MEETING OF
THE HISTORIC DISTRICT COMMISSION

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:
https://zoom.us/webinar/register/WN_xsO7sHSOQfOBz5uVuh3AUw

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. *For technical assistance, please contact the Planning Department by email (*planning@cityofportsmouth.com*) or phone (603) 610-7296.*

Per NH RSA 91-A:2, III (b) the Chair has declared 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 2020-5, 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.

6:30 p.m. **June 10, 2020**

AGENDA (revised on June 05, 2020)

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

I. ADMJINISTRATIVE APPROVALS

1. 678 Middle Street
2. 105 Chapel Street

II. CERTIFICATE OF APPROVAL- EXTENSIONS

1. Request **by Deer Street Associates, owner,** for property located **161 Deer Street, "Lot 5",** for a second one-year extension of a Certificate of Approval originally granted by the Historic District Commission on July 11, 2018. Wherein permission was requested to allow the demolition of an existing structure on the lot and allow the construction of a new free-standing structure (construct 5-story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Peter and Morgan Caraviello, owners,** for property located at **366 Islington Street,** wherein permission is requested to allow exterior renovations to an existing structure

(remove vinyl siding and replace with cedar, repair and replace trim, remove two heat pumps and replace with one, and re-roof and re-trim rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

2. Petition of **GBK Portsmouth, LLC, owner,** for property located **134 South Street,** wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of **KWA, LLC, owner,** for property located at **165 Court Street,** wherein permission is requested to allow renovations to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD4) and Historic Districts.

4. Petition of **Bow Street Theatre trust, owner,** for property located at **125 Bow Street,** wherein permission is requested to allow new construction to an existing structure (replace roof and add insulated cladding on walls) as per plans on file in the Planning Department. Said property is show on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Jason Lander and Justus C. Burgweger Jr., owners,** for property located at **34 Highland Street,** wherein permission is requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 10 and lies within the General Residence A (GRA) and Historic Districts.

B. Work Session requested by **K.C. Realty Trust and Keith and Kathleen Malinowski Trustees, owners,** for property located at **84 Pleasant Street,** wherein permission is requested to allow exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 77 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

V. ADJOURNMENT

Historic District Commission

Staff Report – June, 2020

June 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. **133 Islington St. (LUHD-148)** - **Recommend Approval**
2. **14 Mechanic St. (LUHD-147)** - **Recommend Approval**
3. **140 Court St. (LUHD-146)** - **TBD**
4. **142 Congress (LUHD-__)** - **TBD**

Extension Requests:

1. **152 Court St. (LU-19-127)** - **Recommend Approval**

PUBLIC HEARINGS – OLD BUSINESS:

A. 50 Austin St. (LU-20-102) (Porch Addition)
B. 35 Howard St. #35 (LU-20-32) (windows)
C. 44 Gardner St. (LU-20-107) (Sunroom & Bay Window)

WORK SESSIONS – OLD BUSINESS:

A. 132-134 Middle St. (LUHD-105) (Façade & Roof)
B. 105 Chapel St. (LUHD-117) (ADA Connector Addition)

June 10th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Extension Requests:

1. **161 Deer St. (31293)** - **Recommend Approval**

Administrative Approvals:

1. **678 Middle Street (LUHD-150)** – **Recommend Approval**
2. **73 Daniel St. (LUHD-131)** – **TBD**
3. **105 Chapel Street (LUHD-144)** – **Recommend Approval**

PUBLIC HEARINGS – NEW BUSINESS:

1. 366 Islington St. (LU-20-64) (siding, hvac & trim details)
2. 134 South St. (LU-20-81) (Façade & Roof Deck)
3. 165 Court St. (LU-20-82) (Storefront Canopy)
4. 125 Bow St. (LU-20-84) (Roof and Wall-Siding)

WORK SESSIONS – OLD BUSINESS:

1. 34 Highland St. (LUHD-142) (Window Replacement)
2. 84 Pleasant St. (LUHD-141) (Façade & Rear Addition)

LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: June, 2020
APPLICATIONS: 20

Historic District Commission

Project Evaluation Form: **50 AUSTIN STREET**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #A (LU-20-102)**

A. Property Information - General:
Existing Conditions:

- Zoning District: GRC
- Land Use: Single-Family
- Land Area: 6,100 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: Limited view from Middle Street.
- Unique Features: NA.
- Neighborhood Association: Goodwin Park

B. Proposed Work: To add an enclosed porch on the rear elevation.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Austin Street and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and shallow rear yards.

J. Previous HDC Comments and Suggestions:

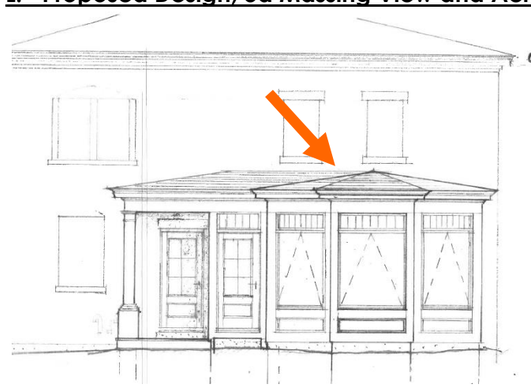
- The HDC requested additional details on the trim, windows, doors, paneling and roof material.

K. Staff Comments and Suggestions:

- The work proposed by the applicant is located along the rear elevation of the structure but has limited views from Middle Street. The enclosed porch design has raised wood panels and is proposed to have a standing seam roof and large plate glass windows.

Design Guideline Reference –*Guidelines for Roofing (04), Porches, Stoops and Decks (06) & Windows and Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Rear Enclosed Porch


Ariel View

HISTORIC SURVEY RATING

C

50 AUSTIN STREET (LU-20-102) – PUBLIC HEARING #A (MINOR)

			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORHOOD CONTEXT
			GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**	
		1	Gross Floor Area (SF)	**MINOR PROJECT** – ADD ENCLOSED PORCH ON REAR ELEVATION –	
		2	Floor Area Ratio (GFA/ Lot Area)		
		3	Building Height / Street-Width Ratio		
		4	Building Height – Zoning (Feet)		
		5	Building Height – Street Wall / Cornice (Feet)		
		6	Number of Stories		
		7	Building Coverage (% Building on the Lot)		
HISTORIC DISTRICT COMMISSION MEMBERS			**PROJECT REVIEW ELEMENT**	**HDC COMMENTS**	**HDC SUGGESTIONS**	**APPROPRIATENESS**
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY:50 AUSTIN STREET Case No.:A Date:6-3-20
Decision: □ Approved □ Approved with Stipulations □ Denied
□ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Evaluation Form: **35 HOWARD STREET (LU-20-32)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #B**

A. Property Information - General:
Existing Conditions:
- Zoning District: GRB
- Land Use: Two- Family
- Land Area: 3,500 SF +/-
- Estimated Age of Structure: c.1858
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Howard Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace 10 existing windows

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:
- The HDC has not previously reviewed this application. The condo association will need to approve of the proposed changes so the applicant is working on obtaining that approval. As a result the Applicant has request to postpone this application to the July meeting.

K. Staff Comments and Suggestions for Consideration:
- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. According to the applicant, the windows are approximately 110 years old and in fair to poor condition. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05) and Windows & Doors (08)*.

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and 3D Massing Model Image

Aerial View

HISTORIC SURVEY RATING

C

35 HOWARD STREET (LU-20-32) – PUBLIC HEARING #B (MINOR)

STAFF	No	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– Replace 10 Windows –

HISTORIC DISTRICT COMMISSION MEMBERS		No	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 35 HOWARD ST. Case No.:B Date:6-3-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **44 GARDNER STREET (LUHD-107)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #C**

A. Property Information - General:
Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 6,267 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Gardner St. and Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a kitchen bay and porch and sunroom addition

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:
- The HDC previously reviewed this application and supported the design as presented. The Applicant received a variance from the BOA on April 21st for the coverage requirement.

K. Staff Comments and Suggestions for Consideration:
- The proposed sunroom and porch is designed to match the existing historic style and appearance.
- The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and 3D Massing Model Image

Aerial View

HISTORIC SURVEY RATING

C

44 GARDNER STREET (LUHD-107) – PUBLIC HEARING #C (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA: Project Information	SUBJECT PROPERTY: Existing Building	SUBJECT PROPERTY: Proposed Building (+/-)	NEIGHBORHOOD CONTEXT: Abutting Structures (Average)	NEIGHBORHOOD CONTEXT: Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT

– Remove rear porch & replace with sunroom & expand kitchen bay –

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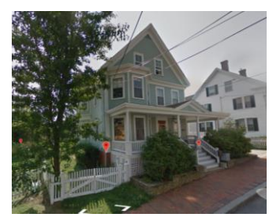
HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 44 GARDNER ST Case No.:C Date:6-3-20

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ With1rawn



H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compati

Historic District Commission

Project Evaluation Form: **132-134 MIDDLE STREET (LUHD-105)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #A**

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 11.060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Middle Street & Haymarket Square
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & made entryway improvements

C. Other Permits Required:

☑ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

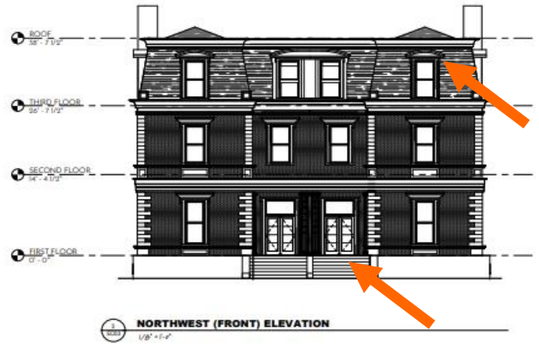
I. Neighborhood Context:
- This focal historic structure is located along Haymarket Square and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The structure is located upon two lots which are included in this application.

J. Previous HDC Comments and Suggestions:
- The HDC has reviewed this application and requested additional information on the original roofing material and trim details as well as requested a revised stair and cheek wall replacement material to match the brownstone finish. Note that there were no updated plans on file as of 5-28-20 so this item may be postponed.

K. Staff Comments and Suggestions for Consideration:
- The proposed improvements involve removal and replacement of contributing, character-defining and non-contributing materials.
- The front entryway is proposed to be a pre-case brownstone material which should be made to match the color of the existing brownstone and sample should be requested.
- The front doors should be considered for restoration given they are original to the structure.

Design Guideline Reference – *Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and Street View Image of Existing Conditions

Aerial View

HISTORIC SURVEY RATING

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #A (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– Replace Roof, Repoint Brick and Replace Front Entryway –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 132-134 MIDDLE ST Case No.:A Date:6-3-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **105 CHAPEL STREET (LUHD-117)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Civic
- Land Area: 18,900 SF +/-
- Estimated Age of Structure: c.1807
- Building Style: Federal
- Number of Stories: 2+
- Historical Significance: F
- Public View of Proposed Work: View from Chapel Street
- Unique Features: Connector to Saint John's (a focal building)
- Neighborhood Association: Downtown

B. Proposed Work: To add a connector building for ADA compliance.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☑ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking lot previously occupied by tightly-spaced buildings.

J. Previous HDC Comments and Suggestions:

- The HDC has previously reviewed this application and provided feedback on the details associated with the connector building and the proposed façade or the connector facing Chapel Street. Additionally, suggestions were requested to "lighten" the public access ramp to the connector.

K. Staff Comments and Suggestions for Consideration:

- The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the buildings that is also ADA compliant.

Design Guideline Reference – *Guidelines for Masonry and Stucco (07), Small Scale New Construction & Additions (10), and Windows & Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and 3D Massing Model Image of Existing Conditions

Aerial View

HISTORIC SURVEY RATING

F

105 CHAPEL STREET (LUHD – 117) – WORK SESSION #B (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
- CONSTRUCT A CONNECTOR BUILDING FOR ADA COMPLIANCE -

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks/ Stairs / Steps**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:105 CHAPEL STREET Case No.: B Date: 6-3-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **366 ISLINGTON STREET (LU-20-64)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Single Family
- Land Area: 6,535 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Victorian
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Islington Streets
- Unique Features: NA
- Neighborhood Association: Goodwin Park

B. Proposed Work: To replace siding and trim and add HVAC equipment.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing structure is located along Islington Street and is surrounded with many other wood-clad contributing buildings. Buildings along Islington Street have little to no front yard setback with step or stoop frontage along Islington Street.

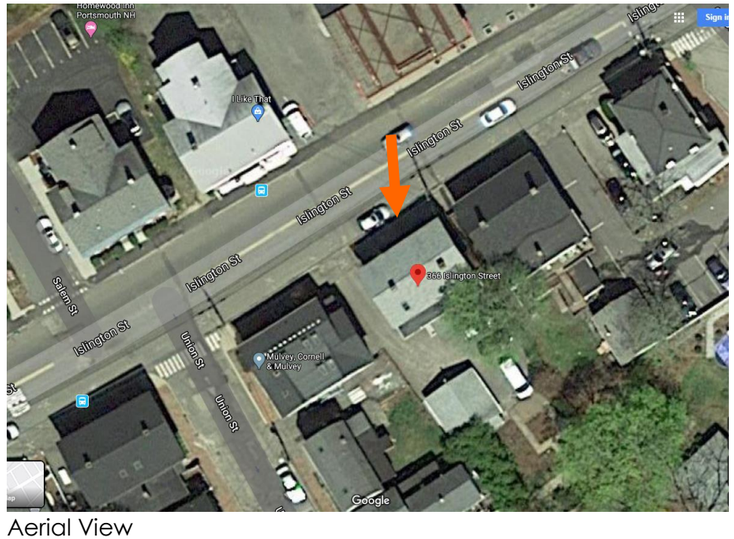
J. HDC & Staff Comments and Suggestions for Consideration:

- This project has not yet been reviewed by the HDC.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05) and Site Elements and Streetscapes (09).*

K. Proposed Design, Street View and Aerial View:

Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

C

366 ISLINGTON STREET (LU-20-64) – PUBLIC HEARING #1 (MINOR)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– SIDING AND TRIM REPLACEMENT AND HVAC EQUIPMENT –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 366 ISLINGTON ST. Case No.:1 Date:6-10-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **134 SOUTH STREET (LU-20-81)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

A. Property Information - General:
Existing Conditions:
- Zoning District: GRB
- Land Use: Multi-Family
- Land Area: 7,208 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Colonial Revival
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from South and So. School Streets
- Unique Features: Triple Decker
- Neighborhood Association: South End

B. Proposed Work: To add a roof deck & update the façade, entryway and decks

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☑ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This contributing historic structure is located along South Street and is surrounded with many other wood-sided historic buildings between 2-2.5 stories in height. The lots have shallow front- and side-yard setbacks.

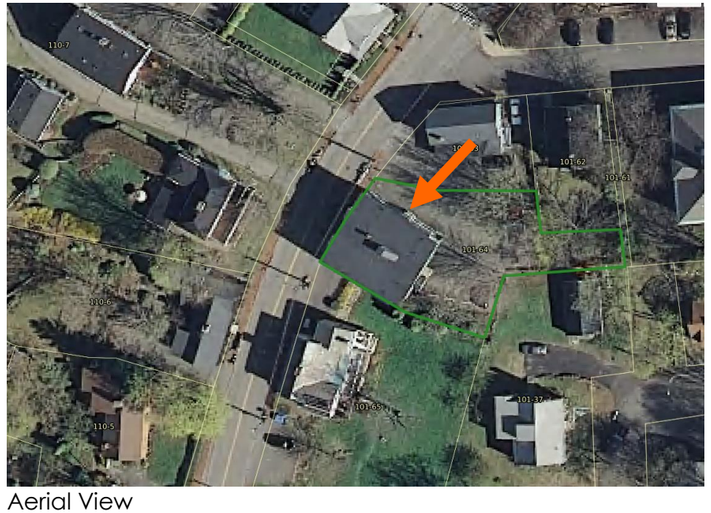
J. Previous HDC Comments and Suggestions:
- The HDC previously reviewed this application and suggested the applicant consider a more traditional railing system on the street-facing façade with no curve on the balconies and modifications to the stairwell on the roof to minimize its appearance. Other comments included making the railing system along South Street more traditional with the addition of a wooden handrail.

K. Staff Comments and Suggestions for Consideration:
- The proposed improvements employ a somewhat differentiated design approach from the original historic Colonial Revival style of the building. A variety of color options has been included and the stairwell on the roof deck is marginally visible from South Street.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

C

134 SOUTH STREET (LU-20-81) – PUBLIC HEARING #2 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– ADD ROOF DECK, LIGHTING, AND BALCONIES –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 134 SOUTH ST Case No.:2 Date:6-10-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **165 COURT STREET (LU-20-82)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

A. Property Information - General:
Existing Conditions:
- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 1,807 SF +/-
- Estimated Age of Structure: c.1953
- Building Style: Modern
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Fleet and Court Streets
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To modify the storefront system.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☑ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

☐ Highly Sensitive ☐ Sensitive ☑ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This non-contributing historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.

J. Previous HDC Comments and Suggestions:
- The HDC previously reviewed this application and several members expressed a preference for the glass (tinted) canopy with more architectural detailing on the tiebacks for the canopy and leaving the exposed brick foundation unpainted.

K. Staff Comments and Suggestions for Consideration:
- The proposed improvements include adding new storefront windows and a new canopy along the sidewalk. The tie-back cables and wall plates have been increased in size as requested.

Design Guideline Reference – *Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).*

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and 3D Massing Model Image of Existing Conditions

Aerial View

HISTORIC SURVEY RATING

NC

165 COURT STREET (LU-20-82) – PUBLIC HEARING #3 (MINOR)

			INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
			GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
		1	Gross Floor Area (SF)				
		2	Floor Area Ratio (GFA/ Lot Area)				
		3	Building Height / Street-Width Ratio				
		4	Building Height – Zoning (Feet)				
		5	Building Height – Street Wall / Cornice (Feet)				
		6	Number of Stories				
		7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– MODIFY THE STOREFRONT SYSTEM –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 165 COURT ST Case No.:3 Date:6-10-20

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Address: **125 BOW STREET (LU-20-82)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 9,489 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Utilitarian Classical
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: Seacoast Repertory Theater
- Neighborhood Association: Downtown

B. Proposed Work: To replace the roof & add insulated siding on the exterior walls.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Bow Street and is surrounded with many other brick or wood-sided historic buildings between 2.5-5 stories in height. Most buildings have little to no front yard setback and narrow side yards.

J. Previous HDC Comments and Suggestions:

- The HDC previously reviewed this application on 2-12-20 and some members felt the proposed changes where character-defining changes that should be reconsidered to maintain some authenticity of this modern structure. For example, some members felt alternate panels should be explored to enable more natural light to still enter the building.

K. Staff Comments and Suggestions for Consideration:

The roof panel pattern has been refined to reflect comments suggested by the HDC.

Design Guideline Reference: ***Guidelines for Roofing (03), Windows and Doors (08) and Commercial Developments and Storefronts (12).***

L. Proposed Design, 3d Massing View and Aerial View:

Proposed Design and 3D Massing Model Image of Existing Conditions

Zoning Map

HISTORIC SURVEY RATING

C

125 BOWSTREET (LU-20-82) – PUBLIC HEARING #4 (MINOR)

STAFF		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MINOR PROJECT
– Replace Roof and Add Insulated Siding –

HISTORIC DISTRICT COMMISSION MEMBERS			PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			□ Appropriate □ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			□ Appropriate □ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			□ Appropriate □ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			□ Appropriate □ Inappropriate
		13	Style and Slope			□ Appropriate □ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			□ Appropriate □ Inappropriate
		15	Roof Materials			□ Appropriate □ Inappropriate
		16	**Cornice Line**			□ Appropriate □ Inappropriate
		17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
		18	**Walls**			□ Appropriate □ Inappropriate
		19	Siding / Material			□ Appropriate □ Inappropriate
		20	Projections (i.e. bays, balconies…)			□ Appropriate □ Inappropriate
		21	**Doors and Windows**			□ Appropriate □ Inappropriate
		22	Window Openings and Proportions			□ Appropriate □ Inappropriate
		23	Window Casing/ Trim			□ Appropriate □ Inappropriate
		24	Window Shutters / Hardware			□ Appropriate □ Inappropriate
		25	Awnings			□ Appropriate □ Inappropriate
		26	Doors			□ Appropriate □ Inappropriate
		27	**Porches and Balconies**			□ Appropriate □ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			□ Appropriate □ Inappropriate
		29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate
		30	**Lighting** (i.e. wall, post…)			□ Appropriate □ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			□ Appropriate □ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
		33	**Decks**			□ Appropriate □ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			□ Appropriate □ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			□ Appropriate □ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			□ Appropriate □ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			□ Appropriate □ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			□ Appropriate □ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			□ Appropriate □ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			□ Appropriate □ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:125 BOWSTREET Case No.:4 Date: 6-10-20

Decision: □ Approved □ Approved with Stipulations □ Denied □ Continued □ Postponed □ Withdraw4

H. Purpose and Intent:

1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Conservation and enhancement of property values: □ Yes □ No
4. Maintain the special character of the District: □ Yes □ No
5. Complement and enhance the architectural and historic character: □ Yes □ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: □ Yes □ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: □ Yes □ No
2. Compatibility of design with surrounding properties: □ Yes □ No
3. Relation to historic and architectural value of existing structure: □ Yes □ No
4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

Historic District Commission

Project Evaluation Form: **34 HIGHLAND ST. (LUHD-142)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: 4-Unit Multi-Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1890
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Full view of Highland Street
- Unique Features: Bifurcated by Historic district
- Neighborhood Association: Lincoln/ Broad Street

B. Proposed Work: To replace side and rear windows.

C. Other Permits Required:

☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

☑ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☑ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☑ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- This structure is located along Highland Street at the edge of the Historic District. It is surrounded with many other wood sided, 2.5 story contributing structures. The front yards are shallow with wider side and rear yards.

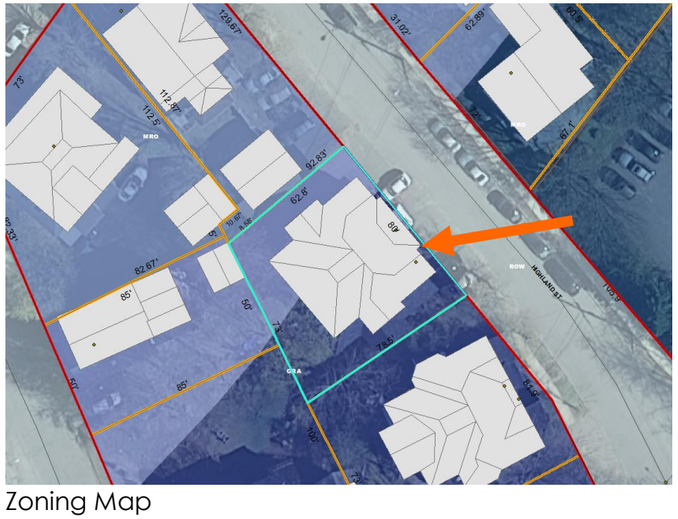
J. Staff Comments and Suggestions for Consideration:

- The applicant is seeking to replace all the existing historic windows in the structure with an Anderson 400 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant has already replaced many windows on the side and rear of the structure. It appears that the contractor also proceeded with the window replacement despite not having obtained a building permit for the work. As a response, the city directed the owner to cease work on the project and seeking formal HDC approval for the replacement windows. Also note that a single window was replaced on the front facade and the owner is seeking to either repair the removed window or replace it with a matching true-divided lite wood window.

Design Guideline Reference – *Guidelines for Windows and Doors (08).*

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

34 HIGHLAND STREET (LUHD-142) – WORK SESSION #1 (MODERATE)

STAFF	No.	INFO/ EVALUATION CRITERIA Project Information	SUBJECT PROPERTY Existing Building	 Proposed Building (+/-)	NEIGHBORHOOD CONTEXT Abutting Structures (Average)	 Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– REPLACE HISTORIC WINDOWS WITH NEW WINDOWS ONLY –
-

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Awnings			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate
		40	**Accessory Buildings** (i.e. sheds, greenhouses…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:34-36 HIGHLAND STREET Case No.:1 Date: 6-10-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Historic District Commission

Project Address: **84 PLEASANT ST. (LUHD-141)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #2**

A. Property Information - General:

Existing Conditions:
- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: NA
- Historical Significance: Contributing
- Public View of Proposed Work: View from Church Street
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: Renovate 84 Pleasant St. and replace the rear addition.

C. Other Permits Required:

☐ Board of Adjustment ☑ Planning Board ☐ City Council

D. Lot Location:

☐ Terminal Vista ☐ Gateway ☑ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

☑ Principal ☐ Accessory ☐ Demolition

F. Sensitivity of Context:

☐ Highly Sensitive ☑ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☑ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

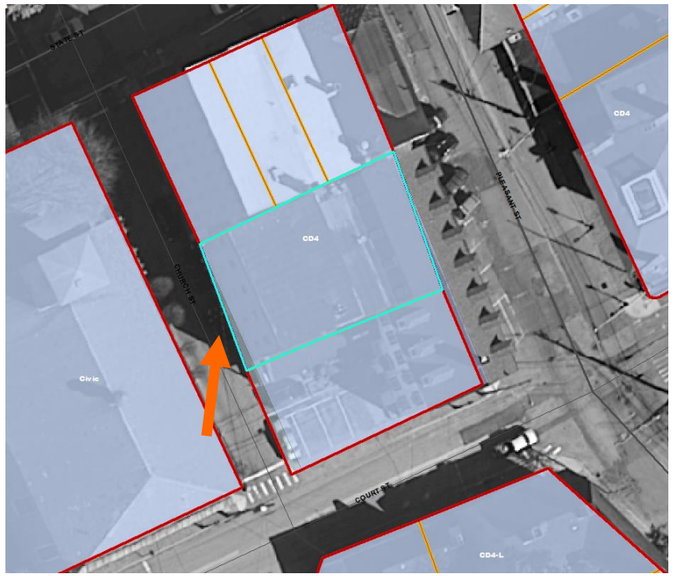
- The building is located along Church and Pleasant Streets. It is surrounded with 2.5-5 story wood- and brick-sided structures with no front yard setbacks and little to no open space. Note that the proposed buildings will be fully integrated into the recently-approved building for 278 State Street (the so-called Times Building).

J. Background & Suggested Action:

- The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 3 ½ story masonry addition. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-table system.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

84 PLEASANT STREET (LUHD-141) – WORK SESSION #2 (MINOR PROJECT)

STAFF	No.	INFO/ EVALUATION CRITERIA: Project Information	SUBJECT PROPERTY: Existing Building	SUBJECT PROPERTY: Proposed Building (+/-)	NEIGHBORHOOD CONTEXT: Abutting Structures (Average)	NEIGHBORHOOD CONTEXT: Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	**(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)**			
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				

MODERATE PROJECT
– RENOVATE FAÇADE AND REPLACE MULTI-STORY REAR ADDITION –

HISTORIC DISTRICT COMMISSION MEMBERS		No.	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
	CONTEXT	8	**Scale** (i.e. height, volume, coverage…)			☐ Appropriate ☐ Inappropriate
		9	**Placement** (i.e. setbacks, alignment…)			☐ Appropriate ☐ Inappropriate
		10	**Massing** (i.e. modules, banding, stepbacks…)			☐ Appropriate ☐ Inappropriate
		11	**Architectural Style** (i.e. traditional – modern)			☐ Appropriate ☐ Inappropriate
	BUILDING DESIGN & MATERIALS	12	**Roofs**			☐ Appropriate ☐ Inappropriate
		13	Style and Slope			☐ Appropriate ☐ Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers…)			☐ Appropriate ☐ Inappropriate
		15	Roof Materials			☐ Appropriate ☐ Inappropriate
		16	**Cornice Line**			☐ Appropriate ☐ Inappropriate
		17	Eaves, Gutters and Downspouts			☐ Appropriate ☐ Inappropriate
		18	**Walls**			☐ Appropriate ☐ Inappropriate
		19	Siding / Material			☐ Appropriate ☐ Inappropriate
		20	Projections (i.e. bays, balconies…)			☐ Appropriate ☐ Inappropriate
		21	**Doors and Windows**			☐ Appropriate ☐ Inappropriate
		22	Window Openings and Proportions			☐ Appropriate ☐ Inappropriate
		23	Window Casing/ Trim			☐ Appropriate ☐ Inappropriate
		24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate
		25	Storm Windows / Screens			☐ Appropriate ☐ Inappropriate
		26	Doors			☐ Appropriate ☐ Inappropriate
		27	**Porches and Balconies**			☐ Appropriate ☐ Inappropriate
		28	Projections (i.e. porch, portico, canopy…)			☐ Appropriate ☐ Inappropriate
		29	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate
		30	**Lighting** (i.e. wall, post…)			☐ Appropriate ☐ Inappropriate
		31	**Signs** (i.e. projecting, wall…)			☐ Appropriate ☐ Inappropriate
		32	**Mechanicals** (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate
		33	**Decks**			☐ Appropriate ☐ Inappropriate
		34	**Garages/ Barns / Sheds** (i.e. doors, placement…)			☐ Appropriate ☐ Inappropriate
	SITE DESIGN	35	**Fence / Walls / Screenwalls** (i.e. materials, type…)			☐ Appropriate ☐ Inappropriate
		36	**Grading** (i.e. ground floor height, street edge…)			☐ Appropriate ☐ Inappropriate
		37	**Landscaping** (i.e. gardens, planters, street trees…)			☐ Appropriate ☐ Inappropriate
		38	**Driveways** (i.e. location, material, screening…)			☐ Appropriate ☐ Inappropriate
		39	**Parking** (i.e. location, access, visibility…)			☐ Appropriate ☐ Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:84 PLEASANT STREET Case No.:2 Date: 6-10-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District: ☐ Yes ☐ No
2. Assessment of the Historical Significance: ☐ Yes ☐ No
3. Conservation and enhancement of property values: ☐ Yes ☐ No
4. Maintain the special character of the District: ☐ Yes ☐ No
5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No
2. Compatibility of design with surrounding properties: ☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

HDC

ADMINISTRATIVE APPROVALS

June 10, 2020

1.	678 Middle Street (LUHD-150)	-Recommended Approval
2.	105 Chapel Street (LUHD-144)	-Recommended Approval

1. 678 Middle Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of an existing 4' wooden picket fence with a 6' horizontal slat fence (to surround the sides and rear of the property).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-150

Status: Active

Submitted: May 28, 2020

Applicant

Emile Bussiere
6036221002
@ emilejr@bussierelaw.com

Location

678 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace 4' picket fence in disrepair with 6' horizontal slat fence. The fence to be replaced is entirely in the back yard. All of the fence will be outside the front yard set back where a 6' fence would not be permitted.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

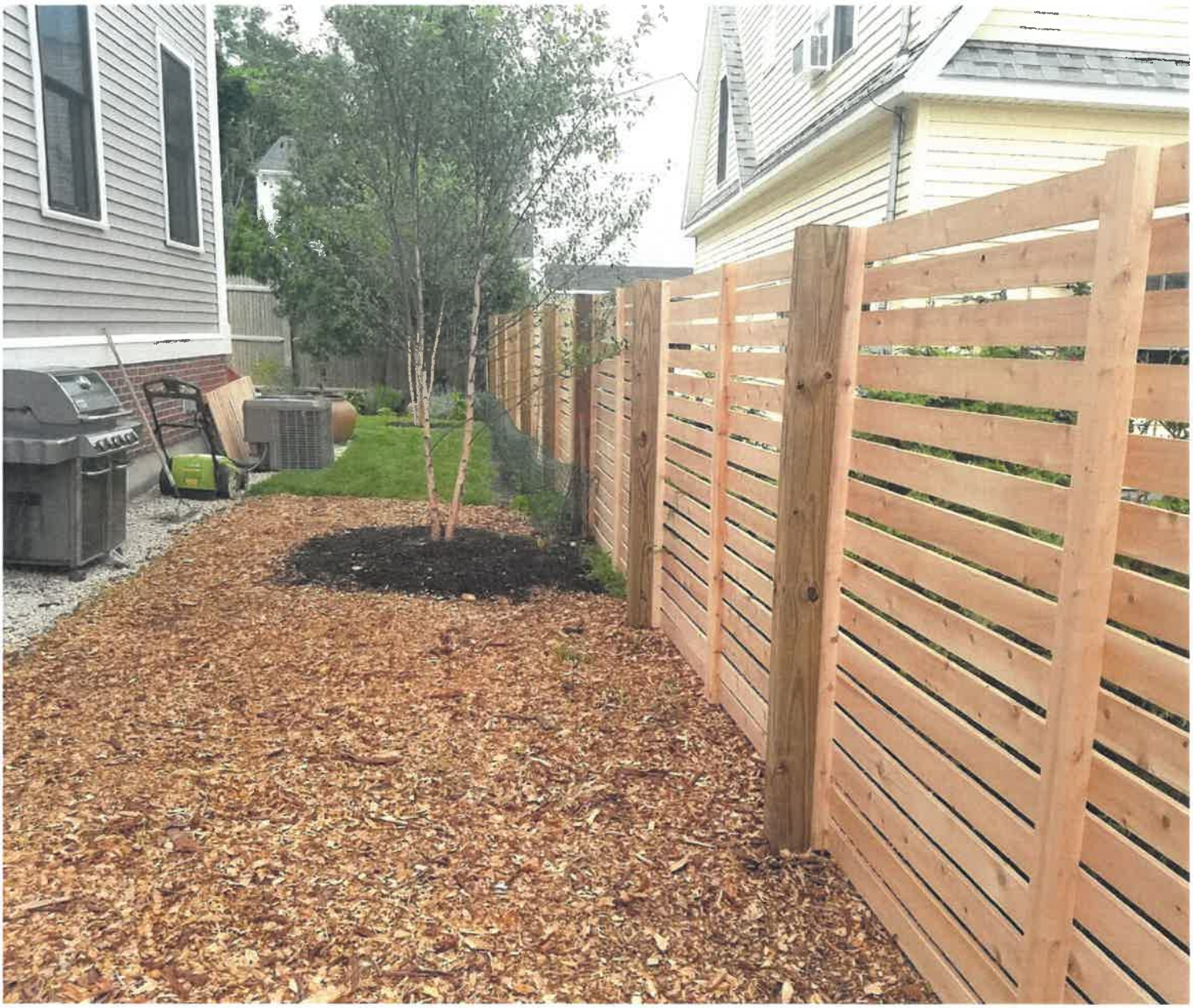
Owner Addressee Prefix and Last Name

--

Existing Fence ↓

Proposed Fence Style ↓

Proposed Fence Style ↓



2. 105 Chapel Street - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment and guardrail to a portion of the existing roof. Equipment to include (new kitchen exhaust, fire suppression system, and A/C condenser).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-144

Status: Active

Submitted: May 19, 2020

Applicant

W. MICHAEL CAMPBELL AIA
732-241-6516
@ wmcarch@optonline.net

Location

105 CHAPEL ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

To satisfy fire code violation we are required to add a new range hood for the kitchen with exhaust, make up air and fire suppression. Adding this equipment requires a guard rail 42" high at the perimeter of the roof. The guardrail would extend along about 1/2 of the roof edge. We are also adding a small condensing unit to the flat roof that will be further back and less in sight lines.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

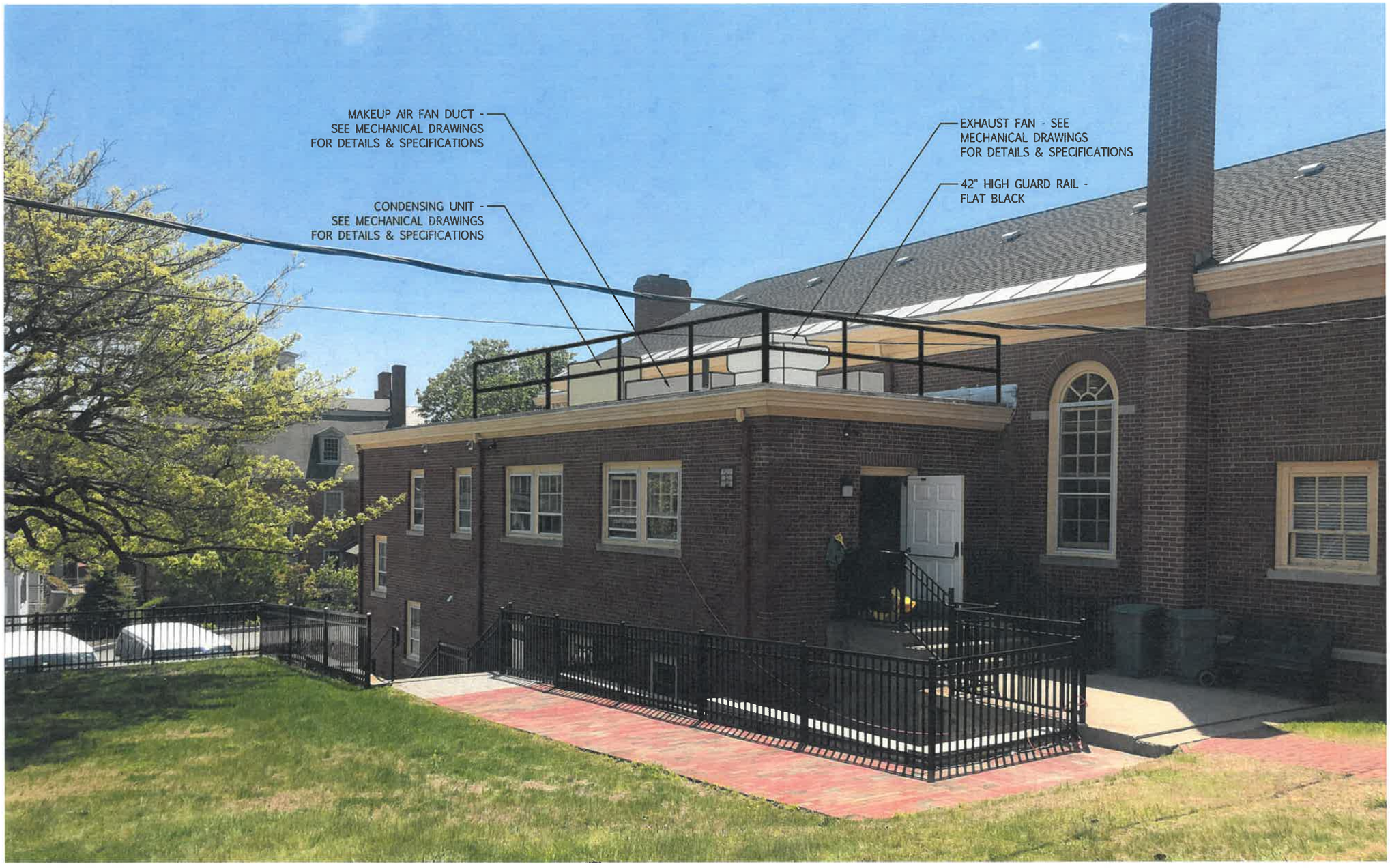
--

Planning Staff Comments

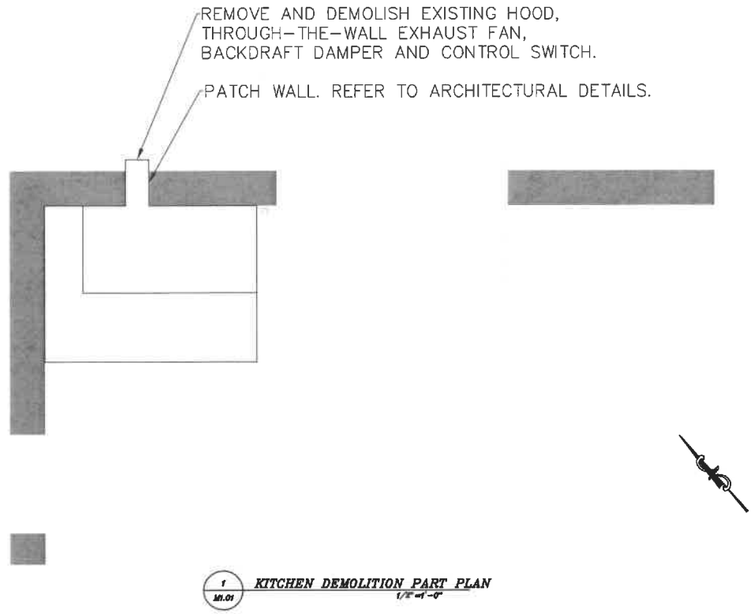
--

INTERNAL USE ONLY -- Letter of Decision Information

Existing ↓

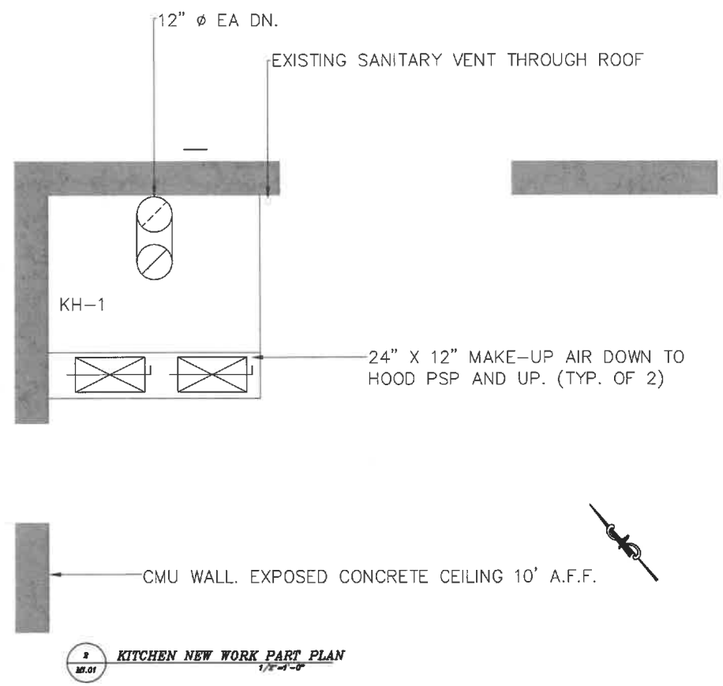


1 PROPOSED EXTERIOR
NTS.



1 M1.01 **KITCHEN DEMOLITION PART PLAN** 1/8"=1'-0"

NOTES:
1. LOCATE REMOTE MANUAL PULL STATION AT OR NEAR MEANS OF EGRESS FROM THE COOKING AREA NOT LESS THAN 10 FEET AND NOT MORE THAN 20 FEET FROM THE KITCHEN EXHAUST, 42 TO 48 INCHES A.F.F.
2. PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED WITHIN A 30 FOOT DISTANCE OF TRAVEL FROM COOKING EQUIPMENT.



2 M1.01 **KITCHEN NEW WORK PART PLAN** 1/8"=1'-0"

PROGRESS DRAWING
NOT FOR CONSTRUCTION

DESIGN DAY Mechanicals Inc

THE PROJECT MANAGER FOR THIS PROJECT IS NOTED BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.

HVAC PROJECT MANAGER:
MATHILDE KREBS
EMAIL: MATHILDE@DESIGNDAYMECH.COM
PHONE: (207) 475-2481
ADDRESS: 72 VINE ST. SOUTH BERWICK, ME 03908

PROJECT
ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

KITCHEN PART PLANS

REVISIONS:

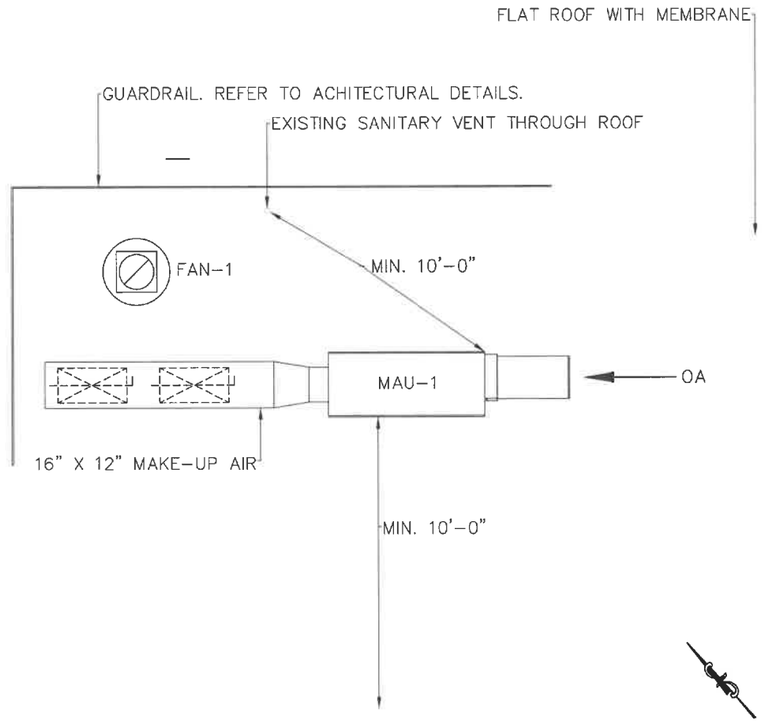
DRAWING BY: MBK
CHECKED BY: RH
APPROVED BY: AWA

JOB NO.: 20064
SCALE: AS NOTED

DATE: 05/13/2020

M1.01

NOTES:
1. INTAKE OPENING FOR MAU MUST BE AT LEAST 10 FEET FROM ADJACENT BUILDINGS, EXHAUST FAN DISCHARGE AND PLUMBING VENT.
2. INSTALL ROOF WALKWAY PADS FROM ROOF'S POINT OF ENTRY TO EQUIPMENT.
3. GUARDRAIL SHALL BE 42 INCHES HIGH AND EXTEND 30 INCHES PAST EQUIPMENT'S EDGE WITH ARCHITECTURAL FENCING AS NEEDED.



1 / M1.02 ROOF PART PLAN 1/8"=1'-0"

DDM DESIGN DAY Mechanicals Inc
MATHILDE KREBS
EMAIL: MATHILDE@DESIGNDAYMECH.COM
PHONE: (207) 475-2451
ADDRESS: 72 VINE ST. SOUTH BERWICK, ME 03908

ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

ROOF PART PLAN

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA

DDM JOB #: 20064
SCALE: AS NOTED

DATE: 05/13/2020

M1.02

FAN SCHEDULE (FAN)												
MARK	SERVES	MAKE	MODEL	CFM	ESP (IN. WC)	RPM	BHP	MHP	WATTS	VOLT/PH	SONES	NOTES
FAN-1	KH-1	CAPTIVEAIRE	DU85HFA	1350	1.25	1337	0.432	3/4	-	115/1	15.2	1,2,3
NOTES:												
1. SEE CAPTIVEAIRE DRAWINGS FOR ADDITIONAL INFORMATION												
2. PROVIDE DISCONNECT												
3. PROVIDE 24" CURB												

KITCHEN HOOD SCHEDULE (KH)								
MARK	MAKE	MODEL	LENGTH	EXHAUST		SUPPLY		NOTES
				CFM	SP (IN W.C.)	CFM	SP (IN W.C.)	
KH-1	CAPTIVEAIRE	5424 ND-2-PSP-F	6'	1350	0.85	1215	0.33	1,2
NOTES:								
1. SEE CAPTIVEAIRE DRAWINGS FOR ADDITIONAL INFORMATION								
2. EQUIPMENT UNDER HOOD ASSUMED TO BE GARLAND GS60-6G24CC1 (60" GAS RANGE WITH 6 BURNERS, 24" GRIDDLE AND 2 CONVECTION OVENS)								

MAKEUP AIR UNIT SCHEDULE (MAU)																	
MARK	SERVES	MAKE	MODEL	SUPPLY (CFM)	ESP (IN. WC)	HEATING						BHP	MHP	VOLT/PH	RPM	SONES	FILTER	NOTES
						INPUT (MBH)	OUTPUT (MBH)	EFFICIENCY	FUEL	EAT	LAT							
MAU-1	KH-1	CAPTIVEAIRE	D76	1,215	0.50	104.1	95.8	92%	NG	-16.3	55.4	0.93	1-1/2	115/1	1895	25.0	EZ	1
NOTES:																		
1. SEE CAPTIVEAIRE DRAWINGS FOR ADDITIONAL INFORMATION																		

LEGEND OF PIPING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PIPE ELBOW UP		BALL VALVE
	PIPE ELBOW DOWN		BUTTERFLY VALVE
	PIPE TEE UP		GATE VALVE
	PIPE TEE DOWN		OS&Y GATE VALVE
	PIPE CROSS OVER		CHECK VALVE
	UNION		BACK FLOW PREVENTER
	FLEXIBLE PIPE CONNECTOR		TRIPLE-DUTY VALVE
	END CAP		TRIPLE-DUTY VALVE WITH MEASUREMENT PORTS
	PETE'S PLUG		2-WAY MOTORIZED VALVE
	HOSE THREAD DRAIN VALVE WITH CAP AND CHAIN		3-WAY MOTORIZED VALVE
	CIRCUIT SETTER		TEMPERING VALVE
	STRAINER		PRESSURE REDUCING VALVE
	STRAINER WITH BLOWDOWN		TEMPERATURE & PRESSURE RELIEF VALVE
	CIRCULATOR PUMP		DIFFERENTIAL PRESSURE BYPASS VALVE
MV	MANUAL AIR VENT		SOLENOID VALVE
AV	AUTOMATIC AIR VENT		GAS COCK
AS	AIR SCOOP		DIRECTION OF FLOW
AS	AIR SCOOP WITH VENT		DIRECTION OF PITCH
			CONNECT TO EXISTING
AS	AIR SEPARATOR WITH VENT		PIPE CONTINUES
			THERMOMETER
MARK FEET	FIN TUBE IDENTIFICATION TAG		PRESSURE GAUGE WITH SHUTOFF & PIGTAIL
			VACUUM BREAKER
	FIN TUBE RADIATION WITH COVER		ELECTRIC HEAT TRACING

LEGEND OF DUCT SYMBOLS

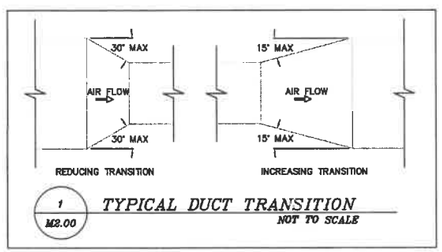
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	MANUAL BALANCING DAMPER		RECTANGULAR RETURN OR EXHAUST DUCT UP
FD	FIRE DAMPER		ROUND RETURN OR EXHAUST DUCT UP
SD	SMOKE DAMPER		RECTANGULAR RETURN OR EXHAUST DUCT DOWN
SFD	SMOKE & FIRE DAMPER		ROUND RETURN OR EXHAUST DUCT DOWN
	CABLE OPERATED DAMPER		RECTANGULAR SUPPLY DUCT UP
	BACK DRAFT DAMPER		ROUND SUPPLY DUCT UP
M	MOTORIZED DAMPER		RECTANGULAR SUPPLY DUCT DOWN
	SUPPLY AIRFLOW		ROUND SUPPLY DUCT DOWN
	RETURN / EXHAUST AIRFLOW	MARK SIZE CFM	REGISTER, GRILLE AND DIFFUSER IDENTIFICATION TAG
	CONNECT TO EXISTING		

LEGEND OF CONTROL SYMBOLS

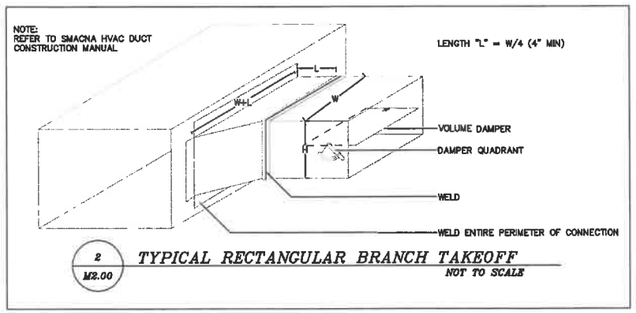
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
T	THERMOSTAT	H	HUMIDISTAT
TS	TEMPERATURE SENSOR	P	PRESSURE SENSOR
CO	CARBON MONOXIDE SENSOR	SD	SMOKE DETECTOR
CO2	CARBON DIOXIDE SENSOR		INDICATOR LAMP

MECHANICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	EAT	ENTERING AIR TEMPERATURE	HRV	HEAT RECOVERY VENTILATOR	MPT	MALE PIPE THREAD
AMP	AMPACITY	EC	ELECTRICAL CONTRACTOR	HW	HOT WATER	NA	NOT APPLICABLE
APD	AIR PRESSURE DROP	EER	ENERGY EFFICIENCY RATIO	HWUH	HOT WATER UNIT HEATER	NC	NORMALLY CLOSED
ATC	AUTOMATIC TEMP. CONTROL	EFT	ENTERING FLUID TEMPERATURE	HWCUH	HOT WATER CABINET HEATER	NO	NORMALLY OPEN
BTU/H	BRITISH THERMAL UNITS/HOUR	ERV	ENERGY RECOVERY VENTILATOR	HWR	HOT WATER RETURN	OA	OUTSIDE AIR
CAP	CAPACITY	ESP	EXTERNAL STATIC PRESSURE	HWS	HOT WATER SUPPLY	OD	OUTSIDE DIAMETER
CH	CHILLED	ET	EXPANSION TANK	HX	HEAT EXCHANGER	PD	PRESSURE DROP
CHW	CHILLED WATER	EWT	ENTERING WATER TEMPERATURE	ID	INSIDE DIAMETER	PG	PROPYLENE GLYCOL
C/HWR	CHILLED & HOT WATER RETURN	F	FAHRENHEIT	IN	INCHES	PSI	POUNDS PER SQUARE INCH
C/HWS	CHILLED & HOT WATER SUPPLY	FA	FRESH AIR	KW	KILOWATTS	PH/Ø	PHASE
CHWR	CHILLED WATER RETURN	FPD	FLUID PRESSURE DROP	LAT	LEAVING AIR TEMPERATURE	R	RETURN
CHWS	CHILLED WATER SUPPLY	FPM	FEET PER MINUTE	LB/Ø	POUNDS	RA	RETURN AIR
COND	CONDENSATE	FPT	FEMALE PIPE THREAD	LFT	LEAVING FLUID TEMPERATURE	RTU	ROOFTOP UNIT
CONN	CONNECT OR CONNECTION	FT HD	FEET HEAD	LPS	LOW PRESSURE STEAM	SF	SQUARE FEET
CONV	CONVECTOR	FTR	FIN TUBE RADIATION	LWT	LEAVING WATER TEMPERATURE	SQ IN	SQUARE INCHES
CP	CIRCULATOR PUMP	FW	FRESH WATER	M	MINUTES	S	SUPPLY
CW	COLD WATER	GC	GENERAL CONTRACTOR	MAX	MAXIMUM	SA	SUPPLY AIR
CWR	CONDENSER WATER RETURN	GHWS	GLYCOL & WATER SUPPLY	MBH	THOUSANDS OF BTU/H	TEMP	TEMPERATURE
CWS	CONDENSER WATER SUPPLY	GHWR	GLYCOL & WATER RETURN	MC	MECHANICAL CONTRACTOR	V	VOLTS
DB	DRY BULB	GPM	GALLONS PER MINUTE	MCA	MINIMUM CIRCUIT AMPACITY	W	WATTS
DN	DOWN	HP	HORSEPOWER	MIN	MINUTE OR MINIMUM	WPD	WATER PRESSURE DROP
DX	DIRECT EXPANSION	HPS	HIGH PRESSURE STEAM	MOCP	MAX OVERCURRENT PROTECTION	WB	WET BULB
EA	EXHAUST AIR	HR	HOUR	MPS	MEDIUM PRESSURE STEAM	WC	WATER COLUMN



1 M2.00 TYPICAL DUCT TRANSITION NOT TO SCALE



2 M2.00 TYPICAL RECTANGULAR BRANCH TAKEOFF NOT TO SCALE

DESIGN DAY Mechanicals Inc

THE PROJECT MANAGER FOR THIS PROJECT IS HEREBY AUTHORIZED TO REVIEW AND APPROVE SHOP DRAWINGS AND SUBMITTALS

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HVAC SCHEDULES, LEGEND, ABBREVIATIONS & DETAILS

REVISIONS

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA

SCALE: 20064
AS NOTED

DATE: 05/13/2020

M2.00

DIVISION 23 - HVAC SPECIFICATIONS

I) GENERAL

A) WORK INCLUDED:

1) THESE SPECIFICATIONS INCLUDE GENERAL REQUIREMENTS FOR ALL WORK REPRESENTED ON THESE DRAWINGS. NOT ALL SYSTEMS OR SYSTEM COMPONENTS DESCRIBED IN THESE SPECIFICATIONS ARE NECESSARILY INCLUDED AS A PART OF THIS PROJECT.

2) THE HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONTRACTOR SHALL HEREAFTER BE DESCRIBED AS 'THE CONTRACTOR' IN THIS HVAC SPECIFICATION. THE CONTRACTOR SHALL PROVIDE, INSTALL, PIPE, DUCT, AND WIRE, AS REQUIRED, HVAC SYSTEMS AS DESCRIBED BELOW, AND SHOWN OR DESCRIBED ON THESE PLANS AND SPECIFICATIONS.

B) QUALITY ASSURANCE:

1) THE INTERNATIONAL MECHANICAL CODE (IMC) 2015, AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IEEC) 2015 ARE THE GOVERNING CODES FOR ALL HVAC WORK. THE CODES AND STANDARDS REFERENCED IN THE MECHANICAL CODE SHALL BE CONSIDERED A PART OF THE REQUIREMENTS OF CODE TO THE PRESCRIBED EXTENT OF EACH SUCH REFERENCE. WHERE DIFFERENCES OCCUR BETWEEN PROVISIONS OF THE CODE AND THE REFERENCED STANDARDS, THE PROVISIONS OF THE CODE SHALL APPLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF ALL CODES AS THEY HAVE BEEN ADOPTED BY THE STATE AND LOCAL JURISDICTIONS.

2) EXCEPT AS SPECIFICALLY DESCRIBED OTHERWISE IN THESE SPECIFICATIONS, ALL COMPONENTS ALLOWED WITHIN THE ABOVE REFERENCED CODES SHALL BE ALLOWED AS A PART OF THE WORK.

3) THE WORKMANSHIP AND MATERIALS COVERED BY THESE SPECIFICATIONS SHALL CONFORM TO ALL ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO, ALL APPLICABLE REGULATIONS OF THE CITY, COUNTY, AND STATE.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR HVAC PERMITS, TAXES, CONNECTION AND INSPECTION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE HVAC SYSTEM. THE CONTRACTOR SHALL PROVIDE TO THE OWNER ALL CERTIFICATES OF INSPECTION ISSUED BY THE JURISDICTION.

5) THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE ALL CONDITIONS AFFECTING THE PROPER EXECUTION OF THE CONTRACT, VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

6) DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE HVAC INSTALLATION FROM THE LAYOUT AND MATERIALS CONTAINED IN THE APPROVED DRAWINGS AND SPECIFICATIONS.

7) DRAWINGS AND CATALOG CUTS, SHOWING ALL HVAC EQUIPMENT AND SYSTEM COMPONENTS, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD MEASURE AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND ALL OTHER TRADES THE PROPOSED LOCATIONS FOR NEW EQUIPMENT AND COMPONENTS BEFORE PRODUCING SUBMITTALS. NO ITEMS SHALL BE PURCHASED OR ORDERED BEFORE APPROVAL IS GIVEN BY THE ENGINEER IN WRITING.

8) THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

C) RELATED DOCUMENTS:

1) THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTAL GENERAL CONDITIONS OF THE CONTRACT AND DIVISION 1 SPECIFICATION SECTIONS PROVIDED BY THE ARCHITECT, AND ALL OTHER DRAWINGS AND SPECIFICATIONS PROVIDED AS A PART OF THIS PROJECT, APPLY TO THIS DIVISION 23 AND TO ALL CONTRACTORS, SUBCONTRACTORS, OR OTHER PERSONS SUPPLYING MATERIALS AND/OR LABOR, ENTERING INTO THE PROJECT SITE AND/OR PREMISES, DIRECTLY OR INDIRECTLY.

2) THE SPECIFICATIONS AND DRAWINGS ARE INTENDED TO BE COMPLEMENTARY. A PARTICULAR SECTION, PARAGRAPH OR HEADING IN A DIVISION MAY NOT DESCRIBE EACH AND EVERY DETAIL CONCERNING WORK TO BE DONE AND MATERIALS TO BE FURNISHED. THE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL OF THE WORK REQUIRED OR ALL CONSTRUCTION DETAILS. DIMENSIONS ARE SHOWN FOR CRITICAL AREAS ONLY AS AN AID TO THE CONTRACTOR; ALL DIMENSIONS AND ACTUAL PLACEMENTS ARE TO BE VERIFIED IN THE FIELD. IT IS TO BE UNDERSTOOD THAT THE BEST TRADE PRACTICES OF THE DIVISION WILL PREVAIL.

3) ALL TRADE SUBCONTRACTORS ARE TO NOTE THAT THE ORGANIZATION OF SPECIFICATIONS INTO DIVISIONS, AND LIKEWISE THE ARRANGEMENT OF THE DRAWINGS, IS SET UP FOR THE CONVENIENCE OF UNDERSTANDING THE SCOPE OF THE WORK ONLY. THIS STRUCTURING SHALL NOT CONTROL THE GENERAL CONTRACTOR IN DIVIDING THE WORK AMONG TRADE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE. REFER TO GENERAL CONDITIONS.

II) PRODUCTS

A) GENERAL MECHANICAL MATERIALS:

1) ESCUTCHEONS: AT ALL FINISHED WALL PENETRATIONS, PROVIDE CHROME-PLATED SPLIT-RING ESCUTCHEON. INSIDE DIAMETER SHALL CLOSELY FIT PIPE OUTSIDE DIAMETER OR OUTSIDE OF PIPE INSULATION WHERE PIPE IS INSULATED. OUTSIDE DIAMETER SHALL COMPLETELY COVER THE OPENING IN FLOORS, WALLS, OR CEILINGS.

2) UNIONS: MALLEABLE-IRON, CLASS 150 FOR LOW PRESSURE SERVICE AND CLASS 250 FOR HIGH PRESSURE SERVICE; HEXAGONAL STOCK, WITH BALL-AND-SOCKET JOINTS, METAL-TO- METAL BRONZE SEATING SURFACES; FEMALE THREADED ENDS.

3) SLEEVES: GALVANIZED STEELMETAL OR SCHEDULE 40 STEEL PIPE AS APPROPRIATE FOR THE WALL CONSTRUCTION.

4) SLEEVE SEALS: MODULAR TYPE, CONSISTING OF INTERLOCKING SYNTHETIC RUBBER LINKS SHAPED TO CONTINUOUSLY FILL ANNULAR SPACE BETWEEN PIPE AND SLEEVE, CONNECTED WITH BOLTS AND PRESSURE PLATES WHICH CAUSE RUBBER SEALING ELEMENTS TO EXPAND WHEN TIGHTENED, PROVIDING WATERTIGHT SEAL AND ELECTRICAL INSULATION.

5) DRIP PANS: WHERE REQUIRED, PROVIDE DRIP PANS FABRICATED FROM CORROSION-RESISTANT SHEET METAL WITH WATERTIGHT JOINTS, AND WITH EDGES TURNED UP A MINIMUM OF 2-1/2". REINFORCE TOP, EITHER BY STRUCTURAL ANGLES OR BY ROLLING TOP OVER 1/4" STEEL ROD. PROVIDE HOLE, GASKET, AND FLANGE AT LOW POINT FOR WATERTIGHT JOINT AND 1" DRAIN LINE CONNECTION.

6) FIRESTOPPING/FIRE-RESISTANT SEALANT: WHERE REQUIRED, PROVIDE A FIRESTOP SYSTEM APPROPRIATE FOR THE ASSEMBLY PENETRATED AND THE PENETRATING ELEMENT. USE ONLY FIRESTOP PRODUCTS THAT HAVE BEEN UL 1479 OR ASTM E 814 TESTED FOR SPECIFIC FIRE-RATED CONDITIONS CONFORMING TO CONSTRUCTION ASSEMBLY TYPE, PENETRATING ITEM TYPE, ANNULAR SPACE REQUIREMENT AND FIRE-RATING INVOLVED FOR EACH SEPARATE INSTANCE. SUBMIT MANUFACTUER'S SPECIFIC DETAIL FOR EACH TYPE OF PENETRATION.

7) SUPPORTS AND ANCHORS: HANGERS FOR PIPE UP TO AND INCLUDING 4" SHALL BE SWIVEL RING, SPLIT RING. WROUGHT PIPE CLAMP, BAND, ADJUSTABLE WROUGHT CLEVIS TYPE OR TRAPEZE. HANGERS FOR PIPES ABOVE 4" SHALL BE STANDARD CLEVIS. ROLLER OR TRAPEZE.

B) ELECTRICAL REQUIREMENTS OF MECHANICAL WORK:

1) BASIC ELECTRICAL COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO ALL REQUIRED STARTERS, DISCONNECT SWITCHES, CONTROL DEVICES, AND MOTORS. IT INCLUDES MOTORS THAT ARE FACTORY-INSTALLED AS PART OF EQUIPMENT AND APPLIANCES AS WELL AS FIELD-INSTALLED MOTORS.

2) STARTERS AND DISCONNECTS: WHERE AVAILABLE, PROVIDE FACTORY MOUNTED DISCONNECTS AND STARTERS, OR, WHEN FACTORY MOUNTED STARTERS AND DISCONNECTS ARE NOT AVAILABLE PROVIDE COMBINATION STARTERS AND DISCONNECT SWITCHES, OR, WHERE COMBINATION STARTERS AND DISCONNECT SWITCHES ARE NOT SUITABLE OR AVAILABLE, PROVIDE SEPARATE STARTERS AND DISCONNECTS FOR ALL HVAC EQUIPMENT, AS REQUIRED FOR PROPER INSTALLATION AND OPERATION OF EQUIPMENT.

C) MECHANICAL IDENTIFICATION:

1) PROVIDE PIPE MARKERS AND EQUIPMENT MARKERS COMPLYING WITH ANSI A13.1 FOR LETTERING SIZE, LENGTH OF COLOR FIELD, COLORS, AND INSTALLED VIEWING ANGLES OF IDENTIFICATION DEVICES.

2) PIPE MARKERS

(a) SNAP-ON TYPE: PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, SEMI-RIGID, SNAP- ON, COLOR-CODED, PIPE MARKERS.

(b) PRESSURE-SENSITIVE TYPE: PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, PERMANENT ADHESIVE, COLOR-CODED, PRESSURE-SENSITIVE VINYL PIPE MARKERS.

(c) INSTALL EVERY 40 FEET AND AT EACH CHANGE IN DIRECTION.

3) PLASTIC EQUIPMENT MARKERS: PROVIDE MANUFACTURER'S STANDARD LAMINATED PLASTIC, COLOR CODED EQUIPMENT MARKERS.

4) LETTERING AND GRAPHICS: COORDINATE NAMES, ABBREVIATIONS AND OTHER DESIGNATIONS USED IN MECHANICAL IDENTIFICATION WORK, WITH CORRESPONDING DESIGNATIONS SHOWN, SPECIFIED OR SCHEDULED. PROVIDE NUMBERS, LETTERING AND WORDING AS INDICATED OR, IF NOT OTHERWISE INDICATED, AS RECOMMENDED BY MANUFACTURERS OR AS REQUIRED FOR PROPER IDENTIFICATION AND OPERATION/MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT.

D) DUCTWORK:

1) UNLESS OTHERWISE SPECIFIED, ALL RIGID DUCTWORK SHALL BE SHEET METAL MATERIALS AS SPECIFIED IN ASTM A700, WITH GALVANIZED SHEET STEEL: LOCK-FORMING QUALITY, ASTM A527, COATING DESIGNATION G60; MILL PHOSPHATIZED FINISH.

(a) ALL DUCTWORK WHICH WILL BE PAINTED SHALL BE GALVANEALED.

2) PRESSURE CLASS AND SEAL CLASS (PER SMACNA):

(a) 2" PRESSURE CLASS, SEAL CLASS A (ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS AND DUCT WALL PENETRATIONS).

3) RECTANGULAR DUCT FABRICATION: FABRICATE RECTANGULAR DUCTS WITH GALVANIZED SHEET STEEL, IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS", TABLES 1-3 THROUGH 1-19, INCLUDING THEIR ASSOCIATED DETAILS. CONFORM TO THE REQUIREMENTS IN THE REFERENCED STANDARD FOR METAL THICKNESS, REINFORCING TYPES AND INTERVALS, TIE ROD APPLICATIONS, AND JOINT TYPES AND INTERVALS.

4) WATER BASED LIQUID RUBBER DUCT SEALANT OR FLANGED JOINT MASTICS SHALL BE ONE-PART, ACID- CURING, SILICONE ELASTOMERIC JOINT SEALANTS, COMPLYING WITH ASTM C920, TYPE S, GRADE NS, CLASS 25, USE O.

5) FLEXIBLE DUCT CONNECTORS SHALL BE INSTALLED AT POINTS AS CLOSE AS POSSIBLE TO AIR HANDLERS AND FANS. THE CONNECTOR SHALL BE AT LEAST FOUR (4") INCHES WIDE AND FABRICATED SPECIFICALLY FOR USE AS A FLEXIBLE CONNECTOR. ALL CONNECTIONS SHALL BE AIR TIGHT AND MADE SO THE CONNECTOR IS UNDAMAGED WHEN THE JOINT IS REMOVED.

6) BELLMOUTH OR 45 DEGREE TAKEOFFS SHALL BE USED FOR DUCT TAKEOFFS TO MINIMIZE PRESSURE DROP.

7) MANUAL VOLUME DAMPERS SHALL BE INSTALLED AT ALL DUCT TAKEOFFS AND AS NEEDED ELSEWHERE TO PROPERLY BALANCE THE SYSTEMS.

8) FIRE, SMOKE, COMBINATION FIRE/SMOKE DAMPERS AND CEILING RADIATION DAMPERS

(a) FIRE DAMPERS: UL 555 LISTED TYPE "B" (OUT OF AIRSTREAM) 1-1/2 HOUR RATED FOR LESS THAN 3-HOUR FIRE-RESISTANCE RATED ASSEMBLIES AND 3 HOUR RATED FOR 3-HOUR OR GREATER FIRE-RESISTANCE RATED ASSEMBLIES

(1) DYNAMIC FIRE DAMPERS SHALL BE USED IN SYSTEMS DESIGNED TO OPERATE WITH FANS ON DURING A FIRE.

(2) STATIC FIRE DAMPERS MAY BE USED IN SYSTEMS NOT OPERATIONAL DURING A FIRE.

(b) SMOKE DAMPERS: UL 555S LISTED.

(c) COMBINATION FIRE/SMOKE DAMPERS: UL 555 AND UL 555S LISTED

(d) CEILING RADIATION DAMPERS: UL 555C LISTED.

(e) REFER TO BOTH MECHANICAL AND ARCHITECTURAL DRAWINGS FOR THE LOCATION OF RATED ASSEMBLIES.

9) COMMERCIAL KITCHEN GREASE DUCTS

(a) GREASE DUCTS SERVING TYPE I HOODS SHALL BE CONSTRUCTED OF CARBON STEEL SHEETS: ASTM A366, COLD ROLLED, NOT LESS THAN 0.055 INCH (1.4 MM) (NO. 16 GAUGE) IN THICKNESS OR STAINLESS STEEL NOT LESS THAN 0.044 INCH (1.1 MM) (NO. 18 GAUGE) IN THICKNESS.

(b) JOINTS, SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE WITH A CONTINUOUS LIQUID-TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM.

(c) DUCT-TO-HOOD JOINTS SHALL BE MADE WITH CONTINUOUS INTERNAL OR EXTERNAL LIQUID-TIGHT WELDED OR BRAZED JOINTS. SUCH JOINTS SHALL BE SMOOTH, ACCESSIBLE FOR INSPECTION, AND WITHOUT GREASE TRAPS.

(d) DUCT-TO-EXHAUST FAN CONNECTIONS SHALL BE FLANGED AND GASKETED AT THE BASE OF THE FAN FOR LISTED AND LABELED VERTICAL DISCHARGE FANS; SHALL BE FLANGED, GASKETED, AND BOLTED TO THE INLET OF THE FAN FOR SIDE-INLET UTILITY FANS; AND SHALL BE FLANGED, GASKETED, AND BOLTED TO THE INLET AND OUTLET OF THE FAN FOR IN-LINE FANS.

(e) GREASE DUCT BRACING AND SUPPORTS SHALL BE OF NONCOMBUSTIBLE MATERIAL SECURELY ATTACHED TO THE STRUCTURE AND DESIGNED TO CARRY GRAVITY AND SEISMIC LOADS WITHIN THE STRESS LIMITATIONS OF THE INTERNATIONAL BUILDING CODE.

(f) BOLTS, SCREWS, RIVETS AND OTHER MECHANICAL FASTENERS SHALL NOT PENETRATE DUCT WALLS.

(g) GREASE DUCT SYSTEMS SERVING A TYPE I HOOD SHALL HAVE A CLEARANCE TO COMBUSTIBLE CONSTRUCTION OF NOT LESS THAN 18 INCHES (457 MM).

(h) PREVENTION OF GREASE ACCUMULATION: DUCT SYSTEMS SERVING A TYPE I HOOD SHALL BE CONSTRUCTED AND INSTALLED SO THAT GREASE CANNOT COLLECT IN ANY PORTION THEREOF, AND THE SYSTEM SHALL SLOPE NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) TOWARD THE HOOD OR TOWARD AN APPROVED GREASE RESERVOIR. WHERE HORIZONTAL DUCTS EXCEED 75 FEET (22 860 MM) IN LENGTH, THE SLOPE SHALL BE NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). EXHAUST FANS SHALL BE POSITIONED SO THAT THE DISCHARGE WILL NOT IMPINGE ON THE ROOF, OTHER EQUIPMENT OR APPLIANCES OR PARTS OF THE STRUCTURE. A VERTICAL DISCHARGE FAN SHALL BE MANUFACTURED WITH AN APPROVED DRAIN OUTLET AT THE BOTTOM OF THE HOUSING TO PERMIT DRAINAGE OF GREASE TO AN APPROVED GREASE RESERVOIR.

(i) CLEANOUTS AND OTHER OPENINGS. GREASE DUCT SYSTEMS SHALL NOT HAVE OPENINGS THEREIN OTHER THAN THOSE REQUIRED FOR PROPER OPERATION AND MAINTENANCE OF THE SYSTEM. ANY PORTION OF SUCH SYSTEM HAVING SECTIONS NOT PROVIDED WITH ACCESS FROM THE DUCT ENTRY OR DISCHARGE SHALL BE PROVIDED WITH CLEANOUT OPENINGS. CLEANOUT OPENINGS SHALL BE EQUIPPED WITH TIGHT-FITTING DOORS CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN THAT REQUIRED FOR THE DUCT. DOORS SHALL BE EQUIPPED WITH A SUBSTANTIAL METHOD OF LATCHING, SUFFICIENT TO HOLD THE DOOR TIGHTLY CLOSED. DOORS SHALL BE DESIGNED SO THAT THEY ARE OPERABLE WITHOUT THE USE OF A TOOL. DOOR ASSEMBLIES, INCLUDING ANY FRAMES AND GASKETING, SHALL BE APPROVED FOR THE PURPOSE, AND SHALL NOT HAVE FASTENERS THAT PENETRATE THE DUCT. LISTED AND LABELED ACCESS DOOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THE LISTING.

(j) HORIZONTAL CLEANOUTS. CLEANOUTS LOCATED ON HORIZONTAL SECTIONS OF DUCTS SHALL BE SPACED NOT MORE THAN 20 FEET (6096 MM) APART. THE CLEANOUTS SHALL BE LOCATED ON THE SIDE OF THE DUCT WITH THE OPENING NOT LESS THAN 1.5 INCHES (38 MM) ABOVE THE BOTTOM OF THE DUCT, AND NOT LESS THAN 1 INCH (25 MM) BELOW THE TOP OF THE DUCT. THE OPENING MINIMUM DIMENSIONS SHALL BE 12 INCHES (305 MM) ON EACH SIDE. WHERE THE DIMENSIONS OF THE SIDE OF THE DUCT PROHIBIT THE CLEANOUT INSTALLATION PRESCRIBED HEREIN, THE OPENINGS SHALL BE ON THE TOP OF THE DUCT OR THE BOTTOM OF THE DUCT. WHERE LOCATED ON THE TOP OF THE DUCT, THE OPENING EDGES SHALL BE A MINIMUM OF 1 INCH (25 MM) FROM THE EDGES OF THE DUCT. WHERE LOCATED IN THE BOTTOM OF THE DUCT, CLEANOUT OPENINGS SHALL BE DESIGNED TO PROVIDE INTERNAL DAMMING AROUND THE OPENING, SHALL BE PROVIDED WITH GASKETING TO PRECLUDE GREASE LEAKAGE, SHALL PROVIDE FOR DRAINAGE OF GREASE DOWN THE DUCT AROUND THE DAM, AND SHALL BE APPROVED FOR THE APPLICATION. WHERE THE DIMENSIONS OF THE SIDES, TOP OR BOTTOM OF THE DUCT PRECLUDE THE INSTALLATION OF THE PRESCRIBED MINIMUM-SIZE CLEANOUT OPENING, THE CLEANOUT SHALL BE LOCATED ON THE DUCT FACE THAT AFFORDS THE LARGEST OPENING DIMENSION AND SHALL BE INSTALLED WITH THE OPENING EDGES AT THE PRESCRIBED DISTANCES FROM THE DUCT EDGES AS PREVIOUSLY SET FORTH IN THIS SECTION.

(k) IF REDUCED CLEARANCE TO COMBUSTIBLES IS NEEDED, WRAP GREASE DUCT WITH A FIELD APPLIED GREASE DUCT ENCLOSURE SYSTEM SIMILAR TO FIREMASTER FASTWRAP XL.

E) INSULATION:

1) ALL INSULATION SHALL BE UL APPROVED FOR A FLAME SPREAD RATING OF NOT OVER 25 AND A SMOKE DEVELOPED RATING OF NOT OVER 50.

2) ALL INSULATION SHALL CONFORM TO THE REQUIREMENTS OF THE ENERGY CODE.

3) DUCTWORK:

(a) ROOF MOUNTED SUPPLY, RETURN AND EXHAUST AIR DUCTS SHALL BE INSULATED WITH AN ***INSTALLED*** MINIMUM R-12 INSULATION, SIMILAR TO 2.5" THICK HUNTER H-SHIELD POLYISO OR JOHNS MANVILLE 814, 3" THICK, 3.0 PCF FIBERGLASS INSULATION BOARD WITH FSK JACKET.

(1) SLOPE TOP TO SHED WATER.

(2) COVER WITH VENTURECLAD 1577CW-E EMBOSSED ALUMINUM INSULATON JACKETING TAPE OR SIMILAR.

D) EXECUTION

A) THE CONTRACTOR SHALL PROVIDE ALL SUPERVISION, LABOR, EQUIPMENT, MATERIAL, MACHINERY, PLANS, RIGGING, AND ANY AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE MECHANICAL SYSTEM. SMALL DETAILS NOT USUALLY INDICATED ON THE DRAWINGS OR SPECIFIED, BUT WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEM SHALL BE INCLUDED IN THE WORK AND IN THE CONTRACTOR'S ESTIMATE THE SAME AS IF HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS.

B) THE CONTRACTOR SHALL INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THIS INCLUDES CHECKING THE MANUFACTURER'S INSTRUCTIONS TO DETERMINE WHAT TYPE OF GLYCOL SYSTEM MAY BE USED WITHI EQUIPMENT SO AS NOT TO VOID THE WARRANTY OR IMPAIR THE OPERATION OF THE EQUIPMENT. WHERE THE DRAWINGS AND SPECIFICATIONS CONFLICT WITH THE MANUFACTURER'S RECOMMENDATIONS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ENGINEER.

C) THE HVAC EQUIPMENT MAY NOT BE USED FOR TEMPORARY HEAT DURING CONSTRUCTION. THE HVAC EQUIPMENT SHALL NOT BE STARTED AND TESTED UNTIL ALL CONSTRUCTION ACTIVITY THAT HAS THE POTENTIAL OF CREATING AIR BORNE PARTICULATES THAT COULD BE DRAWN INTO THE HVAC EQUIPMENT AND DUCTWORK SYSTEMS HAS BEEN COMPLETED. IN ADDITION, ALL DUCTWORK OPENINGS SHALL BE SEALED UNTIL THE TIME WHEN THE HVAC EQUIPMENT IS TO BE STARTED AND TESTED.

D) DUCTWORK AND FITTINGS SHALL HAVE ENDS COVERED WITH PLASTIC AT ALL TIMES.

E) UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CLEAN, OIL AND GREASE (UNLESS FACTORY LUBRICATED) ALL FANS, PUMPS, MOTORS, ALL OTHER RUNNING EQUIPMENT AND APPARATUS AND MAKE CERTAIN THAT ALL SUCH APPARATUS AND MECHANISMS ARE IN PROPER WORKING ORDER AND MADE READY FOR TESTING.

F) REPLACE ALL FILTERS USED DURING CONSTRUCTION.

G) EQUIPMENT SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION BY THE CONTRACTOR.

H) THE CONTRACTOR SHALL INSTRUCT OWNER IN THE PROPER OPERATION OF EQUIPMENT, EXPLAIN THE PROPER OPERATING AND MAINTENANCE PROCEDURES AND SHALL FURNISH THE OWNER WITH ALL INSTRUCTION PAMPHLETS, BOOKS AND OTHER MATERIAL FURNISHED BY THE VARIOUS MANUFACTURERS

I) ALL VIBRATING EQUIPMENT NOT MOUNTED ON THE GROUND FLOOR SHALL BE MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS.

J) EQUIPMENT SHALL BE INSTALLED WITH CLEARANCE FOR PROPER MAINTENANCE. FILTERS, COILS, DRIVES, VALVES, AND CONTROLS SHALL BE ACCESSIBLE FOR SERVICING AND/OR REPLACEMENT.

K) EQUIPMENT SHALL BE COVERED FOR ONE YEAR FROM THE REVIEWING ENGINEER'S DATE OF ACCEPTANCE AND/OR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY, WHICH EVER IS LONGER. THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURER'S GUARANTEES OR WARRANTIES.

L) THE WATER AND AIR SYSTEMS SHALL BE BALANCED FROM -10% TO + 10% OF THE GPM AND CFM VALUES SHOWN ON THE APPROVED HVAC PLANS. BALANCING SHALL BE DONE IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE AABC OR NEBB USING REPORT SHEETS DEVELOPED BY THE AABC OR NEBB. SUBMIT REPORTS TO THE ENGINEER.

END OF DIVISION 23

DIVISION 25 - HVAC CONTROLS AND SEQUENCES OF OPERATION

I) GENERAL

A) REFER TO SPECIFICATION DIVISION 23 - HVAC SPECIFICATIONS, ESPECIALLY GENERAL FOR WORK INCLUDED, QUALITY ASSURANCE AND RELATED DOCUMENTS.

B) PROVIDE A COMPLETE ELECTRIC/ELECTRONIC CONTROL SYSTEM TO ACCOMPLISH ALL CONTROL SEQUENCES AS DESCRIBED BELOW.

C) ALL LINE AND LOW VOLTAGE CONTROL WIRING, TRANSFORMERS, DISCONNECTS, ETC REQUIRED FOR THE CONTROL SYSTEMS THAT IS NOT SHOWN ON THE ELECTRICAL DRAWINGS SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR (HENCEFORTH CALLED "THE CONTRACTOR").

1) LINE VOLTAGE POWER FROM CIRCUIT BREAKERS IN ELECTRICAL PANELS TO CONTROL TRANSFORMERS OR CONTROL DEVICES SHALL BE INSTALLED BY THE CONTRACTOR.

2) COMPLY WITH DIVISION 26 REQUIREMENTS.

3) CONNECT VARIABLE FREQUENCY DRIVES (VFD) AND DUCT & AREA SMOKE DETECTORS (FURNISHED BY OTHERS) INTO CONTROL CIRCUITS TO ACCOMPLISH THE SEQUENCES OF OPERATION.

II) PRODUCTS

A) PROVIDE CONTROL PRODUCTS (IF NOT FACTORY PROVIDED BY HVAC EQUIPMENT MANUFACTURER) INCLUDING, BUT NOT LIMITED TO, CONTROL DAMPERS, THERMOSTATS, TIMECLOCKS, SENSORS, RELAYS, CONTROLLERS, AND OTHER COMPONENTS AS REQUIRED FOR A COMPLETE INSTALLATION.

B) CONTROL DAMPERS SHALL BE LOW LEAKAGE DAMPERS WITH BLADE AND EDGE SEALS. CLASS 1 WITH LEAKAGE OF LESS THAN 4 CFM/SQFT AT 1.0" W.G. AND 8 CFM/SQFT AT 4.0" W.G.

C) DAMPER AND VALVE ACTUATORS SHALL BE ELECTRIC, SIZED TO SMOOTHLY OPERATE DAMPER OR VALVE WITH ADEQUATE TORQUE FOR TIGHT SHUTOFF AGAINST MAXIMUM SYSTEM PRESSURE.

1) ACTUATION REQUIREMENTS SHALL BE PER THE SEQUENCES OF OPERATION.

III) EXECUTION

A) INSTALL SYSTEMS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER INSTRUCITONS AND ROUGHING-IN DRAWINGS AND DETAILS ON THE DRAWINGS. INSTALL ELECTRICAL COMPONENTS AND USE ELECTRICAL PRODUCTS COMPLYING WITH REQUIREMENTS OF APPLICABLE DIVISION 26 SECTIONS. COORDINATE THE INSTALLATION IN ACCORDANCE WITH FINAL SHOP DRAWINGS, FIELD MEASUREMENTS, MANUFACTURER'S DATA AND AS SPECIFIED HEREIN.

B) MOUNT CONTROLLERS AT CONVENIENT LOCATIONS AND HEIGHTS. COORDINATE WITH ARCHITECT AND OTHER TRADES.

C) PROVIDE REMOTE CONTROL OF MANUAL RESET CONTROLLERS AS REQUIRED FOR USER ACCESSIBILITY. COORDINATE WITH OWNER.

D) THE TERM "CONTROL WIRING" IS DEFINED TO INCLUDE PROVIDING OF WIRE, CONDUIT AND MISCELLANEOUS MATERIALS AS REQUIRED FOR MOUNTING AND CONNECTING ELECTRIC CONTROL DEVICES.

E) INSTALL COMPLETE CONTROL WIRING SYSTEM FOR CONTROL SYSTEMS. CONCEAL WIRING, EXCEPT IN MECHANICAL ROOMS AND AREAS WHERE OTHER CONDUIT AND PIPING ARE EXPOSED. PROVIDE MULTI-CONDUCTOR INSTRUMENT HARNESS (BUNDLE) IN PLACE OF SINGLE CONDUCTORS WHERE A NUMBER OF CONDUCTORS CAN BE RUN ALONG A COMMON PATH. FASTEN FLEXIBLE CONDUCTORS BRIDGING CABINETS AND DOORS NEATLY ALONG HINGE SIDE AND PROTECT AGAINST ABRASION. TIE AND SUPPORT CONDUCTORS NEATLY.

F) INSTALL CIRCUITS OVER 25-VOLT WITH COLOR-CODED THWN/THHN WIRE IN EMT OR MC CABLE AS WHIPS TO EQUIPMENT CONNECTIONS. USE LIQUID-TITE CONDUIT IN EXTERIOR OR HAZARDOUS LOCATIONS.

G) INSTALL CIRCUITS UNDER 25-VOLT WITH COLOR-CODED NO. 18 WIRE WITH INSULATION ON EACH CONDUCTOR AND PLASTIC SHEATH OVER ALL. PROVIDE PLENUM RATED CABLE IN PLENUM CEILINGS.

H) INSTALL LOW VOLTAGE CIRCUITS WHICH ARE LOCATED IN CONCRETE SLABS OR IN MASONRY WALLS IN CONDUIT.

I) WHERE CONTROL WIRING MUST BE SURFACE MOUNTED IN OCCUPIED ROOMS AND IT IS NOT POSSIBLE TO CONCEAL WIRING, RUN WIRING IN WIREMOLD RACEWAY (COLOR BY ARCHITECT).

J) NUMBER-CODE OR COLOR-CODE CONDUCTORS APPROPRIATELY FOR IDENTIFICATION AND SERVICING OF THE CONTROL SYSTEM.

K) DEMONSTRATE CONTROL SYSTEM TO AND TRAIN OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF CONTROL SYSTEM.

IV) SEQUENCES OF OPERATION

A) REFER TO CAPTIVEAIRE DRAWINGS FOR CONTROL, WIRING DIAGRAMS AND SEQUENCES.

END OF DIVISION 25

DDM DESIGN DAY Mechanicals Inc
THE PROJECT MANAGER FOR THIS PROJECT IS NOTED BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.
PROJECT MANAGER:
MATHILDE KREBS
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PHONE: (207) 475-2451
ADDRESS: 72 VINE ST. SOUTH BERWICK, ME 03908

PROJECT:
ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

FOR:
WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

HVAC SPECIFICATIONS
&
CONTROL SEQUENCES

DESIGNED BY:	MBK
DRAWN BY:	RH
CHECKED BY:	AWA
DDM JOB #:	20064
SCALE:	AS NOTED

DATE: 05/13/2020

M3.00

HOOD INFORMATION – Job#4344290

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	TYPE	APPLIANCE DUTY	DESIGN CFM/ft	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1		5424 ND-2-PSP-F	6' 0"	600 Deg.	I	Heavy	225	1350			4"	12"	1350	1719	-0.850"	1215	430 SS Where Exposed	ALONE	ALONE

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY.	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WGHT
1		Captrate Solo Filter	4	16"	16"	85% See Filter Spec.	2	Screw In Compact	NO							NO	393 LBS

HOOD OPTIONS

HOOD NO.	TAG	OPTION
1		FIELD WRAPPER 18.00" High Front, Right
		RIGHT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 430 SS
		RISER SENSOR INSTALL 3IN DBL

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
1		Front	72"	20"	6"	MUA	12"	24"		607	0.165"
						MUA	12"	24"		607	0.165"

SPECIFICATION: CAPTRATE GREASE-STOP SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN. TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

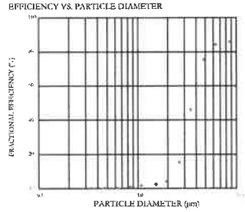
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

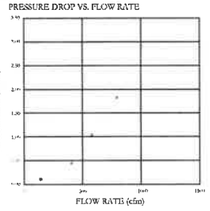
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

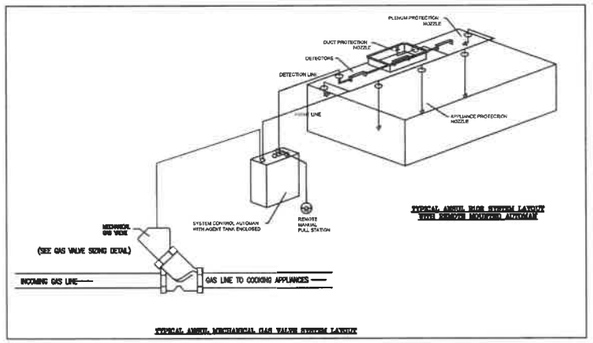
EFFICIENCY VS. PARTICLE DIAMETER



PRESSURE DROP VS. FLOW RATE



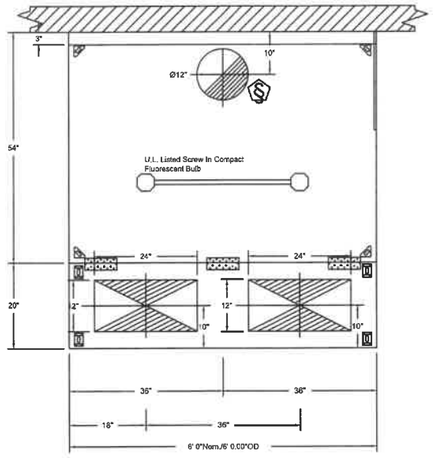
CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:.
NFPA #96
NSF STANDARD #2
UL STANDARD #1046
INT. MECH. CODE (IMC)
ULC-S649



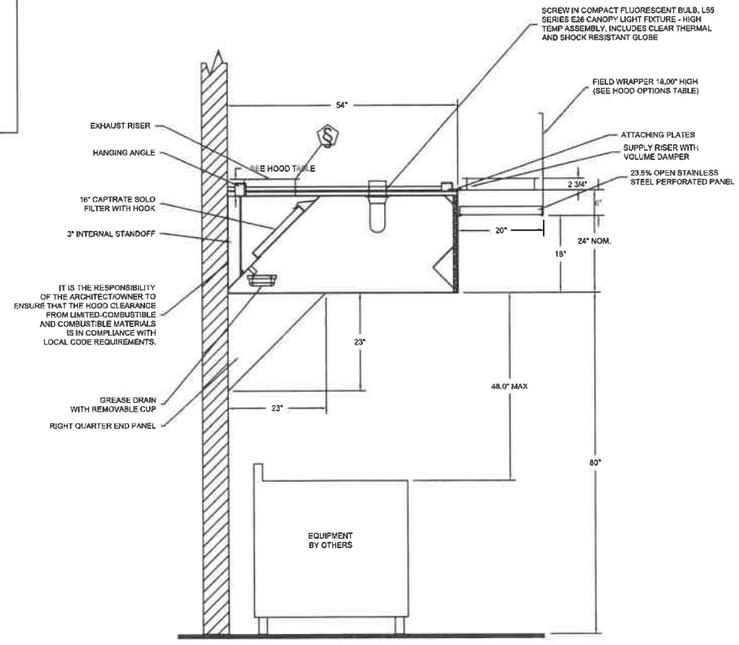
TYPICAL ANSUL MECHANICAL GAS VALVE SYSTEM LAYOUT

PATENT NUMBERS

AC-PSP (United States) - US Patent 7963830 B2
AC-PSP Wall (Canada) - CA Patent 2820509
AC-PSP Island (Canada) - CA Patent 2520330

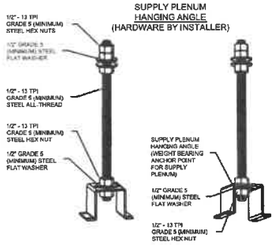


PLAN VIEW – Hood #1
6' 0.00" LONG 5424ND-2-PSP-F



SECTION VIEW – MODEL 5424ND-2-PSP-F
HOOD – #1

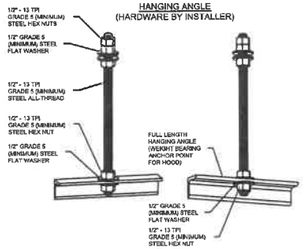
SUPPLY PLENUM HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD, SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR PSP HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

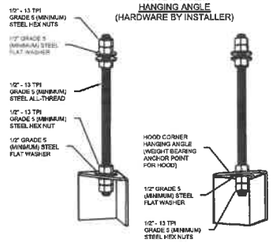
FULL LENGTH HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

PROGRESS DRAWING
NOT FOR CONSTRUCTION

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		

CAPTIVEAIRE
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www.captivevaire.com

Thaxter Hall - Portsmouth, NH (St John) r.1
PORTSMOUTH, NH, 03803

DATE: 5/4/2020
DWG.#: 4344290
DRAWN BY: KCD-111
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1

DDMI DESIGN DAY Mechanicals Inc
THE PROJECT MANAGER FOR THIS PROJECT IS HERE BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.
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ARCH
WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

CAPTIVEAIRE

REVISIONS

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA
SCALE: AS NOTED

DATE: 05/13/2020

M4.01

EXHAUST FAN INFORMATION – Job#4344290

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	MOTOR ENCL.	H.P.	B.H.P.	Ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		DU85HFA	1350	1.250	1337	TEAO-ECM	0.750	0.4320	1	115	8.9	427 FPM	123	15.2

MUA FAN INFORMATION – Job#4344290

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	MOTOR ENCL.	H.P.	B.H.P.	Ø	VOLT	FLA	MCA	MOCP	WEIGHT (LBS.)	SONES
2		D76	G7	D.6	600	1215	0.500	1895	ODP	1.500	0.9260	1	115	12.2	17.4A	25A	464	25

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
2		104115	95786	75 deg F	7 in. w.c. - 14 in. w.c.	Natural

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Full Crating For Exhaust Fans
		1 - 3 Year Extended Motor Warranty
		1 - ECM Wiring Package - Manual or 0-10VDC Reference Speed Control (TELCO Motor), CCW Rotation
2		1 - High Profile Lid
		1 - AC Interlock Relay - 24VAC Coil
		1 - Full Crating For Commercial Heater
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc
		1 - 3 Year Extended Motor Warranty
		1 - Extra Set of Belts
		1 - Motorized Intake Damper (D76)

FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2					YES		YES	

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	41 LBS	Curb	23.000"W x 23.000"L x 24.000"H Vented Hinged
2	# 2	50 LBS	Curb	19.500"W x 52.000"L x 20.000"H Insulated

FAN SOUND DATA

FAN UNIT NO.	TAG	MOTOR	RPM	SOUND DATA			OCTAVE BAND SOUND DATA							
				LWA	SONES @ 5 ft	DBA @ 5 ft	DISTANCE (ft)	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
1		Exhaust	1337	78	15.2	66.5	5	77.4	79.6	80.9	73.9	69.9	69.2	67.4	60.4
2		Supply	1895	86	25	74.5	5	83.9	92.3	88.2	83.5	78.8	74	70.6	68.6

PROGRESS DRAWING
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REVISIONS

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Thaxter Hall - Portsmouth, NH (St John) r.1
PORTSMOUTH, NH, 03803

DATE: 5/4/2020

DWG.#: 4344290

DRAWN BY: KCD-111

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

PROJECT
ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

FOR
WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

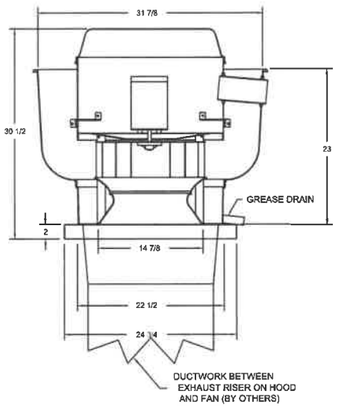
CAPTIVEAIRE

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA
SCALE: AS NOTED

DATE: 05/13/2020

M4.02

FAN #1 DUBSHFA - EXHAUST FAN



FEATURES:

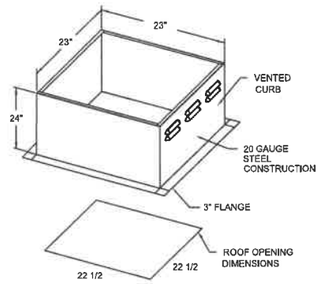
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

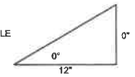
OPTIONS

GREASE BOX.
FULL CRATING FOR EXHAUST FANS.
3 YEAR EXTENDED MOTOR WARRANTY.
BOM WIRING PACKAGE - MANUAL OR
0-10VDC REFERENCE SPEED CONTROL
(TELCO MOTOR), CCW ROTATION.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

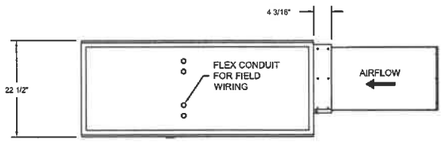
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE



FAN #2 D76 - HEATER
1. LOW CFM DIRECT FIRED HEATER. BELT DRIVE.
2. INTAKE HOOD WITH EZ FILTERS
3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT
4. HIGH PROFILE LID OPTION FOR D76, REQUIRED WITH BELT DRIVE, SINGLE PHASE MOTORS.
5. COOLING INTERLOCK RELAY, 24VAC COIL, 120V CONTACTS, LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
6. FULL CRATING FOR COMMERCIAL HEATERS FOR SHIPPING.
7. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
8. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC., 2.5" DIAMETER, 1/4" THREAD SIZE
9. 3 YEAR EXTENDED WARRANTY FOR FAN MOTOR. PARTS ONLY; DOES NOT INCLUDE LABOR.
10. EXTRA SET OF V-BELTS. ONLY TO BE ORDERED AS FAN OPTION AT TIME FAN IS ORDERED.
11. MOTORIZED BACK DRAFT DAMPER 13" X 17" FOR D76 COMPACT DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, TF120S ACTUATOR INCLUDED

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 8°F, TEMP. RISE = 75°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY
OUTPUT BTUs AT ALTITUDE OF 0.0 ft. = 90917
INPUT BTUs AT ALTITUDE OF 0.0 ft. = 104258
OUTPUT BTUs AT ALTITUDE OF 38 ft. = 95786
INPUT BTUs AT ALTITUDE OF 38 ft. = 104115



Direct Fired (DF) Profile Plate Assembly

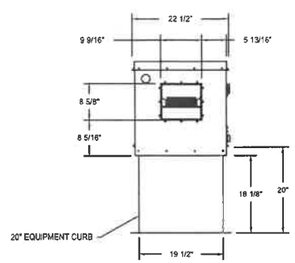
Direct Fired Profile Plate Specifications:
Description:
Direct fired burners shall have patented (US Patent No.: US6629523B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 50ppm of carbon monoxide (CO), and 0.5ppm of nitrogen dioxide (NO2). units shall be configured with the blower mounted downstream of the burner. This arrangement will ensure a consistent airflow, regardless of inlet air temperature.

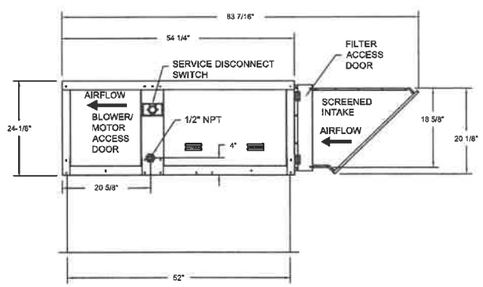
Application:
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.

Certifications:
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).

General Construction:
-Profile plates shall be fabricated from G90 galvanized steel.
-Profile plates shall vary in size per unit.
-Profile plates shall be mounted along the same plane as the discharge of the burner.
-Design shall incorporate properly torqued, permanently mounted spring hinges.
-Spring hinges shall be made from plated steel.

Direct Fired





REVISIONS

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DATE: 5/4/2020
DWG.#: 4344290
DRAWN BY: KCD-111
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 3

DDMI DESIGN DAY Mechanicals Inc
THE PROJECT MANAGER FOR THIS PROJECT IS NOTED BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.
MATHILDE KOKERS
EMAIL: MATHILDE@KOKERSDESIGNDAYMECH.COM
PHONE: (207) 475-2451
ADDRESS: 72 VINE ST, SOUTH BERWICK, ME 03908

PROJECT
ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

CAPTIVEAIRE

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA
SCALE: AS NOTED

DATE: 05/13/2020

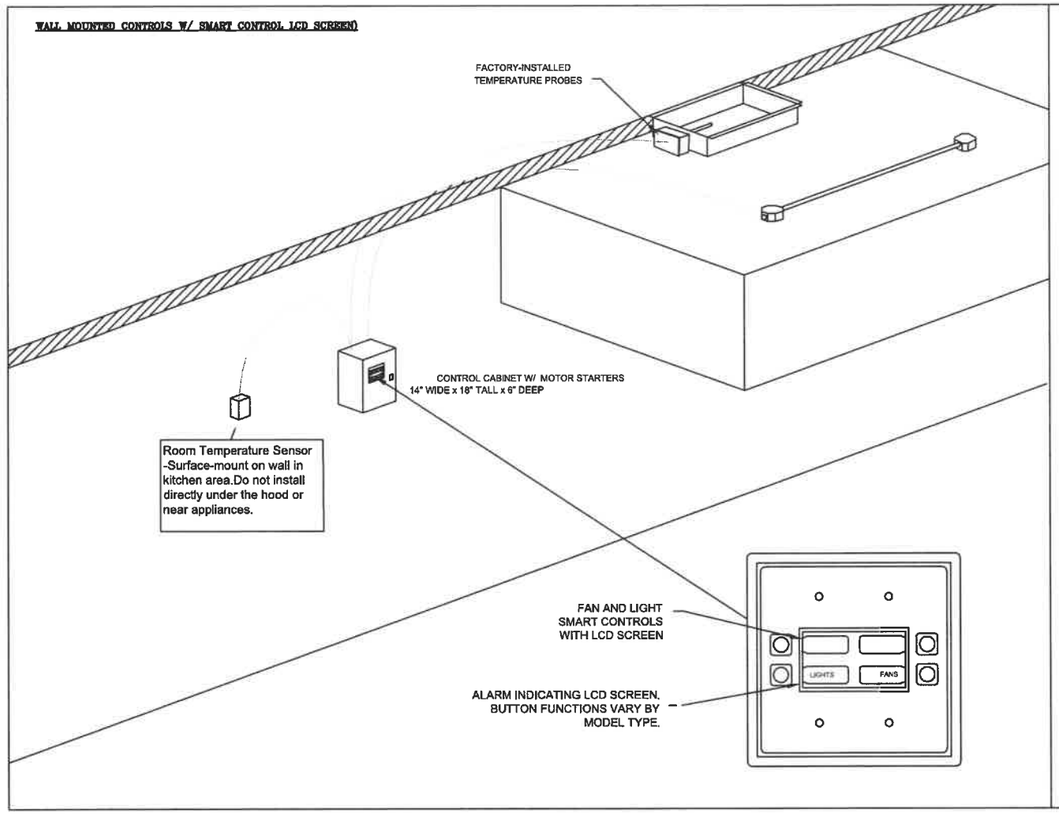
M4.03

SHEET 7 OF 9

ELECTRICAL PACKAGE – Job#4344290

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	ϕ	H.P.	VOLT	FLA
1		SC-111010FP	Wall Mount in SS Box	05 - SS Wall Mount Box	1 Fan	Smart Controls Thermostatic Control	Exhaust	1	0.750	115	8.9
							Supply	1	1.500	115	12.2

WALL MOUNTED CONTROLS W/ SMART CONTROL LCD SCREEN)

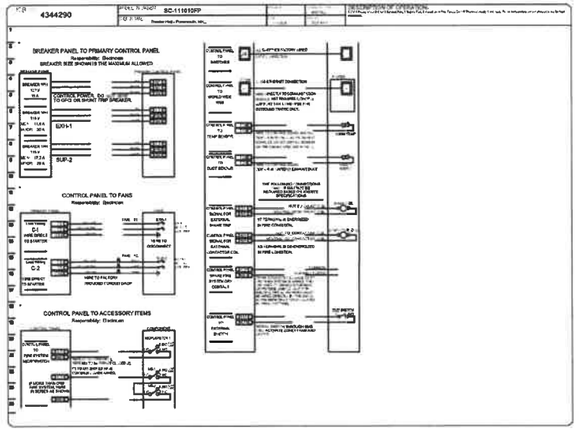


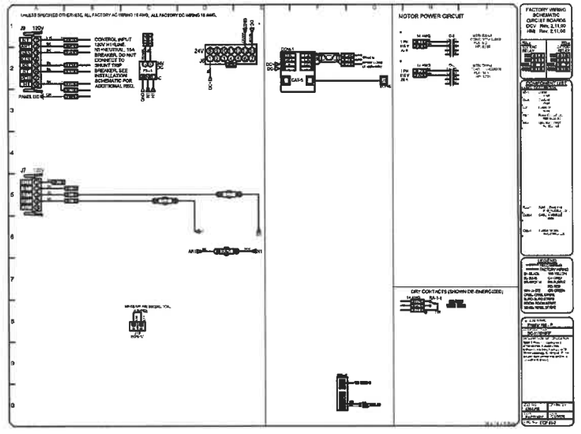
The Electrical Package, typically FP, is designed to thermostatically activate the exhaust fans for an exhaust hood whenever elevated temperatures are sensed in the exhaust system. This option will meet the requirements of IMC 507.2.1.1 by providing a thermostat(s) mounted in the duct or hood riser to sense increased exhaust temperatures.
Controls shall be listed by ETL (UL 508A). The control enclosure shall be NEMA 1 rated and listed for installation inside of the exhaust hood utility cabinet. The control enclosure may be constructed of stainless steel or painted steel.

Temperature probes(s) located in the duct riser shall be constructed of Stainless Steel.
A room temperature sensor is also provided for field installation in the kitchen space in order to start the fan(s) based on the temperature differential between the room and the exhaust air in the duct, rather than fixed set-points. The system is factory pre-set to activate the fans at 10 deg F° above the room temperature.

Once the duct temperature reaches the activation point, the exhaust fans will be activated. The controls also provide hysteresis to prevent cycling of the fans after the cooking appliances have been turned off and the heat in the exhaust system is reduced. The hysteresis is factory set 2 degrees and will keep the exhaust running until the temperature falls 2 degrees below the activation set point. A hysteresis timer also exists to keep the fans running for at least 30 min after being activated by the temperature rise.

The activation and hysteresis settings may be field adjusted on the board LCD interface located inside the control enclosure to meet application needs.
The panel is factory configured to shut down supply fans, turn on the exhaust fans and turn off the hood lights in a fire condition.





REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		

CAPTIVAIRE
NH / VT Mechanical
9A Lafayette Road, Suite 6, North Hampton, NH, 03862 PHONE: (603) 505-4847 FAX: (919) 516-8711 EMAIL: reg111@captivaire.com
www.captivaire.com

Thaxter Hall - Portsmouth, NH (St John) r.1
PORTSMOUTH, NH, 03803

DATE: 5/4/2020

DWG.#: 4344290

DRAWN BY: KCD-111

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 4

DDMI DESIGN DAY Mechanicals Inc
THE PROJECT MANAGER SHALL BE THE ONLY CONTACT FOR ALL CLARIFICATIONS, QUESTIONS, SUBMITTALS, RFI'S AND CHANGE ORDERS TO THE CONTRACT DOCUMENTS.
HVAC PROJECT MANAGER:
MATHILDE KREBS
EMAIL: MATHILDE@DESIGNDAYMECH.COM
PHONE: (207) 475-2481
ADDRESS: 72 VINE ST. SOUTH BERWICK, ME 03908

ST. JOHN'S CHURCH

101 CHAPEL ST.
PORTSMOUTH, NH

WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

CAPTIVAIRE

MBK
RH
AWA

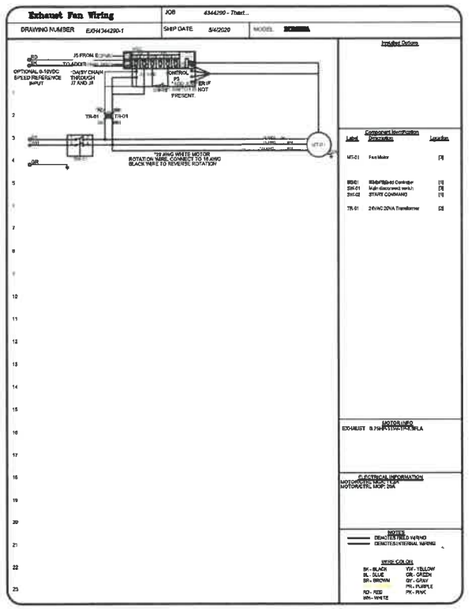
DDM JOB #: 20064
SCALE: AS NOTED

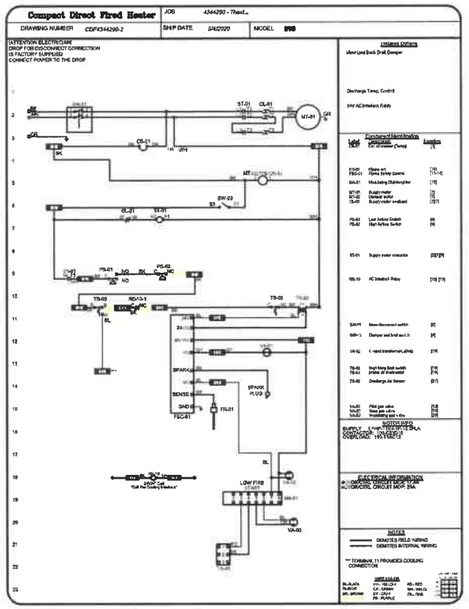
DATE: 05/13/2020

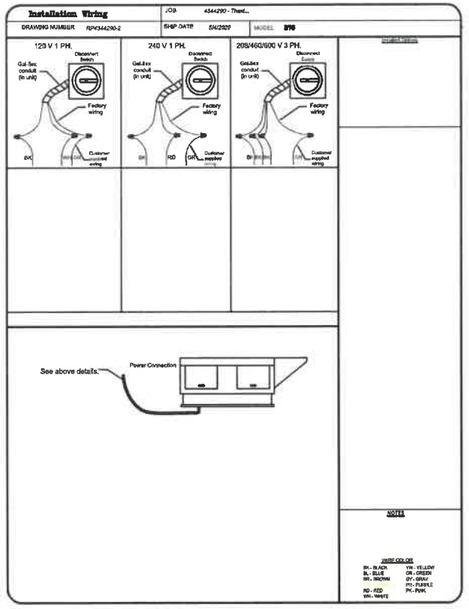
M4.04

SHEET 8 OF 9

PROGRESS DRAWING
NOT FOR CONSTRUCTION







GREASE DUCT & CHIMNEY SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW"
ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW"
IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING
CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW"
DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER
THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER. PER MANUFACTURES LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12".
DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW- 2R, 2R TYPE HT, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

System Design Verification (SDV)

If ordered, CAS Service will perform a System Design Verification (SDV) once all equipment has had a complete start up per the Operation and Installation Manual. Typically, the SDV will be performed after all inspections are complete.

Any field related discrepancies that are discovered during the SDV will be brought to the attention of the general contractor and corresponding trades on site. These issues will be documented and forwarded to the appropriate sales office. If CAS Service has to resolve a discrepancy that is a field issue, the general contractor will be notified and billed for the work. Should a return trip be required due to any field related discrepancy that cannot be resolved during the SDV, there will be additional trip charges.

During the SDV, CAS Service will address any discrepancy that is the fault of the manufacturer. Should a return trip be required, the general contractor and appropriate sales office will be notified. There will be no additional charges for manufacturer discrepancies.

PROGRESS DRAWING
NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE

CAPTIVEAIRE
NH / VT Mechanical
9A Lafayette Road, Suite 6, North Hampton, NH, 03862 PHONE: (603) 505-4847 FAX: (919) 516-4711 EMAIL: reg1111@captiveaire.com
www.captiveaire.com

Thaxter Hall - Portsmouth, NH (St John) r.1
PORTSMOUTH, NH, 03803

DATE: 5/4/2020
DWG.#: 4344290
DRAWN BY: KCD-111
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 5

DDMI DESIGN DAY Mechanicals Inc
HVAC PROJECT MANAGER
MATHILDE KRIERS
EMAIL: MATHILDE@DESIGNDAYMECH.COM
PHONE: (207) 475-2491
ADDRESS: 72 WINE ST. SOUTH BERWICK, ME 03908

PROJECT
ST. JOHN'S CHURCH
101 CHAPEL ST.
PORTSMOUTH, NH

FOR
WM MICHAEL CMPBELL AIA
ARCHITECT & PLANNER
CITY, STATE

CAPTIVEAIRE

REVISIONS

DESIGNED BY: MBK
DRAWN BY: RH
CHECKED BY: AWA
JOB #: 20064
SCALE: AS NOTED
DATE: 05/13/2020

M4.05

SHEET 9 OF 9

M-SERIES

SUBMITTAL DATA: MSZ-GL24NA & MUZ-GL24NA
24,000 BTU/H WALL-MOUNTED HEAT PUMP SYSTEM

MITSUBISHI ELECTRIC

Job Name:	
System Reference:	Date:

Indoor Unit: MSZ-GL24NA	Outdoor Unit: MUZ-GL24NA-U1 MUZ-GL24NA-U2	Wireless Remote Controller
		

GENERAL FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Multiple control options available:
  - Hand-held Remote Controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Quiet operation
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

SPECIFICATIONS: MSZ-GL24NA & MUZ-GL24NA

Cooling[1]	Maximum Capacity	Btu/h	31,400
	Rated Capacity	Btu/h	22,500
	Minimum Capacity	Btu/h	8,200
	Maximum Power Input	W	3,522
	Rated Power Input	W	1,800
	Moisture Removal	Pints/h	5.1
	Sensible Heat Factor		0.75
	Power Factor	%	99 / 99
Heating at 47°F[2]	Maximum Capacity	Btu/h	36,900
	Rated Capacity	Btu/h	27,600
	Minimum Capacity	Btu/h	7,500
	Maximum Power Input	W	3,592
	Rated Power Input	W	2,340
	Power Factor	%	99 / 99
Heating at 17°F[3]	Maximum Capacity	Btu/h	24,600
	Rated Capacity	Btu/h	16,000
	Maximum Power Input	W	3,232
	Rated Power Input	W	1,712
Heating at 5°F[4]	Maximum Capacity	Btu/h	19,320
	Maximum Power Input	W	2,990
Heating at -4°F[5]	Maximum Capacity	Btu/h	15,450
Efficiency	SEER		20.5
	EER[1]		12.5
	HSPF (IV)		10.0
	COP at 47°F[2]		3.46
	COP at 17°F in Maximum Capacity[3]		2.23
	COP at 5°F in Maximum Capacity[4]		1.89
	ENERGY STAR® Certified (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)		YES
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208 / 230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Voltage: Indoor - Remote Controller		Wireless Type
	Recommended Fuse/Breaker Size	A	20
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
Indoor Unit	MCA	A	1
	MOCP	A	20
	Blower Motor Full Load Amperage	A	0.76
	Blower Motor Output	W	56
	Airflow Rate at Cooling, Dry	CFM	738-628-544-469-388

Specifications are subject to change without notice.

SPECIFICATIONS: MSZ-GL24NA & MUZ-GL24NA

	Airflow Rate at Cooling, Wet	CFM	661-562-487-420-347
	Airflow Rate at Heating, Dry	CFM	738-628-544-469-388
	Sound Pressure Level (Cooling)	dB(A)	53-49-45-41-34
	Sound Pressure Level (Heating)	dB(A)	52-49-45-41-32
	Drain Pipe Size	In. (mm)	5/8 (15.88)
	Heat Exchanger Type		Plate fin coil
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W: In. (mm)	43-5/16 [1,100]
		D: In. (mm)	9-3/8 [238]
		H: In. (mm)	12-13/16[325]
	Package Dimensions	W: In. (mm)	45-1/2 (1,160)
		D: In. (mm)	12-3/4 (320)
		H: In. (mm)	15-1/2 (390)
	Unit Weight	Lbs. (kg)	37 (17)
	Package Weight	Lbs. (kg)	37 (17)
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp (Maximum / Minimum)*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp (Maximum / Minimum)	°F	80 DB / 70 DB
Outdoor Unit	MCA	A	17.1
	MOCP	A	20
	Fan Motor Full Load Amperage	A	0.93
	Fan Motor Output	W	77
	Airflow Rate	CFM	1,769 / 1,701
	Refrigerant Control		LEV
	Defrost Method		Reverse cycle
	Heat Exchanger Type		Plate fin coil
	Sound Pressure Level, Cooling[1]	dB(A)	55
	Sound Pressure Level, Heating[2]	dB(A)	55
	Compressor Type		DC INVERTER-driven
	Compressor Model		SNB172FQKMT
	Compressor Rated Load Amps	A	12.9
	Compressor Locked Rotor Amps	A	16.1
	Compressor Oil Type // Charge	oz.	FV50S // 13.5
	External Finish Color		Munsell 3Y 7.8/1/1
	Base Pan Heater		Optional
	Unit Dimensions	W: In. (mm)	33-1/16 (840)
		D: In. (mm)	13 (330)
		H: In. (mm)	34-5/8 [880]
	Package Dimensions	W: In. (mm)	38-9/16 (980)
		D: In. (mm)	16-9/16 (420)
		H: In. (mm)	39 (990)
	Unit Weight	Lbs. (kg)	119 [54]

Specifications are subject to change without notice.

SPECIFICATIONS: MSZ-GL24NA & MUZ-GL24NA

	Package Weight	Lbs. (kg)	138 (63)
Outdoor Unit Operating Temperature Range	Cooling Air Temp (Maximum / Minimum)*	°F	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Heating Air Temp (Maximum / Minimum)	°F	75 / -4
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-9 / -4
Refrigerant	Type		R410A
	Charge	Lbs, oz	4, 3
Piping	Gas Pipe Size O.D. (Flared)	In. (mm)	5/8 (15.88)
	Liquid Pipe Size O.D. (Flared)	In. (mm)	3/8 (9.52)
	Maximum Piping Length	Ft. (m)	100 (30)
	Maximum Height Difference	Ft. (m)	50 (15)
	Maximum Number of Bends		10

Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
	[5]Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
**System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

ACCESSORIES: MSZ-GL24NA

Anti-allergy Enzyme Filter	□ MAC-2310FT-E
Backlit, Wall-mounted, Wireless Controller	□ MHK1
Portable Central Controller	□ MCCH1
Wired MA Controller[1]	□ PAR-33MAA
Simple MA Controller[1]	□ PAC-YT53CRAU
Touch MA Controller[1]	□ PAR-CT01MAU-SB
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
Outside Air Sensor for MHK1	□ MOS1
System Control Interface[2]	□ MAC-333IF-E
Wireless Interface	□ PAC-USWHS002-WF-1
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
Lockdown Bracket for Hand-held Remote Controllers	□ RCMKP1CB
Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable — 6.5 Ft.	□ C13-192
Blue Diamond MultiTank — collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump — 230 volt application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (110V) up to 48,000 Btu/h [recommended]	□ X87-711 - 110V
Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721 - 208/230V
MicroBlue Blue Diamond Mini Condensate Pump (110/208/230V) up to 18,000 Btu/h	□ X85-003
Fascia Kit for MicroBlue Pump – mounts the MicroBlue and sensor directly beneath the indoor unit	□ T18-016
Drain Pan Level Sensor	□ DPLS2
(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W

[1] Requires MAC-333IF-E

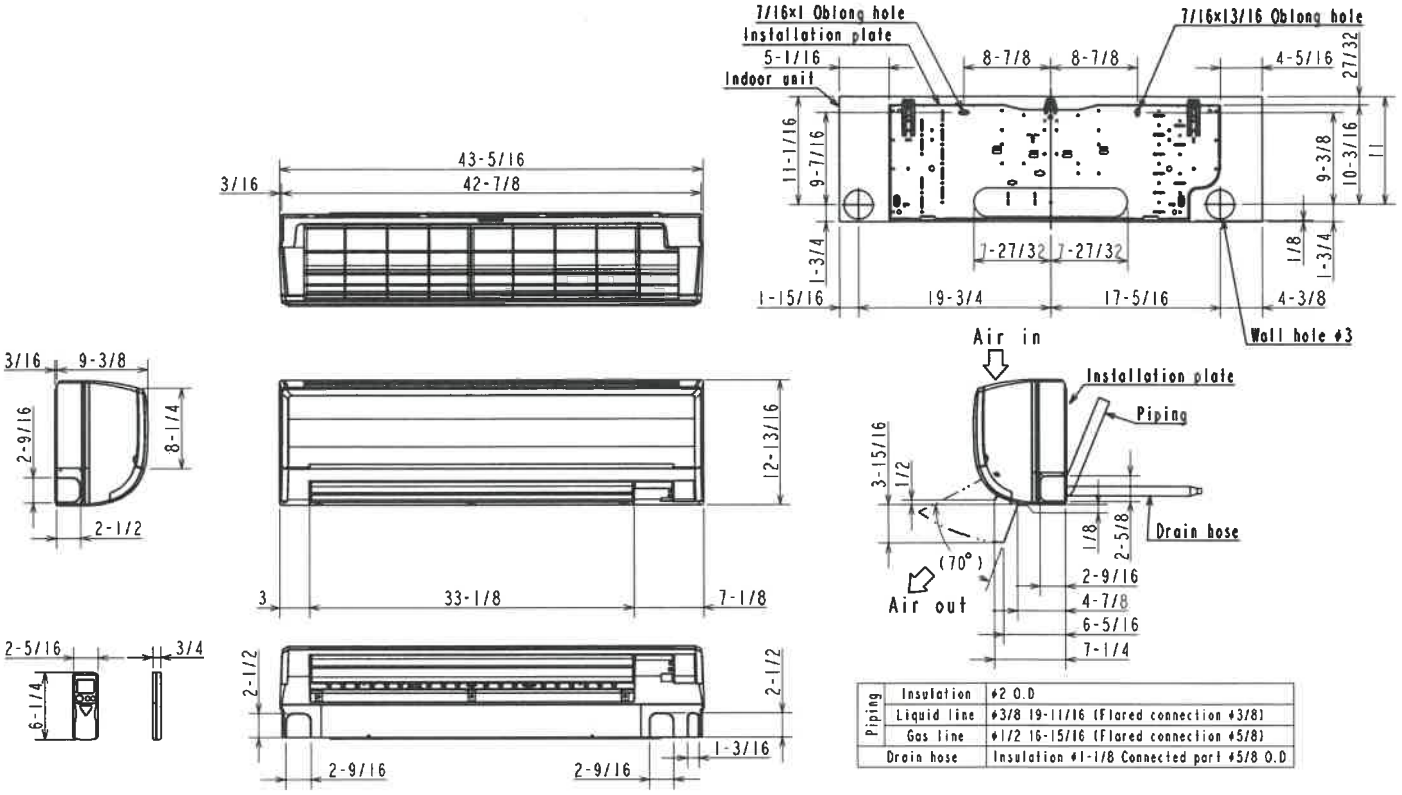
[2] Allows indoor units to connect to an MA Controller

ACCESSORIES: MUZ-GL24NA

Air Outlet Guide	□ MAC-886SG-E
Drain Socket	□ MAC-860DS
Optional Defrost Heater	□ MAC-642BH-U1
Hail Guard	□ HG-A7
Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	□ DSD-400P
Condensing Unit Mounting Pad 16" x 36" x 3"	□ ULTRILITE1
Outdoor Unit Stand — 12" High	□ QSMS1201M
Outdoor Unit Stand — 18" High	□ QSMS1801M
Outdoor Unit Stand — 24" High	□ QSMS2401M
Heavy Duty Wall Mounting Bracket— Coated Steel	□ QSWB2000M-1
Heavy Duty Wall Mounting Bracket — 316 Series Stainless Steel	□ QSWBSS
10' x 3/8" x 10' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-10
15' x 3/8" x 15' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-15
30' x 3/8" x 30' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-30
50' x 3/8" x 50' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-50
65' x 3/8" x 65' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-65
100' x 3/8" x 100' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-100

DIMENSIONS: MSZ-GL24NA

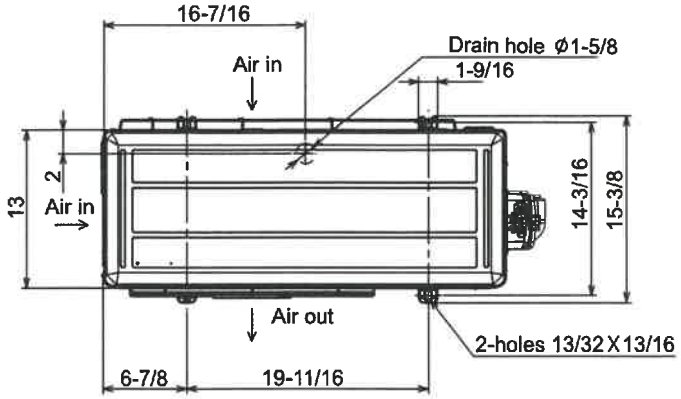
Unit: inch



Piping	Insulation	ϕ2 O.D
	Liquid line	ϕ3/8 19-11/16 (Flared connection ϕ3/8)
	Gas line	ϕ1/2 16-15/16 (Flared connection ϕ5/8)
Drain hose		Insulation ϕ1-1/8 Connected part ϕ5/8 O.D

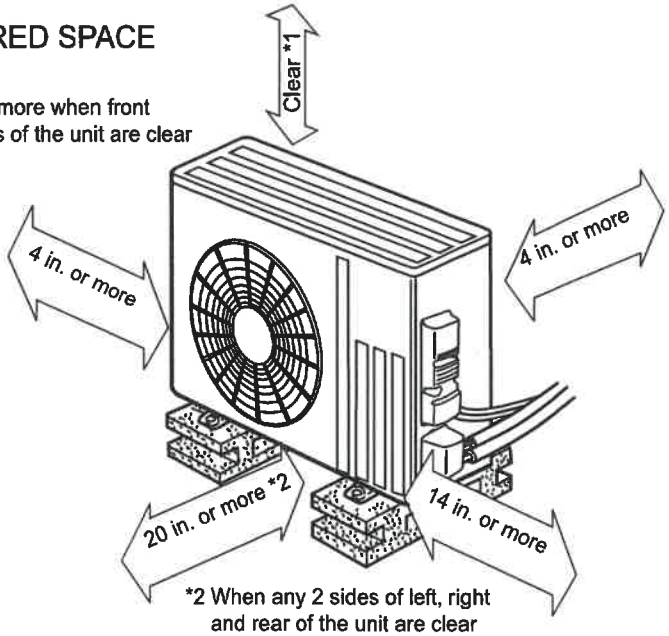
DIMENSIONS: MUZ-GL24NA

Unit: inch

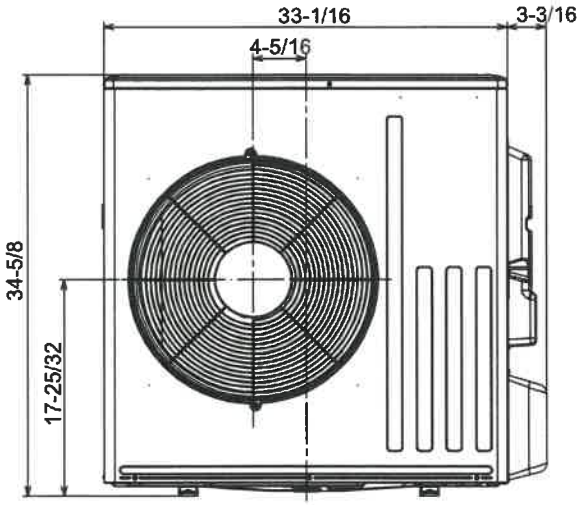


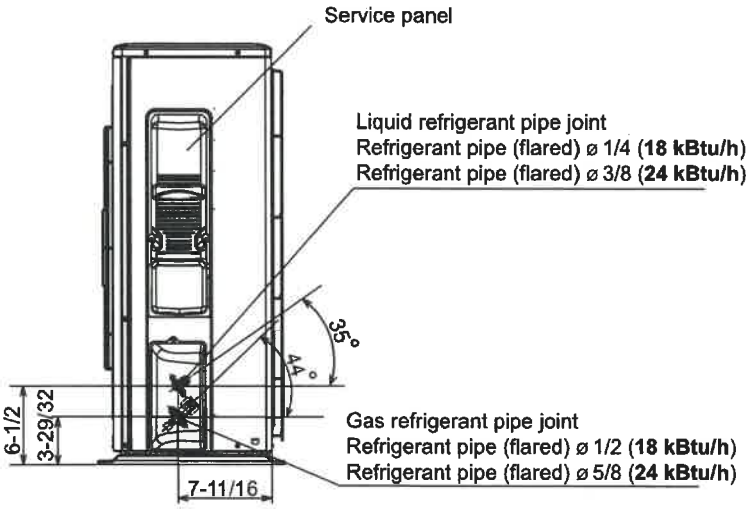
REQUIRED SPACE

*1 20 in. or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear





MITSUBISHI ELECTRIC
COOLING & HEATING

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MSZ-GL24NA / MUZ-GL24NA - 201903

Specifications are subject to change without notice.

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

April 27, 2020

Vincent Lombardi, Chair
Portsmouth Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: Deer Street Associates, LLC ("DSA")
Second Request for Extension of 7/11/18 Historic District Commission ("HDC")
Lot 5, 161 Deer Street
Tax Map 125, Lot 17-3

Dear Mr. Lombardi & Historic District Commission Members:

As you know, Lot 5 is one of a 5-lot overall development plan along Deer Street and Foundry Place in the vicinity of the new Foundry Place Municipal Parking Garage, by Deer Street, Associates ("DSA") and related entities. Only Lots 4 and 5 are in the Historic District. On July 11, 2018, the Historic District Commission ("HDC") granted a Certificate of Approval for Lot 5 improvements, expiring July 11, 2019. (**Exhibit 1**). On October 15, 2019, pursuant to Portsmouth Zoning Ordinance ("PZO") Section 10.636.71, DSA requested a one (1) year extension of the Certificate of Approval (**Exhibit 2**), granted by the HDC via a Certificate of Approval Extension dated November 13, 2018 (**Exhibit 3**). The extension expires on July 11, 2020.

DSA's development plans call for the development of Lots 3 and 6 on Foundry Place closest to the Foundry Place garage prior to development of Lots 4 and 5. Those areas were originally used in part for staging areas for construction of the garage, opened in October, 2018. Since that time, further development in the area has progressed, including the in process project by Steve Kelm at the corner of the Maplewood Avenue and Deer Street. These factors, together with the economic climate, have to date delayed development of Lots 3 and 6 which in turn has delayed development of Lot 5. Accordingly, Lot 5 will neither possess a building permit, nor be substantially under construction as of the July 11, 2020 Certificate of Approval expiration.

DSA requests an additional extension pursuant to PZ0 section 10.636.72, which provides that "no more than one extension shall be granted unless authorized following a public hearing convened to consider such a request." The Lot 5 building and related improvements have not changed since the issuance of the July 11, 2018 Certificate of Approval. As such, and given the unavoidable and legitimate reasons for the delay in development of Lot 5 to date, it is reasonable to grant an additional extension. DSA requests that a public hearing be scheduled, followed by the HDC granting an additional one (1) year extension to July 11, 2021.

DSA and its team look forward to presenting this request to the HDC at the next available opportunity.

Very truly yours,

R. Timothy Phoenix

RTP/msw
Encl.

cc: Juliet T.H. Walker, Planning Director
Deer Street Associates, LLC
Gregg Mikolaities
Tracey Kozak, JSN, Inc.

EXHIBIT
tabbies
1

CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date: July 13, 2018

To: Deer Street Assoc.
PO Box 100
York Harbor, ME 03911

Re: **161 Deer Street, Lot 5**

The Historic District Commission considered your proposal at its meeting on July 11, 2018 wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct new 5-story mixed use building) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. Half screens shall be used.

Findings of Fact: The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

A. Purpose and Intent:

✓ Yes ☐ No - Preserve the integrity of the District
☐ Yes ☐ No - Maintain the special character of the District
☐ Yes ☐ No - Assessment of the Historical Significance
☐ Yes ☐ No - Complement and enhance the architectural and historic character
☐ Yes ☐ No - Conservation and enhancement of property values
☐ Yes ☐ No - Promote the education, pleasure & welfare of the District to the city residents and visitors.

The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

B. Review Criteria:

✓ Yes ☐ No - Consistent with special and defining character of surrounding properties
☐ Yes ☐ No - Relation to historic and architectural value of existing structures
☐ Yes ☐ No - Compatibility of design with surrounding properties
✓ Yes ☐ No - Compatibility of innovative technologies with surrounding properties

PLEASE NOTE THE FOLLOWING:

- ***Other Approvals*** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- ***Construction Drawings*** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- ***Design Modifications and Fees*** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1st, 2016, a $100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a $500 fee will be assigned for any work completed prior to approval.
- ***Site Inspections and Compliance Review*** - The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquires on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at nicracknell@cityofportsmouth.com or Mr. Hayes at vjhayes@cityofportsmouth.com.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

FOR

Vincent Lombardi, Chairman
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, Assessor
Tracy Kozak, JSA Inc.

HOEFLE, PHOENIX, GORMLEY & ROBERTS, P.A.
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

EXHIBIT
2

October 15, 2018

HAND DELIVERED

Vincent Lombardi, Chair
Portsmouth Historic District Commission
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Deer Street Associates, LLC ("DSA")
First request for extension of 7/11/18 Historic District Commission ("HDC")
Lot 5, 161 Deer Street
Tax Map 125, Lot 17-3

Dear Mr. Lombardi & Historic District Commission members:

The Historic District Commission granted approval for DSA's Lot 5 improvements on July 11, 2018. A copy of the approval is attached.

The approval expires on July 11, 2019. As you know, Lot 5 is one of a five lot overall development plan along Foundry Place (a/k/a Deer Street) by Deer Street Associates and related entities. Although Lot 5 HDC approval was granted, DSA is still involved with overall project design issues.

Due to the foregoing, Lot 5 will not have a building permit, nor be substantially under construction as of the July 11, 2019 expiration of the HDC approval. Although that is some time away, DSA is seeking extension of all approvals now, knowing that the project will not meet the current deadlines. Accordingly, pursuant to Portsmouth Zoning Ordinance Section 10.636.71, DSA requests a one- year extension of the July 11, 2019 expiration to July 11, 2020.

DANIEL C. HOEFLE
dhoefle@hpgrlaw.com
R. TIMOTHY PHOENIX
tphoenix@hpgrlaw.com
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SAMUEL HARKINSON
sharkinson@hpgrlaw.com
OF COUNSEL:
SAMUEL R. REID

Very truly yours,

R. Timothy Phoenix

RTP/msw
Encl.

cc: Juliet T.H. Walker, Planning Director
Deer Street Associates, LLC
Gregg Mikolaities
Tracey Kozak, JSN, Inc.

EXHIBIT 3

CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL EXTENSION

Date: November 13, 2018

To: Deer Street Associates
P.O. Box 100
York Harbor, ME 03911

Re: **161 Deer Street, Lot 5**- Request for one year extension of the Certificate of Approval granted on July 11, 2018.

The Historic District Commission considered your request at its meeting on November 7, 2018 to allow a one year extension of the Certificate of Approval granted on July 11, 2018 wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct new 5-story mixed use building) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **granted.** The Certificate of Approval and Conditional Use Permit will now expire on July 11, 2020.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

FOR

Vincent Lombardi, Chairman
Historic District Commission

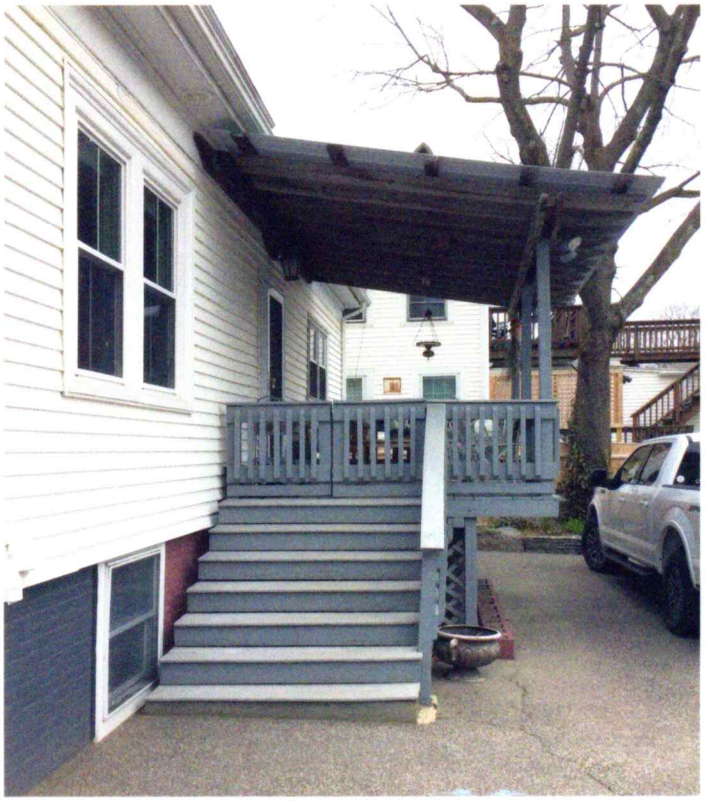
cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, Assessor
Deer Street Associates, Owner
JSA Inc., Applicant
R. Timothy Phoenix, Hoefle, Phoenix, Gormley, and Roberts, P.A.

Front Elevation
Replace Exist. Storm Windows with Harvey Triple Track Aluminum Storm Windows
Remove Vinyl Siding & Replace with Cedar Preprimed Beveled Siding & 5/4 x 5 Corner Bds. (CB)
Repair and or Replace Existing Trim in kind. Remove Shutters.

Right Side Elevation

Replace Existing Storm Windows 1st & 2nd Floor with Harvey Triple Track Aluminum Storm Windows.

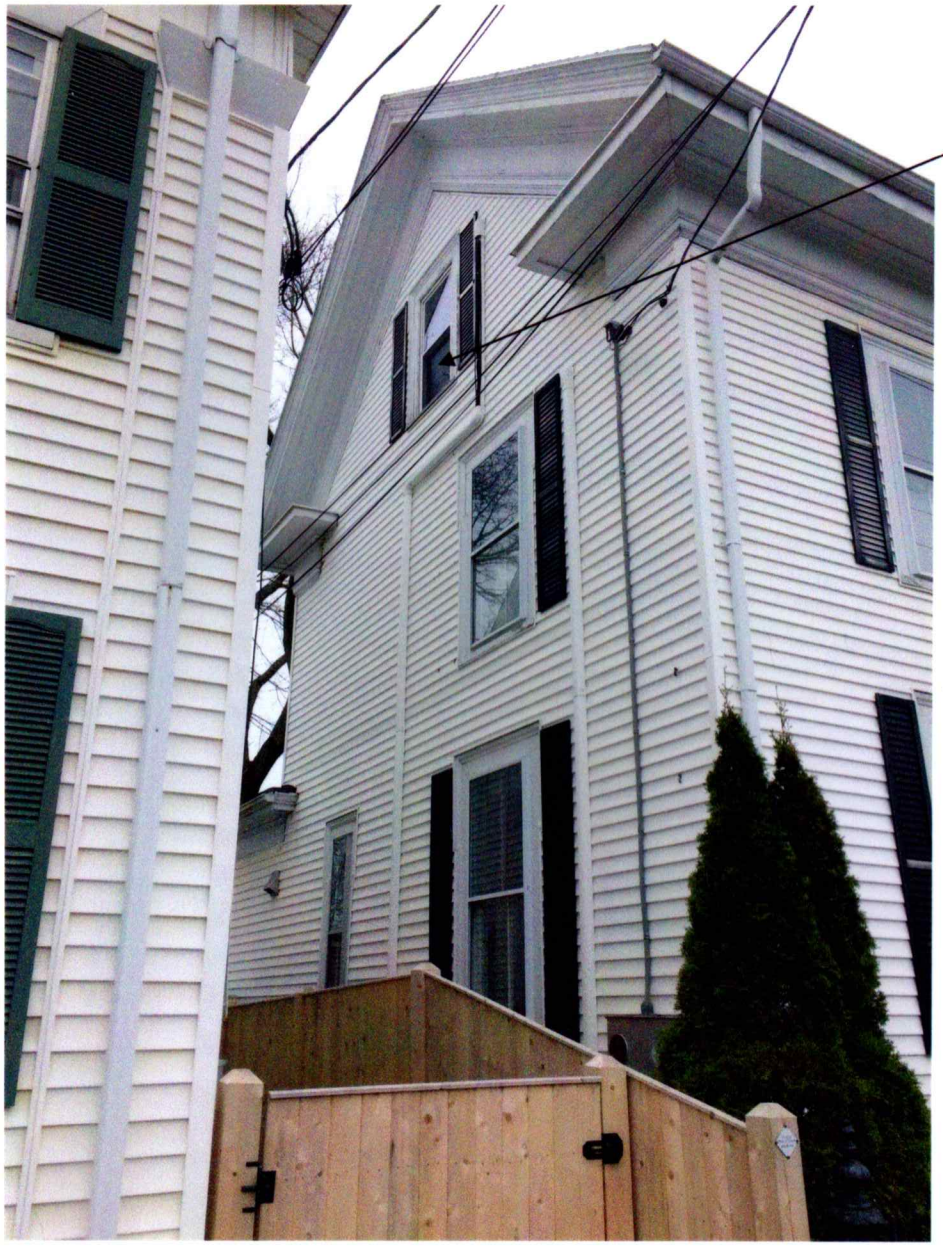
Remove Vinyl Siding & Replace with Cedar Preprimed Beveled Siding & 5/4 x 5 CB.



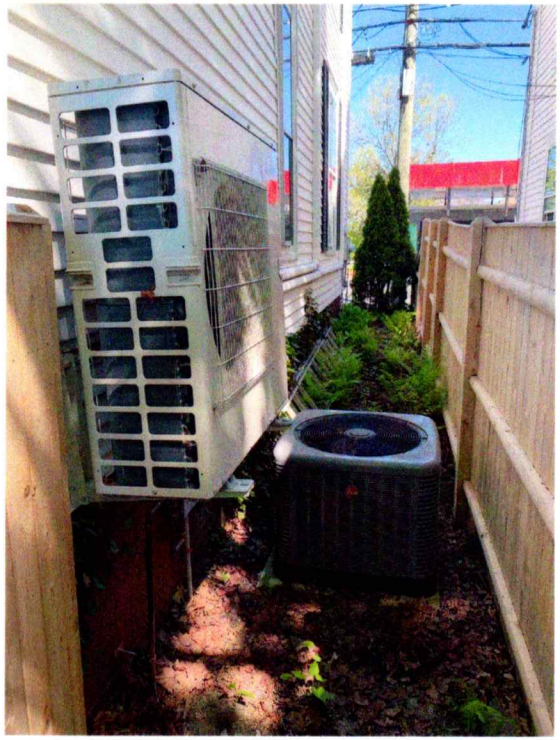
Porch Roof & supporting Beam to be retrimmed with Flat Fascia & Rake.
Trim Decorative Rafter and Beam tails and new Asphalt Roof to match Existing.
See Attached Sketch 5 of 6.

Existing Basement Windows to remain.

Rear Elevation
Remove Vinyl Siding & Replace with Cedar Preprimed Beveled Siding & 5/4 x 5 CB.
Repair and or Replace Existing Trim in kind.



No change to Attic Window

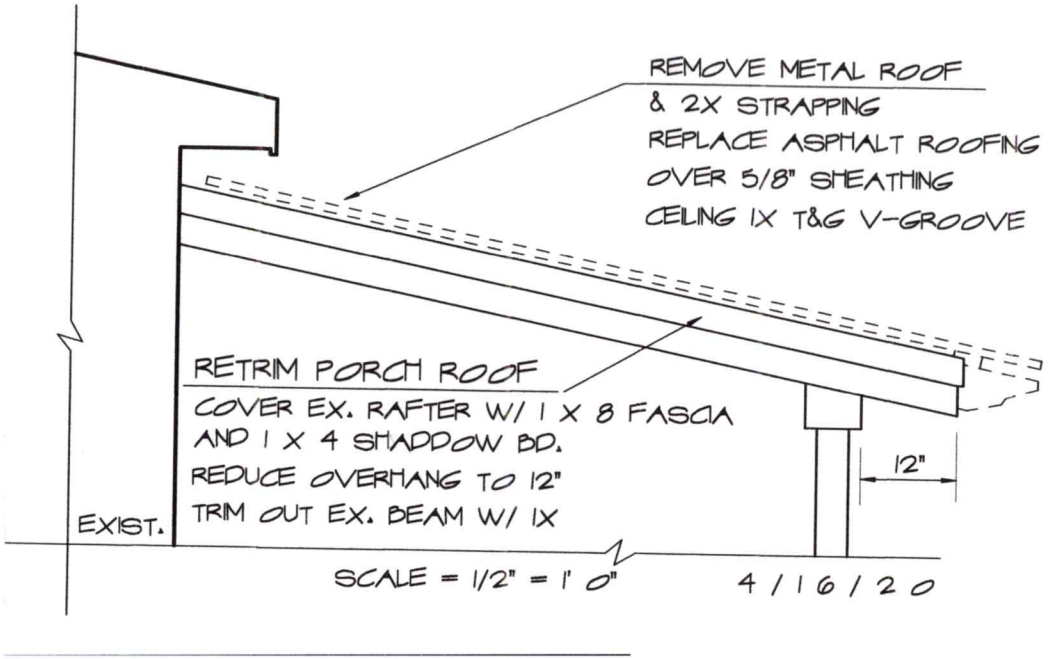


Lower Exist Heat Pump & Add single Heat Pump, relocated from Right Side. The 2 Exist Units on the Right Side will be replaced with 1 Unit. Both will be ground mounted. Exist AC Condensor to remain. See page 6 of 6.

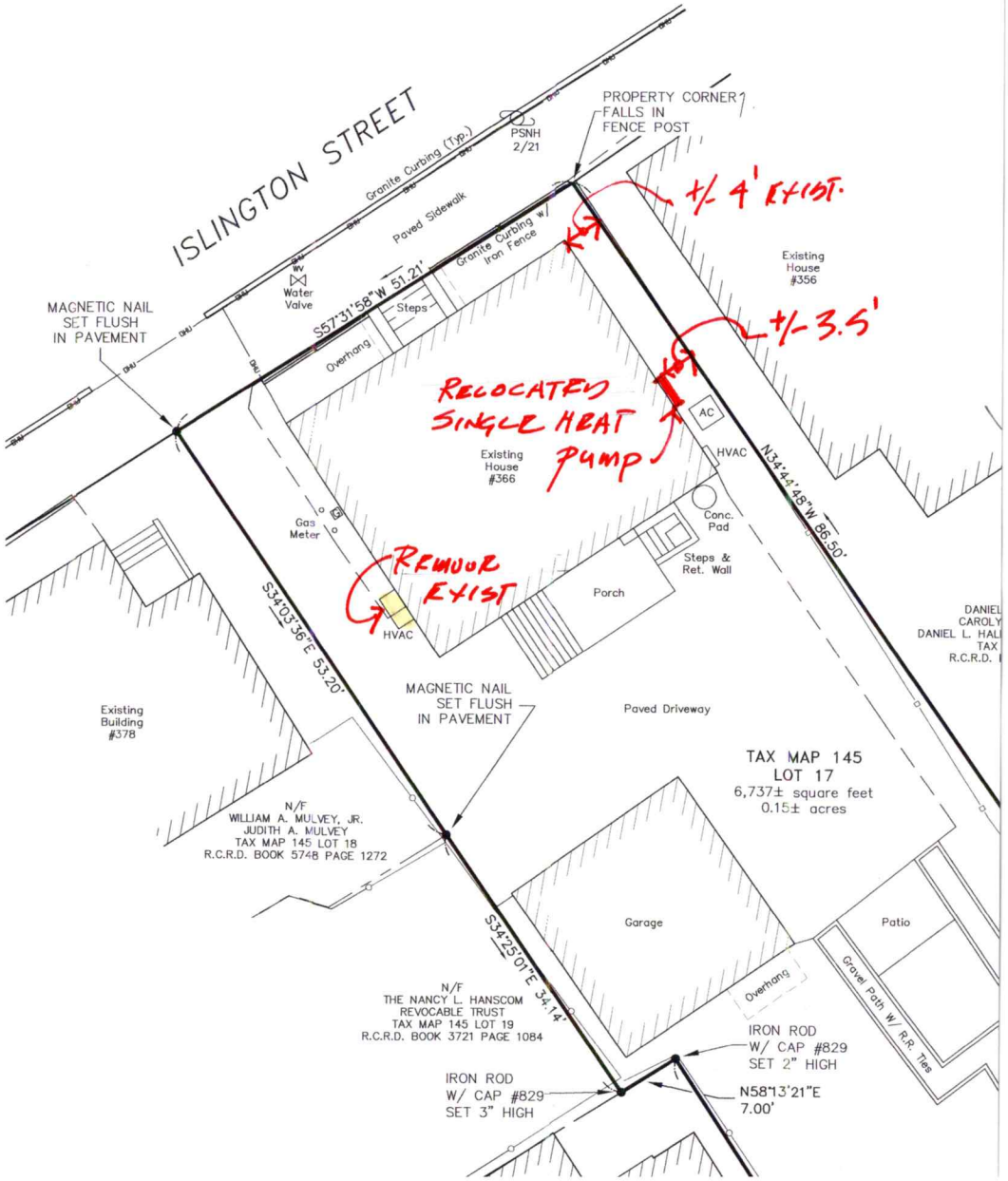
Left Side Elevation

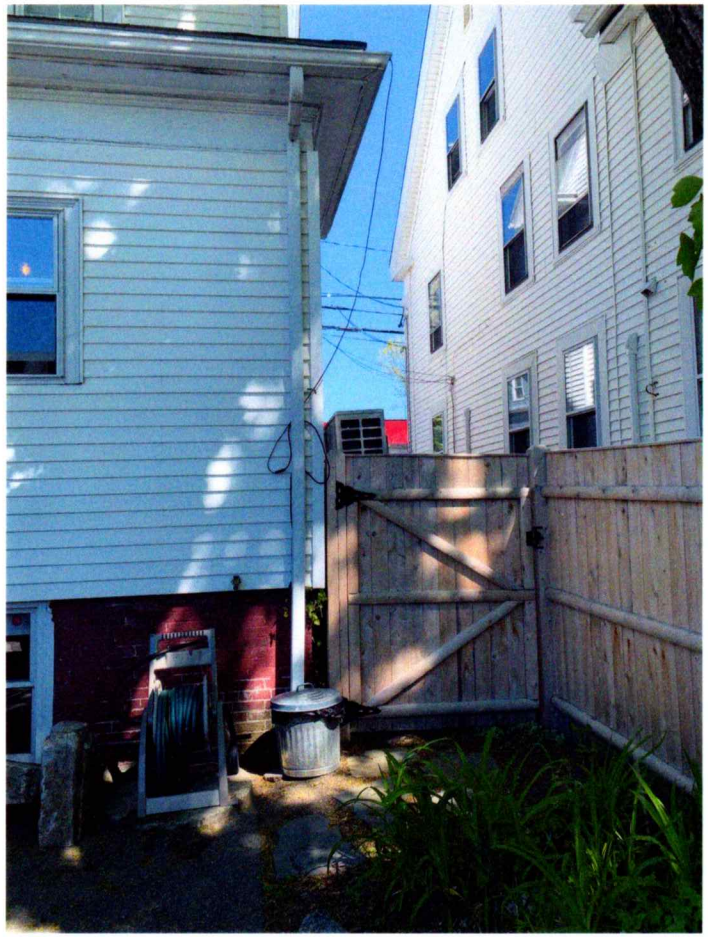
Replace Existing Storm Windows with Harvey Triple Track Aluminum Storms.
Remove Vinyl Siding & Replace with Cedar Preprimed Beveled Siding & 5/4 x 5 CB.
Repair and or Replace Existing Trim in kind. Remove Shutters.

5/21/20


REMOVE METAL ROOF
& 2X STRAPPING
REPLACE ASPHALT ROOFING
OVER 5/8" SHEATHING
CEILING 1X T&G V-GROOVE
RETRIM PORCH ROOF
COVER EX. RAFTER W/ 1 X 8 FASCIA
AND 1 X 4 SHADDOW BD.
REDUCE OVERHANG TO 12"
TRIM OUT EX. BEAM W/ 1X
12"
EXIST.
SCALE = 1/2" = 1' 0"
4/16/20

5/21/20





Heat Pumps located behing Gate on Left Side Elevation

Partial Site Plan

Shows new Heat Pump Location & 2 Units removed from Right Side.

Survey Plan by Northeasterly Surveying Inc., dated 7/19/19, Dwg #19668_Property.

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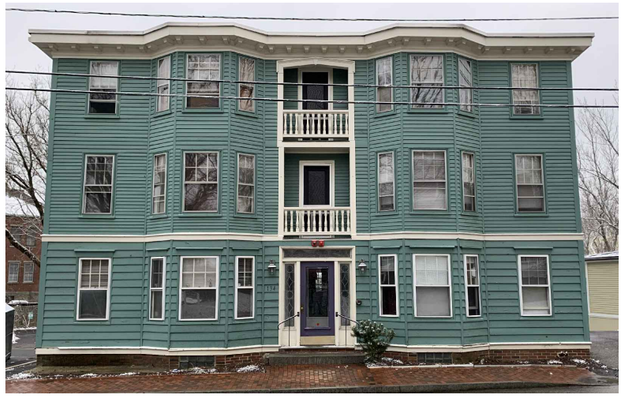
5/21/20

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - JUNE 2020

134 SOUTH STREET IS AN EXISTING THREE-DECKER COLONIAL REVIVAL APARTMENT BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN APPROX 1900 WITH A CENTRAL ENTRANCE WITH INSET BALCONIES ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THOSE ABOVE WITH WIDE OVERLAPPING BOARDS AND ARCHITRAVE WINDOW HEADS.

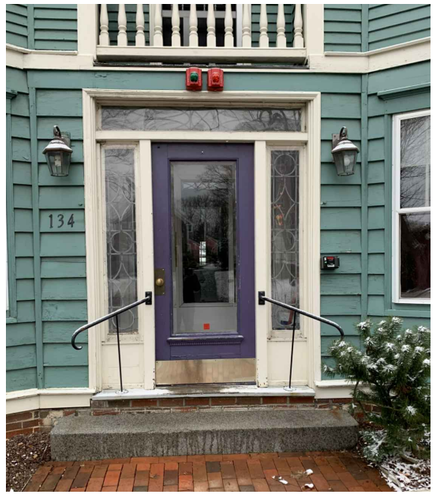
THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:

- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH COMPOSITE CHANNEL SIDING ON THE LOWER THIRD OF THE EXTERIOR.
- KEEP THE INTEGRITY OF THE WINDOWS, REPAIR AND PAINT, AND REPLACE STORM WINDOWS.
- CREATE IMPROVED ROOFTOP DECK ACCESS AND RAILING.
- REPLACE BASEMENT LEVEL ACCESS STRUCTURE AND GLASS BLOCK WINDOWS TO IMPROVE OVERALL EXTERIOR APPEARANCE.
- REPLACE EXTERIOR LIGHT FIXTURES.

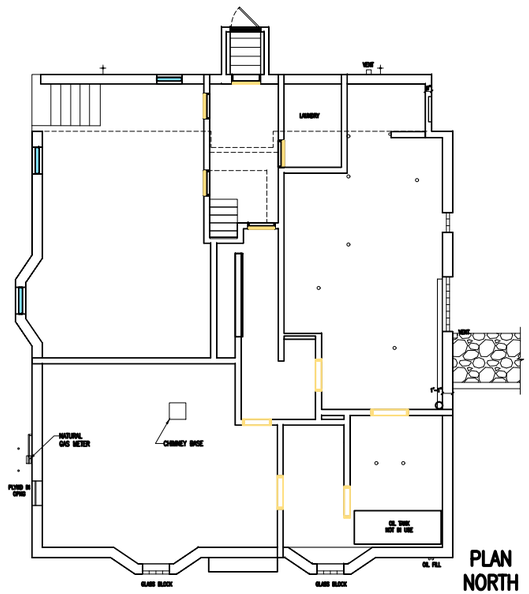


BUILDING LOCATION

134 SOUTH STREET 134 South St. Portsmouth, NH	COVER Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20012	DRAWING NO. 1

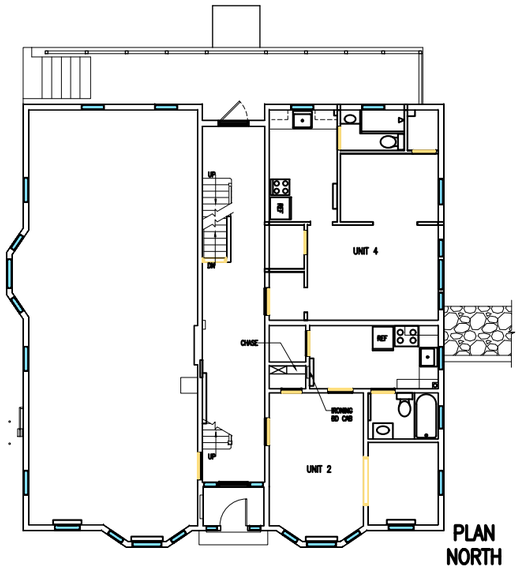


134 SOUTH STREET 134 South St. Portsmouth, NH	EXISTING PHOTOS Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20012	DRAWING NO. 2



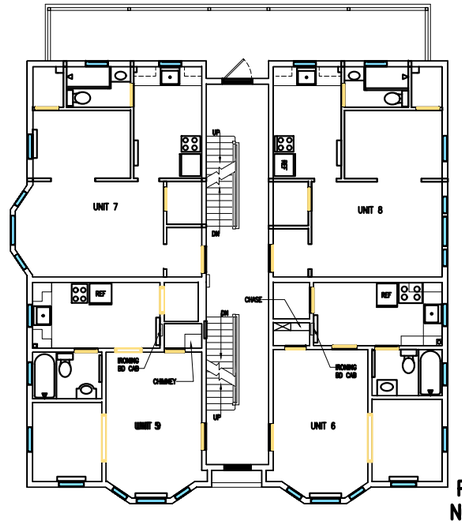
PLAN NORTH

BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



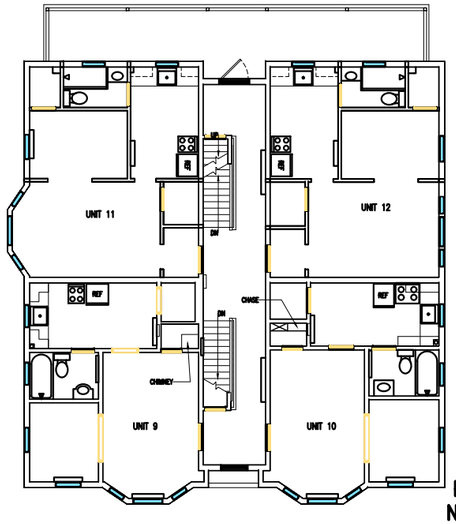
PLAN NORTH

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



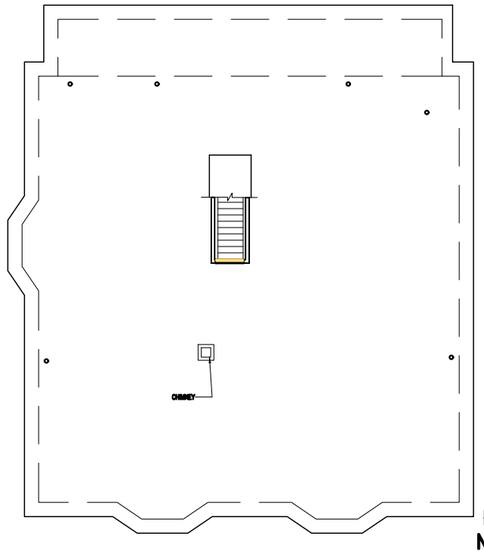
PLAN NORTH

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PLAN NORTH

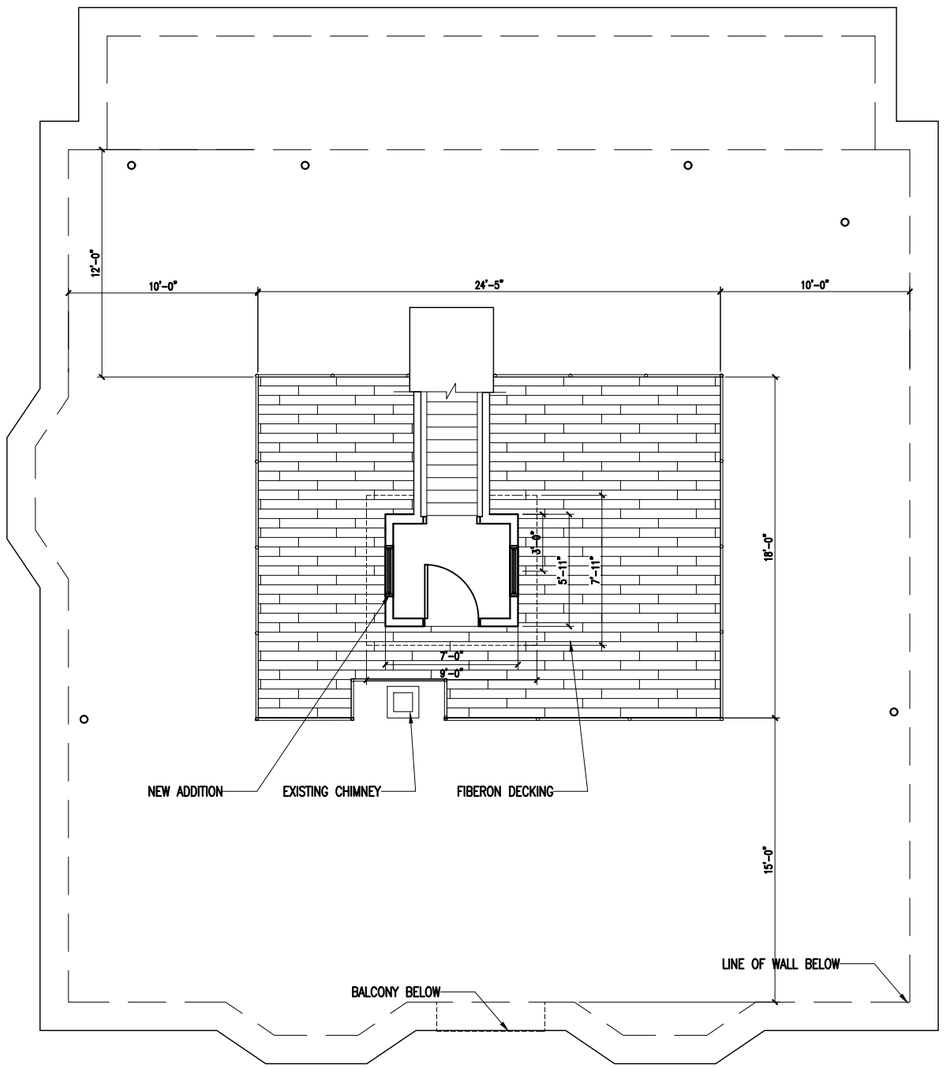
THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



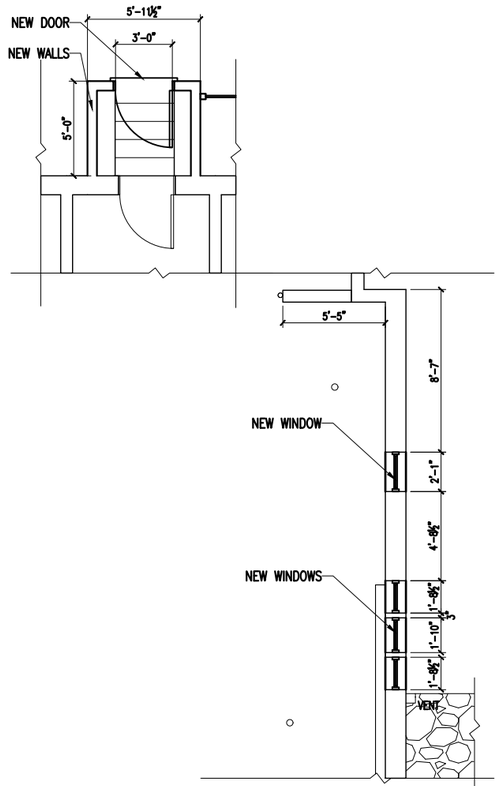
PLAN NORTH

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

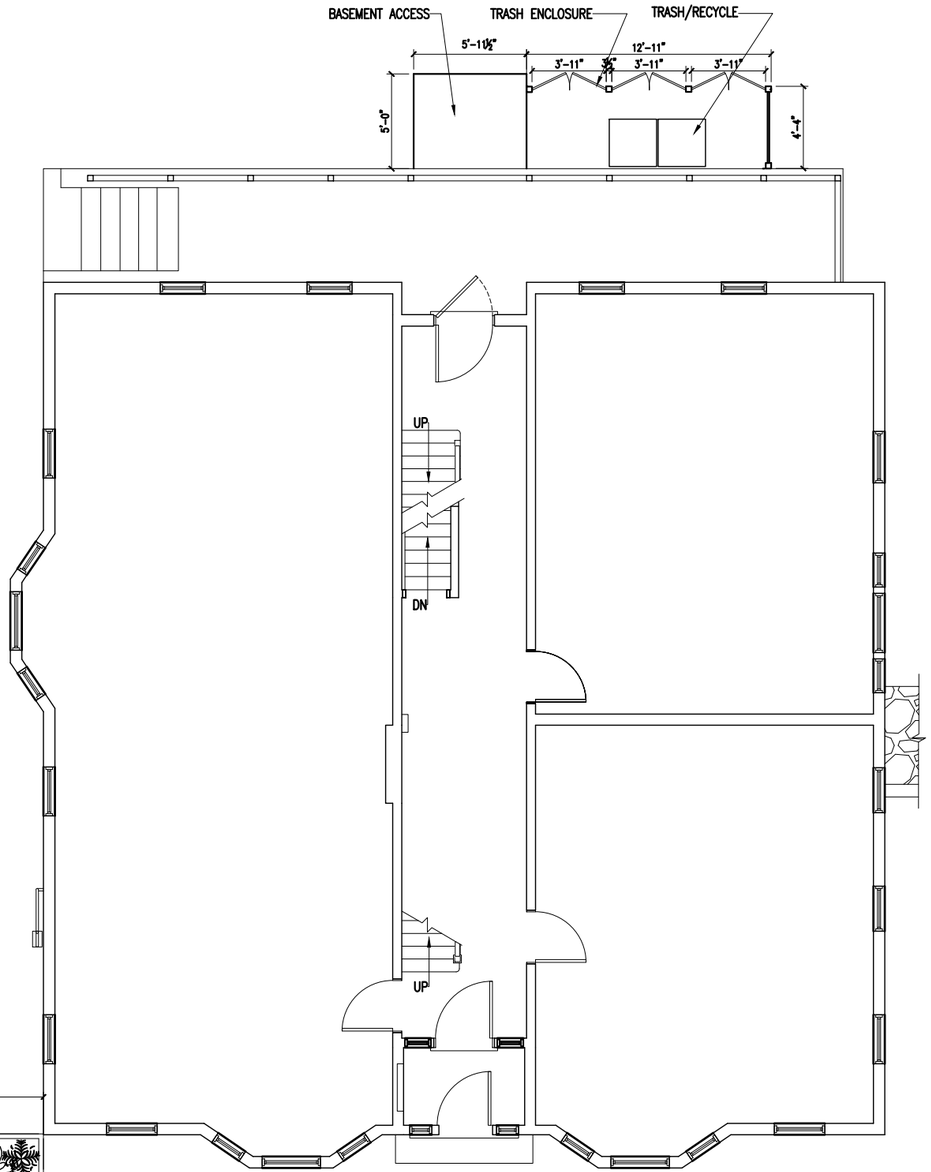
134 SOUTH STREET 134 South St. Portsmouth, NH	EXISTING FLOOR PLANS Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: 1/16"-1'-0" PROJECT NO: 20012	DRAWING NO. 3



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

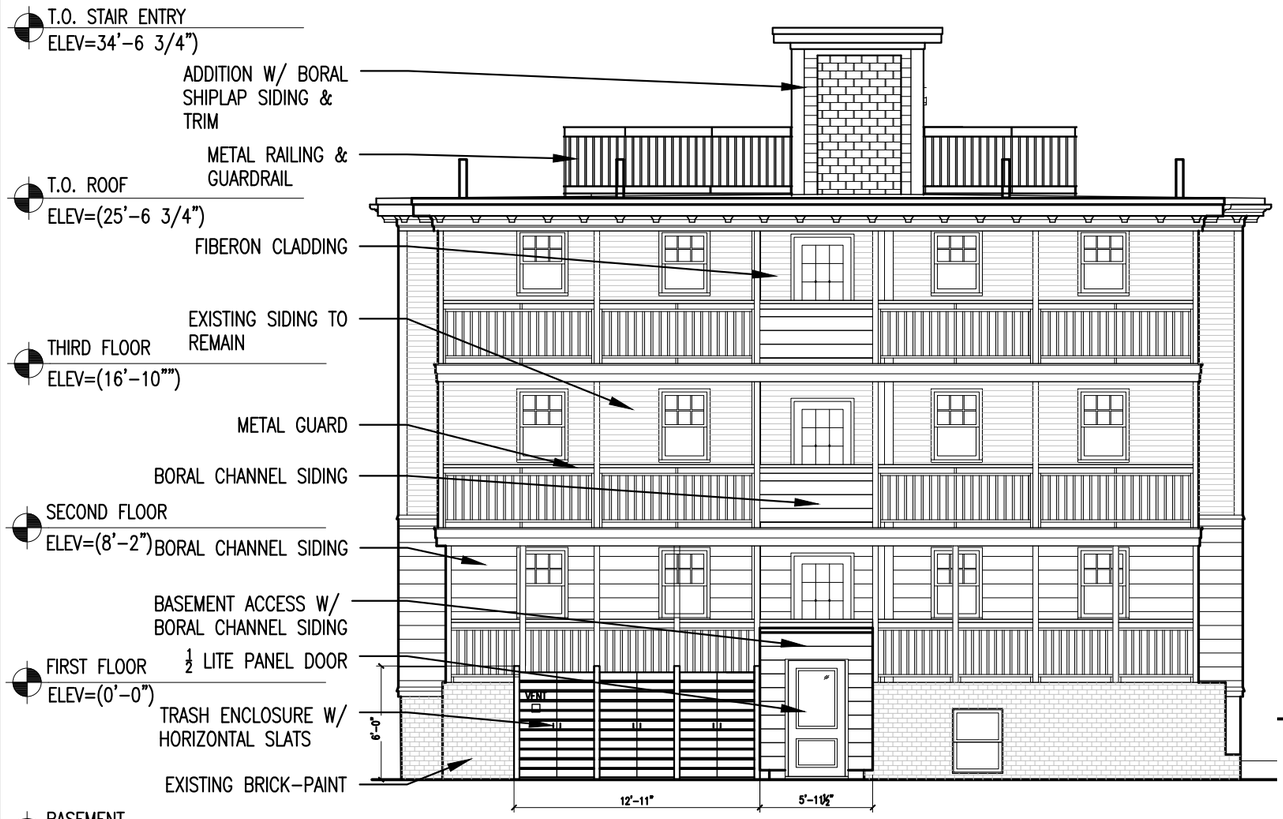


BASEMENT PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

134 SOUTH STREET 134 South St. Portsmouth, NH	SITE AND ROOF PLAN Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: 1/8"-1'-0" PROJECT NO: 20012	DRAWING NO. 4



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

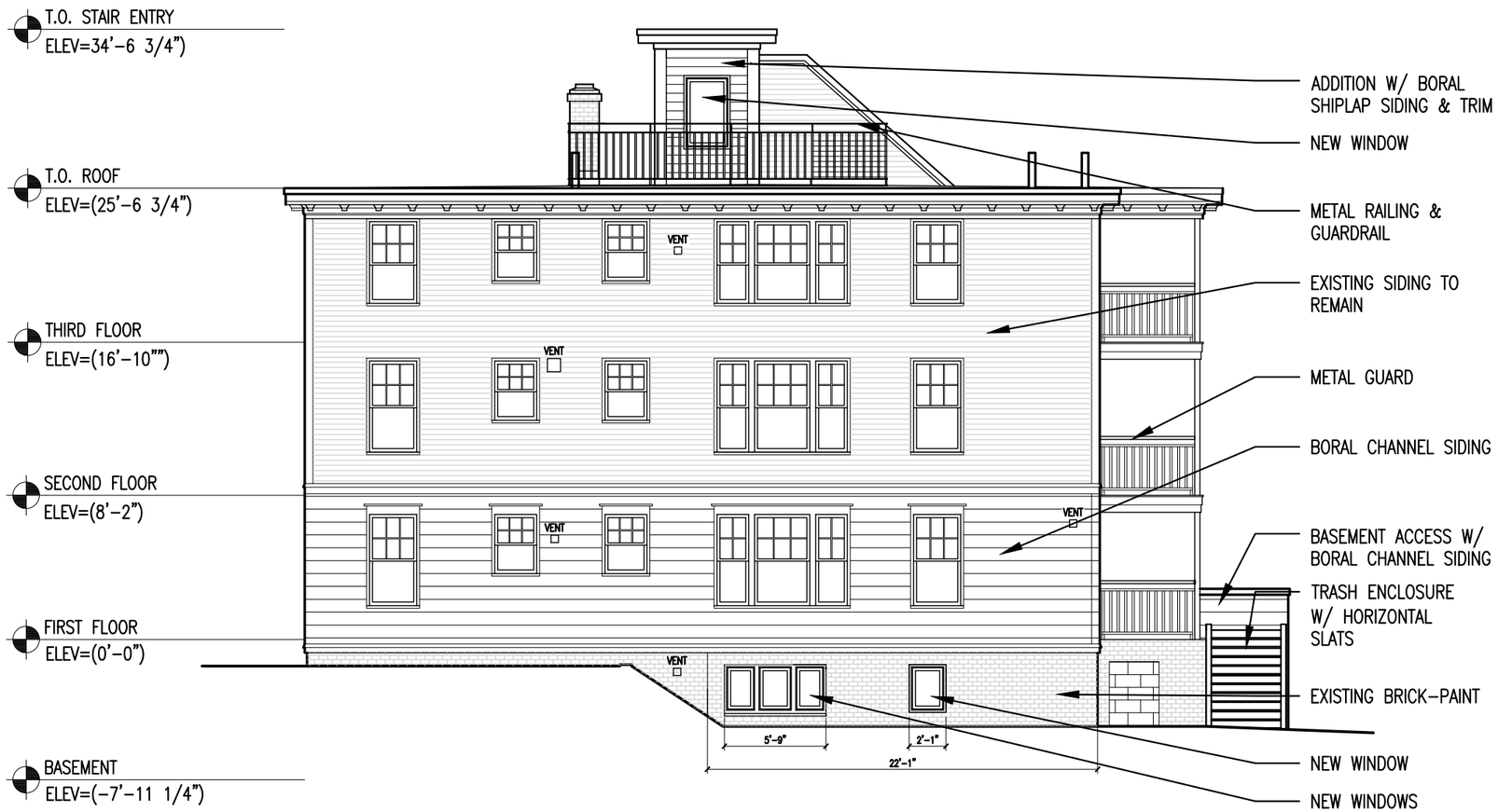
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

134 SOUTH STREET 134 South St. Portsmouth, NH	EXTERIOR ELEVATIONS Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20012	DRAWING NO. 5

WEST ELEVATION

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

134 SOUTH STREET 134 South St. Portsmouth, NH	EXTERIOR ELEVATIONS Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20012	DRAWING NO. 6



ROOFTOP FULL LITE
MARVIN SIGNATURE DOOR

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

CAPTURE OUTDOOR WALL SCONCE
BY NORWELL LIGHTING
4 3/4" W x 11" H x 8" D

Features of the Elevate Awning Window

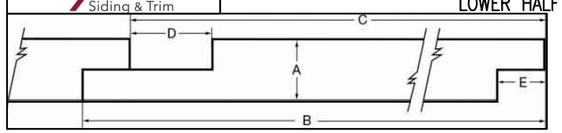
- Available in heights up to 4 feet or widths up to 4 feet
- Narrow frame replacement option is available to fit seamlessly into existing window openings
- Dual-point locking system ensures a tight seal and security from top to bottom
- Available with IZ3 coastal/hurricane certification
- CE certified

BASEMENT AWNING WINDOW- MARVIN WINDOWS

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"

TruExterior Siding & Trim

CHANNEL SIDING ON LOWER HALF OF BUILDING



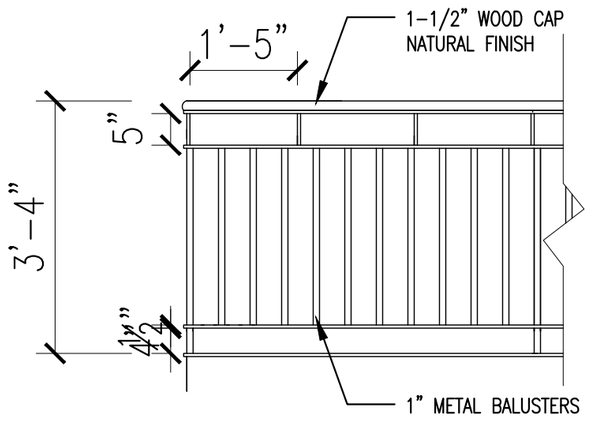
CHANNEL SIDING

SHIPLAP BORAL SIDING AT ROOFTOP ADDITION

FIBERON COMPOSITE CONCORDIA CLADDING/DECKING

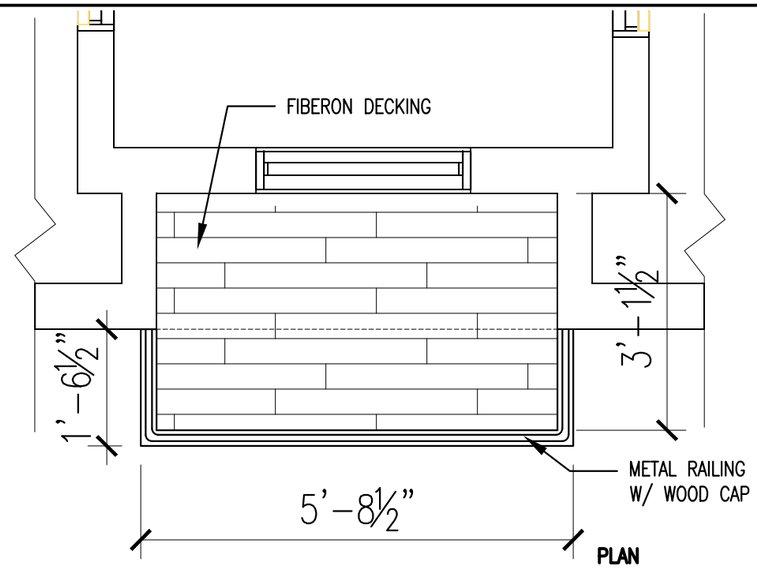
134 SOUTH STREET 134 South St. Portsmouth, NH	ELEVATION AND PROPOSED MATERIALS Historic District Commission Public Hearing- June 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: 1/8"-1-0" PROJECT NO: 20012	DRAWING NO. 7

BALCONY RAILING



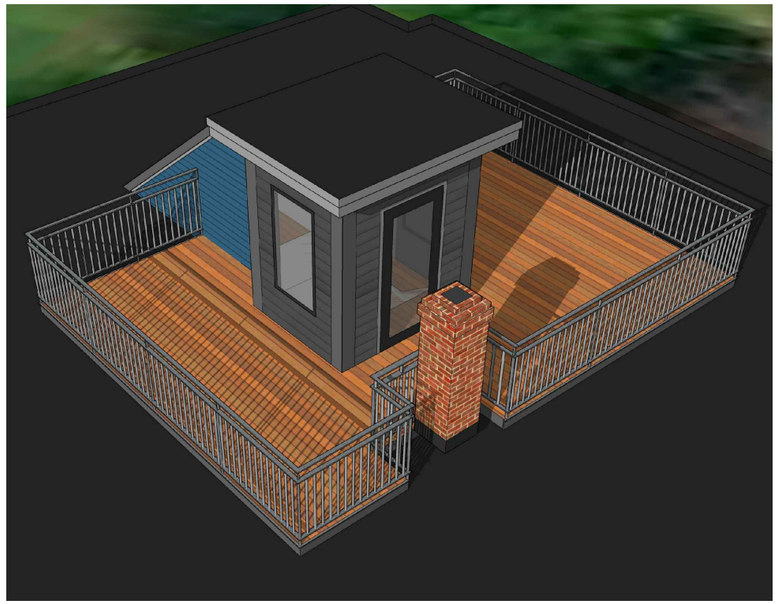
RAILING DETAIL

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



ENLARGED BALCONY PLAN

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



ROOF TOP DECK

ROOF TOP STRUCTURE ADDITION

134 SOUTH STREET

134 South St.
Portsmouth, NH

DETAIL VIEWS

Historic District Commission Public Hearing- June 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

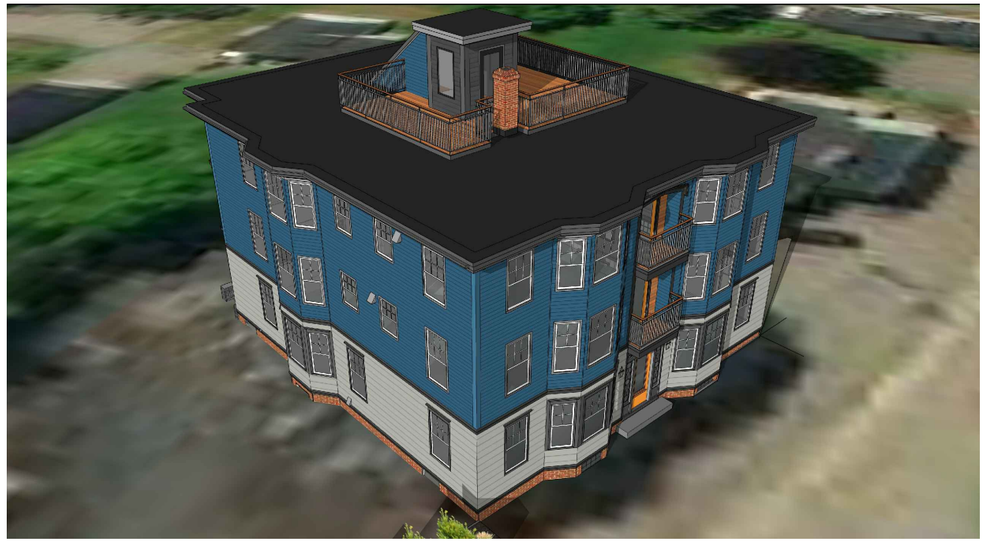
WINTER HOLBEN
architecture + design

15MAY2020
WINTER HOLBEN: BH/JH
SCALE: 1/2"-1"-0

PROJECT NO: 20012

DRAWING NO.

8



134 SOUTH STREET

134 South St.
Portsmouth, NH

PROPOSED VIEWS

Historic District Commission Public Hearing- June 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

15MAY2020
WINTER HOLBEN: BH/JH
SCALE: NTS

PROJECT NO: 20012

DRAWING NO.
9

134 SOUTH STREET

134 South St.
Portsmouth, NH

PROPOSED COLOR OPTIONS

Historic District Commission Public Hearing- June 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

15MAY2020
WINTER HOLBEN: BH/JH
SCALE: NTS

PROJECT NO: 20012

DRAWING NO.
10

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - JUNE 2020

163 COURT STREET IS AN EXISTING TWO-STORY BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN THE MID-1900'S WITH A DEFINING CORNER ENTRANCE AND CONTINUOUS WRAP-AROUND CANOPY ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THE FLOOR ABOVE WITH A GLAZED STOREFRONT FACADE.

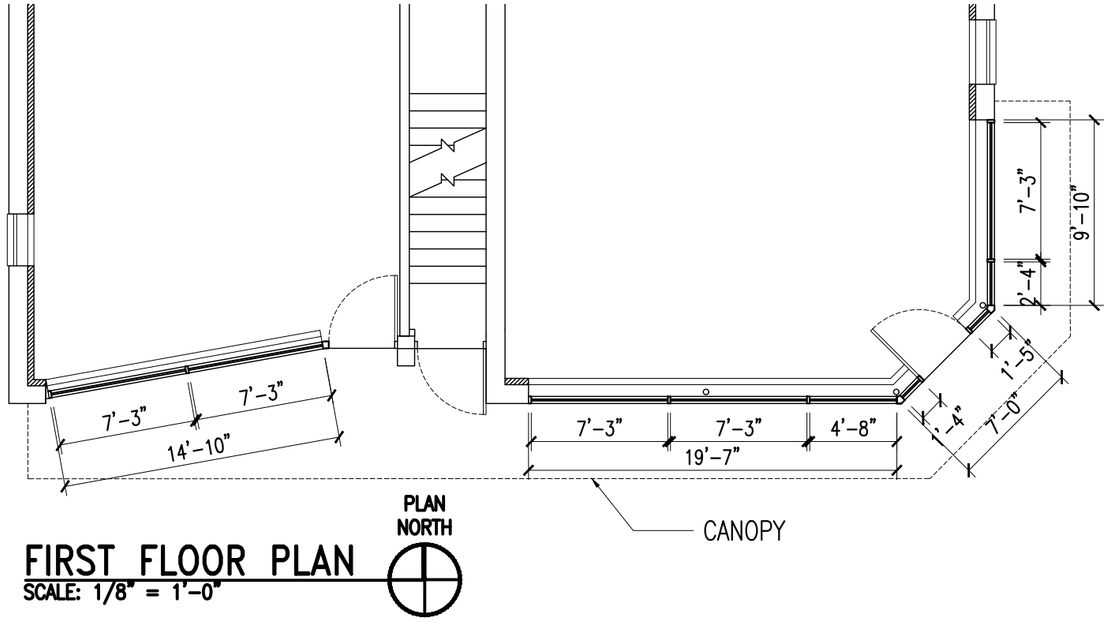
THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:

- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH NEW STOREFRONT GLAZING.
- IMPROVE CANOPY WHILE FIXING ISSUES CAUSED BY EXISTING CANOPY.
- ACCENTUATE BUILDING DESIGN WITH NEW CANOPY THAT PROVIDES SHELTER FOR SIDEWALK AND ENTRANCES.

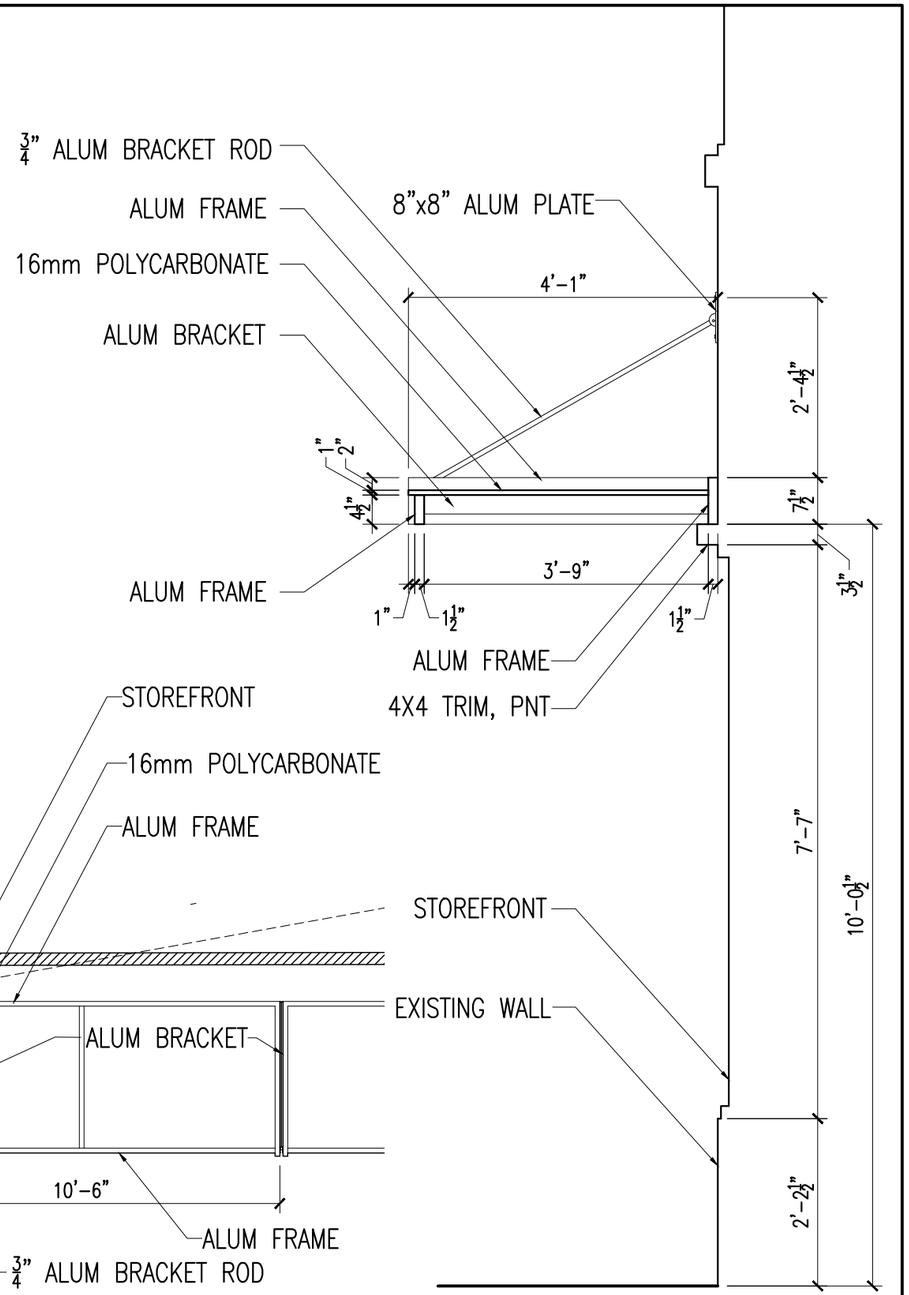
BUILDING LOCATION

163 COURT ST 163 COURT ST PORTSMOUTH, NH	COVER HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20013	DRAWING NO. 1

163 COURT ST 163 COURT ST PORTSMOUTH, NH	EXISTING PHOTOS HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20013	DRAWING NO. 2

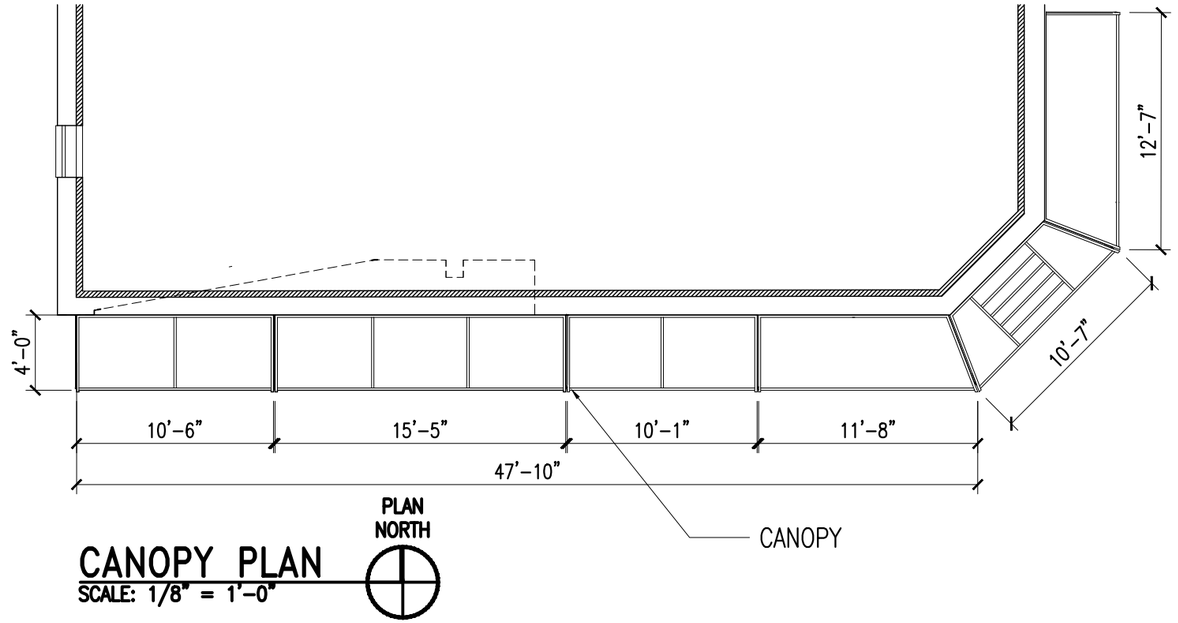


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ENLARGED CANOPY PLAN
SCALE: 1/4" = 1'-0"

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



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

163 COURT ST
163 COURT ST
PORTSMOUTH, NH

FLOOR PLANS & SECTION
HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

15MAY2020
WINTER HOLBEN: BH/JH
SCALE: 1/8" = 1'-0"
PROJECT NO: 20013

DRAWING NO.
3

163 COURT ST 163 COURT ST PORTSMOUTH, NH	PRECEDENT IMAGES HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20013	DRAWING NO. 4

SOUTHEAST AERIAL

COURT STREET VIEW EAST

COURT STREET VIEW WEST

ENTRY VIEW

163 COURT ST

163 COURT ST
PORTSMOUTH, NH

PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020

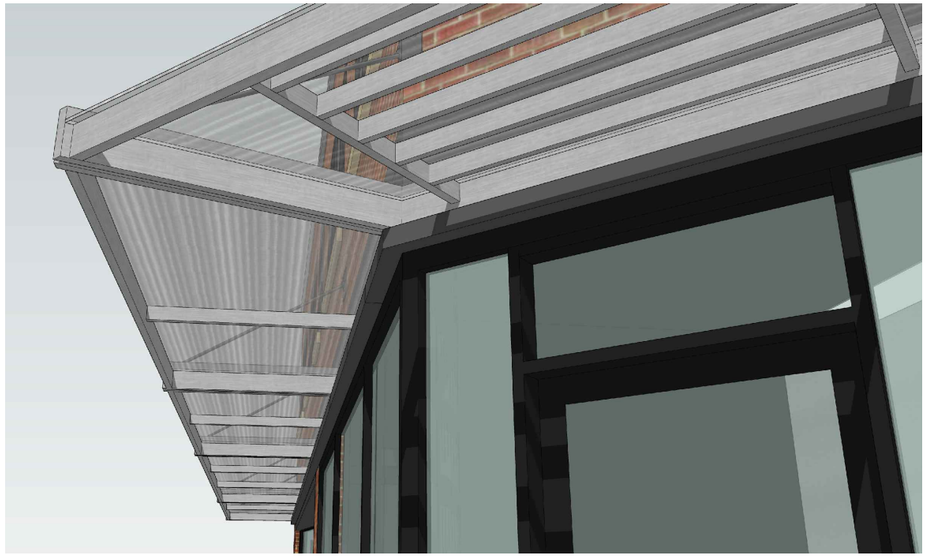
7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

WINTER HOLBEN
architecture + design

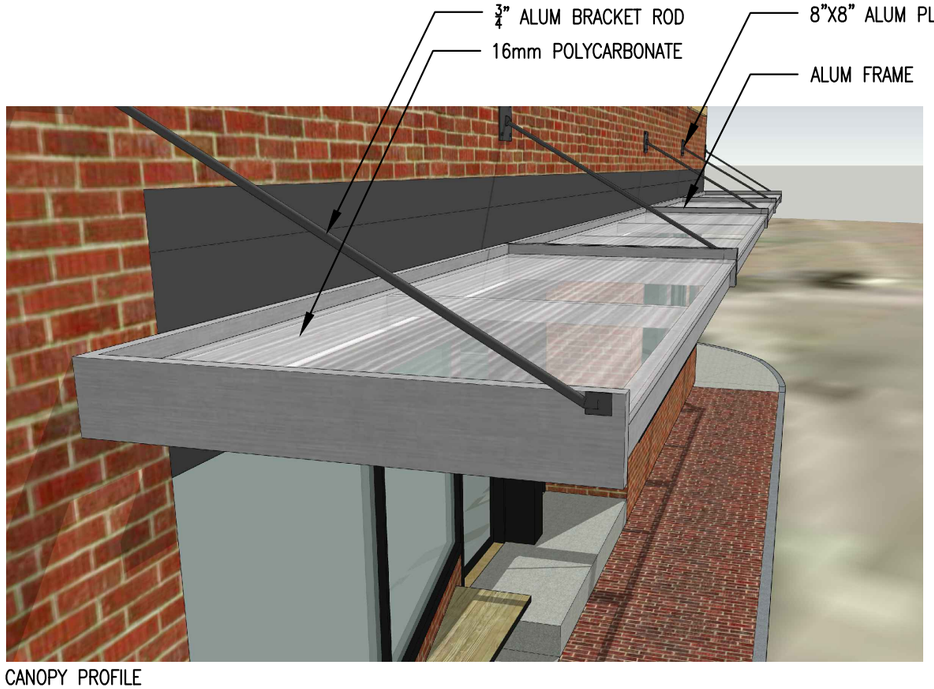
15MAY2020
WINTER HOLBEN: BH/JH
SCALE: NTS

PROJECT NO: 20013

DRAWING NO.
5



CANOPY DETAIL



CANOPY PROFILE

ENCORE STOREFRONT FRAMING SYSTEM

ECONOMY

EnCORE™ is a QuickSeal™ dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with the EnCORE™ Framing System.

PERFORMANCE

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to dimate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, the EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

The EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

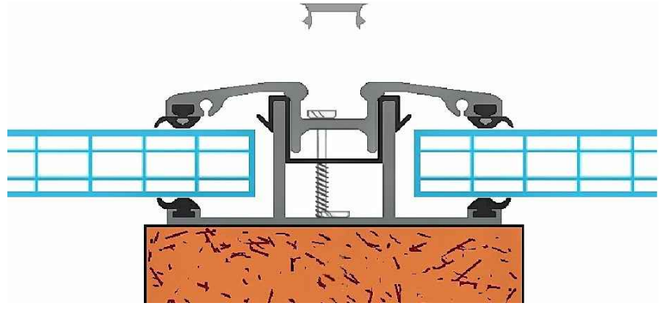
AESTHETICS

For additional freedom of expression, the EnCORE™ Framing System offers front or center glazing options. An SSG option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.

16mm ePlastUSA CLEAR POLYCARBONATE– IMPERMEABLE TO WATER AND UV PROTECTED

ALUMINUM H STRUCTURE (POLI–LOK)

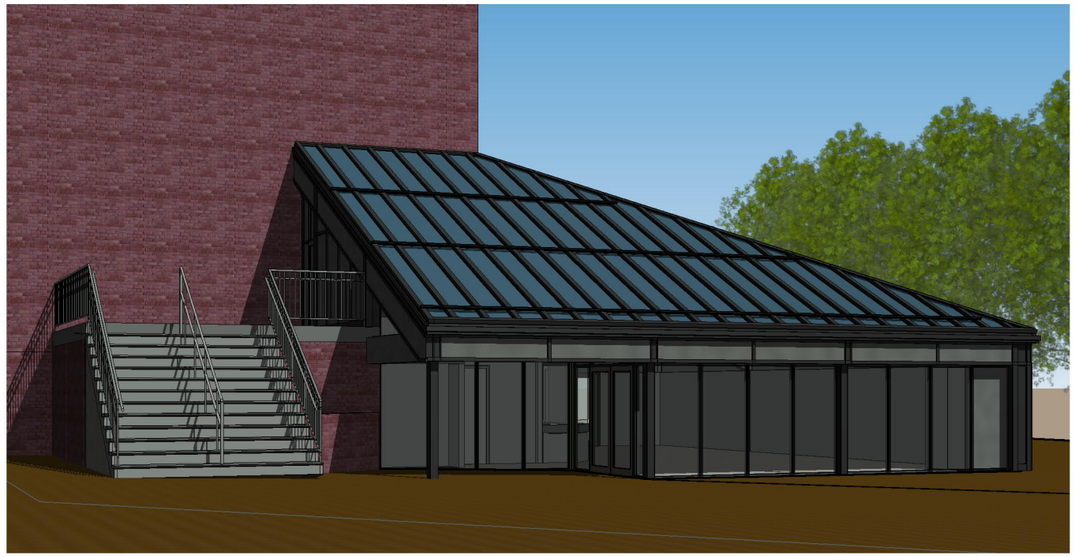


163 COURT ST 163 COURT ST PORTSMOUTH, NH	DETAIL VIEWS & MATERIALS HISTORIC DISTRICT COMMISSION PUBLIC HEARING- JUNE 2020	7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104	WINTER HOLBEN architecture + design	15MAY2020 WINTER HOLBEN: BH/JH SCALE: NTS PROJECT NO: 20013	DRAWING NO. 6

SEACOAST REPERTORY THEATER
LOBBY RENOVATION

125 BOW STREET

HDC PUBLIC HEARING
JUNE 2020



DRAWING SHEET LIST - HDC	
SHEET NO.	NAME
P0	COVER
P1	EXISTING CONDITIONS
P2	PROPOSED FIRST FLOOR PLAN
P3	ROOF PLAN
P4	SOUTHWEST (FRONT) ELEVATION
P5	NORTHWEST (SIDE) ELEVATION
P6	SOUTHEAST (SIDE) ELEVATION
P7	NORTHEAST (REAR) ELEVATION
P8	AXONOMETRIC VIEW FROM SOUTH
P9	PERSPECTIVE VIEWS FROM STREET
P10	STREET VIEW FROM SOUTH
P11	ROOF DETAILS

P0 COVER

SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/22/2020

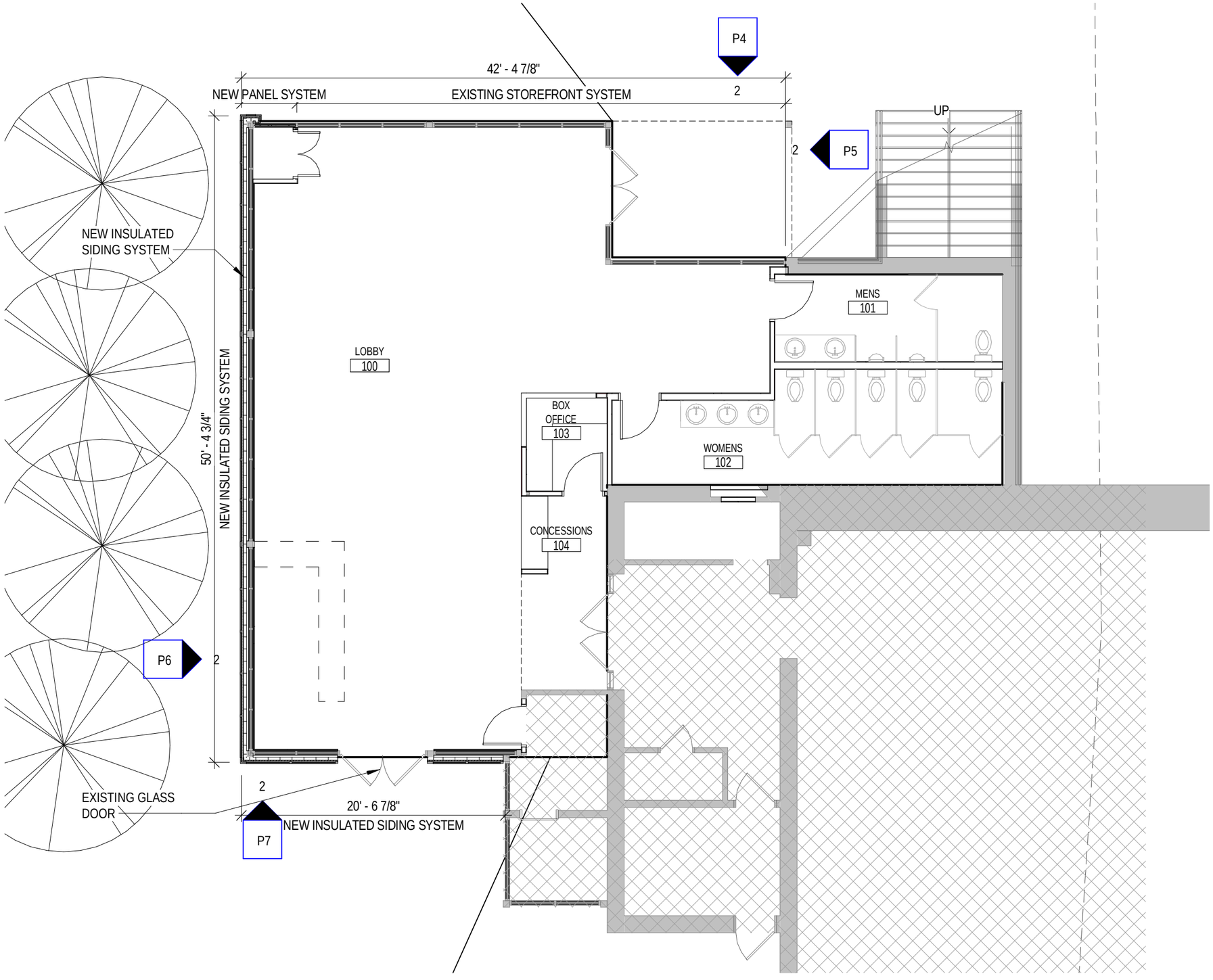
JSA
ARCHITECTS
INTERIORS
PLANNERS

P1

EXISTING CONDITIONS
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



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

0' 4' 8' 16'

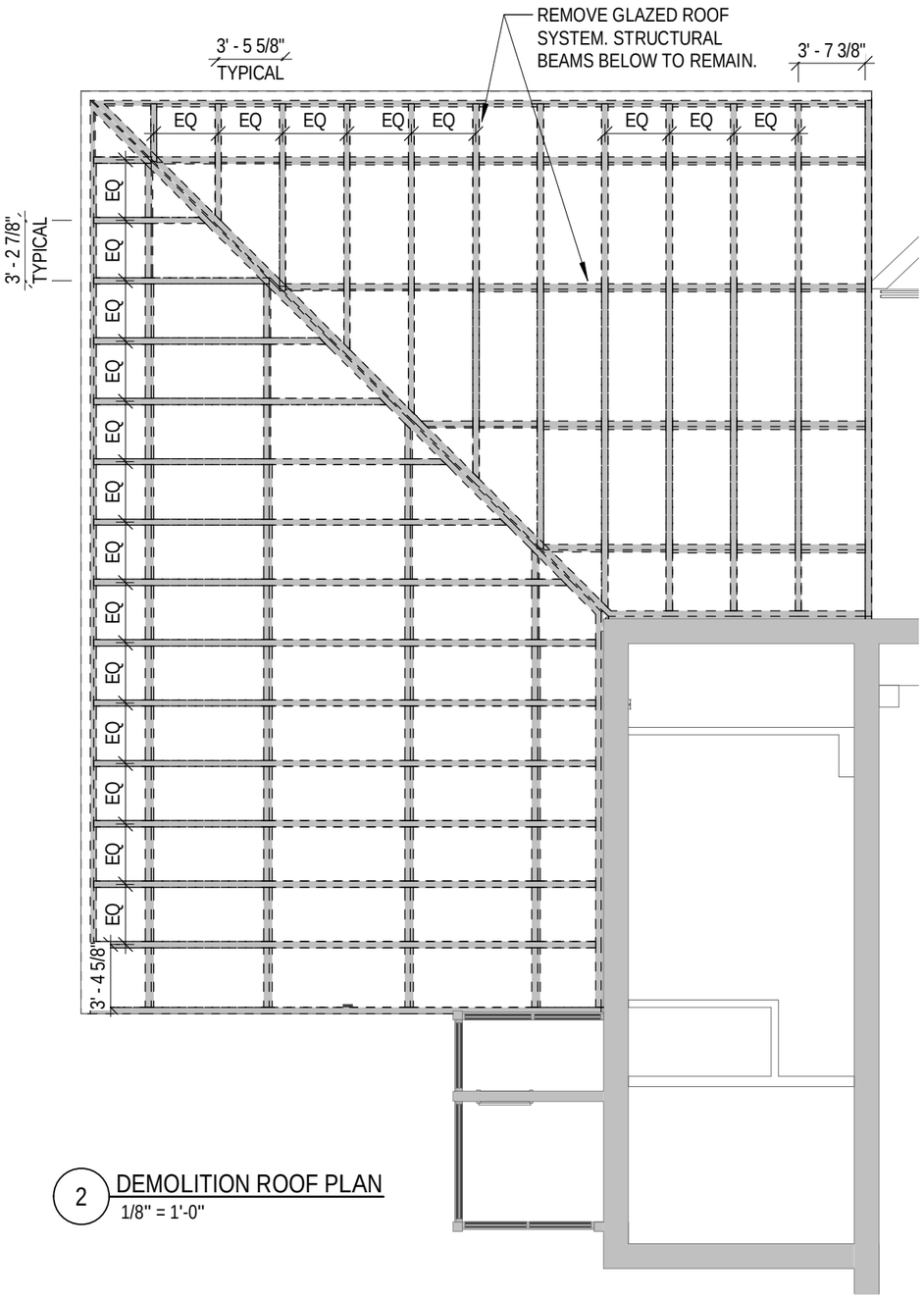
N

P2 PROPOSED FIRST FLOOR PLAN

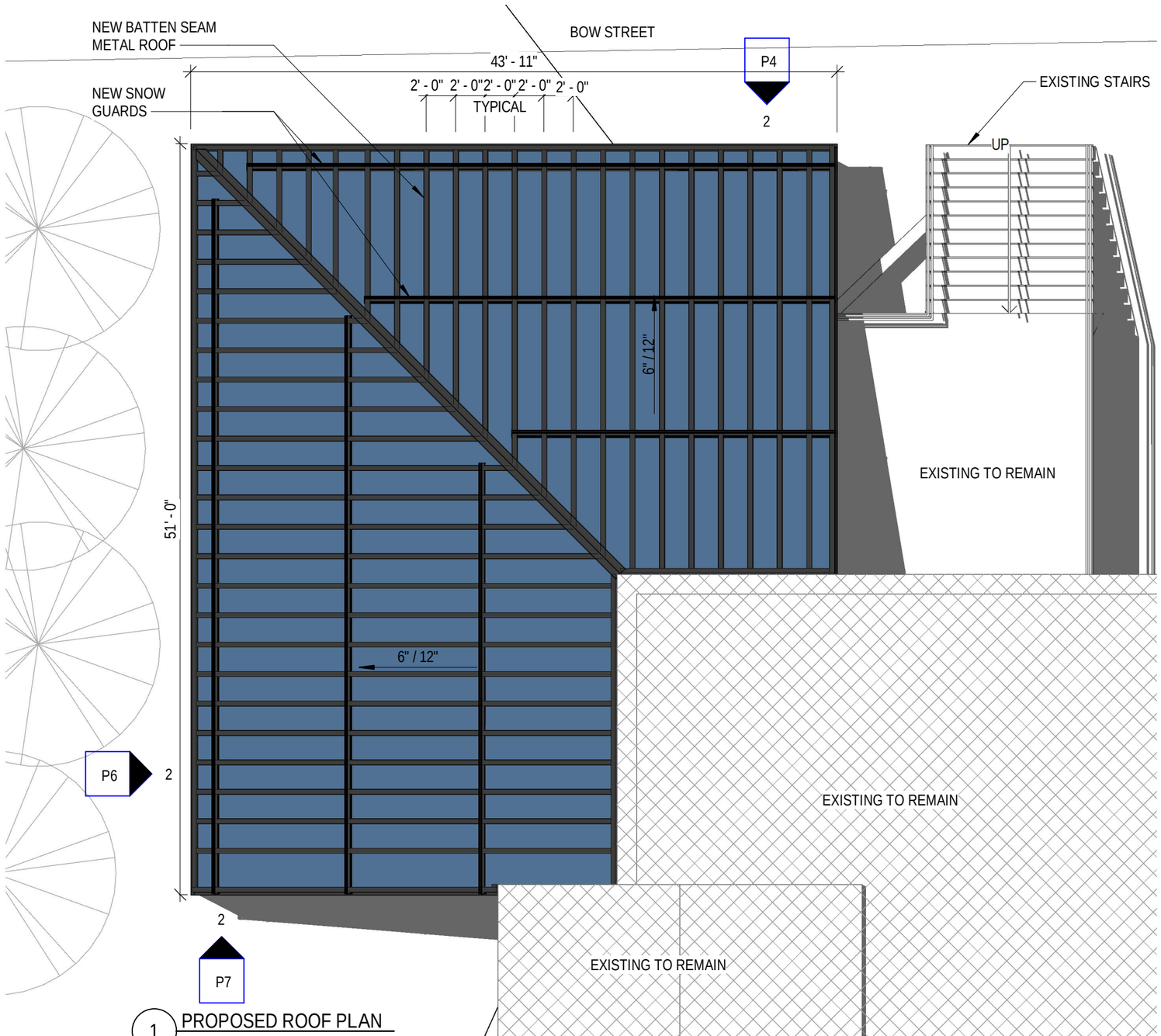
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/8" = 1'-0"
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



2 DEMOLITION ROOF PLAN
1/8" = 1'-0"



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

N

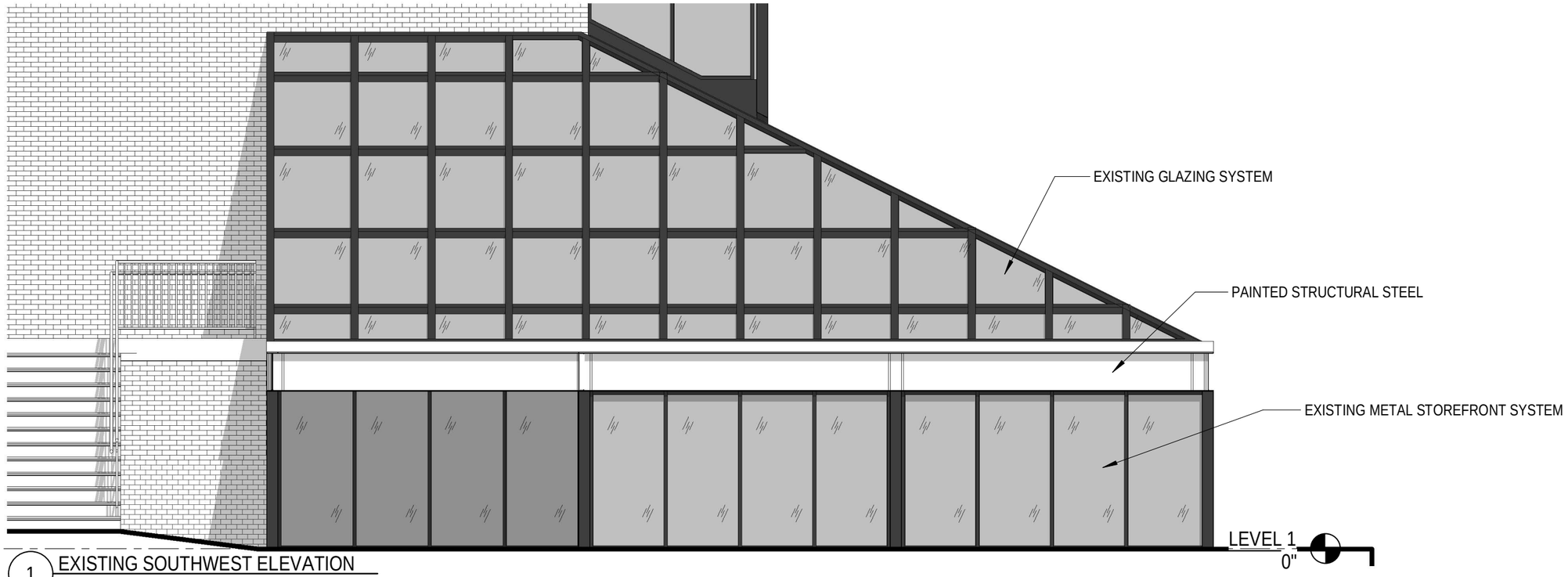
GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

P3 ROOF PLAN

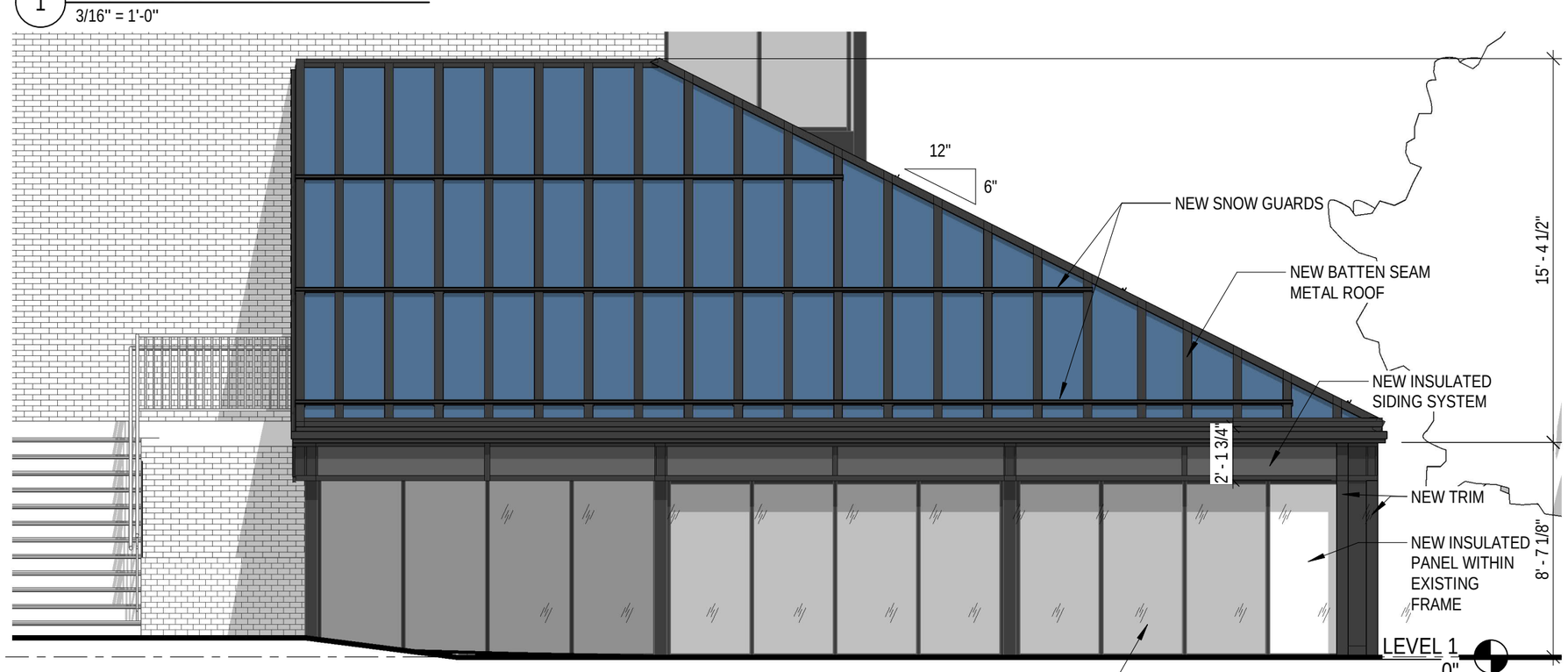
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/8" = 1'-0"
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



1 EXISTING SOUTHWEST ELEVATION
3/16" = 1'-0"



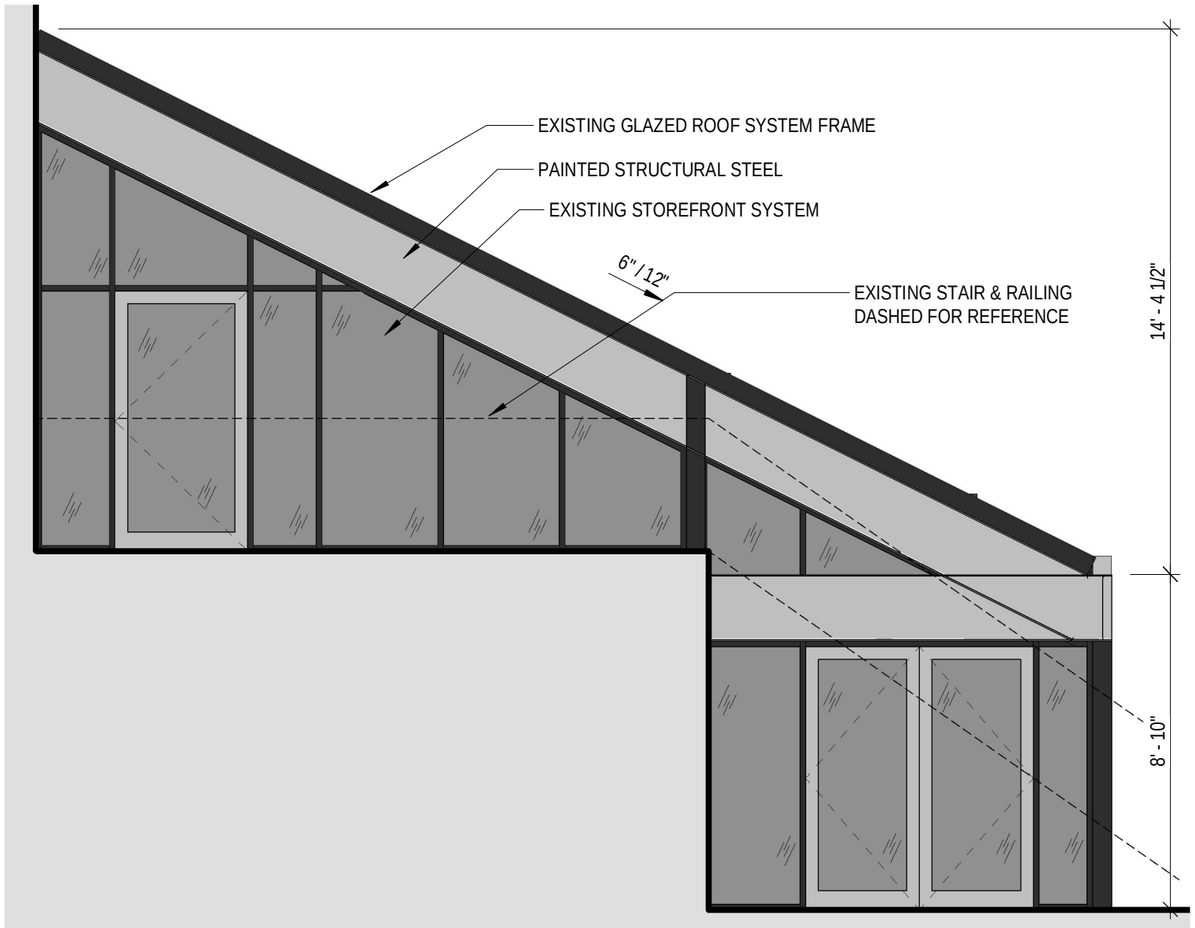
2 PROPOSED SOUTHWEST ELEVATION
3/16" = 1'-0"

P4

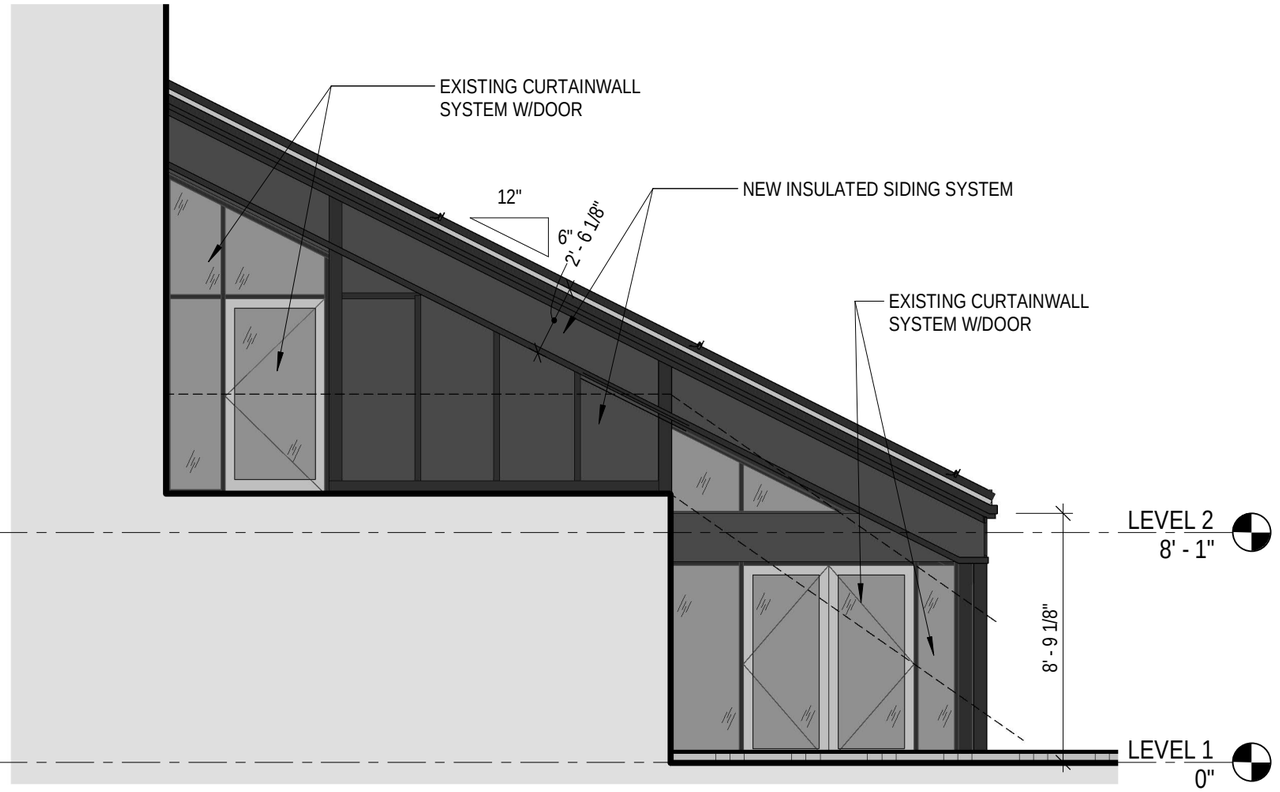
SOUTHWEST (FRONT) ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 3/16" = 1'-0"
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



1 EXISTING NORTHWEST ELEVATION
1/4" = 1'-0"



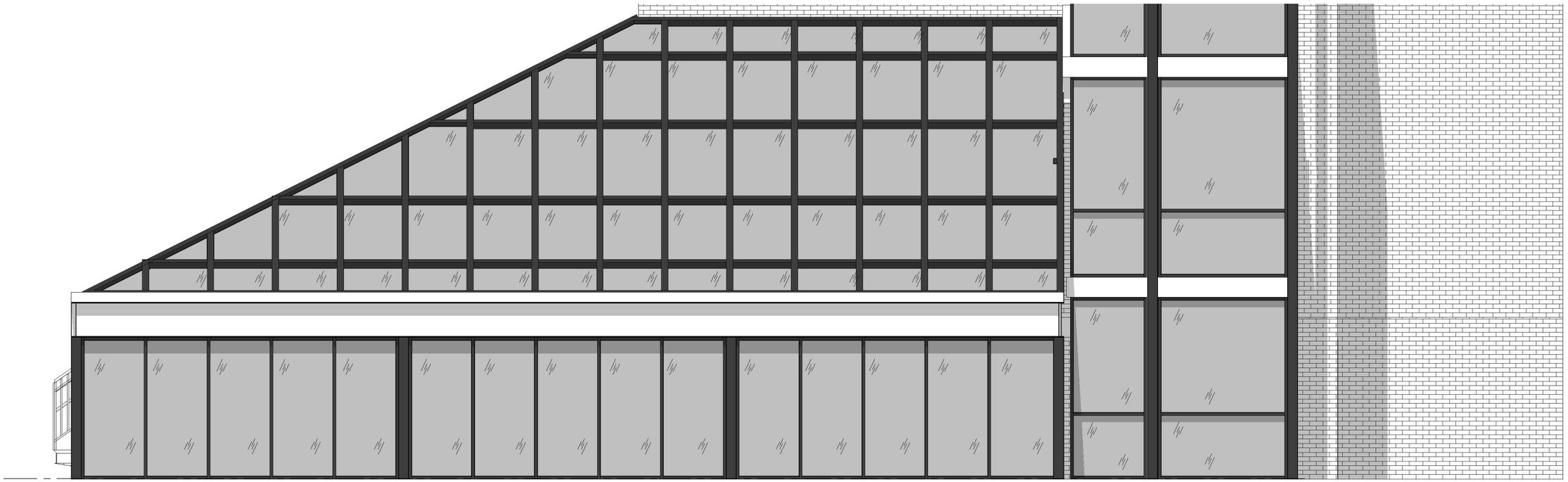
2 PROPOSED NORTHWEST ELEVATION
3/16" = 1'-0"

P5

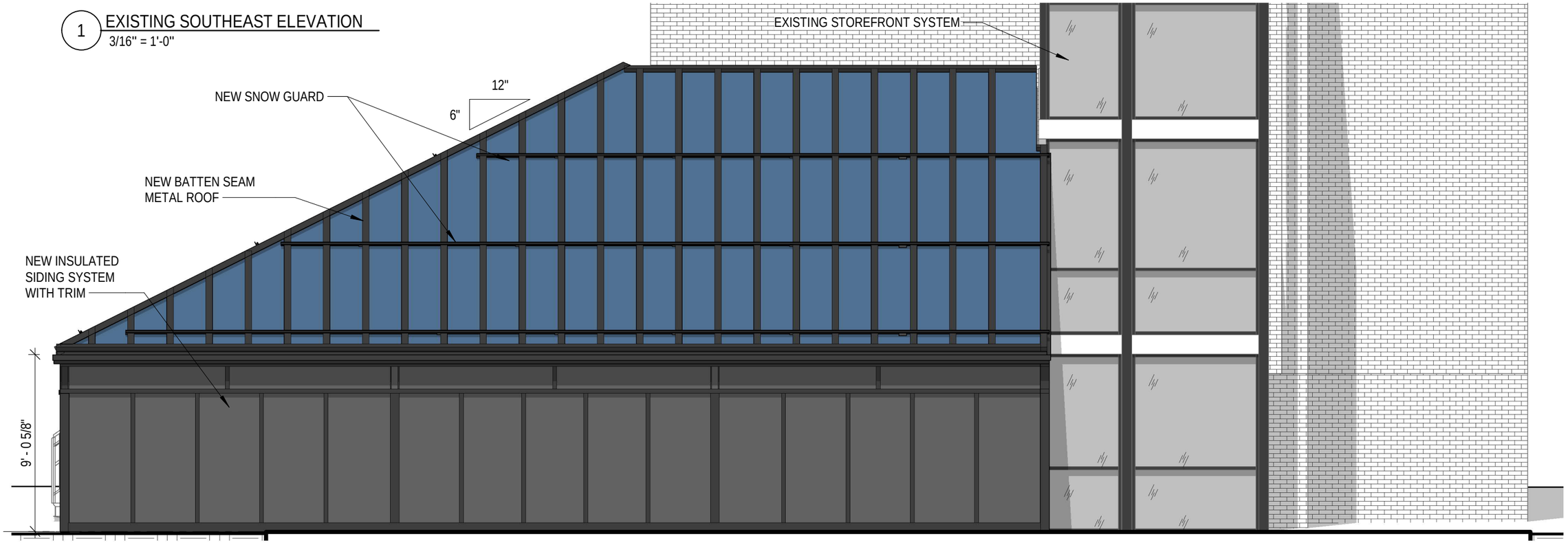
NORTHWEST (SIDE) ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: As indicated
5/22/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



1 EXISTING SOUTHEAST ELEVATION
3/16" = 1'-0"



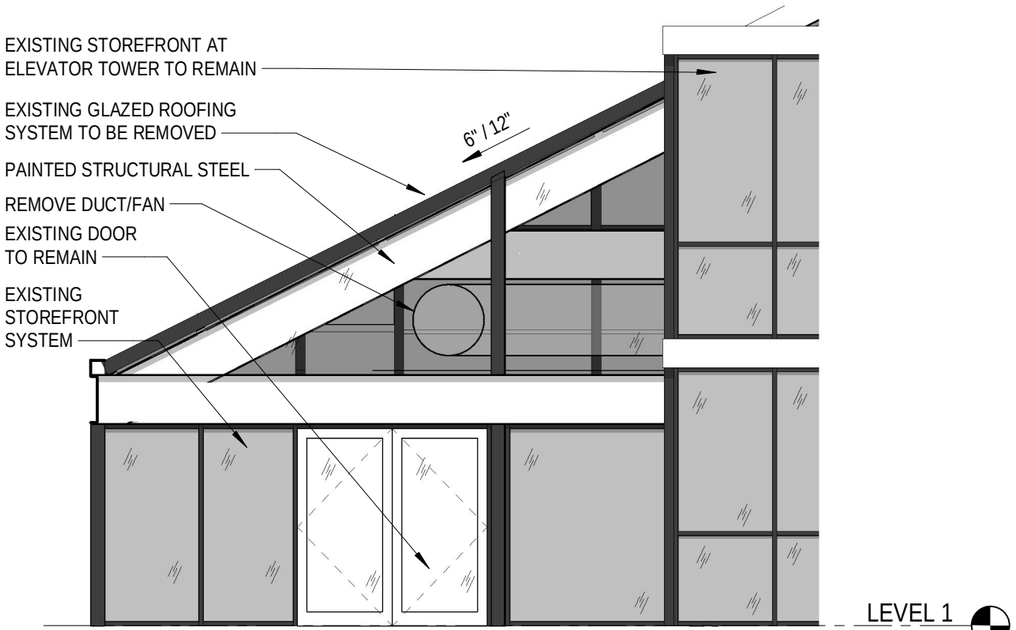
2 PROPOSED SOUTHEAST ELEVATION
3/16" = 1'-0"

P6

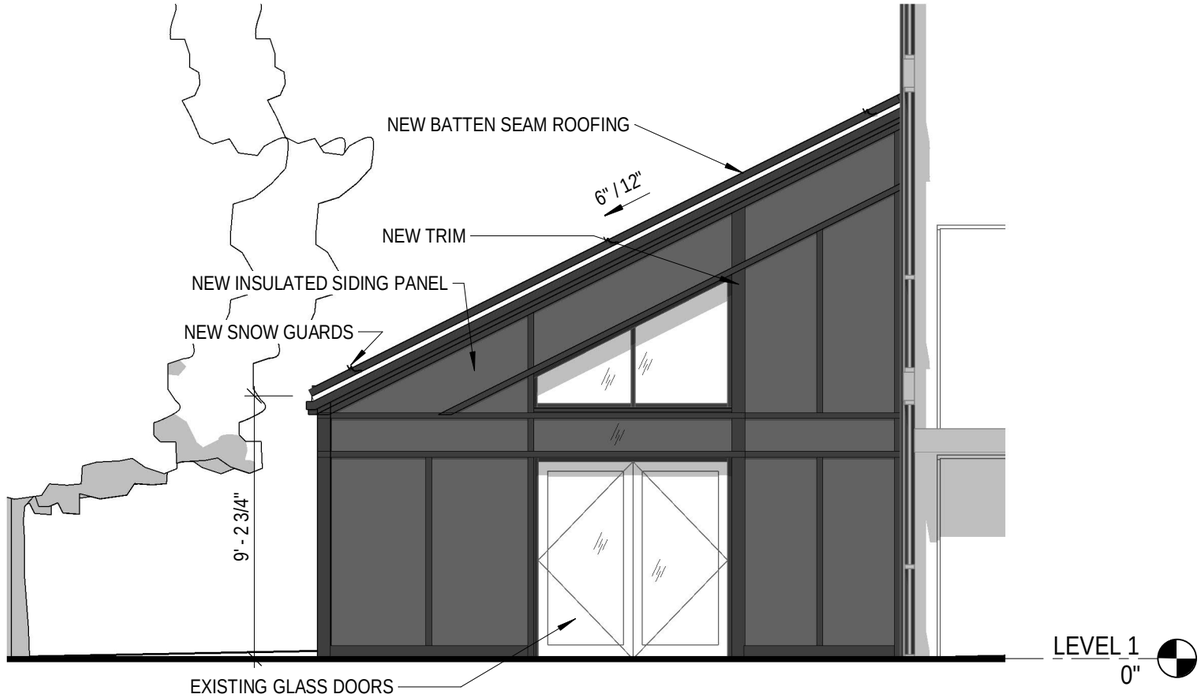
SOUTHEAST (SIDE) ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 3/16" = 1'-0"
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



1 EXISTING NORTHEAST ELEVATION
3/16" = 1'-0"



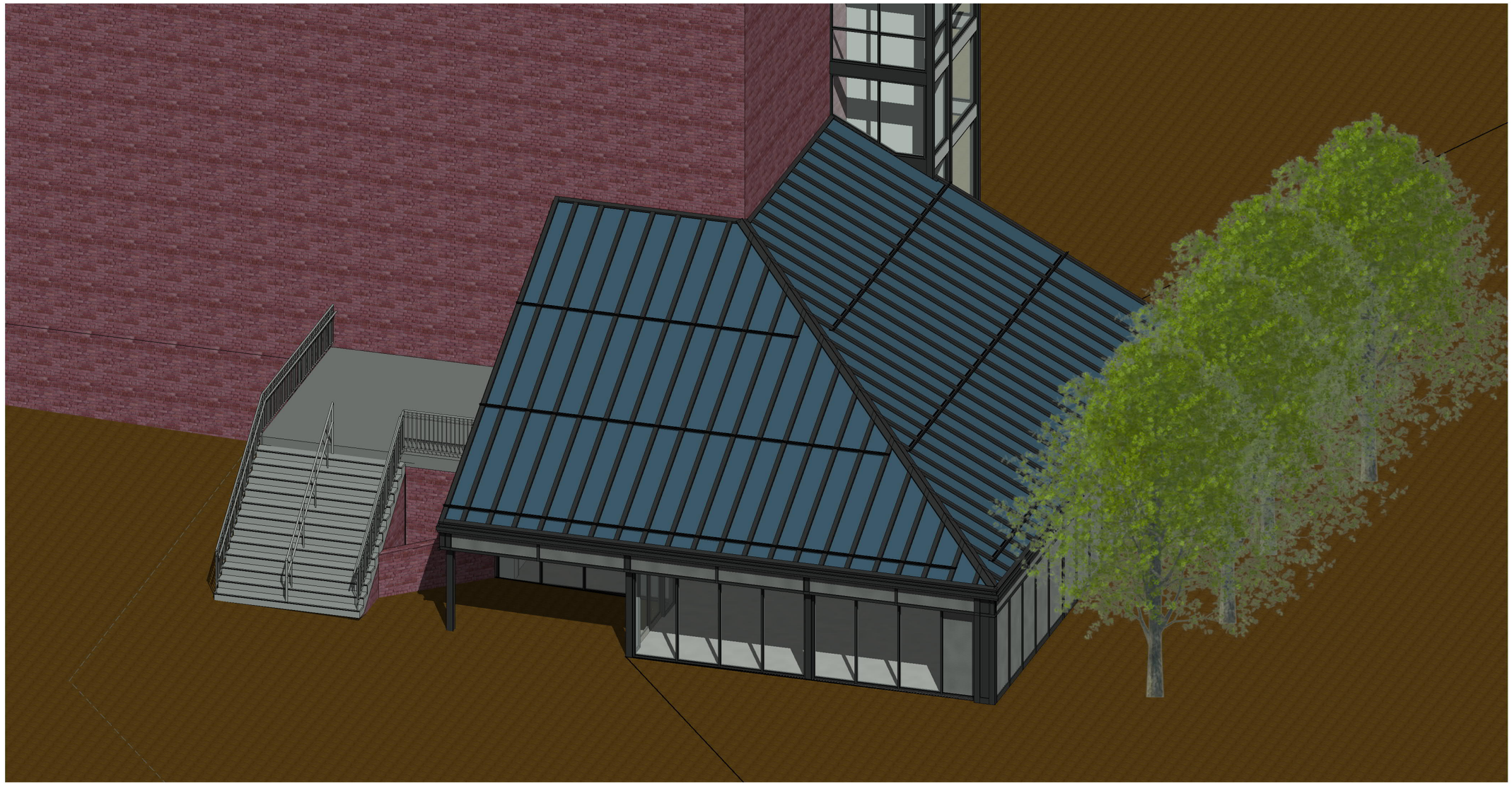
2 PROPOSED NORTHEAST ELEVATION
3/16" = 1'-0"

P7

NORTHEAST (REAR) ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 3/16" = 1'-0"
5/22/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS

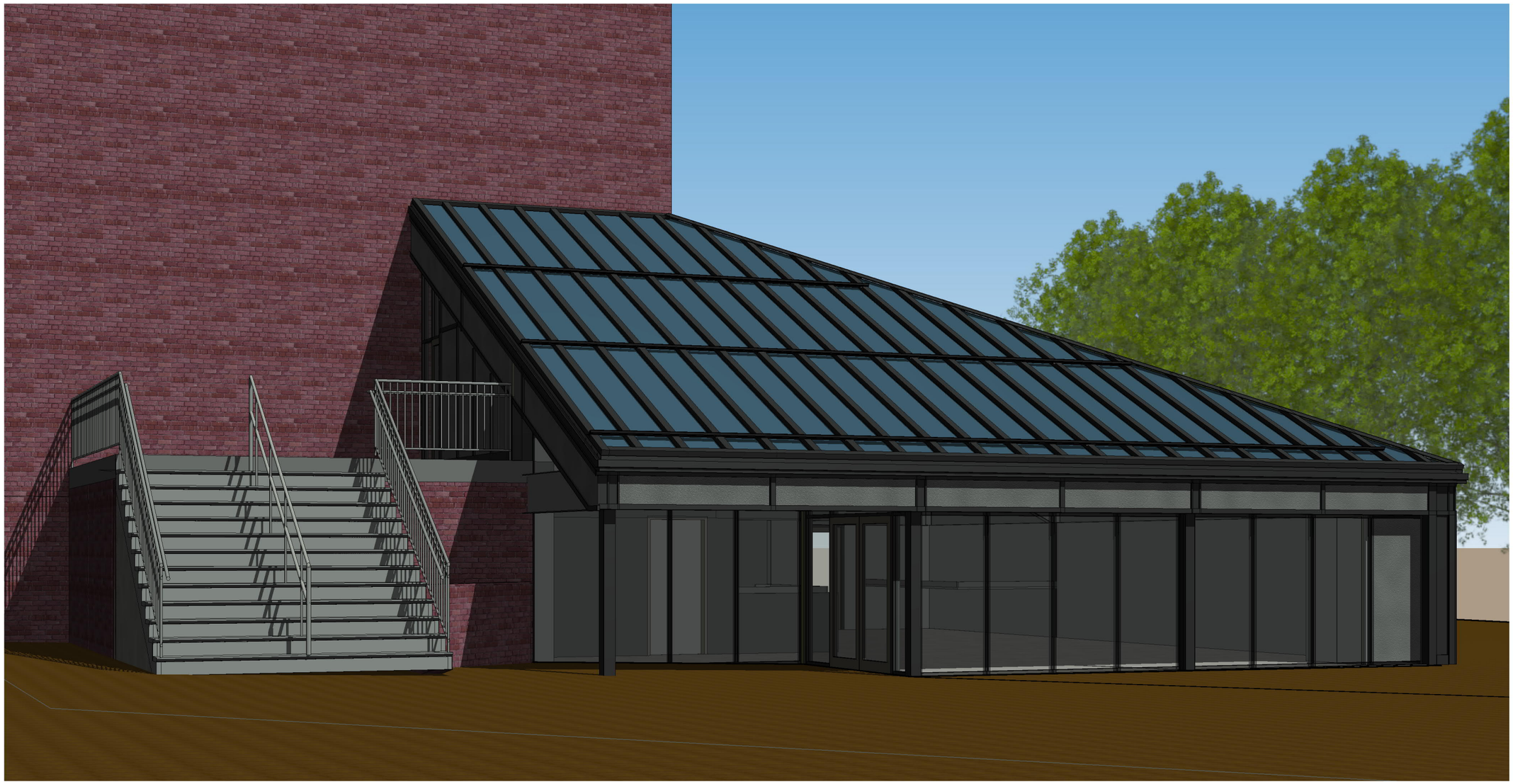


P8

AXONOMETRIC VIEW FROM SOUTH
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS

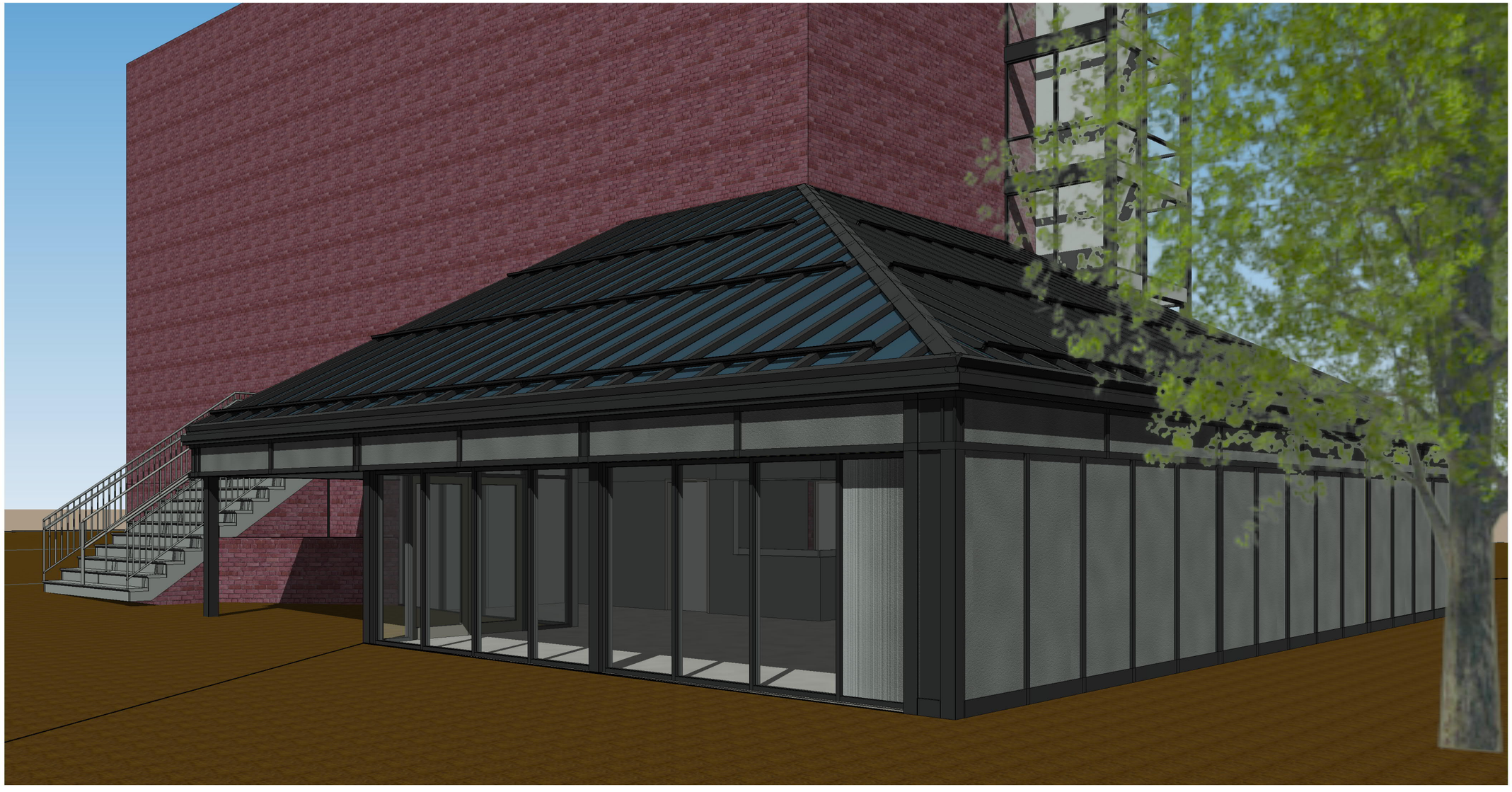


P9

PERSPECTIVE VIEWS FROM STREET
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS



P10 STREET VIEW FROM SOUTH

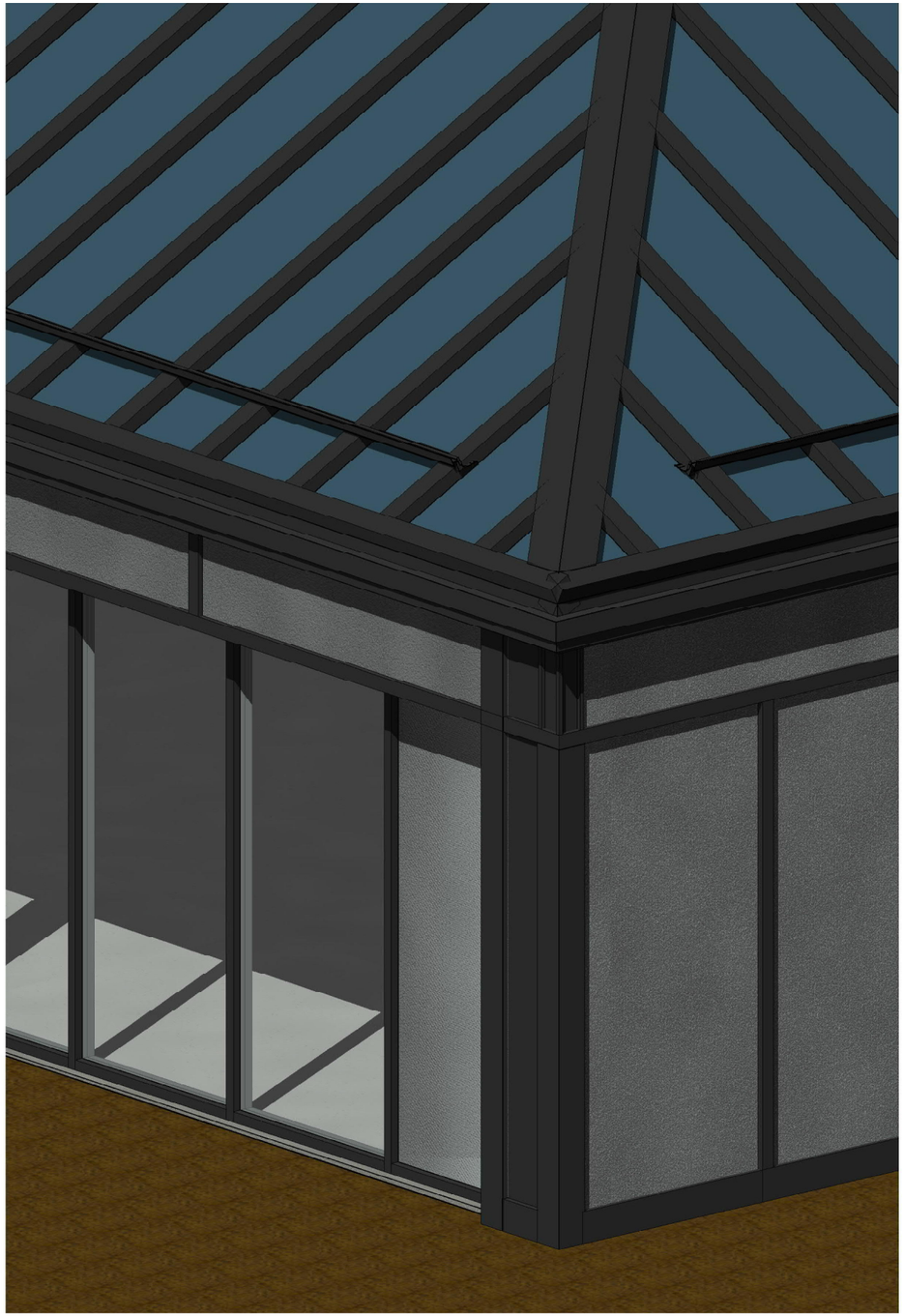
SEACOAST REPERTORY THEATER LOBBY RENO.

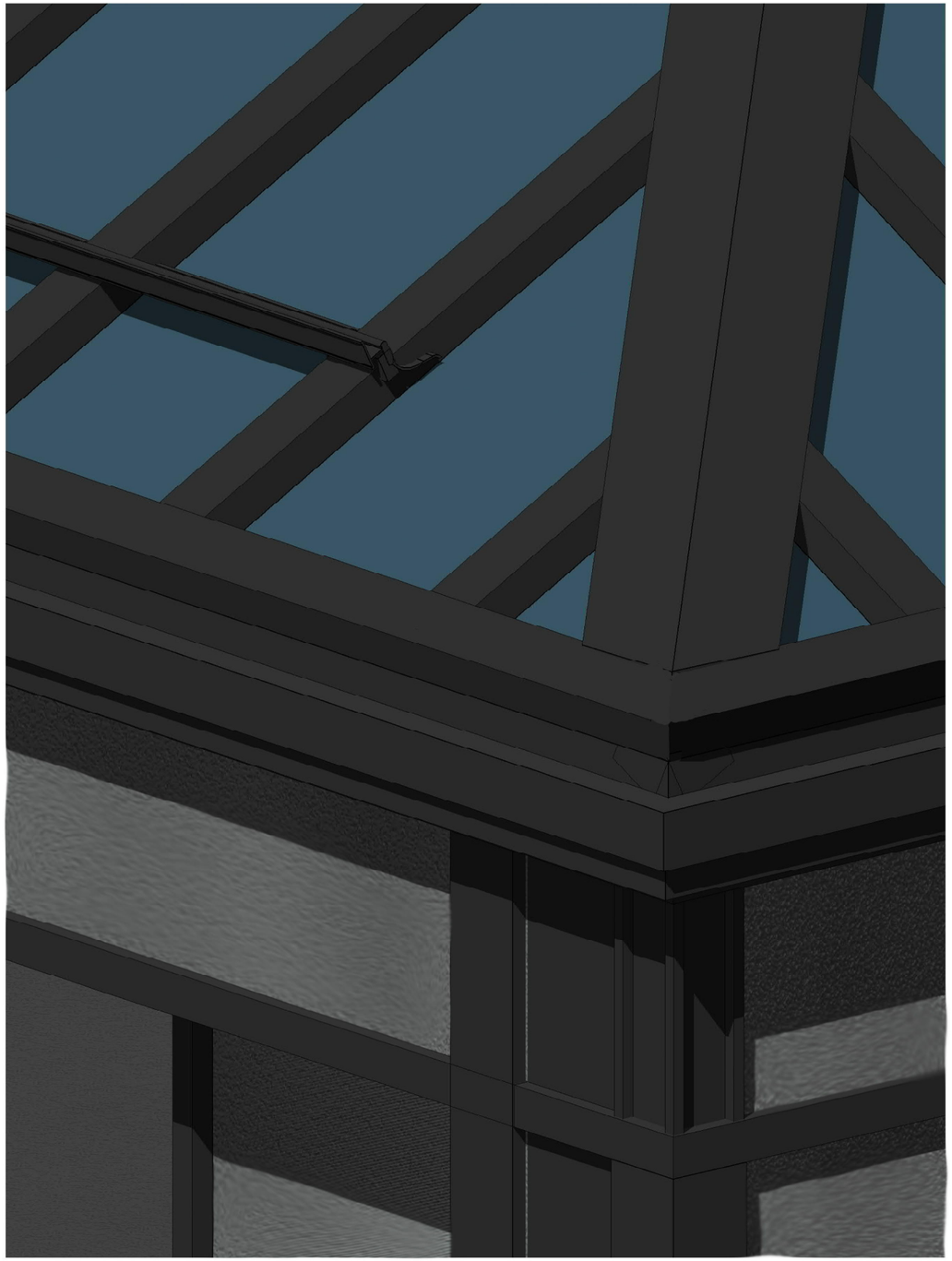
SCALE:

5/07/2020

JSA

ARCHITECTS
INTERIORS
PLANNERS





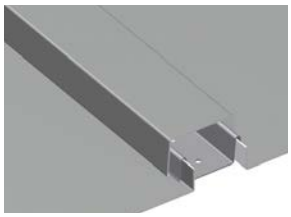
P11 **ROOF DETAILS**

SEACOAST REPERTORY THEATER LOBBY RENO.

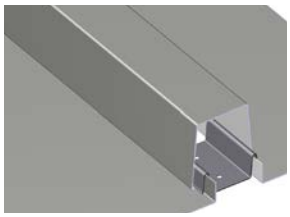
SCALE:
5/07/2020

JSA
ARCHITECTS
INTERIORS
PLANNERS

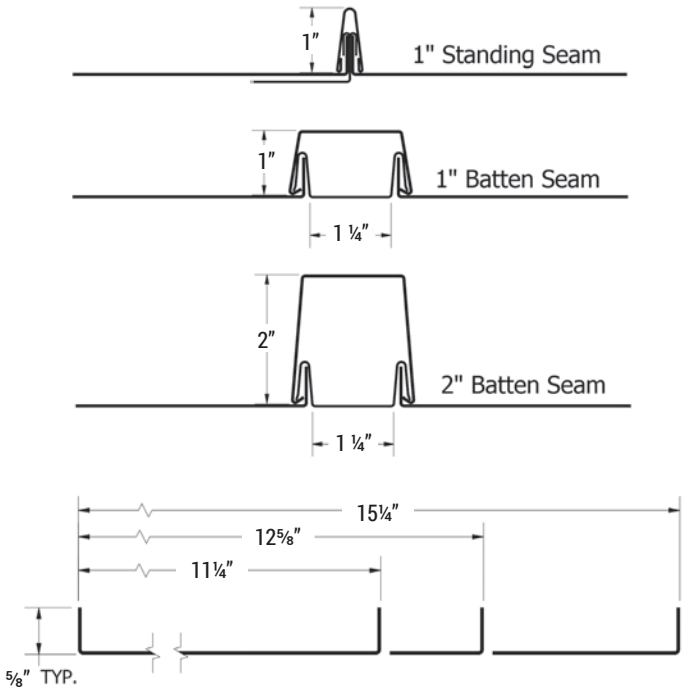
STANDING SEAM



1″ BATTEN



2″ BATTEN



SKU:

Panel: PCP110, PCP120, PCP150, PCP999
Seam: PCS114
Batten: PCB001, PCB002
Copper: PCP147

Material:

.032, .040 aluminum;
22*, 24 ga. metallic coated steel;
16 oz. copper* (PCP147 only)

Panel Coverage:

11¼″, 12⅝″, 14⅝″ †, 15¼″
Custom widths available
†Copper and Dark Bronze Anodized only

Minimum Panel Length:

2′-0″ for straight, 3′-0″ for curved

Seam Height:

Standing Seam: 1″
Batten Seam: 1″ x 1½″ or 2″ x 1½″

Available:

Straight, Tapered, Curved‡ (Concave, Convex)
‡Available in standing seam only

Texture:

Smooth or Embossed

Minimum Slope:

3:12

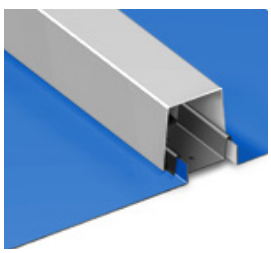
*Subject to minimum quantities and longer lead time. Inquire for availability.

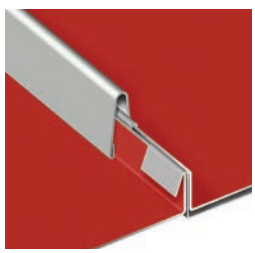
Application:

- Two-part system that consists of the flat panel, and a separate seam or batten
- Seam is snapped over the clips, concealing the fastening system
- PC™ System panels are not structural and must be applied to a solid substrate
- Precision leveling prior to forming
- Fasteners and clips allow panels to float without causing stress
- Crating for job site handling/staging

Performance Standards:

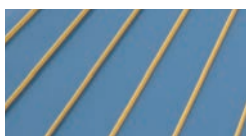
- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 283, ASTM E 331, UL 2218, ASTM E 84 Flame Spread
- High reflectivity of panels which increases energy efficiency



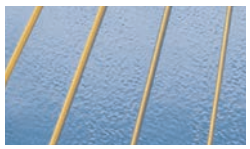


Mix and match colors of the flat panel and standing seam or batten seam for a unique aesthetic.

PC System in Custom Yellow and Regal Blue



SMOOTH



EMBOSSED

For more information: Visit www.atas.com/pc

ATAS International, Inc.

Sustainable Building Envelope Technology

BATTEN

Allentown, PA | Mesa, AZ
800.468.1441 610.395.8445
info@atas.com www.atas.com

ROOFING PANEL: Regal Blue (18)

STOCK COLORS (PVDF Finish)

PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.

Black (02) ●	Forest Green (11) ●	Chocolate Brown (04) ●	Sierra Tan (09) ●	Sandstone (06) ✚	Rocky Grey (16) ●	Ascot White (10) ■
Classic Bronze (01) ✚	Teal (19) ●	Boysenberry (25) ●	Rawhide (15) ●	Regal Blue (18) ●	Charcoal Grey (62) ●	Bone White (26) ✚
Medium Bronze (03) ✚	Hemlock Green (30) ●	Redwood (07) ●	Concord Cream (05) ●	Slate Blue (21) ●	Slate Grey (20) ▲	
Hartford Green (27) ●	Patina Green (12) ●	Mission Red (08) ●	Almond (36) ●	Siam Blue (14) ●	Dove Grey (13) ■	

PREMIUM FINISH | (PVDF Finish)

PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.

Antique Patina (24)	Champagne (31)	Coppertone (23)	Titanium (35) ●	Silversmith (28) ♦	Brite Red (17) ●

Stock Materials

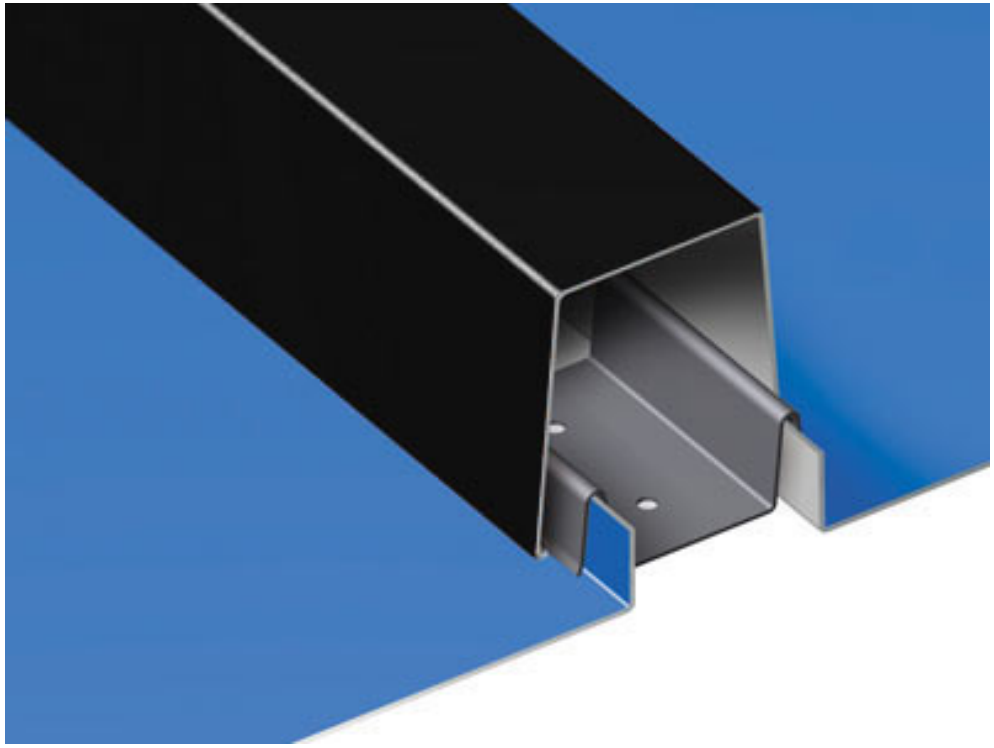
ALL Standard & Premium Finish Colors are available in:

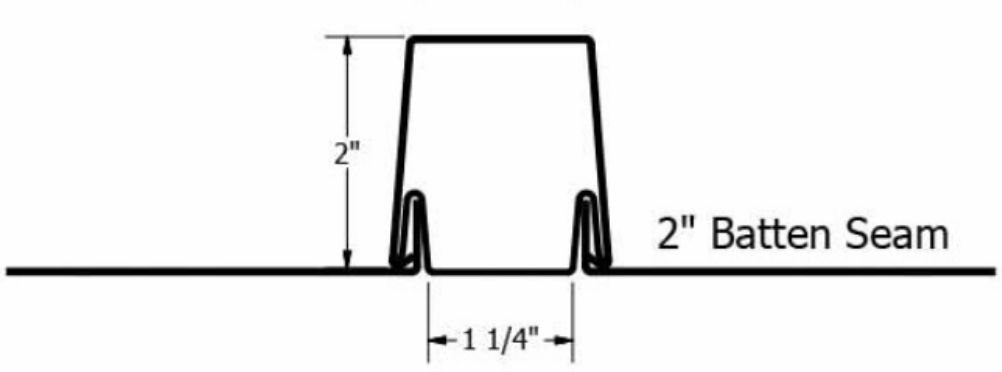
- 24 ga. steel
- .032 aluminum
- .040 aluminum

Additional Stock Materials Availability Key:

- ♦ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- ✚ 22 ga. steel, .050 & .063 aluminum
- ● .050 aluminum
- ■ .050 & .063 aluminum

Please inquire for custom materials and colors




2"
2" Batten Seam
1 1/4"

S-5!®

The Right Way!

ColorGard® is the only snow retention system to be warranted for the life of the roof! Its unsurpassed holding strength and perfect color-match are guaranteed!

ColorGard®

ColorGard®

When snow accumulations begin to melt, the result can be catastrophic as the blanket of snow avalanches off the roof, dumping tons of snow onto anything in its path, damaging landscape, gutters, adjacent roofs, vehicles, and causing injury or death to passers-by. ColorGard® dramatically reduces the risks associated with rooftop avalanches and maintains the clean colorful appearance of the roof with perfect color and finish matching, which lasts as long as the roof itself! ColorGard is the only snow retention system designed and engineered on a site-specific basis; guaranteed to perform, to not damage the roof or finish, and to exactly match the roof color—for the entire life of the roof*.

Today's premium Kynar 500® and Hylar 5000® (PVDF) paint systems used on metal panels are "coil-coated" and oven-cured. This is the only finish application method that can be warranted against color fade for 30 years or longer. Nothing can equal it! So, why settle for less in a snow guard system? While some dyes, powder-coats and air-dried color application methods may initially simulate a perfect match, the color soon begins to fade and becomes increasingly mismatched with a few years of age. By utilizing a strip of the actual roof material, ColorGard perfectly matches the roof—forever!

ColorGard is mechanically attached with patented S-5!® clamps. S-5! is the trusted name in metal rooftop attachment technology worldwide. S-5! patented, round-point setscrews grip the seam securely without penetration and without damage to the panel's protective finishes. The clamps are precision-machined from aircraft quality, high tensile aluminum—not cast or plastic. All related hardware is non-ferrous stainless steel for lasting performance.

*See optional limited ColorGard System Warranty Program information at www.S-5-ColorGard.com

The right way to attach almost anything to metal roofs!

888-825-3432 | www.S-5.com

S-5!®

The Right Way!

The right way to attach almost anything to metal roofs!

1. ColorGard®

ColorGard® snow retention system is manufactured from mill finished, high quality aluminum. It comes in 8.00' long sections, punched or unpunched configurations. Splices are included with ColorGard for adjacent sections. For use with S-5!® standard clamps, VersaBracket™, and CorruBracket™.

2. Punched Crossmember

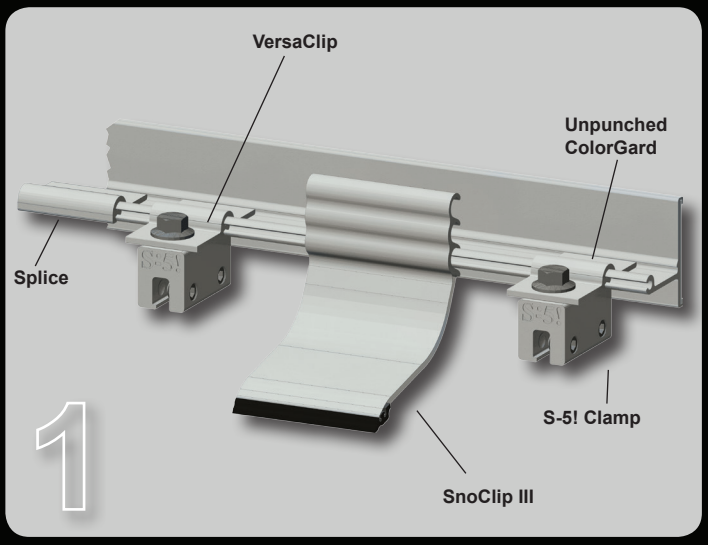
Punched ColorGard is slotted every 4.00" on center for seams that are spaced accordingly, i.e. divisible by 4.00". The slotted configuration works well with S-5! clamps.

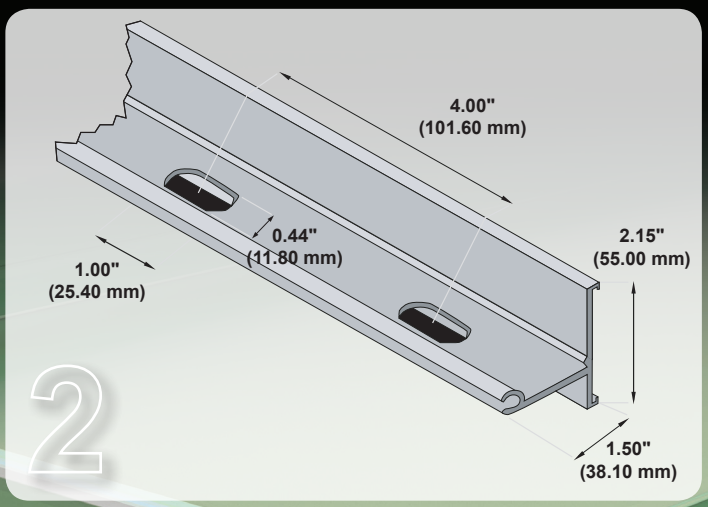
3. Unpunched Crossmember

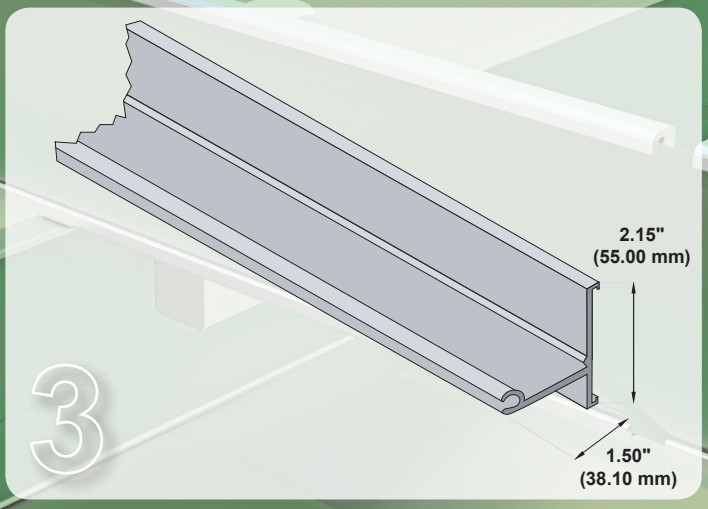
Unpunched ColorGard is the most versatile and easy to install when used with the S-5! VersaClip™. Unpunched does not need holes, as the VersaClip accommodates any seam spacing. The unpunched configuration works well with VersaBracket, and is the right choice when the roof is laid out with untrue seam width or when the seam width is not divisible by 4. If in any doubt, use unpunched.

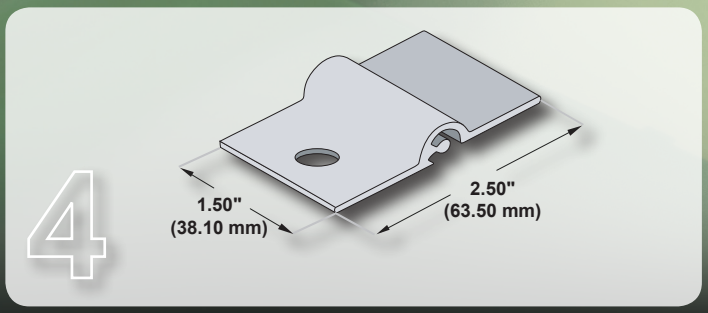
4. VersaClip™

Purchased separately. VersaClip makes installation easy as it simply slides on the ColorGard crossmember. It can be used with all S-5! clamps (one per clamp), and is optional with CorruBracket. VersaClip is not needed with VersaBracket. VersaClip is also handy when installing ColorGard askew, such as is required in the valleys between intersecting rooflines.







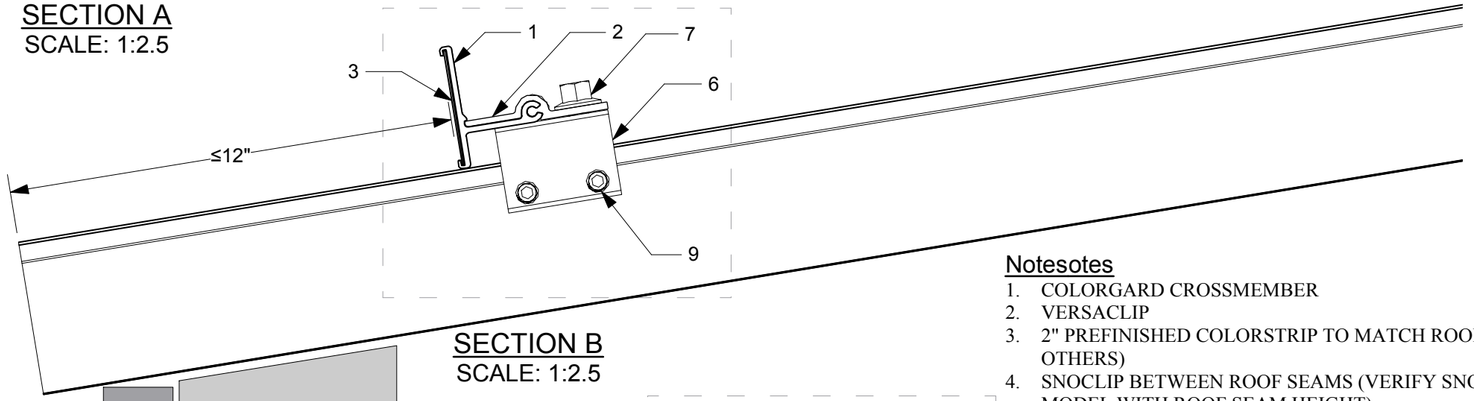


ColorGard® Components

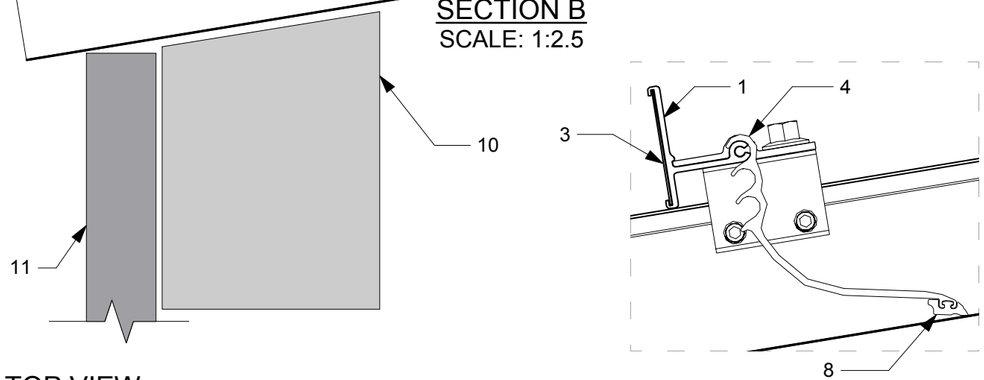
MADE IN THE USA

888-825-3432 | www.S-5.com |

SECTION A
SCALE: 1:2.5



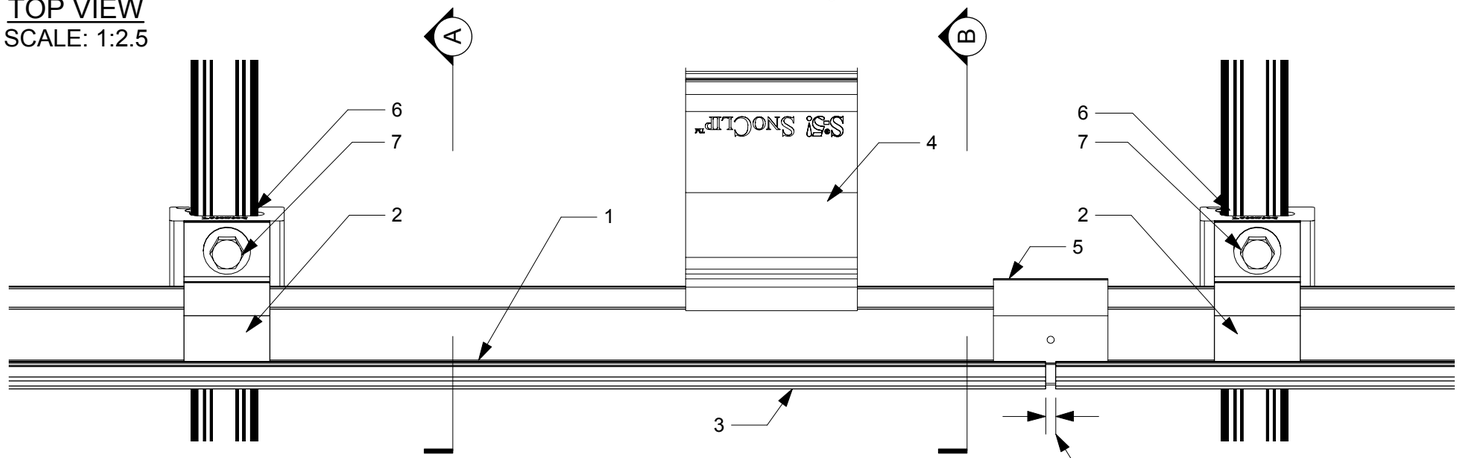
SECTION B
SCALE: 1:2.5



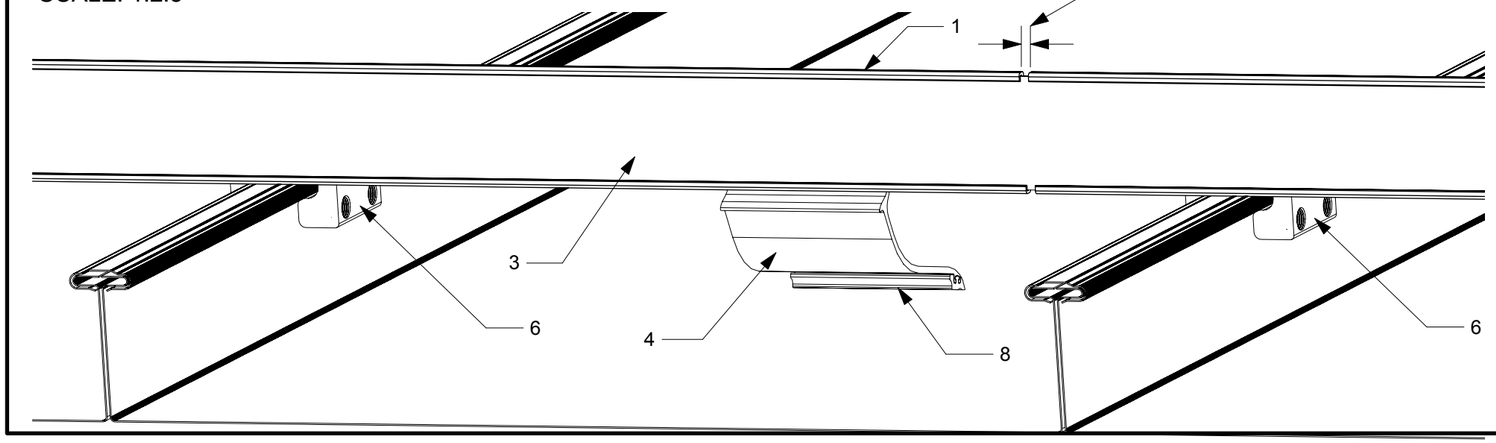
Notesotes

1. COLORGARD CROSSMEMBER
2. VERSACLIP
3. 2" PREFINISHED COLORSTRIP TO MATCH ROOF (BY OTHERS)
4. SNOCLIP BETWEEN ROOF SEAMS (VERIFY SNOCLIP MODEL WITH ROOF SEAM HEIGHT)
5. COLORGARD SPLICE
6. S-5-T CLAMP
7. M10-1.5 X 0.63" HEX FLANGE BOLT
8. RUBBER FOOT TOE
9. 3/8-24 X 0.8" ROUND POINT SETSCREW
10. EAVE STRUCTURE
11. SIDING MATERIAL
12. SPACE FOR THERMAL EXPANSION

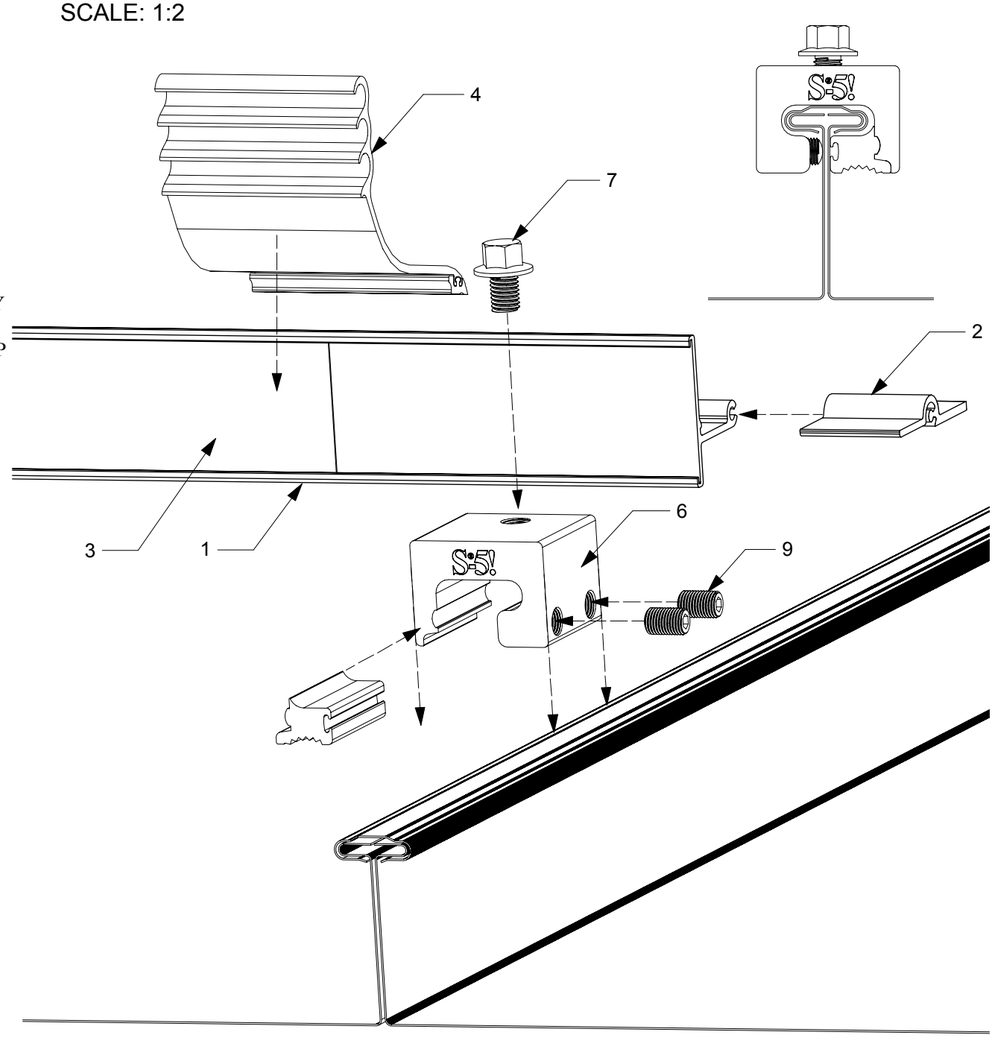
TOP VIEW
SCALE: 1:2.5



ASSEMBLY
SCALE: 1:2.5



COMPONENTS
SCALE: 1:2



S-5!®
The Right Way!

DRAWING TITLE:

S-5-T ColorGard Assembly

DRAWING NUMBER:	ISSUE DATE:
S-5-TCG 100	September 18, 2013

CLAMP: **S-5-T**	CLAMP WEBPAGE: http://www.s-5.com/clamps/index_898.cfm	METAL ROOF INNOVATIONS, LTD. 8655 TABLE BUTTE RD COLORADO SPRINGS, CO 80908 719-495-0518 888-825-3432 www.S-5.com
CROSS MEMBER: **Unpunched ColorGard**	CROSS MEMBER WEBPAGE: http://www.s-5.com/snow/index_1146.cfm	
CALCULATOR: **Calculator**	CALCULATOR WEBPAGE: http://www.s-5.com/calculator/index.cfm	

Change is good. It adds character.

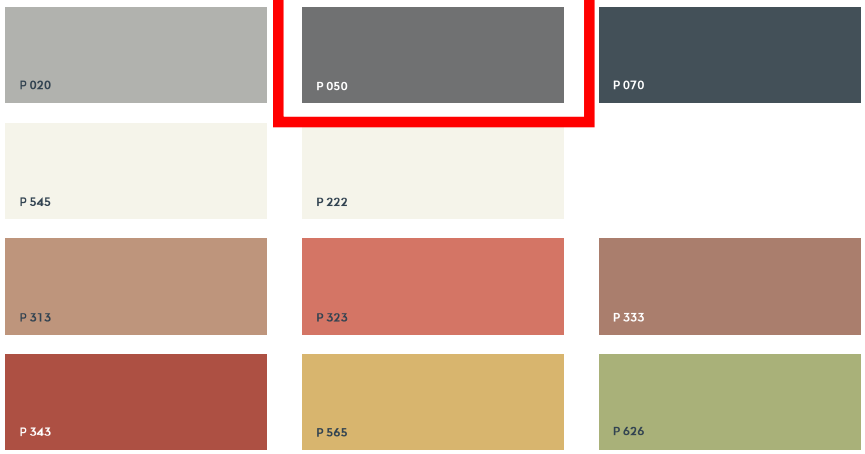
The Cembrit Patina design line boards are similar, yet individually different. While they all patinate in colour over time, each board comes with slight variations in structure and surface to accommodate the demands from architects and builders across the world, who are looking for a characteristic texture and an authentic expression. Thus, the boards are one of a kind. They are unique, they change over time – and herein lies the secret of how they continue to keep buildings alive – year after year.

Cembrit Patina design line

GRAPHITE
P050
SMOOTH

Colours

Cembrit Patina Original



Cembrit Patina Rough

Cembrit Patina Inline

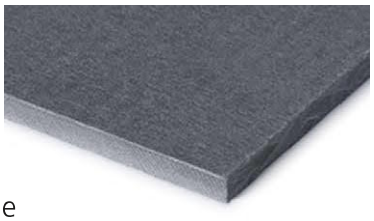
The representation of colours may deviate from the original product colours.

Properties

Cembrit Patina Original and Cembrit Patina Rough	
Length	2500/3050mm
Width	1192/1250mm
Thickness	8mm
Weight pcs	12.4 kg/m²
Surface, Patina Original	Natural textured
Surface, Patina Rough	Structured, velvety

Cembrit Patina Inline	
Length	2500/3050mm
Width	1192/1250mm
Thickness top	9.5mm
Thickness groove	8mm
Weight pcs	14.1kg/m²
Surface	Linear grooves

Cembrit **Patina Original**



Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina. (Also available in Rough and Inline.)

Grays

P 020 Granite

P 050 Graphite

P 070 Flint

Whites

P 222 Pearl

Reds

P 313 Tufa

P 323 Magma

P 333 Adobe

P 343 Ruby

Yellows

P 545 Sand

P 565 Amber

Greens

P 626 Emerald

Printed in USA

AFC cladding Panels

Fiber Cement— **Distinct Properties**

Sound and Weather Resistant — Cembrit fiber cement boards deliver optimal sound and weather insulation. Noise as well as changing weather conditions such as freeze/thaw, heat and water pose no threat to fiber cement façades. The boards retain their shape at all times.

Low Maintenance — The ability of the boards to resist mold and algae attacks is equally impressive. The result is a long-lived façade that saves you time and effort on inconvenient and costly repairs and repaints.

Non-combustible — The boards are non-combustible, which is your guarantee for a safe building.

Easy Handling — Cembrit fiber cement boards are flexible and easy to handle. They can be delivered cut to size, ready for installation. All this makes for lower construction costs, shorter construction times, and lower installed costs.

Fiber Cement— **A Unique Composition**

Natural Ingredients — With the strong composition of cement, mineral fillers, cellulose and non-toxic, organic fibers— and not to forget a dash of water— Cembrit fiber cement boards are made up of purely natural and environmentally friendly raw materials. This makes for sustainable and fully reusable boards.

Strong Recipe — The secret behind the impressive strength and durability of Cembrit fiber cement boards resides in the manufacturing technology. Thin layers of fiber cement are added on top of each other, pressed firmly together under tremendous pressure before completing a slow air curing process. Reinforced by carefully selected fibers, the many thin layers give the fiber cement cladding a strength with few peers in the world of building materials.

Green Footprints — A comprehensive analysis of the environmental impact of the Cembrit boards can be made from Cembrit's EPDs in accordance with EN 15804 on the Sustainability of Construction Works. The EPDs provide a Life-Cycle Assessment, manufacturing process details, and information on the use of any dangerous materials. These EPDs are available online.

AFC cladding

Product **Sustainability**

AFC Cladding is committed to providing the highest quality high density compressed fiber cement panels to the U.S. building markets. In order to do this, we feel it necessary to provide not only high quality products, but sustainable products that can contribute to green (LEED) building projects, which in turn benefit the environment we all live in.

AFC Cladding products currently have a potential contribution to various LEED credits including but not limited to:

Direct Contribution

Materials and Resources:

- BPDO – Environmental Product Declarations

Indirect Contribution

Indoor Environmental Quality:

- Thermal Comfort

Energy and Atmosphere:

- Optimize Energy Performance

One of the most important sustainable attributes is the durability of AFC Cladding panels. With their long lifespan, virtually requiring no refurbishment, AFC Cladding panels can contribute to less replacement of materials and to drastically lower maintenance costs over the useful life of the building.

The Ventilated and Insulated Rainscreen Cladding (VIRSC) system, which is used to affix AFC Cladding panels to the exterior of a structure, offers many benefits and green attributes to the performance of the building envelope. Durability and resistance to moisture and mold build-up are noteworthy benefits. Equally important is its ability to accommodate external insulation.

In addition, AFC Cladding is dedicated to further research and analysis of our products to achieve additional LEED credits, and help further the cause of building sustainable and efficient buildings.

Warranty information available upon request.

Distributed exclusively by:

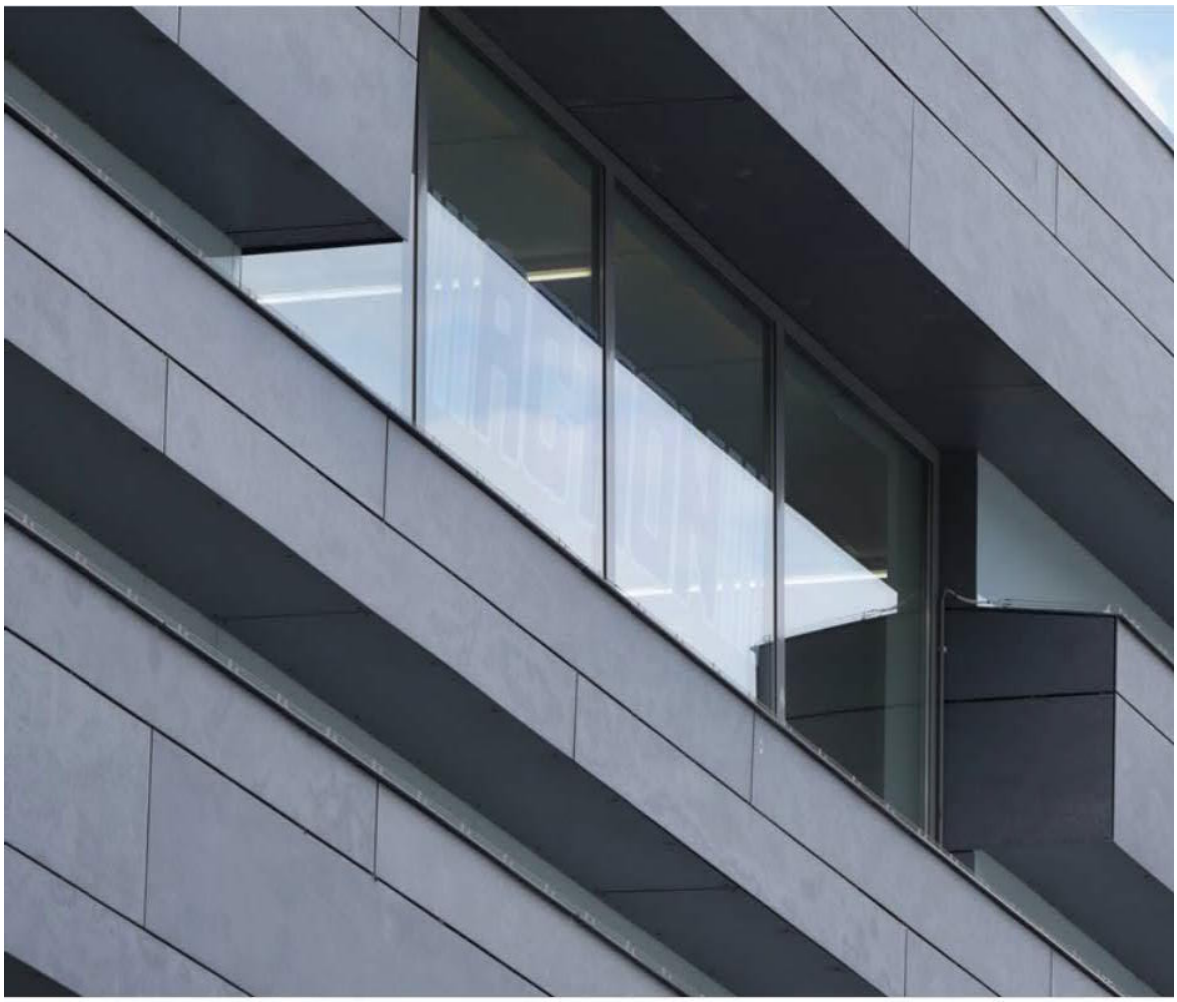
American Fiber Cement Corporation

6901 South Pierce Street, Suite 180
Littleton, CO 80128 U.S.A.

Phone: 303-972-5107
800-688-8677
Fax: 303-978-0308

www.americanfibercement.com

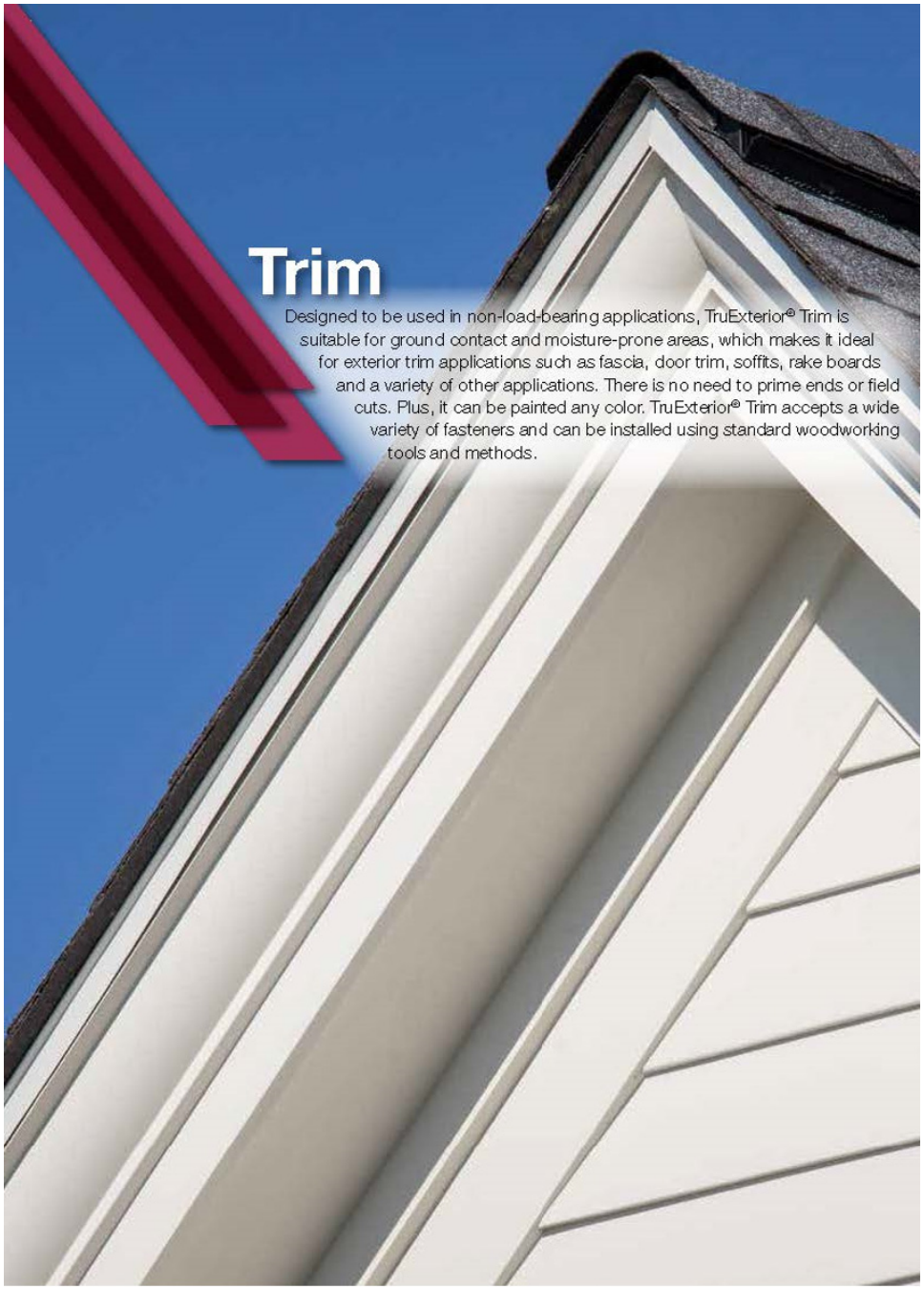
CEMBRIT
Building Better Days



CEMBRIT
PATINA
P 050
GRAPHITE
SMOOTH

TRUEXTERIOR - FLYASH POLYMER COMPOSITE TRIM BOARDS

TRIM:
"TRUEXTERIOR"
POLYASH TRIM
BOARDS, PAINT
COLOR TO MATCH
EXISTING METAL
STOREFRONT.



Siding that's in a class of its own.

DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No swelling*
- No cracking or splitting
- No cupping or checking*
- Suitable for ground contact

BEAUTY

- Tighter gaps, minimal movement—it will move less than fiber cement, wood, PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

WARRANTY

- 20 year limited warranty

Pictured: Cove/Dutch Lap

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

Phenomenal Performance. **Remarkable Workability.**

TruExterior® Siding & Trim offers both and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*
- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

TruExterior® Siding & Trim

TRIM PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0101
c. Progressive Engineering		PER-14090
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft^3
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficent of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawl	ASTM D 1761	> 40 lbf/in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERENCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches
d. End Cut Angle		± 2°

BORAL® BORAL BUILDING PRODUCTS

100 SERIES
Windows

ANDERSEN™
WINDOWS & DOORS



A BETTER CHOICE

Whether you're replacing, remodeling or building new, Andersen® 100 Series products offer many advantages over vinyl at a good value. They're made of our innovative Fibrex® composite material that's 2X stronger than vinyl, environmentally smart, energy efficient and offers superior strength and performance making them a better choice for your home.

- Fibrex material construction provides long-lasting performance
- Weatherstrip is designed to be an energy-efficient barrier against wind, water and dust
- Virtually seamless corners offer a cleaner, more contemporary look
- Premium matte finish never needs painting and won't fade, flake, blister or peel*

- 100 Series products have a 12X thicker finish than that of painted vinyl windows** resulting in superior scratch resistance

PRODUCT TYPES

- Casement windows
- Awning windows
- Single-hung windows
- Gliding windows
- Picture windows
- Transom windows
- Specialty Windows

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E Sun glass
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass, sound reducing glass and patterned glass is available. Contact your Andersen supplier for availability.

ASK ABOUT ENERGY STAR

FRAME OPTIONS

1 3/8" flange setback, 1" flange setback with stucco key or replacement configurations with or without an accessory kerf available.

EXTERIOR COLORS

White | Sandtone | Terratone | Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

*Products with Sandtone, dark bronze, and black interiors have matching exteriors.

HARDWARE OPTIONS**

SINGLE-HUNG & GLIDING

Standard

Lock | Optional Lift/Pull

Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

Optional Slim Line Metal Hardware

Lock

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

CASEMENT & AWNING

Standard Folding

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Bold name denotes finish shown.

ACCESSORIES

- **Wireless Open/Closed Sensor**
  Indicates if windows are open or closed† for peace of mind and feature a sleek, compact design for a clean appearance.
- **Grilles**
  Variety of grille options available including Finelight™ grilles-between-the-glass for convenient cleaning and full divided light grilles for an authentic look.
- **Insect Screens**
  Optional TruScene® insect screens for windows provide 50% more clarity than our conventional insect screens, letting in more air and sunlight.

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/100series**

**Hardware is sold separately, except standard hardware.
†When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

VIEW FROM PLEASANT AND STATE STREETS

VIEW FROM PLEASANT STREET

VIEW FROM STATE AND CHURCH STREETS

VIEW FROM COURT STREET

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Newmarket, NH
03857
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mjkarchitects.com

CONSULTANTS

REVISIONS

APPROVALS

HDC
WORK SESSION
05.11.20

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

EXTERIOR CONCEPTS

DRAWN BY:

CHECKED BY:

DATE: 5/14/2020

SCALE: AS NOTED

DRAWING NO.

PB1

DO NOT SCALE PRINTS

PLEASANT STREET ELEVATION
SCALE: 1/8" = 1'-0"

STATE STREET ELEVATION
SCALE: 1/8" = 1'-0"

CHURCH STREET ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT

RESTORATION AND EXPANSION OF
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AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

EXTERIOR ELEVATIONS

DRAWN BY:

CHECKED BY:

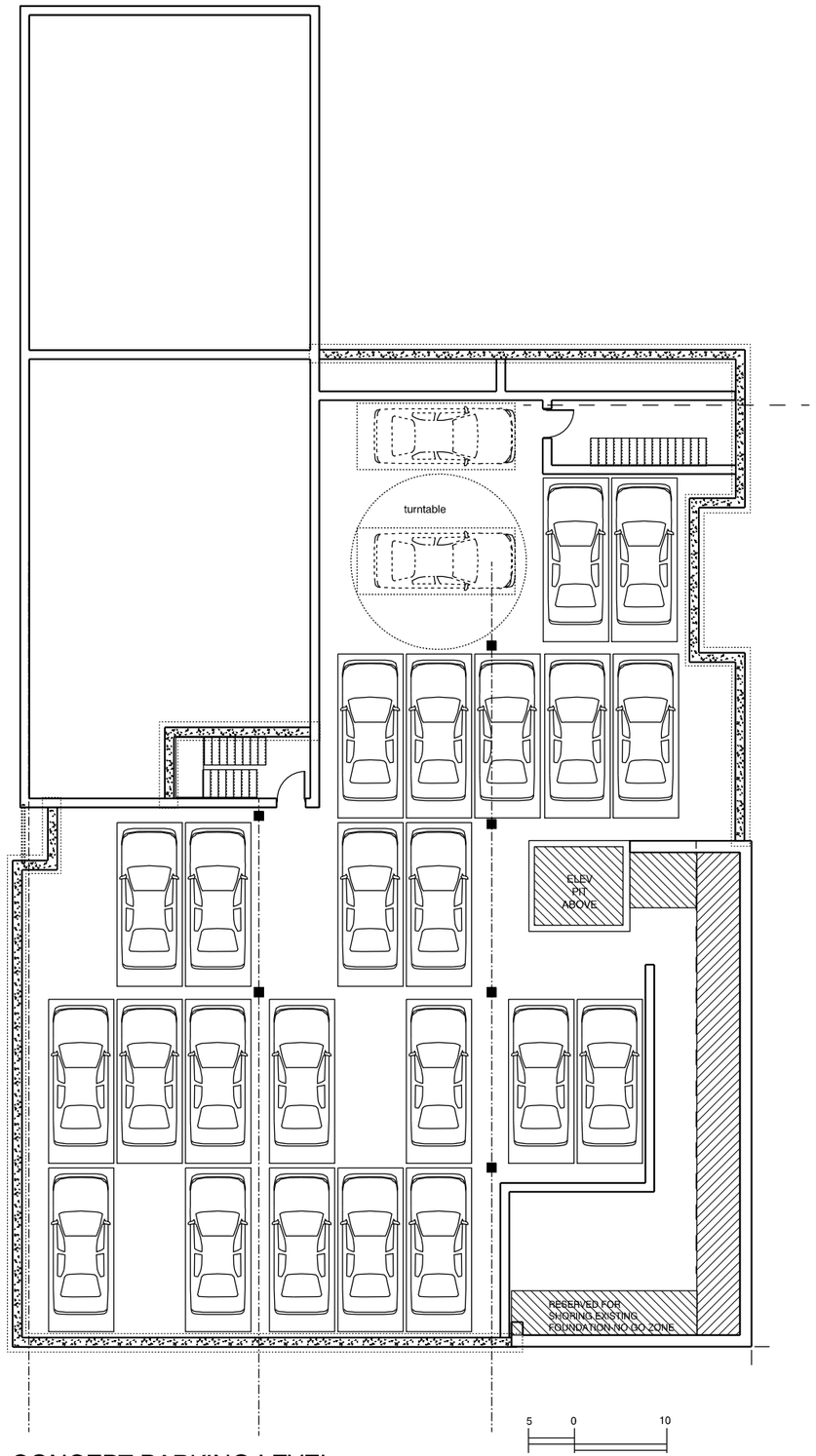
DATE: 5/14/2020

SCALE: AS NOTED

DRAWING NO.

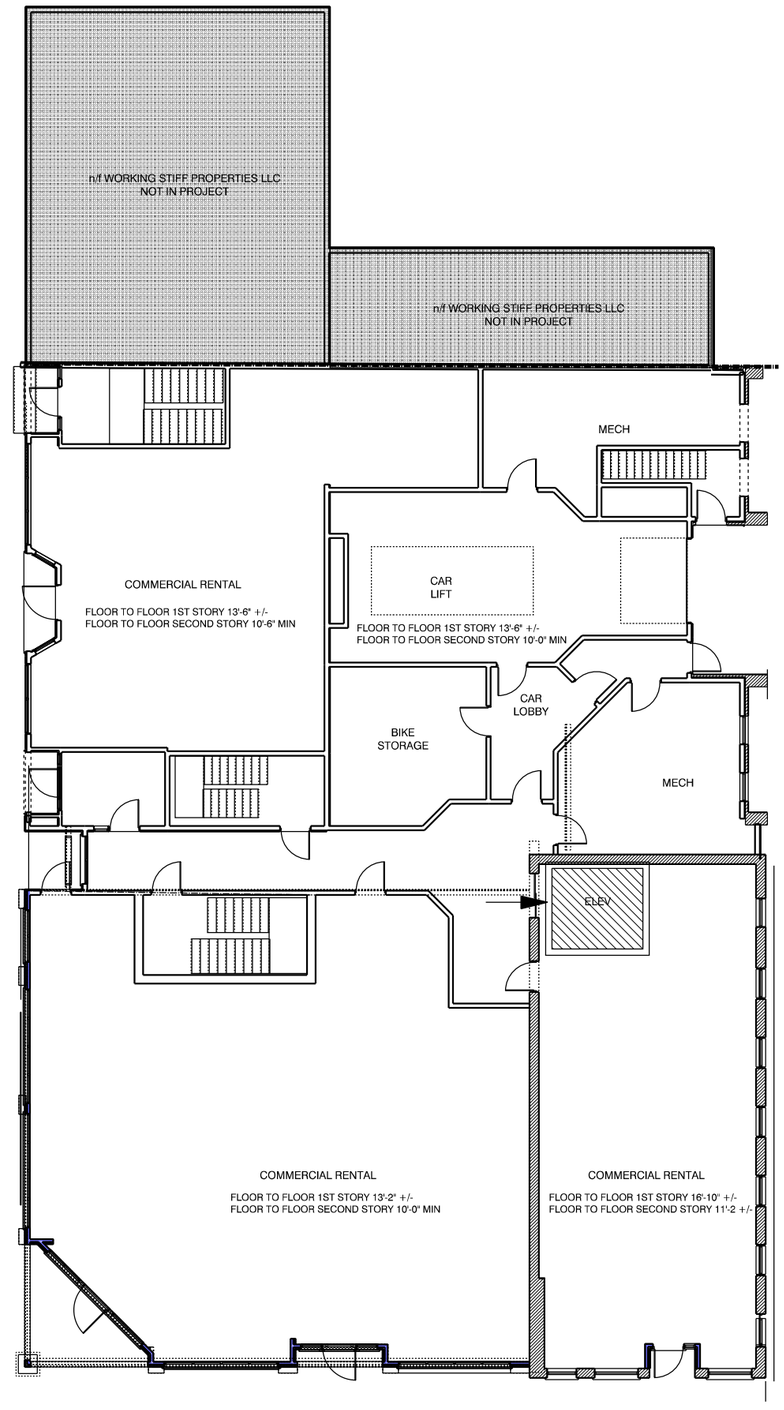
PB2

DO NOT SCALE PRINTS



CONCEPT PARKING LEVEL

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



CONCEPT FIRST FLOOR PLAN

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

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CONSULTANTS

REVISIONS

APPROVALS

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05.11.20

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PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITTLE

CONCEPT PLANS PARKING AND FIRST

DRAWN BY:

CHECKED BY:

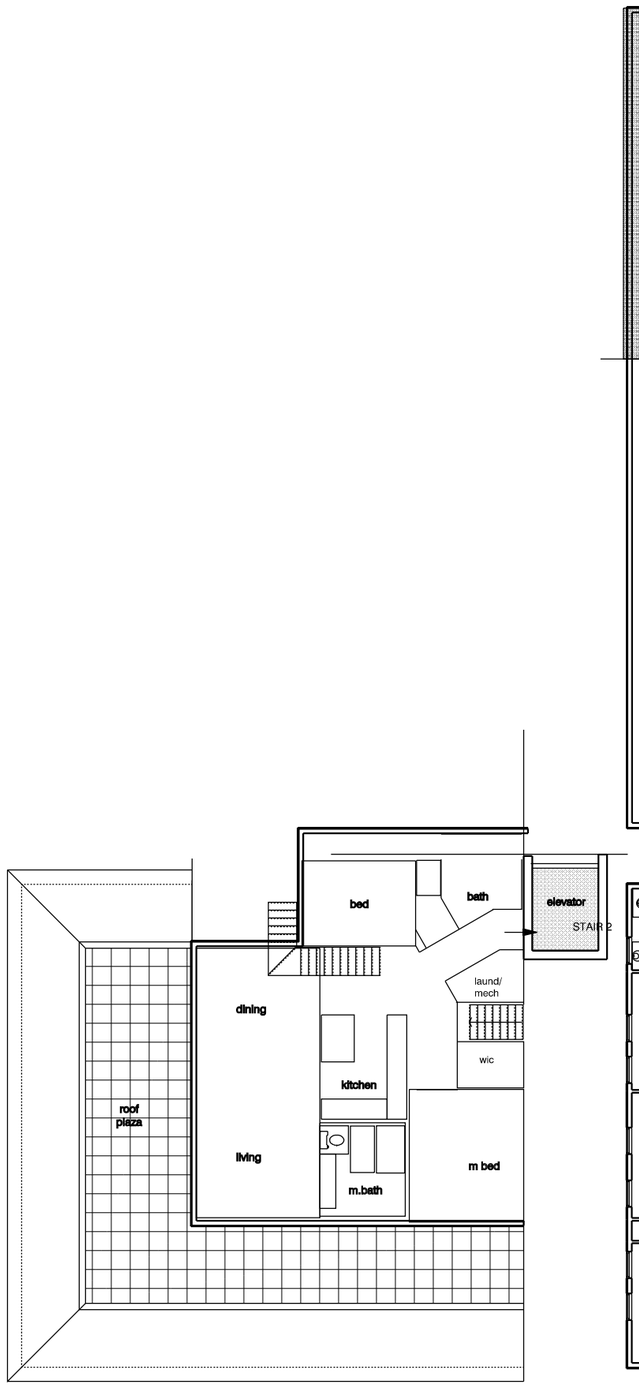
DATE: 5/14/2020

SCALE: AS NOTED

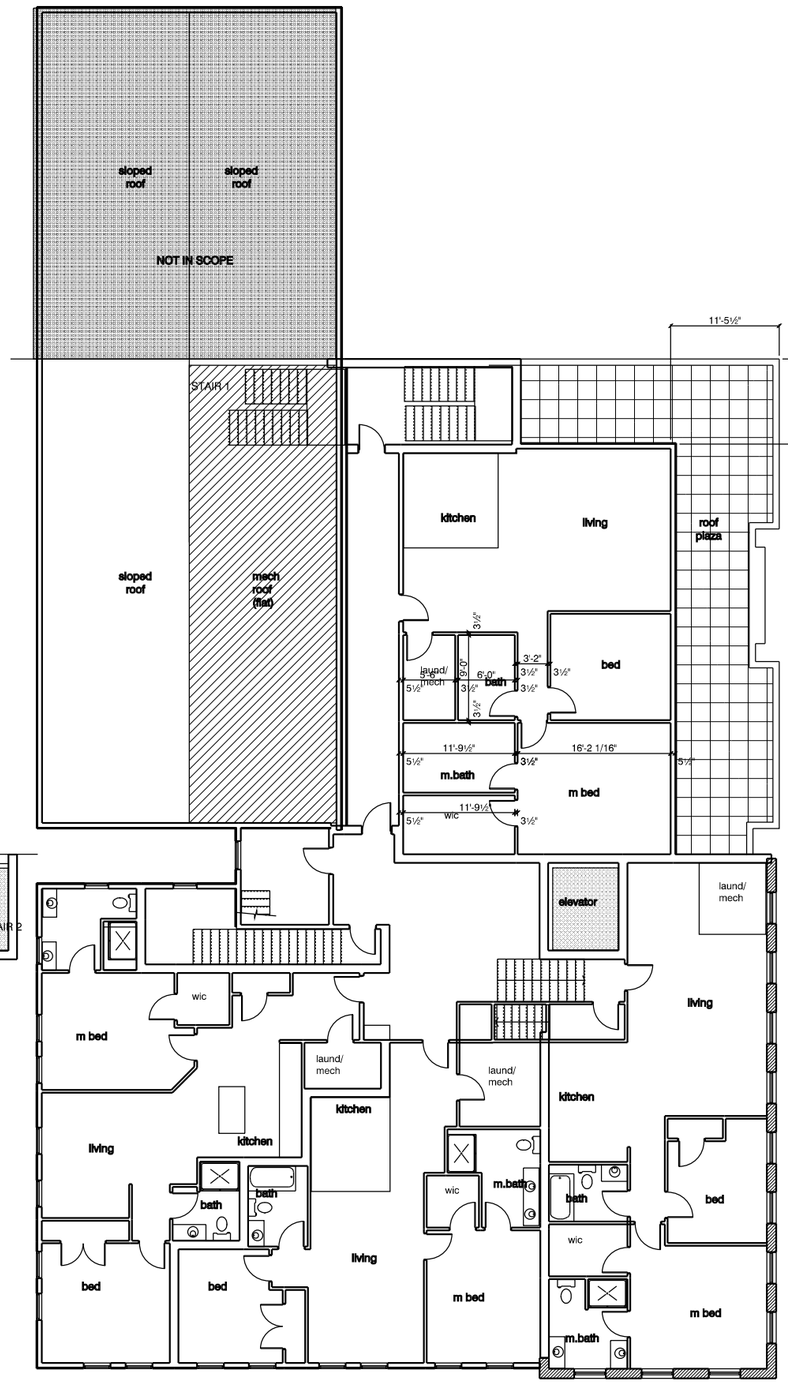
DRAWING NO.

PB3

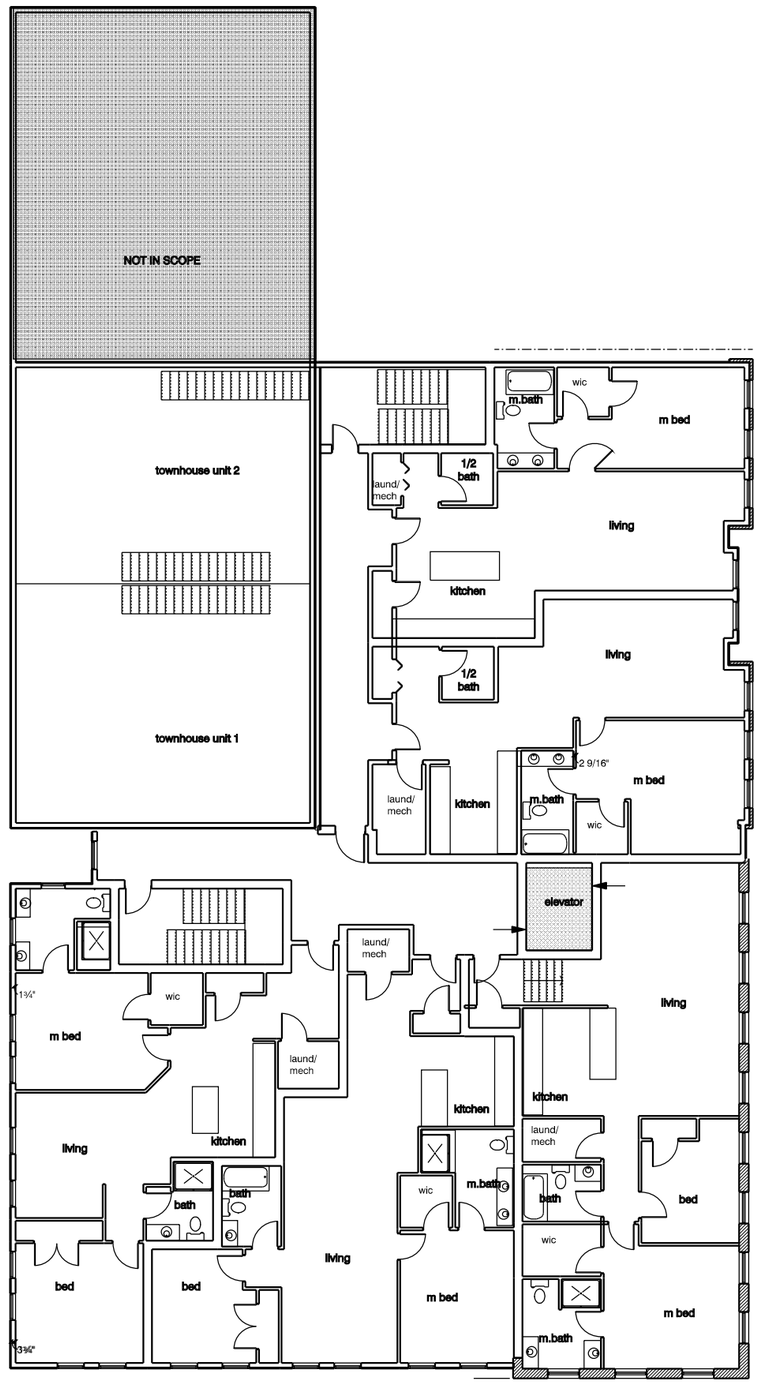
DO NOT SCALE PRINTS



PENTHOUSE PLAN



FLOOR 4 PLAN



TYPICAL FLOOR 2-3 PLAN

CONCEPT PLANS

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

5 0 10

DO NOT SCALE PRINTS

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Architects, PLLC

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DESIGN

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Newmarket, NH
03857

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mjkarchitects.com

CONSULTANTS

REVISIONS

APPROVALS

HDC
WORK SESSION
05.11.20

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PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
PORTSMOUTH, NH
03801

TITLE

CONCEPT PLANS 2-5

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DATE: 5/14/2020

SCALE: AS NOTED

DRAWING NO.

PB4

PLEASANT STREET
SCALE: 3/16" = 1'-0"

CHURCH STREET
SCALE: 3/16" = 1'-0"

DO NOT SCALE PRINTS

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PB5. ELEVATIONS

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PB5

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