"



2 ENLARGED SIGNAGE ELEVATION - E-2
1" = 1'-0"



1 ENLARGED SIGNAGE ELEVATION - E-1
1" = 1'-0"

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SOUTHEAST STREET VIEW

SOUTHEAST STREET VIEW 2

SOUTHWEST AERIAL VIEW

SOUTHWEST STREET VIEW

NORTHWEST STREET VIEW

NORTHEAST STREET VIEW 1

NORTHEAST STREET VIEW 2

NORTHEAST STREET VIEW 3

CITY OF PORTSMOUTH
Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

HISTORIC DISTRICT COMMISSION

May 27, 2020

RJF Maplewood, LLC
30 Temple Street , Suite 400
Nashua, NH 03060

RE: **111 Maplewood Avenue (LUHD-143)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday May 20, 2020**, considered your request for administrative approval for changes to a previously approved design. Miscellaneous changes were proposed including:(the penthouse screen, railing location, curtain-wall fin system, terracotta arches, doors, windows, mechanical termination louvers and lighting). As a result of said consideration, the Commission voted to **grant** the Administrative Approval as presented.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

cc:

Eric Nelson, RW Norfolk Holdings, LLC

East Side of Building from Vaughan Street

View from Vaughan at AC Hotel

View from Raynes Avenue

View from Maplewood Avenue

View from Maplewood Avenue