**MEETING OF**
**THE HISTORIC DISTRICT COMMISSION**
**PORTSMOUTH, NH**

**Remote Meeting Via Zoom Conference Call**

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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 2020-10, 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.** **August 05, 2020**

**AGENDA (revised on August 06, 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. APPROVAL OF MINUTES

A. July 01, 2020
B. July 08, 2020

## II. ADMINISTRATIVE APPROVALS

1. 421 Pleasant Street
2. 241 South Street
3. 36 Richards Avenue
4. 10 Commercial Alley, Unit 2
5. 28 Dearborn Street
6. 57 Salter Street
7. 105 Chapel Street
8. 35 Mark Street
9. 170 Mechanic Street
10. 33 Northwest Street

## III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **John S. Guido Jr., owner,** for property located at **35 Howard Street, #35,** wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the July 01, 2020 meeting to the August, 2020 meeting.)*

Request to Postpone

## IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Mill Gate Condominium Association, owner, and Lassen Family Revocable Trust, Charles L. and Susan E. Trustees, applicants,** for property located at **19 South Street, Unit 1,** wherein permission is requested to allow exterior renovations to an existing structure (on the rear elevation remove one window and one door and add two new windows and new patio door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as lot 53-1 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner,** for property located at **458 Marcy Street,** wherein permission is requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of **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 (replacement of all windows on the side and rear of the structure and relocate historic windows to the front as needed) 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.

4. Petition of **Portwalk Residential, LLC and Cathartes Private Investment, owners,** for property located at **99 Hanover Street,** wherein permission is requested to allow exterior renovations to an existing structure (replace current store-front façade with new doors and windows and related upgrades for new restaurant entryway) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as lot 23 and lies within the Character District 5 (CD5) and Historic Districts.

5. Petition of **John Tiano, owner,** for property located at **298 Middle Street,** wherein permission is requested to allow new construction to an existing structure (remove existing rear deck and replace with new larger rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts.

## V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Christopher D. Clement and Wendy L. Courteau-Clement, owners,** for property located at **41 Market Street,** wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

2. Work Session requested by **COLACO, LLC, owner,** for property located at **45 Market Street,** wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts.

## VI. ADJOURNMENT

**MEETING OF**
**THE HISTORIC DISTRICT COMMISSION**
**PORTSMOUTH, NH**

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**6:30 p.m.** **August 19, 2020**

**AGENDA**

*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. ADMINISTRATIVE APPROVALS

## II. WORK SESIONS (OLD BUSINESS)

A. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners,** for property located at **132-134 Middle Street,** wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

B. Work Session requested by **Kevin Shitan Zeng Revocable Trust of 2017, Kevin Shitan Zeng Trustee, owner,** for property located at **377 Maplewood Avenue,** wherein permission is requested to allow the partial demolition of an existing structure and renovations to an existing structure (new windows, siding, and roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A

(GRA) and Historic Districts. *(This item was continued at the July 08, 2020 meeting to the August, 2020 meeting.)*

C. 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. *(This item was postponed at the July 08, 2020 meeting to the August, 2020 meeting.)*

## III. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Vincent A. Marchese Jr. Revocable Trust and James Marchese, owners,** for property located at **232 South Street,** wherein permission is requested to allow exterior renovations to an existing structure (replace siding, trim, windows, roof and granite steps) and new construction to an existing structure (construct new rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

## IV. ADJOURNMENT

**MINUTES OF THE**
**HISTORIC DISTRICT COMMISSION**
**PORTSMOUTH, NH**
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**6:30 p.m.** **July 1, 2020**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Dan Rawling, Cyrus Beer and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

**MEMBERS EXCUSED:** None.

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

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*It was moved, seconded, and **passed** by unanimous vote to **postpone** Public Hearings Old Business Petition A, 35 Howard Street.*

## I. APPROVAL OF MINUTES

1. June 03, 2020
2. June 10, 2020

*It was moved, seconded, and **passed** unanimously (7-0) to **approve** both sets of minutes as presented.*

## II. ADMINISTRATIVE APPROVALS

Note: The Commission addressed Items 2, 5, 6, and 7 and voted on them as a bundle. They then addressed Items 1, 3, 4, and 8.

**1. 55 Congress Street (LUHD-151)**

The request was to add three antennas and six remote radio units to the building's roof. The AT&T representative said the equipment would be between 55 and 96 inches tall.

*Mr. Ryan moved to **approve** the item as presented, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

**2. 30 Maplewood Avenue (LUHD-152)**

The request was to place a control gate on the condominium's parking lot.

**3. 17 South Street, Unit 5 (LUHD-153)**

The request was for approval for a new heat condenser that was already installed. The HVAC installer Jay Sullivan was present on behalf of the applicant and said he wanted to screen the condenser with a mahogany and cedar lattice structure that would match the shingles. He explained that he had applied for a permit three days before the project but mistakenly worked on it before getting permission. He said the condenser would be covered on all sides by the lattice work so that it wouldn't be noticeable and that the air flow would be parallel to the house.

*Mr. Rawling moved to **approve** the item, with the following two stipulations:*

1. *The exposed conduit shall be field painted to match the siding.*
2. *The lattice surround shall be the same design as shown on page 71 of the July 01, 2020 HDC Meeting Packet.*

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

**4. 56 Middle Street (LUHD-155)**

Mr. Cracknell said the applicant wanted to do the following on the Tudor-style building: 1) use shingles on the cheek walls of the two dormers; 2) replace the aluminum downspouts and gutter with copper; 3) carry the building's trim board around the addition; 4) step down the height of the wall on the balcony facing Haymarket Square for privacy and maximum view exposure; and 5) place a baluster and handrail on a section of the balcony.

*Ms. Ruedig moved to **approve** the item as presented, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

**5. 58 State Street (LUHD-156)**

The request was to replace a mahogany deck with AZEK material.

**6. 28 Chestnut Street (LUHD-157)**

The request was to replace a wooden louver on the Music Hall with aluminum and make the window larger. Mr. Cracknell said it would fit inside the masonry opening.

DRAFT

**7. 135 Congress Street, Unit 145 (LUHD-158)**

The request was to put a balustrade and railing system on top of the YMCA building.

*Mr. Ryan moved to **approve** Items 2, 5, 6 and 7. Mr. Rawling seconded. The motion **passed** by unanimous vote, 7-0.*

**8. 25 Maplewood Avenue (LUHD-115)**

Mr. Cracknell said the field changes from the previous work session were all approved except for the six doors, which included a few retail entrances, the bank entrance, and the ATM entryway. Vice-Chair Wyckoff verified that the mahogany panels and the trim matched the doors and said he preferred having the signage painted on the back of the glass. Mr. Rawling said the new wood was barely better than the painted wood. He said he would accept the wood around the residential entrance but preferred spandrel panels on the bank door to get some reflectiveness.

The project manager Shayne Forsley and contractor Steve Wilson were present. Mr. Forsley said the glass was real and that he could add sidelights to the bank door to address Mr. Rawling's concern. Mr. Wilson said he hadn't anticipated the amount of steel supports needed and thought the mahogany entrances would look a lot better. He also noted that the bank's chandelier would be seen behind the glass transom.

Mr. Ryan said he was glad to hear an authentic explanation for the infill and thought the sidelights might add more glazing to the door. Ms. Ruedig said the better quality materials set the doors apart and made them stand out more. Mr. Rawling asked if the contractor had considered spandrel panels. Mr. Wilson said there were various reasons for eliminating glass between Doors 1 and 6, including steel bands, but that he could order sidelights for Door 3. Mr. Rawling suggested exchanging the wood panels for the spandrel glass. Mr. Wilson thought spandrel glass would look fake. Ms. Ruedig agreed and thought the spandrel glass might make it look too busy. Chairman Lombardi said the thinner vertical framework was better and thought it would look strange with spandrel glass. Ms. Doering suggested using the variations found in mahogany to give the panels more life and dimension and make the doors more interesting.

*Vice-Chair Wyckoff moved to **approve** the item as presented, with the following stipulations:*

1. *The top panel of the ATM door shall be consistent with the door surround.*
2. *The mahogany panels shall match the doors.*

*Ms. Ruedig seconded. The motion **passed** by a vote of 4-3, with Mr. Ryan, Mr. Rawling, and City Council Representative Trace voting in opposition.*

**III. PUBLIC HEARINGS (OLD BUSINESS)**

A. Petition of **John S. Guido Jr., owner,** for property located at **35 Howard Street, #35,** wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B

Request to Postpone

DRAFT

(GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

**DECISION OF THE COMMISSION**

*It was moved, seconded, and **passed** by unanimous vote to **postpone** the petition.*

B. Petition of **Jeffrey L. and Dolores P. Ives, owners,** for property located at **44 Gardner Street,** wherein permission was requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the June 03, 2020 meeting to the July, 2020 meeting.)*

**SPEAKING TO THE PETITION**
Project architect Anne Whitney was present on behalf of the applicant. She reviewed the petition, noting that the significant changes included extending the sunroom to the full width of the wall and changing the stair location, adding a wall on the driveway elevation, and placing the heat pumps under the stairwell on the driveway side. She discussed the window changes in detail.

Vice-Chair Wyckoff said the changes improved the plan. He asked if the tubing for the heat pumps would be within the building, and Ms. Whitney agreed. Mr. Beer said the design was a nice improvement, and City Council Representative Trace said the design was more consistent with the rhythm of the house and very appropriate to the neighborhood.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character as well as the special and defining characteristics of surrounding properties.

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

**IV. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **Todd & Jan Peters, owners,** for property located at **379 New Castle avenue,** wherein permission was requested to allow new construction to an existing structure (construct 2nd story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

DRAFT

**SPEAKING TO THE PETITION**

Project architect Anne Whitney was present on behalf of the applicant to review the petition. She discussed the roof plan, the windows, and the porch. Ms. Ruedig asked if the extrusion on one side of a gable would come down. Ms. Whitney said there would be a fascia board at the end of the rake and that the ridge would stay the same. She said she would extend the eave detail out of it to create a separation. Ms. Whitney discussed the windows on the north elevation and said the second-floor deck would have an Ipe railing system. Mr. Ryan asked if the gutter would be on the addition portion. Ms. Whitney said the gutter would be on the house only and that the porch roof would have a gutter and the fascia board would be higher. Vice-Chair Wyckoff asked whether the trim on the old building would be maintained around the windows and doorways. Ms. Whitney agreed and explained how it would be done. Vice-Chair Wyckoff said he had trouble with the small frieze board that went up against the soffit and the lack of molding in the intersection and that he preferred to see a bed molding in that area. Ms. Whitney said she planned to add a small soffit.
Ms. Whitney said she would restore the original openings for the windows and would also restore all the fireplaces. Ms. Ruedig said there wasn't much to save on the home's exterior and thought the proposed design was handsome and appropriate for the area. Mr. Beer agreed with Vice-Chair Wyckoff that molding would go a long way and that he preferred to see a more traditional eave return, but he thought the design improved the house enormously.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Ryan seconded.*

Ms. Ruedig said the project would conserve and enhance surrounding property values and would be compatible with the design of surrounding properties.

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

2. Petition of **Donna P. Pantelakos Revocable Trust, G.T. & D.P. Pantelakos Trustees, owners,** for property located at **138 Maplewood Avenue,** wherein permission was requested to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

**SPEAKING TO THE PETITION**

Project architect Anne Whitney was present on behalf of the applicant and reviewed the petition. She pointed out that three of the arched openings would be maintained and might be slightly lower. She discussed the columns, windows, and gutter, and said the cupola would be rebuilt.

She presented new photos showing the building's proportions. She noted that there was a 5-ft easement from the adjacent property for windows on that elevation.

Mr. Ryan said he liked that the arched openings would be kept and suggested that the apex of one arch be 12 inches higher. Ms. Whitney said it was the existing arch and that there would be a step up into the living area. Mr. Ryan said he had no problem with the height and mass and thought it was a good design. Vice-Chair Wyckoff agreed. Mr. Rawling said the site was improved by having a larger scale building. Chairman Lombardi thought the design was good.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Mr. Beer moved to **grant** the Certificate of Approval for the petition as presented, with the following **stipulation:***

1. *A bed molding shall be used on the soffit.*

*City Council Representative Trace seconded.*

Mr. Beer said the project would enhance surrounding property values and would be in keeping with the characteristics of the neighborhood.

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

3. Petition of **One Middle Street, LLC, owner,** for property located at **150 Congress Street,** wherein permission was requested to allow the partial demolition of an existing structure (20 feet on the Porter Street elevation) and new construction of an on-site trash enclosure as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 11 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic Districts.

**SPEAKING TO THE PETITION**

Project architect Brendan McNamara was present on behalf of the applicant. He reviewed the petition, noting that the restaurants would now have access to the dumpsters. He said the dumpster enclosure would be black metal and mahogany. He said the building's renovation would give more exposure to the end of the historic wood portion of the Salvation Army church and would add a new shed dormer. He said he might return for approval for transformers.

Vice-Chair Wyckoff asked whether the restaurant personnel would be able to go within the building. Mr. McNamara agreed, noting that the south side had a hallway running the length of the building and that the existing masonry chimney would be removed to allow direct access to the hallway. Ms. Doering said the dumpster screening looked like a cargo container. Mr. McNamara said it would be 1'x6' vertical mahogany planks, similar to other nearby dumpster enclosures. Vice-Chair Wyckoff said the screening would be an improvement to the Porter Street

side. Mr. Ryan noted that the mahogany fencing would probably be sprayed with graffiti. Mr. Rawling said the graffiti would likely get painted over, which would make it tie into the building more. Mr. Ryan suggested a mural.

**SPEAKING TO, FOR, OR, AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and would be in keeping with the defining character of surrounding properties.

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

4. *(Work Session/Public Hearing)* requested by **15 Middle Street Real Estate Holding Co, LLC, owner,** for property located at **15 Middle Street,** wherein permission was requested to allow new construction an existing structure (add several roof dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Character District 4 (CD4), Downtown Overlay, and the Historic Districts.

**WORK SESSION**

Project architect Brendan McNamara was present on behalf of the applicant and reviewed the petition. He said they wanted to make the former soup kitchen a restaurant and the second floor of the brick building an inn. He said the dormers were necessary for the future development of the attic space. He said the windows would have AZEK trim and the shed dormers would be set back 2-4 feet. He explained how the brick building's roof would be continued to eliminate an existing pocket. He said the chimney would be demolished and rebuilt as a faux chimney.

Mr. Rawling said he supported everything except the doghouse dormers because the pediments were too heavy. He asked whether the trim elements could be scaled back. Mr. McNamara said they were smaller than they appeared on the drawing and were half the size of the ones on the main building. Mr. Rawling asked if the bracketing was necessary. Mr. McNamara said they were staying within the form of the building. Mr. Rawling said the dormers were new and secondary and thought that removing the bracketing would make the building stronger.

Ms. Ruedig said she was glad the two buildings were finally getting attention. She said the dormers would be fine because they were so high, and she liked the slate shingles. She said she was very supportive of the design. Mr. Ryan said it was a terrific design and thought all the detailing over the arches and doors was bold and expressive. City Council Representative Trace agreed and said she had no problem with the dormers being as bold as the front because it all worked. Vice-Chair Wyckoff said the dormers were out of scale and thought they could be shrunk down. He said the proposed trim on the wooden building was elaborate and eclectic. Mr.

DRAFT

McNamara said it would look similar to existing. Vice-Chair Wyckoff asked if the medallions around the building would be replaced with AZEK. Mr. McNamara said they would not, but that the medallions on the dormers would be AZEK. Vice-Chair Wyckoff said the slates on the sides of the dormers was a quality touch. Mr. Rawling said he still thought the pediments looked too big. Mr. Sauk-Schubert said the problem was that the drawing wasn't an autographic representation of reality and thought the dormers would work quite well. Ms. Ruedig asked if all the other windows would be restored. Mr. McNamara said they would but that the majority of them were replacement windows.

There was no public comment. Chairman Lombardi closed the work session and went into the public hearing. There was no one from the public speaking to, for, or against the petition, and Chairman Lombardi closed the public hearing.

**DECISION OF THE COMMISSION**
*Vice-Chairman moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and maintain its special character by fostering Portsmouth's heritage.

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

## V. ADJOURNMENT

It was moved, seconded, and passed by unanimous vote to adjourn the meeting at 9:33 p.m.

Respectfully submitted,

Joann Breault
HDC Secretary

DRAFT

**MINUTES OF THE**
**THE HISTORIC DISTRICT COMMISSION**
**PORTSMOUTH, NH**

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**6:30 p.m.** **July 08, 2020**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Dan Rawling, Cyrus Beer and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

**MEMBERS EXCUSED:** Reagan Ruedig

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi stated that Alternate Heinz Sauk-Schubert would vote on all petitions.

*It was moved, seconded, and passed unanimously (7-0) to* ***postpone*** *Work Session D, 84 Pleasant Street, to the August 5, 2020 meeting.*

## I. ADMINISTRATIVE APPROVALS

### 1. 290 Pleasant Street, Unit 3

The request was to have windows that were previously approved by the Commission re-approved because they had not been installed due to various issues.

### 2. 395 Pleasant Street

DRAFT

The request was to replace a damaged fence with a wooden 38-inch high one that would sit on a granite wall and would be in kind but a different style and material.

**3. 57 Salter Street**

Mr. Cracknell said there were field changes to the outbuilding as a result of renovating it into an Accessory Dwelling Unit (ADU). The request was for approval for exterior lighting, an access door to the utility cupboard, and removal of the roof canopy to install an awning. The Commission discussed whether the light bulb would be an incandescent or LED one. They approved the request with the stipulation that the lights shall be dark-sky compliant.

**4. 213 Gates Street, Unit 2**

The request was approval to install on the building's top floor two motorized fabric retractable awnings measuring 9.5 feet long with an 8-ft projection. Mr. Cracknell said the awnings would go into a white aluminum hood cover when retracted. Mr. Sauk-Schubert said the canopy wasn't wide enough to cover the entire deck, and Mr. Cracknell said he would let the owner know.

**5. 171 Gates Street**

The request was to replace a condenser that was one foot off the property line, which would necessitate a variance from Board of Adjustment. Mr. Cracknell said the new condenser had already been installed because the contractor thought they could do the work after applying for the permit. He said the condenser was screened on all four sides. The Commission approved the item with the stipulation that the dimensional variance shall be obtained prior to installation.

**6. 458 Marcy Street**

Mr. Cracknell said the request was to reconstruct the deck because it was previously renovated without a permit. He said the applicant wanted to get rid of the existing stairs and that the wooden deck and railing system would meet the zoning requirements.

**7. 28 Dearborn Street**

The request was postponed to the August 5, 2020 meeting.

**8. 14 Mechanic Street**

Mr. Cracknell said that the previously-approved window was unavailable, so the applicant needed approval to install a substitute Green Mountain mahogany window.

*Vice-Chair Wyckoff moved to **approve** Items 1 through 6, and 8, with the stipulations as noted on Items 3 and 5. Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

## II. PUBLIC HEARINGS (NEW BUSINESS)

1. *(Work Session/Public Hearing)* requested by **3A Trust, Guy D. & Elizabeth R. Spiers Trustees, owners,** for property located at **241 South Street,** wherein permission was requested to allow new construction to an existing structure (remove rear porch and replace with new attached garage and porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 36 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Beer recused himself from the petition, and Alternate Ms. Doering took a voting seat.

**WORK SESSION**

The owner Guy Spiers was present and reviewed the petition. He said he followed the Commission's previous recommendations and decided on a cedar garage door and gliding windows for the porch. He said the garage windows would be the Andersen Series 100 transom windows and that he would re-purpose a few existing doors.
Vice-Chair Wyckoff said it was a good project, noting that it was rare that an applicant returned to present a project that included every recommendation the Commission had made. Mr. Ryan said all the changes were compatible with the District but noted that the low sloped roofs would get a lot of snow buildup. He suggested that the ridges be lifted higher to get more slope and said the applicant could return for an administrative approval if he decided to act on the suggestion.

**Public Comment**

Petra Huda of 280 South Street said she lived across the street from the applicant and had been before the Commission with a similar project but was told that she couldn't do an attached garage due to the location. Vice-Chair Wyckoff said the Commission considered every project and home individually. Ms. Huda said she had her shed torn down to put up a two-car garage, but the Commission did a site walk and said it was inconsistent to have an attached garage in the District. Vice-Chair Wyckoff said he had been against tearing the shed down and remembered that Ms. Huda had wanted to duplicate the carriage house look of the shed. City Council Representative Trace recommended that the Commission in the future be apprised of that type of situation before they agreed that a resident could do something that another one couldn't.

Mary Lou McElwain of 259 South Street said she lived two houses down and supported the project, noting that it was a lovely design and that the screened porch needed renovating.

No one else was present to speak, and Chairman Lombardi closed the public comment. He closed the work session and went into the public hearing.

**SPEAKING TO THE PETITION**

The owner Guy Spiers summarized his presentation from the work session.

**SPEAKING TO, FOR, OR, AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, and Ms. Doering seconded.*

Vice-Chair Wyckoff said the project preserved the integrity of the District and maintained its special character as to the mass, location, and style of buildings, and that it defined the character of surrounding properties, including architectural details, design, height, scale and mass.

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

2. Petition of **Angelina E. Smith & J. Lehne, owners,** for property located at **73 Northwest Street,** wherein permission was requested to allow renovations to an existing structure (replace existing cedar siding with cement fiber board siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 28 and lies within the General Residence A (GRA) and Historic Districts.

Mr. Beer resumed his voting seat, and Ms. Doering returned to alternate status.

**SPEAKING TO THE PETITION**

The applicant Julianne Lehne was present and said she wanted to remove the existing clapboard to install fiber cement siding to match the rest of the home. She said the clapboard was in front of the deck, on one side and on one dormer, and that the fiber board was on the rest of the house.

Vice-Chair Wyckoff said the project was familiar and asked if it had been approved before. Ms. Lehne agreed and said she stopped the project because she didn't care for the contractor's work. Mr. Cracknell noted that the permit expired. Vice-Chair Wyckoff said fiber board siding wasn't seen much, but since the house was mostly covered with it, he thought it made sense. Mr. Ryan said the Commission could approve it again since they approved it before.

**SPEAKING TO, FOR, OR, AGAINST THE PETITION**

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

**DECISION OF THE COMMISSION**

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, and Vice-Chair Wyckoff seconded.*

Mr. Ryan said the project would not diminish surrounding property values and would be consistent with the District and special and defining character of surrounding areas.

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

3 Petition of **St. John's Church, owner,** for property located at **105 Chapel Street,** wherein permission was requested to allow new construction to an existing structure (construct new connector addition for ADA compliant entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts.

**SPEAKING TO THE PETITION**

Project architect Michael Campbell was present and reviewed the petition. He noted that the Commission previously discussed the angle of the front corner of the addition that encroached on the front door and the masonry. He said he backed it off and added to the corner of the existing building. He also said that, based on previous comments, he created 4"x4" reveals on each side of the addition where it met the hall and the church. He showed a photo of the cornice detail.

Vice-Chair Wyckoff said that pulling it away from the hall doorway was much more successful and asked whether there would be a right angle. Mr. Campbell said there would be a slight angle but that it wouldn't be a problem. Vice-Chair Wyckoff asked what the material would be in the 4" reveal between the new brick work and the original brick. Mr. Campbell said it would also be a brick detail that wouldn't be painted, and he explained how it would look. Mr. Ryan agreed that it was more successful now that the entrance to the hall wasn't crowded. He asked if the windows were operable and what roofing was proposed. Mr. Campbell said he wanted the roofing to be slate, but the church was done in imitation slate that he would have to match. He said the windows in the front weren't operable and that he wanted a clad SDL window. Mr. Ryan said it was almost a commercial window and that steel windows could have the look of a mullion. Mr. Campbell said he was open to the Commission's preference on window systems but really wanted a clad SDL. Mr. Ryan asked where the cut sheets were. Ms. Doering agreed that there was a lot of detail in the renderings that the Commission hadn't seen. Vice-Chair Wyckoff said every project usually had cut sheets. He said the existing profile for the soffet, the brick work, and the overhang were good, but that it was up to Mr. Campbell to select window brands.

Vice-Chair Wyckoff asked if the back ramp was white and whether the stairs going up to Thaxter Hall would be new. Mr. Campbell said the stairs and ramp were new. Vice-Chair Wyckoff said the Commission needed to know what the material was. He asked what the back of the building was. Mr. Campbell said he didn't remember what the material was but that the site engineer called out pavers for the back area. Vice-Chair Wyckoff said he was concerned about the door surround, and Mr. Campbell said it was all wood casing. City Council Representative Trace said there was a massive expanse of white with very modern doors in the back, and she thought the material for the addition would have a great effect on what was seen from the parking lot or Bow Street. She said she had never seen a large project without cut sheets. Ms. Doering said she approved the concept but needed the details and felt that if the cut sheets and so on were too much for an administrative approval's criteria, then there wasn't enough information to approve the project. The Commission discussed whether the petition should be continued to the next meeting due to the lack of cut sheets for the materials. Mr. Ryan said the project could be approved and that the cut sheets could be submitted later on. Vice-Chair Wyckoff agreed and said the Commission stipulate all the other things.

**SPEAKING TO, FOR, OR, AGAINST THE PETITION**

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

**DISCUSSION OF THE COMMISION**

City Council Representative Trace said she was comfortable with Mr. Ryan's suggestion. Mr. Rawling agreed but thought it would set a precedent that would have to be done for future similar projects. Vice-Chair Wyckoff disagreed and said other past applicants didn't have all the details and had to return with window styles, lighting, and so on. Mr. Rawling emphasized that the project had no cut sheets or specifications. Mr. Sauk-Schubert said that typically the applicant wouldn't present cut sheets for a project of that scale before a decision was made on the concept, and he was comfortable with the concept. Chairman Lombardi said he was torn because he agreed with Mr. Rawling but also understood Mr. Sauk-Schubert's viewpoint.

**DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the overall building design as presented, with the following stipulation:*

1. *That prior to the building permit being issued for the project, cut sheets shall be provided to the HDC for administrative approval for the shingles, windows, doors, trim, stairs, bricks, wood paneling, cornice, and lighting.*

*Mr. Ryan seconded.*

Vice-Chair Wyckoff said the project preserved the integrity of the Historic District and maintained its special character, assessed the historical and architectural value of the structures, fostered Portsmouth's heritage, and related to the special and defining character of surrounding properties, including architectural details, design, height, scale, and mass.

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

## III. WORK SESIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners,** for properties located at **299 Vaughan Street and 53 Green Street,** wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

Request to Withdraw

**DECISION**

The petition was withdrawn by the applicant.

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners,** for property located at **132-134 Middle Street,** wherein permission is requested to

allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the June 03, 2020 meeting to the July, 2020 meeting.)*

Project contractor Tim Upton representing the applicant was present and reviewed the petition. He said the Commissioners were in favor of the asphalt fish scale shingle at the previous work session and had asked him to come back with color options. He suggested the black Colonial slate. Mr. Rawling said the Commission should re-examine their previous slate choices because he felt that a high-quality synthetic shingle was needed. Mr. Ryan agreed and said he hadn't thought the Commission had been locked into an asphalt shingle. He thought an artificial slate was a safer choice. Ms. Doering noted that the back part of the building had existing slate on the adjoining building and the mansard part and asked if that slate could be salvaged and moved to the front of the building. Vice-Chair Wyckoff said the asphalt shingles were the heaviest weight and most expensive shingles but didn't have much color variation and looked too dark. He agreed that a different shingle type should be considered. He also said he didn't want to lose the trim restoration on the mansards. Mr. Upton said there were no historical photos of the building but knew that the front slate was original as well as the wood boxes. He said the Commission had discussed a faux slate product and had seemed focused on the front corner boards, so he had said he could rebuild the ornate woodwork if the asphalt shingle was used.

It was further discussed. City Council Representative Trace said she objected to the asphalt shingles on the front of the building because the pattern was taken all the way down and didn't allow for the rectangular shingles below, and it bothered her to see the dark heaviness in the fish scales go beyond the plinth. She said she'd rather see a simple faux slate shingle in a rectangular form than an asphalt shingle that would stick out like a sore thumb. Mr. Rawling said there must have been a balustrade at some point for the three courses that were straight and thought that it might be appropriate to consider different shades. Ms. Doering said the color was very different on the fish scale shingles on the right side of the building, and the left side looked much darker and like a different material and time. She asked why the darker color was considered instead of trying to find a color that matched. Ms. Trace agreed and said she would like the back usable slate to be brought to the front if it was possible, but she didn't care for the color of the fish scale shingles. Vice-Chair Wyckoff said he would favor a good-looking faux slate. He said the three courses of shingles on the right side of the building needed to be repaired. Chairman Lombardi said there was no tradeoff between shingles and rebuilding the trim. Mr. Upton said there was 3-tab asphalt shingle and no corner boards on the left side and that he had presented the entire right side with faux slate before. He said the cost of shingles would be doubled if faux slate was used all around the building. He said the bottom three courses were original slate but that the Commission had said they would have to be repaired. Vice-Chair Wyckoff suggested that faux slate be used around the corner to the chimney and then the rest of the building could be done with asphalt. He said the front and front corners also had to be done.

Mr. Cracknell verified that the Commission's preference was to go with the faux slate and to stop the slate at the chimney. Mr. Ryan said it would look odd if the faux shingle went to the first chimney only and thought it should follow the plane all the way to the back corner. Mr. Sauk-

Schubert, Mr. Rawling, and Ms. Trace agreed. Mr. Upton said it was a huge cost to take on all that faux slate and woodwork, which was the reason he thought the Commission could work through the fish scale asphalt shingle. Vice-Chair Wyckoff said it wasn't a huge cost to upgrade to faux slate for the small frontage, considering that new stairs and an elevator would be installed, and that it was typical of the Commission to want the woodwork rebuilt. He said most historic commissions would prefer that nothing be done rather than have something done that would haunt them for years. Mr. Ryan said there would be gaps that would look terrible if there wasn't any woodwork at the corners and that the corner boards were the easiest way to go. Ms. Trace said the woodwork was as important as the slate and wasn't willing to give up one for the other. Mr. Sauk-Schubert agreed. Chairman Lombardi said the building was an important one in the District and that the Commission had to be careful with it.

The stairs were discussed. Mr. Upton said they would have to precast them and that they would be the same profile, color, and texture. In response to questions from the Commission, he said the stairs would have a lift and that the cheeks were not integral to them but could be recreated if necessary. He said they would consider a rail up the middle of the stairs and that any repairs to the column would be made where needed. He said the windows weren't in bad shape and would be replaced if any were failing, and that he ordered a custom Marvin window without the storm window. Vice-Chair Wyckoff said it would be strange to have one very visible window be a single divided light (SDL) or have no storm window, yet all the other windows would be original with storm windows. He said the wooden window should be restored.

There was no public comment.

**DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **continue** the work session to the August 5, 2020 meeting. Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

C. 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. *(This item was continued at the June 10, 2020 meeting to the July, 2020 meeting.)*

The owner Jason Lander was present to review the petition. He said it was discovered during the site walk that the window on the front of the building was previously replaced with an Andersen one and that he wanted to replace it with an original window from the right side of the building. He said he would continue replacing the right-side and rear windows and would replace the side basement windows and use the sashes to restore the front basement windows.

Mr. Rawling said the Commissioners who went to the site walk had seen that all the new windows were the improper size and were too small for the openings. Mr. Lander said the contractor had told him that they didn't remove the top piece of molding anymore when replacing windows. Vice-Chair Wyckoff said the company had to remove the old windows, side

trims, and so on and were supposed to build a tent around every window as they replaced them, but he said the one-inch piece of trim on the top of the outside casings would keep the window weathertight and should be painted the same color as the trim. He said the removal of the front window was a good compromise. He asked if there were storm windows on the front left side of the building. Mr. Lander said there were a few on the lower section and that he could add storm windows where they were missing or broken. Vice-Chair Wyckoff said Mr. Lander would have to come back for an administrative approval. He verified that the front would be all original windows and the sides and backs would be Andersen windows.

The window subcontractor Stan Jones were present and said his company could take care of any issues with the storm windows and could replace the sashes of the front upper windows with windows from the side of the home. He said they no longer removed stops because the EPA said it caused too much lead dust. Vice-Chair Wyckoff said if the window were measured properly, it would use the top portion of the exterior trim as its stop and fit the opening. Mr. Ryan said Vice-Chair Wyckoff identified a good compromise and thought that painting the extra trim to match the window would go a long way to help an unfortunate situation. Mr. Cracknell summarized that the applicant would re-use windows from the side for the front; field paint the inserted stops to match the trim; and add storm windows, provided that cut sheets were submitted for any of the windows that didn't have storms.

There was no public comment. Chairman Lombardi closed the work session.

**DECISION**

*The applicant indicated that he would **return** at the August 5, 2020 meeting.*

D. 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. *(This item was continued at the June 10, 2020 meeting to the July, 2020 meeting.)*

Request to Postpone

**DECISION OF THE COMMISSION**

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the work session to the August 5, 2020 meeting.*

**IV. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Kevin Shitan Zeng Revocable Trust of 2017, Kevin Shitan Zeng Trustee, owner,** for property located at **377 Maplewood Avenue,** wherein permission is requested to allow the partial demolition of an existing structure and renovations to an existing structure (new windows, siding, and roof) as per plans on file in the Planning Department. Said

property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

The project architect Joseph Disaronno was present on behalf of the applicant to review the petition. He said the carriage house would be renovated into an ADU and that they would demolish the back portion of the existing structure and retain the front structure. He said they would demolish the rear chimney but that the structure would stay true to its height, scale, and design. He said they would remove some windows and wanted to do shingles and corner boards. He said he would return with improvements for the main structure.

City Council Representative Trace said the carriage house ended up looking like a double wide and every bit of character was stripped from it. She said she found it sad and difficult to look at, especially in the District. Mr. Rawling agreed and said he didn't support the design at all. Mr. Beer said the wood shingled roof was expensive and thought the applicant could do asphalt and put the money saved into the trim details instead to give the house more character. Vice-Chair Wyckoff agreed and suggested a site walk to see if the structure was historical. He said he was willing to forgive the design's simplicity because all one could see from the peak was the door on the south elevation and a small window, and the rest of it was obscured by the existing house. He said he was mainly concerned about the structure's demolition. Ms. Trace agreed, noting that the structure's proportions indicated a much earlier building. Mr. Ryan said the final result was very contemporary looking and that it didn't have to be that way and could be pleasing and more historical. He said the applicant was using existing massing, which looked like a double wide and was unfortunate, but that the Commission had no control over the massing. He suggested losing a few elements and working with a few details to make the structure look more historic and thought a wood roof would be spectacular. Ms. Doering said she was disappointed in the proposed structure's lack of detailing and wanted to know more about the building that would be demolished, and that she found the front building one of the most charming buildings on the street and hoped that some of its details could be used for the back building. Mr. Disaronno said he would return with a design that had more of the authentic character of the existing building.

Mr. Cracknell said he would arrange for a site walk.

There was no public comment.

**DECISION OF THE COMMISSION**

*It was moved, seconded, and passed to **continue** the work session to the August 5, 2020 meeting.*

## V. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

# Historic District Commission

## Staff Report – August 5th & 19th, 2020

August 5th MEETING

### ADMINISTRATIVE ITEMS:

Administrative Approvals:

1. **421 Pleasant Street (LUHD-167) - Recommend Approval**
2. **241 South Street (LUHD-168) - Recommend Approval**
3. **36 Richards Ave, (LUHD-170) - Recommend Approval**
4. **10 Comm. Alley. (LUHD-171) - Recommend Approval**
5. **28 Dearborn St. (LUHD-174) - Recommend Approval**
6. **57 Salter Street (LUHD-175) - Recommend Approval**
7. **105 Chapel St. (LUHD-176) - Recommend Approval**
8. **35 Mark St. (LUHD-177) - Recommend Approval**
9. **170 Mechanic St. (LUHD-178) - Recommend Approval**

### PUBLIC HEARINGS – OLD BUSINESS:

A. 35 Howard St. #35 (LU-20-32) (windows)

### PUBLIC HEARINGS – NEW BUSINESS:

1. 19 South Street (LU-20-102) (windows and doors)
2. 458 Marcy Street (LU-20-137) (windows)
3. 34 Highland St. (LUHD-138) (window replacement)
4. 99 Hanover St. (LU-20-146) (storefront)
5. 298 Middle St. (LU-20-145) (rear deck)

### WORK SESSIONS – NEW BUSINESS:

1. 41 Market St. (LUHD-173) (façade improvements)
2. 45 Market St. (LUHD-172) (façade improvements)

August 19th MEETING

### ADMINISTRATIVE ITEMS:

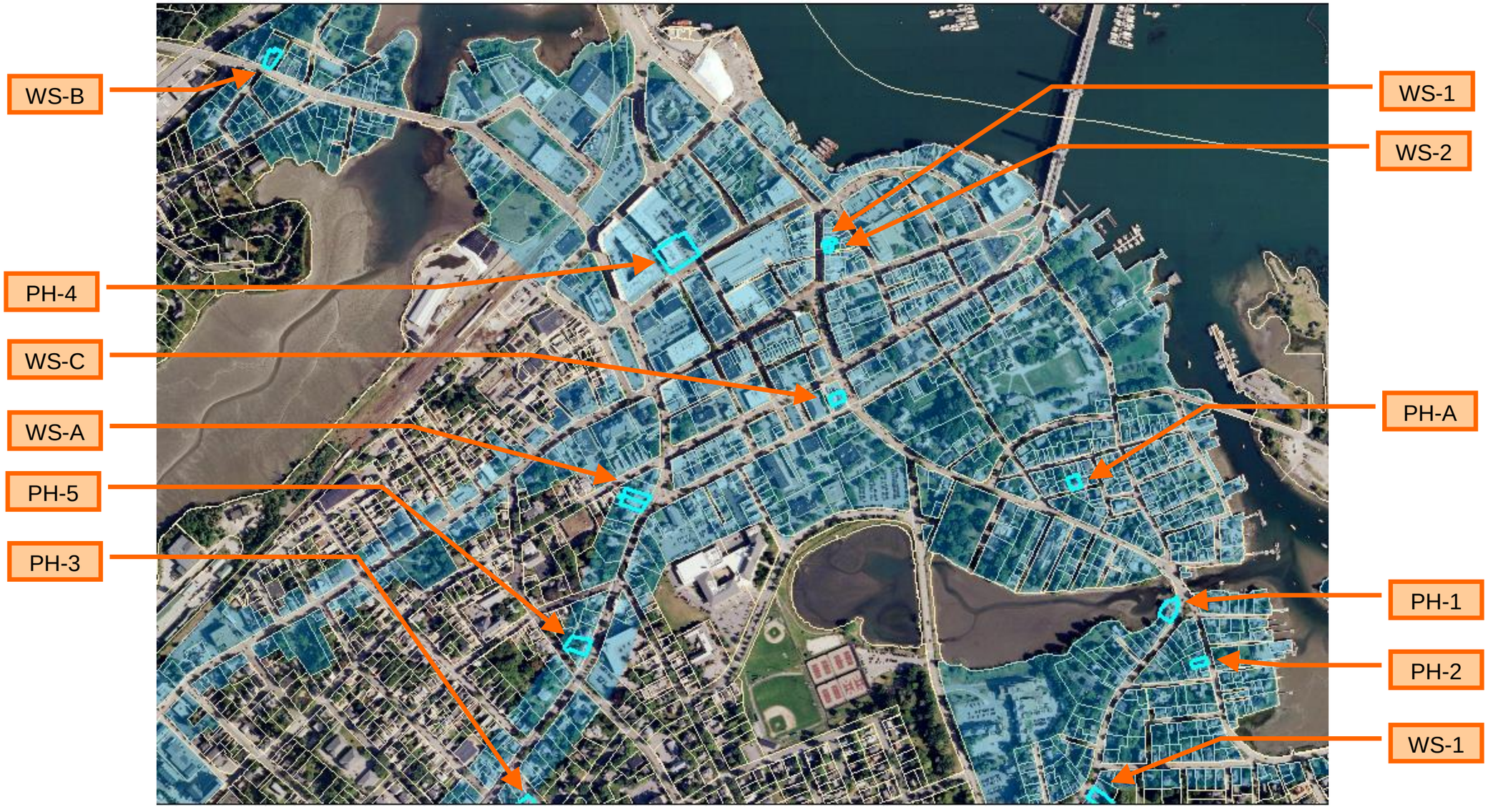
Administrative Approvals:

### WORK SESSIONS – OLD BUSINESS:

A. 132-134 Middle St. (LHDC-105) (roof and stairs)
B. 377 Maplewood Ave. (LUHD-145) (new rear building)
C. 84 Pleasant St. (LUHD-141) (storefront & rear addition)

### WORK SESSIONS – NEW BUSINESS:

1. 232 South St. (LUHD-169) (siding, trim, steps and windows)




**LOCATOR MAP**

# HISTORIC DISTRICT COMMISSION

**MEETING DATE: August 5th & 19th, 2020**

**APPLICATIONS: 21**

# Historic District Commission

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

**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
☑ Condo Association ☑ Abutting Property Owner

**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.

**K. Application Scope of Work, 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.
- Note that 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. **THIS APPLICATION SHOULD BE WITHDRAWN GIVEN THE DELAY**.

**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 #A (MINOR)

| STAFF | No | INFO/ EVALUATION CRITERIA<br>Project Information | SUBJECT PROPERTY<br>Existing Building | <br>Proposed Building (+/-) | NEIGHBORHOOD CONTEXT<br>Abutting Structures (Average) | <br>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.:A Date:8-5-20**
**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:** **19 SOUTH STREET (LU-20-27)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **PUBLIC HEARING #1**

**A. Property Information - General:**
**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 7.767 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal/ Greek Revival
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from South and Marcy Streets
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace and add windows and doors.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☑ Condo Association ☐ Abutting Property Owner

**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 in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with shallow front yard setbacks on narrow lots.

**J. Previous HDC Comments and Suggestions:**

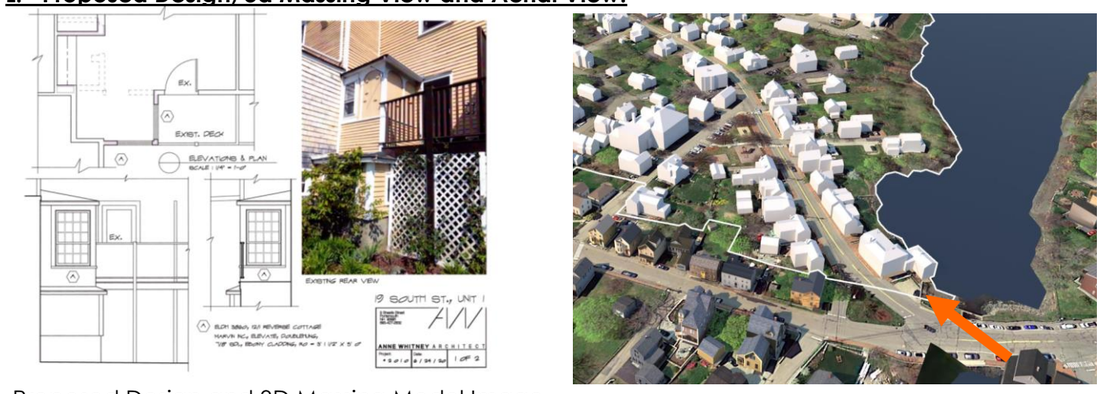
- This particular project was not previously reviewed by the HDC.

**K. Staff Comments and Suggestions for Consideration:**

- The proposed window is a Marvin Elevate and it's located on the rear elevation.

**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**

# 19 SOUTH STREET (LU-20-102) – PUBLIC HEARING #1 (MINOR)

| STAFF | No. | 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**

**–Add windows and Doors on the Rear Elevation–**

-

| 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: 19 SOUTH ST Case No.:1 Date:8-5-20**

**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. Compatibility of innovative technologies with surrounding properties: □ Yes □ No

# Historic District Commission

**Project Address:** **458 MARCY STREET (LU-20-137)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **PUBLIC HEARING #2**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single Family
- Land Are: 2,860 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Stick Style
- Historical Significance: NA
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace all windows.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 structure is located behind a recently constructed garage along Marcy Street. It is surrounded with many wood 2 -2.5 story structures with shallow or no front yards and small side with larger rear garden areas along the waterfront.

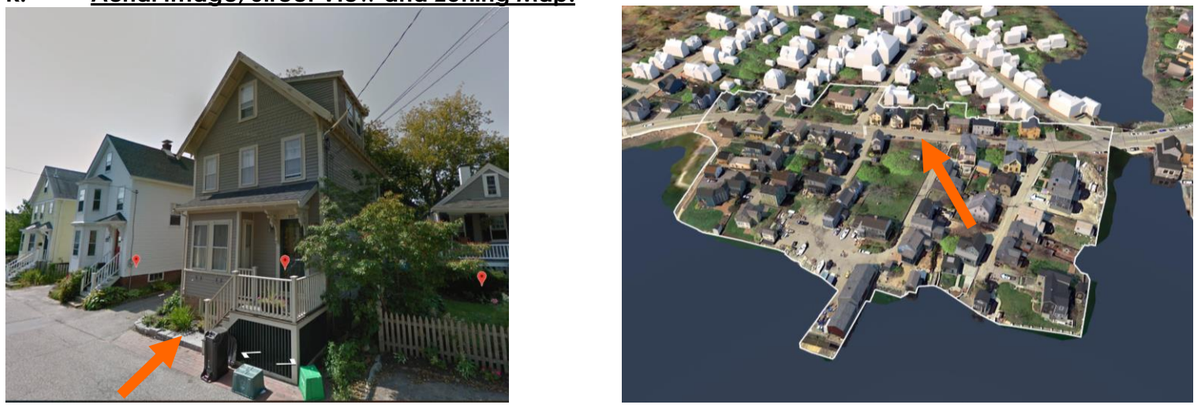
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- Replace all the windows in the structure. Note that the Applicant has assessed the windows and determined that they are all replacement windows that are in poor condition. As such, it would be helpful for any commissioners to view the street-facing windows in advance of the meeting to confirm.

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

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image




Aerial Map

**HISTORIC SURVEY RATING**

**C**

# 458 MARCY STREET (LU-20-137) – PUBLIC HEARING #2 (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) | | | | |

## MINOR PROJECT
### – Replace All Windows –

| 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 | 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:458 MARCY ST. Case No.:2 Date: 8-5-20**

**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:** **34 HIGHLAND ST. (LU-20-138)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **PUBLIC HEARING #3**

**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: Building Bifurcated by Historic district
- Neighborhood Association: Lincoln/ Broad Street

**B. Proposed Work:** To replace side and rear windows & restore front windows.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 alterations, 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 100 Series window.
- Due to a misunderstanding of the prior feedback from the HDC the applicant's sub-contractor has already replaced many windows on the right side and rear of the structure**.** The sub-contractor 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 obtain HDC approval for the existing and remaining 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 from the right-hand side of the house. Based on the recent site visit the applicant is now considering the same approach for the front two basement windows.

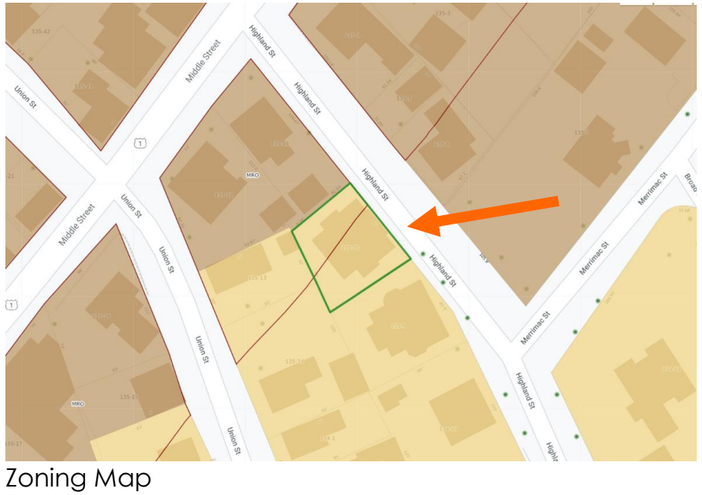
**Design Guideline Reference – *Guidelines for Windows and Doors (08).***

**K. Aerial Image, Street View and Zoning Map:**





Aerial and Street View Image




Zoning Map

**HISTORIC SURVEY RATING**

**C**

# 34 HIGHLAND STREET (LU-20-138) – PUBLIC HEARING #3 (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 Windows on Side & Rear of Building & Restore the Front 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 |
| | | 40 | **Accessory Buildings** (i.e. sheds, greenhouses…) | | | □ Appropriate □ Inappropriate |

**PROPERTY EVALUATION FORM**

*PORTSMOUTH HISTORIC DISTRICT COMMISSION*

**PROPERTY:34 HIGHLAND STREET Case No.:3 Date: 8-5-20**

**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:** **99 HANOVER ST. (LU-20-146)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **PUBLIC HEARING #4**

**A. Property Information - General:**
- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 27,856 +/- SF
- Estimated Age of Structure: 2014
- Building Style: Traditional Revival
- Number of Stories: 5
- Historical Significance: NA
- Public View of Proposed Work: View from Hanover ST. and Portwalk Pl.
- Unique Features: NA
- Neighborhood Association: North End

**B. Proposed Work:** To replace the doors and renovate the ground-floor facade.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 only):**

☑ 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 single-story accessory structure is located along Portwalk Place and Hanover Street is surrounded by a wide variety of contributing structures that are primarily large multi-story brick infill buildings associated with the Portwalk project. The larger North End area was cleared during Urban Renewal.

**J. Previous HDC Comments and Suggestions:**
- The HDC has not reviewed this application.

**K. Staff Comments and/ or Suggestions for Consideration:**
- NA.

**Design Guideline Reference – *Guidelines for Windows and Doors (08, and Signs and Awnings (11).***

**L. Proposed Design, 3d Massing View and Zoning Map:**



Proposed Building Design and 3D Massing Model Images


Zoning Map

**HISTORIC SURVEY RATING**

**NA**

# 99 HANOVER ST. (LU-20-146) – PUBLIC HEARING #4 (MINOR)

| STAFF | No. | INFO/ EVALUATION CRITERIA<br>Project Information | SUBJECT PROPERTY<br>Existing Building | <br>Proposed Building (+/-) | NEIGHBORHOOD CONTEXT<br>Abutting Structures (Average) | <br>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
### – Renovate Façade / Storefront –

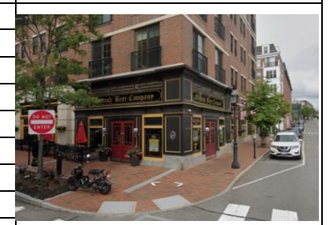
| HISTORIC DISTRICT COMMISSION MEMBERS | | No. | PROJECT REVIEW ELEMENT | APPLICANT'S COMMENTS | HDC SUGGESTIONS | APPROPRIATENESS |
|---|---|---|---|---|---|---|
| | CONTEXT | 8 | **Scale** (i.e. height, volume, coverage…) | | | □ Appropriate □ Inappropriate |
| | | 9 | **Placement** (i.e. setbacks, 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 | 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:99 HANOVER ST. Case No.:4 Date: 8-5-20**

**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:** **298 MIDDLE STREET (LU-20-145)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **PUBLIC HEARING #5**

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: MRO
- Land Use: Residential
- Land Area: 8,276 SF +/-
- Estimated Age of Structure: c.1813
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle Street
- Neighborhood Association: Middle Street

**B. Proposed Work:** Install a rear deck.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 2.5 story contributing wood structure is located along Middle Street and is surrounded with many 2-3 story contributing structures. The neighborhood is a 3 story wood-sided structure with shallow setbacks from the street edge.

**J. Staff Comments and Suggestions for Consideration:**

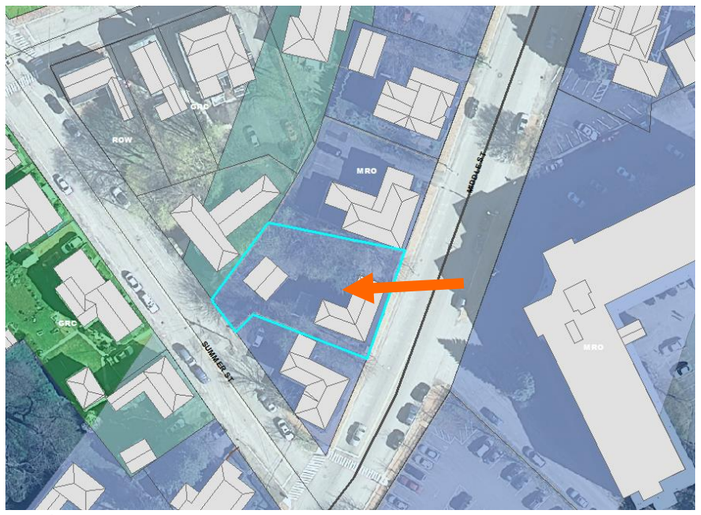
- The applicant is proposing to replace a smaller deck with a larger deck in the rear yard of the structure.
- The proposed decking material is Trex composite decking and rail system.

- **Design Guideline Reference**: ***Guidelines for Porches, Stoops and Decks (06)***

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image




Zoning Map

**HISTORIC SURVEY RATING**

**C**

# 298 MIDDLE STREET – PUBLIC HEARING #5 (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
### – Install Large Rear Deck –
-

| 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:298 MIDDLE STREET Case No.:5 Date: 8-5-20**

**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:** **41 MARKET ST. (LUHD-173)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **WORK SESSION #1**

**A. Property Information - General:**
**Existing Conditions:**
- Zoning District: CD5
- Land Use: Commercial
- Land Area: 1,650 SF +/-
- Estimated Age of Structure: c.1780/1880
- Building Style: High Victorian
- Number of Stories: 4.0
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: Contributing
- Neighborhood Association: Downtown

**B. Proposed Work:** To renovate the attic and upper floors.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 addition is located along Market Street and Commercial Alley. It is surrounded with other wood- and brick-clad, multi-story contributing buildings. Buildings along Market Street have no front yard setback and no side yards and shallow rear yards connected with alleyways to Penhallow Street.

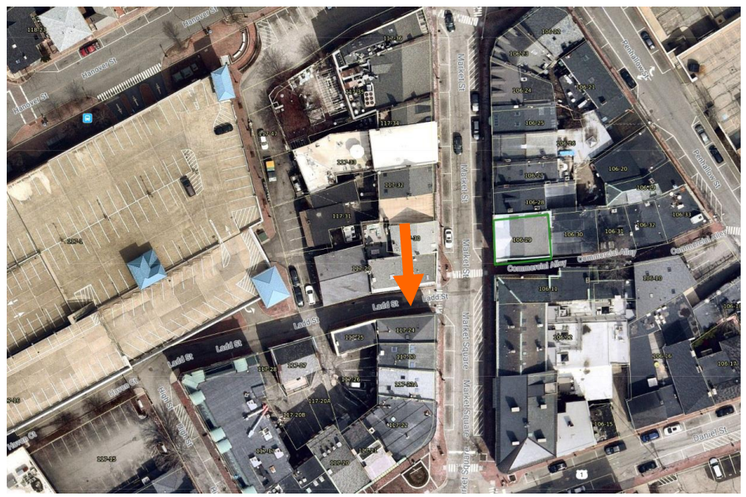
**J. HDC & Staff Comments and Suggestions for Consideration:**
- This application proposed to add a new vertical copper gutter and downspout system, a new recessed roof deck on the rear elevation, and repairs to the limestone banding and sills as well as replacing the upper level windows and relocating the HVAC condensers to the roof on the rear elevation.

**Design Guideline Reference – *Guidelines for Masonry & Stucco (07), Porches, Stoops and Decks (6), and Windows and Doors (08).***

**K. Proposed Design, Street View and Aerial View:**



Street View Image of Existing Conditions & 3D Massing Model


Aerial View

**HISTORIC SURVEY RATING**

**C**

# 41 MARKET STREET (LUHD-173) – WORK SESSION #1 (MODERATE)

| STAFF | No. | INFO/ EVALUATION CRITERIA<br>Project Information | SUBJECT PROPERTY<br>Existing Building | <br>Proposed Building (+/-) | NEIGHBORHOOD CONTEXT<br>Abutting Structures (Average) | <br>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
### – Façade Improvements, Rear Deck and HVAC Condensers –

| 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: 41 MARKET ST. Case No.:1 Date:8-5-20**

**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:** **45 MARKET STREET (LUHD-172)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **WORK SESSION #2**

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 1,445 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 4.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To fully renovate the façade and upper floors of the building.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 alterations, additions or expansions)

**I. Neighborhood Context:**

- This contributing historic structure is located along Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no front yard setback, shallow rear yards and off-street parking is limited.

**J. Previous HDC Comments and Suggestions:**

- The HDC has not previously reviewed this application.

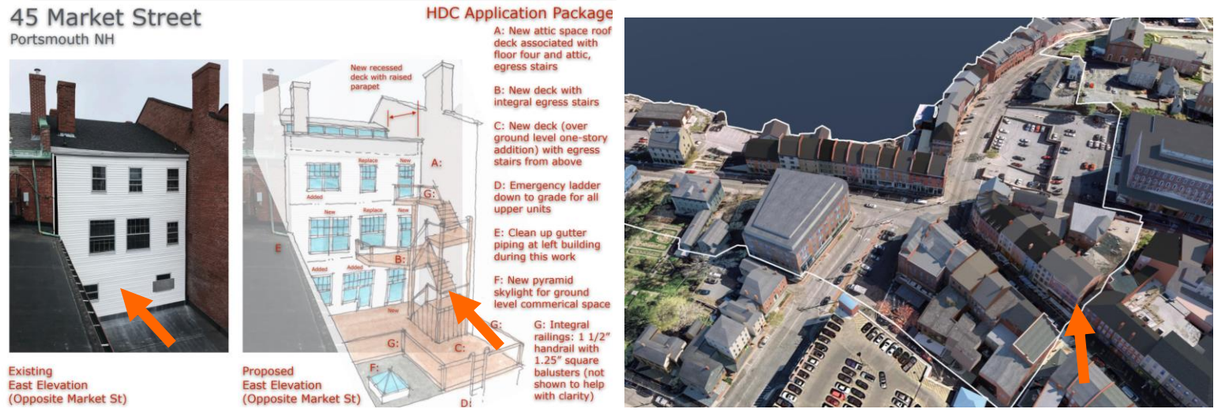
**K. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

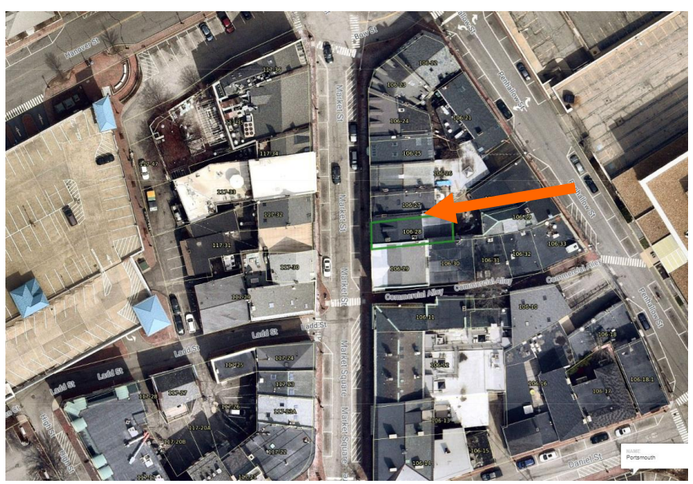
- Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof deck on the rear elevation.

**Design Guideline Reference – *Exterior Woodwork (05), Porches, Stoops and Decks (06),& Windows & Doors (08).***

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



Aerial and Street View Image


Zoning Map

**HISTORIC SURVEY RATING**

**C**

# 45 MARKET STREET (LUHD-172) – WORK SESSION #2 (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
### – Façade Improvements and Renovation of the Upper Floors –

-

| 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:45 MARKET STREET Case No.:2 Date: 8-5-20**

**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:** **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
☐ Condo Association ☑ Abutting Property Owner

**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 historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that he structure is located on two separate lots.

**J. Previous HDC Comments and Suggestions:**

- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

**K. Staff Comments and Suggestions for Consideration:**

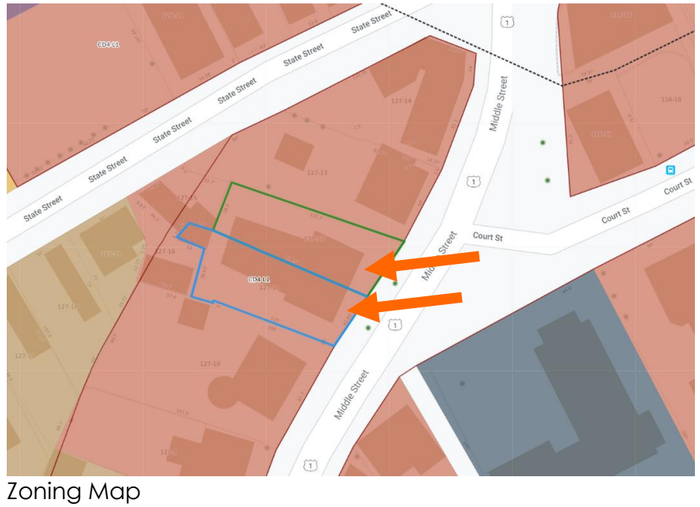
- The applicant will submit new drawings by the August 5th meeting so they can be reviewed in advance of the work session scheduled for August 19th.

**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:**



Street View Image of Existing Conditions & 3-D Massing Model




Zoning Map

**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 & Trim, 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:8-19-20**

**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:** **377 MAPLEWOOD AVE. (LUHD-145)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **WORK SESSION #B**

**A. Property Information - General:**

**Existing Conditions:**
- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 5,227 SF +/-
- Estimated Age of Structure: c.1941
- Building Style: Cape
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave.
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** Work include partial demolition and renovation to secondary building.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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 alterations, additions or expansions)

**I. Neighborhood Context:**
- The building is located along Maplewood Ave. It is surrounded with 2 to 2.5 story wood- and masonry-sided structures with shallow front yard setbacks narrow side yards.

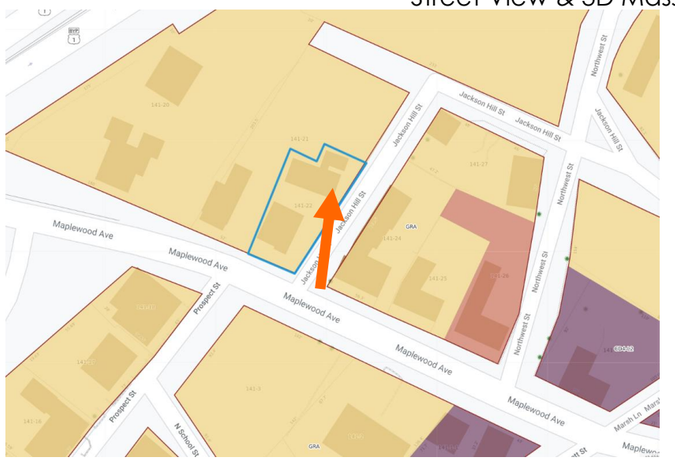
**J. Background & Suggested Action:**
- At the July HDC meeting the application proposed a partial demolition of an existing secondary structure and to renovate the existing structure with new windows, siding and roof.
- Several members of the HDC requested a site visit prior to continuing with the design and review of this application. The Site Visit was held on Monday July 27th and three HDC members attended. We discovered that the buildings are inn very poor condition and open to the weather.
- Although no design-related issues were discussed at the site visit, the applicant's design engineer indicated that he would be considering a replacement building that would not necessarily reuse all of the existing building footprint. We expect new elevations and drawing to be available at the August 5th meeting.

**Design Guideline Reference – *Guidelines Small Scale New Construction and Additions (10).***

**K. Aerial Image, Street View and Zoning Map:**



Street View & 3D Massing Model Image




Zoning Map

**HISTORIC SURVEY RATING**

**C**

# 377 MAPLEWOOD AVE. (LUHD-145) – WORK SESSION #B (MODERATE PROJECT)

| STAFF | No. | 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) | | | | |

## MODERATE PROJECT
### – Partially Demolish and Renovate a Secondary Building –

| 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:377 MAPLEWOOD AVE. Case No.:B Date: 8-19-20**

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

**A. Property Information - General:**

**Existing Conditions:**
- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,016 SF +/-
- Estimated Age of Structure: c.1880 (front building)
- Building Style: Victorian
- Historical Significance: Contributing (front building)
- Public View of Proposed Work: Primary 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
☐ Condo Association ☑ Abutting Property Owner(s)

**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 alterations, 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).

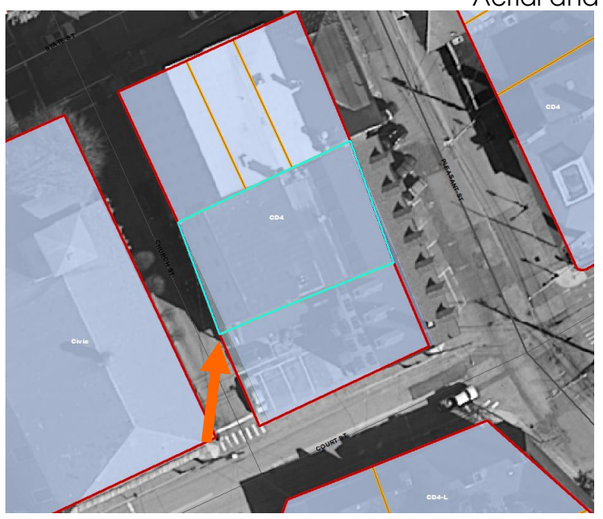
**J. Background & Suggested Action:**
- The application is proposing to renovate the façade of the historic building along Pleasant Street and remove and replace the non-contributing CMU block addition on the rear with a 4 story addition that is recessed from the front roof line. If feasible, the ground-floor along Church Street provides access to the underground parking area via a car elevator and subsurface turn-table system.
- Please note that this application includes four individual properties on State and Pleasant Street and the portion being removed along Church Street is likely a non-contributing addition to the Pleasant Street building.
- Revised Elevation and site plans will be made available at the August 5th meeting.

**Design Guideline Reference – *Guidelines for Commercial Development & Storefronts (12).***

**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 #C (MAJOR PROJECT)

| STAFF | No. | INFO/ EVALUATION CRITERIA<br>Project Information | SUBJECT PROPERTY<br>Existing Building | <br>Proposed Building (+/-) | NEIGHBORHOOD CONTEXT<br>Abutting Structures (Average) | <br>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) | | | | |

# MAJOR PROJECT
## – Renovate Façade and Add a Four-Story 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.:C Date: 8-19-20**

**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:** **232 SOUTH STREET (LUHD-169)**
**Permit Requested:** **CERTIFICATE OF APPROVAL**
**Meeting Type:** **WORK SESSION #1**

**Existing Conditions:**

- Zoning District: SRB
- Land Use: Two- Family
- Land Area: 7,890 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace siding, trim, windows and steps.

**C. Other Permits Required:**

☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

**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)

**J. Neighborhood Context:**

- The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

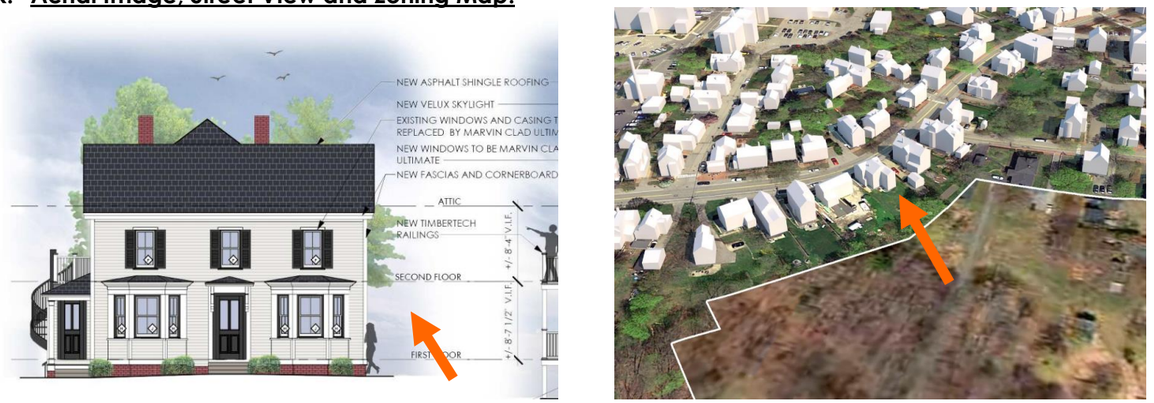
**K. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

- Renovate the structure with new siding, trim and roof as well as new windows, granite steps and a 340 SF addition to the rear of the structure.

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

**K. Aerial Image, Street View and Zoning Map:**




Proposed Elevation and Street View Image




Aerial Map

**HISTORIC SURVEY RATING**

**C**

# 232 SOUTH STREET (LUHD-169) – WORK SESSION #1 (MODERATE)

| 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
### – Replace Siding, Trim and Stairs and add a New 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 | 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 |

## PROPERTY EVALUATION FORM

***PORTSMOUTH HISTORIC DISTRICT COMMISSION***

**PROPERTY:232 SOUTH STREET Case No.:1 Date: 8-19-20**

**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

**August 05, 2020**

| | | |
|---|---|---|
| 1. | 421 pleasant Street (LUHD-167) | -Recommended Approval |
| 2. | 241 South Street (LUHD-168) | -Recommended Approval |
| 3. | 36 Richards Avenue (LUHD-170) | -Recommended Approval |
| 4. | 10 Commercial Alley (LUHD-171) | -Recommended Approval |
| 5. | 28 Dearborn Street (LUHD-174) | -Recommended Approval |
| 6. | 57 Salter Street (LUHD-175) | -Recommended Approval |
| 7. | 105 Chapel Street (LUHD-176) | -Recommended Approval |
| 8. | 35 Mark Street (LUHD-177) | -Recommended Approval |
| 9. | 170 Mechanic Street (LUHD-178) | -Recommended Approval |

## 1. 421 Pleasant Street - Recommended Approval

**Background:** The applicant is seeking approval for 112 ft. of replacement fence on the property. The existing wood fence is 7 ft. tall, the proposed cedar fence is 6 ft. tall. The zoning only allows for a 4 foot fence in the front yard so the applicant is also seeking a variance for the change.

**Staff Comment:** Recommended Approval

## Stipulations:

1. _____
2. _____
3. _____

**Scroll down for <u>SUPPORTING DOCUMENTS AND PHOTOS</u> - 421 Pleasant St**

Current Fencing PHOTOS:



Dark Green (road front) is currently 7' high. Driveway side to left is 6'. Looking to replace all 112' with 6' height.

Left side (currently 6' high) – replacing in-kind
- (8) 6' cedar 1x4 privacy panels
- (9) 5" cedar posts with post caps

Road Facing side (currently 7' high)
- (4) 6' cedar 1x4 privacy panels
- (5) 5" cedar posts with post caps
- (1) 6' x 16' double drive gate with all necessary hardware

Photo of planned Replacement Fence: (CENTRAL FENCE)



SEE DETAILED PLANS FROM CENTRAL FENCE BELOW

RECEIVED
JUL 22 2020
By

Tues 6/9 @ 4:00 Order No. 4972

Central Fence & Deck

# Home Improvement Agreement: Proposal for Fencing Installation

#162 Route 108 • Somersworth, NH 03878
603-749-1100

Martin, James
Customer's Last Name, First Name

Date 6/22/2020

405 Pleasant St.
Service Address

PRICE IS VALID FOR 30 DAYS FROM DATE OF PROPOSAL

Portsmouth | NH | 03801
City | State | Zip

603-498-1970
Customer's Daytime Phone No.

Customer's Evening Phone No.

jamee and chris@comcast.net
Customer's E-mail Address

Nearest Cross Street

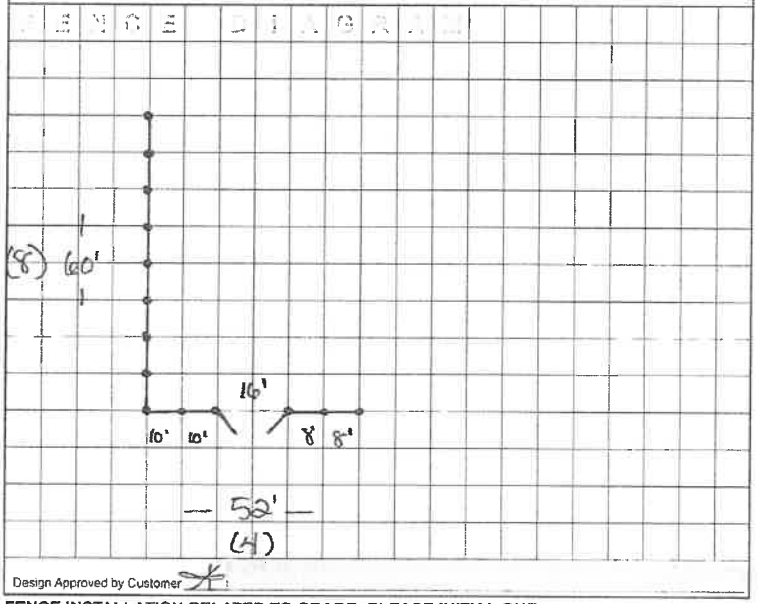
PERMIT/INSPECTION INFORMATION

Permit required? ☒ Yes ☐ No | ☒ Homeowner to obtain permit (Installation Professional requires copy of permit before installation) | ☐ Installation professional to obtain permit

| | |
|---|---|
| Selection | $7084.00 |
| ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION | |
| TAKE DOWN AND HAUL AWAY OLD FENCE | $ |
| PERMIT COST | $ |
| | |
| | |
| | |
| SUB TOTAL | $ |
| SALES TAX | $ |
| DEPOSIT VISA 9167 | $2833.00 |
| BALANCE DUE (UPON COMPLETION) | $4251.00 |

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON FIELD MEASUREMENT. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS, L)




Design Approved by Customer

☐ CASH
☐ CHECK # _____
☒ CREDIT 046865
☐ DEBIT

FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

☐ PLEASING TO THE EYE — FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)

☐ FOLLOWING FLOW — SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF THE GROUND - FENCE WILL BE UNEVEN AT TOP

☐ STEPPED INSTALLATION — STEEP SLOPE WHERE FENCE CANNOT TRACK ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED. RESULTS IN LARGE GAPS UNDER FENCE - (CUSTOMER TO FILL IN GAPS)

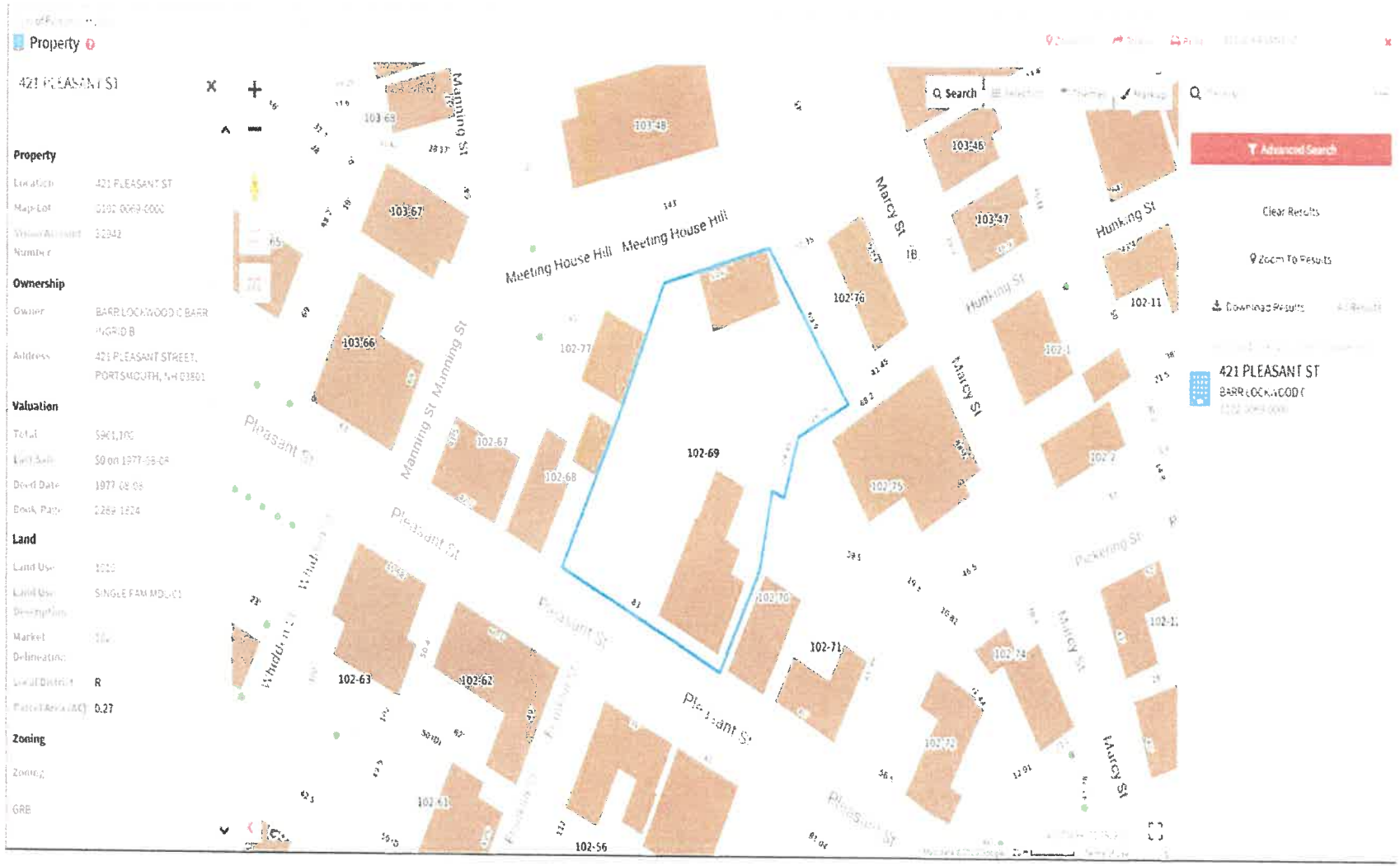
| | | |
|---|---|---|
| Product | Cedar w/ Capstrip | |
| Style: | Privacy | Height: 6' |
| Footage: | 124' | If Gates: 16' DB |
| Post Cap: | NE | Color: — |
| Rail Type: | 2 3 | Post Type: 5x5 C |
| Picket Type: | 4 | $7084.00 |

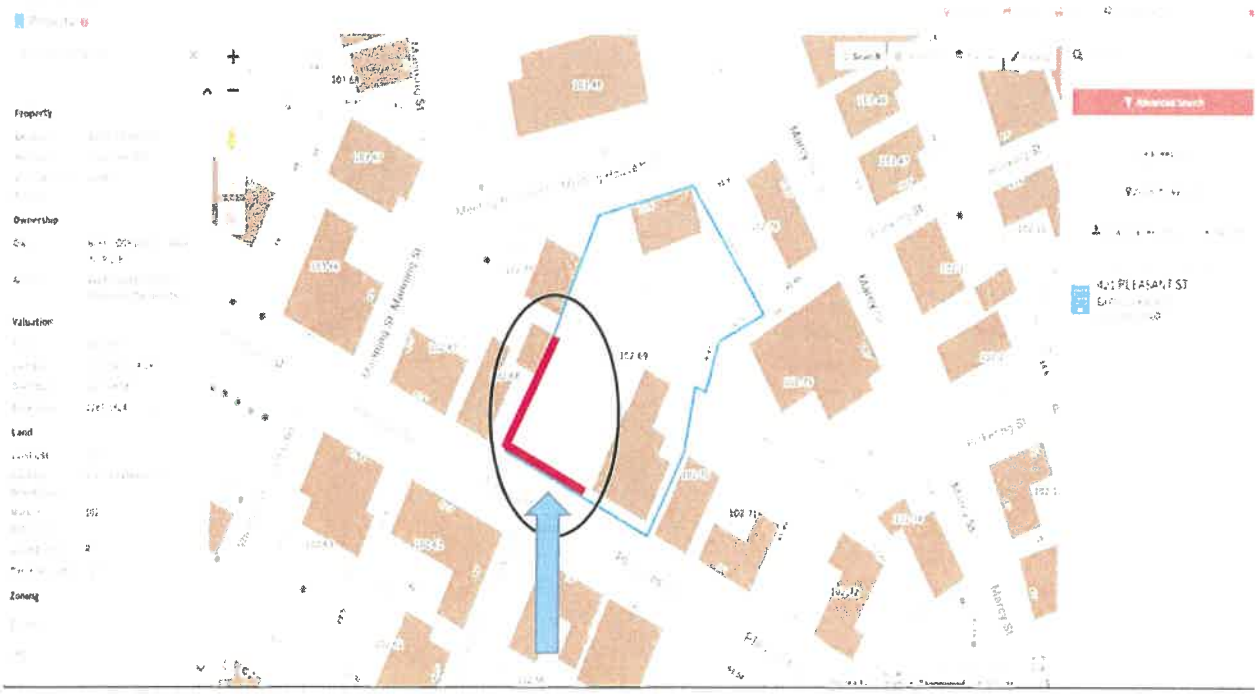
| | | |
|---|---|---|
| Product | | |
| Style: | Height: | |
| Footage: | If Gates: | |
| Post Cap: | Color: | |
| Rail Type: | Post Type: | |
| Picket Type: | $ | |

| | | |
|---|---|---|
| Product | | |
| Style: | Height: | |
| Footage: | If Gates: | |
| Post Cap: | Color: | |
| Rail Type: | Post Type: | |
| Picket Type: | $ | |

*Customer has the right to cancel project within 3 days of signing contract and/or making deposit. After which customer will be responsible for cost of materials and a 20% restocking fee.*

DISTRIBUTION: White – Central Fence Copy Yellow – Customer Copy Pink – Installation Professional Copy


Property
421 PLEASANT ST
Property
Location 421 PLEASANT ST
Map-Lot 0102-0069-0000
Account Number 12342
Ownership
Owner BARR LOCKWOOD C BARR /+GRID B
Address 421 PLEASANT STREET, PORTSMOUTH, NH 03801
Valuation
Total $961,100
Last Sale $0 on 1977-08-08
Deed Date 1977-08-08
Book, Page 2269-1824
Land
Land Use 1010
Land Use Description SINGLE FAM MDL-01
Market Delineation
Local District R
Parcel Area (AC) 0.27
Zoning
Zoning
GRB
Search
Advanced Search
Clear Results
Zoom To Results
Download Results
421 PLEASANT ST
BARR LOCKWOOD C
Meeting House Hill
Meeting House Hill
Manning St
Manning St
Pleasant St
Pleasant St
Pleasant St
Pleasant St
Marcy St
Marcy St
Marcy St
Hunking St
Hunking St
Pickering St
102-69
102-77
102-76
102-75
102-70
102-71
102-72
102-73
102-74
102-11
102-7
102-67
102-68
102-63
102-62
102-61
102-56
103-48
103-47
103-67
103-66
103-69




Replacement location above

Property Location: 421 PLEASANT ST | MAP ID: 0102/ 0069/ 0000/ / | Bldg Name: | State Use: 1010

Vision ID: 32942 | Account #32942 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 09/27/2019 22:27

| CURRENT OWNER | TOPO | UTILITIES | STRT/ROAD | LOCATION |
|---|---|---|---|---|
| BARR LOCKWOOD C<br>BARR INGRID B<br>421 PLEASANT STREET<br><br>PORTSMOUTH, NH 03501<br>Additional Owners: | 1 Level | 4 All Public | 1 Paved<br>7 2 Off-St PKG | |

| SUPPLEMENTAL DATA | |
|---|---|
| Other ID: 0102-0069-0000 | CONDO CV |
| OLDACCNUM 36429 | INLAW Y/N |
| PHOTO | LOT SPLIT |
| WARD | 2015 Reval V JM |
| PREC. | Ex/Cr Applic |
| 1/2 HSE | |
| GIS ID: 32942 | ASSOC PID# |

| CURRENT ASSESSMENT | | | |
|---|---|---|---|
| Description | Code | Appraised Value | Assessed Value |
| RESIDNTL | 1010 | 460,500 | 460,500 |
| RES LAND | 1010 | 474,100 | 474,100 |
| RESIDNTL | 1010 | 26,500 | 26,500 |
| | Total | 961,100 | 961,100 |

2229
PORTSMOUTH, NH

VISION

| RECORD OF OWNERSHIP | BK/VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE |
|---|---|---|---|---|---|
| BARR LOCKWOOD C | 2359/1824 | 08/06/1997 | | I | |

| PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Yr | Code | Assessed Value | Yr | Code | Assessed Value | Yr | Code | Assessed Value |
| 2019 | 1010 | 460,500 | 2019 | 1010 | 460,500 | 2018 | 1010 | 403,200 |
| 2019 | 1010 | 474,100 | 2019 | 1010 | 474,100 | 2018 | 1010 | 371,500 |
| 2019 | 1010 | 26,500 | 2019 | 1010 | 26,500 | 2018 | 1010 | 26,500 |
| | | Total: | 961,100 | | Total: | 961,100 | | Total: 801,200 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | |
|---|---|---|---|---|---|---|---|---|
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int |
| 2008 | 1 | VETERAN-1 | 500 | | | | | |
| | | Total: | 500 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|---|---|---|---|---|
| Nbhd/ Sub | Nbhd Name | Street Index Name | Tracing | Batch |
| 102/A | | | | |

| APPRAISED VALUE SUMMARY | |
|---|---|
| Appraised Bldg. Value (Card) | 460,500 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 26,500 |
| Appraised Land Value (Bldg) | 474,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 961,100 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 961,100 |

NOTES

EXT WORNATE DETAILING: RPL WINS
KIT:PNTD FLUSH CABS/GRAN WISL/RECSS LTS
1/2 BATH W/GRAN TOP VAN; BATH:CLAWFOOT
MAPLETOP VAN; ORNATE STAIRCASE

BUILDING PERMIT RECORD

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 06-202 | 05/23/2006 | | | 32,000 | | 100 | | RENO KITCH & BA |

VISIT CHANGE HISTORY

| Date | Type | IE | ID | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 08/13/2015 | | | BH | FR | Field Review Stat Update |
| 07/10/2015 | | | PM | FR | Field Review Stat Update |
| 04/10/2015 | | | RT | FR | Field Review Stat Update |
| 05/15/2013 | | | IN | 00 | Measured Listed |
| 06/19/2006 | | 1 | DB | 1 | Entry - Sign |

LAND LINE VALUATION SECTION

| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | | Unit Price | I. Factor | A. | | C. Factor | St Idx | Adj | Notes-Adj | Special Pricing Spec Use | Special Pricing Spec Calc | S.Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1010 | SINGLE FAM MDL-01 | GRB | R | | | 11,670 | SF | 14.01 | 1.0000 | 1 | | 1.00 | 102 | 2.90 | | | | 1.00 | 40.63 | 474,100 |
| | | Total Card Land Units: | | | 0.27 | AC | Parcel Total Land Area: | | 0.27 | AC | | | | | | | | | | Total Land Value: | 474,100 |

Property Location: 421 PLEASANT ST  MAP ID: 0102/ 0069/ 0000/  Bldg Name:  State Use: 1010
Vision ID: 32942  Account #32942  Bldg #: 1 of 1  Sec #: 1 of 1  Card 1 of 1  Print Date: 09/27/2019 22:27

**CONSTRUCTION DETAIL**

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 03 | | Colonial |
| Model | 01 | | Residential |
| Grade | A+ | | A+ |
| Stories | 2 | | |
| Occupancy | 1 | | |
| Exterior Wall 1 | 11 | | Clapboard |
| Exterior Wall 2 | | | |
| Roof Structure | 03 | | Gable/Hip |
| Roof Cover | 03 | | Asph/F Gls/Comp |
| Interior Wall 1 | 03 | | Plastered |
| Interior Wall 2 | | | |
| Interior Flr 1 | 09 | | Pine/Soft Wood |
| Interior Flr 2 | | | |
| Heat Fuel | 03 | | Gas |
| Heat Type | 04 | | Hot Water |
| AC Type | 01 | | None |
| Total Bedrooms | 03 | | 3 Bedrooms |
| Total Bthrms | 1 | | |
| Total Half Baths | 1 | | |
| Total Xtra Fixtrs | 0 | | |
| Total Rooms | 8 | | |
| Bath Style | 1 | | Avg Quality |
| Kitchen Style | 1 | | Avg Quality |
| Kitchen Gr | | | |
| WB Fireplaces | 1 | | |
| Extra Openings | 2 | | |
| Metal Fireplaces | 0 | | |
| Extra Openings | 0 | | |

**CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Bsmt Garage | | | |

**MIXED USE**

| Code | Description | Percentage |
|---|---|---|
| 1010 | SINGLE FAM MDL-01 | 100 |

**COST/MARKET VALUATION**

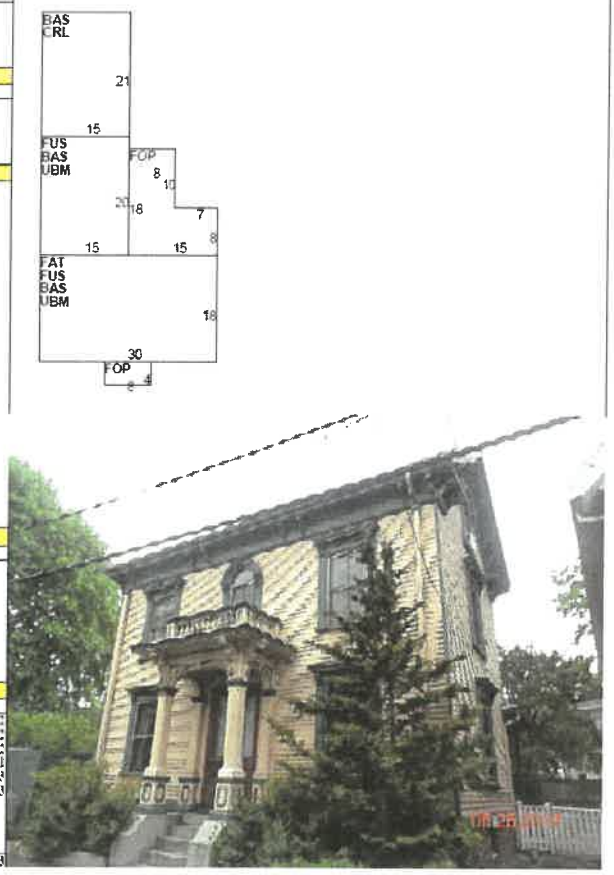
| | |
|---|---|
| Adj. Base Rate: | 246.95 |
| Replace Cost | 582,873 |
| AYB | 1880 |
| EYB | 1998 |
| Dep Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 21 |
| Functional Obsinc | |
| External Obsinc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 79 |
| Apprsn Val | 460,500 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

| Code | Description | Sub | Sub Descrip | L/B | Units | Unit Price | Yr | Grd | Dp Rt | Cnd | %Cnd | Appr Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRN6 | 2 STY W/BSMT | | | L | 620 | 55.00 | 1940 | A | | G | 75 | 26,500 |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undepr. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,155 | 1,155 | 1,155 | 246.95 | 285,267 |
| CRL | Crawl Space | 0 | 315 | 16 | 12.55 | 3,952 |
| FAT | Attic | 135 | 540 | 135 | 61.75 | 33,347 |
| FOP | Porch, Open | 0 | 252 | 46 | 48.97 | 11,361 |
| FUS | Upper Story, Finished | 840 | 840 | 840 | 246.95 | 207,463 |
| UBM | Basement, Unfinished | 0 | 840 | 168 | 49.40 | 41,493 |
| | Tl. Gross Liv/Lease Area: | 2,130 | 3,922 | 2,360 | | 582,873 |




## REASON FOR VARIANCE REQUEST:

FENCE REPLACEMENT – 421 Pleasant St., Portsmouth, NH 03801: **Reason for Variance request (aligning to Zoning Ordinance Art. 2, section 10.233.20)**

The reason for this variance request is the homeowner (Ingrid Barr) is not comfortable replacing her current deteriorating 7' fence (roadfront) with only a 4' fence (per town ordinance) as it would remove the privacy that she needs and has been accustomed to for the last 40 years (example: she regularly has her grandchildren over to play in her yard and would not be comfortable with only a 4' fence between them and the sidewalk/road). Replacing with only a 4' high fence would create an unnecessary hardship.

We are seeking approval to replace the current 7' fence, which is deteriorating and falling apart, with a new 6' high cedar fence. This new fence would not be contrary to the public interest as it will be replacing an old fence which is in bad shape, with a new cedar plank fence that is commonly used in the area and keeping in spirit of the historic district. It will also be 1' shorter than the current one.

As mentioned above, the planned new fence is 6' tall with 1x4 cedar planks and post and caps every 8' which will only help with values of surrounding properties. This new fence would only result in improvement to the property values in the vicinity and would not change the essential characteristics of the neighborhood.

Thank you for your consideration.

Jamie Martin (405 Pleasant St.)
On behalf of Ingrid Barr (421 Pleasant St.)

## 2. 241 South Street - Recommended Approval

**Background: The applicant is seeking approval for replacement granite steps. The proposed steps are to be the full width of the entry with e 3ft. landing and two 12" steps. The applicant will also be seeking a license from the City Council as the steps are located within the right-of-way.**

**Staff Comment: Recommended Approval**

## Stipulations:

1. _____
2. _____
3. _____

Current steps



Proposal

**LUHD-168**

Bottom step will be flush to wood walls to avoid any issues with snow plows.

Top landing will be close to ~31 deep.



## 3. 36 Richards Avenue - Recommended Approval

**Background: The applicant is seeking approval for the installation of a Mitsubishi mini-split A/C system with condenser to be screened with cedar lattice.**

**Staff Comment: Recommended Approval**

## Stipulations:

1. _____
2. _____
3. _____

## ASHP Design Form NH

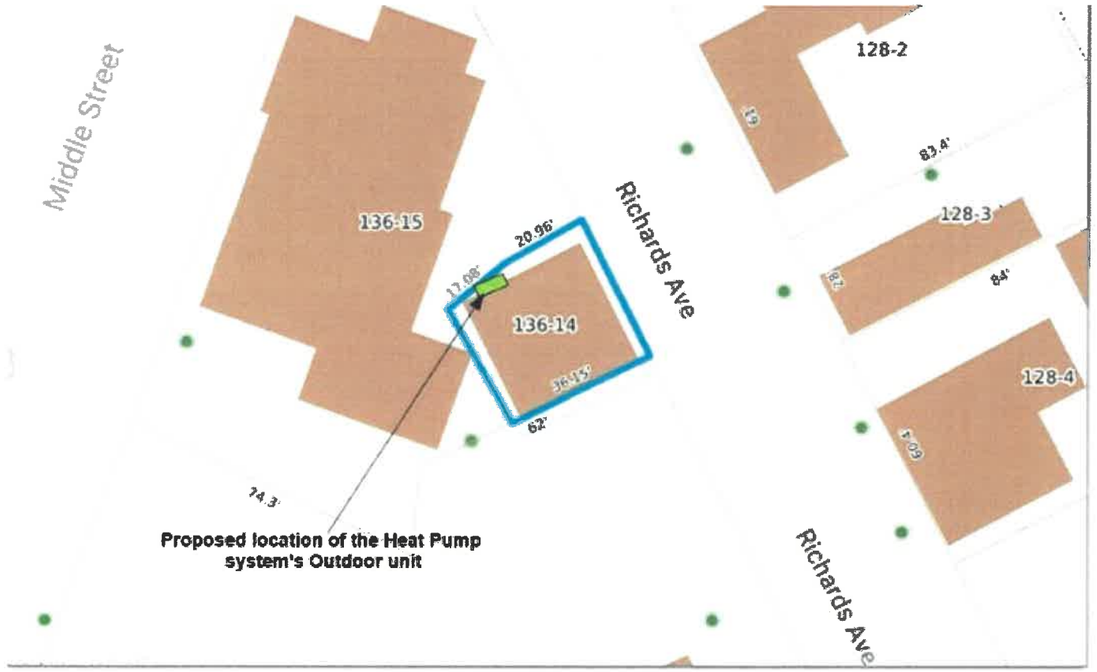
| | |
|---|---|
| Customer Name | Stacy-Coyle |
| Customer Address | 36 Richards Ave Portsmouth NH |

| | | | |
|---|---|---|---|
| Quoted By | Eric St Pierre | Date | |

| Indoor Units | Unit Location/label | Square Footage | Btu/FT2/HR = (15, 25, etc.) | Target BTU | Unit Size | Notes | Qty of 25' Linesets (6,9,12k) 1/4x3/8 | (15, 18k) 1/4x1/2 | (24k, BB) 3/8x5/8 |
|---|---|---|---|---|---|---|---|---|---|
| Total Sq Footage of House or Target Area | | | 15 | 0 | | | | | |
| A | 1st Floor Living Room | 870 | 15 | 13050 | 18000 | wall mounted indoor unit | | | |
| B | 2nd floor master bedroom | 305 | 15 | 4575 | 6000 | wall mounted indoor unit | | | |
| C | | | 15 | 0 | | | | | |
| D | | | 12 | 0 | | | | | |
| E | | | 12 | 0 | | | | | |
| F | | | 20 | 0 | | | | | |
| G | | | 20 | 0 | | | | | |
| totals | | 1175 | | 17625 | 24000 | | 0 | 0 | 0 |
| | | | | Unit size total should be ≥ target BTU | | | | | |

| kWh use | heat | a/c | total |
|---|---|---|---|
| | 4564 | 409 | 4973 |

| Outdoor Units | size | placement | IDUs attached | Mount style | Rain Hood? | Notes |
|---|---|---|---|---|---|---|
| 1 | 30K BTU/hr | Adjacent to North gable wall | 6K & 18K | ground | No | MXZ-3C24NAHZ2-U1 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| BB | | | | | | |


Middle Street
136-15
20.96'
17.08'
136-14
36.15'
62'
74.3'
Proposed location of the Heat Pump system's Outdoor unit
Richards Ave
128-2
83.4'
128-3
84'
128-4
Richards Ave

# M-SERIES

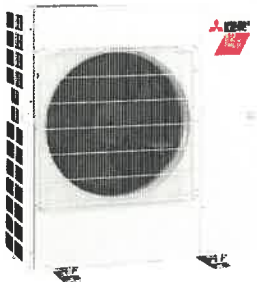
## SUBMITTAL DATA: MXZ-3C24NAHZ2

MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

MITSUBISHI ELECTRIC

Job Name:

System Reference: | Date:



Outdoor Unit: MXZ-3C24NAHZ2

**ACCESSORIES**

The outdoor unit is delivered with the base pan heater factory installed.

- ☐ Airflow Guide (PAC-SH96SG-E)
- ☐ 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- ☐ 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- ☐ 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- ☐ M-NET Adapter (PAC-IF01MNT-E)

**(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)**

| Specifications | | | Model Name |
|---|---|---|---|
| Unit Type | | | MXZ-3C24NAHZ2 |
| Cooling* (Non-ducted / Ducted) | Rated Capacity | Btu/h | 22,000 / 23,600 |
| | Capacity Range | Btu/h | 6,000 - 23,600 |
| | Rated Total Input | W | 1,630 / 2,360 |
| Heating at 47°F* (Non-ducted / Ducted) | Rated Capacity | Btu/h | 25,000 / 24,600 |
| | Capacity Range | Btu/h | 7,200 - 30,600 |
| | Rated Total Input | W | 1,725 / 1,871 |
| Heating at 17°F* (Non-ducted/Ducted) | Rated Capacity | Btu/h | 14,000 / 14,000 |
| | Maximum Capacity | Btu/h | 25,000 / 24, 600 |
| | Rated Total Input | W | 1,622 / 1,635 |
| Heating at 5°F* | Maximum Capacity | Btu/h | 25,000 |
| Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.) | | | Yes |
| Electrical Requirements | Power Supply | Voltage, Phase, Hertz | 208 / 230V, 1-Phase, 60 Hz |
| | Recommended Fuse/Breaker Size | A | 40 |
| | MCA | A | 30.5 |
| Voltage | Indoor - Outdoor S1-S2 | V | AC 208 / 230 |
| | Indoor - Outdoor S2-S3 | V | DC ±24 |
| Compressor | | | DC INVERTER-driven Twin Rotary |
| Fan Motor (ECM) | | F.L.A. | 2.43 |
| Sound Pressure Level (Non-ducted/Ducted) | Cooling | dB(A) | 54 |
| | Heating | | 58 |
| External Dimensions (H x W x D) | | In / mm | 41-9/32 x 37-13/32 x 13<br>1048 x 950 x 330 |
| Net Weight | | Lbs / kg | 189 / 86 |
| External Finish | | | Munsell No. 3Y 7.8/11 |
| Refrigerant Pipe Size O.D. — Eight Ports | Liquid (High Pressure) | In / mm | 1/4 / 6.35 |
| | Gas (Low Pressure) | | A:1/2 / 12.7 ; B,C: 3/8 / 9.52 |
| Max. Refrigerant Line Length | | Ft / m | 230 / 70 |
| Max. Piping Length for Each Indoor Unit | | Ft / m | 82 / 25 |
| Max. Refrigerant Pipe Height Difference | If IDU is Above ODU | Ft / m | 49 / 15 |
| | If IDU is Below ODU | | 49 / 15 |
| Connection Method | | | Flared/Flared |
| Refrigerant | | | R410A |

*** Rating Conditions per AHRI Standard:**

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

Specifications are subject to change without notice.

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# SPECIFICATIONS: MXZ-3C24NAHZ2

**OPERATING RANGE:**

| | Outdoor |
|---|---|
| Cooling | D.B. 14 to 115° F [ D.B. −10 to 46° C]*1 |
| Heating | W.B. -13 to 65° F [ W.B. −25 to 18° C ] |

*1. D.B. 5 to 115° F [ D.B. −15 to 46° C ], when an optional Air Outlet Guide is installed.

**ENERGY EFFICIENCIES:**

| Indoor Unit Type | SEER | EER | HSPF | COP @ 47°F | COP @ 17°F |
|---|---|---|---|---|---|
| **Non-ducted (06 + 06 + 09)** | 19.0 | 13.5 | 10.0 | 4.25 | 2.53 |
| **Ducted and Non-ducted** | 17.3 | 11.75 | 9.5 | 4.03 | 2.52 |
| **Ducted (09 + 09 + 09)** | 15.5 | 10.0 | 9.0 | 3.80 | 2.51 |

**NOTES:**

- Minimum of two Indoor Units must be connected to the MXZ-3C24NAHZ2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
  - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
  - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

**MVZ CONNECTION RULES:**

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

Notes:

Specifications are subject to change without notice.

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# MXZ-3C24NAHZ2 OPERATIONAL PERFORMANCE

**NON-DUCTED:**

| # of indoor unit | Total Nominal Capacity (x1000 Btu/h) | Total Indoor Unit Capacity (Btu/h) | Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C) | Cooling Capacity Range (Btu/h)<br>Heating Capacity Range (Btu/h) | | |
|---|---|---|---|---|---|---|
| | | | | Unit A | Unit B | Unit C |
| 1 | 6 | 6,000<br>7,400 | 6 | 6,000<br>7,400 | - | - |
| 1 | 9 | 9,000<br>11,000 | 9 | 9,000<br>11,000 | - | - |
| 1 | 12 | 12,000<br>14,400 | 12 | 12,000<br>14,400 | - | - |
| 1 | 15 | 14,000<br>18,000 | 15 | 14,000<br>18,000 | - | - |
| 1 | 18 | 17,200<br>21,600 | 18 | 17,200<br>21,600 | - | - |
| 2 | 12 | 12,000<br>14,800 | 6 + 6 | 6,000<br>7,400 | 6,000<br>7,400 | - |
| 2 | 15 | 15,000<br>18,400 | 6 + 9 | 6,000<br>7,400 | 9,000<br>11,000 | - |
| 2 | 18 | 18,000<br>22,000 | 6 + 12 | 6,000<br>7,500 | 12,000<br>14,500 | - |
| 2 | 18 | 18,000<br>22,000 | 9 + 9 | 9,000<br>11,000 | 9,000<br>11,000 | - |
| 2 | 21 | 20,000<br>22,000 | 6 + 15 | 6,000<br>6,400 | 14,000<br>15,600 | - |
| 2 | 21 | 20,000<br>22,000 | 9 + 12 | 8,600<br>9,500 | 11,400<br>12,500 | - |
| 2 | 24 | 21,800<br>22,000 | 6 + 18 | 5,600<br>5,600 | 16,200<br>16,400 | - |
| 2 | 24 | 21,800<br>22,000 | 9 + 15 | 8,500<br>8,300 | 13,300<br>13,700 | - |
| 2 | 24 | 21,800<br>22,000 | 12 + 12 | 10,900<br>11,000 | 10,900<br>11,000 | - |
| 2 | 27 | 21,800<br>22,000 | 9 + 18 | 7,500<br>7,400 | 14,300<br>14,600 | - |
| 2 | 27 | 21,800<br>22,000 | 12 + 15 | 10,100<br>9,800 | 11,700<br>12,200 | - |
| 3 | 18 | 18,000<br>22,200 | 6 + 6 + 6 | 6,000<br>7,400 | 6,000<br>7,400 | 6,000<br>7,400 |
| 3 | 21 | 18,000<br>24,800 | 6 + 6 + 9 | 5,100<br>7,100 | 5,100<br>7,100 | 7,700<br>10,600 |
| 3 | 24 | 22,000<br>25,000 | 6 + 6 + 12 | 5,500<br>6,300 | 5,500<br>6,300 | 11,000<br>12,300 |
| 3 | 24 | 22,000<br>25,000 | 6 + 9 + 9 | 5,500<br>6,300 | 8,300<br>9,400 | 8,300<br>9,400 |
| 3 | 27 | 24,000<br>25,000 | 6 + 6 + 15 | 5,500<br>5,600 | 5,500<br>5,600 | 12,900<br>13,700 |
| 3 | 27 | 24,000<br>25,000 | 6 + 9 + 12 | 5,300<br>5,600 | 8,000<br>8,400 | 10,700<br>11,000 |
| 3 | 27 | 24,000<br>25,000 | 9 + 9 + 9 | 8,000<br>8,300 | 8,000<br>8,300 | 8,000<br>8,300 |

Specifications are subject to change without notice.

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# MXZ-3C24NAHZ2 OPERATIONAL PERFORMANCE, contd.

**DUCTED:**

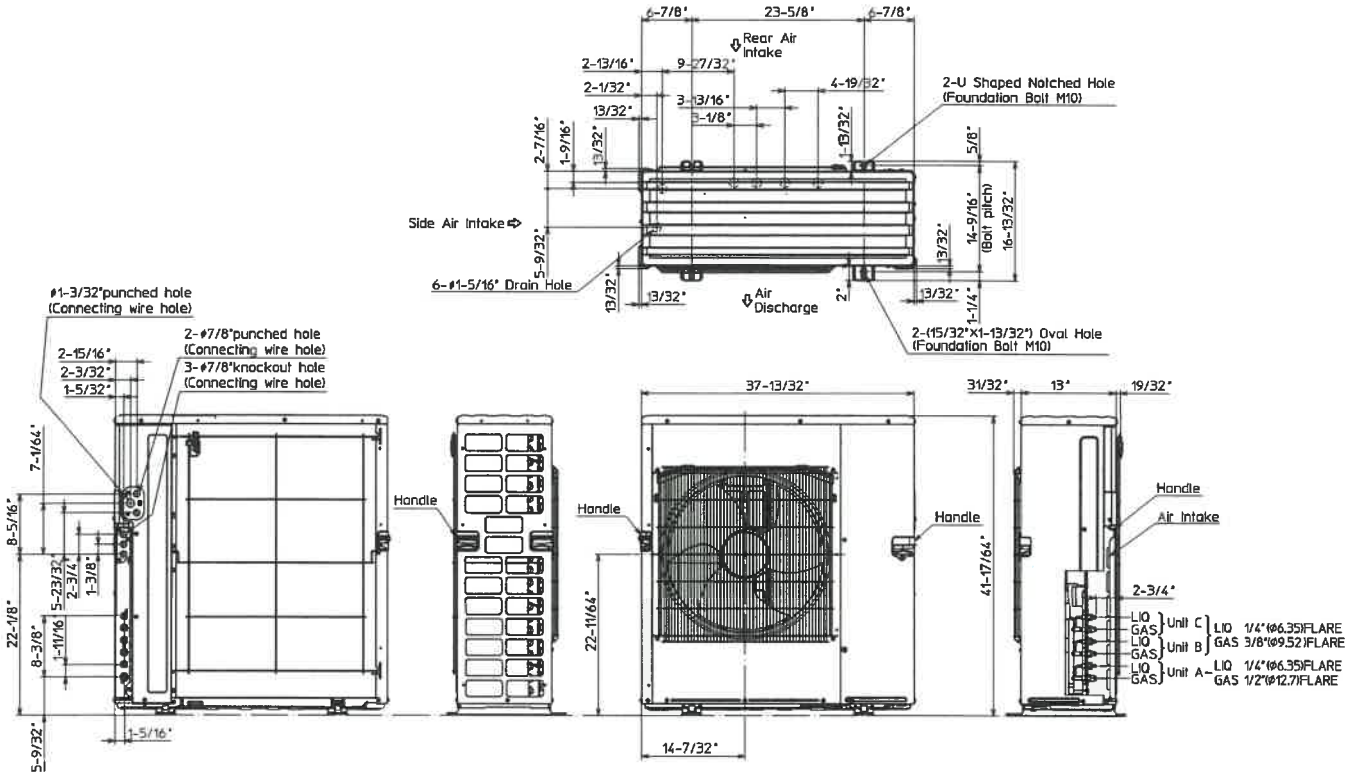
| # of indoor unit | Total Nominal Capacity (x1000 Btu/h) | Total Indoor Unit Capacity (Btu/h) | Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C) | Cooling Capacity Range (Btu/h)<br>Heating Capacity Range (Btu/h) | | |
|---|---|---|---|---|---|---|
| | | | | Unit A | Unit B | Unit C |
| 1 | 9 | 9,000 | 9 | 9,000 | - | - |
| | | 10,900 | | 10,900 | - | - |
| 1 | 12 | 12,000 | 12 | 12,000 | - | - |
| | | 13,600 | | 13,600 | - | - |
| 1 | 15 | 15,000 | 15 | 15,000 | - | - |
| | | 18,000 | | 18,000 | - | - |
| 1 | 18 | 17,200 | 18 | 17,200 | - | - |
| | | 21,600 | | 21,600 | - | - |
| 2 | 18 | 18,000 | 9 + 9 | 9,000 | 9,000 | - |
| | | 21,800 | | 10,900 | 10,900 | - |
| 2 | 21 | 21,000 | 9 + 12 | 9,000 | 12,000 | - |
| | | 21,800 | | 9,700 | 12,100 | - |
| 2 | 24 | 21,800 | 9 + 15 | 8,200 | 13,600 | - |
| | | 21,800 | | 8,200 | 13,600 | - |
| 2 | 24 | 21,800 | 12 + 12 | 10,900 | 10,900 | - |
| | | 21,800 | | 10,900 | 10,900 | - |
| 2 | 27 | 21,800 | 9 + 18 | 7,500 | 14,300 | - |
| | | 21,800 | | 7,300 | 14,500 | - |
| 2 | 27 | 21,800 | 12 + 15 | 9,700 | 12,100 | - |
| | | 21,800 | | 9,400 | 12,400 | - |
| 3 | 27 | 23,600 | 9 + 9 + 9 | 7,900 | 7,900 | 7,900 |
| | | 24,600 | | 8,200 | 8,200 | 8,200 |



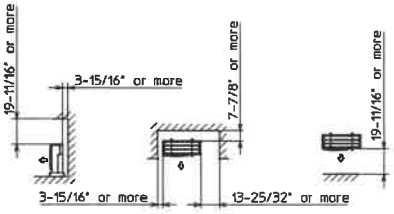
© 2017 Mitsubishi Electric US, Inc.

# DIMENSIONS: MXZ-3C24NAHZ2

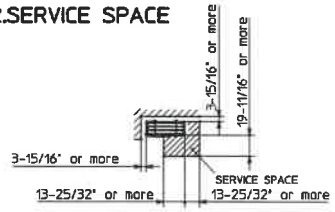
Unit: inch (mm)

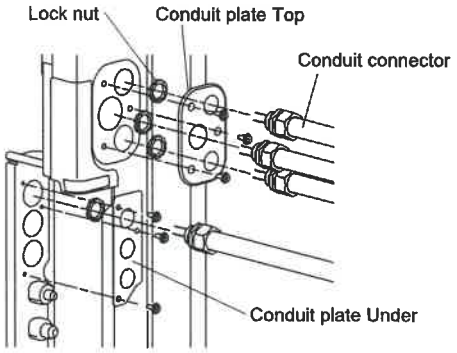



## 1.FREE SPACE




## 2.SERVICE SPACE




MITSUBISHI ELECTRIC
COOLING & HEATING

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

FORM# MXZ-3C24NAHZ2 for Multiple Indoor Unit Styles - 201712

Specifications are subject to change without notice.

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# 4. 10 Commercial Alley, Unit 2 - Recommended Approval

**Background:** **The applicant is seeking approval for the installation of a new door that will serve as a point of a service to the adjacent exterior parking lot. This is a result of the abutter providing access to the private surface parking spaces which are temporarily being used as outdoor dining during Covid.**

**Staff Comment:** **Recommended Approval**

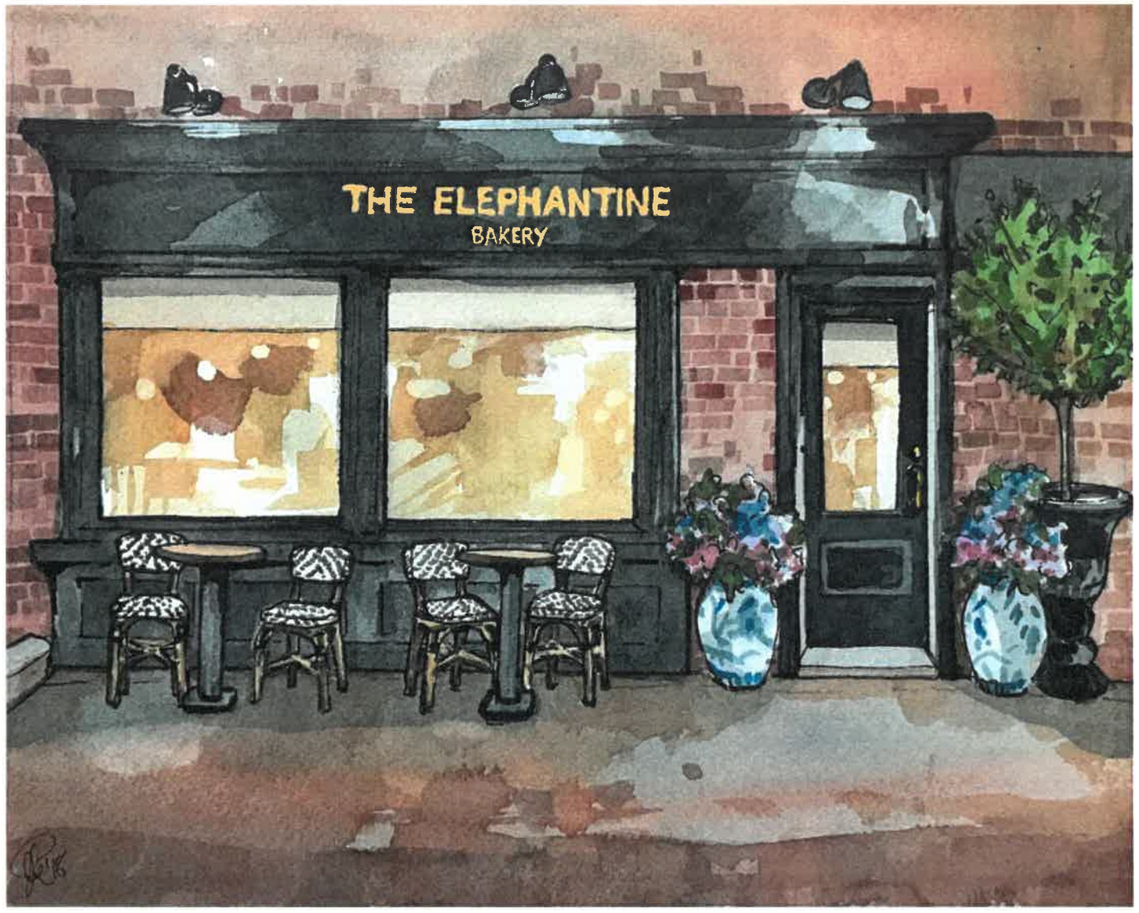
## Stipulations:

1. _____
2. _____
3. _____

# Request for HDC Approval for adding an exterior door to additional private outdoor seating area

13 August 2020

**The Elephantine Bakery**
**10 Commercial Alley #2**



- **Current view of parking lot at Penhallow & Commercial Alley**

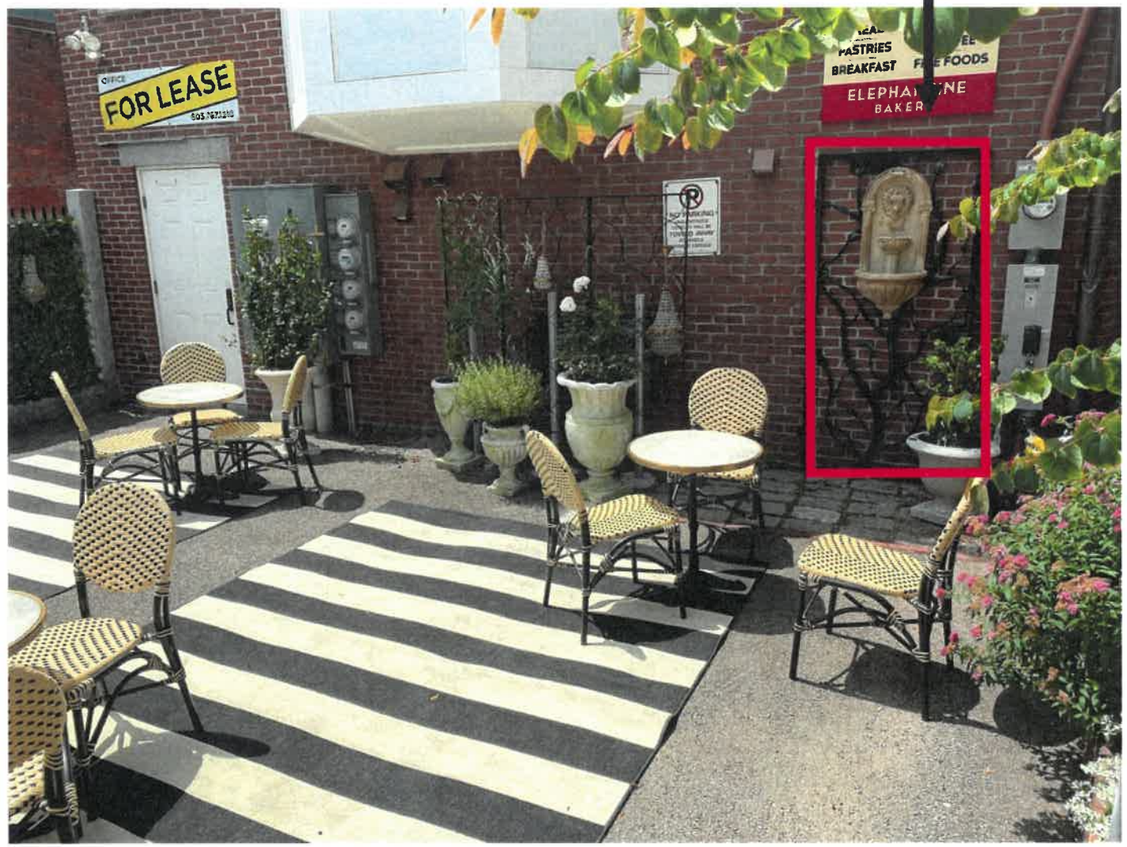


- As a result of COVID, we have worked with our landlord to rent additional outdoor patio space on his privately-owned parking lot to provide additional tables/chairs.

- We would like to add a door connecting the inside of the bakery to the new patio (on the landlord's privately owned lot) to facilitate service and setup/clean-up of the new seating area.

- The door would we put in the location of the existing black-iron faux door that currently exists

**Proposed location of new exterior door**



- **The proposed new door would match the style, size, and scale of our existing front-door that patrons use to enter/exit the bakery.**

- **It would be a 36” wide Mahogany door with glass on the upper-portion of the door**



- **Proposed change to the patio**



- **Future view of parking lot at Penhallow & Commercial Alley**



Simpson® Door Company

INSPIRATION AT YOUR DOOR

**DOOR** SPEC SHEET

# 7044 — THERMAL SASH



**SERIES:** Exterior French & Sash Doors
**TYPE:** Exterior French & Sash
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

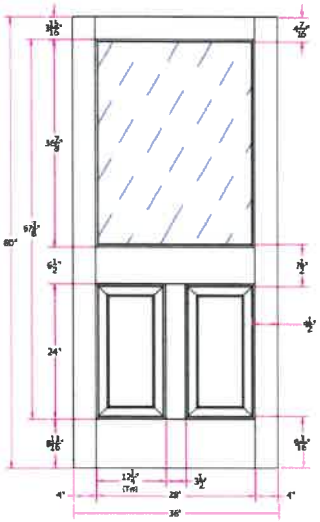
**Construction Type:**
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 1-7/16" Innerbond® Double Hip-Raised Panel
**Profile:** Ovolo Sticking
**Glass:** 3/4" Insulated Glazing

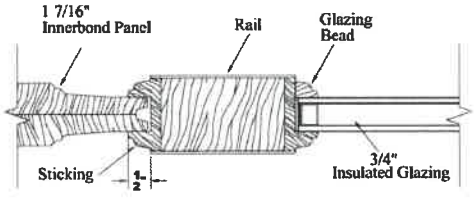
## STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- # Privacy Rating: 1

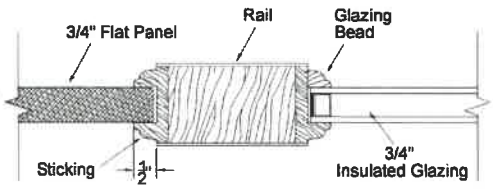
## DETAILED DRAWING



## DETAILS




(Standard)




(Optional)

Spec Sheet of the proposed door

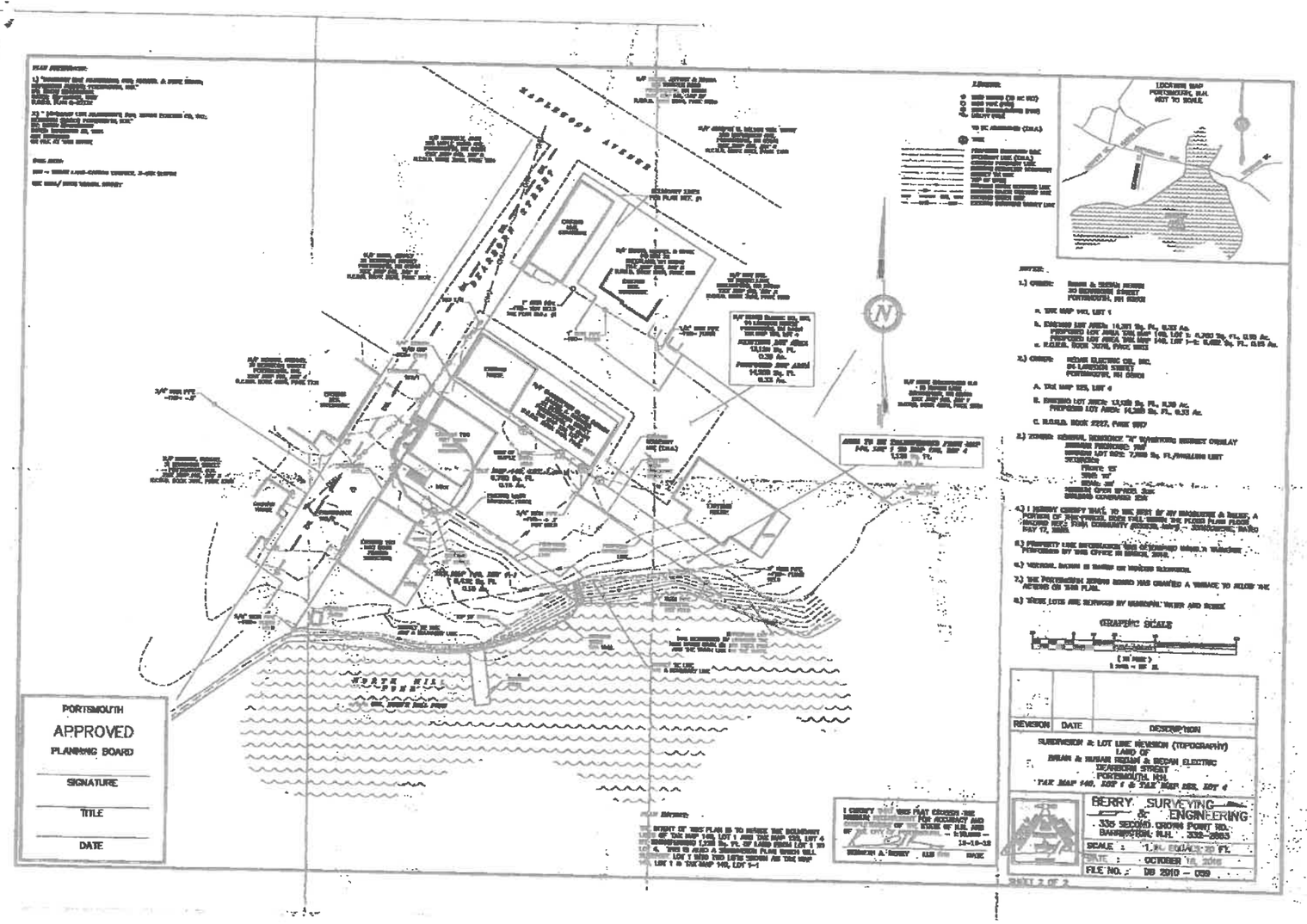
## 5. 28 Dearborn Street - Recommended Approval

**Background: The applicant is seeking approval for the replacement of an existing wooden deck and railing system with composite material.**

**Staff Comment: Recommended Approval**

## Stipulations:

1. _____
2. _____
3. _____


MAPLEWOOD AVENUE
WORTH HILL POND
N
LOCATION MAP
PORTSMOUTH, N.H.
NOT TO SCALE
GRAPHIC SCALE
PORTSMOUTH
APPROVED
PLANNING BOARD
SIGNATURE
TITLE
DATE
REVISION
DATE
DESCRIPTION
SUBDIVISION & LOT LINE REVISION (TOPOGRAPHY)
LAND OF
BRIAN & SUSAN REGAN & REGAN ELECTRIC
DEARBORN STREET
PORTSMOUTH, NH.
TAX MAP 140, LOT 1 & TAX MAP 125, LOT 4
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : OCTOBER 18, 2010
FILE NO. : DB 2010 - 039
SHEET 2 OF 2











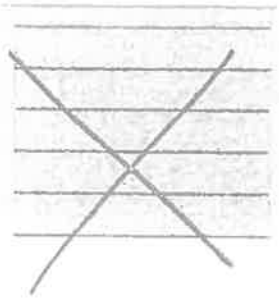
# Pro Deck Design™

## Plan View

16

12





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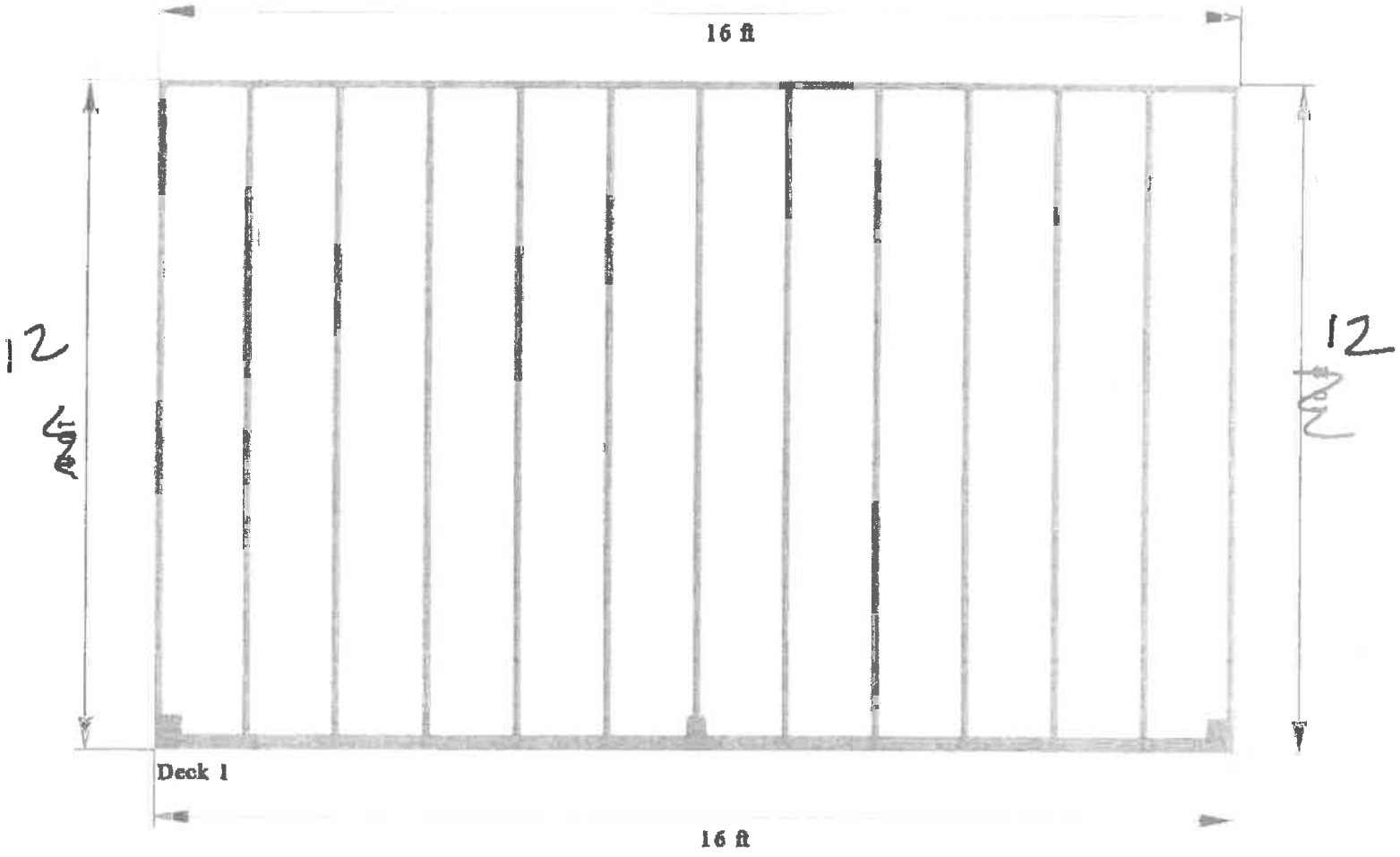
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Doc ID 555e1807-8633-4790-87c6-4113e85ff0cb

# Pro Deck Design™

## Dimension View




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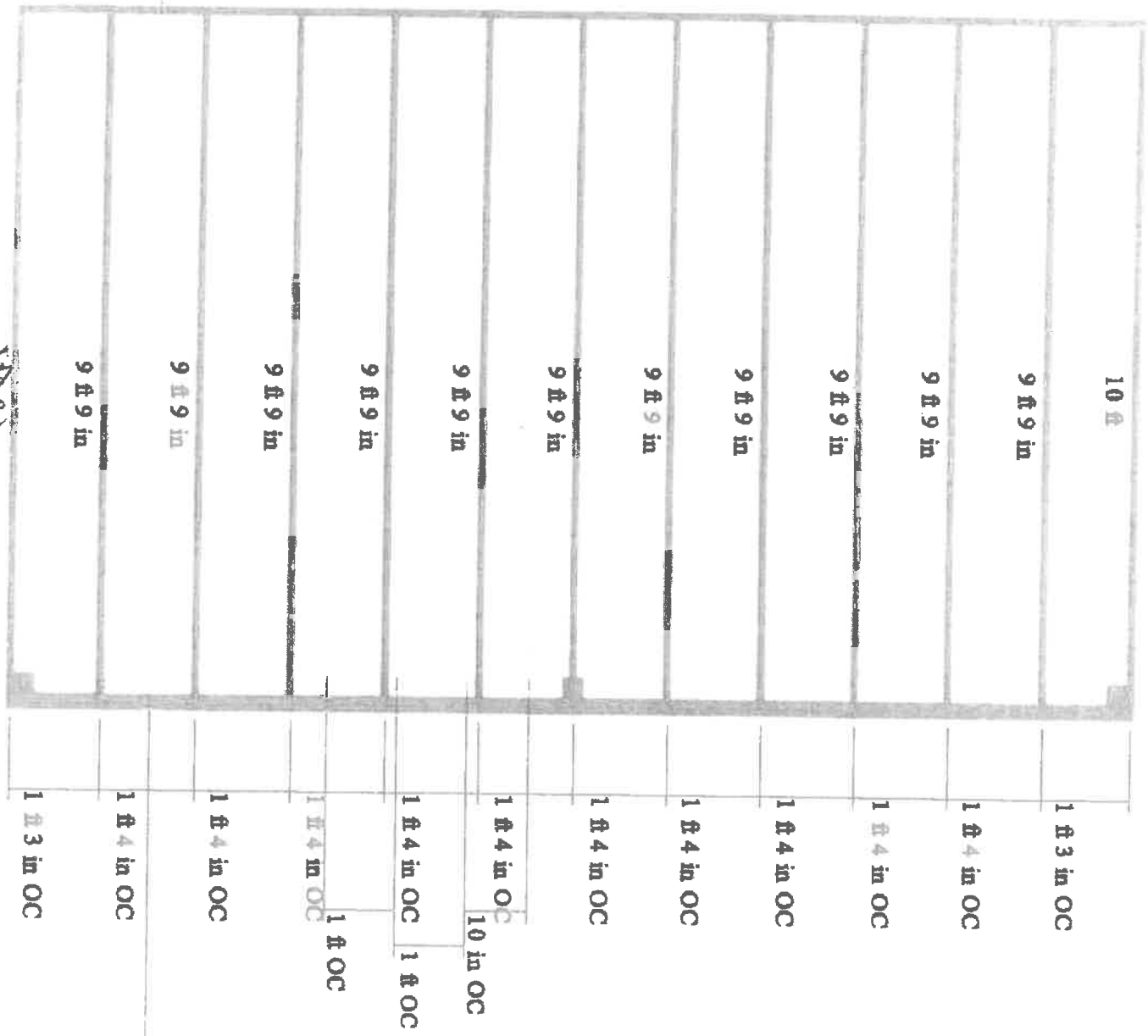
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Doc ID 555e1807-8633-4790-87c8-4113e85ff0cb

# Pro Deck Design™

## Joist Layout View




**Notes:**

**All joist and stringer spacing dimensions are measured in OC.**

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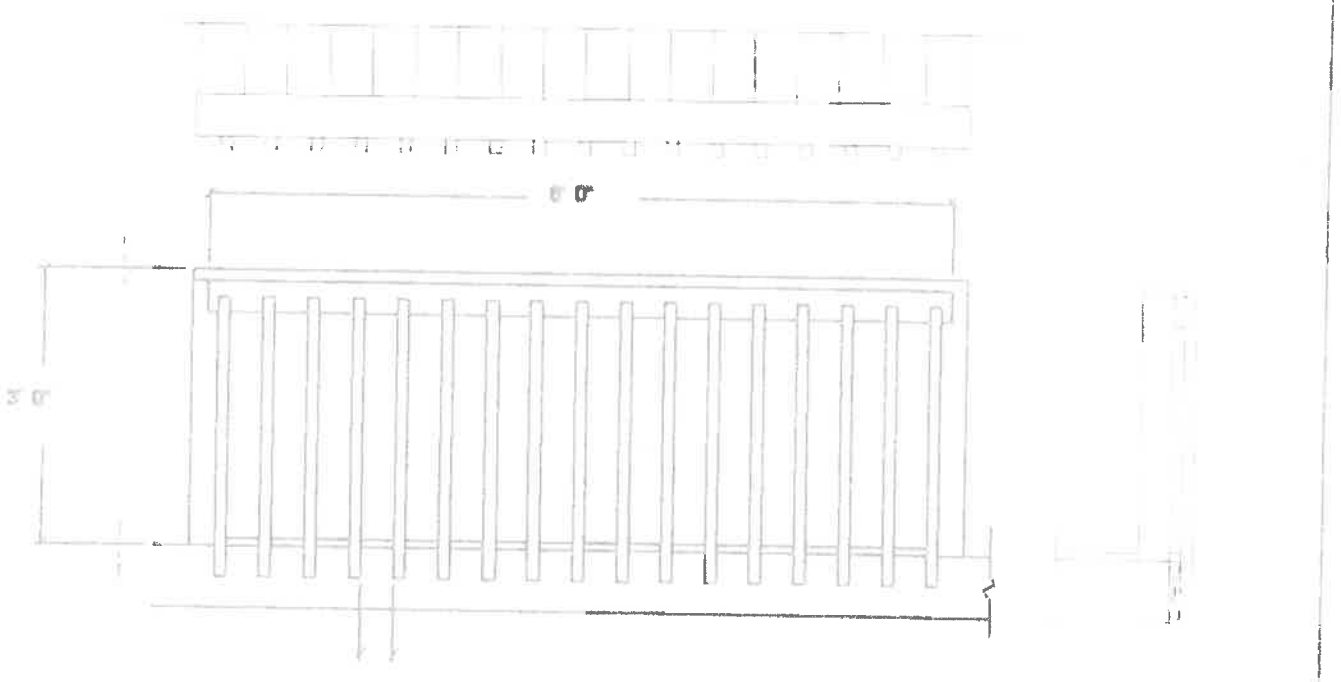


Doc ID 555a1807-8633-4790-87c8-4113a85ff0cb

# Pro Deck Design™

## Railing Details View

COMPOSITE RAILING




Railing Style 3

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Doc ID 555e1607-8533-4790-87c8-4113e55f0cb

## 6. 57 Salter Street - Recommended Approval

**Background: The applicant is seeking approval for a proposed wooden fence on the property.**

**Staff Comment: Recommended Approval**

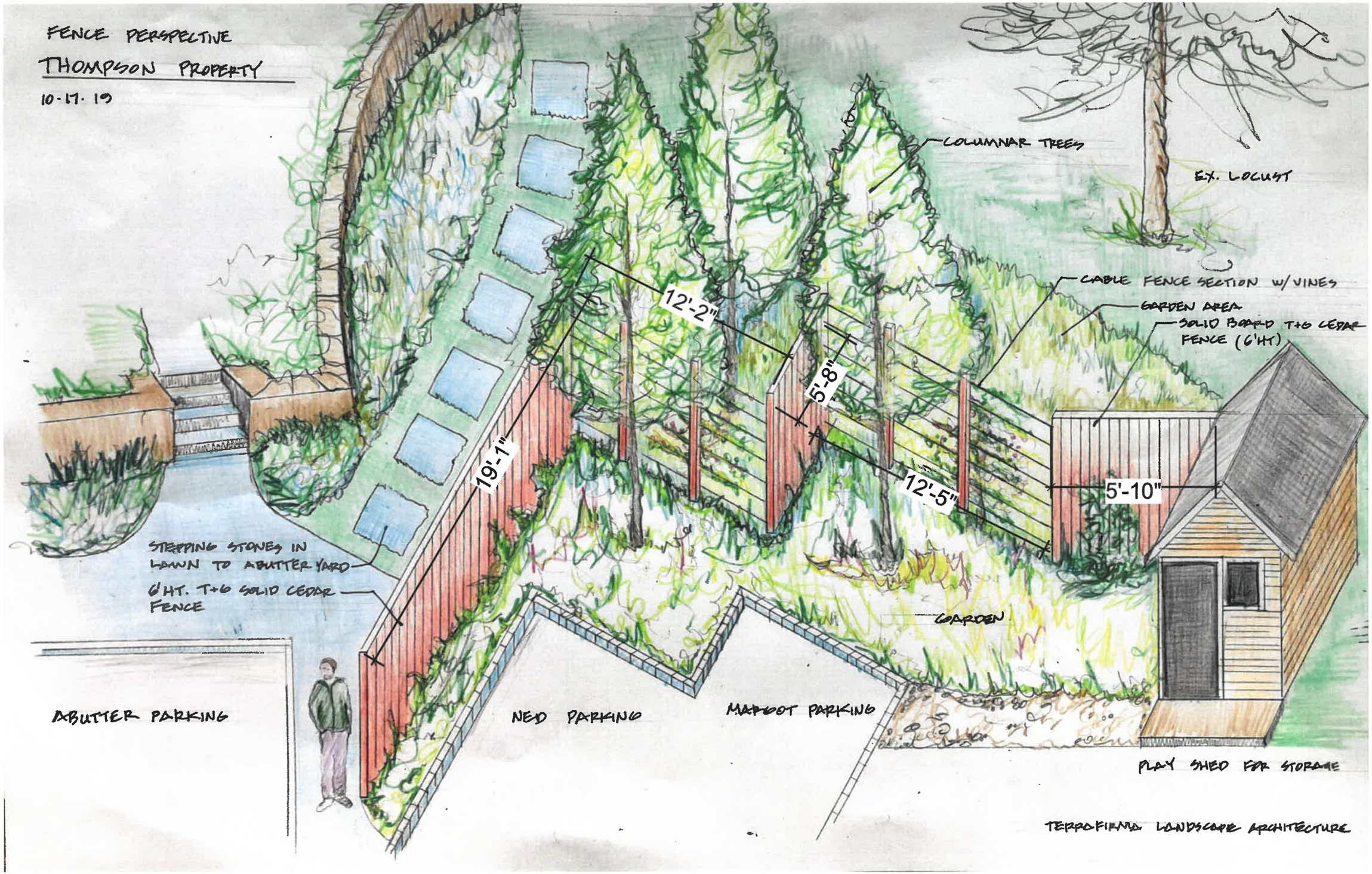
## Stipulations:

1. _____
2. _____
3. _____

FENCE PERSPECTIVE

THOMPSON PROPERTY

10-17-19




terra firma
landscape architecture
163.a court street · portsmouth, nh 03801
· 603.430.8588 · terrafirmalandarch.com

| No. | Date | Issue Notes |
|---|---|---|
| A | 7/22/20 | ADMIN. APPROVAL MINOR AMENDMENTS SUBMISSION |

| | |
|---|---|
| Date | 7/13/20 |
| Revision | |
| Project ID | THOMPSON |
| Drawing Code | |
| CAD File Name | THOMPSON |
| Plot Date | 00/00/00 |
| Designed By | TP |
| Drawn By | TC |
| Checked By | TP |
| Reviewed By | TP |
| Submitted By | TP |
| Project Manager | |

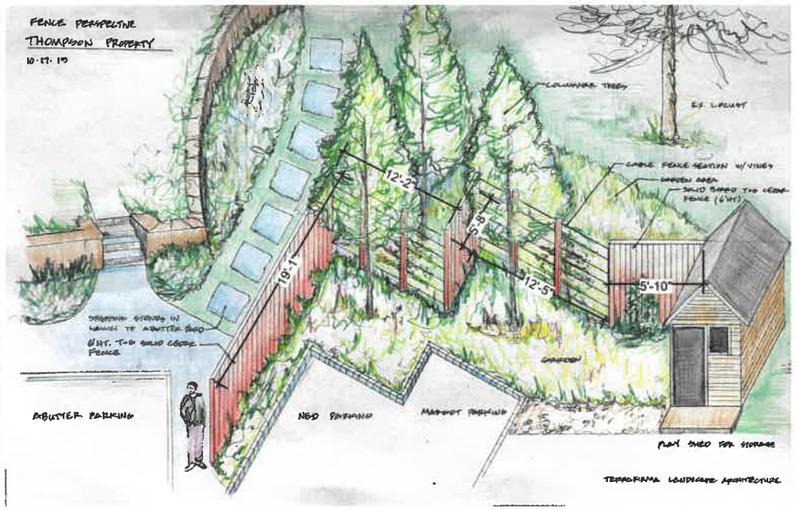
Design Firm: terra firma landscape architecture
163.a Court St.
Portsmouth, NH

Project Title: THOMPSON

Sheet Title: Fence Sketch

Scale: NTS

Sheet No.: L-02 of 1




SHED
FF=10
.3

#57
2 1/2 STORY
WOOD FRAME
FF=13.3
ROOF PEAK=37.1

±237' ALONG MEAN HIGH WATER (TOTAL)

PISCATAQUA RIVER
(TIDAL)

0 8 16 24 32 FT

SHRUB (TYP.)

NEW STEPPING STONES

3/4" CRUSHED STONE 4" DEEP
240 VOLT/ 50 AMP ELECTRIC CAR CHARGING STATION
FENCE: WIRE MESH SECTION W/ VINES
MID-POSTS FOR CABLE FENCE (TBD)

TC 9'-0"
BC 8'6"

EX. 8'-8"

EX. WALK

#53
TRASH ENCLOSURE

COBBLE WHEEL TRACK (TYP.)

EX. PAVEMENT

PROPOSED CURB

REMOVE EX. EDGING + FILL WITH COBBLE STONES

SALTER STREET

FLUSH EDGING

EX. TELEPHONE POLE

NEW POROUS DRIVE

REPLACE TIMBER CURB W/ GRANITE CURB

#56

NEW PERMEABLE PAVERS

FLUSH

EX. PIPE
TC 8'-0"

HERB ROW

19'-1"
12'-2"
5'-9"
12'-5"
8'-3"

FENCE: SOLID WOOD SECTION - T+G CEDAR (TYP)

EX. COBBLESTONE

TC 9'-2"
BC 8'-8"
8'-6"

5'-10"

PRIVACY FENCE (TO STEP) TO MATCH GARDEN FENCE (SOLID BOARD T&G)

CONDO PATH W/ STEPS AS NEEDED

8'-8 1/2"

NEW COBBLE PERMEABLE PAVERS

FLUSH
8'-6 1/2"

TRIM

NEW EL. 8'-6" +/-

8'-9"
9'-4 1/4"

9'-0"

4' GRANITE STEP W/ 7" RISER

EX. COBBLESTONES CONVERT TO PERMEABLE

EX. DECK (SLOPED) REMOVED BY OTHERS + REBUILT AT ELEVATION TO PATCH EX. DECK (9'-0")

8'-6"

FLUSH
8'-6 1/2"

8'-7 1/4"
BOAT HOUSE
FF 9'-1 1/4"

9'-0"

GRILL
COUNTER

EX. DRAIN 7'-5 3/4"

3' GRANITE STEP W/ 7" RISER

CANTILEVERED STEPS TO SECOND FLOOR

terra firma
landscape architecture

| No. | Issue Notes | Date |
|---|---|---|
| A | ADMIN. APPROVAL MINOR AMENDMENTS SUBMISSION | 7/22/20 |

| | |
|---|---|
| Date | 7/3/20 |
| Revision | Revision |
| Project ID | THOMPSON |
| Drawing Code | Drawing Code |
| CAD File Name | THOMPSON |
| Plot Date | 00/00/00 |
| Designed By | TP |
| Drawn By | TC |
| Checked By | TP |
| Reviewed By | TP |
| Submitted By | TP |
| Project Manager | |

Design Firm: terra firma landscape architecture
163.a Court St.
Portsmouth, NH

Consultant

Project Title: THOMPSON

Sheet Title: Landscape Plan

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

Sheet No.: L-01 of 1

## 7. 105 Chapel Street - Recommended Approval

**Background:** The applicant is submitting cut sheets as requested by the Historic District Commission for a previously approved project (LU-20-108) which include: windows, doors, lighting, roofing, pavers, stairs, and wood details.

**Staff Comment:** Recommended Approval

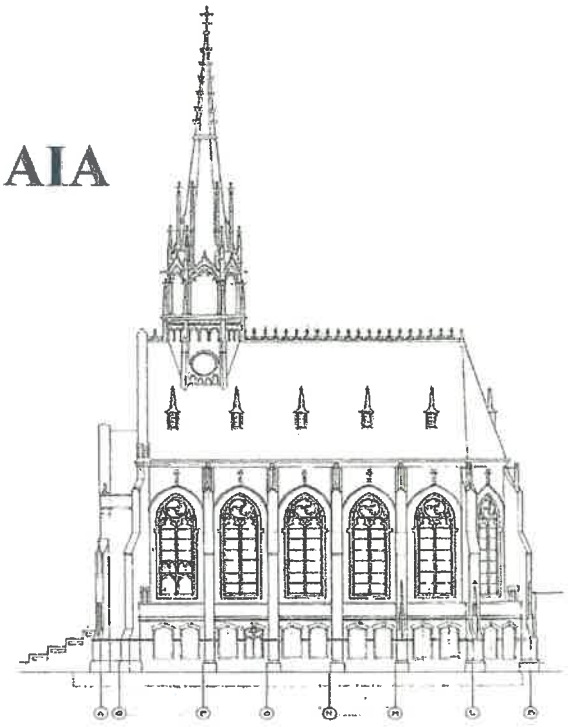
## Stipulations:

1. _____
2. _____
3. _____

# Wm MICHAEL CAMPBELL AIA

# ARCHITECT

P.O. BOX 86
FARMINGDALE, NJ 07727
PHONE: 732-919-2750
FAX: 732-919-2751
MOBILE: 732-241-6516

July 22, 2020

Historic District Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

RE: St. John's Episcopal Church #LUHD-117

Dear HDC Board Members,

As per discussions at our last meeting attached are cut sheets and more detailed descriptions of various materials and fixtures to be incorporated into the above referenced project.

Submittals are as follows:

1. Windows – Pella Reserve Series with simulated divided lights, interior spacer bar and wood interior and exterior stiles and mullions to match size and profile of the existing church windows. Painted exterior to match "St. John's Yellow".

2. Doors – Pella Reserve Series Commercial doors with simulated divided lights, interior spacer bar and wood interior and exterior stiles and mullions. Mullions to match profile and dimensions of existing windows. Painted exterior to match "St. John's Yellow".

3. Lighting – six lanterns at rear elevation. Front elevation – wall washing up lights at masonry piers set in planter. Similar to up lights on the church. Six lanterns at rear / patio elevation as shown in attachment.

4. Roofing – Boral Inspire Solutions to match existing, recently installed, roofing on church proper.

5. Pavers – Rear patio and front ramp/landings to be brick pavers to match existing public sidewalk and ramp. A significant quantity of existing pavers can be salvaged and reused.

6. Stairs – Granite one-piece treads and risers. Treads minimum 1 ½" thickness.

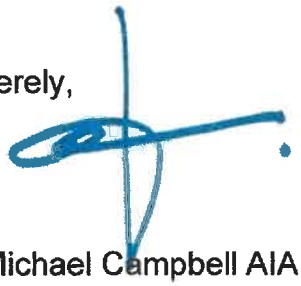
7. Wood casing, wood molding and trim – Rot resistant wood species such as cedar or cypress painted to match "St. John's Yellow". Fascia and cornices to match dimensions and profiles of existing cornice on Thaxter Hall north elevation (facing church and smaller of the two sizes of cornice on the building).

Submittals for 1-4 above are attached. 5-6 are natural or existing materials.

Key plans and elevations are also attached.

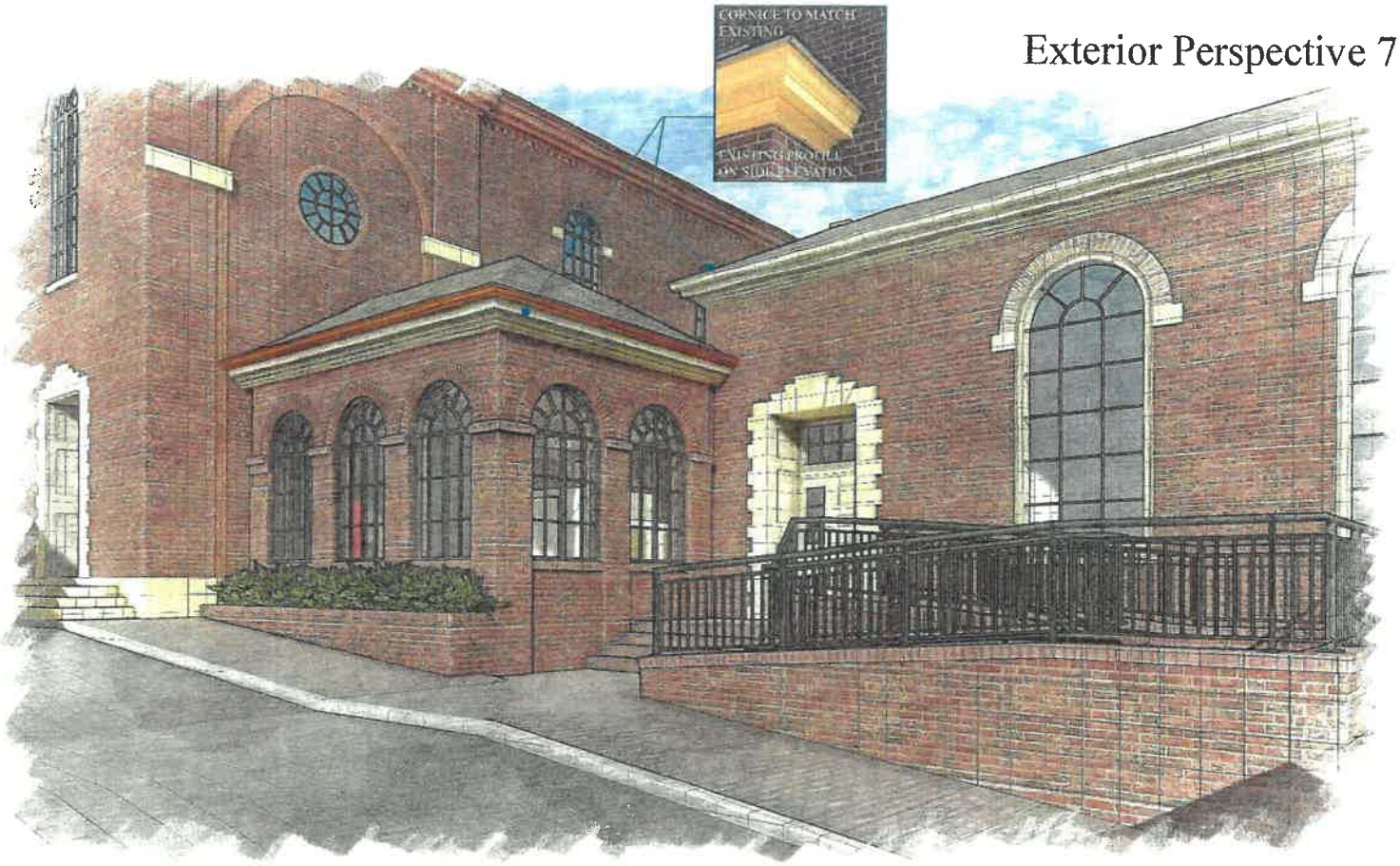
If there are any questions or concerns, please forward or we can discuss at the next meeting.

Sincerely,



W. Michael Campbell AIA

# Exterior Perspective 7




St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

# Exterior Perspective 9



St John's Episcopal Church
Portsmouth, New Hampshire

W. Michael Campbell
369 West Farms Road
Farmingdale, NJ 07727
www.religiousarchitecture.com

Pella®
Reserve™
Traditional



Photograph(s)
© Scott Barrow Photography



## Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

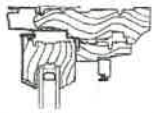
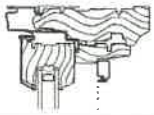
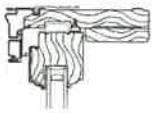
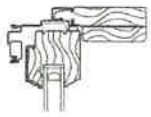
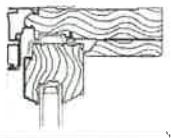
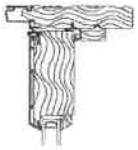
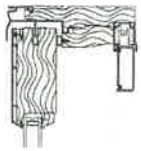
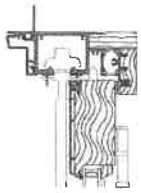
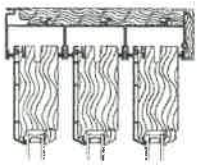
- A wide range of glazing options as well as impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles.
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors.

Insynctive

Available with factory-installed integrated security sensors.

Pella LIMITED LIFETIME WARRANTY

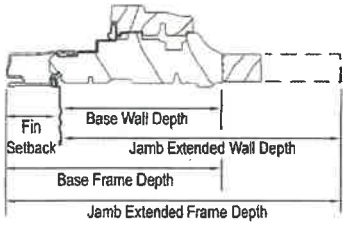
**Wood Windows and Patio Doors**

| | Cross Section | Frame / Install | Wall Depth Range | Performance Range |
|---|---|---|---|---|
| **Awning Vent and Fixed** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 3-11/16"<br>Jamb extended wall depth: 3-11/16" - 9-3/16" | LC30 - CW50<br>U: 0.25 - 0.34<br>SHGC: 0.16 - 0.47<br>STC: up to 35 |
| **Casement Vent and Fixed** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 3-11/16"<br>Jamb extended wall depth: 3-11/16" - 9-3/16" | CW30 - CW50<br>U: 0.25 - 0.34<br>SHGC: 0.16 - 0.49<br>STC: up to 35 |
| **Single and Double-Hung** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 3-11/16"<br>Jamb extended wall depth: 3-11/16" - 9-3/16" | CW30 - CW50<br>U: 0.25 - 0.30<br>SHGC: 0.19 - 0.53<br>STC: up to 35 |
| **Precision Fit Double-Hung** |  | Pocket Replacement | Overall frame depth: 4"<br>Pocket frame depth: 3-1/4" | CW40 - CW50<br>U: 0.25 - 0.31<br>SHGC: 0.19 - 0.53<br>STC: up to 30 |
| **Monumental-Hung** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5-7/8"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 4-9/16"<br>Jamb extended wall depth: 4-9/16" - 7-3/16" | LC25 - CW50<br>U: 0.25 - 0.30<br>SHGC: 0.17 - 0.47<br>STC: up to 34 |
| **In-Swing Patio Door** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5-7/8"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 4-9/16"<br>Extended wall depth: 4-9/16" - 7-5/16" | LC40 - LC55<br>U: 0.25 - 0.32<br>SHGC: 0.13 - 0.40<br>STC: up to 35 |
| **Out-Swing Patio Door** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5-7/8"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 4-9/16"<br>Jamb Extended wall depth: 4-9/16" - 9-3/16" | LC40 - LC70<br>U: 0.25 - 0.33<br>SHGC: 0.12 - 0.39<br>STC: up to 35 |
| **Sliding Patio Door** |  | Fold-out fin<br>Block Frame<br>EnduraClad Exterior Trim / Brickmould | Base Frame Depth: 5-7/8"<br>Std. Fin Setback: 1-5/16"<br>Base Wall Depth: 4-9/16"<br>Jamb Extended wall depth: 4-9/16" - 9-3/16" | LC25 - LC70<br>U: 0.29 - 0.32<br>SHGC: 0.15 - 0.42<br>STC: up to 35 |
| **Bifold Patio Door** |  | Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details. | | Out-Swing,<br>Standard Sill:<br>R15 - LC25<br>U: 0.26 - 0.44<br>SHGC: 0.13 - 0.45 |
| **Multi-Slide Patio Door** |  | Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details. | | 1-1/2" Weep sill:<br>R15 - LC25<br>Varies by sill type:<br>U: 0.30 - 0.36<br>SHGC: 0.15 - 0.46 |

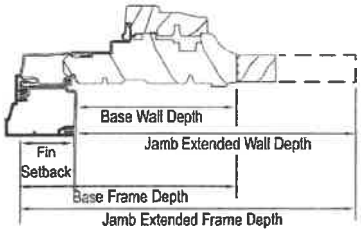


Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

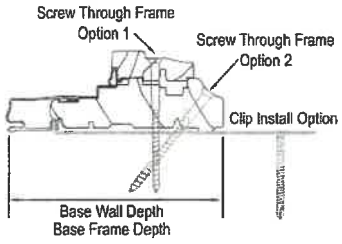
## Window frame dimensions




Standard Fold-Out Fin

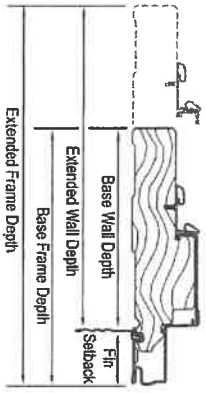



EnduraClad Exterior Trim / Brickmould

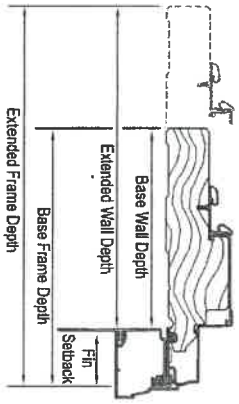



Block Frame/ Installation Clip

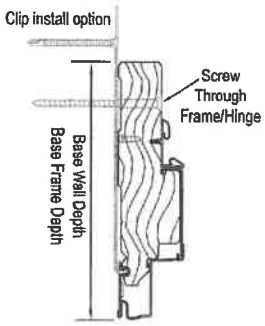
## In-Swing door frame dimensions




Standard Fold-Out Fin

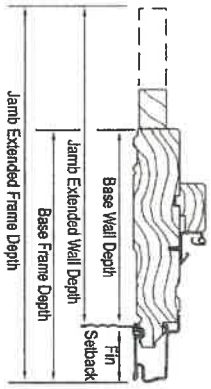



EnduraClad Exterior Trim / Brickmould

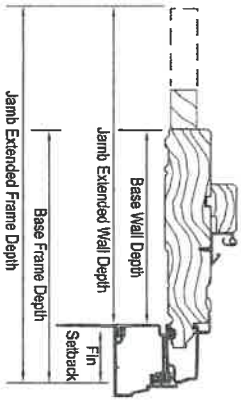



Block Frame/ Installation Clip

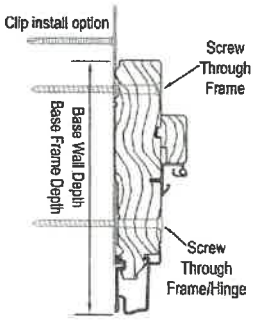
## Out-Swing door frame dimensions




Standard Fold-Out Fin




EnduraClad Exterior Trim / Brickmould




Block Frame/ Installation Clip

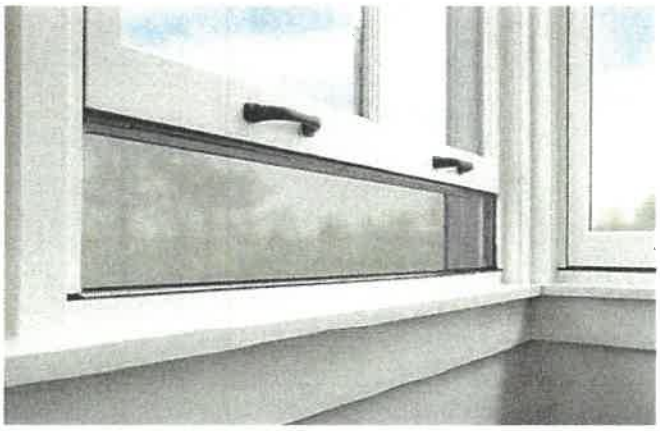
Window and door frames shown are typical products only and may not apply to specialty windows, custom products or Multi-panel patio doors.

**For Trim and Install accessories, see the first section of the Architectural Design Manual.**

**For Installation instructions visit InstallPella.com.**

**Use this Quick-Read (QR) code with your mobile device for quick access.**

You may need to first install a QR code reading App, an Internet connection is required.



### Rolscreen® retractable screens

Optional Rolscreen retractable screen rolls out of sight when you're not using it, so the screen stays protected.

Soft-closing retractable screens are available for casement windows and sliding patio doors.

### Integrated Rolscreen® retractable screen

Our Patented retractable screen that moves seamlessly with the sash of a single- or double-hung window - appearing when you open the window and rolling out of sight when you close it. Providing a cleaner more polished look that allows more natural light into the space than a full screen.

This feature is exclusively offered on Pella® Reserve™ windows.

WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## Finishes

### EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options

White | Classic White | Vanilla Cream | Poplar White | Almond | Sand Dune | Honeysuckle | Tan | Fossil | Putty

Portobello | Deep Olive | Auburn Brown | French Roast | Brown | Summer Sage | Hemlock | Hartford Green | Morning Sky Gray | Eldridge Gray

Iron Ore | Black | Naval | Stormy Blue | Real Red | Brick Red | Cranberry

Unfinished Mahogany | Primed (Pine or Mahogany)

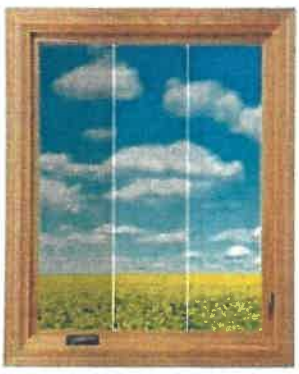


### Interior Prefinished Colors

Dark Mahogany | Early American | Golden Oak | Natural | Provincial | Red Mahogany | Espresso | Black | Skyline Gray | Wheat

Charcoal | Artisan Greige | White | Bright White | Linen White | Prime

## Screens



### Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen.

PVDF 21/17 mesh, 78% light transmissive.

### InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Pella® Reserve™ single- and double-hung windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

### Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.

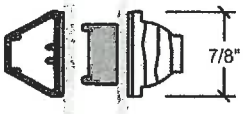
## Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

### Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom grille patterns are available

**Grille Profile**

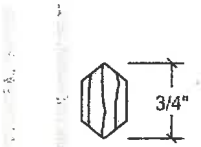



5/8" 7/8", 1-1/4", and 2" widths

### Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available

**Grille Profile**

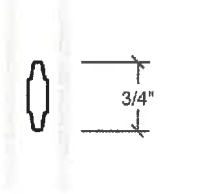



3/4", 1-1/4", and 2" widths

### Grilles-Between-the-Glass [1]

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan[2], Brown, Putty[2], Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

**Grille Profile**

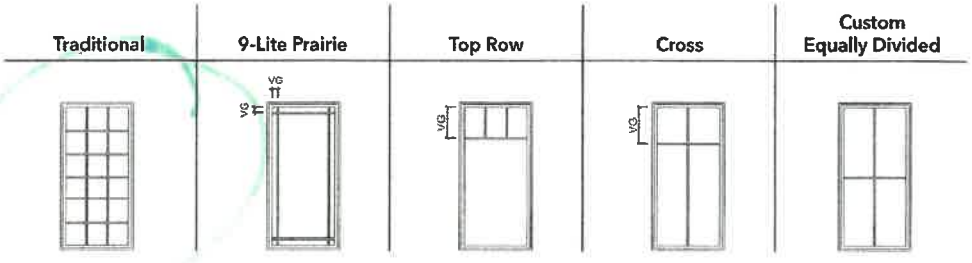



3/4" width

### Interior GBG Colors




### Available Patterns




Pattern availability may vary depending on size of unit.

Custom configurations are also available, for details contact your local Pella sales representative.

1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

(2) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

## Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

### Rustic Collection


Casement/Awning Window


Double-Hung Window


Hinged Patio Door Bifold Door[1]


Sliding Patio Door, Multi-slide Door[2]

### Finishes


Distressed Nickel


Distressed Bronze

### Classic Collection


Casement/Awning Window


Double-Hung Window


Hinged Patio Door Bifold Door[1]


Sliding Patio Door Multi-slide Door[2]

### Finishes


Antique Brass


Matte Black


Bright Brass


Satin Nickel


Oil-Rubbed Bronze

### Essential Collection


Casement/Awning Window


Double-Hung Window


Hinged Patio Door Bifold Door[1]


Sliding Patio Door

### Finishes


White


Champagne


Brown


Matte Black


Bright Brass


Satin Nickel


Oil-Rubbed Bronze


Multi-slide Door

### Finishes


White


Brown


Matte Black


Bright Brass

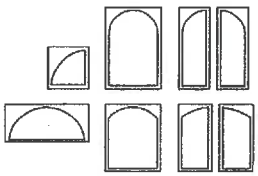

Satin Nickel

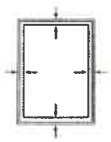

Oil-Rubbed Bronze

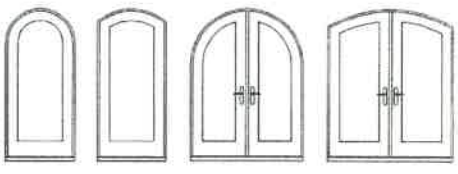

Polished Chrome

## Custom Capabilities

Consult your local Pella Sales Representative for available options.


Custom Glass Shapes Available


Custom Stile and Rail Widths Available


Custom Door Shapes Available

(1) Only available on Bifold configurations with a passage door. (2) Will not allow lead panel to stack completely

Because of printing and display limitations, actual colors may vary from those shown.

Search entire store here...



Click to expand

# Wheelhouse Wall Lamp - Solid Brass

£265.99

Code: Wheelhouse Wall Lamp

Finish

Polished Brass (Unlacquered): ( £265.99 )

Quantity: 1

ADD TO CART

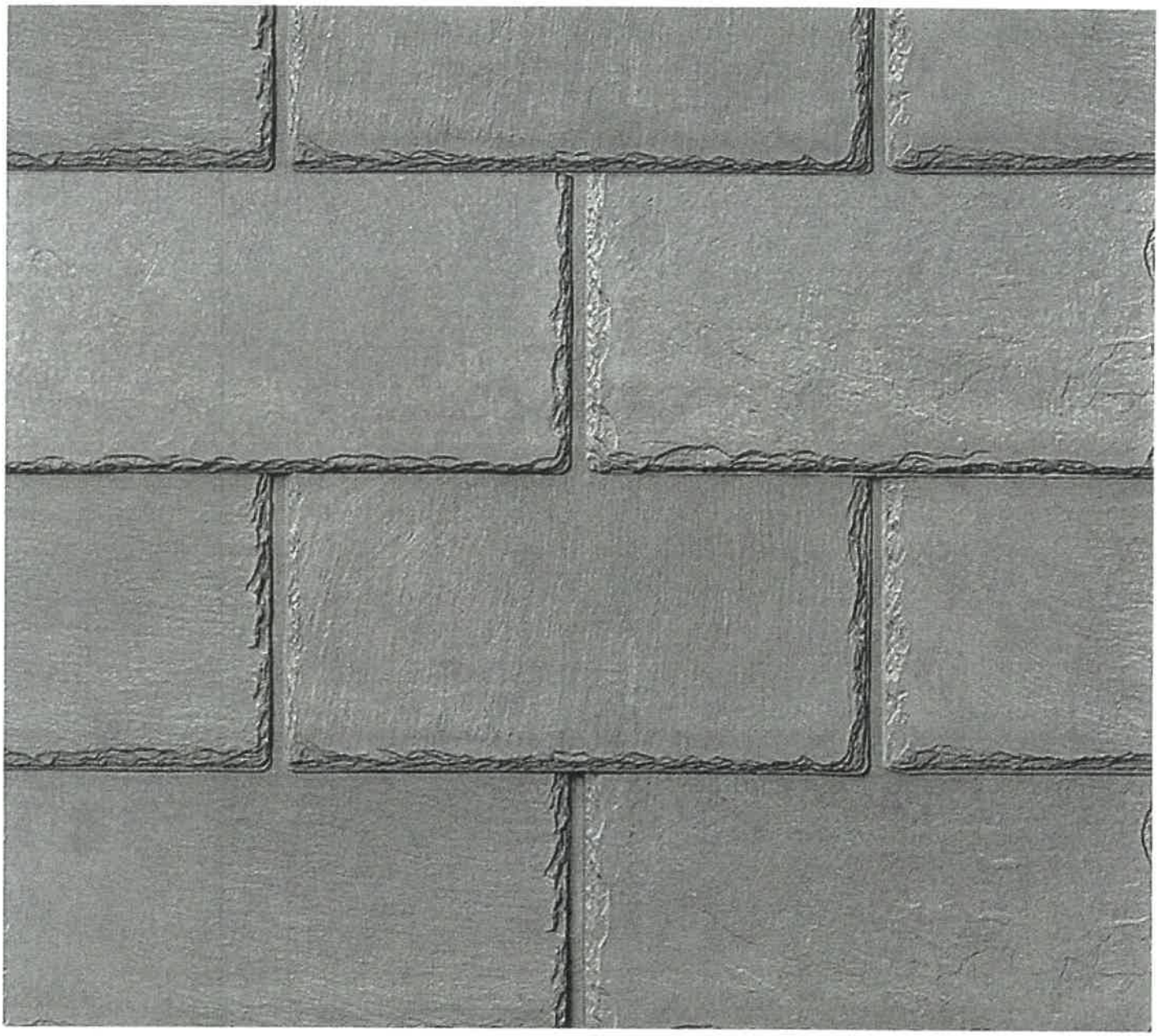
ENQUIRE

DETAIL SPECIFICATION REVIEWS

| | |
|---|---|
| Manufacturer | Limehouse Lamp Company |
| Lampholder | B22 (BC) |
| Bulb Type | GLS |
| No.of Lamps | 1 |
| Wattage (max) | 40w |
| Height (mm) | 345 |
| Width (mm) | 215 |
| Projection (mm) | 320 |
| Finish | Polished Brass (Unlacquered) |
| MPN | 448W PBUL |

BORAL®

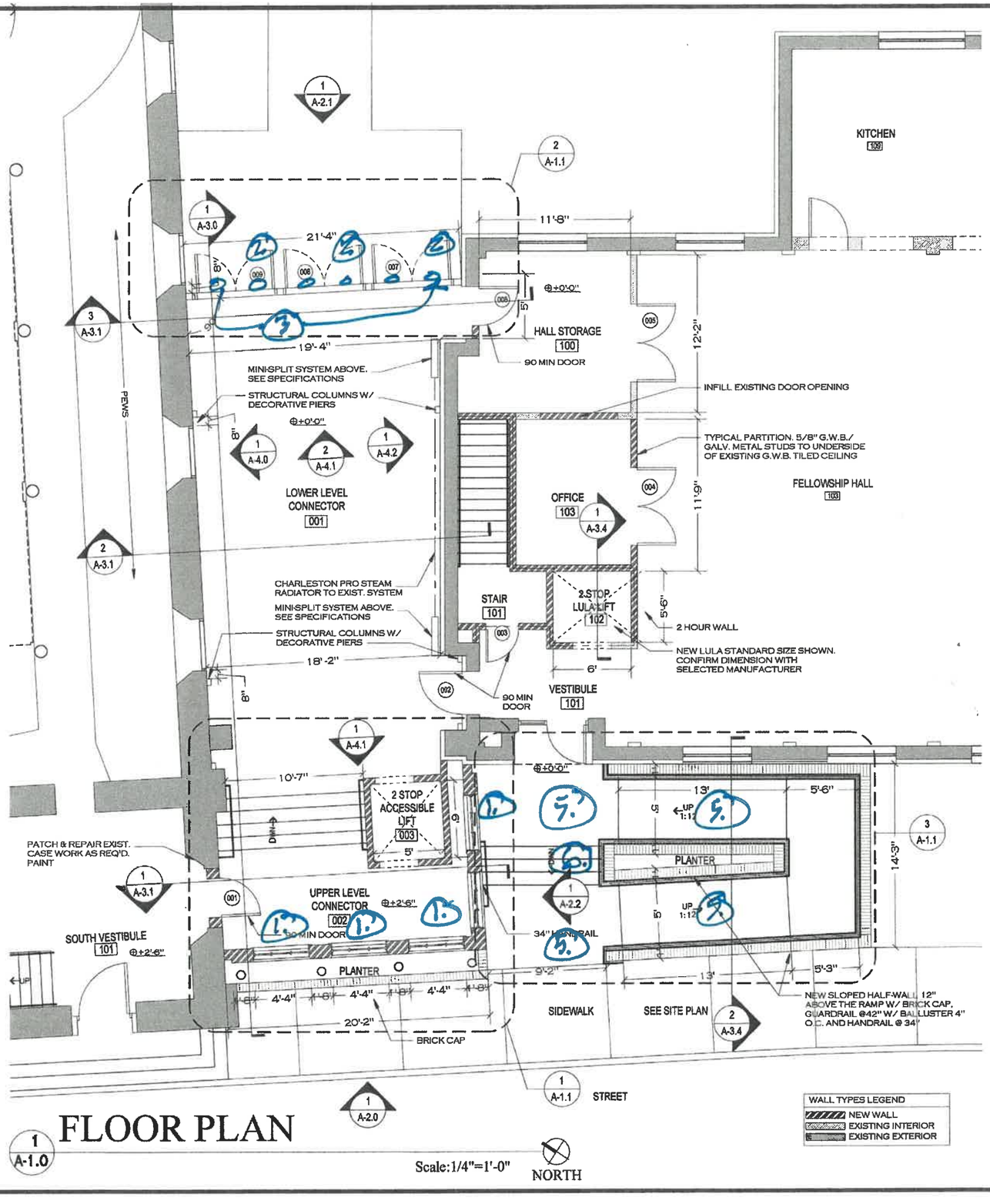
INSPIRE
ROOFING PRODUCTS
by BORAL



SKU: 41FUE5205

**Classic Slate** - Ash Grey

www.BoralRoof.com

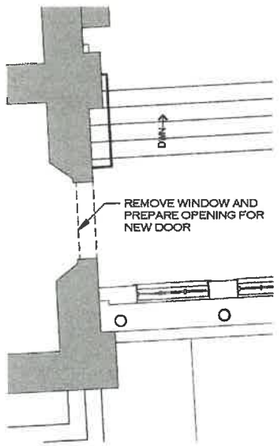


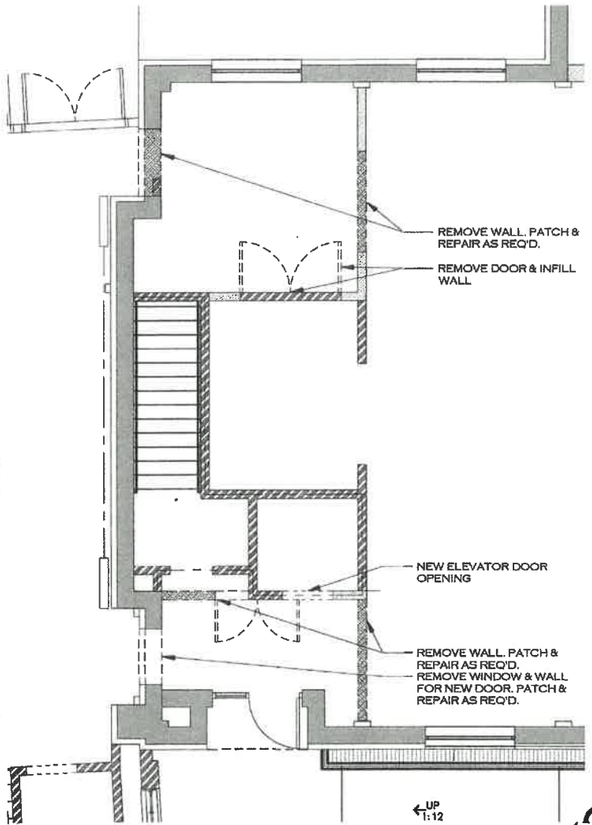

# FLOOR PLAN

1 A-1.0

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

NORTH




# DEMO PLAN

2 A-1.0

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

NORTH

| REV. | DATE | REMARK |
|---|---|---|
| | 6-15-20 | RELEASED FOR BID |


Wm MICHAEL CAMPBELL, A.I.A.
NH License No: 04746

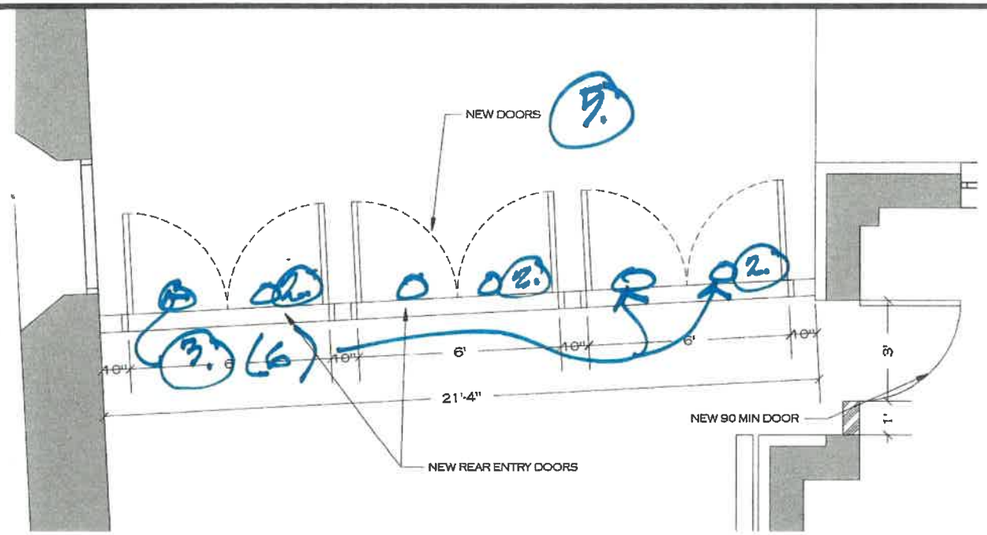
RELEASED FOR BID 6/14/20
WM MICHAEL CAMPBELL AIA
ARCHITECT & PLANNER
369 WEST FARMS ROAD, FARMINGDALE, N.J. 07727
PHONE 732-919-2750 FAX 732-919-2751


ST JOHN'S CHURCH
101 CHAPEL STREET
PORTSMOUTH, NH

FLOOR PLAN

DRAWN BY: ARD

SHT A-1.0

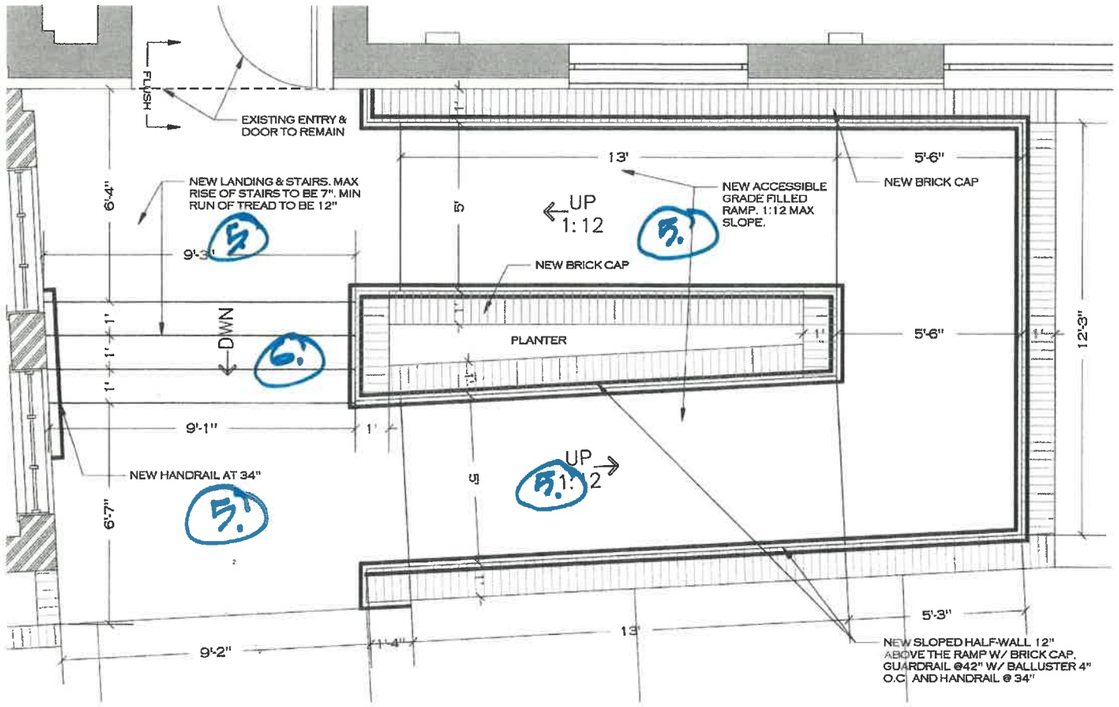



# ENLARGED FLOOR PLAN

2 A-1.1

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

NORTH

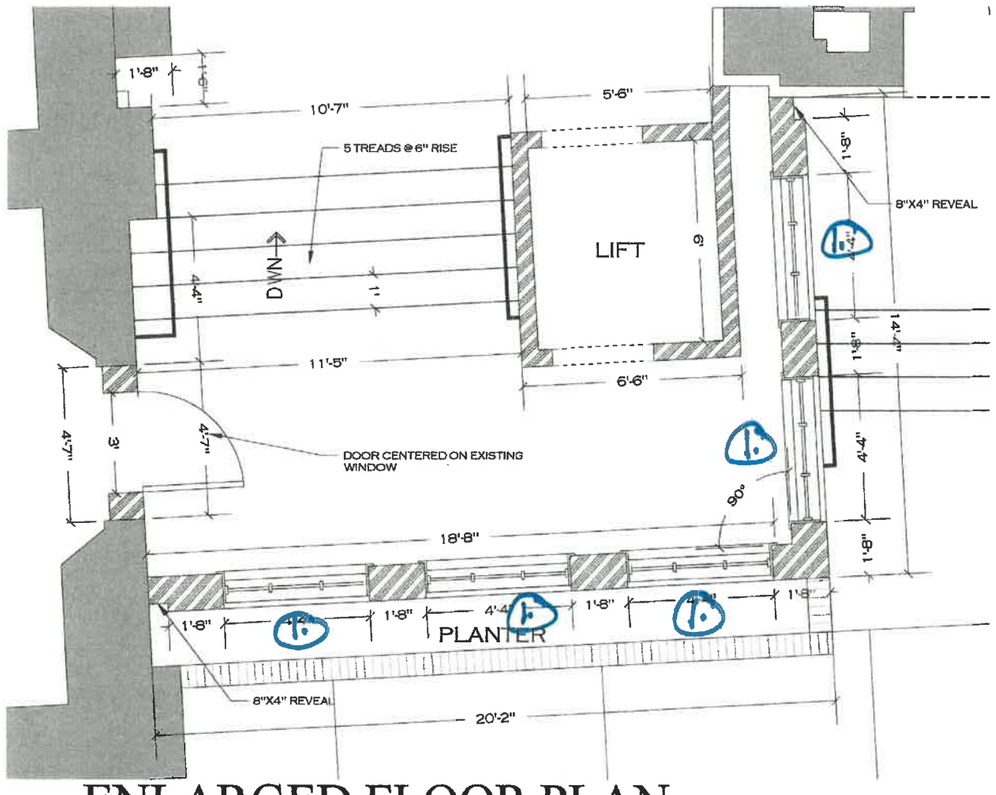



# ENLARGED FLOOR PLAN

3 A-1.1

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

NORTH




# ENLARGED FLOOR PLAN

1 A-1.1

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

NORTH

| REV. | DATE | REMARK |
|---|---|---|
| | 6-15-20 | RELEASED FOR BID |

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NH License No: 04746

RELEASED FOR BID 6/14/20

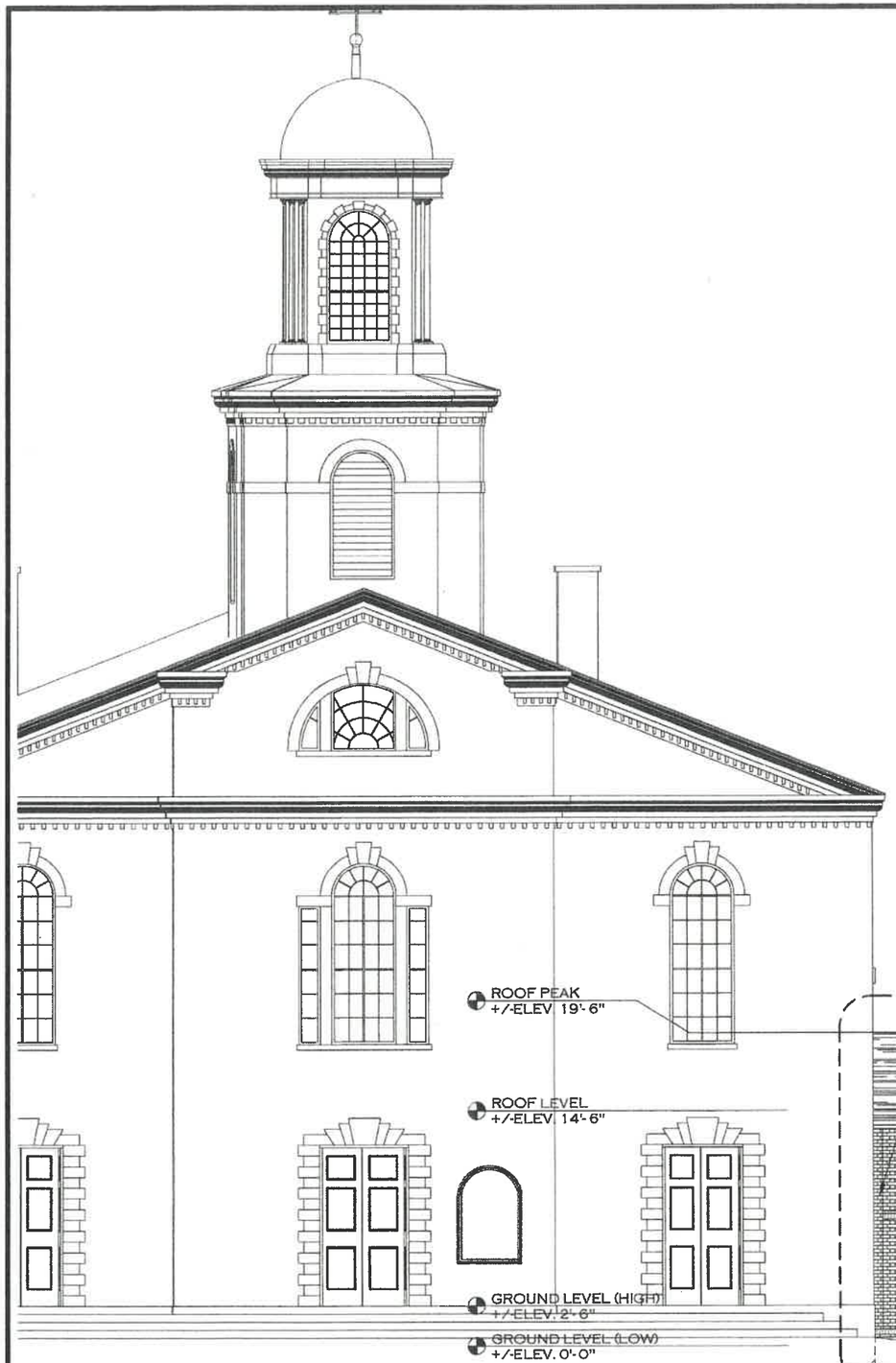
WM MICHAEL CAMPBELL AIA
ARCHITECT & PLANNER
369 WEST FARMS ROAD, FARMINGDALE, N.J. 07727
PHONE 732-919-2750 FAX 732-919-2751

ST JOHN'S CHURCH
101 CHAPEL STREET
PORTSMOUTH, NH

ENLARGED FLOOR PLANS

DRAWN BY: ARD

SHT A-1.1



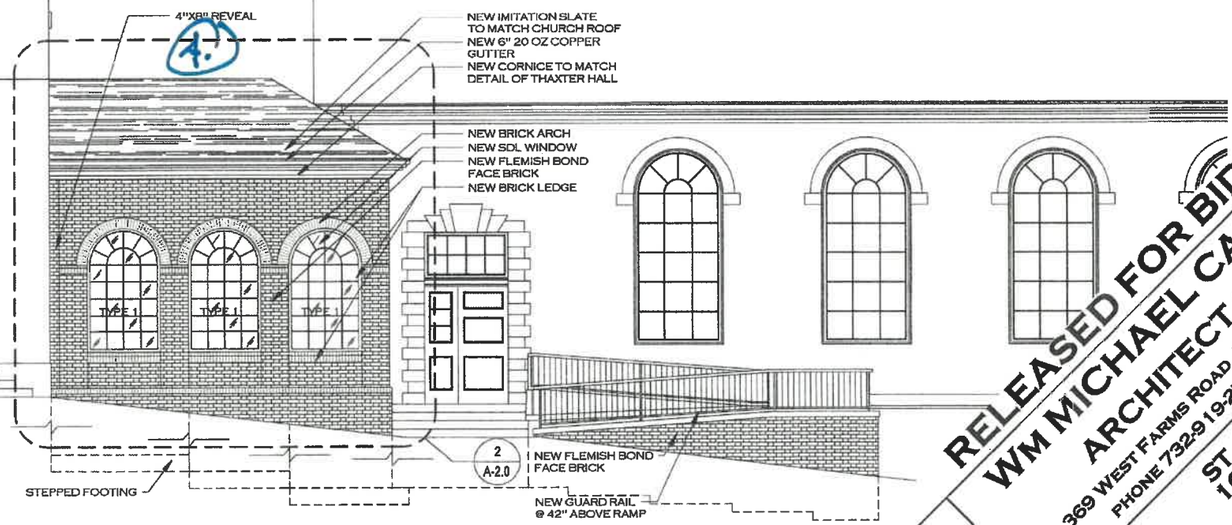

1 A-2.0 FRONT ELEVATION

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



1 A-2.0 ENLARGE ELEVATION

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




| REV. | DATE | REMARK |
|---|---|---|
| | 8-15-20 | RELEASED FOR BID |

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NH License No: 04746

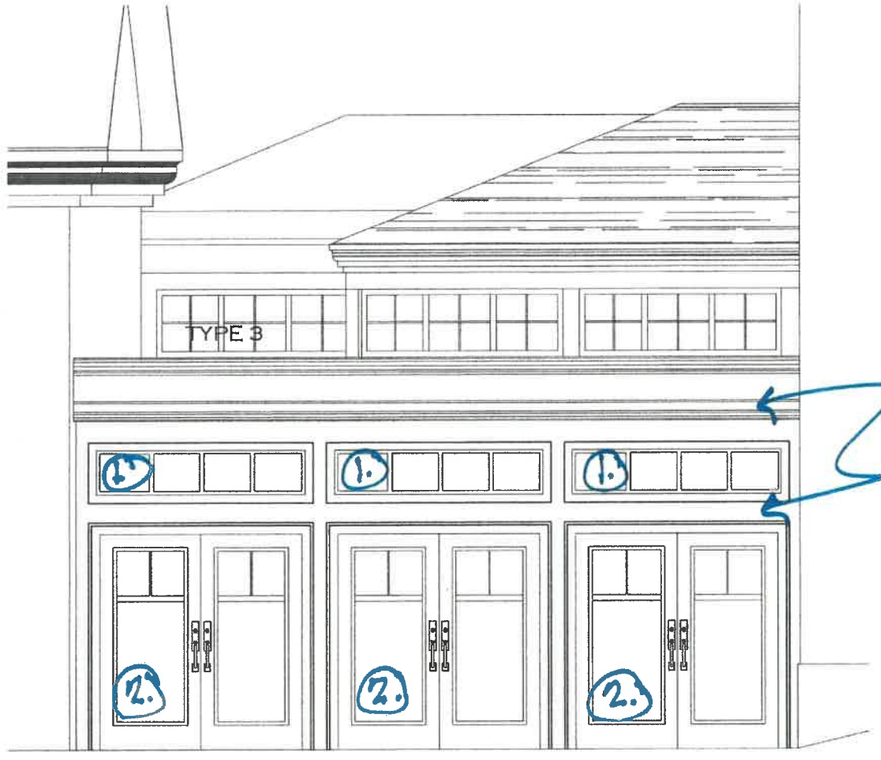
RELEASED FOR BID 6/14/20

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PHONE 732-919-2750 FAX 732-919-2751

ST JOHN'S CHURCH
101 CHAPEL STREET
PORTSMOUTH, NH

FRONT ELEVATION

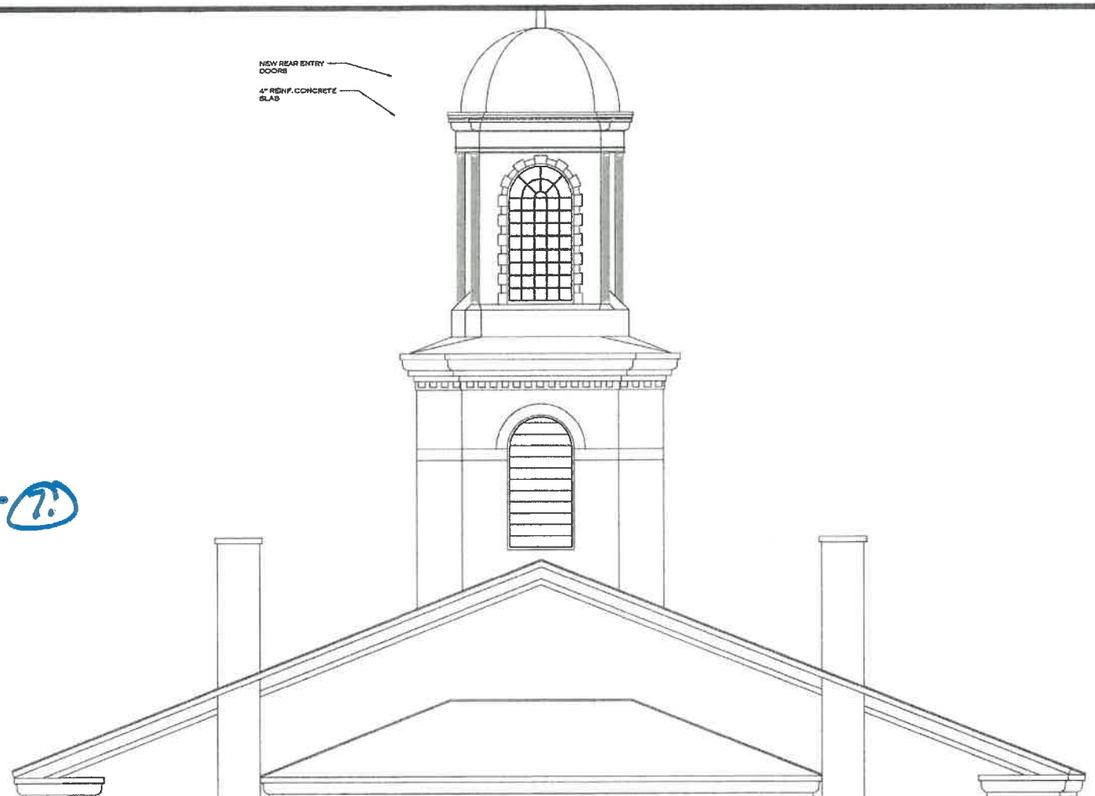
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SHT A-2.0

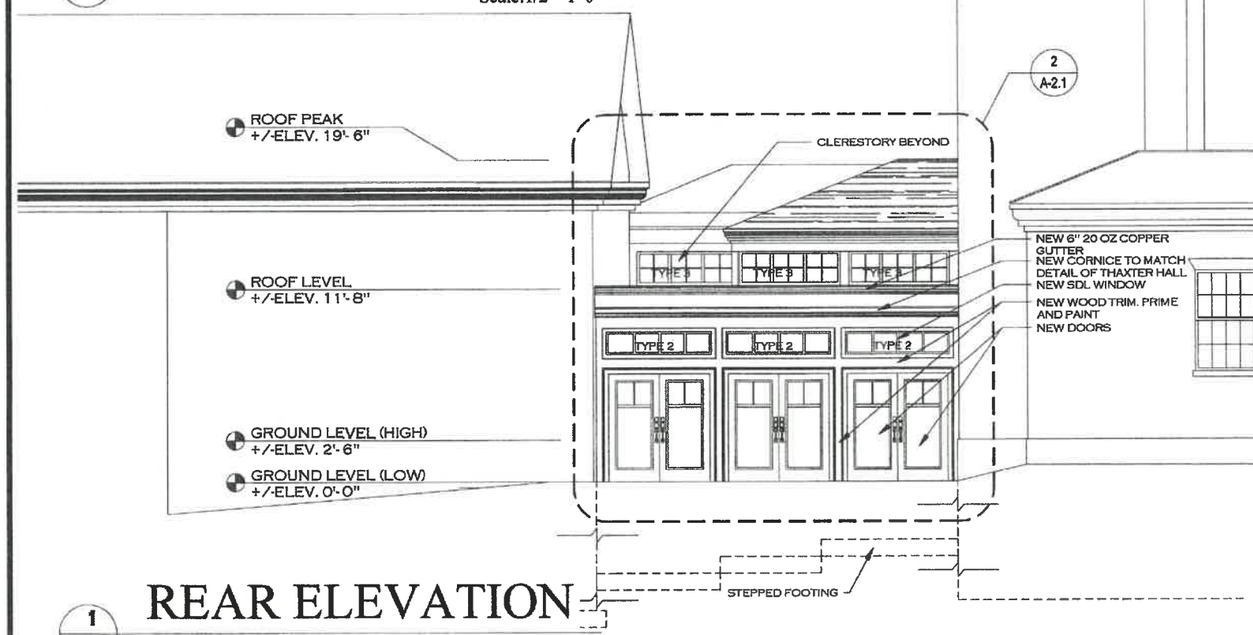



# REAR ELEVATION

2 A-2.1

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




# REAR ELEVATION

1 A-2.1

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

| REV. | DATE | REMARK |
|---|---|---|
| | 6-15-20 | RELEASED FOR BID |

Wm MICHAEL CAMPBELL, A.I.A.
NH License No: 04746

RELEASED FOR BID 6/14/20

WM MICHAEL CAMPBELL AIA
ARCHITECT & PLANNER
369 WEST FARMS ROAD, FARMINGDALE, N.J. 07727
PHONE 732-919-2750 FAX 732-919-2751

ST JOHN'S CHURCH
101 CHAPEL STREET
PORTSMOUTH, NH

REAR ELEVATION

DRAWN BY: SHT

A-2.1

## 8. 35 Mark Street - Recommended Approval

**Background: The applicant is seeking approval for the installation of an egress door and HVAC condenser at the rear of the garage on the property.**

**Staff Comment: Recommended Approval**

## Stipulations:

1. _____
2. _____
3. _____

July 27, 2020

HDC Proposal for: 35 Mark St. Portsmouth NH

Contact/Owner: Jason and Katie Jenkins
(603) 431-1743
jasonrjenkins@gmail.com

This document is a request for HDC administrative approval for two minor changes on our existing approved plan that was approved September 4th, 2019. (Land Use Application LU-19-188)

The first involves adding a mini-split HVAC condenser to the back of the garage where it will be obscured by a tall privacy fence. I did note this condition in my presentation to the HDC at the time, but it was not mentioned in the actual application, so I just want to update the HDC records ensure the condenser is included in the official approval. The unit we have specified is a Mitsubishi MUZ-FH15NAH which measures 33"Wx34"Hx13"D. See full specification included in this packet.

The second request is to add an exterior door to the back of the garage. The need for this door was not apparent until noted by the building inspector that it will be required for fire safety egress. On the interior of the garage is an existing staircase in the back corner. This will be the only means of accessing the upstairs. For egress safety we are not allowed to exit into the first-floor garage space, instead we must have an exit directly to the exterior. The best place to do this is from the interior landing in the back corner where the new door will exit the rear of the building to a 3'x3' granite landing approx. 14" above grade. Because of the low height we do not need a variance or a railing. This new door will be on the same wall as the HVAC condenser and both are obscured by the privacy fence. The door specified is a Therma-Tru Fiberglass Smooth-Star Simulated Divided-lite Half Lite 2 Panel Style No. S262XG-SDL.

Thank you for your time and consideration in evaluating this proposal.

Sincerely,

Jason & Katie Jenkins

35 Mark St. Portsmouth NH 03801



35 Mark St. Garage.  Existing Condition (above) vs. Proposed (below)



35 Mark St. Portsmouth
Existing Condtions of Detached 2-car garage








Existing Conditions

## 2 GARAGE: SIDE ELEVATION (PLAY YARD)

1/4" = 1'-0"




Proposed

## 2 GARAGE: SIDE ELEVATION (PLAY YARD)

1/4" = 1'-0"




Existing Conditions

1 GARAGE: FRONT ELEVATION (MARK ST.)

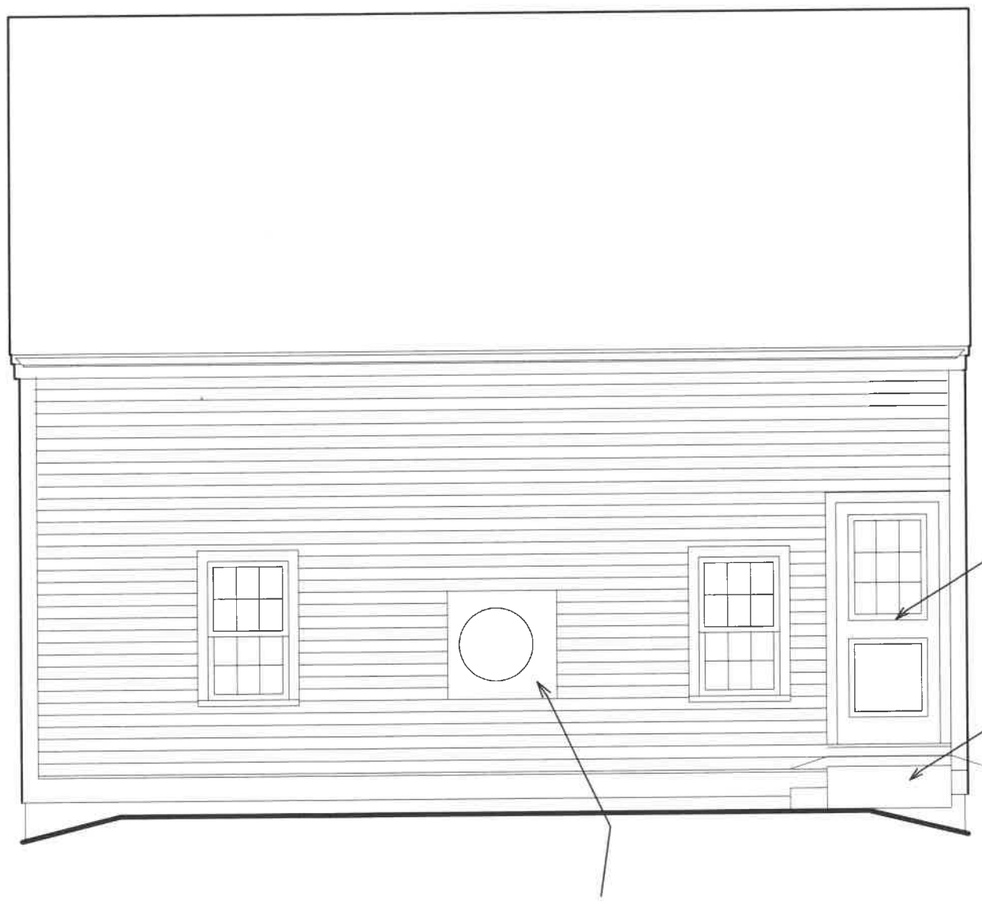
1/4" = 1'-0"




Proposed

1 GARAGE: FRONT ELEVATION (MARK ST.)

1/4" = 1'-0"



New exterior door at bottom of interior stairwell to provide fire egress from upstairs. Threshold approx 21" above grade.

New exterior landing granite 14"H - 36"x36" with one step down to grade. No railing.

New HVAC condenser
33"Wx34"Hx13"D

*Note: Back of garage is obscured by a tall privacy fence, so this door and condenser will be barely noticeable.

3 GARAGE: BACK ELEVATION

1/4" = 1'-0"




**Partial Legend**

See the cover sheet for the complete legend.

| | |
|---|---|
| 7-5A | Lot or lot-unit number |
| 2.56 ac | Parcel area in acres (ac) or square feet (sf) |
| 83 | Address number |
| 233-137 | Parcel number from a neighboring map |
| 60' | Parcel line dimension |
| SIMS AVE | Street name |

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

0 50 100 Feet
0 20 40 Meters

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

Nearby Tax Maps

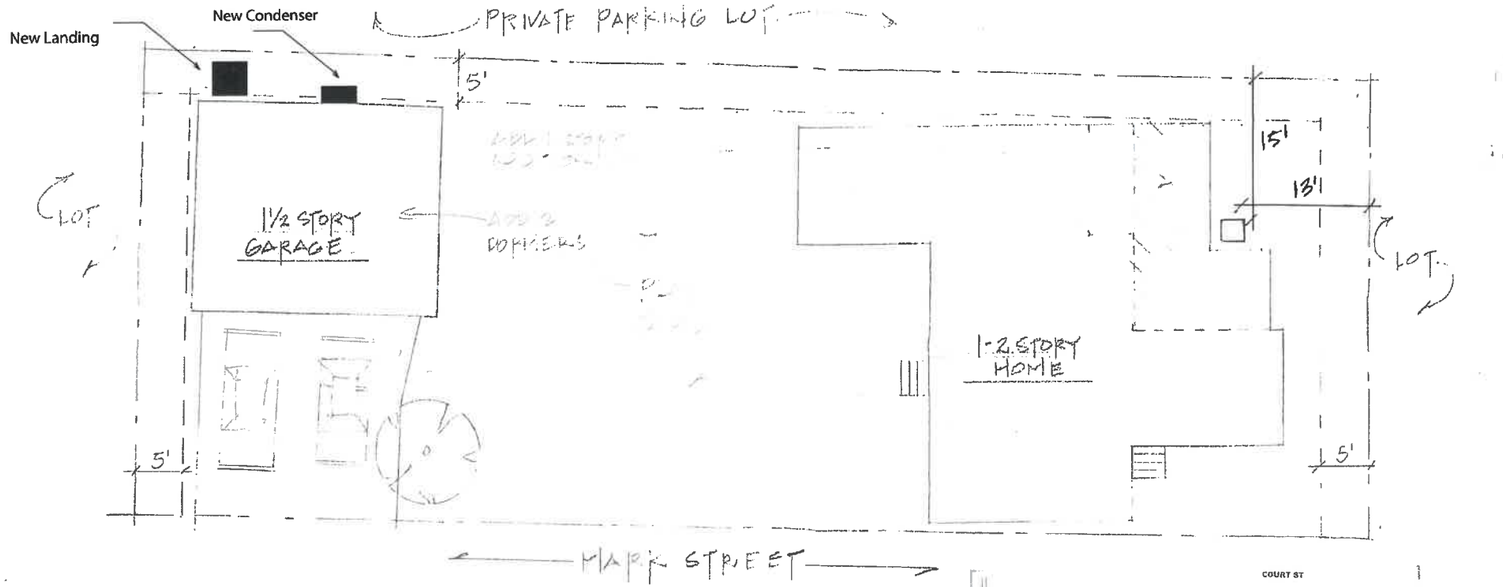


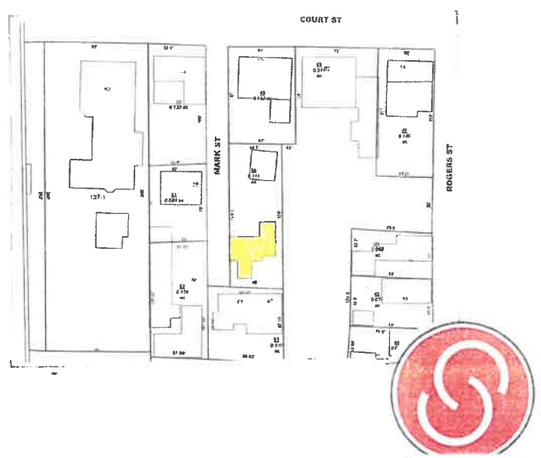

Map Location



Portsmouth, New Hampshire
2018

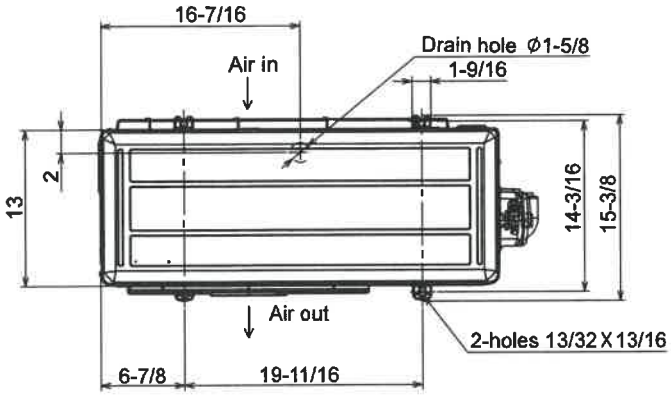
# Tax Map 116


New Landing
New Condenser
PRIVATE PARKING LOT
5'
LOT
1½ STORY GARAGE
ADD'L DORMERS
15'
13'
LOT
1-2 STORY HOME
5'
5'
MARK STREET


COURT ST
MARK ST
ROGERS ST

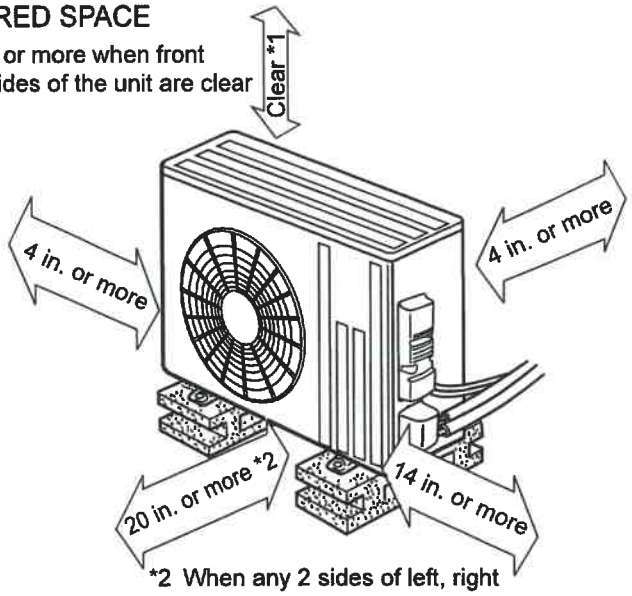
# DIMENSIONS: MUZ-FH15NAH

**Unit: inch**

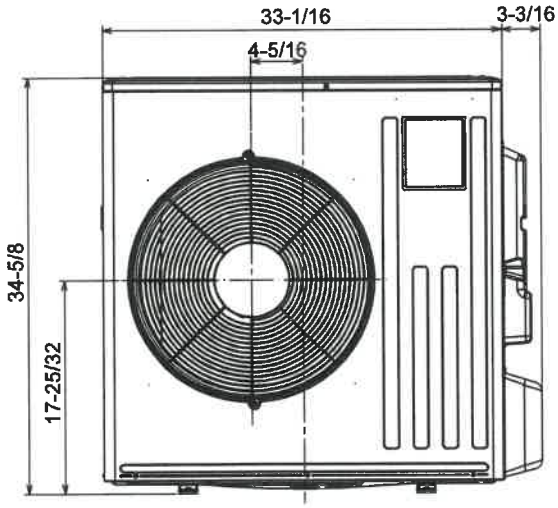


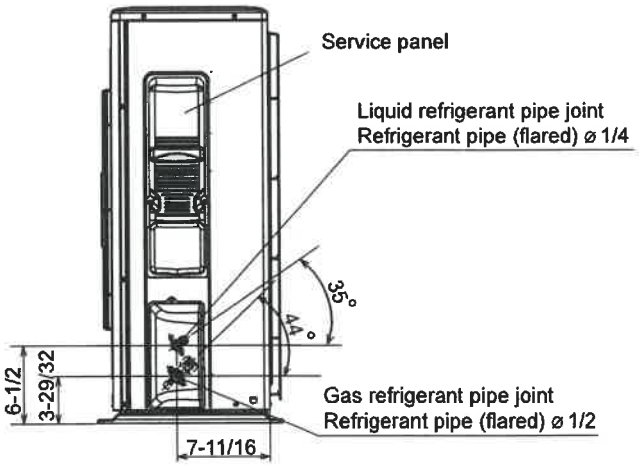

## REQUIRED SPACE

*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




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

FORM# MSZ-FH15NA / MUZ-FH15NAH - 202003

Specifications are subject to change without notice.

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THERMA TRU DOORS

# Smooth-Star®

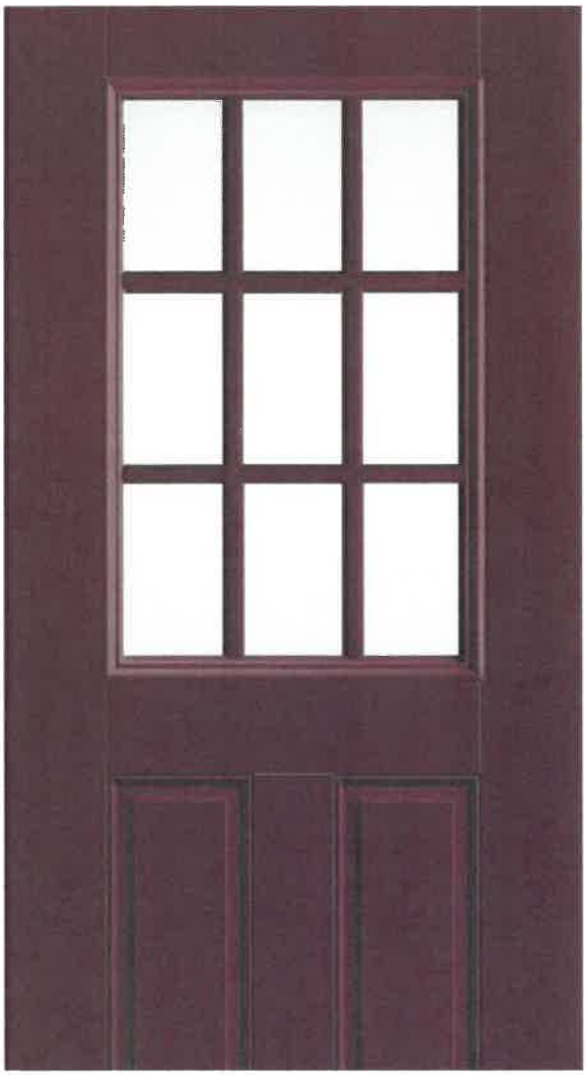
## Half Lite 2 Panel | Style No. S262-SDL

3.6 (13) Write a review

**6 Available Sizes**

**2'8" x 6'8"  2'8" x 7'0"  2'10" x 6'8"  2'10" x 7'0"  3'0" x 6'8"  3'0" x 7'0"**

>



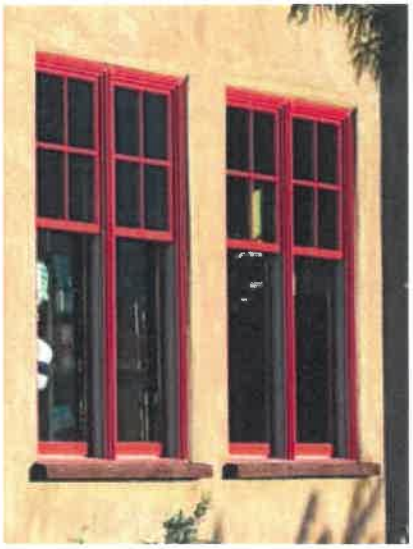
Andersen
ARCHITECTURAL COLLECTION

E-SERIES
WINDOWS & DOORS



# Double-Hung Windows

**Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.**



**DURABLE**

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

**ENERGY-EFFICIENT**

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

**BEAUTIFUL**

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more

ASK ABOUT ENERGY STAR

*Visit andersenwindows.com/warranty for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

## OPTIONS & ACCESSORIES

- Energy-efficient & decorative glass options
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

## EXTERIOR COLOR OPTIONS

Colony White, White, Abalone, Balsa White, Canvas, Maple Syrup, Harvest Gold, Prairie Grass, Flagstone, Sandtone

Pebble Tan, Carmel, Terratone, Hot Chocolate, Bourbon, Acorn, Coffee Bean, Cocoa Bean, Sierra Bronze, Dark Bronze

Clay Canyon, Red Rock, Cardinal, Bing Cherry, Fire Engine Red, Cinnamon Toast, Olive, Sage, Billiard Green, Moss

Forest Green, Mallard Green, Spearmint, Aquamarine, Patina, Sky Blue, Country Blue, Blue Denim, Watercolor Blue, Caribbean Blue

Slate, Moody Blue, Stormy Blue, Dove Gray, Harbor Mist, Yorktown Pewter, Smokey Gray, Mystic Gray, Dark Ash, Black

### Anodized Finishes

Clear Anodized, Champagne, Light Bronze, Medium Bronze, Copper, Dark Bronze, Black

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

## INTERIOR OPTIONS

### Wood Species

Pine, Mixed Grain Douglas Fir, Oak, Maple, Alder, Hickory, Mahogany*, Vertical Grain Douglas Fir, Walnut, Cherry

### Interior Finishes & Painted Options

Clear Coat, Wheat, Autumn Oak, Golden Hickory, Honey, Cinnamon, Russet, Mocha, Espresso, White

Birch Bark, Primed (for paint), Canvas, Sandtone, Terratone, Forest Green, Dark Bronze, Dove Gray, Prairie Grass, Red Rock

Cocoa Bean, Black, Anodized Silver

## HARDWARE FINISHES

### Sash Locks



### Optional Sash Lifts



Bronze, Polished Brass, Gold, White, Black, Antique Brass, Pewter, Oil Rubbed Bronze, Satin Chrome, Bright Chrome

Andersen ARCHITECTURAL COLLECTION

*The mahogany name is representative of non-endangered African mahoganies.

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For more information or to find a dealer, visit **andersenwindows.com/ac** or call **877.577.7655**.

## 9. 170 Mechanic Street - Recommended Approval

**Background: The applicant is seeking approval for changes to a previously approved project (LU-19-53) the applicant has eliminated two windows on the west side addition, changes the basement windows from a 3 light to a 2 light, a total of 12 replacement windows were made to match the rest of the new Anderson Woodright 400 Series double-hung windows, and would like to eliminate the garage window on the west side.**

**Staff Comment: Recommended Approval**

## Stipulations:

4. _____
5. _____
6. _____

FOR TYPICAL ELEVATION NOTES SEE REAR ELEVATION, SHEET 8

2ND FLR FRONT FASCIA TRIM; REPAIR / REPLACE AS REQUIRED:
– BROSCO WOOD CROWN MOULDING WM57 8004 1 1/16" x 5 1/4" OVER 3/4" LIFESPAN SOLID SELECT PINE FASCIA BOARD TO MATCH EXISTING
– BROSCO WOOD BED MOULDING WM70 8019 9/16"x 2 3/4" OVER 1"x COMPOSITE MATERIAL FRIEZE BOARD TO MATCH EXISTING

NEW BRICK CHIMNEY FROM ROOF TO TOP OF CAP. STYLE TO MATCH THAT OF CHIMNEY TOP AT 49 PICKERING STREET. BRICK TO MATCH EXISTING. SEE PHOTO ON SHEET 4.

BLUESTONE TOP

8"

3'-0"

24'

12/3

12/3

EXISTING ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG WINDOWS WITH FULL SCREENS TO REMAIN

EXISTING SMALLER PORCH IN POOR CONDITION TO BE REMOVED. ALL DETAILS OF NEW LARGER PORCH AS PER DETAIL SHEET 6.

# FRONT ELEVATION – MECHANIC STREET

5 0 5 10' 15'

WINDOW SCHEDULE

| SYM | STYLE | UNIT # | WIN. DIMENSION | NOTES |
|---|---|---|---|---|
| A | ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG, AT GARAGE | WDH28410 | 2'–9⅝" x 5'–0⅞" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE, EXCEPT SCREENS TO BE "TRU–SCENE" ½ SCREENS. SEE ELEVATIONS & NOTES BELOW FOR MORE DETAILS. |
| B | ANDERSEN 100 SERIES BASEMENT AWNING | 3016 | 2'–11½"x 1'–5½" | WHITE FIBREX INSULATED WINDOW. 3 LIGHT, FULL DIVIDED LIGHT, TO MATCH EXISTING WOOD BASEMENT WINDOWS – CURRENTLY HIDDEN BY SLIDING STORM WINDOWS |
| C | ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG | WDH2846 | 2'–9⅝" x 4'–8⅞" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW – NOT "REPLACEMENT" |
| D | MARVIN CLAD ULTIMATE CASEMENT WINDOW, FIXED | CUCA1620 | 1'–4" x 1'–7⅛" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS |
| E | ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG | WDH2442 REP. TO VERIFY | 2'–5⅜" x 4'–4⅞" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW – NOT "REPLACEMENT" |
| F | ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG | WDH2642 REP. TO VERIFY | 2'–7⅝" x 4'–4⅞" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. FULL FRAMED WINDOW – NOT "REPLACEMENT" |
| F1 | ANDERSEN FULL FRAME 400 SERIES EGRESS CASEMENT WINDOW TO MATCH WINDOW F | CX145 REP. TO VERIFY | 2'–7½" x 4'–4 13/16" | DETAILS TO MATCH WINDOW F, BUT WITH "SIMULATED CHECK RAIL". FULL FRAMED WINDOW – NOT "REPLACEMENT" |
| G | ANDERSEN 400 SERIES WOODWRIGHT DBL–HUNG REPLACEMENT WINDOW | WDH24310 APPROX. SIZE | ±2'–5⅝" x 4'–0⅞" | DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS. REPLACEMENT WINDOW – WINDOW REP TO VERIFY SIZE. |
| H | REPLACE ONLY UPPER SASH OF ANDERSEN WOODWRIGHT 400 SERIES DOUBLE–HUNG | – | AS PER WINDOW REPRESENTATIVE | 4 LIGHT SASH TO REPLACE 6 LIGHT SASH. DETAILS TO MATCH EXISTING WINDOWS AT 1ST FLOOR OF HOUSE. SEE ELEVATIONS & NOTES BELOW FOR DETAILS |
| J | VELUX VS VENTING MANUAL SKYLIGHT | MO4 | 30⅛" x 37⅞" | |
| K | VELUX FLAT LOW–PROFILE, SUN TUNNEL | TLR | 14" DIAMETER | FLAT SQUARE ON ROOF MEASURES ±16"x16"x ¾" HIGH |

NOTES:
1. ANDERSEN FULL DIVIDED LIGHT FULL FRAME WOODWRIGHT WOOD WINDOWS WITH "FIBREX" EXTERIOR, INSULATED GLASS AND ¾" TRADITIONAL MUNTIN PROFILE. WHERE EXISTING WINDOWS WITH FULL SCREENS WILL BE REPLACED, NEW UNITS TO HAVE FULL "TRU–SCENE" SCREENS, TO MATCH EXISTING. "FIBREX" EXTERIOR IS MADE OF FIBERGLASS, RECYCLED WOOD AND RESINS.
2. EXTERIOR TRIM: 1"x4½" FLAT COMPOSITE MATERIAL SMOOTH FINISH TRIM WITH AZEK "LARGE HISTORIC SILL" AZM–7958, TO MATCH EXISTING STYLE AT 2003 1–STORY ADDITION.
3. T ON ELEVATIONS INDICATES TEMPERED GLASS AS REQUIRED. "E" ON ELEVATIONS INDICATES WINDOW MEETS EGRESS REQUIREMENTS.

PUBLIC HEARING

| | | | | | |
|---|---|---|---|---|---|
| HUNKING HOLDINGS, LLC<br>Project at: 170 MECHANIC STREET<br>PORTSMOUTH, NH 03801 | ARILDA DESIGN<br>arilda@comcast.net / www.arilda.com<br>9 Adams Lane, Unit 2<br>Kittery, Maine 03904<br>207-604-6848 | HDC Application<br>Map 102, Lot 7<br>Front Elevation | date: Jun 21, 2019 | see graphic scale | SHT. 5 |



GABLE END RAKE TRIM – REPAIR & REPLACE AS REQUIRED:
– BROSCO WOOD CROWN MOULDING WM57 8004 1 1/16" x 5 1/4" OVER 3/4" LIFESPAN SOLID SELECT PINE FASCIA BOARD TO MATCH EXISTING
– BROSCO WOOD BED MOULDING WM70 8019 9/16"x 2 3/4" OVER 1"x COMPOSITE MATERIAL FRIEZE BOARD TO MATCH EXISTING

12/3

12"
TYP

A

G

F
T

F1
E

12/3

12'–6"

B

EXISTING ANDERSEN FULL FRAME
WOODWRIGHT 400 SERIES DOUBLE–HUNG
WINDOWS WITH FULL SCREENS TO REMAIN

# LEFT SIDE – PICKERING STREET

5 0 5 10' 15'

PUBLIC HEARING

| | | | | | |
|---|---|---|---|---|---|
| HUNKING HOLDINGS, LLC<br>Project at: 170 MECHANIC STREET<br>PORTSMOUTH, NH 03801 | ARILDA DESIGN<br>arilda@comcast.net / www.arilda.com<br>9 Adams Lane, Unit 2<br>Kittery, Maine 03904<br>207-604-6848 | HDC Application<br>Map 102, Lot 7<br>Left Side Elevation | date: Jun 21, 2019 | see graphic scale | SHT. 9 |



TRIM NOTES – REAR ELEVATION:
1. ALL NEW CROWN & BED MOULDINGS AND FASCIA BOARDS AT REAR ELEVATION & GARAGE TO BE MADE OF BRUSH PAINTED INTEX PVC COMPOSITE MATERIAL
2. ALL FLAT PIECES: WINDOW & DOOR TRIM, CORNERBOARDS & FRIEZE BOARDS, ON ENTIRE HOUSE AND GARAGE (NOT ON FRONT PORCH), TO BE MADE OF BRUSH PAINTED AZEK COMPOSITE MATERIAL.

TYPICAL ELEVATION NOTES:
– PITCH OF GARAGE ROOF TO MATCH THAT OF EXISTING 1 STORY ADDITIONS
– ALL NEW ROOFING SHINGLES AT HOUSE AND GARAGE TO BE GAF, TIMBERLINE ASPHALT ROOFING SHINGLES, ARCHITECTURAL STYLE
– REMOVE ALL EXISTING VINYL SIDING AND TRIM
– ALL NEW SIDING AT HOUSE (EXCEPT FOR 2003 SHINGLED 1–STORY ADDITION) TO BE CEDAR CLAPBOARD WITH 4" EXPOSURE. SHINGLED ADDITION TO REMAIN AS IS UNTIL SIDING NEEDS TO BE REPLACED, THEN CLAPBOARDS WILL REPLACE SHINGLES TO MATCH REST OF HOUSE.
– GARAGE SIDING TO BE CEDAR SHINGLE TO MATCH EXISTING AT 2003 1–STORY ADDITION
– SEE NOTES BELOW FOR TRIM SIZES AND TYPICAL LOCATIONS

AT REAR OF HOUSE ONLY:
– ALL TRIM ELEMENTS TO BE BRUSH PAINTED
– CROWN MOULDING BROSCO, INTEX PVC CROWN CCM014, 8004 1 1/16" x 5 1/4" OVER 3/4" AZEK FASCIA BOARD, TO MATCH EXISTING WOOD TRIM
– BROSCO INTEX PVC BED MOULDING IBD004, 8019 9/16"x 2 3/4" OVER 3/4" AZEK FREIZE BOARD, TO MATCH EXISTING WOOD TRIM

ALL FIRST FLOOR EAVE TRIM TO BE REPLACED TO MATCH EXISTING WITH 3/4"x3" / 3/4"x7 1/4" BRUSH PAINTED AZEK COMPOSITE MATERIAL FASCIA BOARDS WITH ALUMINUM GUTTER

LINE OF EXISTING SHED

ALL NEW WINDOW & DOOR TRIM TO BE 1"x 4 1/2" COMPOSITE MATERIAL TO MATCH EXISTING SIZE & STYLE AT 2003 1–STORY ADDITION

ALL NEW CORNERBOARDS TO BE 1"x 5 1/2" COMPOSITE MATERIAL

EXISTING ANDERSEN FULL FRAME WOODWRIGHT 400 SERIES DOUBLE–HUNG WINDOWS WITH FULL SCREENS TO REMAIN

12/3

12/3

12/3

K

F

F1 E

J

J

A

C E–T

F

F

2'–4"

GAS

2'–4"

AT REAR DECK ONLY, INTEK "HAMPTON" CELLULAR PVC RAILING SYSTEM IN MATT FINISH WHITE TO INCLUDE:
– 5" SQUARE POST SLEEVE WITH TRADITIONAL PEAKED POST CAP & BED MOULD "SHOE"
– 3 1/2"W x 2"H TOP RAIL AND 3"W x 1 1/2"H BOTTOM RAIL
– 1 1/4" SQUARE BALUSTERS

3/4"x3" VERTICAL COMPOSITE MATERIAL SLATS @±4"oc

EXISTING SHED IN POOR CONDITION TO BE REMOVED AND RE–BUILT. NEW SHED TO BE EXTENDED 6' AS SHOWN. ALL DETAILING TO MATCH EXISTING

HVAC UNIT ON 24"x30" CONCRETE PAD

BILCO STEEL BULKHEAD DOOR

# REAR ELEVATION

5 0 5 10' 15'

PUBLIC HEARING

| | | | | |
|---|---|---|---|---|
| HUNKING HOLDINGS, LLC<br>Project at: 170 MECHANIC STREET<br>PORTSMOUTH, NH 03801 | ARILDA DESIGN<br>arilda@comcast.net / www.arilda.com<br>9 Adams Lane, Unit 2<br>Kittery, Maine 03904<br>207-604-6848 | HDC Application<br>Map 102, Lot 7<br>Rear Elevation | date: Jun 21, 2019<br>see graphic scale | SHT. 8 |



# Green Mountain Window & Door Company News

## Historic Remodel, Historic Registry & Landmark Property Window Replacement

RECEIVED
MAR 23 2020
By





Green Mountain Window Specializes in Window Replacement Solutions for the Northeast's Historic Buildings. Our Windows are Designed to Blend the Details and Patterns Once Used by Local Craftsman in New England's Sash Mills with the Latest Energy Performance Technology.



Four Different Replacement Systems:

- Full Frame Window
- Insert "Box" Window
- Sash & Track Balance Kit
- Sash & Concealed Balance Kit



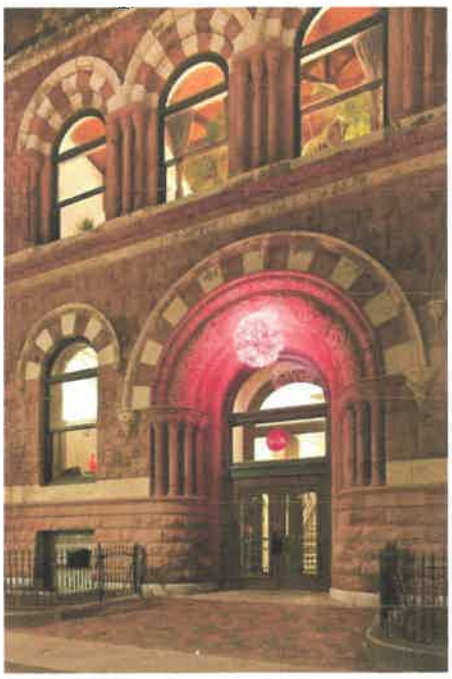



92 Park Street • Rutland, Vermont 05701 • Phone: 802.747.6915 • Fax: 802.747.7864 • www.greenmountainwindow.com

## *We offer four different systems to replicate historic window details:*



**1. Complete full frame window applications:** With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.



**2. Sash and concealed balance applications:** With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



**3. Sash and jamb liner track applications:** With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.

**4. Insert or "box" window applications:** With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.




Existing Windows
35

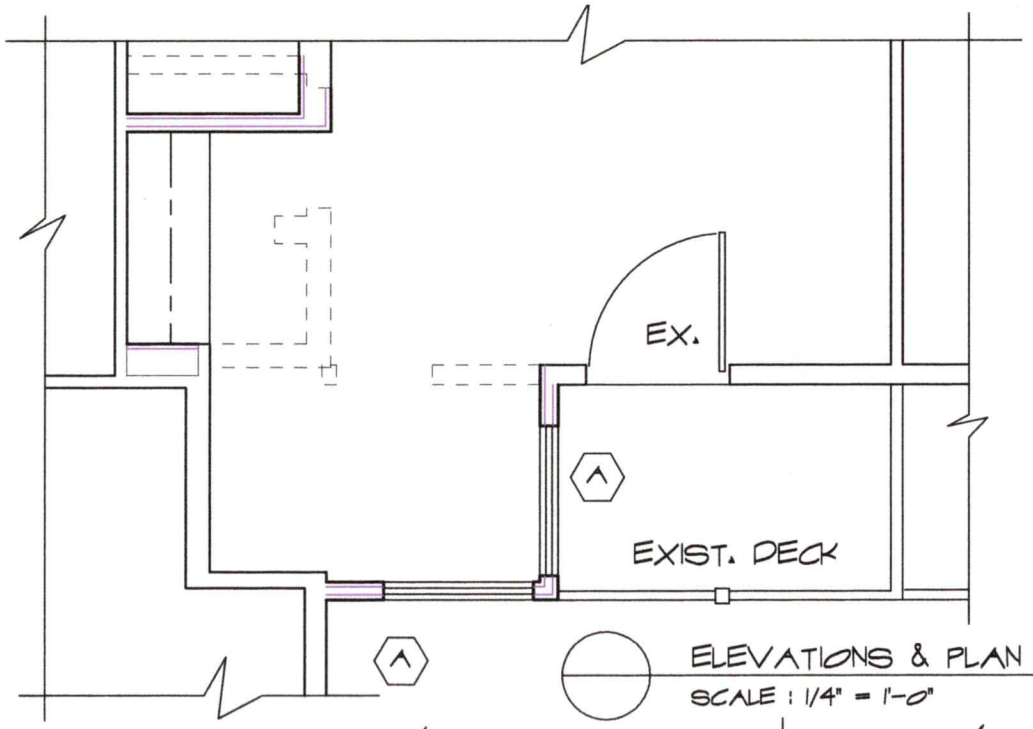

Existing
Windows

Existing window

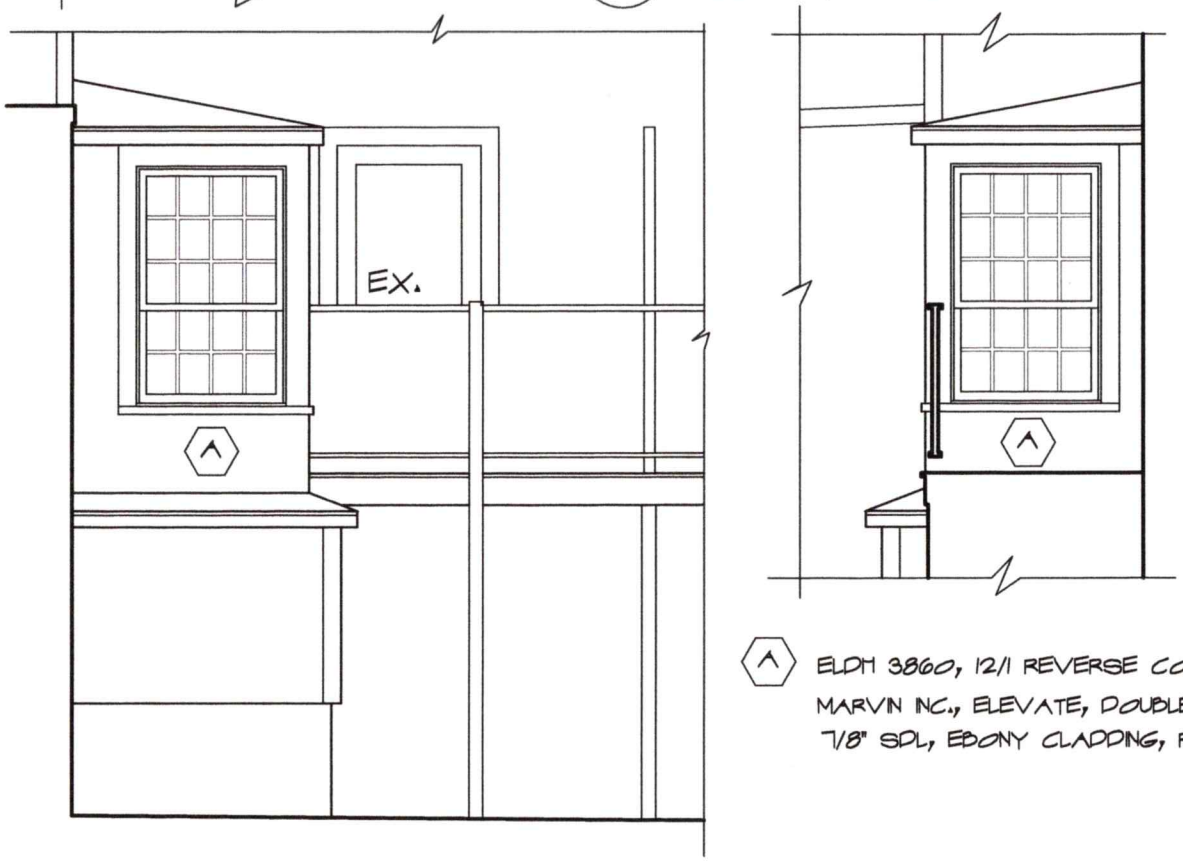


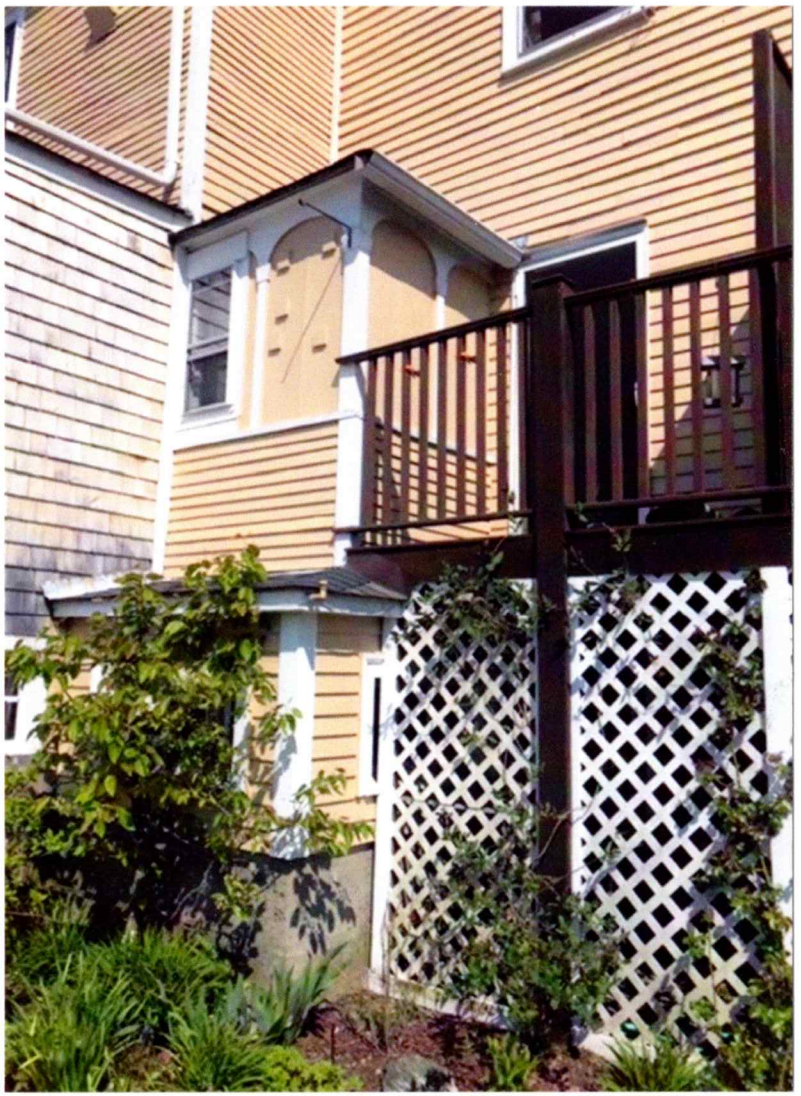

Existing
windows


Existing Window




ELEVATIONS & PLAN
SCALE : 1/4" = 1'-0"



EXISTING REAR VIEW

(A) ELDH 3860, 12/1 REVERSE COTTAGE
MARVIN INC., ELEVATE, DOUBLEHUNG,
7/8" SDL, EBONY CLADDING, RO = 3' 1 1/2" X 5' 0"

# 19 SOUTH ST., UNIT 1

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

| Project: | Date: | |
|---|---|---|
| *2010 | 6/24/20 | 1 OF 2 |

# ELEVATE

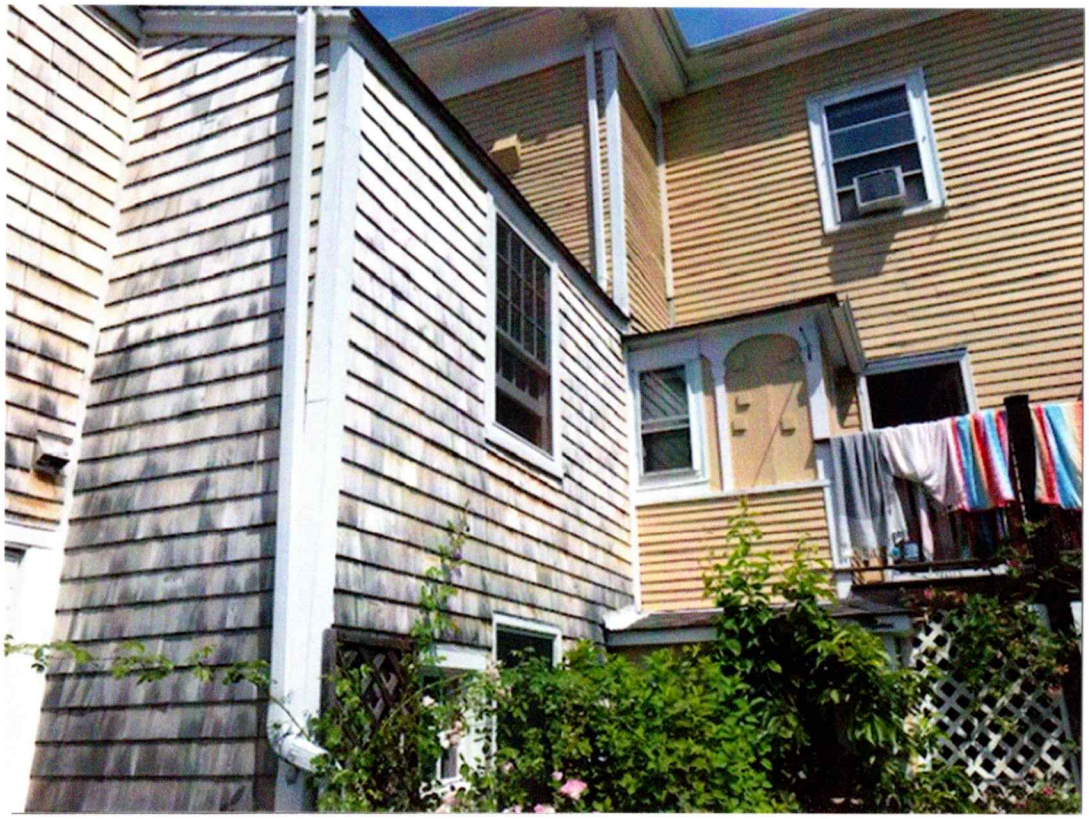
**MARVIN ELEVATE™ COLLECTION**

## DOUBLE HUNG

| | | | |
|---|---|---|---|
| **MO (mm)** | | 3-0 (914) | 3-2 (965) |
| **RO (mm)** | | 3-0 1/2 (927) | 3-2 1/2 (978) |
| **FS (mm)** | | 2-11 1/2 (902) | 3-1 1/2 (953) |
| **DLO (mm)** | | 2-5 11/16 (754) | 2-7 11/16 (805) |
| 3-0 (914) | 3-0 1/4 (921) | (S.O. 2-10 x 2-10) ELDH3636 | (S.O. 3-0 x 2-10) ELDH3836 |
| 3-4 (1016) | 3-4 1/4 (1022) | (S.O. 2-10 x 3-2) ELDH3640 | (S.O. 3-0 x 3-2) ELDH3840 |
| 3-8 (1176) | 3-8 1/4 (1124) | (S.O. 2-10 x 3-6) ELDH3644 | (S.O. 3-0 x 3-6) ELDH3844 |
| 4-0 (1219) | 4-0 1/4 (1226) | (S.O. 2-10 x 3-10) ELDH3648 | (S.O. 3-0 x 3-10) ELDH3848 |
| 4-4 (1321) | 4-4 1/4 (1327) | (S.O. 2-10 x 4-2) ELDH3652 | (S.O. 3-0 x 4-2) ELDH3852 |
| 4-8 (1422) | 4-8 1/4 (1429) | (S.O. 2-10 x 4-6) ELDH3656 | (S.O. 3-0 x 4-6) ELDH3856 |
| 5-0 (1524) | 5-0 1/4 (1530) | (S.O. 2-10 x 4-10) ELDH3660 E | (S.O. 3-0 x 4-10) ELDH3860 E |

3-3 3/4 (1010) 1-3 11/16 (398)
3-7 3/4 (1111) 1-5 11/16 (449)
3-11 3/4 (1213) 1-7 11/16 (500)
4-3 3/4 (1314) 1-9 11/16 (551)
4-7 3/4 (1416) 1-11 11/16 (602)
3-0 1/4 (908) 1-1 11/16 (348)

A 12/8 REVERSE COTTAGE



EXISTING REAR VIEW

19 SOUTH ST., UNIT 1

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

FAV

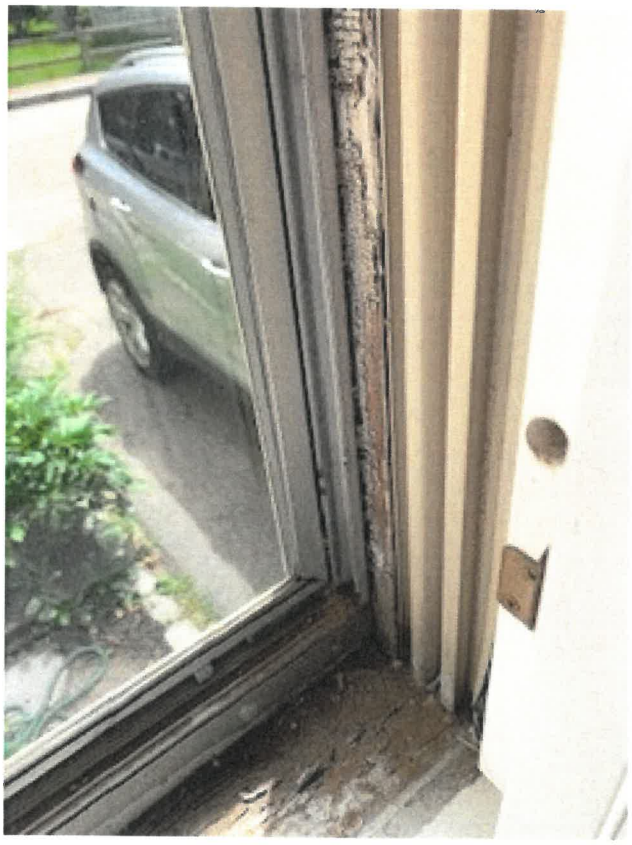
**ANNE WHITNEY** ARCHITECT

| Project: | Date: | |
|---|---|---|
| #2010 | 6/24/20 | 2 OF 2 |





























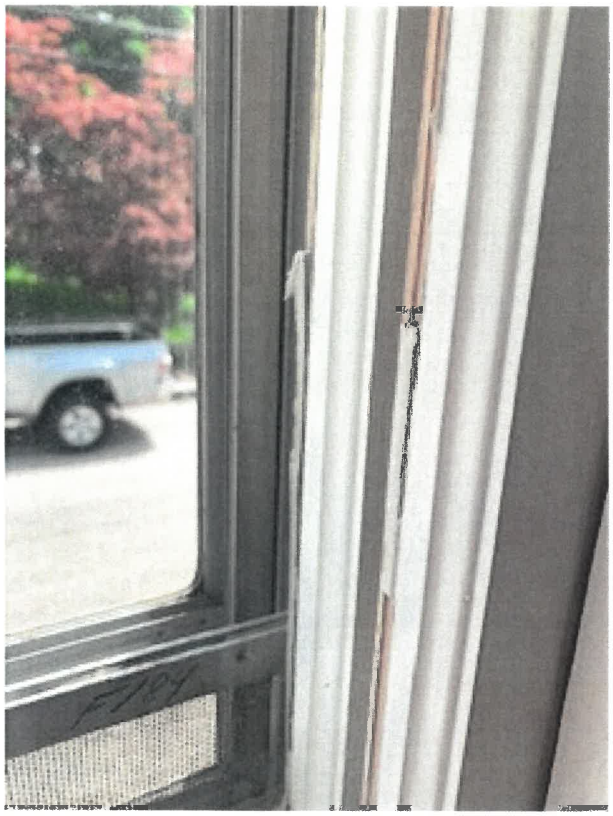






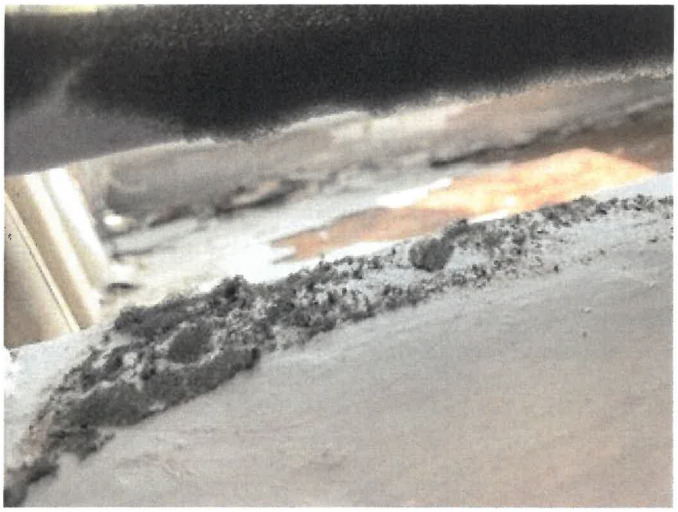
























# Andersen Windows - Abbreviated Quote Report

## Project Name: SARAH MINER

Quote #: 1617 Print Date: 07/10/2020 Quote Date: 07/10/2020 iQ Version: 20.0

Dealer:

Sales Rep: Administrator - DO NOT REMOVE
Created By:

Customer: RICCI LUMBER
Billing Address:
Phone: Fax:
Contact:
Trade ID: 096378 Promotion Code:

| Item | Qty | Location | Unit Price | Ext. Price |
|---|---|---|---|---|
| 0001 | 1 | clear pine lnt | $ 834.75 | $ 834.75 |



Viewed from Exterior

400 Series
Unit, Woodwright Insert Equal Sash, Black/Clear Pine, Gray/Gray Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 2W1H, 3/4", Black/Pine, Permanently Applied, Chamfer/Chamfer (Each Sash), 1 Sash Lock, Traditional, Black
Half Insert Screen, Black

Zone: Northern
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

| | | | | |
|---|---|---|---|---|
| 0002 | 1 | prefin lnt | $ 879.75 | $ 879.75 |



Viewed from Exterior

400 Series
Unit, Woodwright Insert Equal Sash, Black/Pre-finished White, Gray/White Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 2W1H, 3/4", Black/Prefinished White, Permanently Applied, Chamfer/Chamfer (Each Sash), 1 Sash Lock, Traditional, Black
Half Insert Screen, Black

Zone: Northern
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

# FEATURES

## Frame

Ⓐ Fibrex® material exterior protects the frame – beautifully. Best of all, it's low-maintenance and never needs painting.*

Ⓑ For exceptionally long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

Ⓒ Natural wood stops are available in pine, oak, maple and prefinished White. Wood jamb liners add beauty and authenticity to the window interior.

Ⓓ Multiple weatherstripping systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstripping is efficient and effective.

Ⓔ Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 ¼" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

Ⓕ For units with White exterior color, exterior jamb liner is White. For all other units, the exterior jamb liner is gray.

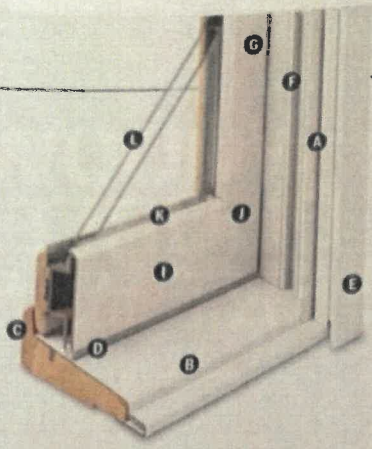
## Sash

Ⓖ Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

### Wood Jamb Liner




Ⓗ Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished White.




Ⓘ Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex® material.

Ⓙ Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

## Glass

Ⓚ Silicone bed glazing provides superior weathertightness and durability.

Ⓛ High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

### Patterned Glass

Patterned glass options are available. See page 10 for more details.

## Hardware




New standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

* Visit andersenwindows.com/warranty for details.
** Hardware sold separately.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact duplication of colors and finishes.
See your Andersen supplier for actual color and finish

# EXTERIOR







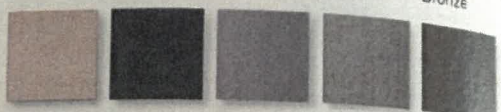
INTERI




Naturally occurring variations in grain, color and texture of wood [illegible] one-of-a-kind. All wood interiors are unfinished unless prefinished [illegible]

# HARDWARE FINISHES




Distressed bronze and oil rubbed bronze are "living" finishes that will change [illegible]

# DOUBLE-HUNG HARDWARE

**STANDARD**
Lock & Keeper




Antique Brass | Bl[illegible]
Brushed Chrome | [illegible]
Distressed Nickel | Gold [illegible]
Polished Chrome | Satin[illegible]

# OPTIONAL DOUBLE-HUNG LIFT HARDWARE

**CONTEMPORARY**

Bar Lift




Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
**Distressed Nickel** | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

**ESTATE***

Hand Lift



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

**TRADITIONAL**

Hand Lift



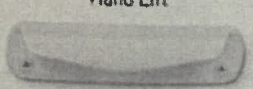
Finger Lifts



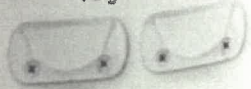
Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed [illegible]
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin [illegible]

**CLASSIC SERIES***

Hand Lift



Finger Lifts

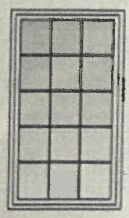


Stone | White

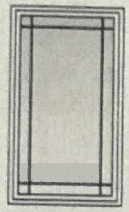
# GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

**Note:** Some grille patterns not available in all configurations and products.



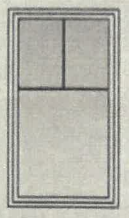
Colonial



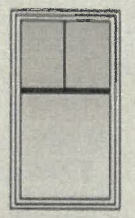
Prairie



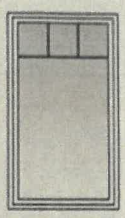
Diamond



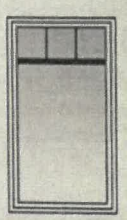
Tall Fractional



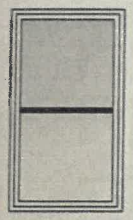
Tall Fractional with 2 ¼" rail



Short Fractional

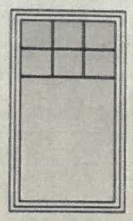


Short Fractional with 2 ¼" rail

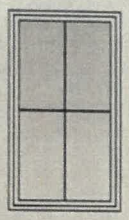


Simulated Double-Hung

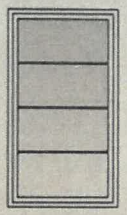
Our 2 ¼-inch-wide grille can make a casement window look like a double-hung.



Specified Equal Light* Fractional

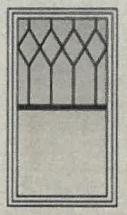


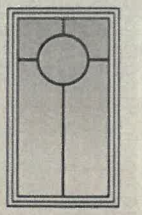
2x2

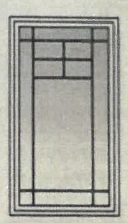


1x4

Specified Equal Light*







Custom Patterns

Contact your Andersen supplier for your custom needs.

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

## GRILLE CONFIGURATIONS

### Full Divided Light

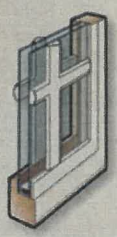
For an authentic look, Full Divided Light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

### Simulated Divided Light

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



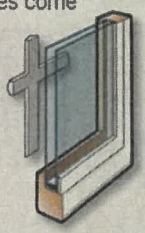
Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

### Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or ¾" profile.

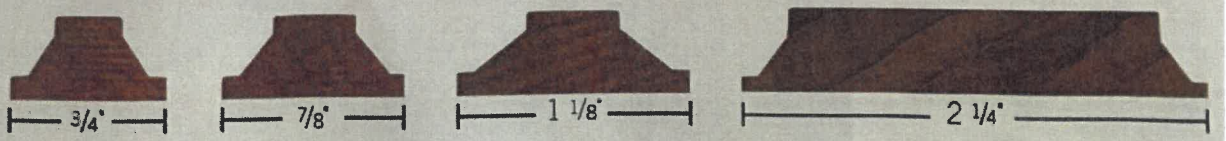


Removable Interior Grille



Finelight™ Grilles-Between-the-Glass

### Grille Widths
**(actual size shown)**

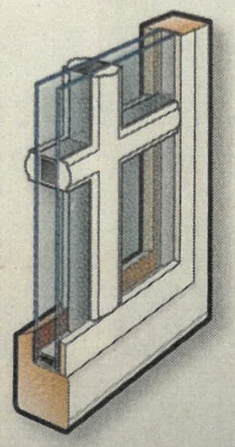



*Specify number of same-size rectangles across or down.

# GRILLE CONFIGURATIONS

## Full Divided Light

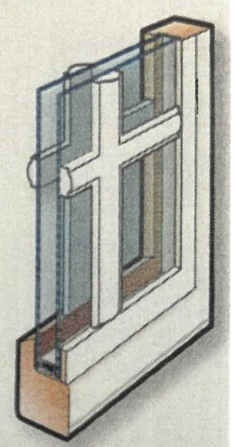
For an authentic look, Full Divided Light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

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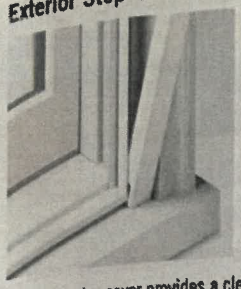


Permanent Exteri
Permanent Interic

**Grille Widths**
**(actual size shown)**



### Exterior Stop Cover



An exterior stop cover provides a clean transition from new window to the existing window casing.

### Sill Angles

Three sill angles are available — 0°, 8° and 14° — to closely match the existing sill in window replacement applications. See page 83 for more details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

### Sill Angle Finder App

Our *Sill Angle Finder App* lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download app for iPhone from the App Store℠ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

### Included Installation Materials



Flat, self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. Measurement guide and worksheet at **andersenwindows.com/measure.**

### Sash Options*



Cottage Style Reverse Cottage Style

For more information about **glass, patterned glass, grilles and TruScene® insect screen** see pages 10-16.

For more information about **product performance, installation accessories and warranty** see pages 269-291 or visit

andersenwindows.com

## ACCESSORIES Sold Separately

### Frame

#### Wood Interior Stop



Optional interior stop with matching chamfer is available.

### Sash

#### Window Opening Control Device Kit



A Window Opening Control Device Kit is available, which limits sash travel to less than 4" (102) when the window is first opened. Available in Stone and White.

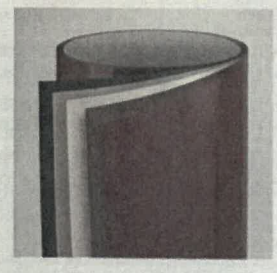
### Security Sensors

#### Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 30 for details.

### Installation

#### Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .019-gauge aluminum, Andersen coil stock is available in 24" (610) x 50' (15,240) rolls. Color-matched stainless steel trim nails 1 ¼" (32) long are also available and can be ordered in 1 lb. or 454 gram boxes.

### Insect Screens

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### TruScene® Insect Screen

Exclusive Andersen® TruScene® insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

#### Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 84.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with White, Canvas, Sandtone, Forest Green, Dark Bronze or Black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner–applied paint over vinyl or other factory–coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-base or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstripping.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.



* Shown on 400 Series Tilt-Wash double-hung full-frame windows.
Dimensions in parentheses are in millimeters.
"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

# 34 Highland St




Image capture: Sep 2017 © 2020 Google

Portsmouth, New Hampshire

Google

Street View



## Andersen Wood SPEC SHEET

**SC:** Richard O

**Measure Tech:**

**INSTALLER:**

Branch Name: New England North

Job #: 1-RF7O0HI

Prepared By:

**ISM:**

Ship To Location:

Customer Name: JASON LANDER

Date: 02/21/2020

Pag

| ITEM | Existing Window Type | | | NEW WINDOW UNIT | | |

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| ITEM | Existing Window Type | | | NEW WINDOW UNIT: Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Window Code | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | BED 1 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 6 | BED 1 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 32 | 40 | 72 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 7 | BED 1 | 3rd | DH-HITILT | 100 | SH | BL | WH | | | 28 | 45 | 73 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 8 | BED 1 | 3rd | DH-HITILT | 100 | C1O | BL | WH | | | 32 | 54 | 86 | | | | | | | R | | | | Egress | STD | PT-W | GBG | BL | WH | COLONIAL | 1 | 1 | ALL | | |

| BAY / BOW WINDOW | | | | | SC/Installer Notes: (Include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide |
|---|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | | |

1There is no guarantee that new shingles will match existing color.

| ITEM # | Existing Door Type | | | NEW DOOR UNIT: Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | MULL / STAC OPTIONS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert(Per Sash) | #Bars Horiz(Per Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET**

Branch Name: New England North

Ship To Location:

**SC:** Richard O

Job #: 1-RF7O0HI

Customer Name: JASON LANDER

**Measure Tech:**

Prepared By:

Date: 02/21/2020

**INSTALLER:**

**ISM:**

Pag

| ITEM | Existing Window Type | | | NEW WINDOW UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | | Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | | | | | | | |
| | Room | Floor | Existing Window Code | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| 9 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 10 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 11 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 12 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |

| BAY / BOW WINDOW | | | | | | SC/Installer Notes: (Include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide |
|---|---|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | | | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | | | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | | | |

1There is no guarantee that new shingles will match existing color.

| ITEM # | Existing Door Type | | | NEW DOOR UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | | Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | | | | MULL / STAC OPTIONS | |
| | Room | Floor | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert(Per Sash) | #Bars Horiz(Per Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| ITEM | Existing Window Type | | | NEW WINDOW UNIT: Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Window Code | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 36 | 65 | 101 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 14 | BED 4 | 2nd | DH-HITILT | 100 | SH | BL | WH | | | 32 | 40 | 72 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 15 | BED 4 | 3rd | DH-HITILT | 100 | SH | BL | WH | | | 28 | 45 | 73 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 16 | BED 4 | 3rd | DH-HITILT | 100 | C1O | BL | WH | | | 32 | 54 | 86 | | | | | | | L | | | | Egress | STD | PT-W | GBG | BL | WH | COLONIAL | 1 | 1 | ALL | | |

| BAY / BOW WINDOW | | | | | SC/Installer Notes: (Include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide |
|---|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | | |

1There is no guarantee that new shingles will match existing color.

| ITEM # | Existing Door Type | | | NEW DOOR UNIT: Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | MULL / STAC OPTIONS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert(Per Sash) | #Bars Horiz(Per Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

NEW WINDOW UNIT

| ITEM | Existing Window Type | | | Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Window Code | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | BED 2 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 69 | 106 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 18 | BED 2 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 69 | 106 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 19 | BED 2 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 69 | 106 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 20 | BED 2 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 61 | 98 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |

**BAY / BOW WINDOW**

| | | | | |
|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | |

**SC/Installer Notes: (Include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide**

1There is no guarantee that new shingles will match existing color.

NEW DOOR UNIT

| ITEM # | Existing Door Type | | | Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | MULL / STAC OPTIONS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert(Pe Sash) | #Bars Horiz(Pe Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| ITEM | Existing Window Type | | | NEW WINDOW UNIT | | |

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| ITEM | Existing Window Type | | | NEW WINDOW UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Window Code | Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | | | | | | | |
| | Room | Floor | | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| 25 | BED 3 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 69 | 106 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 26 | BED 3 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 37 | 61 | 98 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 27 | BED 3 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 32 | 41 | 73 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 28 | BED 3 | 1st | DH-HITILT | 100 | SH | BL | WH | | | 22 | 37 | 59 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |

| BAY / BOW WINDOW | | | | | | SC/Installer Notes: (Include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide |
|---|---|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | | | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | | | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | | | |

1 There is no guarantee that new shingles will match existing color.

| ITEM # | Existing Door Type | | | NEW DOOR UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | | Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | | | | | | MULL / STAC OPTIONS | |
| | Room | Floor | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert(Per Sash) | #Bars Horiz(Per Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF7O0HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| ITEM | Existing Window Type | | | NEW WINDOW UNIT: Andersen Window TYPE | | Color/Finish | | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | DH INSERT ONLY | Frame Sash Options | Casement Handling Options | | | | | Glass OPTION | Screen (Standard is included in Base price) | Grille Options (PER SASH PRICING) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Window Code | Series Type CODE | Window Style CODE | Exterior Color CODE | Interior Finish Color CODE | TW Jamb Liner Color | SC Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | MT/ISM Standard Size CODE | WALL DEPTH | SILL ANGLE | Sash Split | Venting / Handing | | | | Hinge Style | Temp CODE | Screen Options | Grid Type CODE | Exterior Grid Color | Interior Grid Color | Pattern CODE | # Bars Vert (per sash) | # Bars Horiz (per sash) | Location CODE | #Bars Vert (Per Sash) | #Ba Hor (Pe Sas |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | BS MT | Base | DH-HITILT | 100 | SH | BL | WH | | | 32 | 54 | 86 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 30 | BS MT | Base | DH-HITILT | 100 | SH | BL | WH | | | 32 | 54 | 86 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 31 | BS MT | Base | DH-HITILT | 100 | SH | BL | WH | | | 32 | 54 | 86 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |
| 32 | BS MT | Base | DH-HITILT | 100 | SH | BL | WH | | | 32 | 54 | 86 | | | | | | | | | | | | STD | PT-W | GBG | BL | WH | COLONIAL | 1, 1 | | ALL | | |

| BAY / BOW WINDOW | | | | | SC/Installer Notes: (include Misc. Labor, Mull Stack Options, special conditions, Use Item # to ide |
|---|---|---|---|---|---|
| Projection Angle: (Bay: 30° or 45°) | | | Top of Window to Soffit (inches) | | |
| Bay Window Flankers (DH / Casement) | | | Width of Overhang (inches) | | |
| Construct Roof 1 (Yes / No) | | | If tied to Soffit, color of Soffit material | | |

1There is no guarantee that new shingles will match existing color.

| ITEM # | Existing Door Type | | | NEW DOOR UNIT: Andersen Door TYPE | | Color/Finish | | SC SIZE SOLD (Tip to TIP) | | | | MEASURE TECH SIZE | | | FULL FRAME ONLY | | Grille Options (PER SASH PRICING) | | | | | | Glass OPTION | Screen Option | Hinge Option | Hinged and Gliding Door Options | | | | | | | MULL / STAC OPTIONS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Location | | Existing Door Code | Series Type CODE | Style CODE | Exterior Color CODE | Interior Finish Color CODE | Standard Size AW Code | Width | Height | TOTAL UI (WIDTH + HEIGHT) | Width | Height | RO / TIP to TIP | Ext Jambs Size | Inswing Extension Jamb Location | Grid Type CODE | PD Exterior Grid Color | PD Interior Grid Color | Pattern CODE | #Bars Vert (Pe Sash) | #Bars Horiz (Pe Sash) | Obscure CODE | Screen CODE | IN or OUT | # Panels | Gliding Door Venting / Handing | Hinged Door Venting / Handing | PD Assembly (200, 400, & A-Ser gliding only) | Lock HRDWR Type | Lock HRDWR Finish | Optional Keyed Lock | Mulled / Stacked | Spe Not |
| | Room | Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Approval _____ Print Name JASON LANDER Title Home Owner

**Andersen Wood SPEC SHEET** | **SC:** Richard O | **Measure Tech:** | **INSTALLER:**

Branch Name: New England North | Job #: 1-RF700HI | Prepared By: | **ISM:**

Ship To Location: | Customer Name: JASON LANDER | Date: 02/21/2020 | **Pag**

| | | | NEW WINDOW UNIT | | |

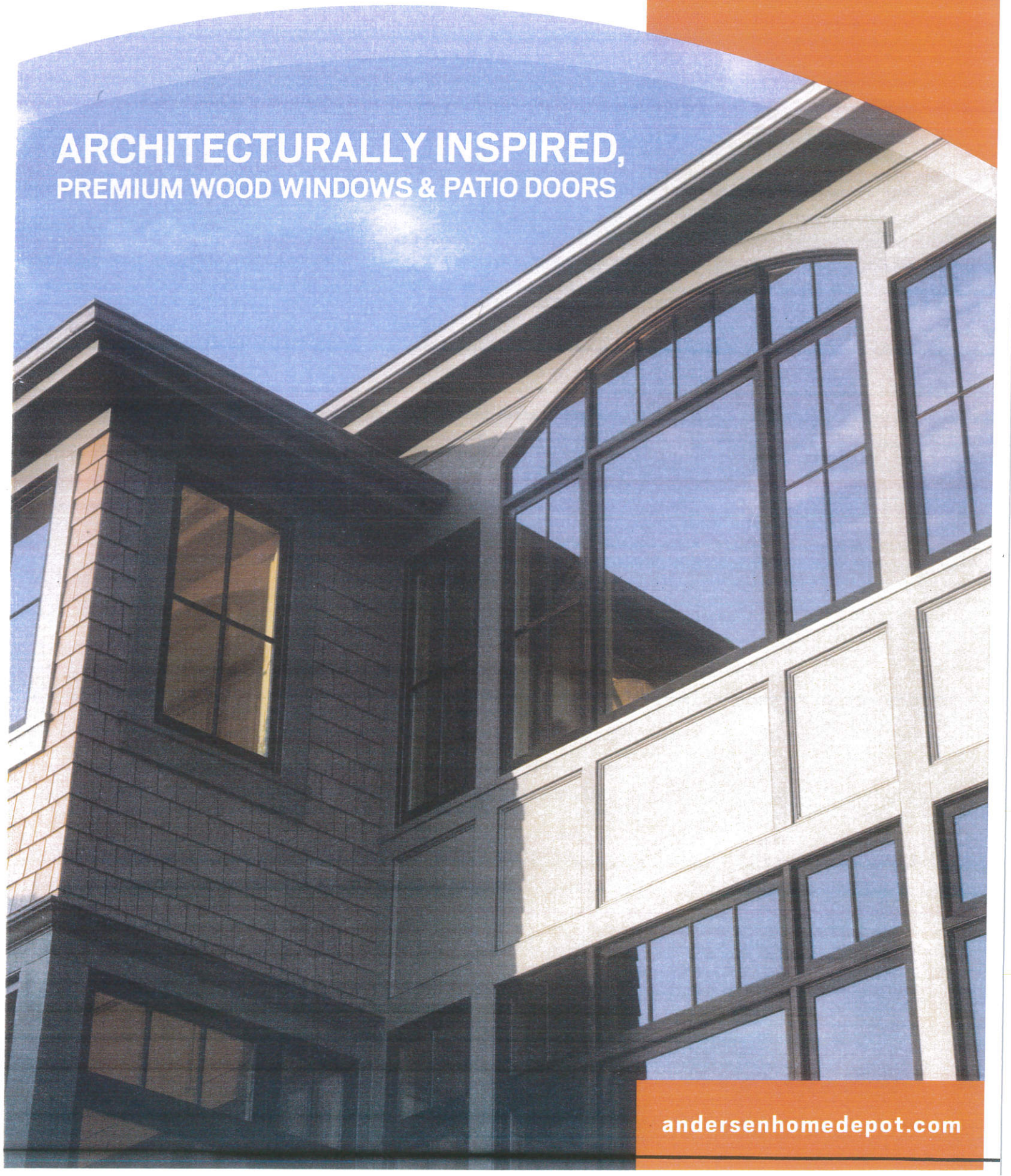
Andersen WINDOWS • DOORS

A-SERIES

WINDOWS & DOORS

# ARCHITECTURALLY INSPIRED,

## PREMIUM WOOD WINDOWS & PATIO DOORS



andersenhomedepot.com

# A-Series

WINDOWS AND PATIO DOORS

## Authentic to Style. Authentic to You.

Your home's architectural style says a lot about you. A-Series products allow it to speak with authenticity and clarity.

The windows and patio doors in this series were designed in conjunction with leading architects to ensure each is authentic to the architectural style you select. Whether it's a stately Queen Anne, a bold Modernist design or anything in between, you can create it with A-Series products.




**Interior finishes:** A-Series windows and patio doors offer six different factory stains, two paint choices or a primed finish to complement any look. **Page 15.**

**Exterior colors:** With 11 different colors, you can mix and match sash, frame and trim to achieve hundreds of combinations. **Page 12.**

A-Series double-hung windows and Frenchwood® outswing patio doors.






## Architectural Style Made Easy.

The Craftsman Bungalow-style home featured above is shown with quintessential Andersen® A-Series window and patio door combinations. It's one of several styles in the Andersen Home Style Library. For more information about the library, see the following pages or visit andersenhomedepot.com/stylelibrary

# 110 GRILL

## PORTSMOUTH, NH




## 99 HANOVER STREET | PORSTMOUTH, NH | 03801

CODE REVIEW

INTERIOR FIT-UP

**TENANT FIT-UP**

GENERAL BUILDING LIMITATIONS FOR THE STATE OF NEW HAMPSHIRE AS PER REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC 2015).

THIS PORTION OF THE ANALYSIS IS FOR FIT UP OF A NEW 6,032 SF TENANT SPACE. THE INTENDED USE GROUP FOR THIS TENANT SPACE WILL BE ASSEMBLY USE (RESTAURANT).

**AREA:**
6,991 SF

**OCCUPANCY:**
ASSEMBLY (RESTAURANT) - A2

**CHAPTER 10 - MEANS OF EGRESS**
TABLE 1004.1.2 - MAX. FLOOR AREA PER OCCUPANT

EGRESS OCCUPANCY - INTERIOR SQUARE FOOT CALCS

| | |
|---|---|
| Assembly - Unconcentrated | 15 NSF / OCC |
| Assembly - Booth Seating | 2 LF / OCC |
| Kitchen Commercial | 200 GSF / OCC |

| | | |
|---|---|---|
| Non-Fixed Table Seating | 2,098 / 15 NSF | = 139 Occupants |
| Booths | 120 LFT / 2 LF | = 60 Occupants |
| Kitchen | 1,605 GSF / 200 GSF | = 8 Occupants |
| Back Bar | 254 GSF / 200 GSF | = 2 Occupants |
| **TOTAL** | | **= 209 Occupants** |

PLUMBING - FACILITIES REQUIRED (PER GENDER)

| TOILETS | OCCUPANCY | REQUIRED | PROVIDED | OCC. ACCOMODATED |
|---|---|---|---|---|
| Men (1/75) | 120 Men | 2 | 3 | 150 |
| Women (1/75) | 120 Women | 2 | 4 | 300 |
| **LAVS** | | | | |
| 1/200 | | 1 (Per Gender) | 2 (Per Gender) | 400 |

**1005 MEANS OF EGRESS SIZING**
**1005.1 -GENERAL**
ALL PORTIONS OF THE MEANS OF EGRESS SHALL BE SIZED IN ACCORDANCE WITH THIS SECTION.

**EXCEPTION:** AISLES AND AISLE ACCESSWAYS IN ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES COMPLYING WITH SECTION 1029.

**1005.3.2-OTHER EGRESS COMPONENTS**
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH A COMPONENT BY A MEANS OF EGRESS FACTOR OF 0.2 INCHES PER OCCUPANT.

**1007.1.1 - EXIT AND EXIT ACESS DOORWAY CONFIGURATION**
1/3RD DIAGONAL (W/ SPRINKLER)

**1010.1.1 - SIZE OF DOORS**
32" MINIMUM CLEAR REQUIRED / DOOR

**1017 EXIT ACESS TRAVEL DISTANCE**

TABLE 1017.2 EXIT ACESS TRAVEL DISTANCE - 250'-0" (W/ SPRINKLER SYSTEM)

**1018.0 - AISLES**

**1018.2 - AISLES IN ASSEMBLY SPACES:**
AISLES AND AISLE ACCESSWAYS SERVING A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES SHALL COMPY WITH SECTION 1028.

**1029 ASSEMBLY**
**1029.1- GENERAL**
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAIN SEATS, TABLES, DISPLAYS, EQUIPMENT OR OTHER MATERIAL SHALL COMPLY WITH THIS SECTION.

**1029.6.1.4-WITHOUT SMOKE PROTECTION**
LEVEL AISLES SHALL HAVE NOT LESS THAN 0.2 INCHES OF CLEAR AISLE PER OCCUPANT SERVED

**1029.8-COMMON PATH OF EGRESS TRAVEL**
THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 30 FEET FROM ANY SEAT TO A POINT WHERE AN OCCUPANT HAS A CHOICE OF TWO PATHS OF EGRESS TRAVEL TO TWO EXITS

**EXCEPTION 1:** FOR AREAS SERVING LESS THAN 50 OCCUPANTS, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET.

(NFPA 101 12.2.5.1.2 - A COMMON PATH OF TRAVEL SHALL BE PERMITTED FOR THE FIRST 20 FT FROM ANY POINT WHERE THE COMMON PATH SERVES ANY NUMBER OF OCCUPANTS, AND FOR THE FIRST 75 FT FROM ANY POINT WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS)

**1029.9.1-MINMUM AISLE WIDTH**
THE MINIMUM CLEAR WIDTH FOR AISLES SHALL COMPLY WITH ONE OF THE FOLLOWING
4. 42 INCHES FOR LEVEL AISLES HAVING SEATING ON BOTH SIDES
EXCEPTION 1: 36 INCHES WHERE THE AISLE SERVES LESS THAN 50 SEATS.
EXCEPTION 2: 30 INCHES WHERE THE AISLE DOES NOT SERVE MORE THAN 14 SEATS
5. 36 INCHES FOR LEVEL AISLES HAVING SEATING ON ONLY ONE SIDE

**1029.9.5-DEAD END AISLES**
EACH END OF AN AISLE SHALL BE CONTINUOUS TO A CROSS AISLE
**EXCEPTION 1:** DEAD END AISLE SHALL BE NOT GREATER THAN 20 FEET IN LENGTH.

**1029.12-AISLE ACCESSWAYS**
AISLE ACCESSWAYS FOR SEATING AT TABLES SHALL COMPLY WITH 1029.12.1

**1029.12.1 - SEATING AT TABLES**
WHERE SEATING IS LOCATED AT A TABLE OR COUNTER ADJACENT TO AN *AISLE* OR AISLE *ACCESSWAY*, THE MEASUREMENT OF REQUIRED CLEAR WIDTH OF THE AISLE OR AISLE ACCESSWAY SHALL BE MADE TO A LINE 19 INCHES AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER.

**1029.12.1.1 - AISLE ACCESSWAY CAPACITY & WIDTH FOR SEATING AT TABLES**
*AISLE ACCESSWAY* SHALL NOT HAVE LESS THAT 12 INCHES OF WIDTH PLUS 1/2 INCH OF WIDTH FOR EACH ADDITIONAL FOOT, OR FRACTION THEREOF, BEYOND 12 FEET OF *AISLE ACCESSWAY* LENGTH MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM AN AISLE.

**1101-ACCESSIBILITY**
**1101.2-DESIGN**
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH MA AAB 521 CMR AND ICC A117.1

(2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SHALL ALSO BE MET.)

## DESIGN TEAM

**DEVELOPER**
110 GRILL
4 LAN DRIVE, WESTFORD, MA
(978) 692-9450

**ARCHITECT**
J.D. LaGRASSE & ASSOCIATES Inc.
1 ELM SQUARE ANDOVER, MA 01810
978-470-3675

**STRUCTURAL ENGINEER**
N/A

**MEP**
BLW ENGINEERS
311 GREAT ROAD, LITTLETON, MA
(978) 486-4301

**KITCHEN EQUIPMENT**
UNITED RESTAURANT EQUIPMENT CO. INC.
1 EXECUTIVE PARK DRIVE, NORTH BILLERICA, MA
(978) 439-5500

## LOCUS PLAN




## SHEET LIST

| SHEET NUMBER | SHEET NAME | DATE ISSUED | DATE REVISED | NOTES |
|---|---|---|---|---|
| 01 GENERAL | | | | |
| G000 | COVER SHEET | 06/17/2020 | | |
| G001 | SYMBOLS LEGEND, ABBREVIATIONS & GENERAL NOTES | 06/17/2020 | | |
| 04 ARCHITECTURAL DEMOLITION | | | | |
| D100 | DEMOLITION PLAN | 04/27/2020 | | |
| D200 | DEMO ELEVATIONS | 04/27/2020 | | |
| 05 ARCHITECTURAL | | | | |
| A100 | EGRESS PLAN | 06/17/2020 | | |
| A101 | CONSTRUCTION PLAN | 06/17/2020 | 06/25/2020 | REV-1 |
| A110 | ENLARGED PLANS I | 06/17/2020 | | |
| A111 | ENLARGED PLANS II | 06/17/2020 | 06/25/2020 | REV-1 |
| A112 | ENLARGED PLANS III | 06/17/2020 | 06/25/2020 | REV-1 |
| A113 | ENLARGED PLANS IV | 06/17/2020 | 06/25/2020 | REV-1 |
| A120 | REFLECTED CEILING PLANS | 06/17/2020 | | |
| A121 | INTERIOR FINISH PLAN | - | 06/25/2020 | REV-1 |
| A122 | INTERIOR FURNITURE PLAN | - | 06/25/2020 | REV-1 |
| A300 | EXTERIOR ELEVATIONS | 07/08/20 | 07/13/2020 | REV-2 |
| A320 | EXTERIOR WALL SECTIONS | 07/09/20 | 07/13/2020 | REV-2 |
| A420 | INTERIOR ELEVATIONS I | 06/17/2020 | 06/25/2020 | REV-1 |
| A421 | INTERIOR ELEVATIONS II | 06/17/2020 | 07/13/2020 | REV-2 |
| A500 | DETAILS I | 06/17/2020 | | |
| A501 | DETAILS II | 06/17/2020 | 06/25/2020 | REV-1 |
| A502 | DETAILS III | 06/17/2020 | | |
| A600 | SCHEDULES & DIAGRAMS I | 06/17/2020 | | |
| A601 | SCHEDULES & DIAGRAMS II | 06/17/2020 | | |
| 06 FOODSERVICE | | | | |
| FS-1 | FOODSERVICE EQUIPMENT PLAN | 05/28/2020 | | |
| FS-2 | FOODSERVICE EQUIPMENT SCHEDULE | 05/28/2020 | | |


JD LaGrasse & Asscoiates, Inc.
Architects | Engineers | Land Planning
One Elm Square
Andover, MA 01810
T. 978-470-3675
www.lagrasseearchitects.com


REGISTERED ARCHITECT
JOSEPH D. LaGRASSE
No. 8564
THE STATE OF NEW HAMPSHIRE
Stamp:

110 GRILL
PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

prepared for:
location: Approver
title
COVER SHEET


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| Mark | Date |
|---|---|
| Revisions | |
| Date | 06/17/2020 |
| Scale | |
| Job No. | 2196 |
| Sheet No. | G000 |

## SYMBOL LEGEND

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | VANITY LIGHT | E | EXHAUST FAN / LIGHT | A | 2'x4' FLORESCENT LIGHT FIXTURE | | EMERGENCY LIGHT w/ ILLUMINATED SIGN | | SPECIAL RECEPTACLE | | CEILING MOUNTED ILLUMINATED EXIT SIGN w/ DIRECTION | S | LIGHT SWITCH | A | COLUMN LINE | EX | EXISTING WINDOW TO REMAIN | | EXISTING WALLS |
| F | 4' INDIRECT LINEAR PENDANT | FE | FIRE EXTINGUISHER | B | 2'x2' FLORESCENT LIGHT FIXTURE | [F] | FIRE ALARM PULL STATION | | TELEPHONE / DATA | | WALL MOUNTED ILLUMINATED EXIT SIGN | S 3 | 3-WAY SWITCH | | SOFFIT / CEILING CHANGE OR CABINETS ABOVE | | WINDOW TO BE DEMOLISHED | | WALLS TO BE DEMOLISHED |
| | WIRING | | CEILING MOUNT SURFACE LIGHT | C | 8' INDIRECT LINEAR PENDANT | [F] | FIRE ALARM PULL STATION w/ HORN | EX | TELEPHONE / DATA EXISTING | | DUPLEX RECEPTACLE | S 4D | LIGHT SWITCH w/ DIMMER | | ENLARGED PLAN | ? | WINDOW & WINDOW NUMBER | | NEW WALLS |
| | ACOUSTICAL CEILING TILE GRID | S | SMOKE DETECTOR | D | 6" RECESSED LIGHT FIXTURE | F | FIRE ALARM PULL STATION w/ HORN & STROBE | | TELEPHONE / DATA TO BE REMOVED | EX | EXISTING RECEPTACLE | | DUPLEX RECEPTACLE ON EMERGENCY BRANCH | ? | REVISION CLOUD & NUMBER | ? ? | BUILDING SECTION NUMBER AND SHEET | EX | EXISTING DOOR TO REMAIN |
| ---- X' - X" | CEILING MARK MATERIAL / HEIGHT | H | HEAT DETECTOR | | 6" RECESSED WALL WASH LIGHT FIXTURE | | FIRE ALARM HORN & STROBE | T | THERMOSTAT | | RECEPTACLE TO BE REMOVED | | 208v RECEPTACLE | FD | FLOOR DRAIN | A200 X | BUILDING ELEVATION MARK ELEVATION# / SHEET# | | DOORS TO BE DEMOLISHED |
| | SUPPLY AIR | CO | CARBON MONOXIDE DETECTOR | | WALL MOUNTED ILLUMINATED EXIT SIGN w/ DIRECTION | | FIRE ALARM STROBE | | ELECTRIC PANEL | | QUAD RECEPTACLE | GFI | GROUND FAULT RECEPTACLE | RL | RAIN WATER LEADER | A A700 | DETAIL / SECTION MARK SECTION # / SHEET # | ? | DOOR & DOOR NUMBER |
| | RETURN AIR | | SPRINKLER HEAD | | EMERGENCY LIGHT | | FIRE ALARM REMOTE INDICATOR | | CEILING MOUNTED ILLUMINATED EXIT SIGN | | DUPLEX RECEPTACLE w/ ONE CONTROLLED BY SWITCH | WP | WATERPROOF RECEPTACLE | | SPOT ELEVATION | A700 X Y | INTERIOR ELEVATIONS SHEET# / ELEV.# | | |

## ABBREVIATIONS

| | |
|---|---|
| & | And |
| @ | At |
| # | Pound/ Number |
| ° | Degree |
| < | ANGLE |
| ABV | ABOVE |
| ACT | ACOUSTICAL CEILING TILE |
| ADDL | ADDITIONAL |
| ADJ | ADJACENT |
| AFF | ABOVE FINISH FLOOR |
| AHU | AIR HANDLING UNIT Mech. |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ANUN | ANUNCIATOR |
| AP | ACCESS PANEL |
| APC | ARCHITECTURAL PRECAST CONCRETE |
| APROX | APPROXIMATE |
| ARCH | ARCHITECTURAL/ architect |
| AUTO | AUTOMATIC |
| BD | BOARD |
| BFE | BOTTOM FOOTING ELEVATION |
| BIT | BITUMINOUS |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BLW | BELOW |
| BM | BEAM |
| BO | BOTTOM OF |
| BOF | BY OWNER FUTURE |
| BOT | BOTTOM |
| BR | BRICK |
| BRG | BEARING |
| BSMT | BASEMENT |
| BTWN | BETWEEN |
| BUR | BUILT-UP ROOFING |
| C | CHANNEL |
| CAB | CABINET |
| CANTL | CANTILEVER |
| CAP | CAPACITY |
| CAT | CATEGORY |
| CCTV | CLOSED CIRCUIT TELEVISION |
| CG | CORNER GUARD |
| CJT | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLR | CLEAR |
| CO | CASED OPENING |
| COL | COLUMN |
| COMB | COMBINATION/-ED |
| CONC | CONCRETE |
| CONF | CONFERENCE |
| CONN | CONNECT/-ED/-ION |
| CONST | CONSTRUCTION |
| CONT | CONTINUE/OUS |
| CONTR | CONTRACT/OR |
| COORD | COORDINATE |
| CORR | CORRIDOR |
| CPT | CARPET |
| CR | CHAIR RAIL |
| CT | CERAMIC TILE |
| CTR | CENTER |
| CUH | CABINET UNIT HEATER |
| CW | COLD WATER |
| CYL | CYLINDER |
| D | DEPTH OR DEEP |
| DEMO | DEMOLITION |
| DEPT | DEPARTMENT |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIFF | DIFFUSER |
| DIM | DIMENSION |
| DISP | DISPENSER |
| DIST | DISTRIBUTION |
| DIV | DIVISION |
| DN | DOWN |
| DR | DOOR |
| DWG | DRAWING |
| EA | EACH |
| EF | EACH FACE |
| EJT | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EMERG | EMERGENCY |
| ENCL | ENCLOSURE |
| ENTR | ENTRANCE |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EWC | ELECTRIC WATER COOLER |
| EXF | EXHAUST FAN |
| EXC | EXCAVATE/-ED/-ION |
| EXH | EXHAUST HOOD |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FBR | FACE BRICK |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FIN | FINISH |
| FIXT | FIXTURE |
| FL | FLOOR |
| FLASH | FLASHING |
| FLEX | FLEXIBLE |
| FLUOR | FLUORESCENT |
| FO | FACE OF |
| FOS | FACE OF STUD |
| FP | FIRE PROOFING |
| FT | FOOT/FEET |
| FTG | FOOTING |
| FURR | FURRING |
| FUT | FUTURE |
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GEN | GENERAL |
| GL | GLASS |
| GR | GRADE |
| GWB | GYPSUM WALL BOARD |
| H | HEIGHT/HIGH |
| HB | HOSE BIB |
| HD | HAND DRYER |
| HDCP | HANDICAP |
| HDR | HEADER |
| HDW | HARDWARE |
| HGT | HEIGHT |
| HM | HOLLOW METAL |
| HORI | HORIZONTAL |
| HP | HIGH POINT |
| HR | HANDRAIL |
| HT | HEIGHT |
| HTR | HEATER |
| HVAC | HEATING, VENTILATING, & AIR CONDITIONING |
| HW | HOT WATER |
| HWD | HARDWOOD |
| IC | INTERCOM |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INSUL | INSULATION |
| INT | INTERIOR |
| JAN | JANITOR |
| JB | JUNCTION BOX |
| JST | JOIST |
| JT | JOINT |
| L | LONG |
| LAV | LAVATORY |
| LBS | POUNDS (WIEGHT) |
| LIN | LINEAR |
| LOC | LOCATION OR LOCATE |
| LP | LOW POINT |
| LTG | LIGHTING |
| LVR | LOUVER |
| M | MIDDLE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MC | MEDICINE CABINET |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MONO | MONOLITHIC |
| MTL | METAL |
| MTD | MOUNTED |
| MTR | MOTOR |
| MULL | MULLION |
| NA | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NRC | NOISE REDUCTION COEFFICIENT |
| NT | NOTE |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFF | OFFICE |
| OH | OVERHEAD |
| OPER | OPERATOR |
| OPNG | OPENING |
| OPP | OPPOSITE |
| ORD | OVERFLOW ROOF DRAIN |
| PART | PARTITION |
| PC | PRECAST CONCRETE |
| PL | PLATE |
| PL | PROPERTY LINE |
| PLAM | PLASTIC LAMINATE |
| PLBG | PLUMBING |
| PLW | PLYWOOD |
| PNL | PANEL |
| PR | PAIR |
| PRELIM | PRELIMINARY |
| PRIM | PRIMARY |
| PROJ | PROJECTION |
| PT | PAINT |
| PVC | POLYVINYL CHLORIDE |
| QT | QUARRY TILE |
| R | RADIUS |
| R | RISER |
| RB | RESILIENT BASE |
| RD | ROOF DRAIN |
| REC | RECESSED |
| REF | REFERENCE |
| REF | REFRIGERATOR |
| REINF | REINFORCE/-ED/-ING |
| REQD | REQUIRED |
| RET | RETAINING |
| REV | REVISE |
| RH | ROOF HATCH |
| RL | RAIN LEADER |
| RM | ROOM |
| RO | ROUGH OPENING |
| RS | ROUGH SLAB |
| S | SINK/SUPPLY FAN |
| SCHED | SCHEDULE |
| SD | SMOKE DAMPER |
| SECT | SECTION |
| SF | SQUARE FOOT |
| SH | SHOWER |
| SHT | SHEET |
| SHTG | SHEATHING |
| SIM | SIMILAR |
| SM | SURFACE MOUNTED |
| SOG | SLAB ON GRADE |
| SP | STANDPIPE |
| SPEC | SPECIFICATIONS |
| SQ | SQUARE |
| SQ YD | SQUARE YARD |
| SS | STAINLESS STEEL |
| ST | STREET |
| STC | SOUND TRANSMISSION COEFFICIENT |
| STD | STANDARD |
| STL | STEEL |
| STN | STONE |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| STS | STEEL STRUCTURE |
| SUPV | SUPERVISOR |
| SUSP | SUSPENDED |
| SW | SWITCH |
| SYM | SYMMETRICAL |
| T | TEMPERED |
| T | TOP |
| T&B | TOP AND BOTTOM |
| TDR | TRENCH DRAIN |
| TEL | TELEPHONE |
| TEMP | TEMPERATURE |
| TG | TONGUE & GROOVE |
| THRES | THRESHOLD |
| TO | TOP OF |
| TOW | TOP OF WALL |
| TPH | TOILET PAPER HOLDER |
| TR | TREAD |
| TRANSF | TRANSFORMER |
| TS | TUBE SECTION |
| TV | TELEVISION |
| TYP | TYPICAL |
| U | URINAL |
| UC | UNDERCUT |
| UG | UNDERGROUND |
| UH | UNIT HEATER |
| UNFIN | UNFINISHED |
| UNO | UNLESS NOTED OTHERWISE |
| UTIL | UTILITY |
| VENT | VENTILATION |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| W | WIDTH/WIDE |
| W | WIDE FLANGE |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WC | WALL COVERING |
| WD | WOOD |
| WDW | WINDOW |
| WH | WALL HYDRANT |
| WHCH | WHEELCHAIR |
| WHTR | WATER HEATER |
| WP | WATERPROOF |
| WS | WEATHERSTRIP |
| WSCT | WAINSCOT |
| WT | WEIGHT |
| WW | WOOD WINDOW |
| WWF | WELDED WIRE FABRIC |


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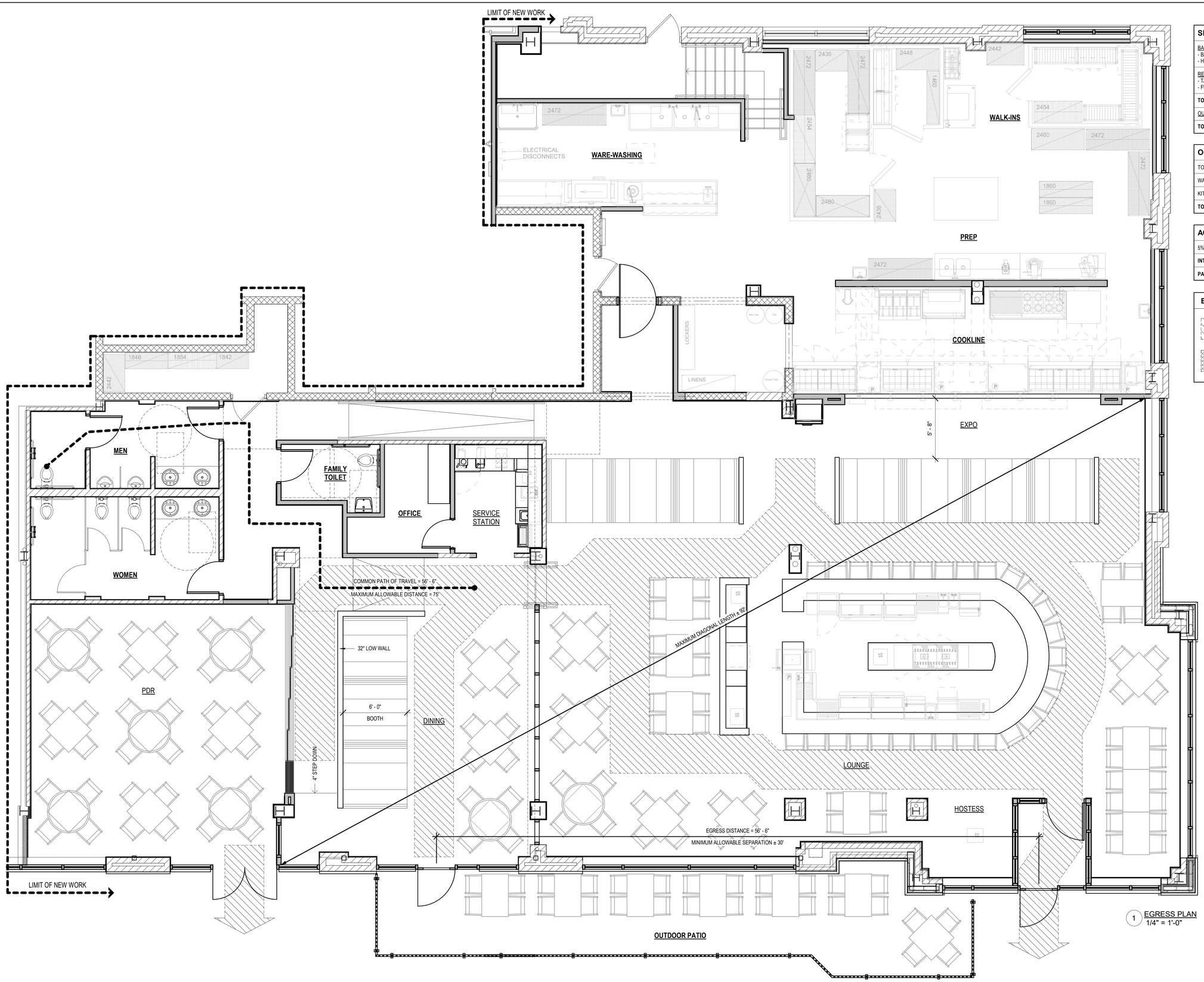
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1 EGRESS PLAN
1/4" = 1'-0"

| SEATING CAPACITY | |
|---|---|
| BAR & LOUNGE:<br>- BAR TOP (28)<br>- HIGH TOP (98) | 126 |
| RESTAURANT:<br>- TABLE SEATS (24)<br>- FUNCTION ROOM (36) | 60 |
| **TOTAL INTERIOR SEATING:** | **186** |
| OUTDOOR PATIO SEATS: | 28 |
| **TOTAL SEATING CAPACITY:** | **214** |

| OCCUPANCY | |
|---|---|
| TOTAL SEATING CAPACITY: | 214 |
| WAIT STAFF (NOT SEATED): | 15 |
| KITCHEN/BAR STAFF: | 10 |
| **TOTAL OCCUPANCY:** | **239** |

| ACCESSIBLE SEATING | |
|---|---|
| 5%, NOT LESS THAN 1 | |
| **INTERIOR:** | **10 SEATS** |
| **PATIO:** | **2 SEATS** |

| EGRESS LEGEND | |
|---|---|
| | 3'-8" PRIMARY EGRESS PATH |
| | SECONDARY AISLE ACCESSWAY |

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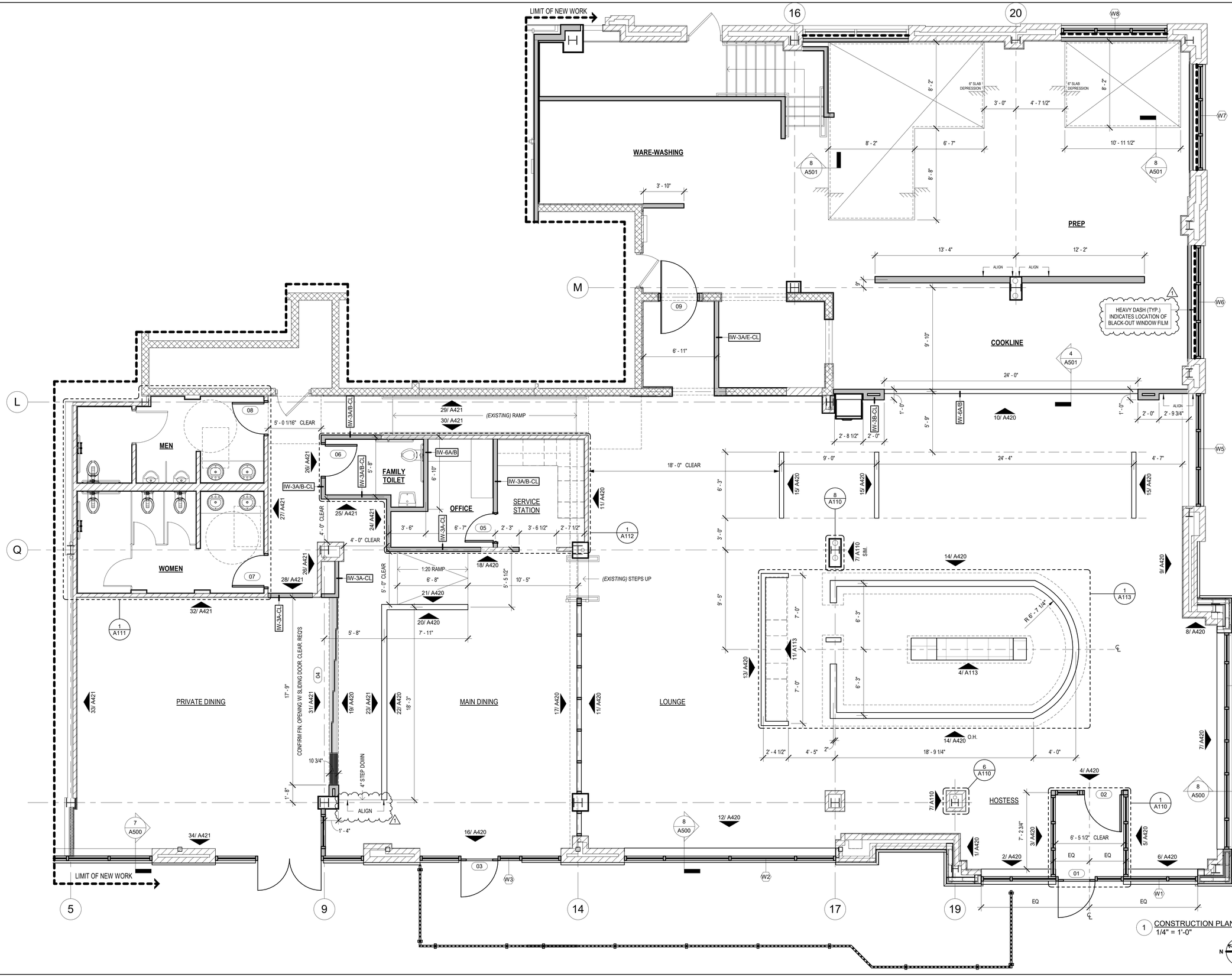
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EGRESS PLAN

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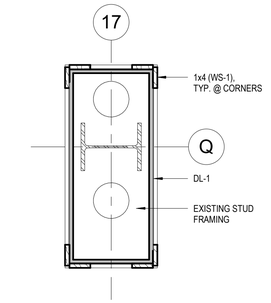
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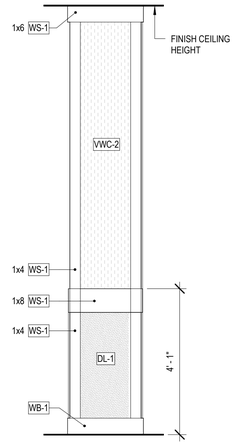
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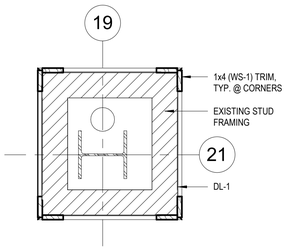
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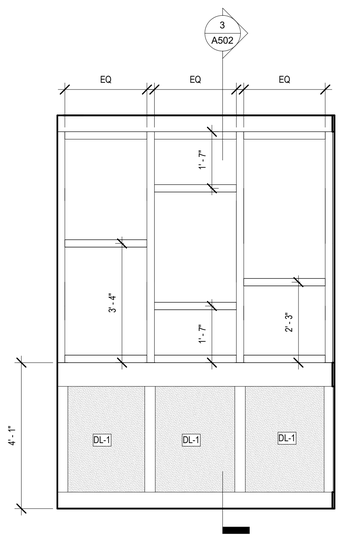

8 ENLARGED COLUMN WRAP
1" = 1'-0"



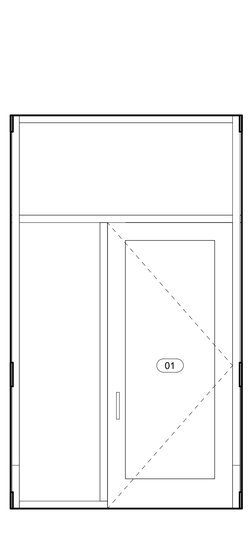

7 TYP. COLUMN WRAP
1/2" = 1'-0"



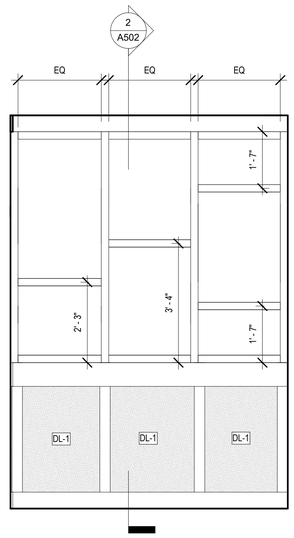

6 ENLARGED COLUMN PLAN, TYP.
1" = 1'-0"



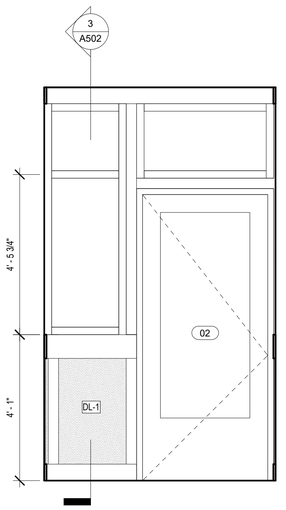

5 VESTIBULE
1/2" = 1'-0"



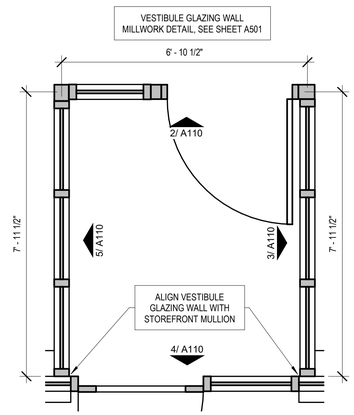

4 VESTIBULE
1/2" = 1'-0"




3 VESTIBULE
1/2" = 1'-0"




2 VESTIBULE
1/2" = 1'-0"




1 ENLARGED VESTIBULE PLAN
1/2" = 1'-0"

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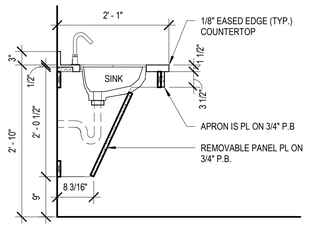
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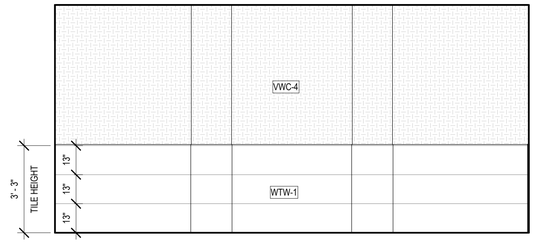
## RESTROOM ACCESSORIES LEGEND

| ITEM | DESCRIPTION | SPECIFICATION |
|---|---|---|
| WASH BASINS | SOLID SURFACE, COUNTER, DOUBLE LAV & 3" BACKSPLASH W/ INTEGRAL BASINS | SEE A600 FINISH MATERIALS |
| TOILET TISSUE DISPENSER | SURFACE MOUNT, DOUBLE-ROLL W/ HOODS | BOBRICK (B-69997) |
| PAPER TOWEL DISPENSER | RECESSED | BOBRICK (B-359) |
| GRAB BARS | (2) 42" ACCESSIBLE STALL | |
| SANITARY DISPOSAL | PARTITION MOUNTED (LOCATE TOWARD BACK WALL) | BOBRICK (B-4358) |
| MIRROR | BY OWNER | |
| BABY CHANGING STATION | HORIZONTAL WALL MOUNTED | KOALA KARE PRODUCTS KB200 SELF-CLOSING |

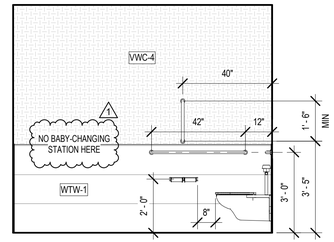
**NOTE:** CONTRACTOR TO PROVIDE BLOCKING AS REQ'D FOR ALL ACCESSORIES



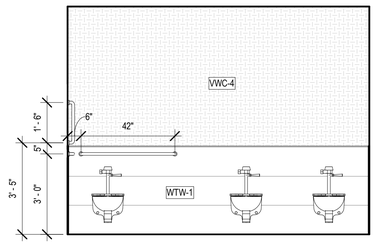

20 ADA SINK DETAIL
3/4" = 1'-0"



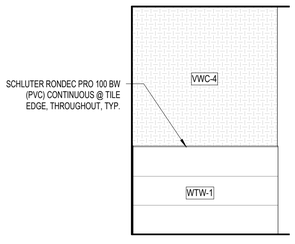

19 WOMEN'S ROOM
3/8" = 1'-0"



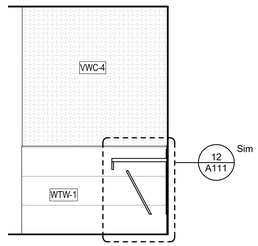

18 WOMEN'S ROOM
3/8" = 1'-0"



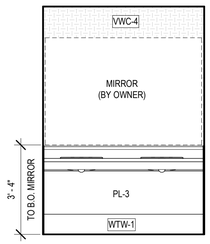

17 WOMEN'S ROOM
3/8" = 1'-0"



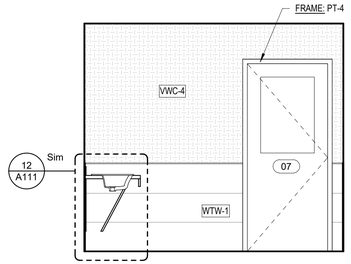

16 WOMEN'S ROOM
3/8" = 1'-0"



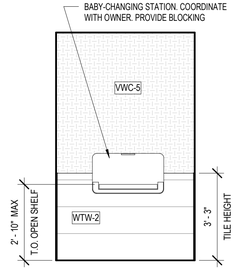

15 WOMEN'S ROOM
3/8" = 1'-0"



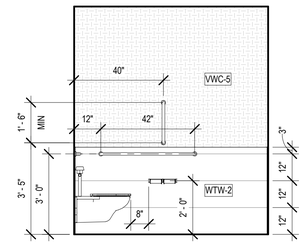

14 WOMEN'S ROOM
3/8" = 1'-0"



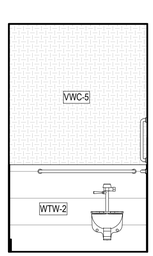

13 WOMEN'S ROOM
3/8" = 1'-0"



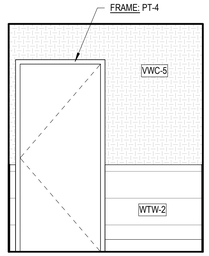

12 MEN'S ROOM
3/8" = 1'-0"



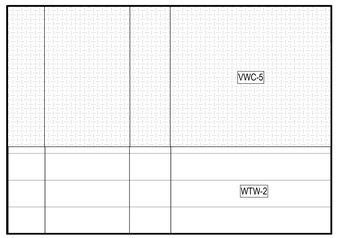

11 MEN'S ROOM
3/8" = 1'-0"



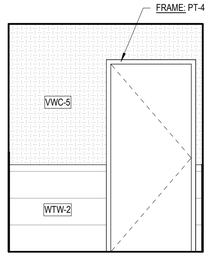

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3/8" = 1'-0"



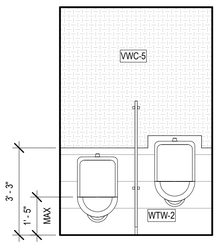

9 MEN'S ROOM
3/8" = 1'-0"



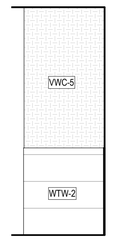

8 MEN'S ROOM
3/8" = 1'-0"



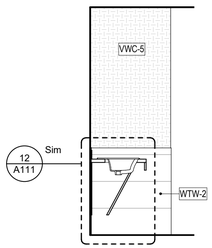

7 MEN'S ROOM
3/8" = 1'-0"



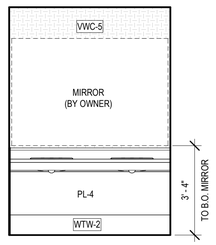

6 MEN'S ROOM
3/8" = 1'-0"



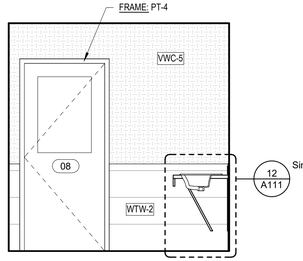

5 MEN'S ROOM
3/8" = 1'-0"



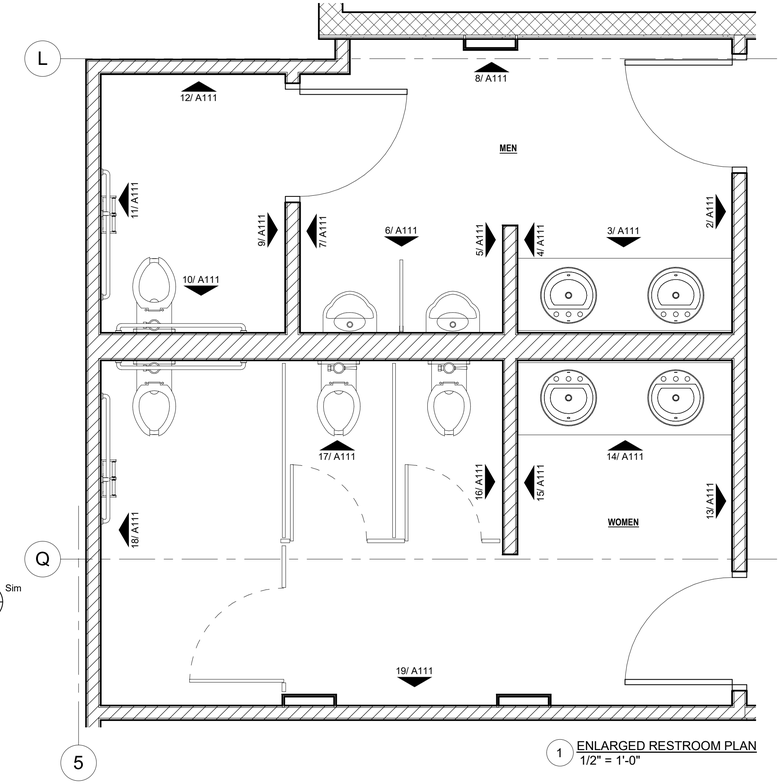

4 MEN'S ROOM
3/8" = 1'-0"




3 MEN'S ROOM
3/8" = 1'-0"




2 MEN'S ROOM
3/8" = 1'-0"




1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"


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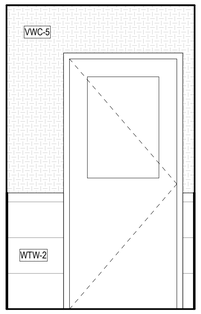

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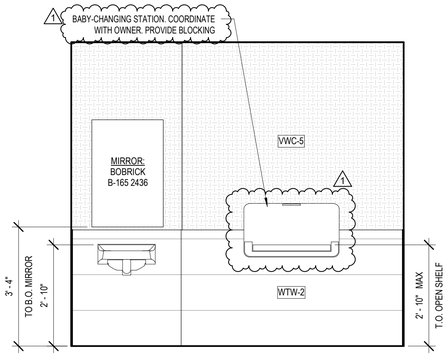
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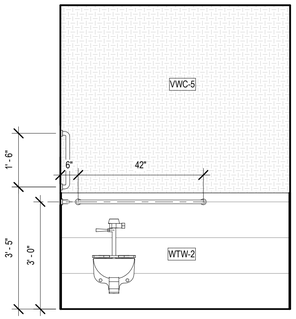

| Mark | Date |
|---|---|
| 1 | 06/25/2020 |
| Revisions | |
| Date | 06/17/2020 |
| Scale | As indicated |
| Job No. | 2196 |
| Sheet No. | A111 |



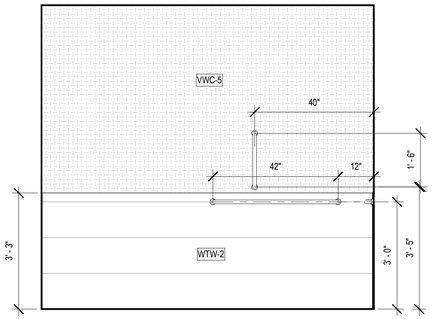

11 FAMILY TOILET
1/2" = 1'-0"



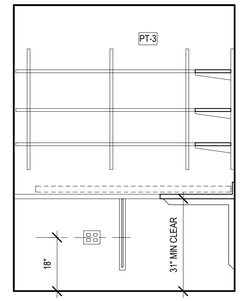

10 FAMILY TOILET
1/2" = 1'-0"



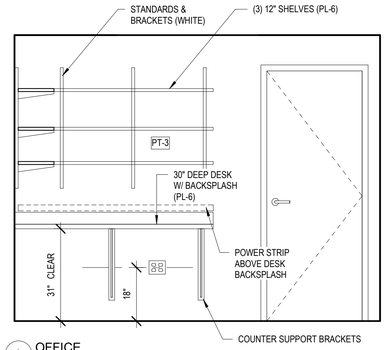

9 FAMILY TOILET
1/2" = 1'-0"



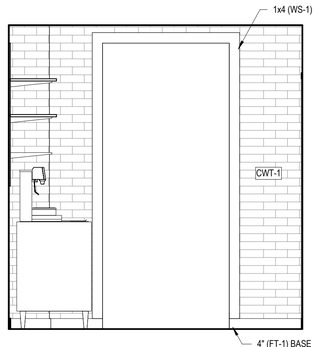

8 FAMILY TOILET
1/2" = 1'-0"



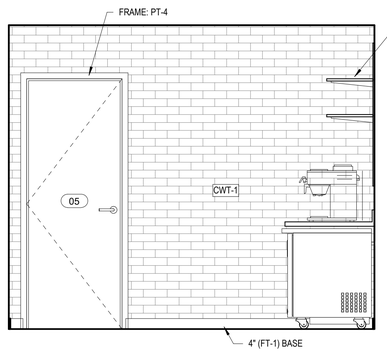

7 OFFICE
1/2" = 1'-0"



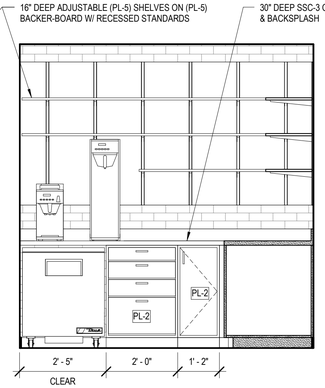

6 OFFICE
1/2" = 1'-0"



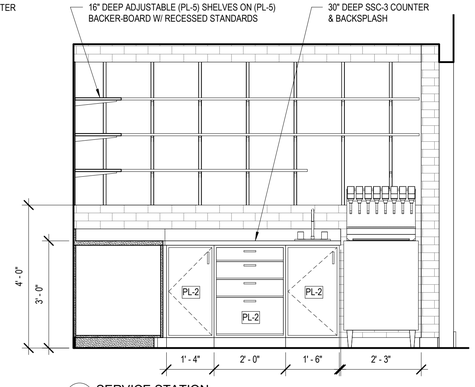

5 SERVICE STATION
1/2" = 1'-0"



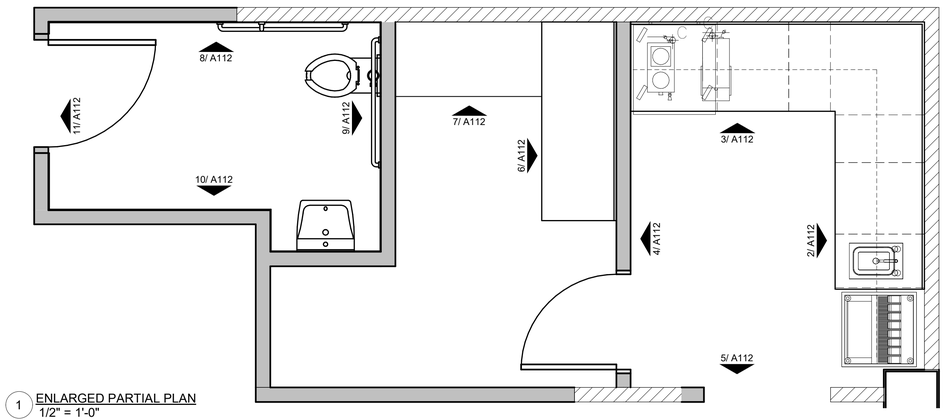

4 SERVICE STATION
1/2" = 1'-0"




3 SERVICE STATION
1/2" = 1'-0"




2 SERVICE STATION
1/2" = 1'-0"




1 ENLARGED PARTIAL PLAN
1/2" = 1'-0"

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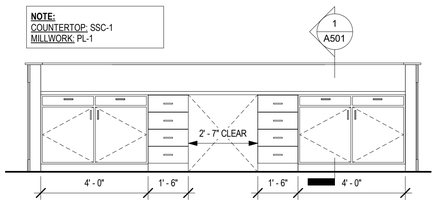
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ENLARGED PLANS III

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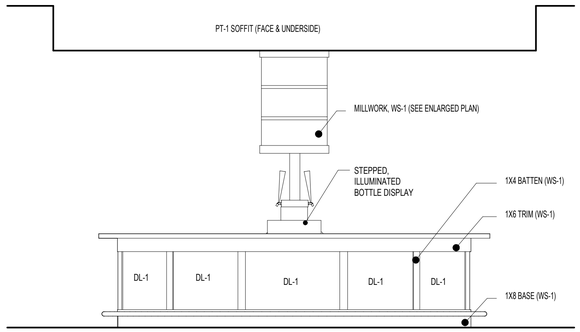
| Mark | Date |
|---|---|
| 1 | 06/25/2020 |

Revisions

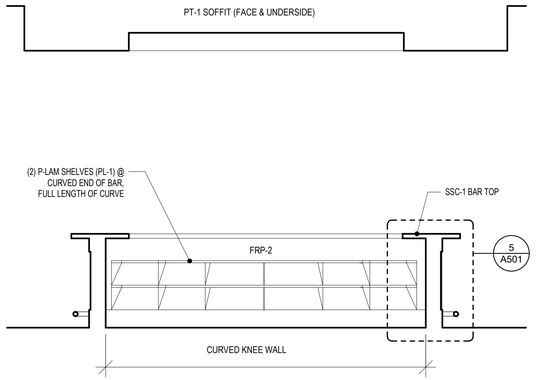
Date: 06/17/2020
Scale: 1/2" = 1'-0"
Job No.: 2196
Sheet No.: A112



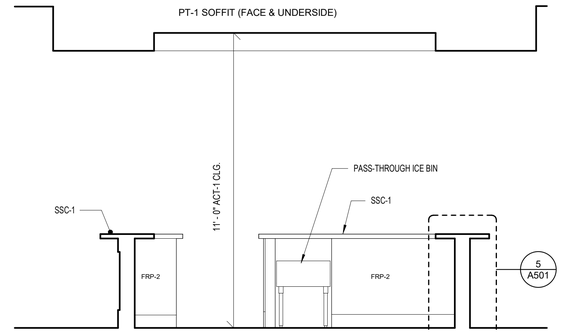

11 BACK SERVICE BAR
3/8" = 1'-0"



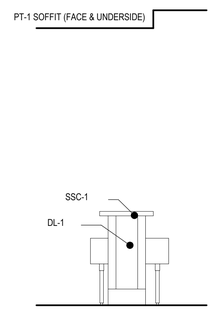

10 BAR 10
3/8" = 1'-0"



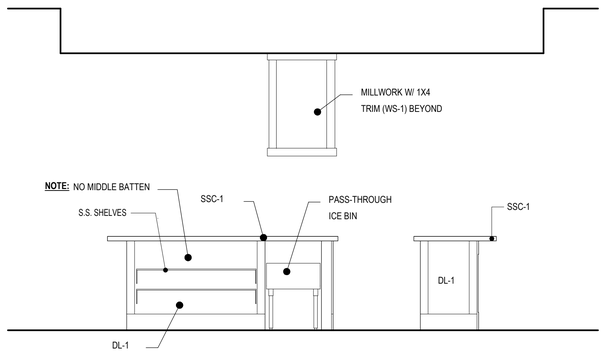

9 BAR 9
3/8" = 1'-0"



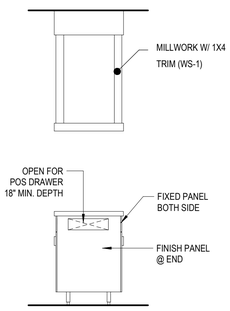

8 BAR 8
3/8" = 1'-0"



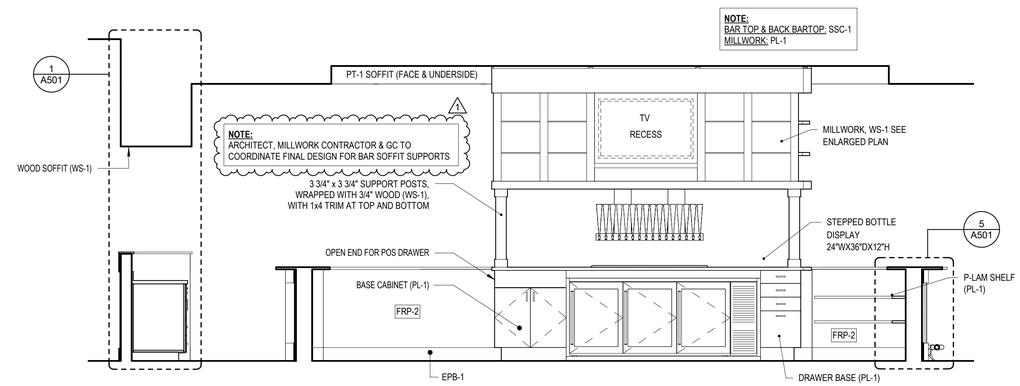

7 BAR 7
3/8" = 1'-0"



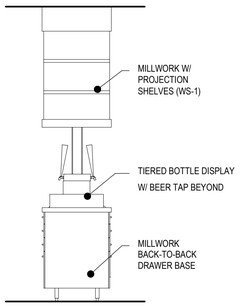

6 BAR 6
3/8" = 1'-0"



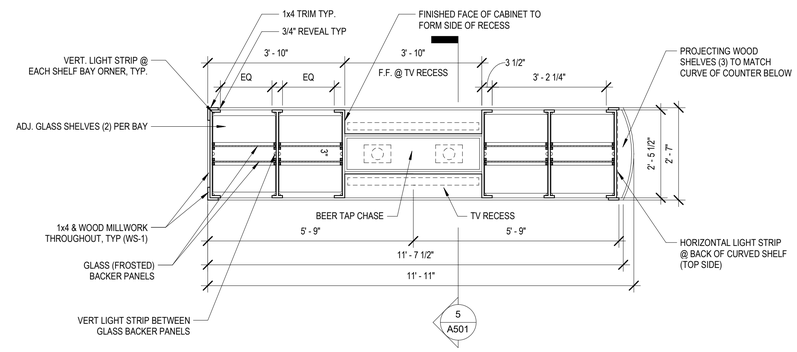

5 BAR 5
3/8" = 1'-0"



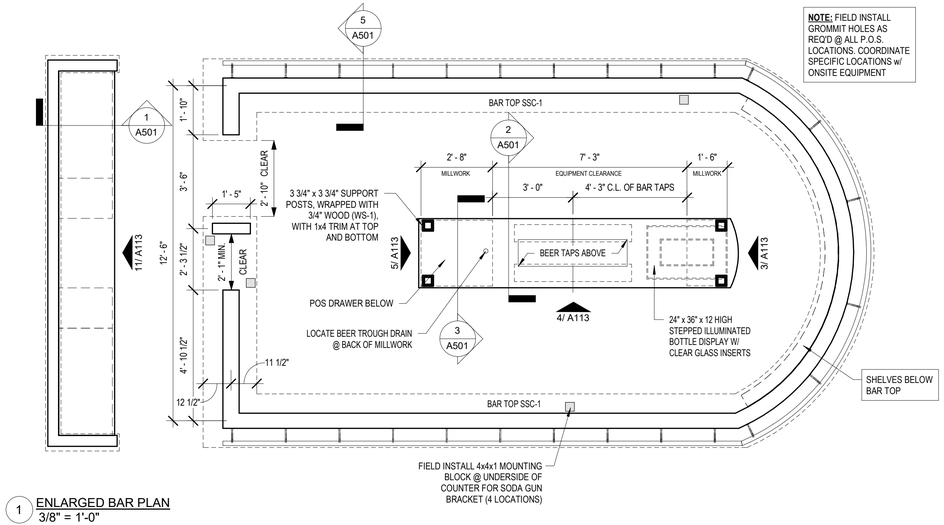

4 BACK BAR ELEVATION
3/8" = 1'-0"




3 BAR 3
3/8" = 1'-0"




2 ENLARGED BAR SOFFIT PLAN
1/2" = 1'-0"




1 ENLARGED BAR PLAN
3/8" = 1'-0"

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ENLARGED PLANS IV

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| Job No. | 2196 |
| Sheet No. | A113 |

## LIGHTING FIXTURE LEGEND

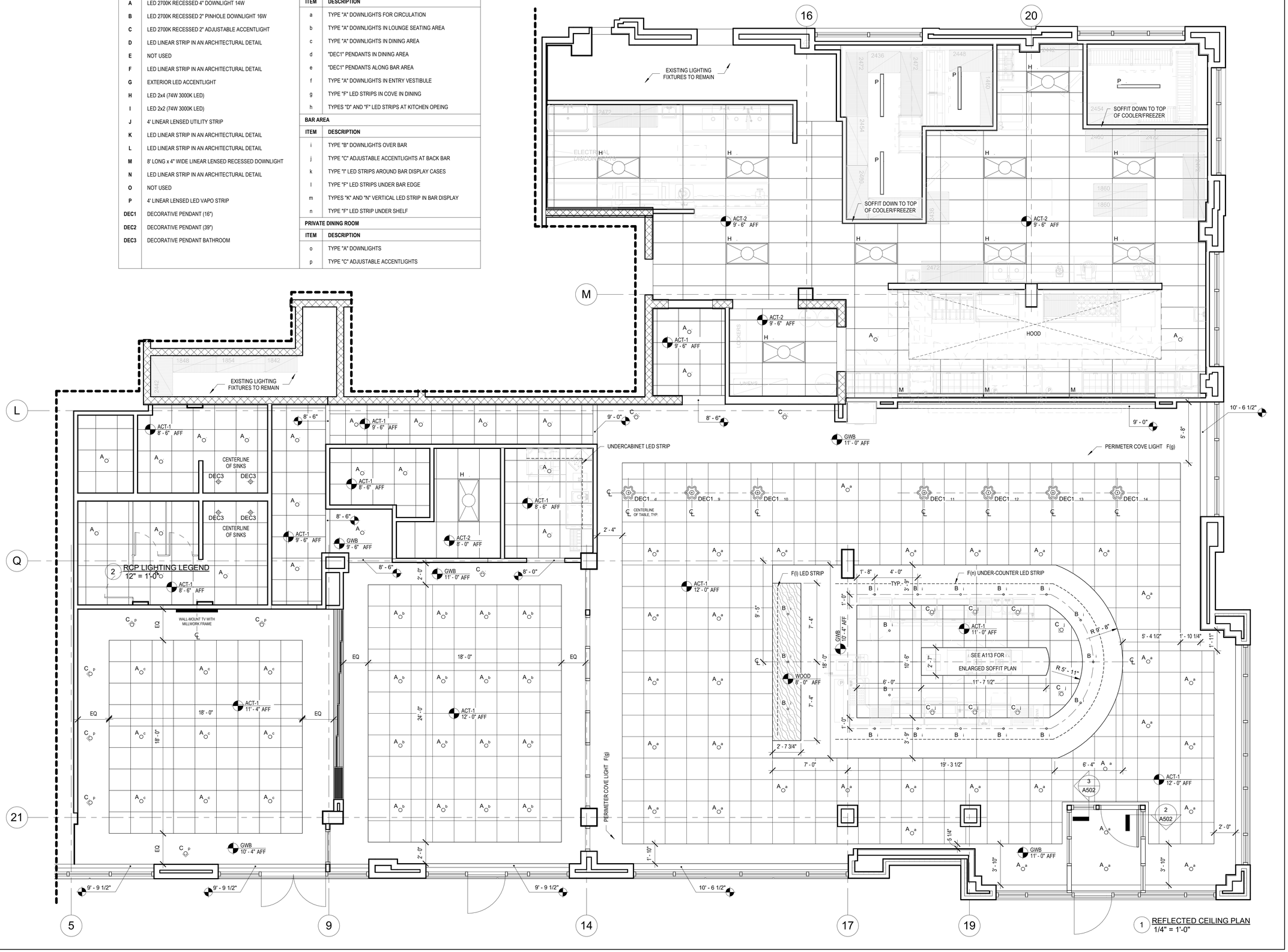
| ITEM | DESCRIPTION |
|---|---|
| A | LED 2700K RECESSED 4" DOWNLIGHT 14W |
| B | LED 2700K RECESSED 2" PINHOLE DOWNLIGHT 16W |
| C | LED 2700K RECESSED 2" ADJUSTABLE ACCENTLIGHT |
| D | LED LINEAR STRIP IN AN ARCHITECTURAL DETAIL |
| E | NOT USED |
| F | LED LINEAR STRIP IN AN ARCHITECTURAL DETAIL |
| G | EXTERIOR LED ACCENTLIGHT |
| H | LED 2x4 (74W 3000K LED) |
| I | LED 2x2 (74W 3000K LED) |
| J | 4' LINEAR LENSED UTILITY STRIP |
| K | LED LINEAR STRIP IN AN ARCHITECTURAL DETAIL |
| L | LED LINEAR STRIP IN AN ARCHITECTURAL DETAIL |
| M | 8' LONG x 4" WIDE LINEAR LENSED RECESSED DOWNLIGHT |
| N | LED LINEAR STRIP IN AN ARCHITECTURAL DETAIL |
| O | NOT USED |
| P | 4' LINEAR LENSED LED VAPO STRIP |
| DEC1 | DECORATIVE PENDANT (16") |
| DEC2 | DECORATIVE PENDANT (39") |
| DEC3 | DECORATIVE PENDANT BATHROOM |

## CONTROL ZONES LEGEND

| DINING AREA | |
|---|---|
| ITEM | DESCRIPTION |
| a | TYPE "A" DOWNLIGHTS FOR CIRCULATION |
| b | TYPE "A" DOWNLIGHTS IN LOUNGE SEATING AREA |
| c | TYPE "A" DOWNLIGHTS IN DINING AREA |
| d | "DEC1" PENDANTS IN DINING AREA |
| e | "DEC1" PENDANTS ALONG BAR AREA |
| f | TYPE "A" DOWNLIGHTS IN ENTRY VESTIBULE |
| g | TYPE "F" LED STRIPS IN COVE IN DINING |
| h | TYPES "D" AND "F" LED STRIPS AT KITCHEN OPEING |

| BAR AREA | |
|---|---|
| ITEM | DESCRIPTION |
| i | TYPE "B" DOWNLIGHTS OVER BAR |
| j | TYPE "C" ADJUSTABLE ACCENTLIGHTS AT BACK BAR |
| k | TYPE "I" LED STRIPS AROUND BAR DISPLAY CASES |
| l | TYPE "F" LED STRIPS UNDER BAR EDGE |
| m | TYPES "K" AND "N" VERTICAL LED STRIP IN BAR DISPLAY |
| n | TYPE "F" LED STRIP UNDER SHELF |

| PRIVATE DINING ROOM | |
|---|---|
| ITEM | DESCRIPTION |
| o | TYPE "A" DOWNLIGHTS |
| p | TYPE "C" ADJUSTABLE ACCENTLIGHTS |




2 RCP LIGHTING LEGEND
12" = 1'-0"

1 REFLECTED CEILING PLAN
1/4" = 1'-0"


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No. 8614
THE STATE OF NEW HAMPSHIRE
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# PORTSMOUTH, NH
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## REFLECTED CEILING PLANS


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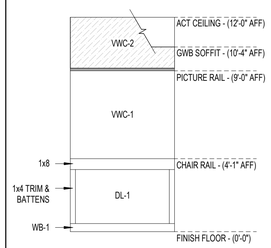
Date: 06/17/2020
Scale:
Job No.: 2196
Sheet No.: A120

## FINISH LEGEND

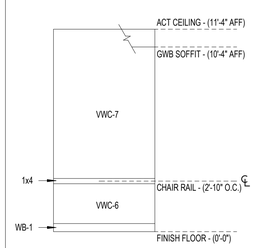
| | |
|---|---|
| WB-1 — WALL BASE<br>FT-1 — FLOOR MATERIAL | FLOOR & WALL BASE |
| | FLOOR FINISH TRANSITION |
| ABOVE<br>PT-1<br>PT-2<br>BELOW | WALL FINISHES |
| | FLOOR TILE & CARPET TILE PATTERN & ORIENTATION |
| | STAINLESS STEEL CORNER GUARD (THROUGHOUT KITCHEN) |

## TYPICAL WALL FINISHES

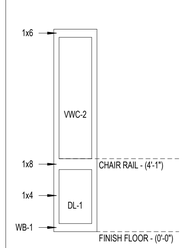
DINING ROOM FINISHES

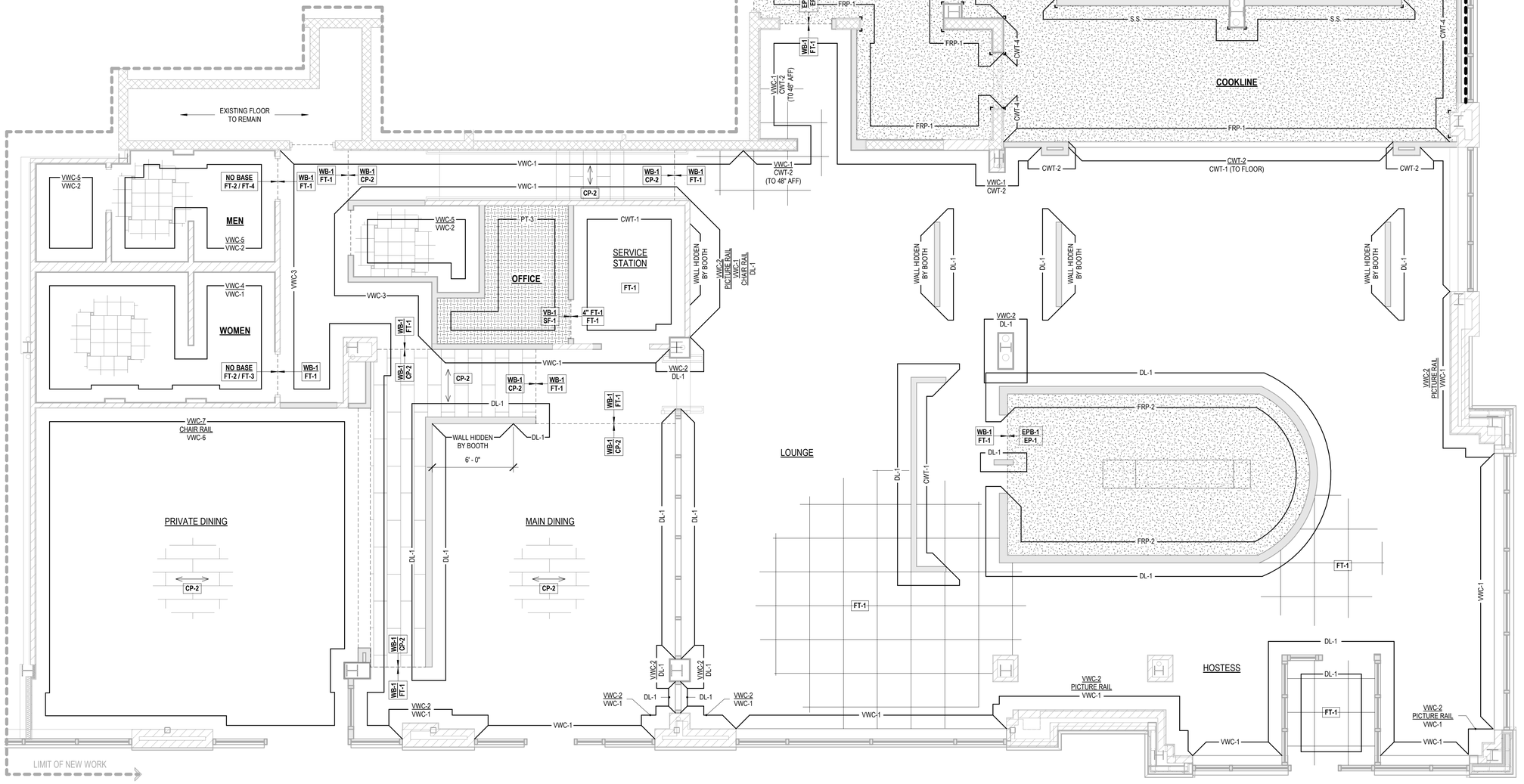



PDR FINISHES




TYP. COLUMN WRAP




**NOTE:**
NO CARPET IN VESTIBULE. THROW-DOWN AREA MAT TO BE PURCHASED BY OWNER.

1 INTERIOR FINISH PLAN
1/4" = 1'-0"


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INTERIOR FINISH PLAN

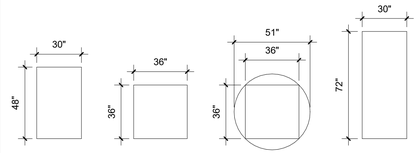

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| Sheet No. | A121 |

| FURNITURE SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tag | Count | Description | Table Top | Seat Crown | Booth Back | Manufacturer | Fabric - Seat | Fabric - Back |
| BOOTH | | | | | | | | |
| B1 | 1 | Booth Bench - Single | | Seat - 19" | Back - 42" | | Canter - Ancho | Fuse - Pimento |
| B2 | 2 | Booth Bench - Double | | Seat - 19" | Back - 42" | | Canter - Ancho | Fuse - Pimento |
| B3 | 1 | Booth Bench - Double | | Seat - 18" | Back - 42" | | Canter - Ancho | Fuse - Pimento |
| B4 | 4 | Booth Bench - Single | | Seat - 31" | Back - 51" | | Canter - Ancho | Axis - Energy |
| B5 | 5 | Booth Bench - Double | | Seat - 31" | Back - 51" | | Canter - Ancho | Axis - Energy |
| CHAIR | | | | | | | | |
| C1 | 48 | Dining Chair | | Seat - 18" | | Bernhardt Design | Canter - Ancho | Fuse - Pimento |
| STOOL | | | | | | | | |
| S1 | 84 | Bar & Lounge Stool | | Seat - 30" | | Bernhardt Design | Canter - Ancho | Axis - Energy |
| TABLE | | | | | | | | |
| T1 | 8 | High Top Table | Top - 42" | | | | | |
| T2 | 5 | High Top Table | Top - 42" | | | | | |
| T3 | 1 | Flip Top Table | Top - 42" | | | | | |
| T4 | 6 | Flip Top Table | Top - 30" | | | | | |
| T5 | 7 | Low Top Table | Top - 30" | | | | | |
| T6 | 3 | Low Top Table | Top - 30" | | | | | |
| T7 | 7 | High Top Table | Top - 42" | | | | | |

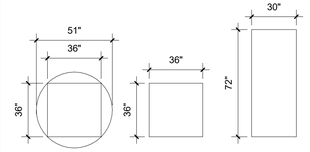
**TABLES**

**HIGH TOPS**




T1 T2 T3 T7

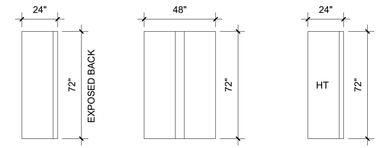
**LOW TOPS**




T4 T5 T6

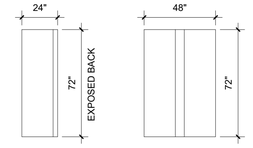
**BANQUETTE/BOOTHS**

**HIGH BOOTHS**



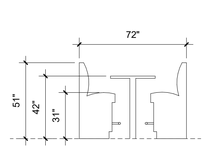

B1 B2 B3

**LOW BOOTHS**



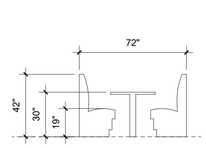

B4 B5

**HIGH BOOTHS**

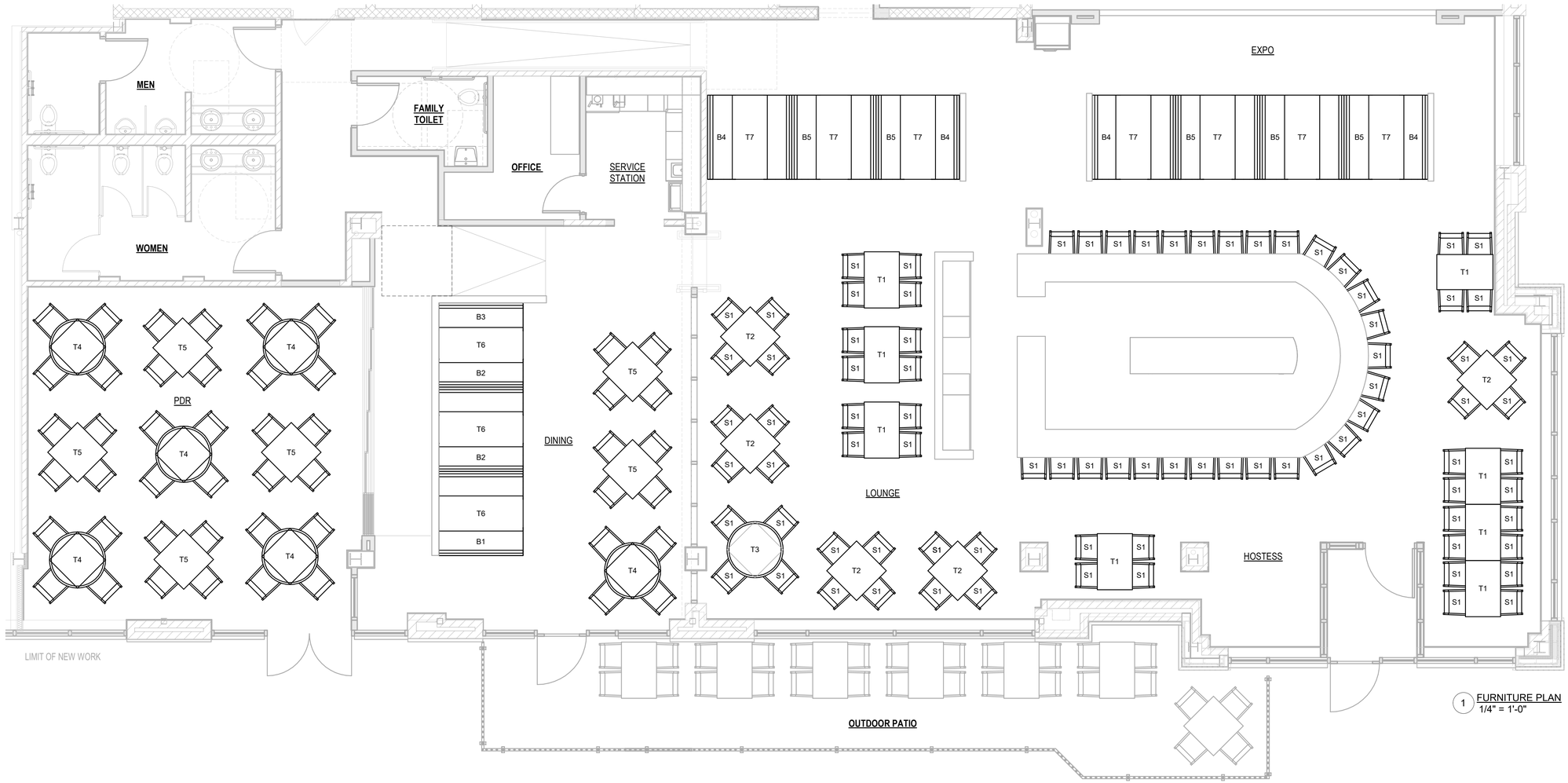


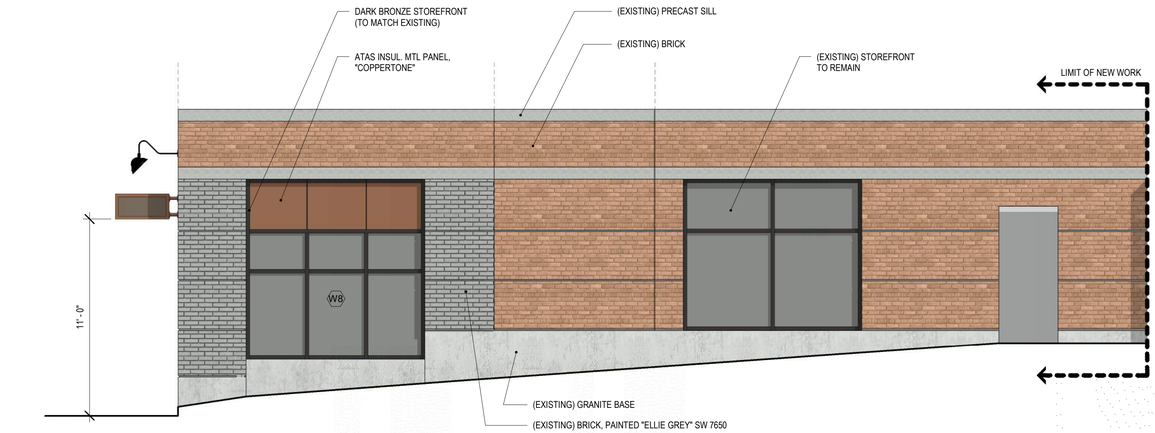

**EXPO BOOTHS:** B4, B5

**LOW BOOTHS**




**MAIN DINING:** B1, B2, B3

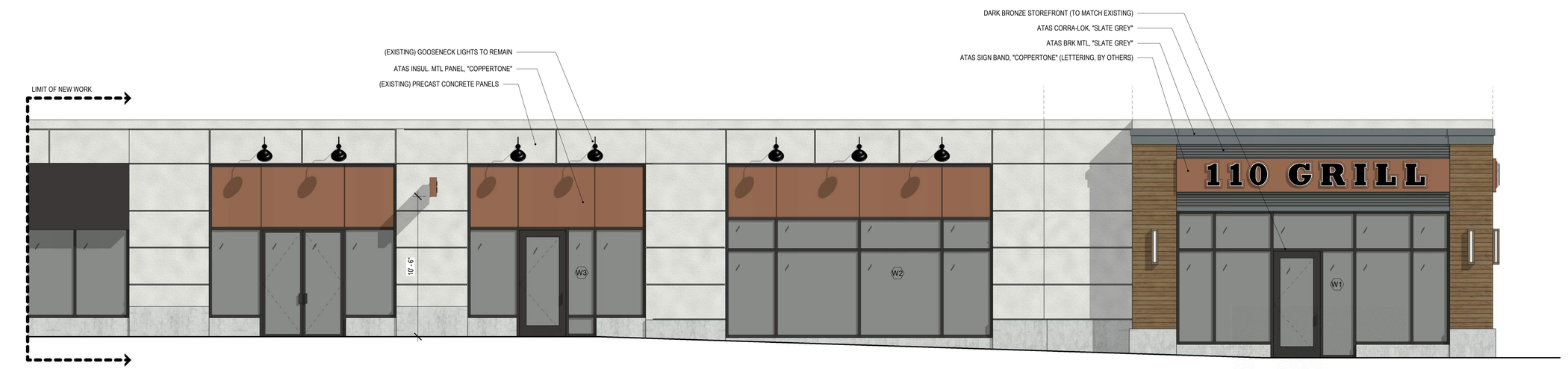

MEN
WOMEN
FAMILY TOILET
OFFICE
SERVICE STATION
EXPO
B4 T7 B5 T7 B5 T7 B4
B4 T7 B5 T7 B5 T7 B5 T7 B4
PDR
T4 T5 T4
T5 T4 T5
T4 T5 T4
DINING
B3 T6 B2 T6 B2 T6 B1
T5 T5 T4
S1 T2 S1 S1 T2 S1 S1 T3 S1
S1 T1 S1 S1 T1 S1 S1 T1 S1
LOUNGE
T2 T2
S1 S1 S1 




3 REAR ELEVATION
1/4" = 1'-0"




2 HANOVER ST. ELEVATION
1/4" = 1'-0"




1 PORTWALK PL. ELEVATION
1/4" = 1'-0"

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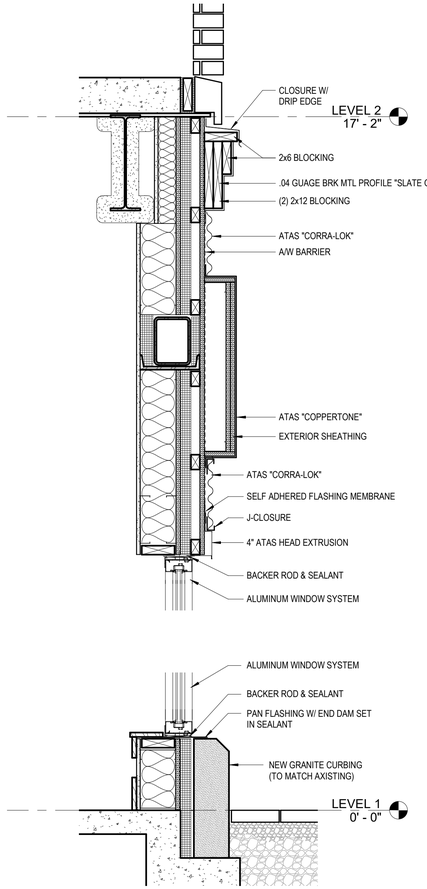
REGISTERED ARCHITECT
JOSEPH D. LaGRASSE
No. 8544
THE STATE OF NEW HAMPSHIRE
Stamp:

# 110 GRILL
## PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

prepared for:
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title
## EXTERIOR ELEVATIONS

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| 2 | 07/13/2020 |
| Revisions | |
| Date | 07/08/20 |
| Scale | 1/4" = 1'-0" |
| Job No. | 2196 |
| Sheet No. | A300 |




1 TYP. SECTION @ EXTERIOR WALL
1" = 1'-0"

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No. 9849
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Stamp:

# 110 GRILL
# PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

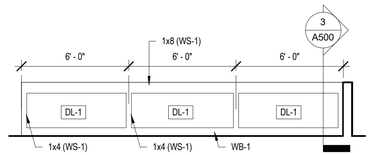
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EXTERIOR WALL SECTIONS

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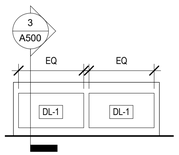
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| 2 | 07/13/2020 |

Revisions

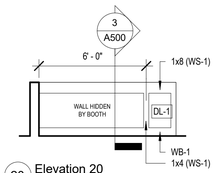
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| Sheet No. | A320 |
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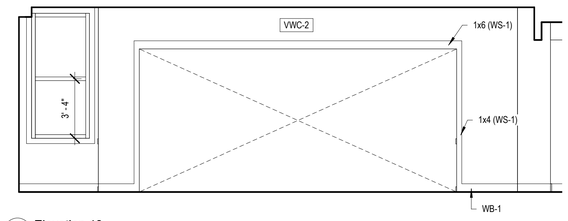

22 Elevation 22
1/4" = 1'-0"



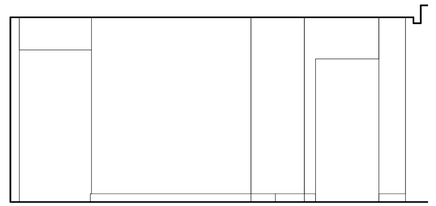

21 Elevation 21
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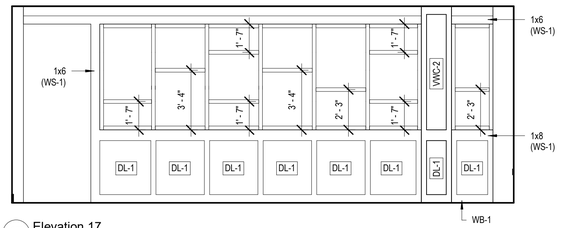

20 Elevation 20
1/4" = 1'-0"



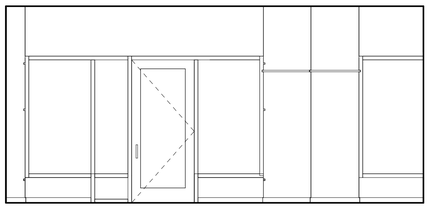

19 Elevation 19
1/4" = 1'-0"



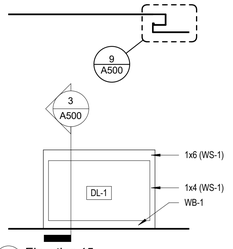
18 Elevation 18
1/4" = 1'-0"



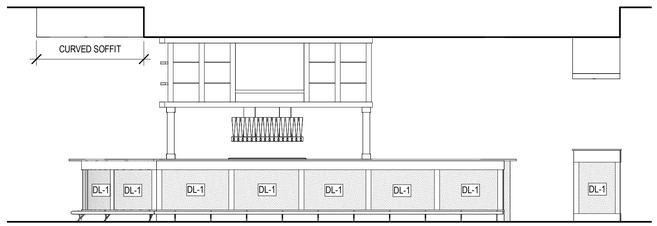

17 Elevation 17
1/4" = 1'-0"



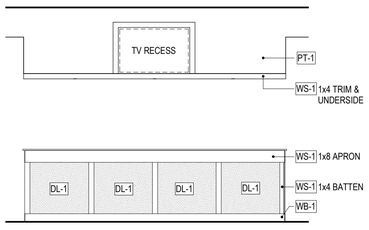
16 Elevation 16
1/4" = 1'-0"



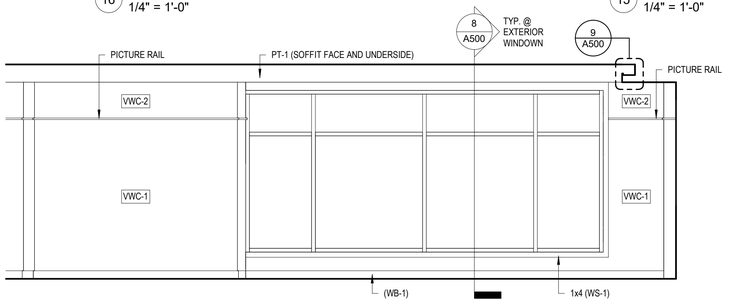

15 Elevation 15
1/4" = 1'-0"



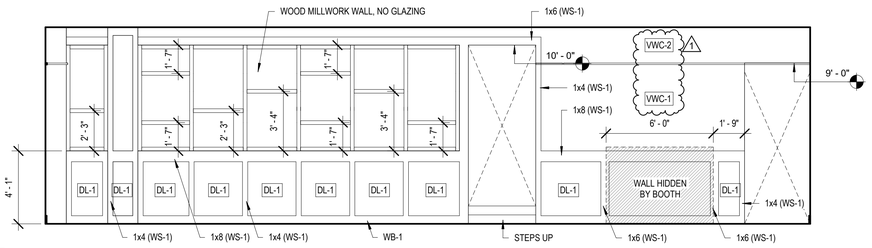

14 Elevation 14
1/4" = 1'-0"



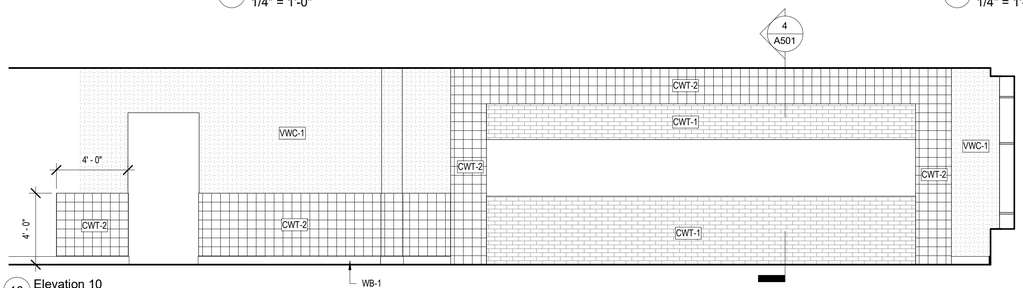

13 Elevation 13
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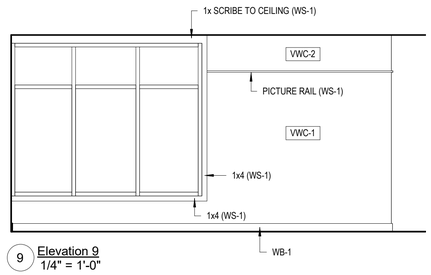

12 Elevation 12
1/4" = 1'-0"




11 Elevation 11
1/4" = 1'-0"



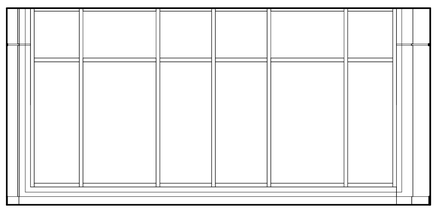

10 Elevation 10
1/4" = 1'-0"



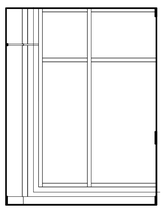

9 Elevation 9
1/4" = 1'-0"



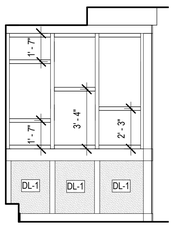
8 Elevation 8
1/4" = 1'-0"



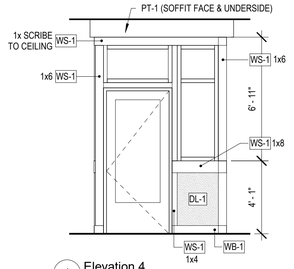
7 Elevation 11 - a
1/4" = 1'-0"



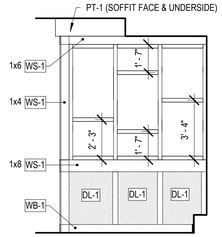
6 Elevation 6
1/4" = 1'-0"



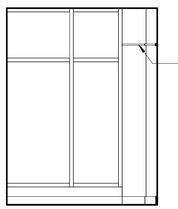

5 Elevation 5
1/4" = 1'-0"



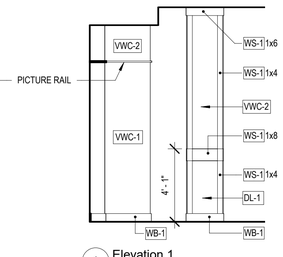

4 Elevation 4
1/4" = 1'-0"




3 Elevation 3
1/4" = 1'-0"



2 Elevation 2
1/4" = 1'-0"




1 Elevation 1
1/4" = 1'-0"

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No. 8514
THE STATE OF NEW HAMPSHIRE
Stamp:

# 110 GRILL
# PORTSMOUTH, NH

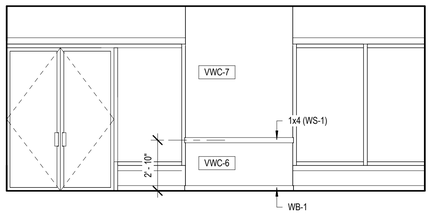
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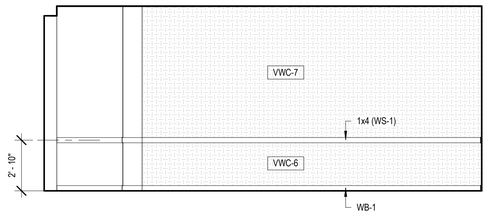
## INTERIOR ELEVATIONS I

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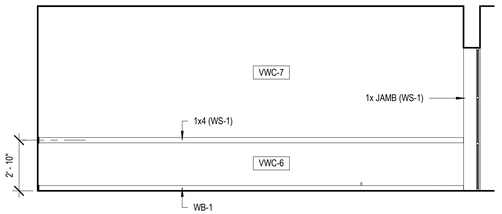
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| 1 | 06/25/2020 |
| Revisions | |
| Date | 06/17/2020 |
| Scale | 1/4" = 1'-0" |
| Job No. | 2196 |
| Sheet No. | A420 |



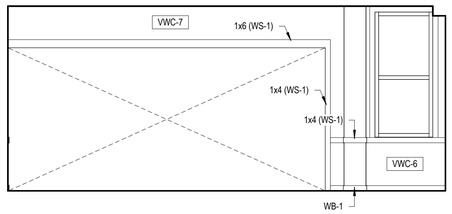

34 PRIVATE DINING ROOM
1/4" = 1'-0"



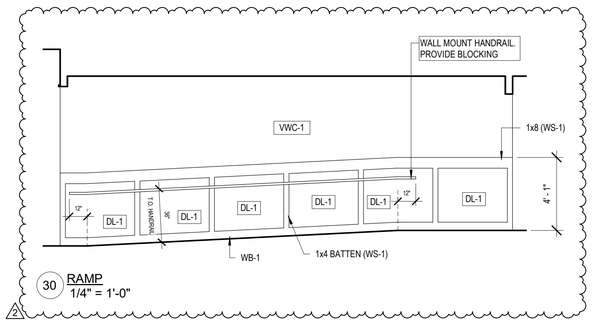

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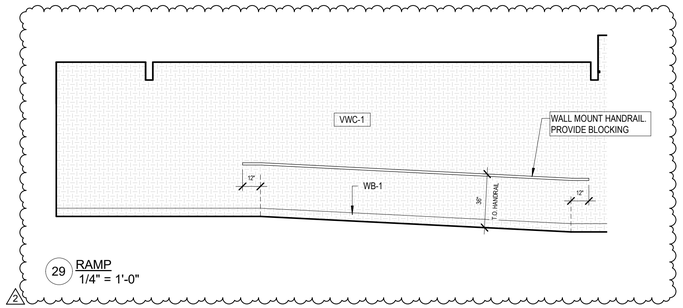

32 PRIVATE DINING ROOM
1/4" = 1'-0"



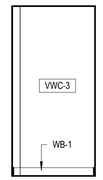

31 PRIVATE DINING ROOM
1/4" = 1'-0"



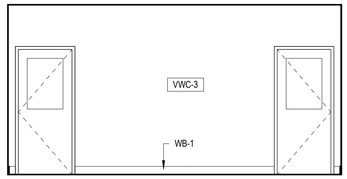

30 RAMP
1/4" = 1'-0"



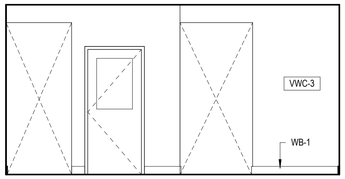

29 RAMP
1/4" = 1'-0"



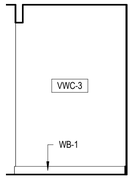

28 Elevation 28
1/4" = 1'-0"



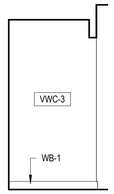

27 Elevation 27
1/4" = 1'-0"



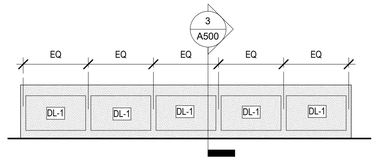

26 Elevation 26
1/4" = 1'-0"




25 Elevation 25
1/4" = 1'-0"




24 Elevation 24
1/4" = 1'-0"




23 Elevation 23
1/4" = 1'-0"

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99 HANOVER STREET, PORTSMOUTH, NH

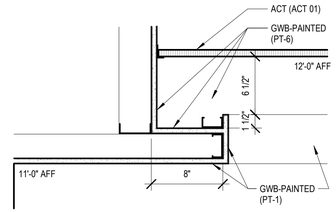
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INTERIOR ELEVATIONS II

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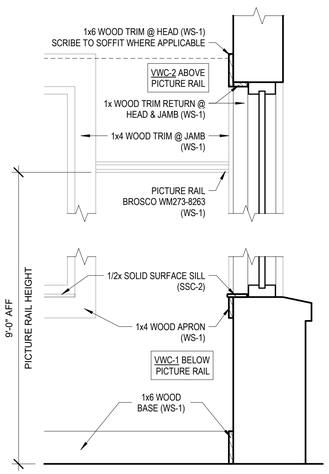
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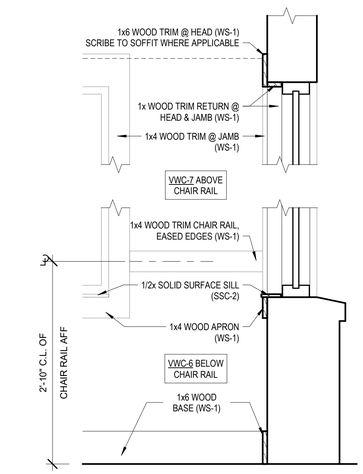
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Job No. 2196
Sheet No. A421



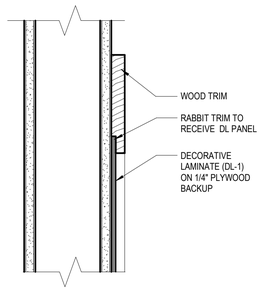

9 PERIMETER LIGHT COVE SOFFIT
1 1/2" = 1'-0"



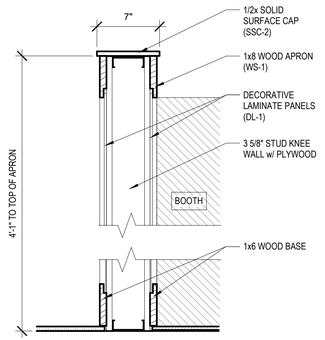

8 TYP TRIM @ EXTERIOR WINDOW
1" = 1'-0"



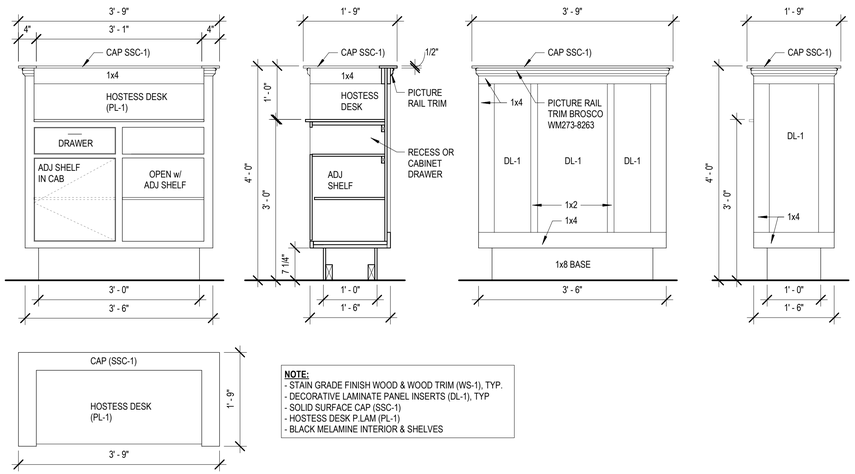

7 TYP @ P.D.R. EXTERIOR WINDOW
1" = 1'-0"



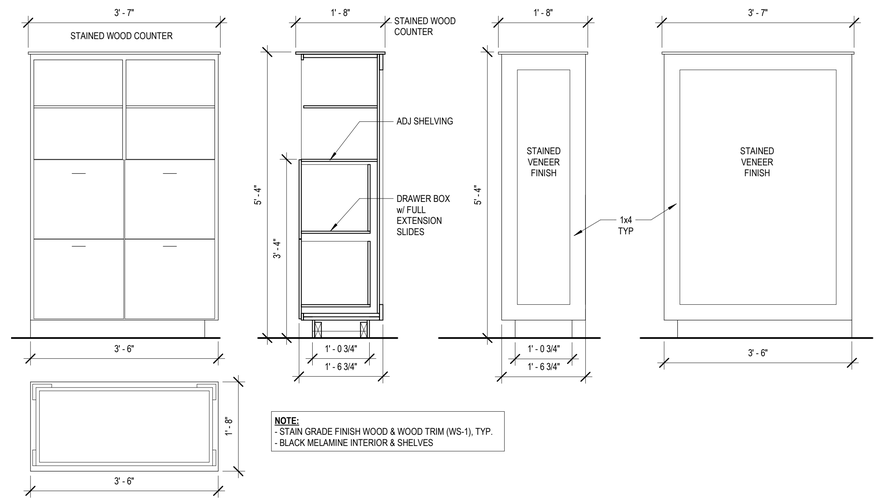

6 DECORATIVE LAMINATE PANEL
3" = 1'-0"




3 SECTION @ LOW WALL
1 1/2" = 1'-0"




2 HOSTESS STATION
3/4" = 1'-0"




1 HOSTESS BACK DESK
3/4" = 1'-0"

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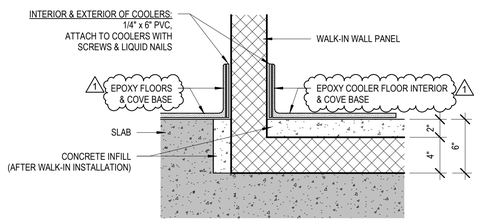
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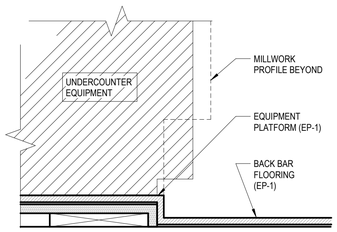
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DETAILS I

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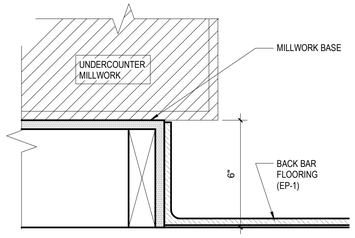
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| Revisions | |
| Date | 06/17/2020 |
| Scale | |
| Job No. | 2196 |
| Sheet No. | A500 |



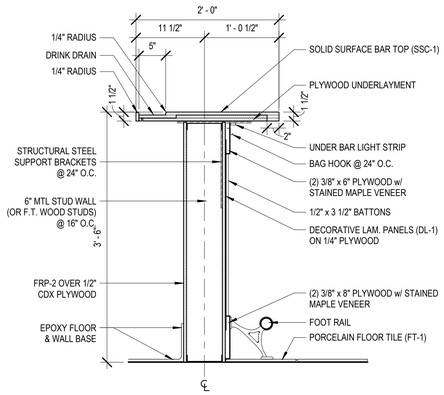

8 BASE DETAIL @ WALK-INS
1 1/2" = 1'-0"



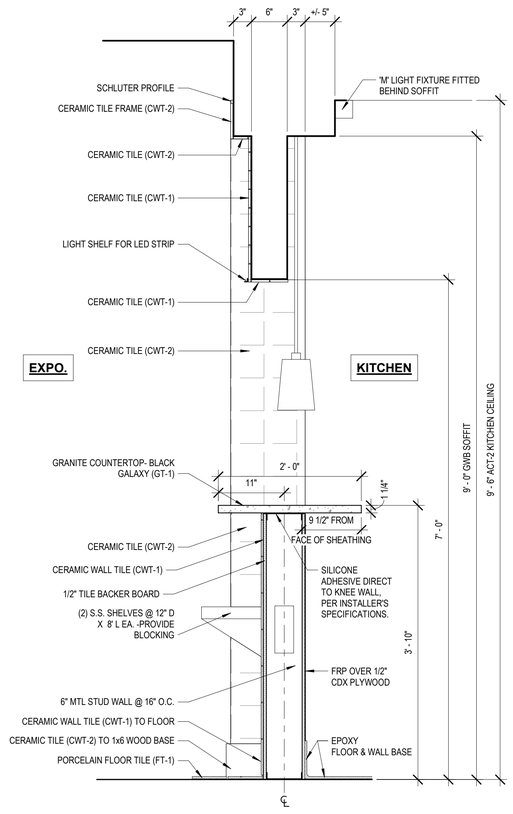

7 DETAIL @ EQUIPMENT PLATFORM
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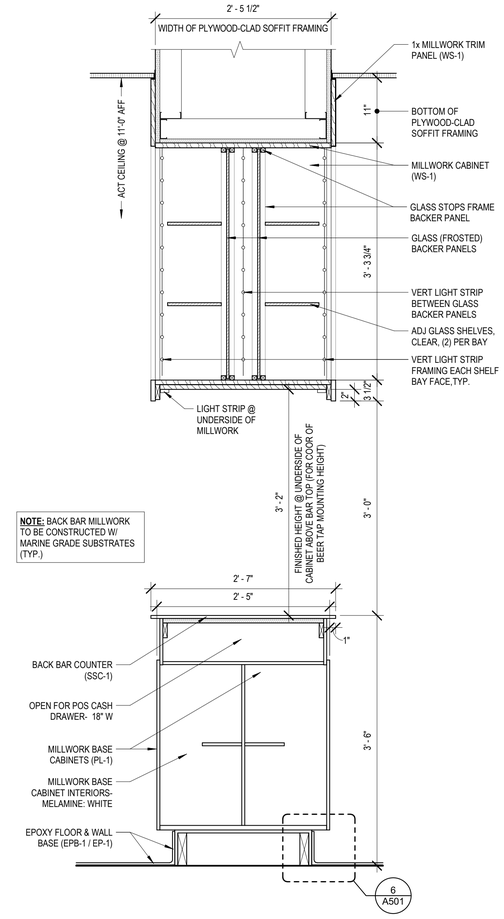

6 DETAIL @ MILLWORK BASE
3" = 1'-0"



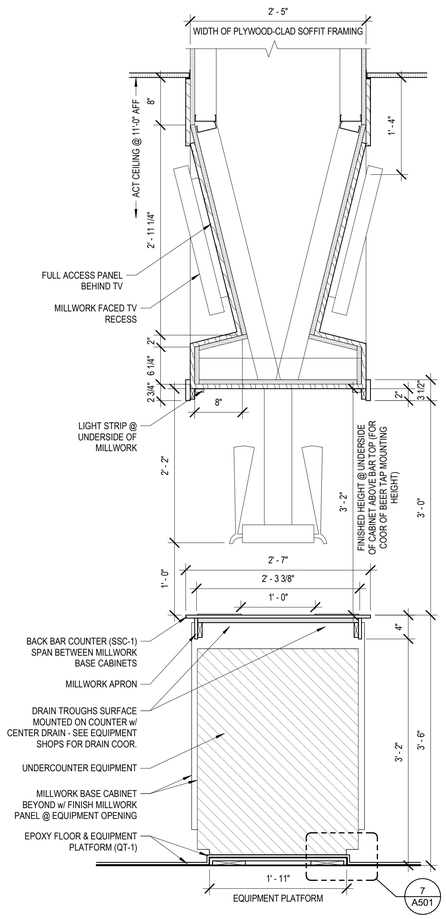

5 TYP. SECTION @ BAR KNEEWALL
1" = 1'-0"



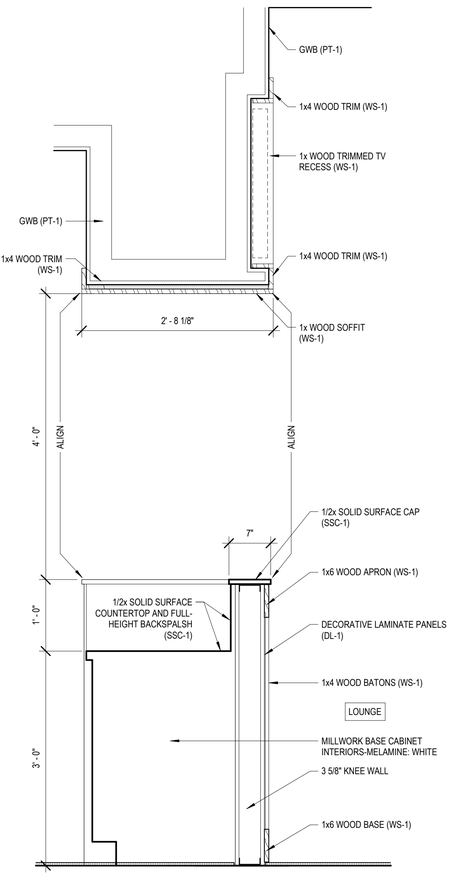

4 SECTION @ EXPO KITCHEN
1" = 1'-0"




3 SECTION @ BACK BAR MILLWORK
1" = 1'-0"




2 SECTION @ BACK BAR EQUIPMENT
1" = 1'-0"




1 SECTION @ BACK BAR SERVICE
1" = 1'-0"

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Architects | Engineers | Land Planning
One Elm Square
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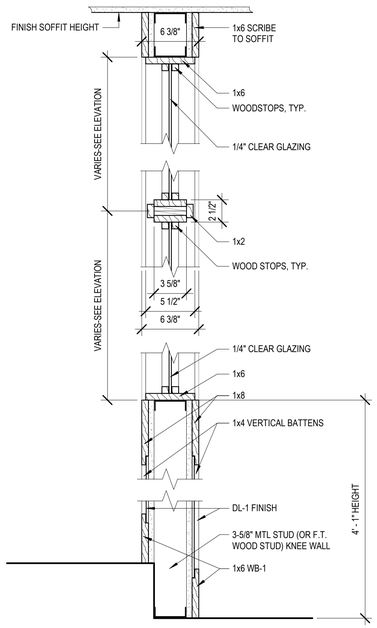
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DETAILS II

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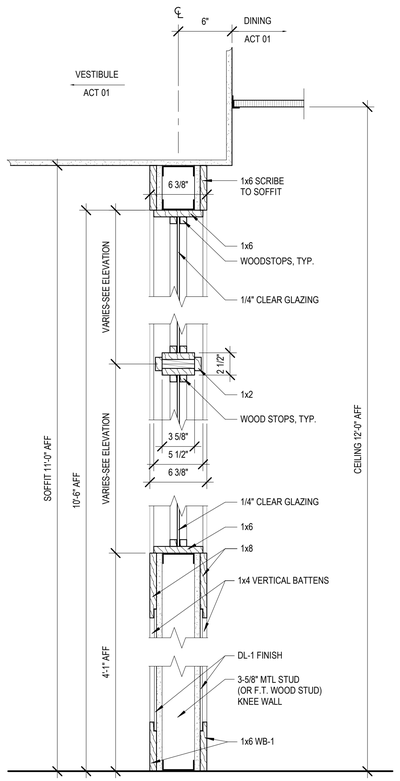
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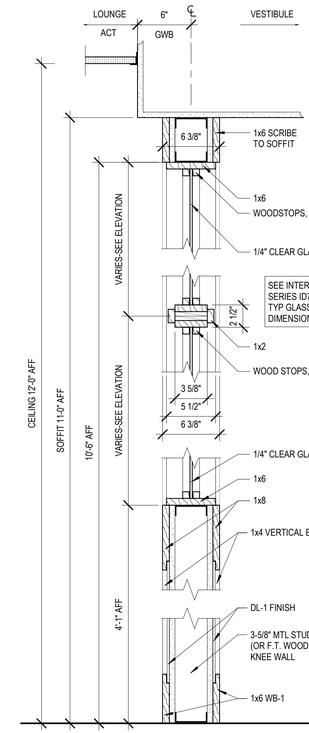
Date 06/17/2020
Scale
Job No. 2196
Sheet No. A501



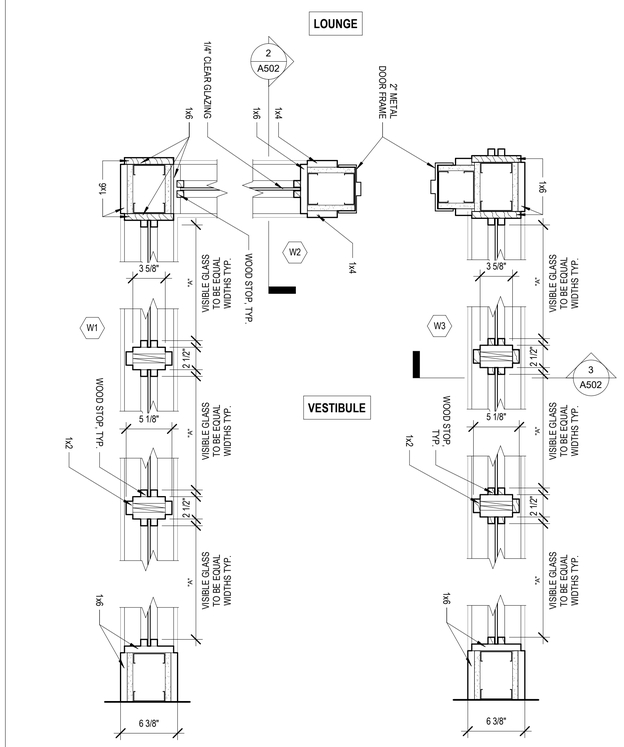

4 INT. GLAZED PARTITION & SOFFIT 3
1 1/2" = 1'-0"




3 INT. GLAZED PARTITION & SOFFIT 2
1 1/2" = 1'-0"




2 INT. GLAZED PARTITION & SOFFIT 1
1 1/2" = 1'-0"




1 GLAZING WALL DETAIL @ W1, W2, W3
1 1/2" = 1'-0"

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Revisions

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Scale:
Job No.: 2196
Sheet No.: A502

# ROOM FINISH LEGEND

## CEILING

| ITEM | DESCRIPTION | SPECIFICATION |
|---|---|---|
| ACT-1<br>PUBLIC AREAS | ACT<br>HOLD-DOWN CLIPS TO BE INSTALLED @ VESTIBULE | USG FROST PANEL, 2x2 EDGE: FL<br>COLOR- TAUPE 107<br>USG CENTRICTEE DXT GRID, COLOR- TAUPE 107 |
| ACT-2<br>BACK OF HOUSE | ACT | USG SHEETROCK CLIMA PLUS 3270<br>GRID= ARMSTRONG PRELUDE XL 7300 15/16<br>OR<br>KEMLITE-GLASSBOARD CEILING PANEL 2x4<br>WHITE<br>SMOOTH w/ SURFASEAL |
| WD-1<br>BACK BAR SOFFIT | 1x WOOD<br>-STAINED | MATCH SHERWIN WILLIAMS<br>SW 3119 BURNISHED WALNUT |

## WALL FINISHES

| ITEM | DESCRIPTION | SPECIFICATION | |
|---|---|---|---|
| VWC-1<br>LOUNGE, DINING | VINYL WALL COVERING | LANARK WALLCOVERING<br>TAILORED SILK<br>L2-TS-13 REGENCY | ALT: LANARK WALLCOVERING<br>LYRIC<br>L2-LY-09 CABARET |
| VWC-2<br>LOUNGE, DINING | VINYL WALL COVERING | LANARK WALLCOVERING<br>SOVELLE<br>L2-NV-03 GRANITE | |
| VWC-3<br>HALL & VESTIBULE | VINYL WALL COVERING | LANARK WALLCOVERING<br>WIRED<br>L2-W1-09 COPPER | |
| VWC-4<br>W ROOM | VINYL WALL COVERING | LANARK WALLCOVERING<br>CODE<br>R2-CX-03 NETWORK | |
| VWC-5<br>M ROOM | VINYL WALL COVERING | LANARK WALLCOVERING<br>CODE<br>R2-CX-28 VIRTUAL | |
| VWC-6<br>PDR WAINSCOT | VINYL WALL COVERING | LANARK WALLCOVERING<br>BELVEDERE<br>LV-BL-03 PASHA | |
| VWC-7<br>PDR UPPER WALL | VINYL WALL COVERING | LANARK WALLCOVERING<br>CARTA<br>R2-CA-17 CHAMPAGNE | |
| WTW-1<br>W ROOM | WALL TILE WAINSCOT<br>GROUT: WHITER THAN 44 BRIGHT WHITE | PORCELANOSA TILE WALL<br>NACARE BLANCO GLOSS V/141000/11 13"x26" w/<br>SCHLUTER- RONDEC PRO 100 BW (PVC) CONTINUOUS @ TILE EDGE | |
| WTW-2<br>M ROOM | WALL TILE WAINSCOT<br>GROUT: 52 TOASTED ALMOND | DALTILE COLORBODY PORCELAINE<br>KIMONA SILK P521 RICE PAPER<br>12"x24" w/ BULLNOSE TRIM 3"x12" | |
| CWT-1<br>EXPO KITCHEN, SERVICE | CERAMIC WALL TILE<br>GROUT: 17 MARBLE BEIGE | DALTILE<br>RITTENHOUSE SQUARE MATTE<br>ELEMENTAL TAN 0766 3"x6" | NOTE:<br>SCHLUTER STRIP TO BE USED AT ALL OUTSIDE CORNERS & EDGES |
| CWT-2<br>EXPO KITCHEN | CERAMIC WALL TILE<br>GROUT: 46 QUARRY RED | AMERICAN OLEAN<br>WALL TILE-BRIGHT<br>QO74 CHILI PEPPER 6"x6" | NOTE:<br>SCHLUTER STRIP TO BE USED AT ALL OUTSIDE CORNERS & EDGES |
| CWT-4<br>KITCHEN | CERAMIC WALL TILE<br>GROUT: 90 LIGHT PEWTER | AMERICAN OLEAN<br>WALL TILE-BRIGHT<br>0025 ICE WHITE 3" x 6" | |
| CWT-5<br>MALL INT. WAINSCOT<br>[NOT USED] | CERAMIC WALL TILE<br>GROUT: 90 LIGHT PEWTER | DALTILE<br>IMAGICA<br>VISION 0295, 8" x 48" | |
| FRP-1<br>KITCHEN | FIBERGLASS REINFORCED PANELS | 4x8 PANELS, STIPPLED WHITE<br>CLASS-A | |
| FRP-2<br>BACK OF KNEW WALL | FIBER-REINFORCED PLASTIC | 4x8 PANELS, STIPPLED BLACK<br>CLASS-A | |
| PT-1<br>SOFFITS (FACE & UNDERSIDE) | PAINT | SHERWIN WILLIAMS<br>SW 7549 STUDIO TAUPE<br>SATIN FINISH | |
| PT-2<br>KITCHEN DOOR FRAMES | PAINT | SHERWIN WILLIAMS<br>SW 7550 RESORT TAN<br>SEMI-GLOSS | |
| PT-3<br>OFFICE WALLS | PAINT | SHERWIN WILLIAMS<br>SW 7102 WHITE FLOUR<br>SATIN FINISH | |
| PT-4<br>INTERIOR DOOR FRAMES (EXCLUDING KITCHEN) | PAINT | SHERWIN WILLIAMS<br>SW 7675 SEALSKIN<br>SEMI-GLOSS | |
| PT-5<br>ACT MATCH | PAINT | SHERWIN WILLIAMS<br>SW 7549 STUDIO TAUPE<br>FLAT FINISH | |
| PT-6<br>SOFFIT COVE | PAINT | CEILING WHITE | |

## WALL BASE

| ITEM | DESCRIPTION | SPECIFICATION | |
|---|---|---|---|
| WB-1 | 1x6 WOOD<br>-STAINED | MATCH SHERWIN WILLIAMS<br>SW 3119 BURNISHED WALNUT | |
| FT-1<br>SERVICE | PORCELAIN TILE<br>GROUT: 35 MOCHA | STONEPEAK-PLANE<br>COPPER PLANE-HONED-30"x30"<br>CUT TO 4" (SEE ELEVATIONS) | GROUT COLORS BASED ON LATICRETE OPTIONS |
| QT-1<br>BACK BAR | QUARRY TILE<br>GROUT: 35 MOCHA | METROPOLITAN CERAMICS QUARRYBASICS<br>108 CHESTNUT BROWN 8x8 | (NOT USED) |
| QT-2<br>KITCHEN, WALKINS, STAFF | QUARRY TILE<br>GROUT: 35 MOCHA | METROPOLITAN CERAMICS QUARRYBASICS<br>107 BOULEVARD 8x8 | (NOT USED) |
| VB-1<br>EQUIP PLATFORM | VINYL BASE | JOHNSONITE WALL BASE<br>80-FAWN | |
| EPB-1<br>BACK BAR | 6" EPOXY BASE | STONHARD<br>STONCLAD UR/STONKOTE HT4<br>CHARCOAL | |
| EPB-2<br>B.O.H. | 6" EPOXY BASE | STONHARD<br>STONCLAD UR/STONKOTE HT4<br>MUSHROOM | |

## MISC FINISHES

| ITEM | DESCRIPTION | SPECIFICATION |
|---|---|---|
| SSC-1<br>MAIN BAR TOP & BAR ISLAND TOP | SOLID SURFACE COUNTER | AVONITE<br>K3-8320 NEW CALDRON<br>HIGH GLOSS POLISH |
| SSC-2,<br>SILLS & CAPS | SOLID SURFACE COUNTER<br>1/2" THICKNESS | AVONITE-<br>K3-8490 GOLDMINE<br>HIGH GLOSS POLISH |
| SSC-3<br>SERVICE COUNTERS | SOLID SURFACE COUNTER | CORIAN<br>CANYON |
| SSC-4<br>W ROOM COUNTER | SOLID SURFACE COUNTER | CORIAN<br>VENARO WHITE w/ WHITE UNDERMOUNT SINK BASINS, 3" BACKSPLASH |
| SSC-5<br>M ROOM COUNTER | SOLID SURFACE COUNTER | CORIAN<br>SAGEBRUSH w/ WHITE UNDERMOUNT SINK BASINS, 3" BACKSPLASH |
| DL-1<br>WAINSCOT, BAR KNEE WALL | DECORATIVE LAMINATE | ADVANCED TECHNOLOGY<br>MIRROFLEX STRUCTURES<br>N362 ANTIQUE BRONZE |
| GT-1<br>EXPO COUNTER | GRANITE | FIRST CLASS MARBLE & GRANITE, INC.<br>GRANITE, POLISHED<br>BLACK GALAXY, 1 1/4" THICKNESS, EASED EDGES |
| EP-2<br>DISH ROOM WALLS TO 48" AFF | EPOXY WALL SYSTEM (TO BE CONFIRMED) | STONHARD<br>STONCLAD/STONKOTE<br>MUSHROOM |
| | | |
| PL-1<br>BACKBAR MILLWORK | PLASTIC LAMINATE | WILSONART<br>4846-60 MORRO ZEPHYR |
| PL-2<br>SERVICE AREA MILLWORK | PLASTIC LAMINATE | WILSONART<br>4796-60 BURNISHED CHESTNUT |
| PL-3<br>W ROOM TOILET PARTITIONS | PLASTIC LAMINATE | WILSONART<br>4878-38 PEWTER MESH |
| PL-4<br>M ROOM TOILET PARTITIONS | PLASTIC LAMINATE | FORMICA P. LAM<br>6212-58 WHEAT STRAND |
| PL-5<br>SERVICE AREA SHELVES/BACKER BD | PLASTIC LAMINATE | WILSONART-<br>4801K-07 GOLD ALCHEMY<br>STANDARDS & BRACKETS: TITANIUM or ALUMINUM |
| PL-6<br>OFFICE MILLWORK | PLASTIC LAMINATE | WILSONART-<br>4943-38 CLASSIC LINEN<br>STANDARDS & BRACKETS: WHITE |
| WS-1<br>WOOD TRIM THROUGHOUT | TYPICAL<br>WOOD STAIN | MATCH SHERWIN WILLIAMS<br>SW 3119 BURNISHED WALNUT |

ML CAMPBELL PRODUCTS-WOOD (MAPLE) SANDED TO 150X
*FIRST COAT-SPRAY ON TONER, MICROTON WS2 M302 DARK WALNUT, APPLIED WITH A "HEAVY-SPRAY"
*SECOND COAT-WIPE ON STAIN, WOODSONG II, AMERICAN WALNUT, "SCRUB IN, THEN WIPE QUICKLY"
*TOP COATS-ML CAMPBELL CLEAR LACQUER, SATIN, APPLIED AS NECESSARY.

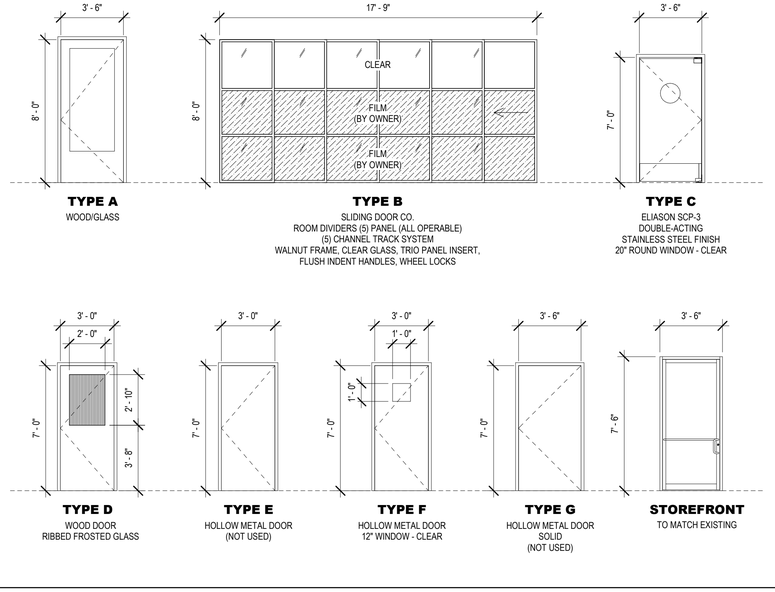
## FLOOR FINISHES

| ITEM | DESCRIPTION | SPECIFICATION |
|---|---|---|
| CP-1<br>VESTIBULE | WALK-OFF MAT | J+J / INVISION<br>RUNWAY (7000) 1419/VIP PASS |
| CP-2<br>LOUNGE POR | CARPET | J+J FLOORING GROUP<br>SMOLDER (J483) COMBUST - 12"x48"<br>ASHLAR ORIENTATION |
| FT-1 | PORCELAIN TILE<br>GROUT: 35 MOCHA | STONEPEAK-PLANE<br>COPPER PLANE-HONED-30"x30" |
| FT-2<br>FIELD MW TOILET | PORCELAIN TILE<br>GROUT: 35 MOCHA | CROSSVILLE<br>NOTORIOUS<br>NTR05 UNPOLISHED/UPS 12x12 |
| FT-3<br>ACCENT W TOILET | PORCELAIN TILE<br>GROUT: 35 MOCHA | DALTILE VERANDA<br>DECO D P513 3x3 CORNER<br>OR<br>DECO P512 3x3 CORNER |
| FT-4<br>ACCENT M TOILET | PORCELAIN TILE<br>GROUT: 35 MOCHA | DALTILE VERANDA<br>DECO E P514 3x3 CORNER |
| QT-1<br>BACK BAR | QUARRY TILE<br>GROUT: 35 MOCHA | METROPOLITAN CERAMICS QUARRYBASICS<br>108 CHESTNUT BROWN 8x8 |
| QT-2<br>KITCHEN, WALKINS, STAFF | QUARRY TILE<br>GROUT: 35 MOCHA | METROPOLITAN CERAMICS QUARRYBASICS<br>107 BOULEVARD 8x8 |
| SF-1<br>OFFICE | SHEET FLOORING | ARMSTRONG CONNECTION CORLON<br>88712 LIMESTONE |
| | GROUT COLORS BASED ON LATICRETE OPTIONS | |
| EP-1<br>BACK BAR | EPOXY FLOORING | STONHARD<br>STONCLAD UR/STONKOTE HT4<br>CHARCOAL |
| EP-2<br>B.O.H. | EPOXY FLOORING & WALL SYSTEM | STONHARD<br>STONCLAD UR/STONKOTE HT4<br>MUSHROOM |
| | | |

# DOOR SCHEDULE

| TAG | FROM | TO | WIDTH | HEIGHT | THICKNESS | DOOR TYPE | DOOR MATERIAL | HARDWARE | FRAME TYPE |
|---|---|---|---|---|---|---|---|---|---|
| 01 | EXTERIOR | VESTIBULE | 3' - 6" | 8' - 0" | | STOREFRONT | AL/GL | 8 | STOREFRONT |
| 02 | VESTIBULE | LOUNGE | 3' - 6" | 8' - 0" | 0' - 1 3/4" | A | WD/GL | 1 | HM |
| 03 | MAIN DINING | EXTERIOR | 3' - 6" | 8' - 0" | | STOREFRONT | AL/GL | 7 | STOREFRONT |
| 04 | MAIN DINING | PRIVATE DINING | 17' - 9" | 8' - 0" | | B | WD/GL | | |
| 05 | SERVICE | OFFICE | 2' - 8" | 7' - 0" | 0' - 1 3/4" | F | HM | 2 | HM |
| 06 | HALL | FAMILY TOILET | 3' - 0" | 7' - 0" | 0' - 1 3/4" | D | WD/GL | 3 | HM |
| 07 | HALL | WOMEN'S TOILET | 3' - 0" | 7' - 0" | 0' - 1 3/4" | D | WD/GL | 3 | HM |
| 08 | HALL | MEN'S TOILET | 3' - 0" | 7' - 0" | 0' - 1 3/4" | D | WD/GL | 3 | HM |
| 09 | LOUNGE | KITCHEN | 3' - 6" | 7' - 0" | 0' - 1" | C | MANUF. | | |

## DOOR TYPES LEGEND




## DOOR HARWARE

**NOTES:**
-ALL WOOD DOORS TO BE FLUSH, SOLID CORE, STAIN GRADE U.N.O. FINISH TO BE WS-1
-ALL DOOR HARDWARE SHALL BE OF ACCESSIBLE TYPE.

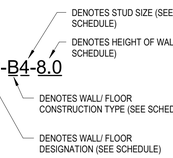
1. PASSAGE: PULL HANDLE - ROCKWOOD OVALTEK RM240 16", PUSH PLATE - RM1020, 1 1/2 PAIR HINGES, CLOSER, SILENCER. FINISH OF US32D- SATIN CHROMIUM PLATED.
2. OFFICE: (ALWAYS LOCKED FROM OUTSIDE) 1 1/2 PAIR HINGES, CYLINDER LOCK & LEVER HAND SET, WALLSTOP, FINISH OF US32D- SATIN CHROMIUM PLATED, CLOSER.
3. RESTROOMS: PULL HANDLE - ROCKWOOD OVALTEK RM2410 16", PUSH PLATE- RM1020 , 1 1/2 PAIR HINGES, CLOSER, SILENCER. FINISH OF US32D- SATIN CHROMIUM PLATED.
4. STORAGE: (ALWAYS LOCKED FROM OUTSIDE) 1 1/2 PAIR HINGES, CYLINDER LOCK & LEVER HAND SET, WALL STOP, FINISH OF US32D- SATIN CHROMIUM PLATED.
5. TOILET: (PRIVACY FUNCTION) 1 1/2 PAIR HINGES, CLOSER, CYLINDER LOCK & LEVER HAND SET, DOOR SILENCERS, WALL STOP, COAT HOOK FINISH OF US32D- SATIN CHROMIUM PLATED.

EXISTING EXTERIOR DOORS:

6. EXTERIOR SERVICE DOOR: (ALWAYS LOCKED FROM EXT) DOOR BELL, PEEP HOLE, 1.5 PAIR BALL BEARING HINGES (STAINLESS STEEL), PANIC EGRESS HARDWARE, HEAVY-DUTY CLOSER (TOP JAMB MOUNTED) w/ HOLD-OPEN OPTION, WEATHER STRIPPING (NEOPRENE BULB TYPE - JAMB AND HEAD, NYLON BRUSH TYPE AT SILL), ALUMINUM THRESHOLD.
7. RESTAURANT PATIO DOOR: POWER OPENER,KAWNEER 12" "ARCHITECTS CLASSIC" PULL HANDLE, INTERIOR HORIZONTAL MID-HEIGHT PUSH BAR, ADAMS RITE DEAD LATCH (W/ 'DOGGING' ACTION) AND LATCH PADDLE DEVICE, HEAVY-DUTY CLOSER (TOP JAMB MOUNTED) w/ HOLD-OPEN OPTION.
8. EXTERIOR RESTAURANT DOORS: KAWNEER 12" 'ARCHITECTS CLASSIC' PULL HANDLE, INTERIOR HORIZONTAL MID-HEIGHT PUSH BAR, ADAMS RITE DEAD LATCH (W/ 'DOGGING' ACTION) AND LATCH PADDLE DEVICE, HEAVY-DUTY CLOSER (TOP JAMB MOUNTED) w/ HOLD-OPEN OPTION.

**NOTE:**
EXISTING EXTERIOR STOREFRONT DOORS:
EXTERIOR DOOR POST-STOP. INCLUSION TO BE DETERMINED ON A SITE-SPECIFIC BASES

## LEGEND/ SCHEDULE



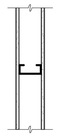

| | |
|---|---|
| 8.0 | 8 FEET - 0 INCHES |
| CL | 6" ABOVE CEILING |
| UD | UNDERSIDE OF DECK |

| WALL/ FLOOR TYPE DESIGNATION | |
|---|---|
| EW | EXTERIOR WALL |
| IW | INTERIOR WALL |
| DW | DEMISING WALL |
| FC | FLOOR/ CEILING |
| RC | ROOF/ CEILING |
| | |

| STUD SIZE SCHEDULE | | |
|---|---|---|
| METAL STUDS | | WOOD STUDS |
| 1 | 7/8" MTL CHANNEL | 3/4" FURRING |
| 2 | 2-1/2" MTL STUDS | 2x2 WOOD STUDS |
| 3 | 3-5/8" MTL STUDS | 2x3 WOOD STUDS |
| 4 | 4" MTL STUDS | 2x4 WOOD STUDS |
| 6 | 6" MTL STUDS | 2x6 WOOD STUDS |
| 8 | 8" MTL STUDS | 2x8 WOOD STUDS |
| 10 | 10" MTL STUDS | 2x10 WOOD STUDS |

## IW- INTERIOR WALL TYPES

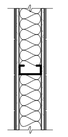
**IW-A** — TYPICAL INTERIOR WALL



-5/8" GWB
-MTL STUDS @ 16" O.C.
-5/8" GWB

RATING: | TEST # | STC:

**IW-B** — TYPICAL INTERIOR WALL @ TILE

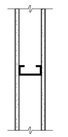


- 5/8" M.R. GWB
- MTL STUDS @ 16" O.C.
(BATT INSULATION @ TIOLET ROOMS)
- 5/8" M.R. GWB

SEE FINISH PLAN FOR LOCATION & HEIGHT OF TILE WALL FINISH

RATING: | TEST # | STC:

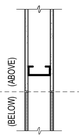
**IW-C** — TYPICAL LOW WALL



- 5/8" CDX PLYWOOD
- MTL STUDS @ 16" O.C.
- 5/8" CDX FT PLYWOOD

RATING: | TEST # | STC:

**IW-D** — TYPICAL KITCHEN WALL (W/ TILE)

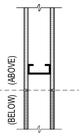



- MTL STUDS @ 16" O.C.

EACH SIDE
-(ABOVE) 5/8" MR GWB
-(BELOW) 5/8" CEMENT BACKER BOARD BASE TO 24" AFF THROUGHOUT KITCHEN

RATING: | TEST # | STC:

**IW-E** — KITCHEN WALL (W/ FRP)

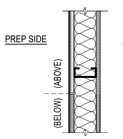



- MTL STUDS @ 16" O.C.

EACH SIDE
-(ABOVE) 5/8" CDX FT PLYWOOD
-(BELOW) 5/8" CEMENT BACKER BOARD BASE TO 24" AFF THROUGHOUT KITCHEN

RATING: | TEST # | STC:

**IW-F** — KITCHEN WALL (COOKLINE WALL W/ FRP & STAINLESS)

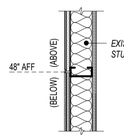



- MTL STUDS @ 16" O.C.

COOKSIDE:
-STAINLESS STEEL
-5/8" CEMENT BOARD
-FIRE BLOCKING INSULATION
PREP SIDE:
-(ABOVE) 5/8" CDX FT PLYWOOD
-(BELOW) 5/8" CEMENT BACKER BOARD BASE TO 24" AFF THROUGHOUT KITCHEN

RATING: | TEST # | STC:

**IW-G** — DISHROOM WALL (FRP & EPOXY)




*-EXISTING LOAD BEARING STUD WALL*

(ABOVE)
-FRP
-5/8" CDX FT PLYWOOD

(BELOW)
-EPOXY
-5/8" CEMENT BOARD

RATING: | TEST # | STC:

**NOTES:**

* ALL WOOD BLOCKING & MILLWORK STUDS / STRUCTURAL RIBS TO BE FIRE-TREATED WOOD.

**FIRE-STOPPING:**

MEP/SP CONTRACTORS ARE REQUIRED, IN COMPLIANCE W/ ALL APPLICABLE CODES, TO RESTORE THE FIRE RESISTENCE RATINGS OF FLOORS, WALLS, FLOOR/CEILING, ROOF/CEILING ASSEMBLIES OR FIRE-RESISTANCE-RATED DUCT ENCLOSURES WHEN AN OPENING IS MADE TO ACCOMODATE PENETRATIONS FOR MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATION SYSTEMS AND VENTILATION DUCTS.


JD LaGrasse & Associates, Inc.
Architects | Engineers | Land Planning
One Elm Square
Andover, MA 01810
T. 978-470-3675
www.lagrassearchitects.com


REGISTERED ARCHITECT
JOSEPH D. LaGRASSE
No. 8616
STATE OF NEW HAMPSHIRE
Stamp:

110 GRILL
99 HANOVER STREET, PORTSMOUTH, NH

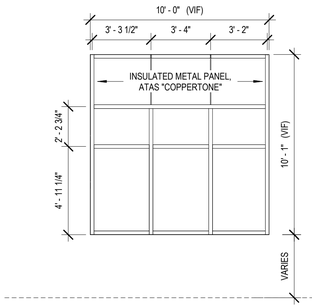
prepared for:
location: Approver
title: SCHEDULES & DIAGRAMS - I


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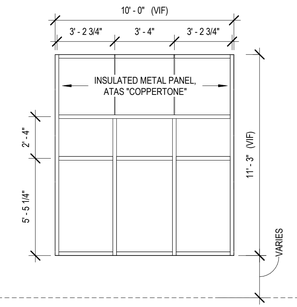

| Mark | Date |
|---|---|

Revisions

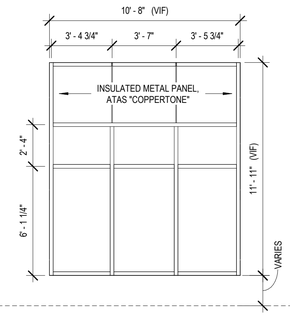
Date: 06/17/2020
Scale:
Job No.: 2196
Sheet No.: A600



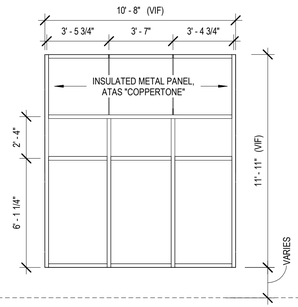

W8



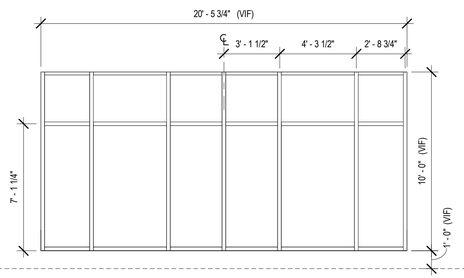

W7



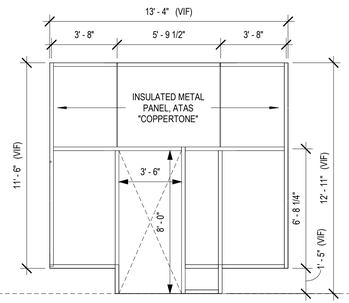

W6



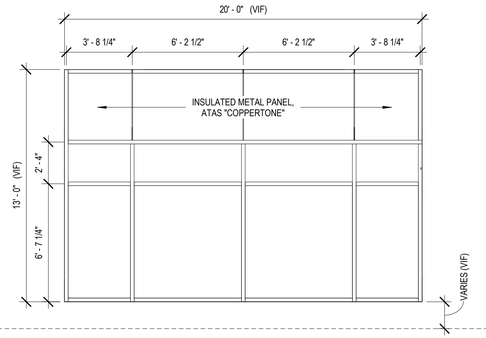

W5



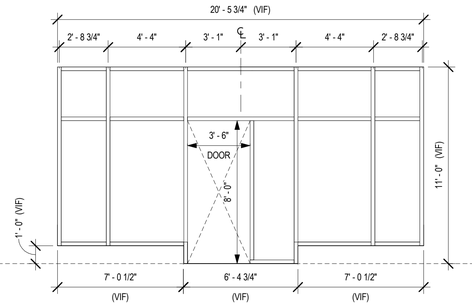

W4




W3




W2




W1

**NOTE:**
DARK BRONZE STOREFRONT, OR SIM, TO MATCH EXISTING

JD LaGrasse & Asscoiates, Inc.
Architects | Engineers | Land Planning
One Elm Square
Andover, MA 01810
T. 978-470-3675
www.lagrassearchitects.com

Stamp:
REGISTERED ARCHITECT
JOSEPH D. LaGRASSE
No. 8514
THE STATE OF NEW HAMPSHIRE

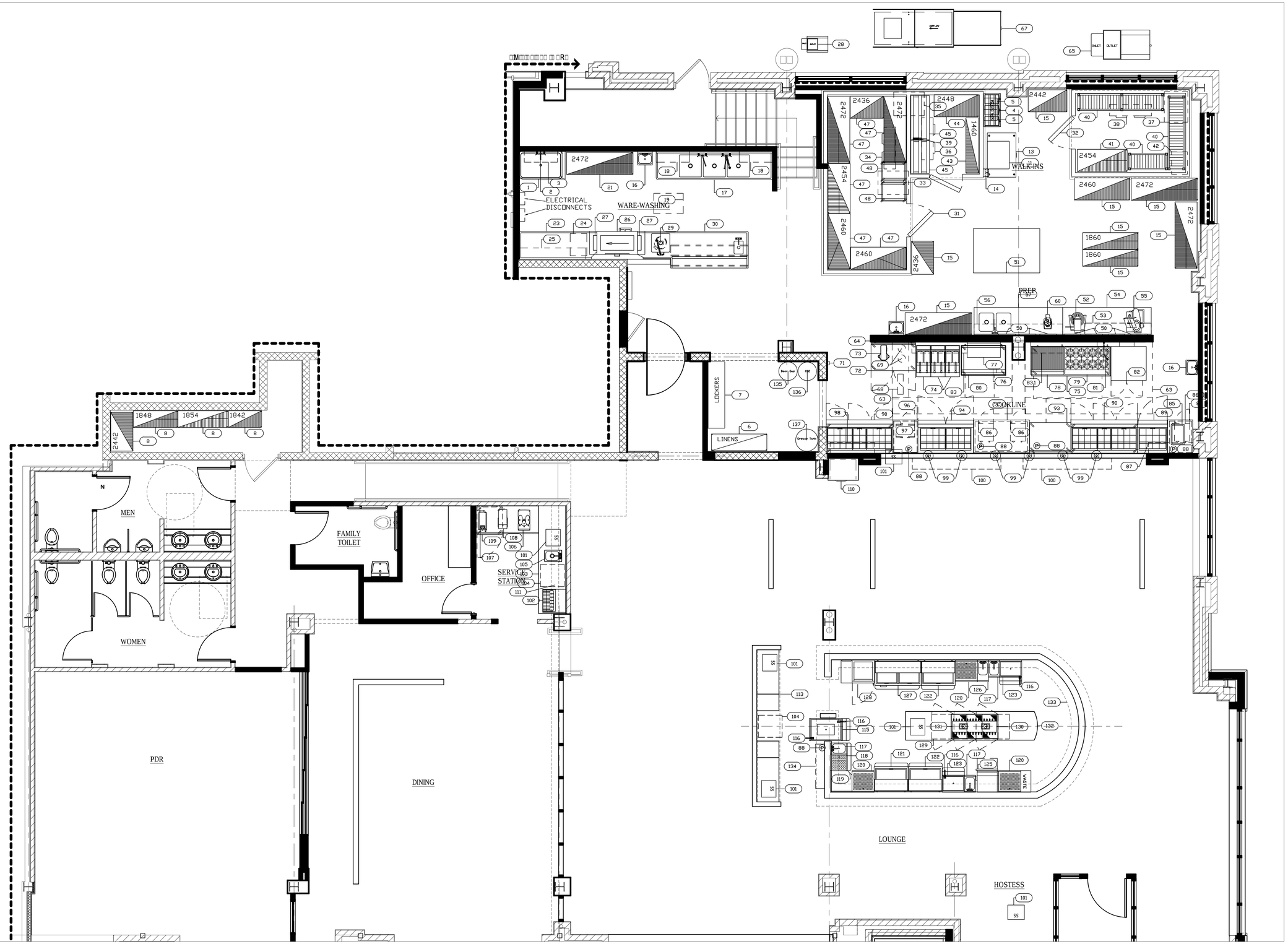
# 110 GRILL
# PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

prepared for:
location: Approver
title
## SCHEDULES & DIAGRAMS II

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| Mark | Date |
|---|---|
| Revisions | |
| Date | 06/17/2020 |
| Scale | 1/4" = 1'-0" |
| Job No. | 2196 |
| Sheet No. | A601 |

# FOODSERVICE EQUIPMENT PLAN




## General Notes

1. These plans are provided for the purpose of indicating foodservice equipment locations and requirements only and are not to be construed by the general contractor or subcontractor as to relieve them from their responsibility of complying with all applicable local mechanical codes.

Refer to architectural drawings, mechanical, and electrical drawings for the balance of work not in kitchen equipment contract.

2. It shall be the responsibility of the owner and/or his assigned coordinator to insure that the food service equipment contractor receives copies of all addendum and changes to architectural documents which are made prior to and during construction.

3. General Contractor shall provide the necessary wall backing for all wall mounted equipment (shelving, pot racks, ETC.), as indicated on foodservice equipment drawing.

4. 6" deep floor depression for walk-ins to be provided by the general contractor. Bottom of floor depression must be smooth and level (not rough).

5. Penetrations through ceilings, walls, and roof shall be made and sealed by general contractor.

6. Electrical contractor will do all rough ins + final connections. Furnish all trim, accessories, disconnects, switches, relays, etc. as required.

7. Plumbing contractor will do all rough ins + final connections. Furnish all trim, accessories, valves, pressure regulators, p-traps, grease traps, backflow devices, etc.

8. Kitchen Equipment Contractor will furnish + install the dishwasher fan + roof curb, main cooking hood, stainless steel wall panels, exhaust fan + roof curb, supply fan/heater + roof curb and electrical control panel for fans.

9. Kitchen Equipment Contractor will furnish + install kitchen exhaust grease duct, associated make up air duct, and dishwasher exhaust duct.

| No. | Revision/Issue | Date |
|---|---|---|
| 1. | Layout Changes | 5/28 |

United Restaurant Equipment Co., Inc.
1 Executive Park Drive
North Billerica, MA 01862
Tel: 978-439-5500
Fax: 978-262-9999

Project:

110 Grill Portsmouth
103 Hanover St,
Portsmouth, NH 03801

| | |
|---|---|
| Project | 110 Portsmouth |
| Issue Date | 05/06/2020 |
| Scale | 1/4" = 1'-0" |
| Sheet | FS-1 |

# FOODSERVICE EQUIPMENT PLAN

| ItemNo | Quantity | Category | Cold Water (in) | Hot Water (in) | Indirect Waste Size | Direct Waste Size | Gas Size(in) | Gas MBTU | Voltage | Phase | Amps | EC HEIGHT AFF | ConnectionType | NEMA | Equipment Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **EQUIPMENT** | **PLUMBING** | | | | | | **ELECTRICAL** | | | | | | **Equipment Remarks** |
| 1 | 1 | MOP SINK | | | | VERIFY | | | | | | | | | BY OTHERS |
| 2 | 1 | MOP SINK FAUCET | 1/2" | 1/2" | | | | | | | | | | | |
| 3 | 1 | CHEM SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 4 | 1 | SODA BAG 'N BOX RACK | | | | | | | | | | | | | |
| 5 | 2 | SODA CARBONATOR | 1/2" | | | | | | 115 | 1 | 4 | 72" | CORD & PLUG | 5-15P | BY OTHERS |
| 6 | 1 | LINEN STORAGE | | | | | | | | | | | | | BY OTHERS |
| 7 | 1 | LOCKERS | | | | | | | | | | | | | BY OTHERS |
| 8 | LOT | SHELVING /LIQUOR STORAGE | | | | | | | | | | | | | |
| 10 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 11 | 1 | ICE MAKER | 3/8" | | 1/2" | | | | 208 | 1 | 14 | 76" | DIRECT | | PLUMB THROUGH #14 FILTER |
| 13 | 1 | ICE BIN FOR ICE MACHINES | | | 3/4" | | | | | | | | | | |
| 14 | 1 | WATER FILTER FOR ICE MAKER | 3/8" | | | | | | | | | | | | BY OTHERS |
| 15 | LOT | DRY STORAGE | | | | | | | | | | | | | |
| 16 | 3 | HAND SINK W/ SPLASH GUARDS | 1/2" | 1/2" | | 1-1/2" | | | | | | | | | |
| 17 | 1 | 3 COMPARTMENT SINK | (2) 1/2" | (2) 1/2" | | (3) 1-1/2" | | | | | | | | | |
| 18 | 2 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 19 | 1 | GREASE TRAP | | | | * | | | | | | | | | P.E. TO SIZE AND LOCATE. PROVIDED BY P.C. |
| 20 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 21 | LOT | DISHROOM SHELVING | | | | | | | | | | | | | |
| 23 | 1 | CLEAN DISHTABLE | | | | | | | | | | | | | |
| 24 | 1 | BOOSTER HEATER | | 3/4" | | | | | 208 | 3 | 125 | 12" | DIRECT | | BY OTHERS. |
| 2S | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 26 | 1 | DISHWASHER | | 3/4" | 1-1/2" | | | | 208 | 3 | 49 | 60" | DIRECT | | BY OTHERS - VERIFY SPECS. PLUMB THROUGH BOOSTER<br>E-C TO PROVIDE AND INSTALL RELAY |
| 27 | 2 | VENT RISERS FOR DISHWASHER | | | | | | | | | | | | | |
| 28 | 1 | EXHAUST FAN FOR DISHWASHER (ROOF) | | | | | | | 115 | 1 | 7 | VIF | DIRECT | | |
| 29 | 1 | DISPOSER | 1/2" | | | 2" | | | 208 | 3 | 7 | 24" | DIRECT | | E.C. TO WIRE DISPOSER + CONTROLS |
| 30 | 1 | SOILED DISHTABLE | (2) 1/2" | (2) 1/2" | * | 1-1/2" | | | | | | | | | WASTE PRE-RINSE SINK THROUGH DISPOSER<br>WASTE DUMP SINK THROUGH GREASE TRAP<br>G.C. TO PROVIDE WALL BLOCKING |
| 31 | 1 | KEG COOLER | | | | | | | 115 | 1 | 4 | 84" | DIRECT | | |
| 32 | 1 | WALK-IN COOLER / FREEZER COMBO | | | | | | | 115 | 1 | 4 | 84" | DIRECT | | |
| 33 | 1 | KEG REFRIGERATOR CONDENSER (VIF) | | | | | | | 208 | 3 | 8 | VIF | DIRECT | | |
| 34 | 1 | KEG REFRIGERATOR BLOWER COIL | | | 3/4" | | | | 115 | 1 | 2 | 84" | DIRECT | | P.C. TO PLUMB BLOWER DRAIN TO FLOOR DRAIN |
| 3S | 1 | FREEZER CONDENSER (VIF) | | | | | | | 208 | 3 | 10 | VIF | DIRECT | | |
| 36 | 1 | FREEZER BLOWER COIL | | | 3/4" | | | | 208 | 1 | 10 | 84" | DIRECT | | E.C. WIRE THROUGH DEFROST TIMER.<br>P.C. TO PLUMB BLOWER DRAIN TO FLOOR DRAIN<br>VERIFY FINAL LOCATION |
| 37 | 1 | REFRIGERATOR CONDENSER (VIF) | | | | | | | 208 | 3 | 8 | VIF | DIRECT | | |
| 38 | 1 | REFRIGERATOR BLOWER COIL | | | 3/4" | | | | 115 | 1 | 2 | 84" | DIRECT | | P.C. TO PLUMB BLOWER DRAIN TO FLOOR DRAIN |
| 39 | 1 | HEAT TAPE | | | | | | | 115 | 1 | 4 | 72" | CORD & PLUG | 5-15P | |
| 40 | 3 | KEG RACKS | | | | | | | | | | | | | |
| 41 | 1 | WIRE SHELVING | | | | | | | | | | | | | |
| 42 | 1 | DRAUGHT BEER SYSTEM | | | | | | | 208 | 1 | 15 | 100" | DIRECT | | |
| 43 | 1 | WIRE SHELVING | | | | | | | | | | | | | |
| 44 | 1 | WIRE SHELVING | | | | | | | | | | | | | |
| 4S | 1 | DUNNAGE RACK | | | | | | | | | | | | | |
| 46 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 47 | LOT | COOLER SHELVING | | | | | | | | | | | | | |
| 48 | 2 | PAN RACK | | | | | | | | | | | | | |
| 50 | 6 | UTENSIL RACKS | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 51 | 1 | WORK TABLE | | | | | | | | | | | | | |
| 52 | 1 | MIXER | | | | | | | 115 | 1 | 6 | 48" | CORD & PLUG | 5-15P | |
| 53 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 54 | 1 | WORK TABLE | | | | | | | | | | | | | |
| 55 | 1 | FOOD SLICER | | | | | | | 115 | 1 | 2 | 48" | CORD & PLUG | 5-15P | |
| 56 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 57 | 1 | WORK TABLE W/ PREP SINKS | 1/2" | 1/2" | (2) 1-1/2" | | | | | | | | | | |
| 60 | 1 | FOOD PROCESSOR | | | | | | | 115 | 1 | 7 | 48" | CORD & PLUG | 5-15P | |
| 63 | 1 | EXHAUST HOOD | | | | | | | 115 | 1 | 5 | 100" | DIRECT | | WIRE THROUGH #68 CONTROL PANEL. |
| 64 | 1 | STAINLESS STEEL WALL PANELS | | | | | | | | | | | | | |
| 6S | 1 | EXHAUST FAN (ROOF) | | | | | | | 208 | 3 | 16 | VIF | DIRECT | | WIRE THROUGH #68 CONTROL PANEL. |
| 67 | 1 | SUPPLY FAN/HEATER (ROOF) | | | | | 1" | 325 | 208 | 3 | 10 | VIF | DIRECT | | WIRE THROUGH #68 CONTROL PANEL. VERIFY LOCATION |
| 68 | 1 | CONTROL PANEL | | | | | | | * | | | 100" | | | SEE WIRING DIAGRAM. PROVIDE INTERNET CONNECTION. |
| 69 | 1 | FIRE SUPPRESSION SYSTEM | | | | | * | | | | | | | | P.C. TO INSTALL GAS VALVE PROVIDED BY UNITED.<br>E.C. TIE IN TO FIRE ALARM |
| 70 | 1 | CARBON MONOXIDE DETECTION SYSTEM (NOT SHOWN) | | | | | * | | | * | | VIF | | | SUPPLIED BY P.C. PER CODE.<br>E.C. TO INTERWIRE COMPONENTS |

| ItemNo | Quantity | Category | Cold Water (in) | Hot Water (in) | Indirect Waste Size | Direct Waste Size | Gas Size(in) | Gas KBTU | Voltage | Phase | Amps | EC HEIGHT AFF | ConnectionType | NEMA | Equipment Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **EQUIPMENT** | **PLUMBING** | | | | | | **ELECTRICAL** | | | | | | **Equipment Remarks** |
| 71 | 1 | ROOM TEMPERATURE SENSOR | | | | | | | * | | | 60" | DIRECT | | WIRE THROUGH #68 CONTROL PANEL |
| 72 | 1 | WORKTOP FREEZER | | | | | | | 115 | 1 | 7 | 24" | CORD & PLUG | 5-15P | |
| 73 | 1 | MIXER KITCHEN AID | | | | | | | 115 | 1 | 4 | 48" | CORD & PLUG | 5-15P | BY OTHERS |
| 74 | 1 | FRYER BATTERY, GAS | | | | | 1" | 240 | 115 | 1 | 7+6 | 24" | CORD & PLUG | 5-15P | UNITED TO SUPPLY GAS HOSE KIT. 2 115V CONNECTION.<br>7A FILTER + 6A CONTROLS. SHUNT AS REQUIRED |
| 75 | 1 | EQUIPMENT STAND, REFRIGERATED | | | | | | | 115 | 1 | 11 | 24" | CORD & PLUG | 5-15P | SHUNT AS REQUIRED |
| 76 | 1 | GRIDDLE | | | | | 3/4" | 120 | | | | | | | UNITED TO SUPPLY GAS HOSE KIT |
| 77 | 1 | CHEESEMELTER, ELECTRIC | | | | | | | 208 | 1 | 17 | 63" | DIRECT | | SHUNT AS REQUIRED. |
| 78 | 1 | CHARBROILER | | | | | 3/4" | 120 | | | | | | | UNITED TO SUPPLY GAS HOSE KIT |
| 79 | 1 | HOTPLATE | | | | | 3/4" | 240 | | | | | | | UNITED TO SUPPLY GAS HOSE KIT |
| 80 | 1 | EQUIPMENT STAND, REFRIGERATED | | | | | | | 115 | 1 | 6 | 24" | CORD & PLUG | 5-15P | SHUNT AS REQUIRED |
| 81 | 1 | POT / KETTLE FILLER FAUCET | 1/2" | | | | | | | | | | | | |
| 82 | 2 | CONVECTION OVEN | | | | | 3/4 | 45 | 115 | 1 | 8 | 38" | CORD & PLUG | 5-15P | SHUNT AS REQUIRED. UNITED TO SUPPLY GAS HOSE KIT |
| 83 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 83.1 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 84 | 1 | WORK TABLE | | | | | | | | | | | | | |
| 85 | 1 | COUNTERTOP WARMER | | | | | | | 115 | 1 | 10 | 48" | CORD & PLUG | 5-15P | |
| 86 | 3 | MICROWAVE OVEN | | | | | | | 208 | 1 | 17 | 24" | CORD & PLUG | 6-20P | |
| 87 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 88 | 5 | TICKET PRINTER | | | | | | | 115 | 1 | 2 | 24" | CORD & PLUG | 5-15P | |
| 89 | 1 | MEGA TOP SANDWICH / SALAD PREP REF | | | | | | | 115 | 1 | 4 | 24" | CORD & PLUG | 5-15P | |
| 90 | 2 | MEGA TOP SANDWICH / SALAD PREP REF | | | | | | | 115 | 1 | 6 | 24" | CORD & PLUG | 5-15P | |
| 91 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 92 | 1 | WORK TABLE | | | | | | | | | | | | | |
| 93 | 1 | REFRIGERATED WORK TOP | | | | | | | 115 | 1 | 3 | 24" | CORD & PLUG | 5-15P | |
| 94 | 1 | MEGA TOP SANDWICH PREPREF | | | | | | | 115 | 1 | 6 | 24" | CORD & PLUG | 5-15P | |
| 95 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 96 | 1 | WORK TABLE | | | | | | | | | | | | | |
| 97 | 1 | MICROWAVE OVEN | | | | | | | 115 | 1 | 18 | 24" | CORD & PLUG | 5-20P | |
| 98 | 1 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 99 | 6 | HEAT LAMPS | | | | | | | 115 | 1 | 3 | 96" | DIRECT | | UNITED TO SUPPLY LAMPS + 2 EA.<br>8' TRACKS /W CONNECTOR 1 LIVE END |
| 100 | 2 | DISPLAY SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 101 | 6 | POINT OF SALE SYSTEM | | | | | | | 115 | 1 | 4 | 48" | CORD & PLUG | 5-15P | DATA+POWER |
| 102 | 1 | SODA DISPENSER | | | 3/4" | | | | 115 | 1 | 3 | VIF | CORD & PLUG | 5-15P | BY OTHERS |
| 103 | 2 | MILLWORK COUNTER | | | | | | | | | | | | | |
| 104 | 3 | GLASS DOLLY | | | | | | | | | | | | | BY OTHERS |
| 105 | 2 | DROP-IN SINK | 1/2" | 1/2" | | 1-1/2" | | | | | | | | | |
| 106 | 1 | ESPRESSO MACHINE | 1/4" | | 1/2" | | | | 115 | 1 | 15 | 48" | CORD & PLUG | 5-15P | BY OTHERS. FILTERED WATER. VERIFY REQUIREMENTS. |
| 107 | 1 | COFFEE BREWER | 1/4" | | | | | | 120/ 220 | 1 | 15 | 48" | CORD & PLUG | 5-15P | BY OTHERS. FILTERED WATER. VERIFY REQUIREMENTS. |
| 108 | 1 | ICED TEA BREWER | 1/4" | | | | | | 115 | 1 | 14 | 48" | CORD & PLUG | 5-15P | BY OTHERS. FILTERED WATER. VERIFY REQUIREMENTS. |
| 109 | 1 | UNDERCOUNTER REFRIGERATOR | | | | | | | 115 | 1 | 2 | 24" | CORD & PLUG | 5-15P | |
| 110 | 1 | BUILT-IN WARMING DRAWER | | | | | | | 115 | 1 | 8 | 24" | CORD & PLUG | 5-15P | |
| 111 | 2 | MILLWORK WALL SHELVES | | | | | | | | | | | | | BY OTHERS |
| 112 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 113 | 1 | MILLWORK COUNTER | | | | | | | | | | | | | BY OTHERS |
| 115 | 1 | PASS-THRU ICE BIN | | | 1/2" | | | | | | | | | | |
| 116 | 4 | SODA GUN | | | | | | | | | | | | | BY OTHERS |
| 117 | 3 | DUMP SINK W/ SPLASH GUARDS | 1/2" | 1/2" | 1-1/2" | | | | | | | | | | |
| 118 | 1 | DRAINBOARD | | | 1" | | | | | | | | | | |
| 119 | 1 | CORNER ANGLE FILLER | | | | | | | | | | | | | |
| 120 | 3 | GLASS RACK | | | 1" | | | | | | | | | | |
| 121 | 1 | RED WINE COOLER | | | | | | | 115 | 1 | 5 | 24" | CORD & PLUG | 5-15P | |
| 122 | 2 | GLASS CHILLER | | | | | | | 115 | 1 | 4 | 24" | CORD & PLUG | 5-15P | |
| 123 | 2 | ICE BIN | | | 1/2" | | | | | | | | | | |
| 124 | 1 | SPARE NUMBER | | | | | | | | | | | | | |
| 125 | 1 | GLASSWASHER | | 1/2" | 2" | | | | 115 | 1 | 16 | 24" | CORD & PLUG | 5-20P | BY OTHERS |
| 126 | 1 | HAND SINK | 1/2" | 1/2" | | 1-1/2" | | | | | | | | | |
| 127 | 1 | BOTTLE COOLER | | | | | | | 115 | 1 | 9 | 24" | CORD & PLUG | 5-15P | |
| 128 | 1 | BACK BAR COOLER | | | | | | | 115 | 1 | 4 | 24" | CORD & PLUG | 5-15P | |
| 129 | 1 | ISLAND COOLER | | | | | | | 115 | 1 | 7 | 24" | CORD & PLUG | 5-15P | |
| 130 | 1 | BEER TOWER HEAD | | | | | | | | | | | | | |
| 131 | 1 | DRAIN TROUGH FOR DRAUGHT BEER | | | (2) 3/4" | | | | | | | | | | P.C TO INSTALL DRAIN |
| 132 | 1 | MILLWORK BAR ISLAND | | | | | | | | | | | | | BY OTHERS |
| 133 | 1 | MILLWORK BAR | | | | | | | | | | | | | BY OTHERS |
| 134 | 2 | WALL SHELF | | | | | | | | | | | | | G.C TO PROVIDE WALL BLOCKING + HANG |
| 135 | 1 | BEER GAS | | | | | | VERIFY | | | | | | | BY OTHERS VERIFY |
| 136 | 1 | C02 | | | | | | VERIFY | | | | | | | BY OTHERS VERIFY |
| 137 | 1 | GREASE TANK | | | | VERIFY | | | | | | | | | BY OTHERS VERIFY. P.C PROVIDE 3/4" STEEL LINE TO FRYERS |

## General Notes

1. These plans are provided for the purpose of indicating foodservice equipment locations and requirements only and are not to be construed by the general contractor or subcontractor as to relieve them from their responsibility of complying with all applicable local mechanical codes.
2. Refer to architectural drawings, mechanical, and electrical drawings for the balance of work not in kitchen equipment contract.
3. It shall be the responsibility of the owner and/or his assigned coordinator to insure that the food service equipment contractor receives copies of all addendum and changes to architectural documents which are made prior to and during construction.
4. General Contractor shall provide the necessary wall backing for all wall mounted equipment (shelving, pot racks, ETC.), as indicated on foodservice equipment drawing.
5. 6" deep floor depression for walk–ins to be provided by the general contractor. Bottom of floor depression must be smooth and level (not rough).
6. Penetrations through ceilings, walls, and roof shall be made and sealed by general contractor.
7. Electrical contractor will do all rough ins + final connections. Furnish all trim, accessories, disconnects, switches, relays, etc. as required.
8. Plumbing contractor will do all rough ins + final connections. Furnish all trim, accessories, valves, pressure regulators, p–traps, grease traps, backflow devices, etc.
9. Kitchen Equipment Contractor will furnish + install the dishwasher fan + roof curb, main cooking hood, stainless steel wall panels, exhaust fan + roof curb, supply fan/heater + roof curb and electrical control panel for fans.
10. Kitchen Equipment Contractor will furnish + install kitchen exhaust grease duct, associated make up air duct, and dishwasher exhaust duct.

| No. | Revision/Issue | Date |
|---|---|---|
| 1. | Layout Changes | 5/28 |


United Restaurant Equipment Co., Inc.
1 Executive Park Drive
North Billerica, MA 01862
Tel: 978–439–5500
Fax: 978–262–9999


Project:

110 Grill Portsmouth
103 Hanover St,
Portsmouth, NH 03801

| | |
|---|---|
| Project | 110 Portsmouth |
| Issue Date | 05/06/2020 |
| Scale | 1/4" = 1'–0" |
| Sheet | FS-2 |

**TRIFAB® VG (VERSAGLAZE®)**
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

# Design + Performance Versatility with Unmatched Fabrication Flexibility



**Geisinger Professional Building**
**Jenkins Township, Pennsylvania**
ARCHITECT
**Mericle Commercial Real Estate Services**
**Wilkes-Barre, Pennsylvania**
GLAZING CONTRACTOR
**Sterling Glass, Inc., Scranton, Pennsylvania**
PHOTOGRAPHER
**© Perzel Photography Group**

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

## AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

## ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



**Brighton Landing**
**Cambridge, Massachusetts**
ARCHITECT
**ADD Inc., Cambridge, Massachusetts**
GLAZING CONTRACTOR
**Ipswich Bay Glass Company,Inc., Rowley, Massachusetts**
PHOTOGRAPHER
**© Gordon Schenck, Jr.**

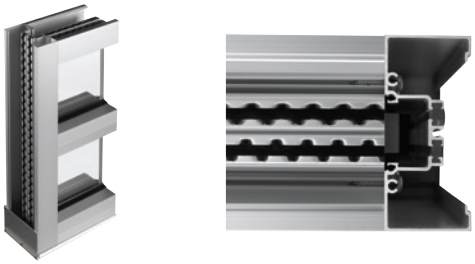
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

## FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

## PERFORMANCE

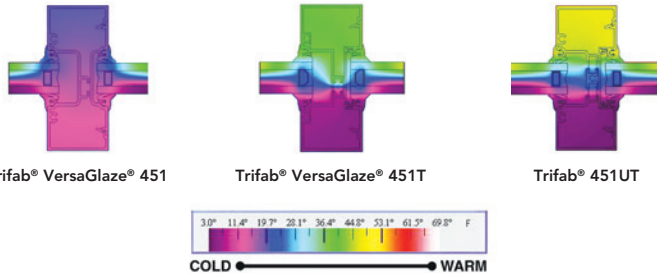
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



**Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.**

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

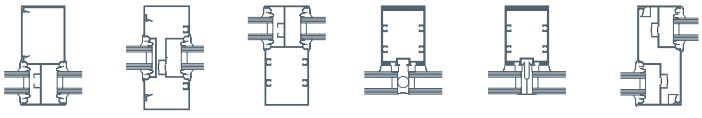
**Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.**




**Trifab® VersaGlaze® 451** | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

## PERFORMANCE TEST STANDARDS

| | |
|---|---|
| Air Infiltration | ASTM E283 |
| Water | AAMA 501, ASTM E331 |
| Structural | ASTM E330 |
| Thermal | AAMA 1503 |
| Thermal Break | AAMA 505, AAMA TIR-A8 |
| Acoustical | AAMA 1801, ASTM E1425 |



**Front** | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
**kawneer.com**

KAWNEER

**ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS**

## Features

- Trifab® VG 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Continuous Head and Sill fabrication
- Screw Spline Pre-Glazed option
- SSG / Weatherseal option
- IsoLock® lanced and debridged thermal break option with Trifab® VG 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic® anodized finishes in seven choices
- Painted finishes in standard and custom choices

## Optional Features

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil® SunShade Outrigger System and Horizontal Single Blade System
- Profit$Maker® Plus die sets available

## Product Applications

- Storefront, Ribbon Window, Punched Openings or Pre-Glazed
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent® Windows for Storefront Framing are easily incorporated

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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For specific product applications,
consult your Kawneer representative.

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**PICTORIAL VIEWS..... 5-10**
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**CHARTS (WIND LOAD, DEADLOAD, END REACTION & THERMAL) .. 61-109**

Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses ( ) are millimeters unless otherwise noted.

The following metric (SI ) units are found in these details:

m – meter
cm – centimeter
mm – millimeter
s – second
Pa – pascal
MPa – megapascal

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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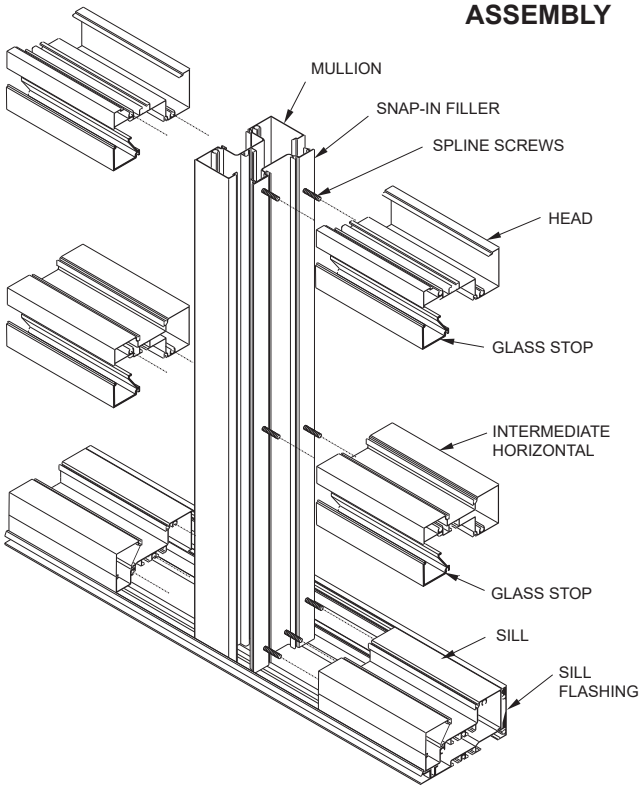
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# Trifab® VG 451/451T Framing System



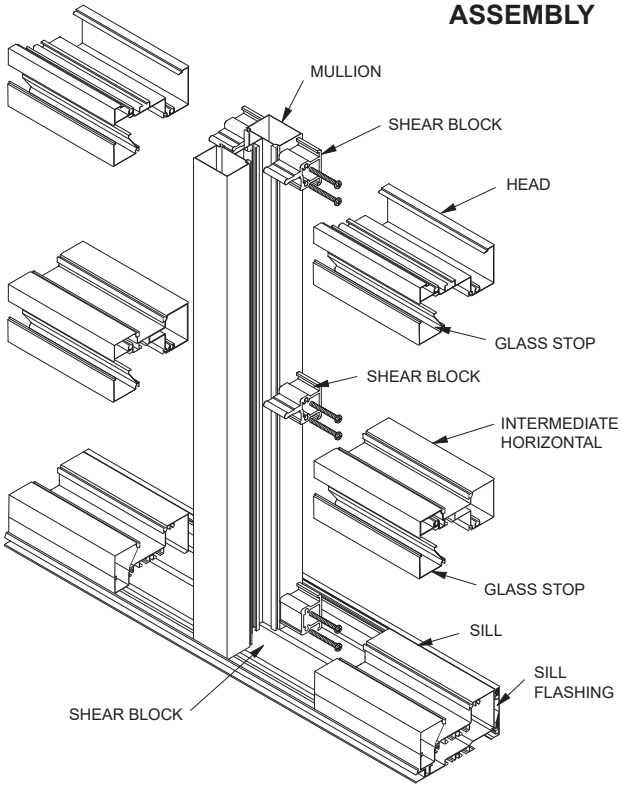
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

## SCREW SPLINE ASSEMBLY

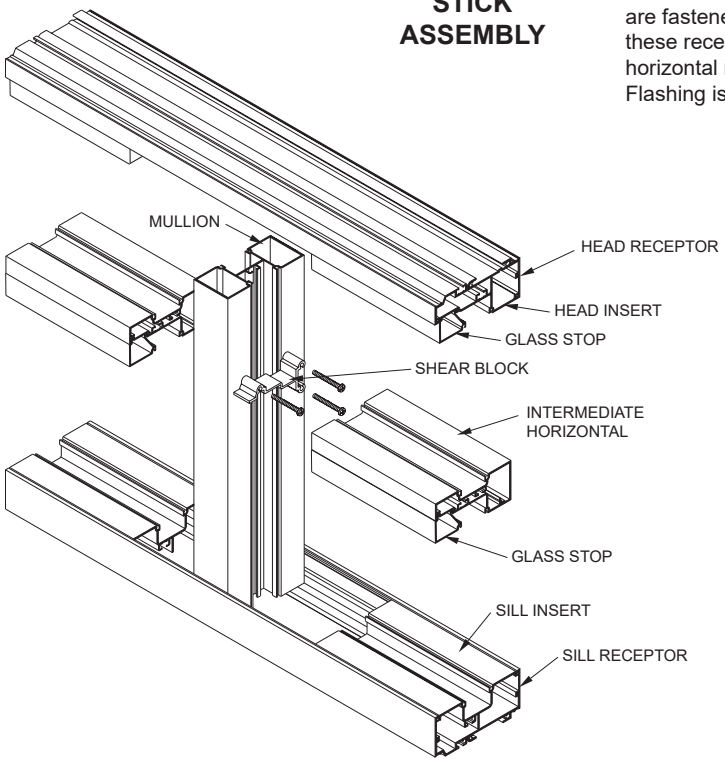



The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

## SHEAR BLOCK ASSEMBLY




## STICK ASSEMBLY




The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

**NOTE:**
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 16)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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**BASIC FRAMING DETAILS**
(CENTER - Outside Glazed - Stops Down) ..... 12
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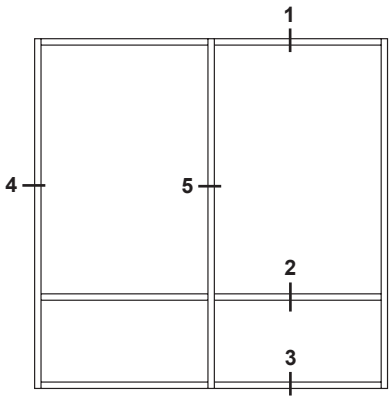
# Trifab® VG 451/451T Framing System

JUNE, 2020

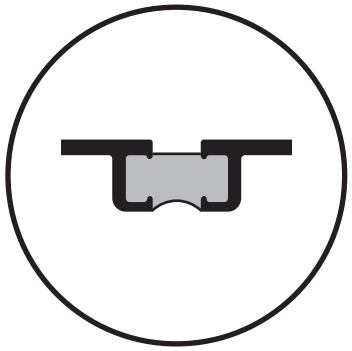
BASIC FRAMING DETAILS (CENTER - Outside Glazed - Stops Down)

EC 97911-231

**Additional information and CAD details are available at www.kawneer.com**

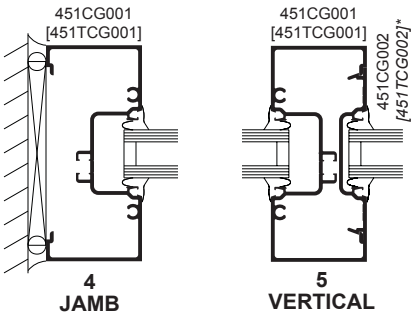



**ELEVATION IS NUMBER KEYED TO DETAILS**

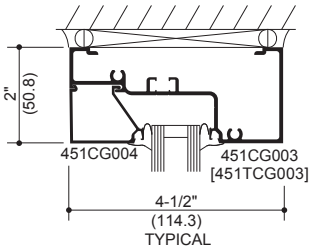


**NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS**

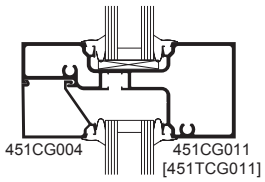
## SCREW SPLINE



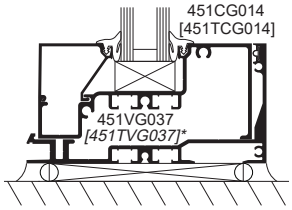

**1 HEAD**




**2 HORIZONTAL**

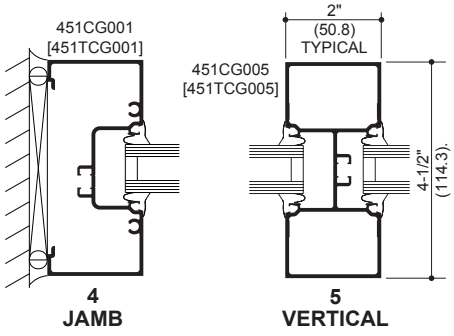



**3 SILL**

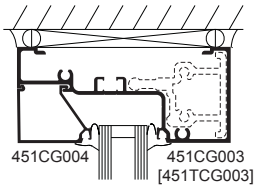



* HP Sill Flashing shown with optional gasket.

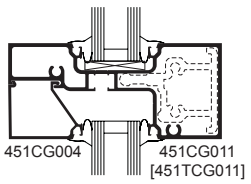
## SHEAR BLOCK



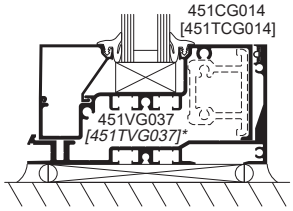

**1 HEAD**




**2 HORIZONTAL**

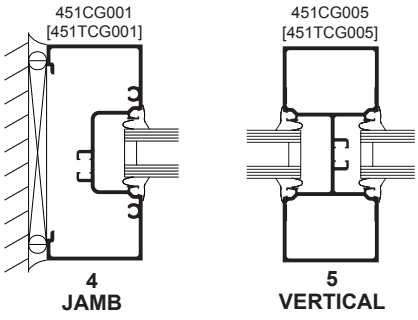



**3 SILL**

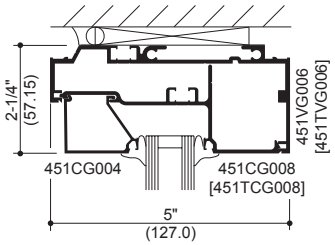



* HP Sill Flashing shown with optional gasket.

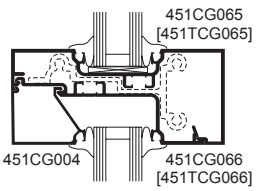
## STICK



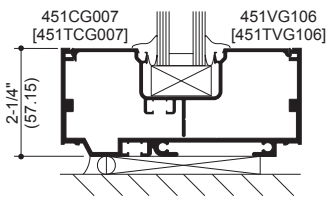

**1 HEAD**




**2 HORIZONTAL**




**3 SILL**

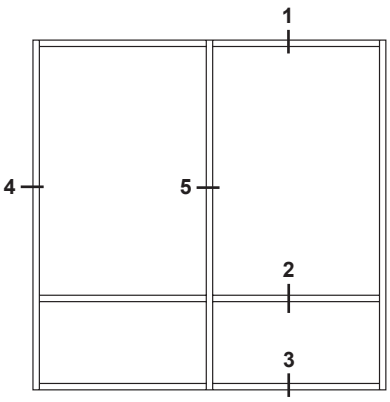



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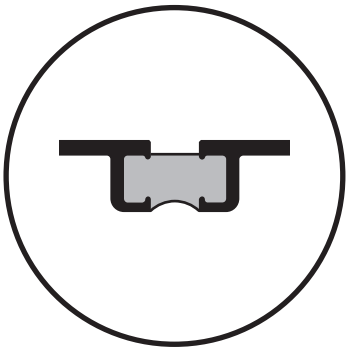
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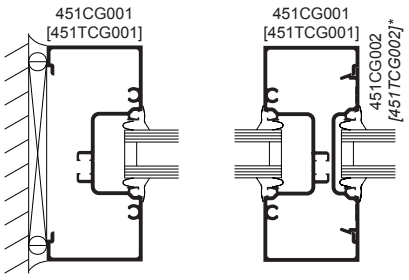


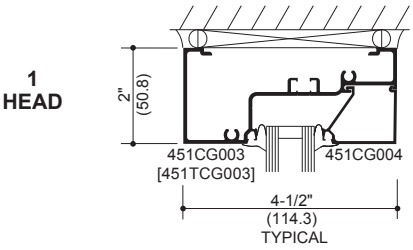

ELEVATION IS NUMBER KEYED TO DETAILS

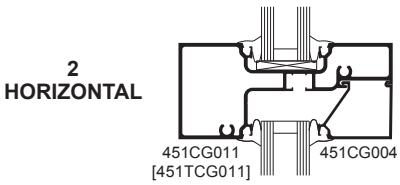


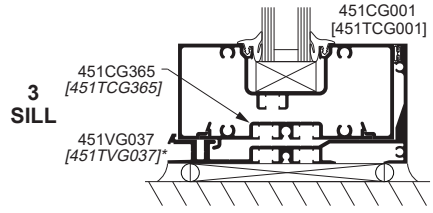
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

## SCREW SPLINE



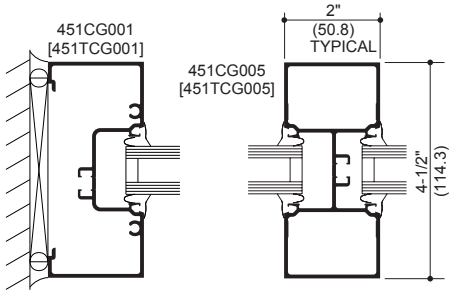



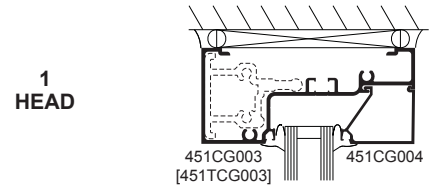



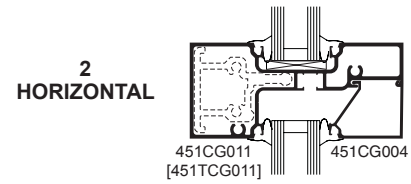



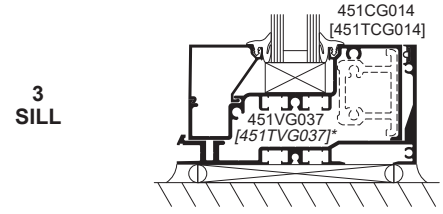

* HP Sill Flashing shown with optional gasket.

## SHEAR BLOCK



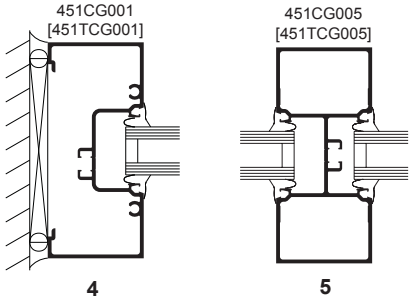



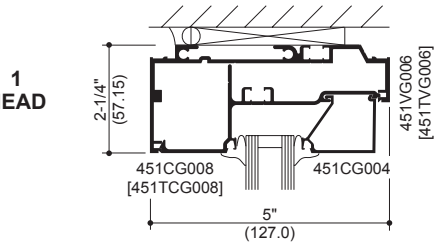



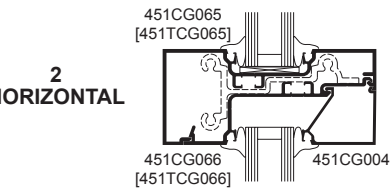



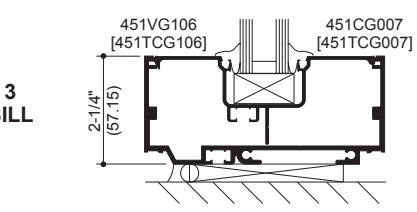

* HP Sill Flashing shown with optional gasket.

## STICK




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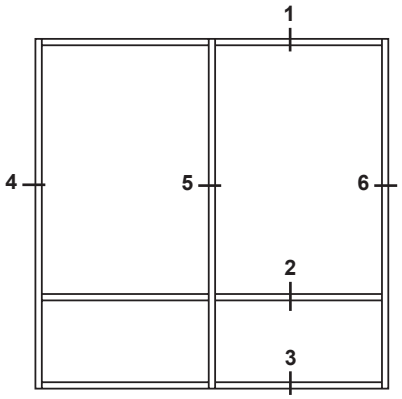
# Trifab® VG 451/451T Framing System



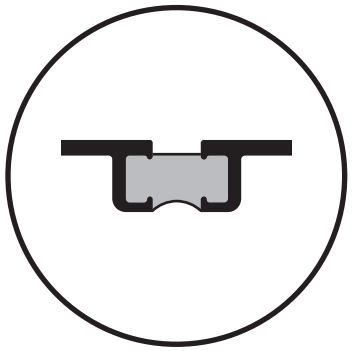
PRE-GLAZED FRAMING DETAILS (CENTER - Outside Glazed - Stops Up)



**Additional information and CAD details are available at www.kawneer.com**

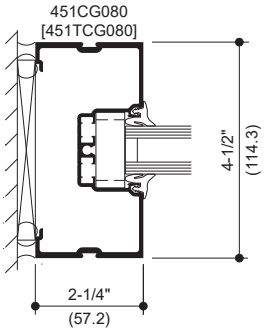



**ELEVATION IS NUMBER KEYED TO DETAILS**

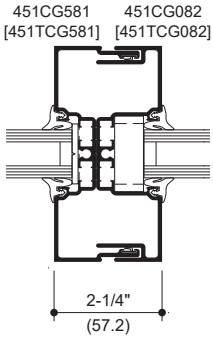


**NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS**

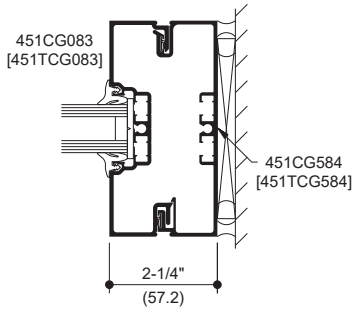
## SCREW SPLINE




**4**
**JAMB**

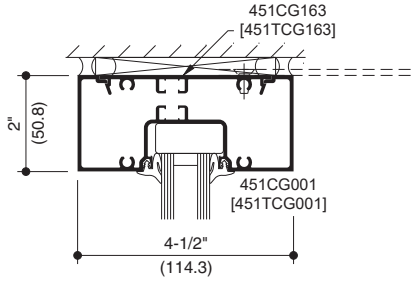



**5**
**VERTICAL**

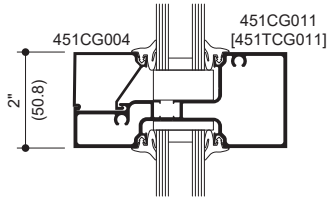



**6**
**JAMB**

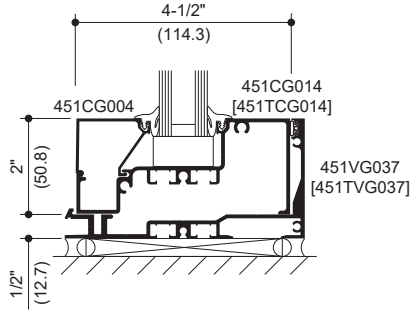
**1**
**HEAD**




**2**
**HORIZONTAL**




**3**
**SILL**

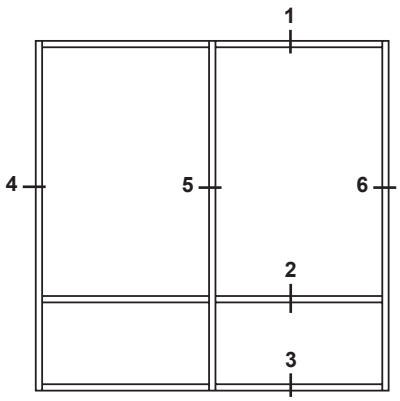



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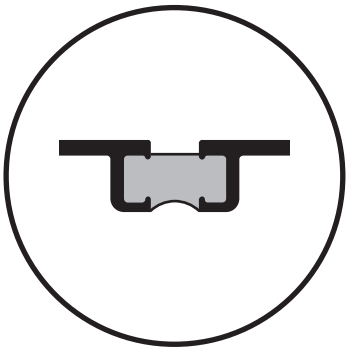
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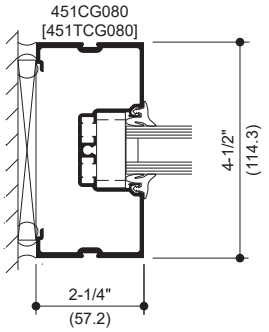



**ELEVATION IS NUMBER KEYED TO DETAILS**

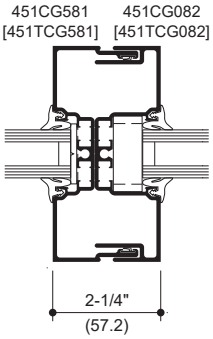


**NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS**

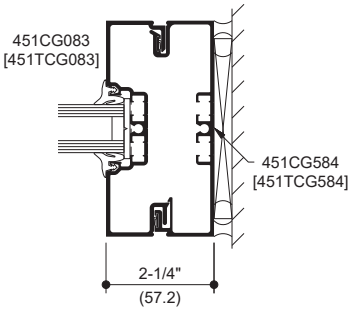
## SCREW SPLINE



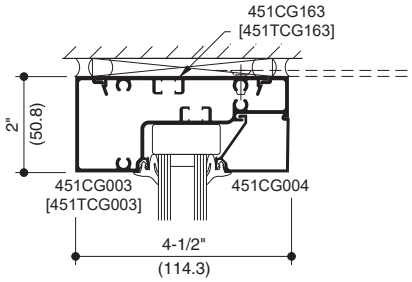

**4 JAMB**



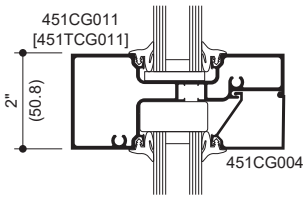

**5 VERTICAL**



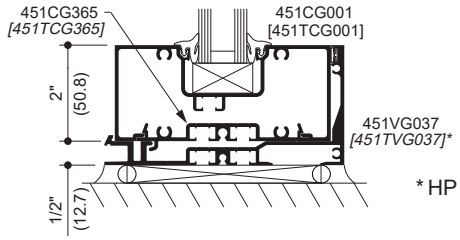

**6 JAMB**




**1 HEAD**




**2 HORIZONTAL**




**3 SILL**

* HP Sill Flashing shown with optional gasket.

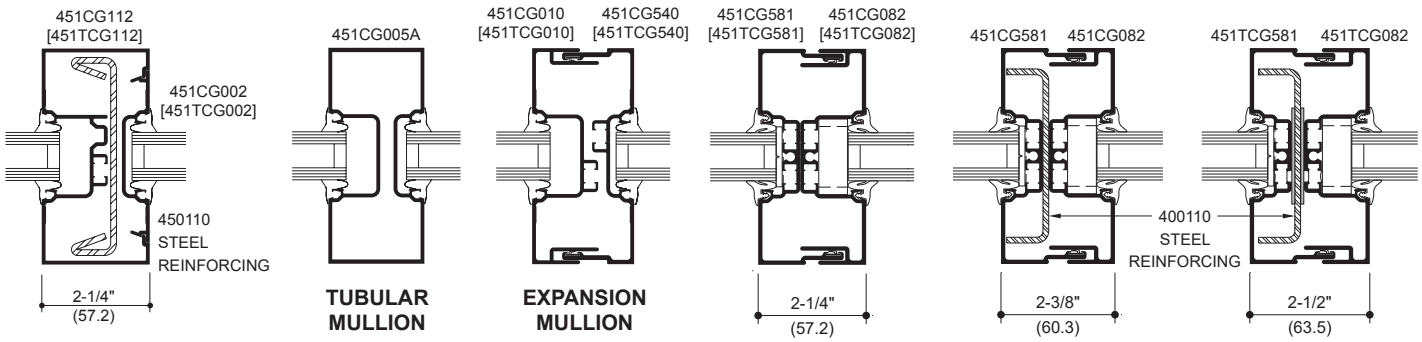
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**PRE-GLAZED EXPANSION MULLIONS**




**SPLIT MULLION W/ STEEL**

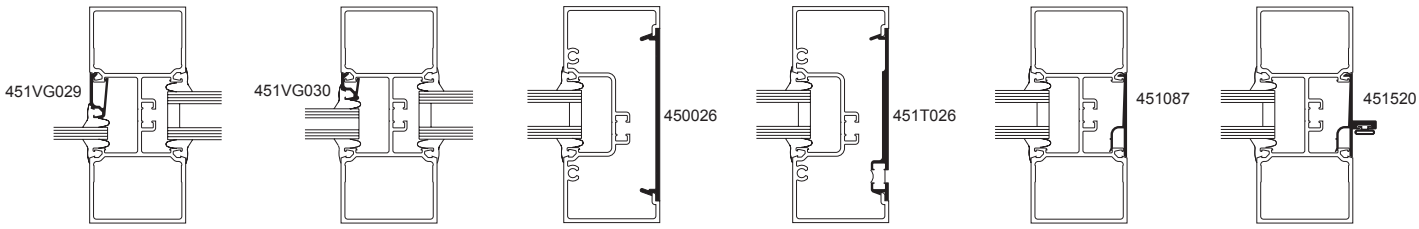
**TUBULAR MULLION**

**EXPANSION MULLION**

**451/451T**

**451 W/ STEEL**

**451T W/ STEEL**




**1/4" (6.4) INFILL SNAP-IN ADAPTOR**

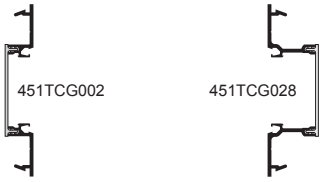
**5/8" (15.9) INFILL SNAP-IN ADAPTOR**

**SNAP-IN FLAT FILLER**

**THERMAL FLAT FILLER**

**SNAP-IN FLAT POCKET FILLER**

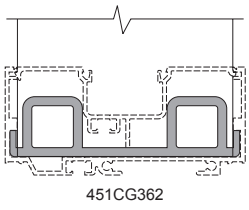
**SNAP-IN DOOR STOP**




SHALLOW POCKET

DEEP POCKET

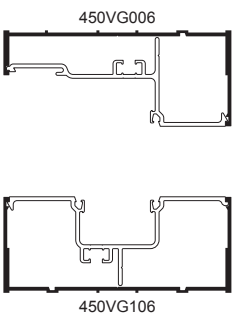
**THERMAL POCKET FILLERS**



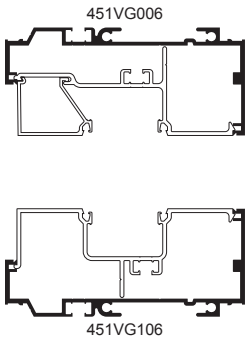

**MULLION ANCHOR**

**NOTE:**
If the end reaction of the mullion (mullion spacing (ft.) times height (ft) times specified wind load (psf), divided by two) is more than 500 LBS., the optional mullion anchor must be used. Consult Application Engineering.

**NOTE:**
Mullion Anchor not used with Lightwieght Receptor.




**OPTIONAL LIGHTWEIGHT CAN RECEPTORS**



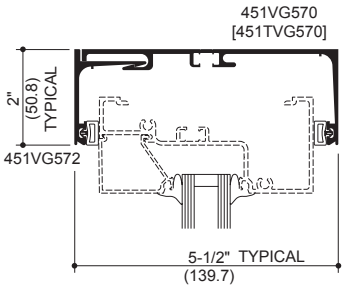

**OPTIONAL UNEQUAL LEG CAN RECEPTORS**

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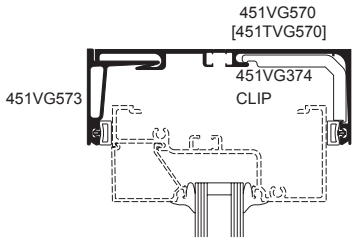
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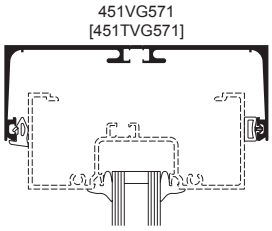
**Additional information and CAD details are available at www.kawneer.com**



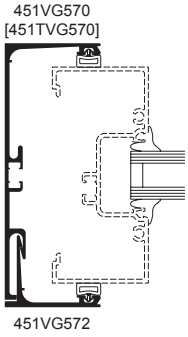

**STANDARD HEAD COMPENSATING RECEPTOR**
(EXTERIOR INSTALLED)



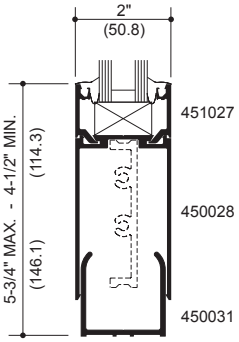

**HEAVY WEIGHT HEAD COMPENSATING RECEPTOR**
(EXTERIOR INSTALLED)



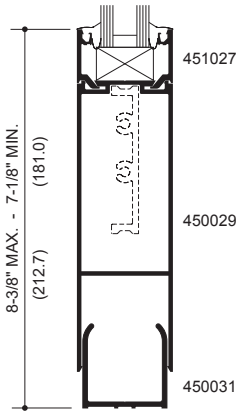

**ONE PIECE HEAD COMPENSATING RECEPTOR**



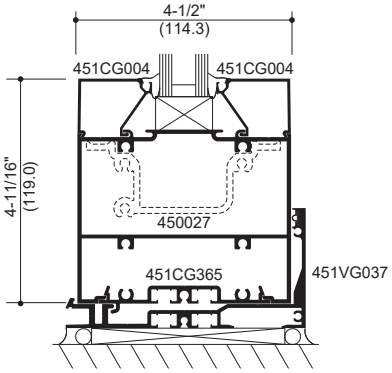

**JAMB COMPENSATING RECEPTOR**
(EXTERIOR INSTALLED)



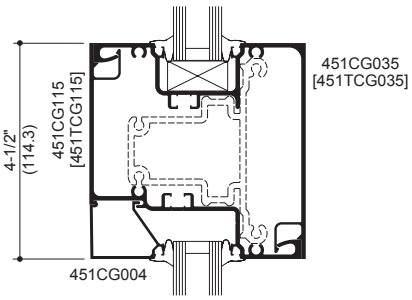

***NARROW SIDELITE BASE**




***NARROW SIDELITE BASE**




**SIDELITE BASE**




**4-1/2" (114.3) x 4-1/2" (114.3) HORIZONTAL**

**SIDELITE BASES ARE NON-THERMAL APPLICATIONS**

*NARROW SIDELITE BASES REQUIRE THE USE OF NON-THERMAL 2-PIECE VERTICALS ONLY.

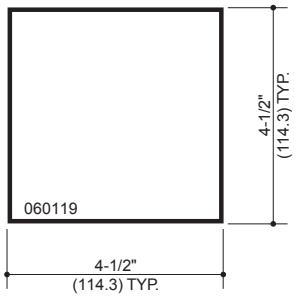
**NOTE:** SIDELITE BASES SHOWN ARE FOR USE WITH SCREW SPLINE AND SHEAR BLOCK SYSTEMS ONLY.

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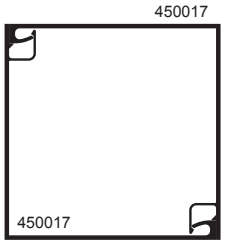
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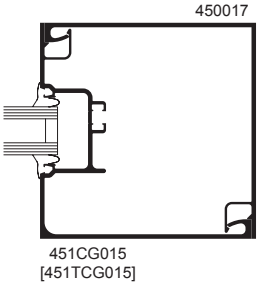
**Additional information and CAD details are available at www.kawneer.com**



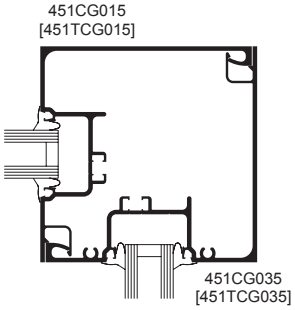

**4-1/2" X 4-1/2" TUBE**



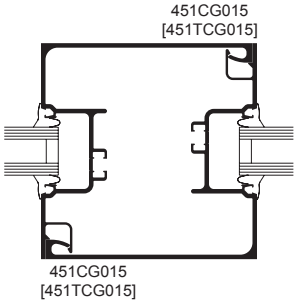

**TWO PIECE NO POCKET CORNER**



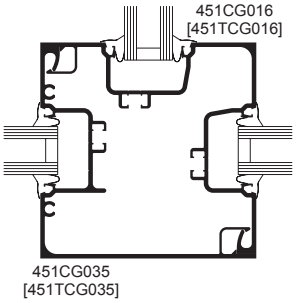

**ONE POCKET CORNER**



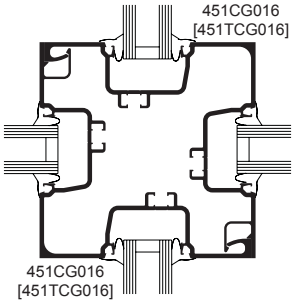

**TWO POCKET 90° CORNER**



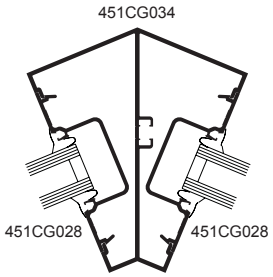

**TWO POCKET CORNER POST**



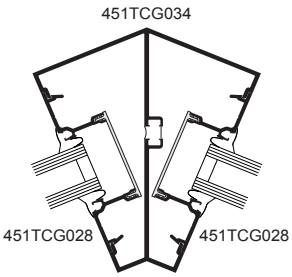

**THREE POCKET 90° CORNER**



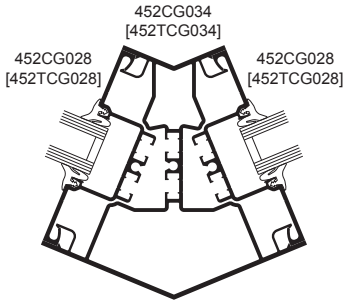

**FOUR POCKET 90° CORNER**



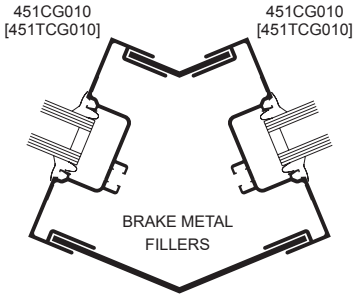

**135° CORNER (NON-THERMAL)**



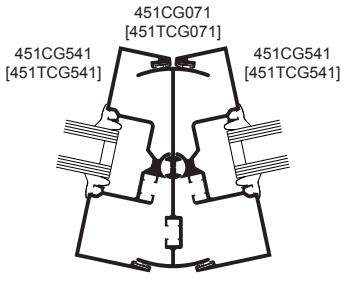

**135° CORNER (THERMAL)**



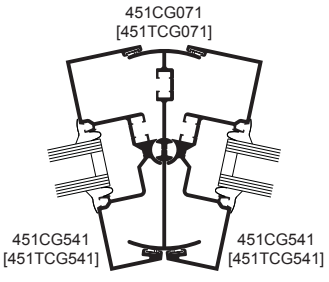

**135° CORNER**




**VARIABLE DEGREE BRAKE METAL CORNER**




**155° TO 180° PIVOT MULLION (OUTSIDE CORNER)**



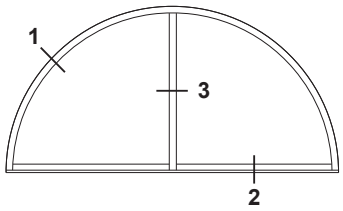

**155° TO 180° PIVOT MULLION (INSIDE CORNER)**

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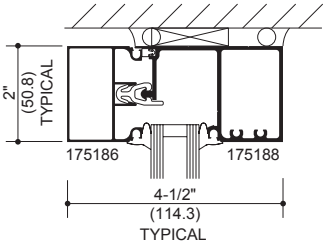
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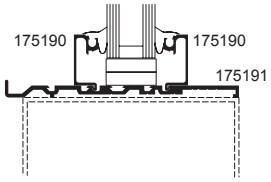


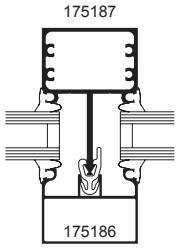

**CURVING DETAILS**
*(Center Plane Only)*

**1**

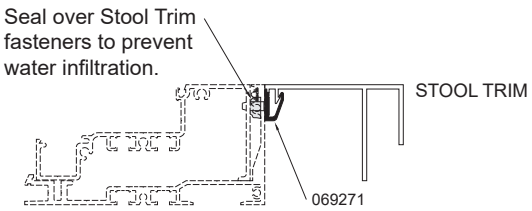



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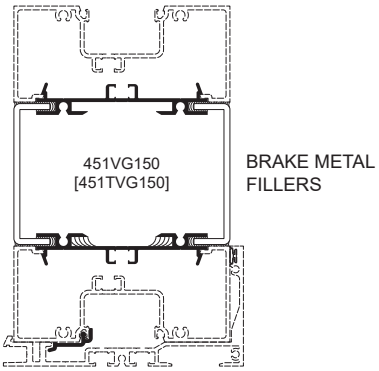


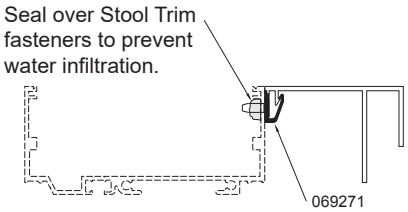

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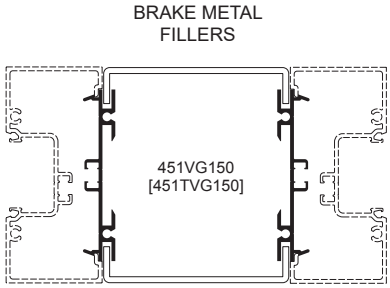

**STOOL TRIM CLIP**
**WITH HIGH PERFORMANCE**
**FLASHING**




**BRAKE METAL**
**ADAPTOR AT HORIZONTAL**




**STOOL TRIM CLIP**
**FOR STICK ASSEMBLY**




**BRAKE METAL**
**ADAPTOR AT VERTICAL**

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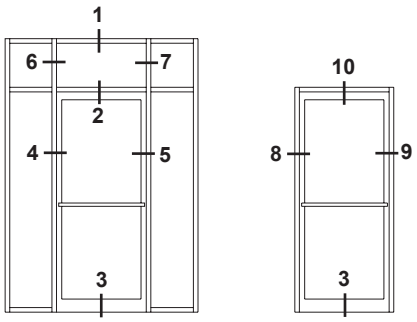
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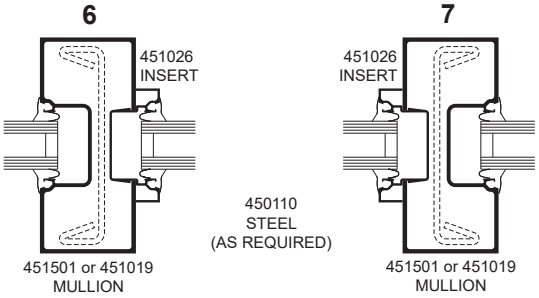
## **Trifab® VG 451** FRAMING INCORPORATING KAWNEER® "190" DOORS.

**DOOR FRAMING NON-THERMAL ONLY**

**NOTE:** OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

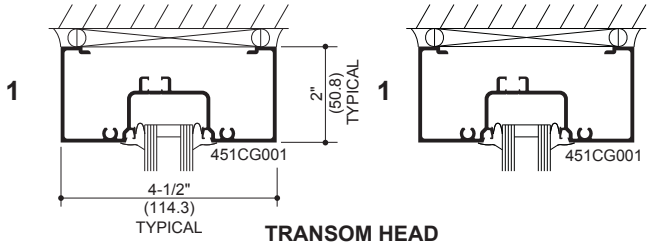



**ELEVATIONS ARE NUMBER KEYED TO DETAILS**

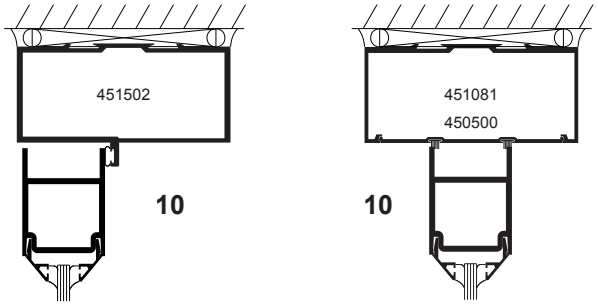



**TRANSOM JAMBS**

Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert with or without steel reinforcing.

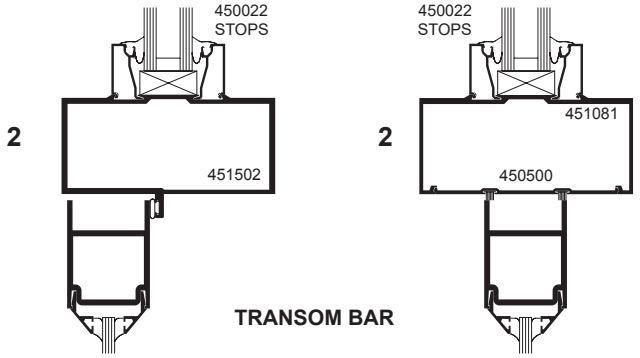



**TRANSOM HEAD**

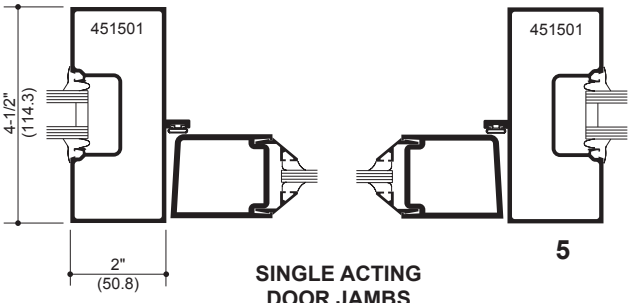



**SINGLE ACTING HEADER**

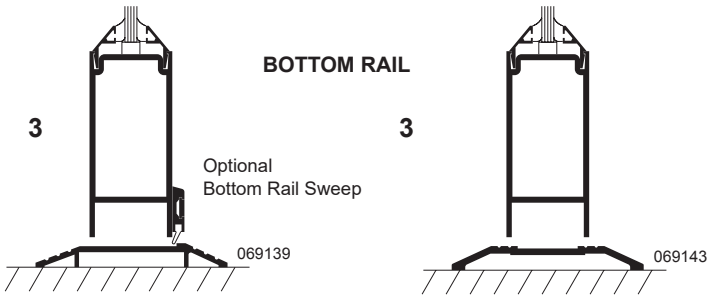
**DOUBLE ACTING HEADER**




**TRANSOM BAR**

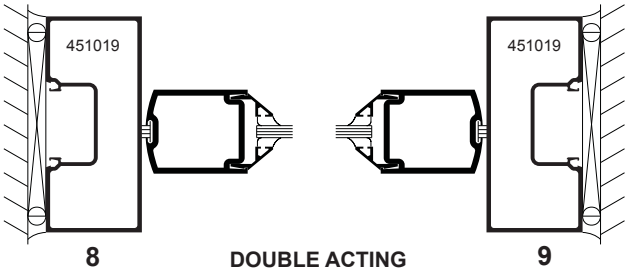



**SINGLE ACTING DOOR JAMBS**




**SINGLE ACTING**

**DOUBLE ACTING**




**DOUBLE ACTING DOOR JAMBS**

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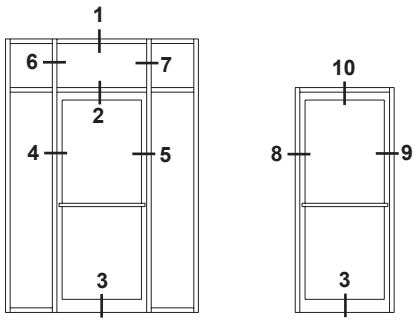
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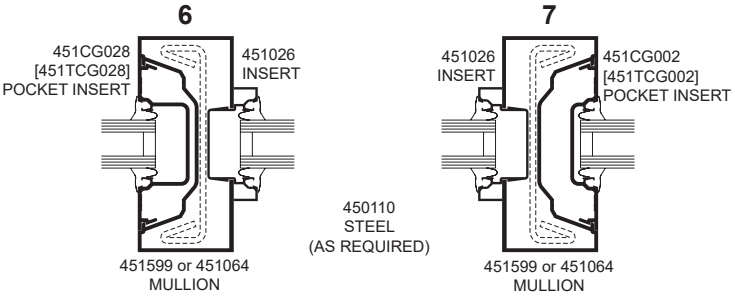
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### DOOR FRAMING NON-THERMAL ONLY

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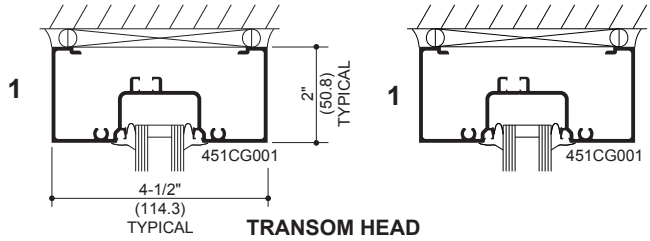



**ELEVATIONS ARE NUMBER KEYED TO DETAILS**

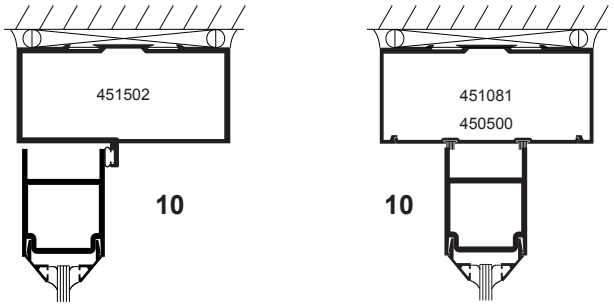



**TRANSOM JAMBS**

Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert with or without steel reinforcing.

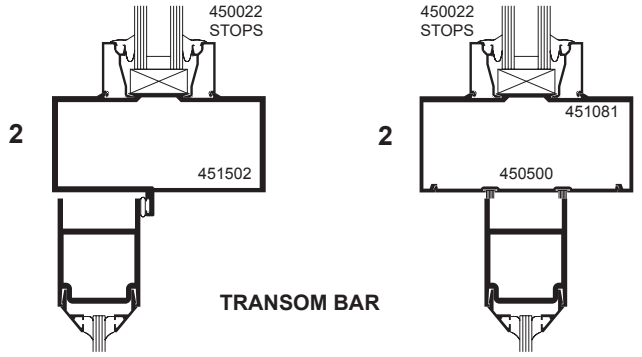



**TRANSOM HEAD**

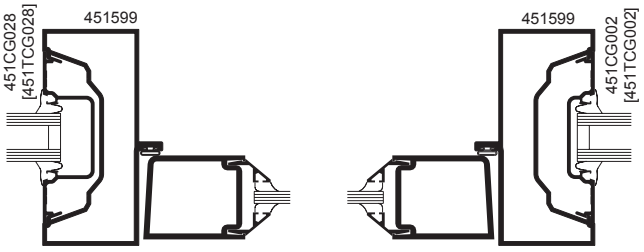



**SINGLE ACTING HEADER**

**DOUBLE ACTING HEADER**

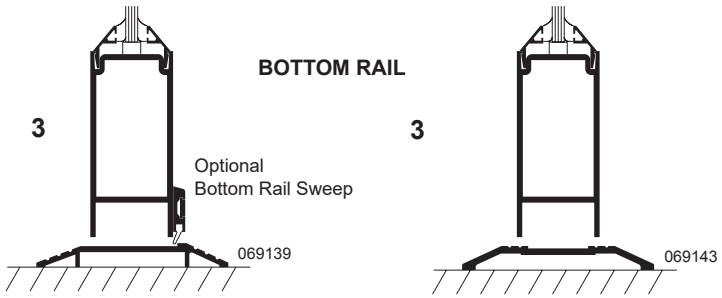



**TRANSOM BAR**




**SINGLE ACTING DOOR JAMBS**

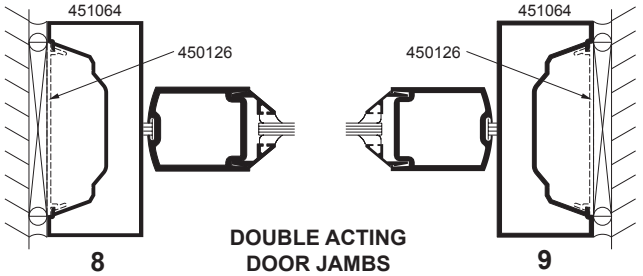
**NOTE:** Sidelite mullions must be oriented to provide at least one (1) deep vertical pocket per lite to facilitate glazing.




**BOTTOM RAIL**

**SINGLE ACTING**

**DOUBLE ACTING**




**DOUBLE ACTING DOOR JAMBS**

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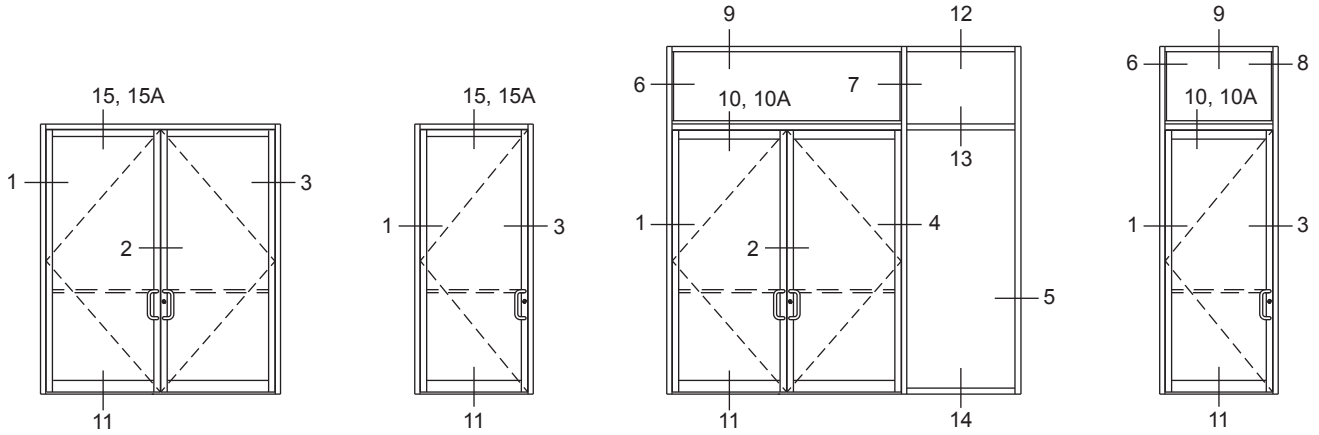
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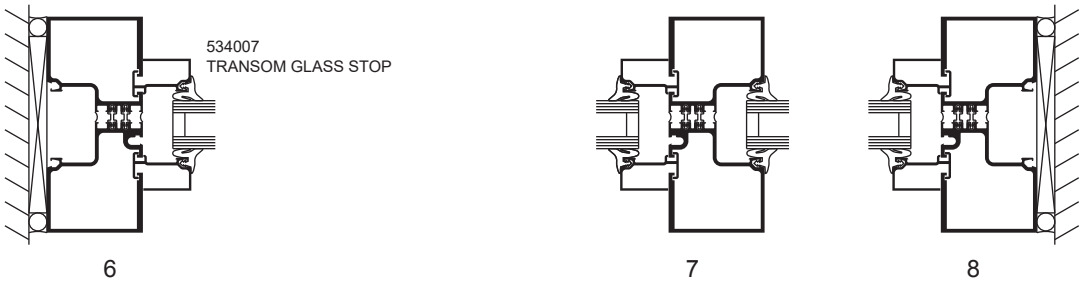
**Additional information and CAD details are available at www.kawneer.com**

**NOTE:**

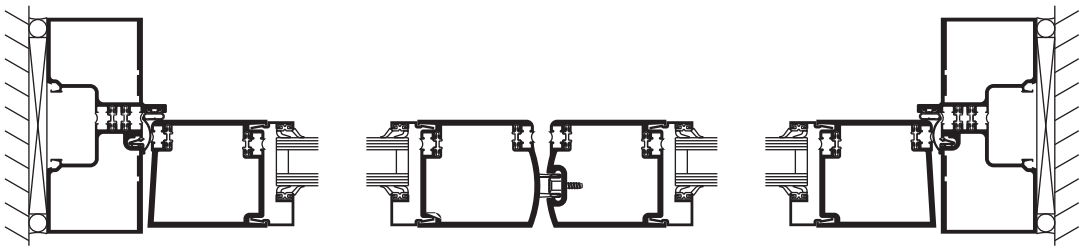
**1.** SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.

**2.** TRIFAB® VG 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.



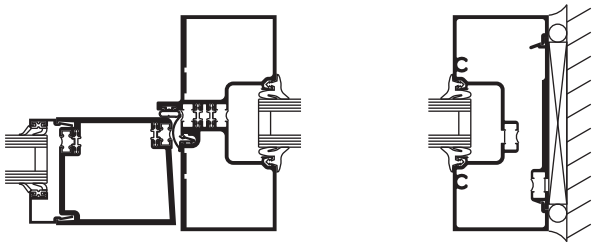




6 7 8



1 2 3

**SINGLE ACTING DOORS**



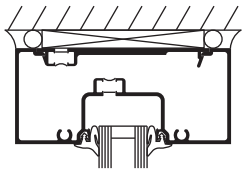
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Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

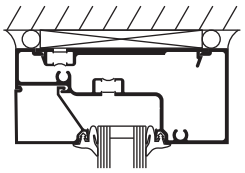
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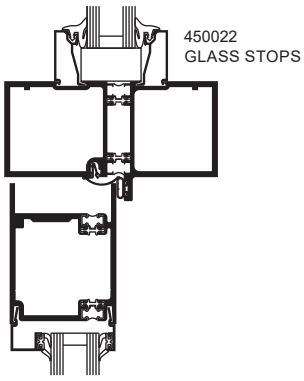


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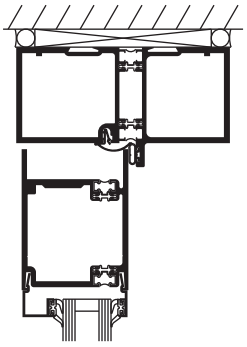


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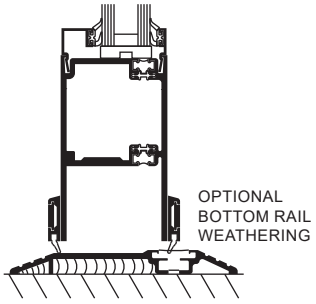
## SINGLE ACTING DOORS




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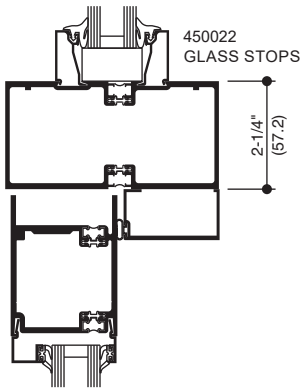
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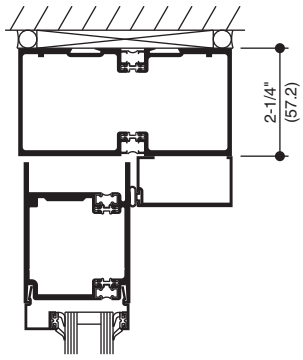

11

**SURFACE OVERHEAD CLOSER**

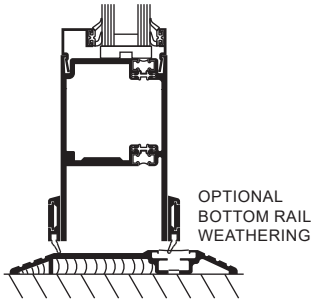
## COC WITH SINGLE ACTING OFFSET ARM




10A

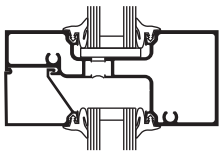



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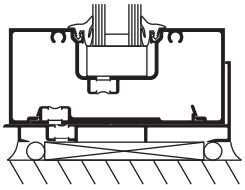



11

**CONSEALED OVERHEAD CLOSER**



13



14

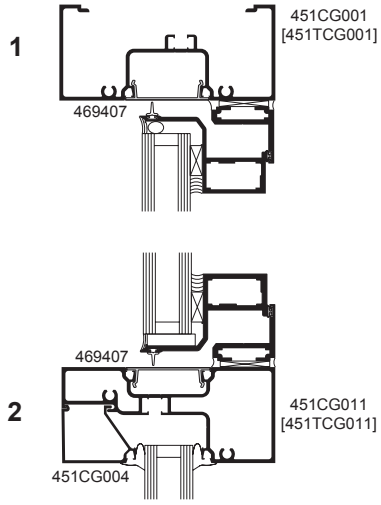
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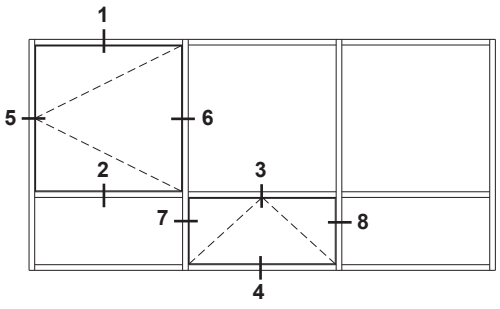
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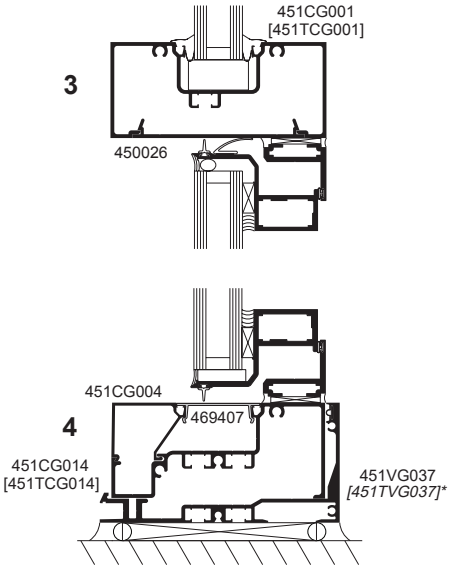
## OUTSWING CASEMENT VERTICAL SECTION



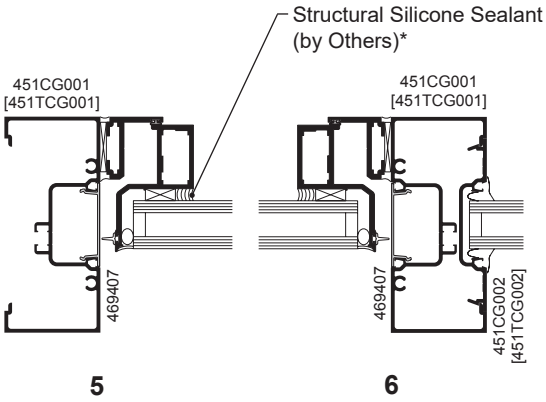




**ELEVATION IS NUMBER KEYED TO DETAILS**

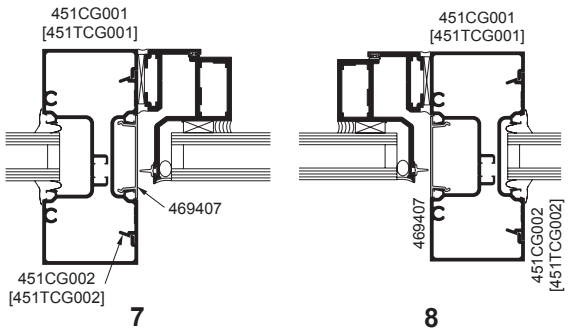
## PROJECT-OUT VERTICAL SECTION




## OUTSWING CASEMENT HORIZONTAL SECTION




## PROJECT-OUT HORIZONTAL SECTION




**NOTE:** Black spacer is recommended when 1" (25.4) insulating glass is used.

*** INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

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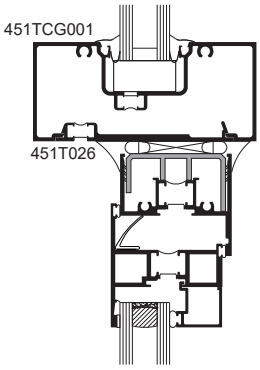
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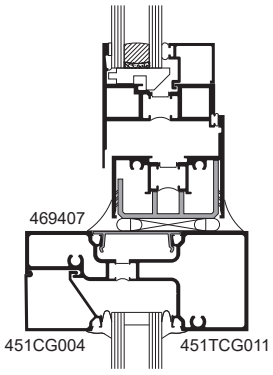
**Additional information and CAD details are available at www.kawneer.com**

## PROJECT-OUT VERTICAL SECTION

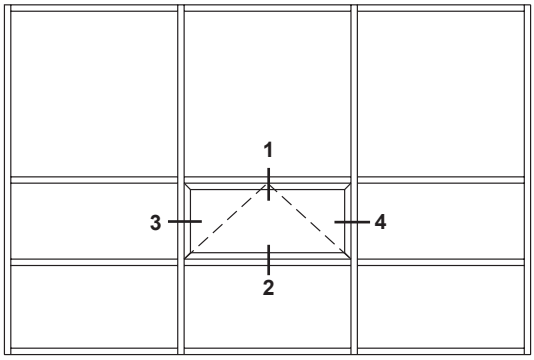
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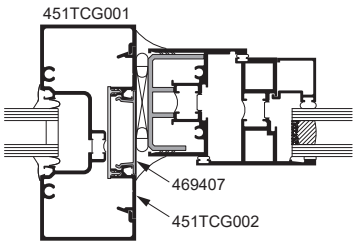



**8225TL THERMAL WINDOWS SHOWN**
**NOTE:** OTHER VENT TYPES CAN BE ACCOMMODATED, CONSULT YOUR KAWNEER REPRESENTATIVE FOR OTHER OPTIONS

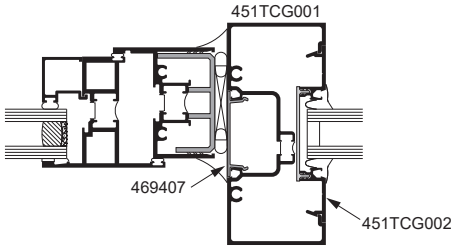



**ELEVATION IS NUMBER KEYED TO DETAILS**

## PROJECT-OUT HORIZONTAL SECTION




3




4

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LONGBOARD®
INSPIRING FACADES

# Siding Installation Guidelines

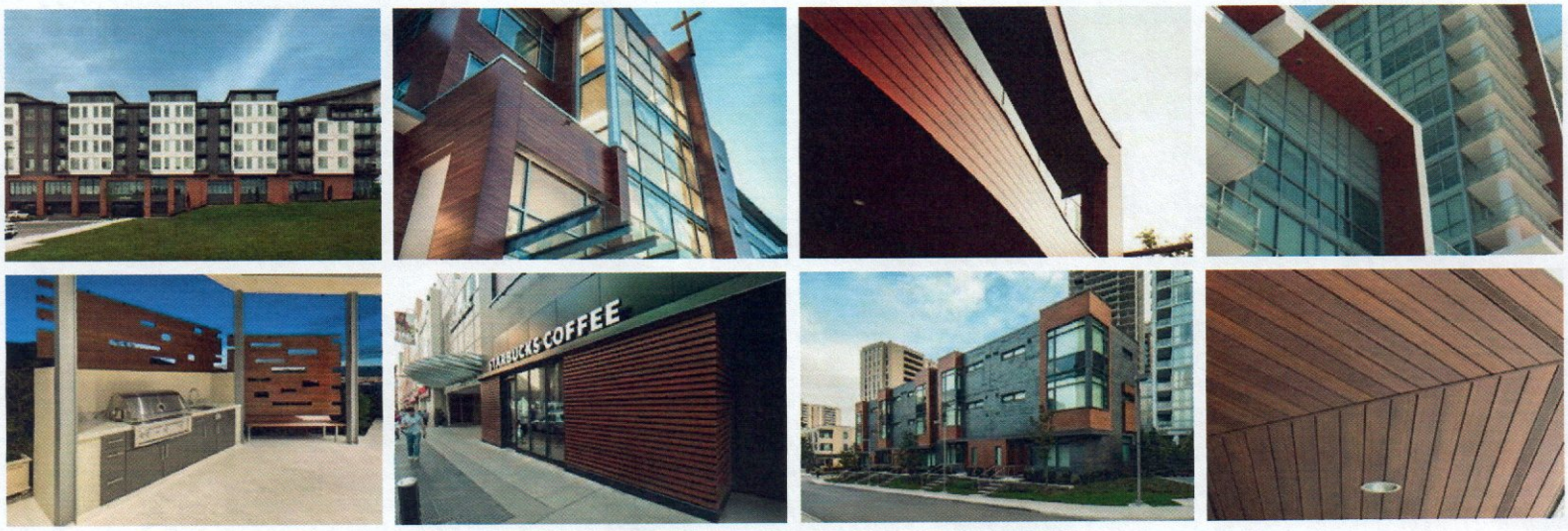

email info@longboardproducts.com

web longboardproducts.com

phone 1.800.604.0343


07 46 16 Longboard® Siding 4" V-Groove Planks

Product Specification Information:
07 46 16 Aluminum Siding
07 42 93 Linear Metal Soffits
09 54 23 Linear Metal Ceilings
07 00 00 Thermally Broken Sub-structure



# INTRODUCTION

INSTALLATION GUIDELINES

NOTE: These instructions are prepared for persons experienced in the field of soffit and siding installation and assume a foundational working knowledge of the tools and application process. Longboard is a rear ventilated rain screen (RVRS) cladding system which meets the requirements of Part 9 of the building code, when installed according to these instructions. Typically Longboard® does not require traditional rainscreen, please check with the Authority Having Jurisdiction to verify local rainscreen requirements. It is highly recommended that Longboard be installed by an experienced professional.

This manual must be read in conjunction with project drawings and specifications, applicable building codes, and relevant compliance documents. The details in this manual provide guidance on how to comply with Longboard®'s installation requirements and need to be reviewed by all parties who are responsible for installing Longboard® products on a project. This manual is subject to periodic re-examination and revision. For information on the current status of these documents please check the Longboard® website, www.longboardproducts.com. The reader is responsible for ensuring that they are using the most up-to-date information.

BEST PRACTICES:

- Use appropriate PPE (personal protective equipment). The cutting of metal increases the risk of eye injury and hearing loss. USE EYE AND HEARING PROTECTION.
- Plan your install for best yield/finish appearance.
- With Longboard® woodgrains, understand the repeating pattern to ensure a satisfactory install.
- Do not install over pressure treated material without adequate barrier protection.
- Keep courses straight and level, and in line with adjacent walls. Throughout installation, check the panels' horizontal alignment every few rows to ensure the siding is installed straight and level on the wall and for panel alignment around corners and above doors and windows.
- Siding is only as straight and stable as its substrate. In re-siding: strapping or removal of original cladding may be necessary. Only install over a flat substrate or a suitable cladding sub-structure.
- A proper amount of care, as with any prefinished product, will result in a premium quality installation and a lifetime of maintenance free enjoyment.

KEEPING IT STRAIGHT AND LEVEL

- Keep in mind, siding is only as straight and stable as what lies under it.
- Throughout installation, check the panels' horizontal alignment every few rows to make sure the siding is hanging straight and level on the wall. Also check for panel alignment around corner posts and above doors and windows.



## ATTENTION

UPON DELIVERY:
Check the delivery is complete and all materials have arrived in good condition. Inspect product prior to installation. Longboard® is not responsible for the installation of blemished or damaged product.

# WATER-RESISTIVE BARRIER

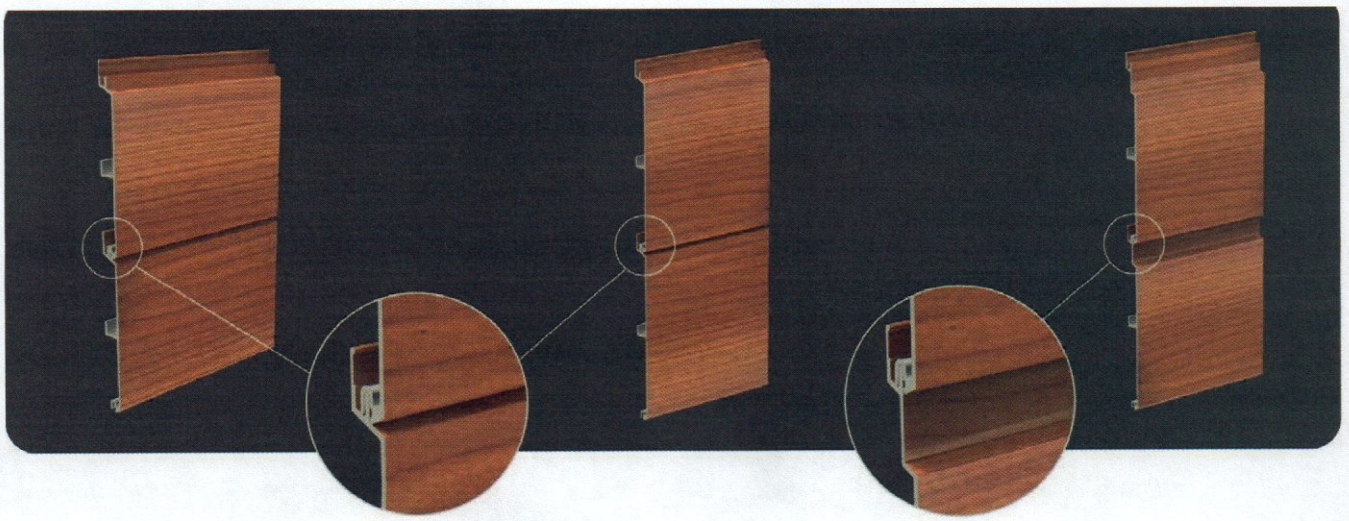
WATER-RESISTIVE BARRIER
Prior to siding, make sure the water-resistive barrier is properly installed according to the manufacturers' instructions.

IBC Code Reference: "1403.2 Weather protection. Exterior walls shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1405.3. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1404.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with the International Energy Conservation Code.

Exceptions:
1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in
accordance with Chapters 19 and 21, respectively.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections 1404.2 and 1405.3, shall not be required for an exterior wall envelope that has been demonstrated through testing to resist wind-driven rain, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions..."

FLASHING

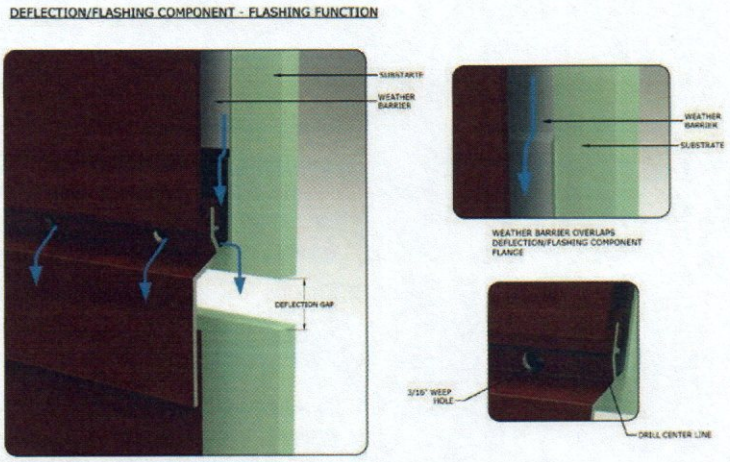
IBC Code Reference: "1405.3 Flashing. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of copings, under sills and continuously above projecting trim."

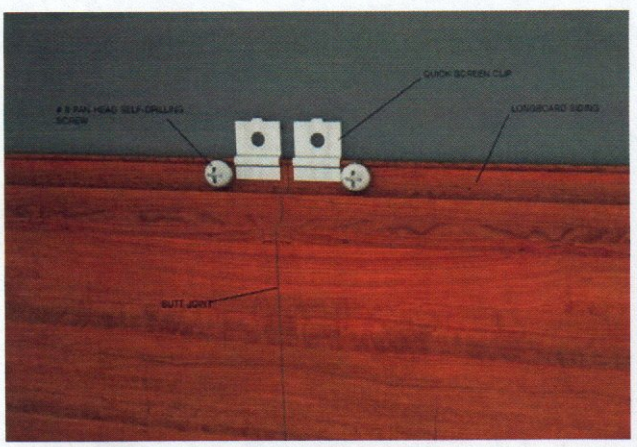


# EXPANSION & CONTRACTION

EXPANSION/CONTRACTION & TRIMS:

- Longboard® is aluminum, and will expand and contract ¼" every 24' in all directions when exposed to a temperature change of 30 degrees C (54 F).
- Lengthwise, each panel MUST terminate into a minimum of one trim.
- Typical trims used are: Starter Strip, J-Track around windows & doors, Corners, Finishing Cap/ Finishing Base at the top of walls & underside of windows and Flat Cap/Base or U Cap/Base for expansion trims in the field.
- Install Longboard® 2 ½" Perforated Vent Strip where soffit venting is required, as per local code requirements.
- Longboard® perforated vent provides 84 inches of Net Vent Area per 12' stock length. 21 lineal ft. = 1 sq. ft. of NVA.
- It is imperative that Longboard® panels are cut to fit to the midpoint coverage of trim pieces. This will allow for both expansion and contraction without bottoming out or contracting out. Do not fasten Longboard panels and trims together as this will not allow for free movement.
- Perpendicular to the panels, Longboard® Siding & Soffit must be broken up using an expansion trim (Finishing Cap/Finishing Base or Flat Cap/Base or U Cap/Base) or through-wall flashing at every floor elevation or a maximum of 24' to accommodate expansion/contraction and floor compression.
- Horizontal/Compression Joints are required for multi-story installations locate joints at floor lines. Joints are flashed minimum ½" (12.7 mm) breaks. Do not caulk.
- Wood framed buildings of three or more floors require a compression joint or through-wall flashing at each floor.
- Steel framed buildings (including reinforced concrete core with LGMF exterior walls) of more than three floors (or 45 feet/14 m) require a compression joint every 25 feet (7.62) m at a floor line.
- Staggered butt-joints are acceptable, with only one butt-joint per row between two trims. Hard fasten each panel through the flange, with a self-tapping screw each side of the butt-joint. This will keep the butt-joint tight while allowing free movement of expansion/contraction via the Quick-Screen™ clips and into the pocket of the trims. Use touch-up pens (light & dark) to paint cut ends of exposed aluminum.

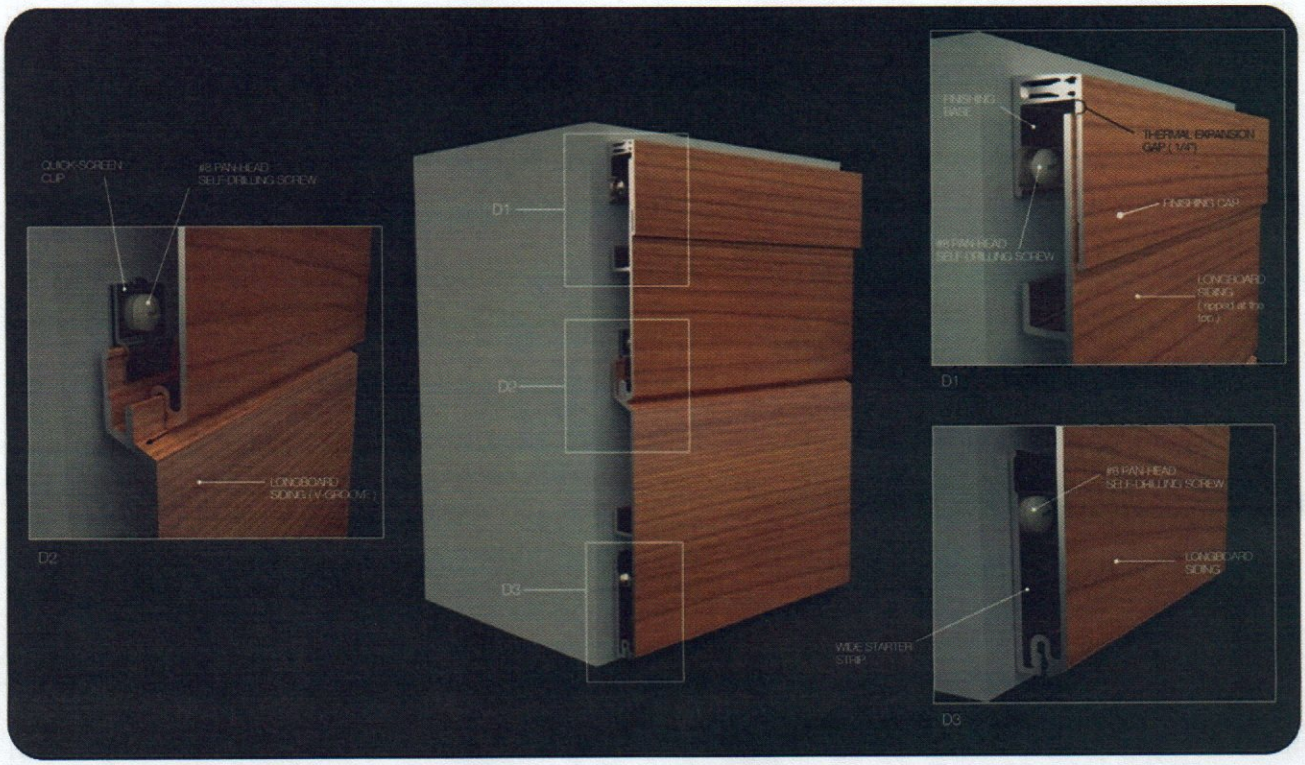


# CUTTING

## CUTTING & REPEAT PATTERNS:

- Cut Longboard® using standard wood cutting tools such as a miter saw & table saw with a carbide blade for non-ferrous metals. 60-80 tooth blades are recommended.
- Cut face up whenever possible: Longboard® is a prefinished material. A reasonable amount of care is critical to obtain the desired results and to prevent marring and scratching.
- All Longboard® Siding and Soffit panels & trims are produced a minimum of 1" longer than the spec'd length, allowing the trimming of taped ends on woodgrain colour installations. **Always cut off taped ends as trims will not cover the unfinished ends.**
- Use touch-up pens (light & dark) to paint cut ends of any visible aluminum.
- Longboard® woodgrains have a repeat pattern every 2'-4', depending on the species. Longboard® is delivered in boxes of 8 pcs of 6" profile or 12 pcs of 4" profile with sets of two pieces taped together at each end, for a total of 4 or 6 sets. Each set has a "piece A" and a "piece B" (from a wood pattern perspective) where these pieces are created from a different area of the pattern and are distinct from each other, however each will have the same repeat distance. To eliminate grain mirroring it is recommended to install a "piece A" then a "piece B" then an offset "piece A" then an offset "piece B" and continue mixing the pieces up the wall.

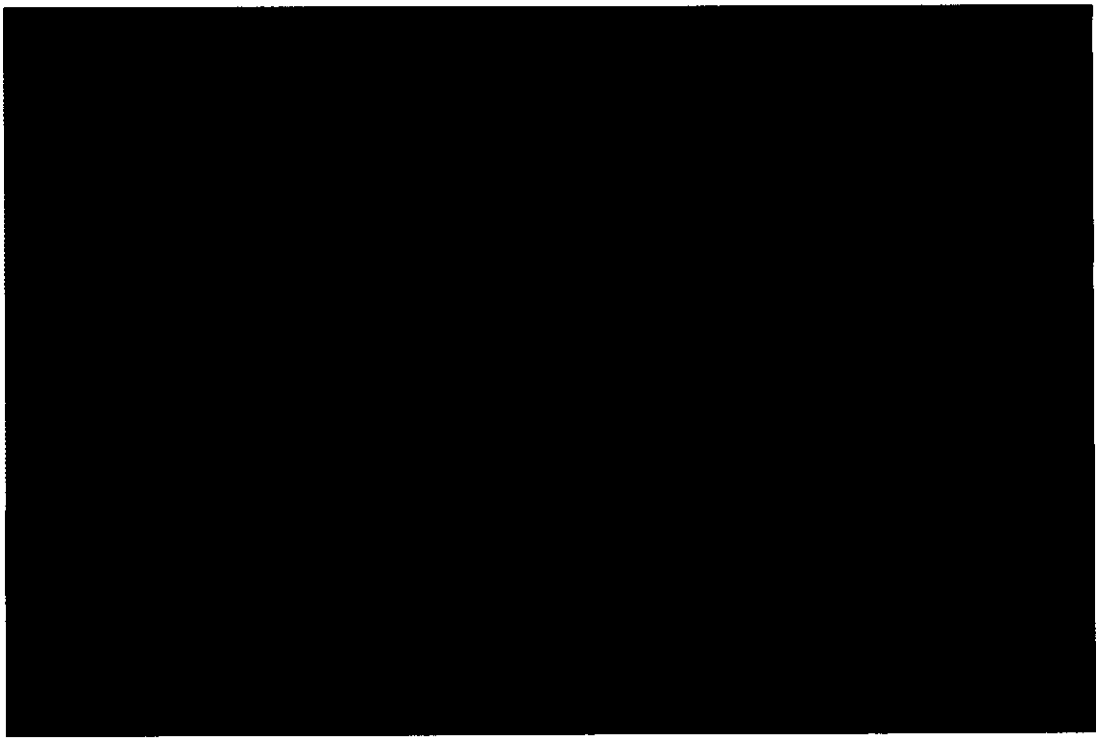


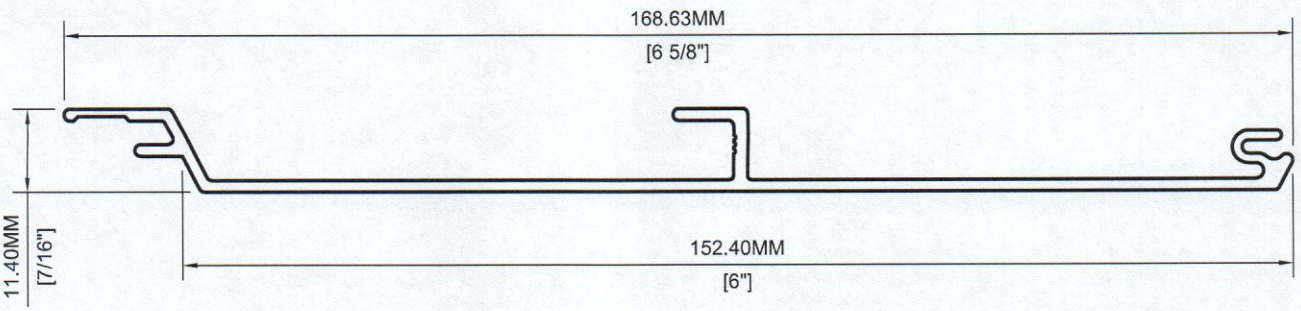
# FASTENING

INSTALLING & FASTENING

INSTALLING & FASTENING:

- Install trims first, hard fastening with #8 self-drilling corrosion resistant exterior screws (supplied by others) directly through the flange. Use included Quick-Screen™ clips for Starter Strip and Finishing Base or any horizontal trim, to maintain the rear ventilation plane, but still hard fasten for attachment.
- Longboard® panels are installed using Quick-Screen™ clips @ 32" o.c. (standard requirement), included with each siding/soffit order. The clips create the rear ventilation plane and allow for thermal expansion/contraction. Secure tight using appropriate length, #8 corrosion resistant exterior screws (supplied by others) suitable for the application and climate. Screws allow the installer to "back off" the screw and shim tight to address any substrate discrepancies. It is good practice to install one hard fastener at the midpoint of each panel, through the flange, to prevent migration of the cladding.
- 1 Box of 4" V Groove Includes: 135 Clips
- 1 box of 6" V Groove or Channel Includes: 90 Clips
- Each 12' length of Vent Strip Includes: 5 Clips
- If less than 32" spacing is required, additional clips can be purchased through your dealer.
- Hard fasten any butt-joints (see expansion/contraction).
- Snap in any Finishing Cap, Flat Cap and/or U Cap to complete installation.



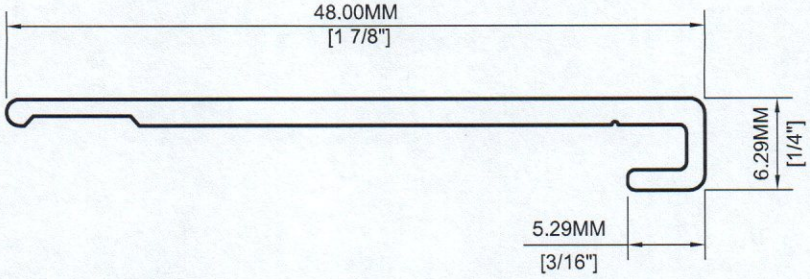



## PROFILE DETAIL

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project.
Mayne Coatings Corp. and Longboard products accepts no liability in respect to the use of these drawings.

For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| 013 | 6in V-GROOVE SIDING & SOFFIT PANEL | LONGBOARD® INSPIRING FACADES |
| SCALE: 1:1 / DRAWN BY: AS / REVISED BY: | | |

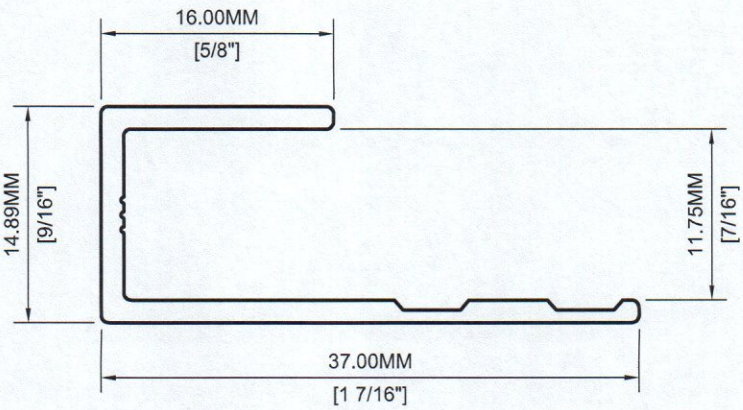



## PROFILE DETAIL

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Mayne Coatings Corp. and Longboard products accepts no liability in respect to the use of these drawings.

For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| 007 | WIDE STARTER STRIP | LONGBOARD® INSPIRING FACADES |
| SCALE: 2:1 / DRAWN BY: AS / REVISED BY: | | |

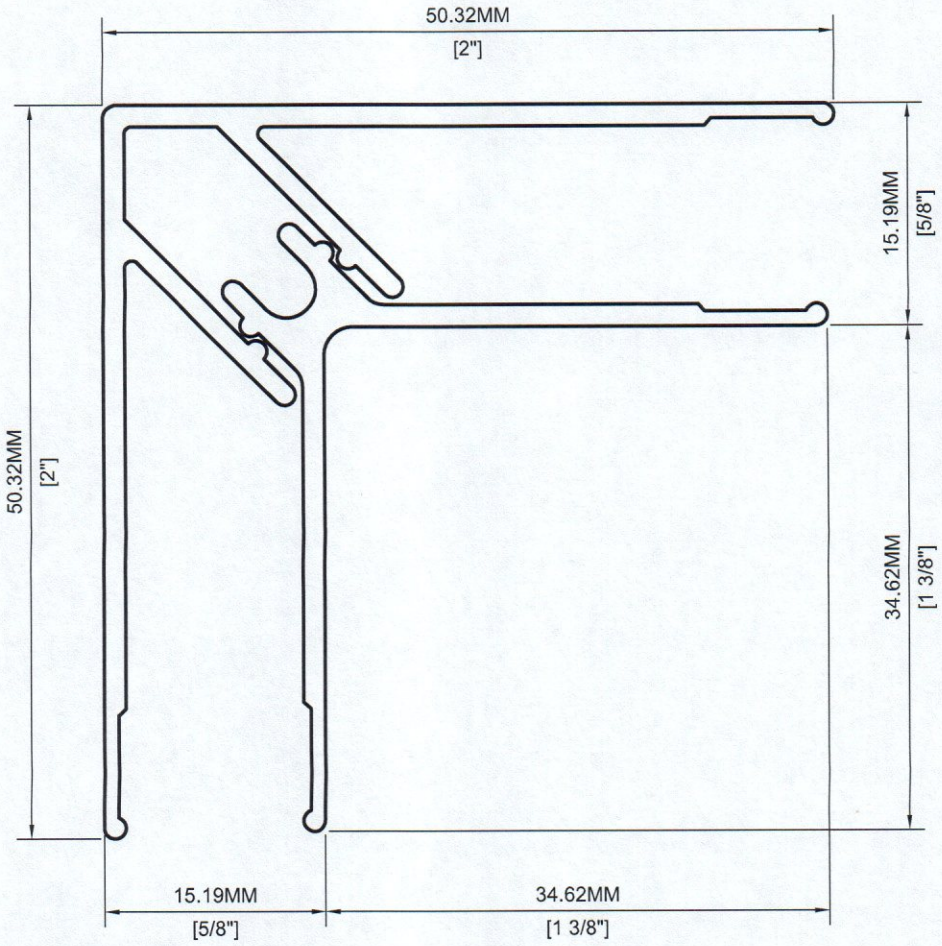



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| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| 009 | J TRACK | LONGBOARD® INSPIRING FACADES |
| SCALE: 2:1 / DRAWN BY: AS / REVISED BY: | | |

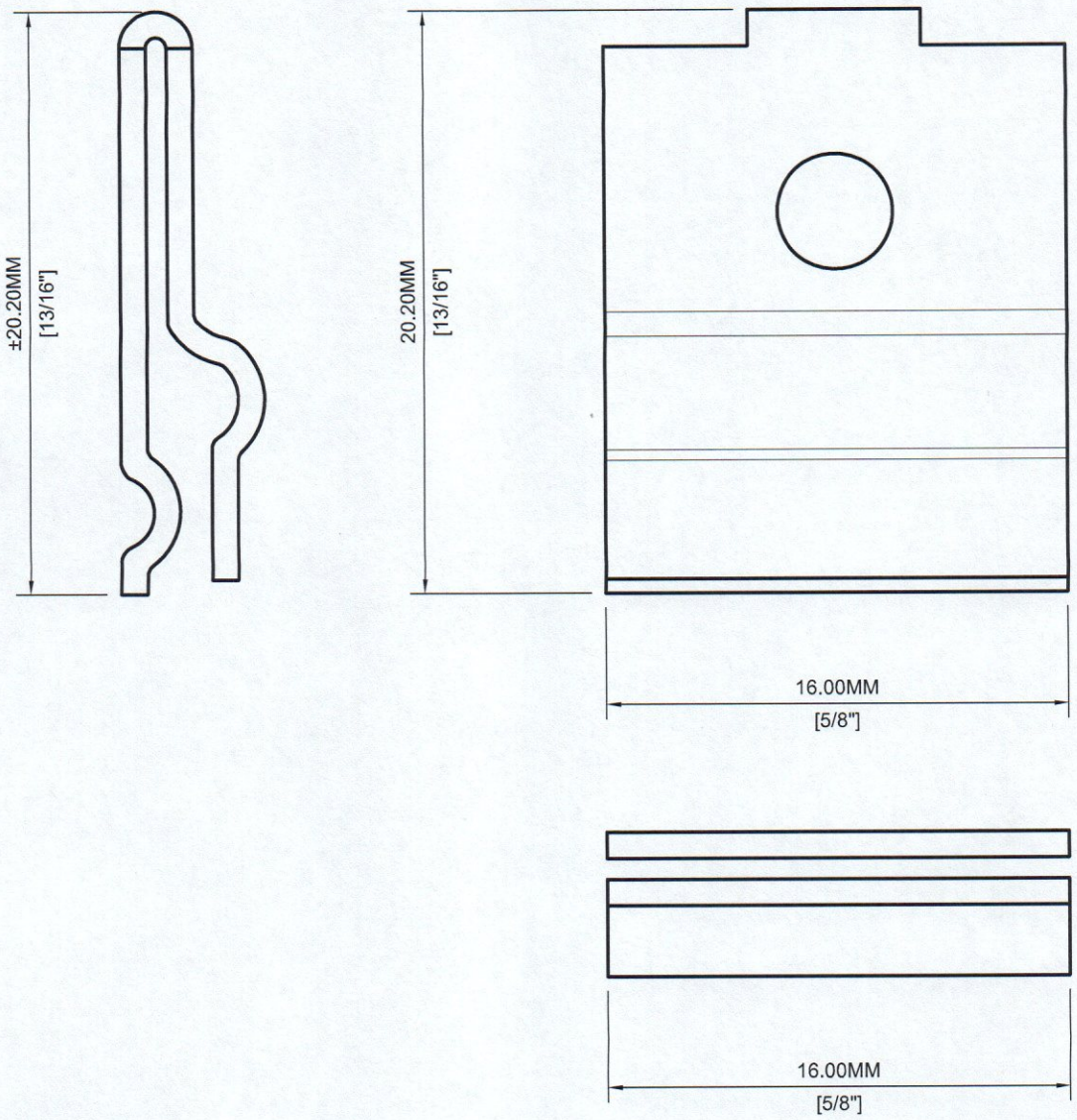



## PROFILE DETAIL

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| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| 008 | INSIDE & OUTSIDE CORNER | LONGBOARD® INSPIRING FACADES |
| SCALE: 2:1 / DRAWN BY: AS / REVISED BY: | | |

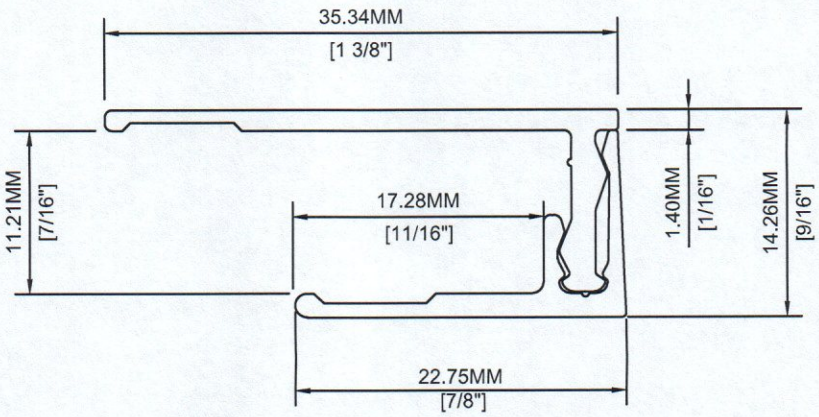



## PROFILE DETAIL

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For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

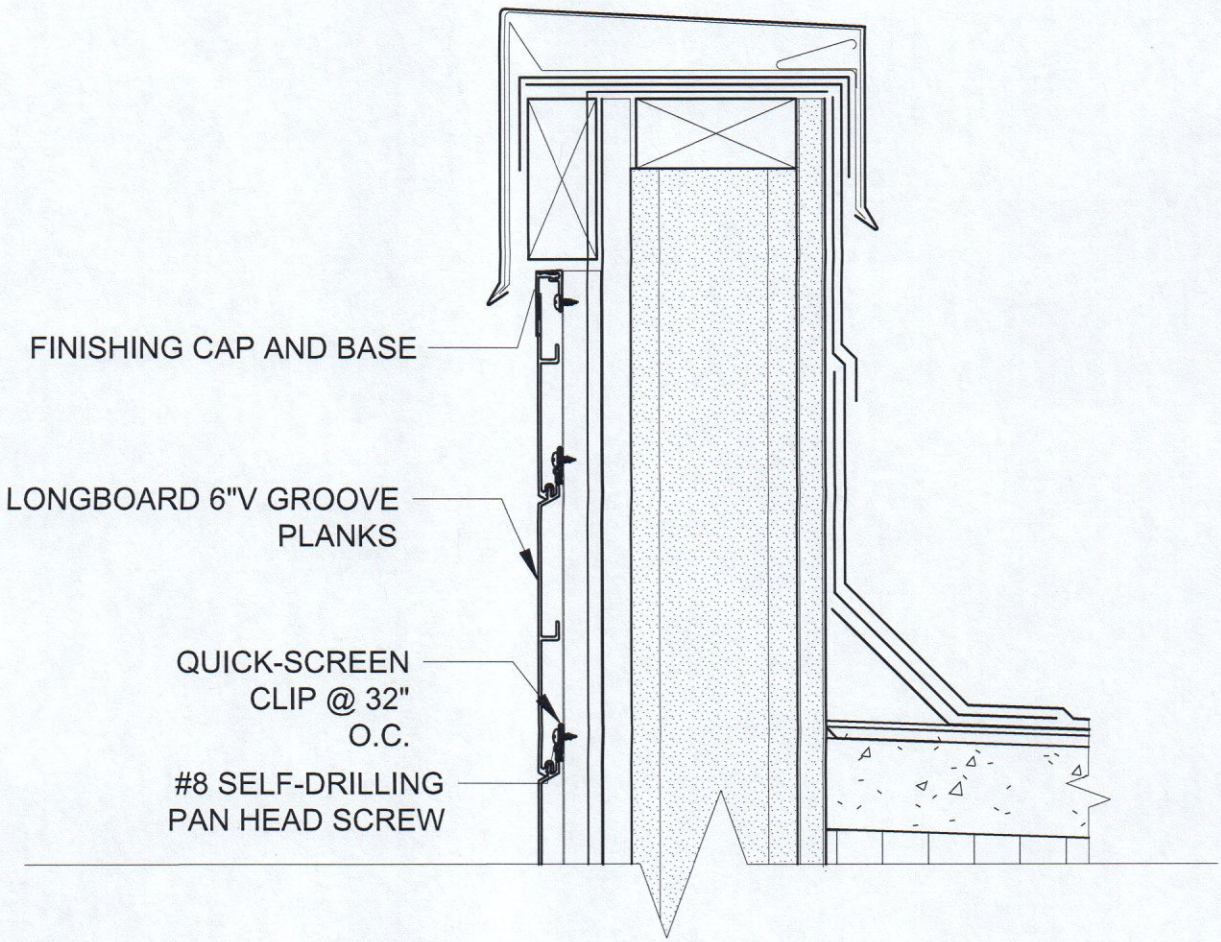
| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| 011 | QUICK SCREEN CLIP | LONGBOARD® INSPIRING FACADES |
| SCALE: 4:1 / DRAWN BY: AS / REVISED BY: | | |




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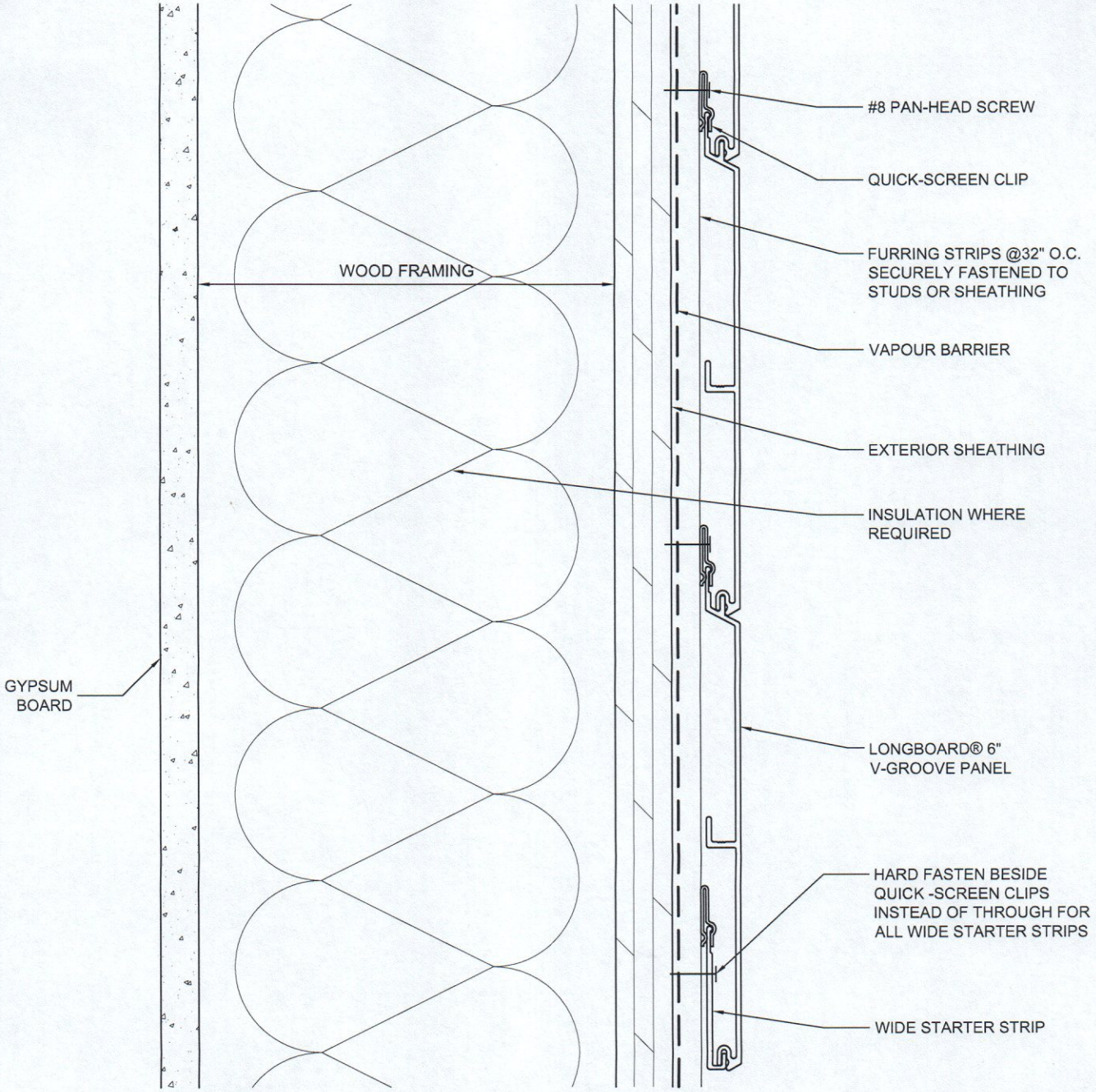
| DRAWING #: 012 | | DRAWING TITLE: REVISED FINISHING CAP AND BASE FEBRUARY 2019 | LONGBOARD® INSPIRING FACADES |
|---|---|---|---|
| SCALE: 2:1 | DRAWN BY: SM | | |
| | REVISED BY: CD | | |




These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project.
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| DRAWING #: | | DRAWING TITLE: | |
|---|---|---|---|
| SCALE: 1:4 | DRAWN BY: SM<br>REVISED BY: JH | SECTION DETAIL FOR LONGBOARD @ PARAPET | LONGBOARD® INSPIRING FACADES |




## SECTION

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer, they do not contain the full detail required for construction and must be read in conjunction with the installation instructions on www.longboardproducts.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project.
Mayne Coatings Corp. and Longboard products accepts no liability in respect to the use of these drawings.

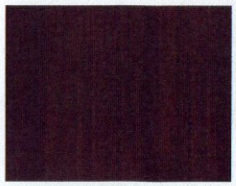
For complete installation instructions refer to the appropriate documentation at www.longboardsuppliers.com/installation

| DRAWING #: | DRAWING TITLE: | |
|---|---|---|
| D-051 | 6" V-GROOVE PANEL HORIZONTAL APPLICATION | LONGBOARD® INSPIRING FACADES |
| SCALE: 2:1 / DRAWN BY: AS / REVISED BY: | | |

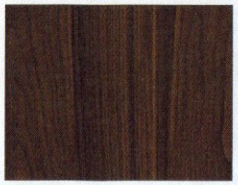
# WOODGRAIN OPTIONS

Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

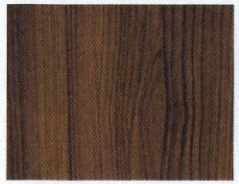
## MODERATE



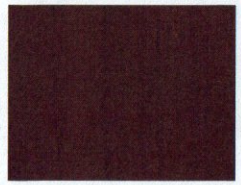
NATIONAL MAHOGANY



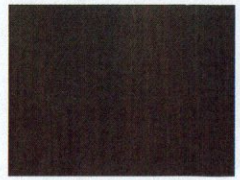
DARK CHERRY



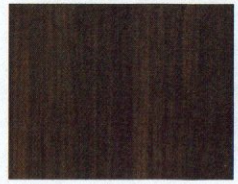
LIGHT CHERRY



WESTERN CEDAR



DARK NATIONAL WALNUT



LIGHT NATIONAL WALNUT

## CONSIDERABLE

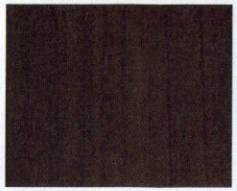


TABLE WALNUT

## INTERIOR



WEATHERED GREY

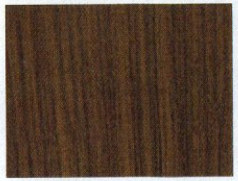


SAND DRIFT

# WOODGRAIN OPTIONS

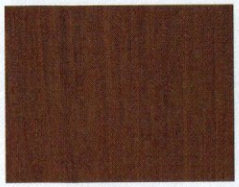
Our woodgrain options are divided into four categories based on the consistency of the wood grain pattern.

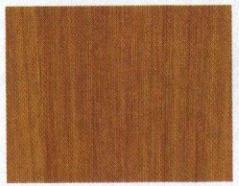
## CONSISTENT

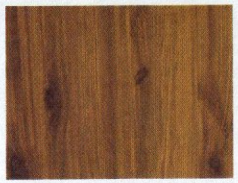

DARK ACACIA


DARK BAMBOO


LIGHT BAMBOO

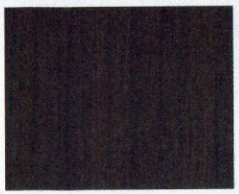

DARK FIR


LIGHT FIR


DARK KNOTTY PINE


LIGHT OAK


DARK WALNUT


ITALIAN ROSEWOOD


WHITE OAK



* Please check www.longboardproducts.com for the most up to date colour offerings*

# ATAS International, Inc.

Sustainable Building Envelope Technology

Achieve the sleek, architectural appearance of corrugated panels with no exposed fasteners.



MODERN CORRUGATED APPEARANCE

# CORRA-LOK™

# The corrugated panel upgrade: **Corra-Lok™**



Smooth

Finally, there is a panel with the beauty of a corrugated line without the unsightly fasteners!

## Features

APPLICATION

- Wind-Lok® interlock increases strength of panel design
- Applications include commercial roofs, walls, mansards and equipment screens with a recommended minimum slope of 4:12
- Ease of installation
- Concealed fastener system
- Mix and match capabilities
- Custom extruded trim designs
- Horizontal or vertical installations
- Available with perforations

LONGEVITY

- Fire resistant – will not burn or support combustion
- May be an insurance advantage
- Will not warp, crack, rot or peel
- 30 Year Limited Warranty
- Resistant to high wind, torrential rain, heavy snow and ice loads
- High quality and time proven painting and pretreatment technologies
- PVDF Coating System

PERFORMANCE STANDARDS

- Tested in accordance with ASTM E 84 Flame Spread
- Easily integrated into drainage plane wall construction for energy performance



## Specifications

**Corra-Lok™ SKU:** MFC160

Gauge
.032, .040*, .050 aluminum
24, 22 ga. metallic coated steel
24, 22* ga. 55% Al-Zn alloy coated steel with acrylic coating
16* oz. copper

Panel Width
16 5/8"

Panel Length
Cut to customer specifications with a minimum of 6'-0", maximum to transportation limitations and/or product and project design considerations

Panel Height
7/8"

Texture
Smooth , Embossed

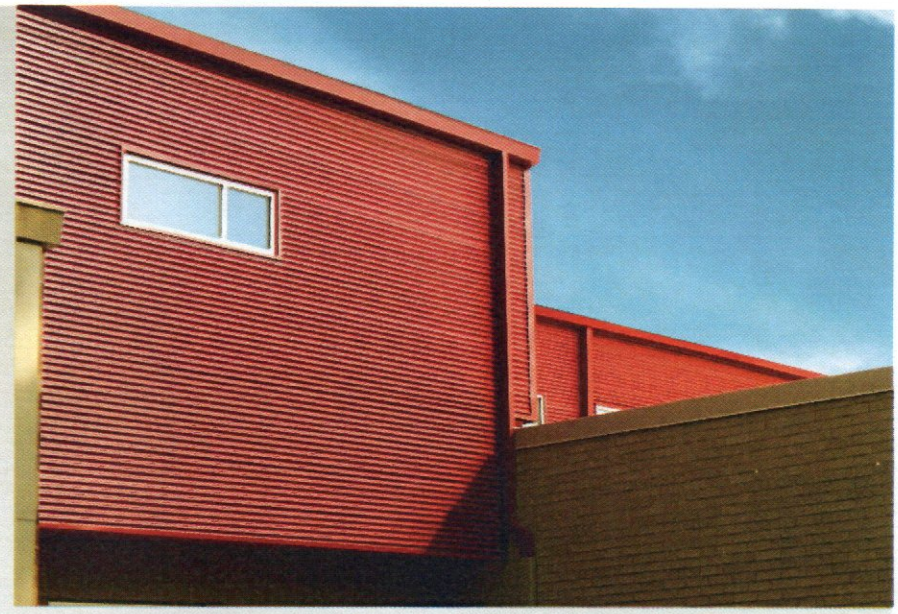
Finish
Kynar 500® PVDF or Hylar 5000® PVDF

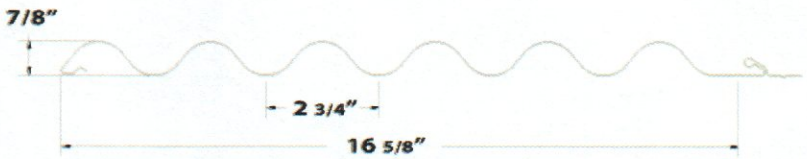
Colors
Choice of 31 standard colors

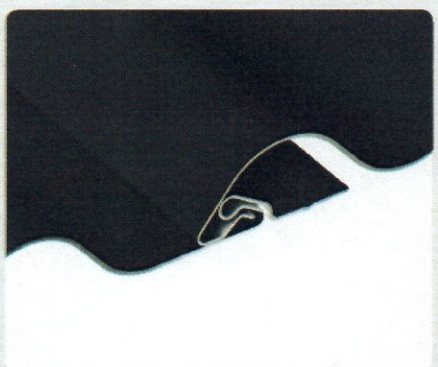
Anodized
Clear, Dark Bronze

Accessories
A complete line of trims available in matching colors, gauge, and finish or as specified

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





## Corra-Lok™ Design Advantages

Corra-Lok panels have a positive panel-to-panel interlock and can be combined with Metafor, Rigid Wall II, and the Multi-Purpose system for the ability to create interesting patterns and breaks. The fasteners are hidden by the adjacent panel.



### Wind-Lok™

Integral lock and seam design guards against wind-driven rain and wind uplift. Positive locking feature makes it virtually impossible for panels to disengage.

# ATAS International, Inc.

Sustainable Building Envelope Technology

# SPECIFICATION DATA SHEET

## 1. PRODUCT NAME

**CORRA-LOK™ MFC160**

## 2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (610) 395-8445
Fax: (610) 395-9342
Western Facility:
Mesa, AZ 85204
Phone: (480) 558-7210
Fax: (480) 558-7217

## 3. PRODUCT DESCRIPTION

**Basic Uses:**

Corra-Lok is a 16 5/8" wide by 7/8" deep structural panel that provides dramatic shadow lines with its 2 3/4" wide corrugations. Typical applications include walls, equipment screens, mansards and roofing. The system utilizes concealed fasteners to offer uninterrupted vertical or horizontal sight lines.

**Composition & Materials:**

Standard Offerings: Corra-Lok panels are roll-formed from .032 and .050 aluminum; 22 and 24 gauge metallic coated steel and 24 gauge 55% Al-Zn alloy coated steel with acrylic coating. Special Offerings: 22 gauge 55% Al-Zn alloy coated steel with acrylic coating; .040 aluminum; 16 oz. copper; .0197 classic & terne coated stainless steel may be specified, subject to minimum quantities and lead time.

**Sizes:**

Corra-Lok panels have a 16 5/8" wide nominal coverage. Panel lengths are cut to customer specifications, with a minimum of 6' and a maximum to transportation limitations and/or product and project design considerations.

**Colors & Finishes:**

A choice of over 30 stock colors is available in a Kynar 500® PVDF or Hylar 5000® PVDF finish. (Request color chart or chips). Custom colors available. An anodized finish is available in Clear Satin or Dark Bronze. Texture is smooth or embossed. Perforations are available.

## 4. TECHNICAL DATA

**Kynar 500® PVDF or Hylar 5000® PVDF based finishes tested by paint supplier for:**

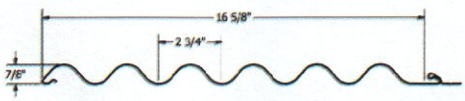
- Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
- Specular Gloss: ASTM D 523
- Pencil Hardness: ASTM D 3363
- T-Bend Flexibility: ASTM D 4145
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 2794
- Adhesion: ASTM D 3359
- Water Immersion Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 1308
- Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt Spray: ASTM D 5894 and ASTM D 5487
- Humidity Resistance: ASTM D 2247
- Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153
- Color Retention, Florida Exposure: ASTM D 2244
- Chalking Resistance: ASTM D 4214
- Cleveland Condensing Cabinet: ASTM D 4585
- Cure Test, MEK Resistance: ASTM D 5402
- Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
- Flame Spread Rating: ASTM E 84
- Organic coatings meet requirements of AAMA 2605 when applied to aluminum.

**Panel testing/ratings:**

- Galvanized Steel: ASTM A 653
- 55% Al-Zn alloy Coated Steel: ASTM A 792
- Aluminum: ASTM B 209
- Copper: ASTM B 370
- Coil Coating: ASTM A 755
- Field Tested and Approved.
- Load Tables available upon request.

## 5. INSTALLATION

Corra-Lok panels have a positive panel-to-panel interlock. Recommended minimum slope is 4:12. Installation manuals and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.




Corra-Lok (MFC120)



## 6. AVAILABILITY & COST

**Availability:**

Corra-Lok panels are available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the wall system. In addition, a complete line of rainware and perimeter roof edge trims can be supplied by ATAS to complement the wall system. Flat sheet and/or coil stock is available in matching color for fabrication of related components by the installing contractor.

**Cost:**

Contact ATAS product distributors for current pricing.

## 7. WARRANTY

Products coated with a fluoropolymer, Kynar 500® PVDF or Hylar 5000® PVDF finish carry a limited warranty against chalking and fading.

## 8. MAINTENANCE

Corra-Lok panels are virtually maintenance free. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

## 9. TECHNICAL SERVICES

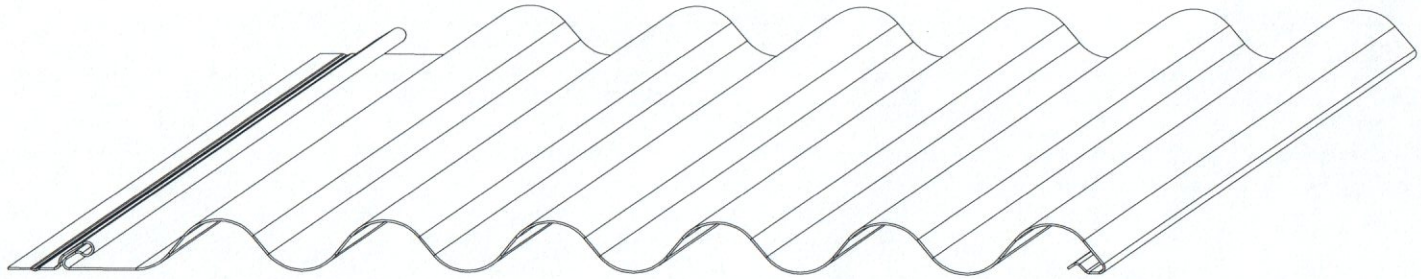
Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

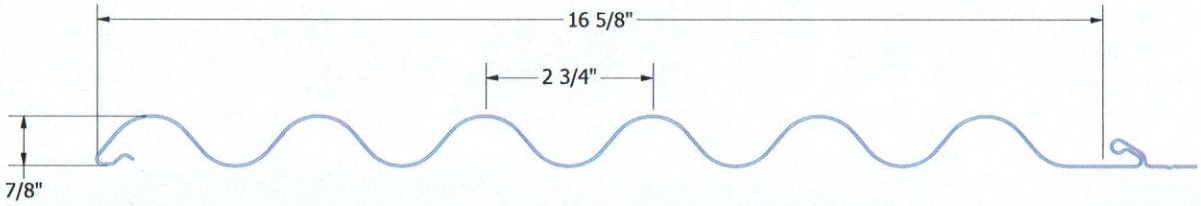
## 10. FILING SYSTEM

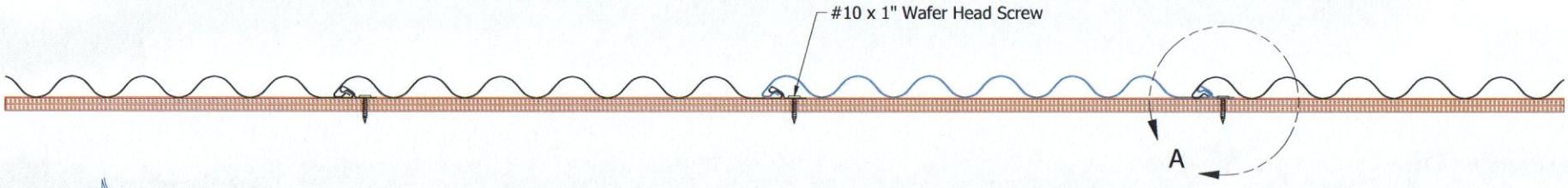
- www.atas.com
- Additional product information is available from the manufacturer upon request.

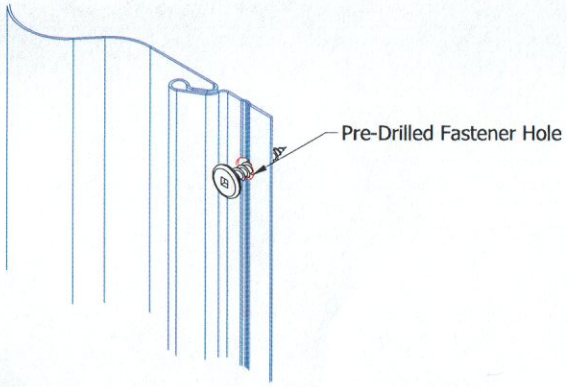


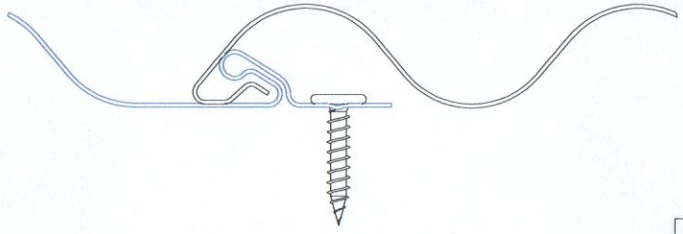
Corra-Lok™ is a trademark of ATAS International, Inc.
Kynar 500® is a registered trademark of Arkema.
Hylar 5000® is a registered trademark of Solvay Solexis, Inc.
© 2018 ATAS International, Inc.





Pre-Drill Fastener Holes for Panels Greater than 20'-0" in Length

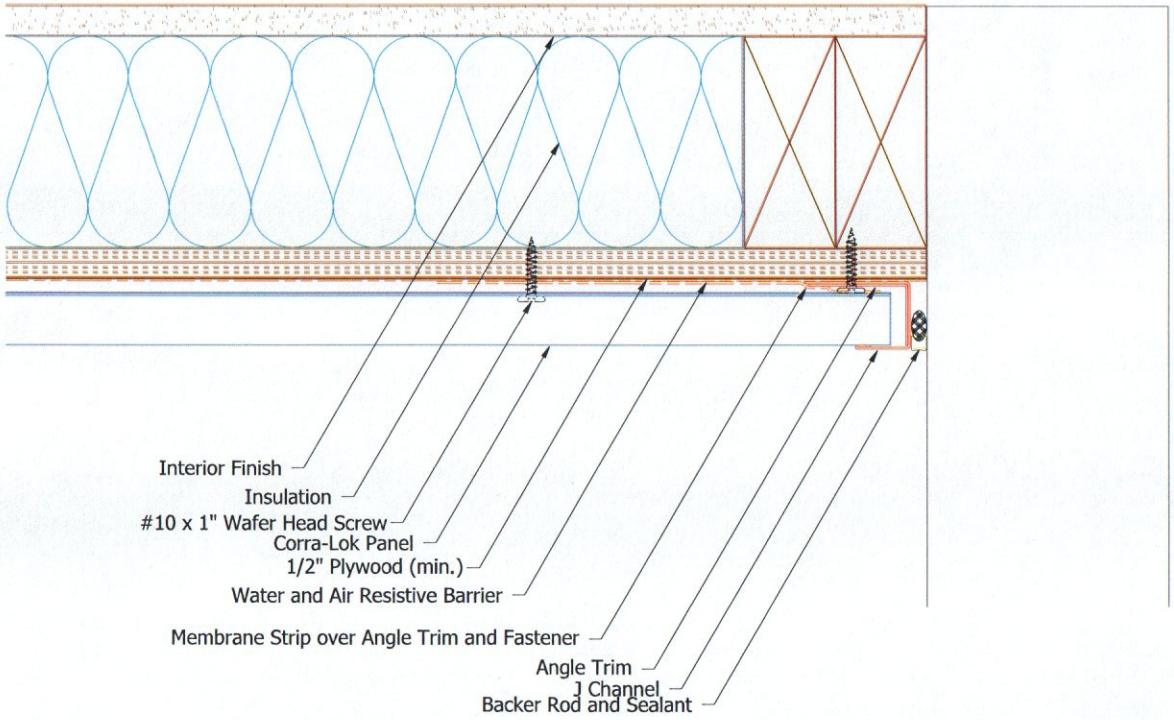
ATAS INTERNATIONAL, INC
Allentown PA
610-395-8445
Mesa AZ
480-558-7210

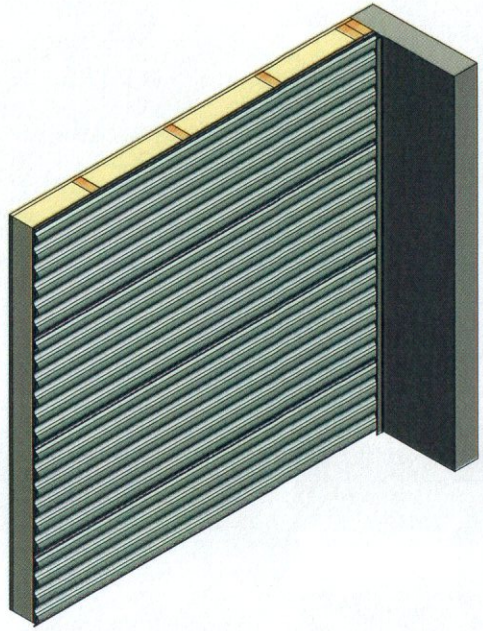
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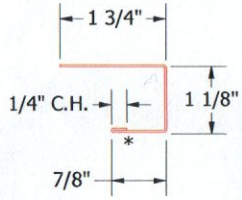
| REV. NO. | DATE | DESCRIPTION OF REVISION | BY | APP |
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| | | | | |
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DWG. NO.
MATERIAL
DR DMR DATE 6/22/2016
APP DAS DATE 7/22/16
SH. SIZE B SCALE X:X

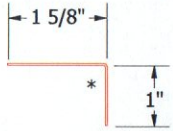
# Horizontal Panel






MCA118 - J Channel




MCA680 - Angle Trim

| REV. NO. | DATE | DESCRIPTION OF REVISION | BY | APP |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

ATAS INTERNATIONAL, INC
Allentown PA
610-395-8445
Mesa AZ
480-558-7210

TITLE: Corra-Lok Endwall Detail

DWG. NO.

DR DMR DATE 6/16/2016

APP DAS DATE 7/21/16

MATERIAL

SH. SIZE B SCALE X:X

# ATAS International, Inc.

## Sustainable Building Envelope Technology

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

**STANDARD 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.

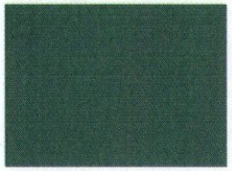

Black (02) •


Forest Green (11) •


Chocolate Brown (04) •


Sierra Tan (09) •


Sandstone (06) ✚

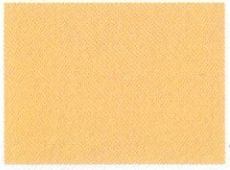

Rocky Grey (16) •


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) •

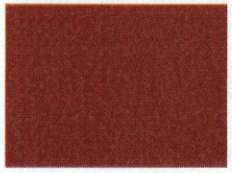

Concord Cream (05) •


Slate Blue (21) •


Slate Grey (20) ▲

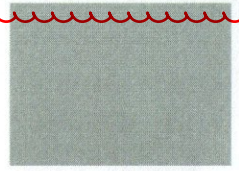

Hartford Green (27) •


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

# ATAS International, Inc.

Sustainable Building Envelope Technology

# SPECIFICATION DATA SHEET

## 1. PRODUCT NAME

**FLAT SHEET AND COIL**

## 2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (610) 395-8445
Western Facility:
Mesa, AZ 85204

## 3. PRODUCT DESCRIPTION

Aluminum or metallic coated steel with PVDF finish used to produce flat sheets and coils.

**Aluminum alloy** ASTM B 209 Alloy 3003 H14 or 3105 H24, or **Metallic coated steel** ASTM A 653 structural steel SS 50 (SS 37 for 48" width) with G90 coating or ASTM A 792 Structural Steel grade 50 (grade 37 for 48" width) with AZ50 coating. Materials are pretreated, primed and coated with a full strength 70% PVDF coating system, consisting of nominal 1.0 mil total dry film thickness (.2 mil primer with a .8 mil top coat). Reverse side is coated with a wash coat of .4 to .5 mil dry film thickness. Galvanized materials are pretreated with a high-performance zinc phosphate system.

**Masking**, a strippable polymer film, can be applied as a protective covering for handling during fabrication and installation of materials, if requested. The polymer masking must be removed immediately after installation and should not be exposed to continued periods of direct sunlight or extreme heat.

**Basic Use:** Architectural sheet metal applications in general building construction, such as metal roofing, metal walls, mansard applications, fascias, soffits, ceilings, storefronts, copings, gravel stops, specialty accent details, etc.

**Materials:**

***Gauges Available:***

Aluminum - .032, .040, .050, .063 and .080 thicknesses.
Metallic coated steel - 29, 24 and 22 gauge.
Sheet Sizes - Up to 60" width by length required.
Texture - Smooth and embossed available.

**Limitations:**

All ATAS materials are pre-finished and, therefore, care should be taken during fabrication and installation of materials. Fabrication and installation of materials should conform to standards established by the architectural sheet metal community. During the fabrication and/or forming of the materials, proper bend radii must be used. Minor scratches should be touched-up immediately, utilizing an air dry coating furnished by ATAS. For damage other than minor scratches, such as dents, deep abrasions, or scratches that have damaged base materials, the actual unit should be replaced. All metal shavings, chips, and dust must be removed from material immediately.

## 4. TECHNICAL DATA

**Applicable Standards**

**Aluminum**

Aluminum materials conform to ASTM B 209, alloy 3003 H14 or 3105 H14. Painted aluminum conforms to performance requirements of AAMA 2605.

**Finish:** 70% PVDF

| Color Name & Number | | Steel Gauge | | | Aluminum | | | |
|---|---|---|---|---|---|---|---|---|
| | | 29 | 24 | 22 | .032 | .040 | .050 | .063 |
| Classic Bronze | 01 | | • | • | • | • | • | • |
| Black | 02 | | • | | • | • | • | |
| Medium Bronze | 03 | | • | • | • | • | • | • |
| Chocolate Brown | 04 | | • | | • | • | • | |
| Concord Cream | 05 | | • | | • | • | • | |
| Sandstone | 06 | | • | • | • | • | • | • |
| Redwood | 07 | | • | | • | • | • | |
| Mission Red | 08 | | • | | • | • | • | |
| Sierra Tan | 09 | | • | | • | • | • | |
| Ascot White | 10 | | • | | • | • | • | • |
| Forest Green | 11 | | • | | • | • | • | |
| Patina Green | 12 | | • | | • | • | • | |
| Dove Grey | 13 | | • | | • | • | • | • |
| Siam Blue | 14 | | • | | • | • | • | |
| Rawhide | 15 | | • | | • | • | • | |
| Rocky Grey | 16 | | • | | • | • | • | |
| Regal Blue | 18 | | • | | • | • | • | |
| Teal | 19 | | • | | • | • | • | |
| Slate Grey | 20 | • | • | • | • | • | • | |
| Slate Blue | 21 | | • | | • | • | • | |
| Boysenberry | 25 | | • | | • | • | • | |
| Bone White | 26 | • | • | • | • | • | • | • |
| Hartford Green | 27 | | • | | • | • | • | |
| Char Brown (Low Gloss) | 29 | • | | | | | | |
| Hemlock Green | 30 | | • | | • | • | • | |
| Almond | 36 | | • | | • | • | • | |
| Charcoal Grey | 62 | | • | | • | • | • | |
| Acrylic Coated Galvalume® | 97 | | • | | | | | |
| Mill Finish - Aluminum | 99 | | | | • | • | • | • |
| **Premium Finish** | | | | | | | | |
| Brite Red | 17 | | • | | • | • | • | |
| Coppertone | 23 | | • | | • | • | | |
| Antique Patina | 24 | | • | | • | • | | |
| Silversmith | 28 | | • | • | • | • | • | |
| Champagne | 31 | | • | | • | • | | |
| Titanium | 35 | | • | | • | • | • | |
| Clear Satin Anodized | 70 | | | | • | • | • | |
| Dark Bronze Anodized | 71 | | | | • | • | | |

• Available Material and Thickness
Non-stock colors and gauges are available with minimum quantities and longer lead time.
**Visit ATAS' web site for specialty trend colors in gauges and widths not shown on this chart.**
NOTE: Other standard colors may be available in .063 aluminum, .080 aluminum, 29 ga. metallic coated steel, and 22 ga. metallic coated steel; subject to minimum quantity, coating surcharge and longer lead time.

**Metallic Coated Steel**

Both Galvanized Steel and 55% Al-Zn alloy coated Steel meet general requirements of the construction industry. Galvanized Steel materials conform to ASTM A 653, with a G90 coating. 55% Al-Zn alloy coated Steel materials conform to ASTM A 792, with an AZ50 coating. Materials are structural steel grade 50 except for 29 ga. thickness and 48 inch wide sheets, which are grade 37.

**PVDF Finish Coating shall meet the following performance criteria:**

| Property | Result-Aluminum | Result-Steel | Test Designation |
|---|---|---|---|
| 60° Specular Gloss | 25-40 | 25-40 | ASTM D 523 |
| Pencil Hardness | HB-2H | HB-2H | ASTM D 3363<br>NCCA 11-12 |
| Flexibility: T-Bend<br>Mandrel | 2-T (1)<br>No cracking | 2-T (1)<br>No cracking | ASTM D 4145, (NCCA 11-19)<br>No cracking or tape removal of film<br>ASTM D 522<br>180 bend around 1/8" mandrel |
| Adhesion: Impact<br>Reverse Impact | Acceptable (2)<br>Acceptable (2) | Acceptable (2)<br>Acceptable (2) | ASTM D 3359, (NCCA 11-5)<br>ASTM D 2794, (NCCA 11-6) |
| Abrasion: Falling Sand<br>Transit | 50 liters minimum<br>No disfigurement | 50 liters minimum<br>No disfigurement | ASTM D 968<br>Method A |
| Acid Pollutants | No effect<br><br>No effect<br><br><5 u. color change HunterΔE units | No effect<br><br>No effect<br><br><5 u. color change Hunter ΔE units | ASTM D 1308, Proc. 6.2<br>10% Muriatic acid, 15 min.<br>ASTM D 1308, Proc. 6.2<br>20% sulfuric acid, 18 hrs.<br>AAMA 2605, TEST # 7.7.3.3<br>70% nitric acid vapors, 30 min. |
| Acid Rain Test | 10 cycles minimum<br>No color change | 10 cycles minimum<br>No color change | KESTERNICH<br>Sulfur dioxide cyclic test |
| **Accelerated Tests** | | | |
| Weatherometer, 3000 hrs. exposure | Acceptable (3) | Acceptable (3) | ASTM D 822, G 155<br>Weatherometer |
| Dew Cycle Weatherometer, 500 hrs. exposure | Acceptable (3) | Acceptable (3) | ASTM D 3361 |
| Humidity, 100% relative humidity @ 95°F. | Passes 3000 hrs. (4) | Passes 1500 hrs. (4) | ASTM D 2247 |
| Salt Spray, 5 % sat fog @ 95°F. | Passes 3000 hrs. (5) | Passes 1000 hrs. (5) | ASTM B 117 (NCCA 111-2) |
| Cyclic Salt fog/UV Exposure Test | Passes 2016 hrs. (6) | Passes 2016 hrs. (6) | ASTM D 5894 |

**Notes:**
(1) Flexible to point of metal rupture without rupture of coating.
(2) No loss of adhesion between coating and substrate to point of metal rupture with 1/16" cross-hatch scribe pattern through coating to bare metal.
(3) No objectionable chalking, color change or blistering.
(4) No No. 8 size blisters.
(5) Aluminum: none or few No. 8 size blisters, not more than 1/16" avg. creep or tape off scribe.
Metallic Coated Steel: none or few No. 8 size blisters, not more than 1/8" avg. creep or tape off scribe.
(6) No blistering and no rating less than 5 per ASTM D 714; no rusting per ASTM D 610; Rating of 6, less than 1.5 mm creepage from scribe per ASTM D 1654.

## 5. INSTALLATION

Installation shall be in accordance with standards established by the Architectural Sheet Metal Community. Installer to comply with all manufacturer's installation instructions as per project requirements. Care should be taken during handling and fabrication of materials to prevent bending, twisting, abrasion, scratching, denting, etc. All cutting tools should be kept sharp, properly dressed and aligned. If protective masking is utilized, it must be removed immediately after installation.

## 6. AVAILABILITY AND COST

**Availability:** Normal orders for in stock items and colors are ready for shipment within a 48 to 72 hour period. Custom fabricated items are shipped within 7 to 10 working days. Requests for custom colors need longer lead time. Products are sold through Dealer/Distributor outlets.

**Materials:** Shipped F.O.B. ATAS Plant.
**Cost:** For specific cost and availability contact ATAS.

## 7. WARRANTY

Products coated with a fluoropolymer, 70% PVDF finish carry a limited warranty against chalking and fading. The product is to be used as it is intended.

## 8. MAINTENANCE

ATAS coated materials are non-staining and require limited maintenance. Any surface residue is easily removed with conventional cleaning solvents or detergents. For painted products, minor scratches should be touched up with an air dry touch-up coating of the same color. Conventional caulking compounds and sealants compatible with the ATAS finish are acceptable for use in conjunction with the ATAS coated materials.

## 9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

## 10. FILING SYSTEM

- www.atas.com
- Additional product information is available from the manufacturer upon request.

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# ATAS International, Inc.

Sustainable Building Envelope Technology

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

## STOCK COLORS (70% PVDF Finish)

70% 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) ●

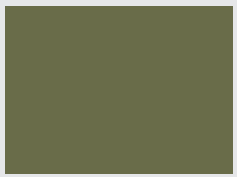

Almond (36) ●


Siam Blue (14) ●


Dove Grey (13) ■

## PREMIUM FINISH (70% 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.

# ATAS International, Inc.

Sustainable Building Envelope Technology

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential LEED credits, CRRC ratings and ENERGY STAR certification. See ATAS website for specific SRI values and certifications.

70% PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents.

**For complete selection of additional color offerings, visit www.atas.com/COLORS**

**For current SRI values and agency listings, refer to our Color and Material Reference Guide: www.atas.com/SRI**

GALVALUME® is an internationally recognized trademark of BIEC International Inc., and some of its licensed producers. Stainless steel products provided by ROOFINOX®. Colors are as close to the actual colors as modern printing allows. Metal color chips available on request (this is a requirement for all premium colors), and should be used for final color selection. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS reserves the right to modify, eliminate and/or change its products without prior notification. All colors are produced under stringent guidelines and tolerances that are identified within the coated metal industry. Batch to batch variations may occur within these established industry tolerances. Care should be exercised by customer when mixing lots. Contact ATAS for more information.

## LAMINATES*

ATAS International, Inc. offers five laminate patterns: four wood grain and one stacked stone. Our laminates are UV stable for exterior wall applications.



Cherry (81)



Oak (82)



Dark Teak (83)



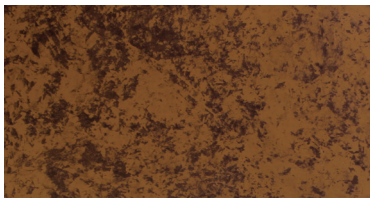
Medium Teak (84)



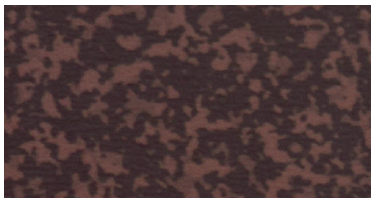
Stacked Stone (85)

## OXIDE SERIES*

Made to look like weathered steel with a rust-like appearance, you can combine the aesthetic appeal of aged metal with the advantages of brand new metal cladding with a 70% PVDF finish.



Copper Brown (42)



Tarnished Red (47)

## NATURAL METALS

Due to their beauty, durability and time-proven performance, natural metals are a preferred material used in architecture. Natural metals will weather and patina naturally over time, adding character and aesthetic appeal to any building design. In addition to natural metals, ATAS offers Acrylic Coated Galvalume®, and anodized aluminum as standard available materials.



Clear Satin Anodized (70)



Dark Bronze Anodized (71)



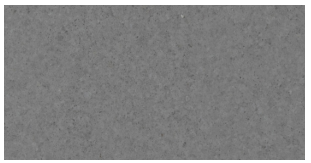
Acrylic Coated Galvalume® (97)



Copper (49)*



Classic Stainless Steel (40) *



Terne Coated Stainless Steel (41)*



Grey Zinc (91)*



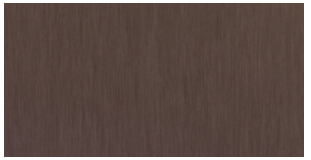
Dark Zinc (92) *



Brown Zinc (89) *



Blue Zinc (94)*



Red Zinc (95) *



Green Zinc (96) *

*** Special material.** Pricing and availability dependent upon project specifics. Color chips available upon request.

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# OW1305 – AVATAR™

VISA LIGHTING

Type: S  Project: 110 Grill Portsmouth  VisaLighting.com/products/Avatar

Fill in shaded boxes using information listed below

| Order Code: | OW1305 | L30K-L | – | MVOLT | BRNZ | BRNZ | |
|---|---|---|---|---|---|---|---|
| | MODEL | A SOURCE | | VOLTAGE | B FRAME | C ACCENT BAR AND END CAP | D OPTION(S) |
| | | | | | Finishes | | |



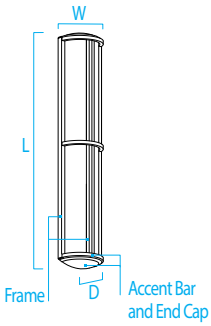
The options available in this series provide a variety of visual compositions; this rugged die-cast and extruded fixture stands up to the elements.

## DIMENSIONS

Depth is measured from wall to front of fixture

L = Length  D = Depth  W = Width

| | | |
|---|---|---|
| L | 36-1/8" | (918 mm) |
| D | 4" | (102 mm) |
| W | 7-1/4" | (184 mm) |




## A SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
LED sources are 83CRI, within 3-step MacAdam and are dimmable 0-10V to 1%

| | LED Sources | CCT | Delivered Lumens | Power (Watts) | Voltage |
|---|---|---|---|---|---|
| • | L30K-L | 3000K | 1600 | 19 | MVOLT |
| | L35K-L | 3500K | | | |
| • | L40K-L | 4000K | 1700 | | |
| • | L30K-H | 3000K | 2400 | 29 | |
| | L35K-H | 3500K | | | |
| • | L40K-H | 4000K | 2500 | | |

## FINISHES (Select one B Frame Finish and one C Accent Bar and End Cap Finish

See page 2 for color chart

Powder Coat Painted Finishes (Standard) for Frame or Accent Bar and End Cap

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **AG7038** | Agate Grey | **CVBL** | Cove Blue | **GW9002** | Grey White | **PB1035** | Pearl Beige |
| **BMAT** | Bronze Matte | **CW9001** | Cream | **HTHR** | Heather | **RUST** | Rust |
| **BRNZ** | Bronze | **GLIM** | Glimmer | **JB9005** | Jet Black | **SUNG** | Sungold |
| **BSIL** | Blade Silver | **GSIL** | Graphite Silver | **OBRZ** | Old Bronze | **TW9016** | Traffic White |

Metals (Premium) for Accent Bar and End Cap only

**BSS** Brushed Stainless Steel



**PSS** Polished Stainless Steel



## D OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

**HM** Horizontal mount (vertical is standard)

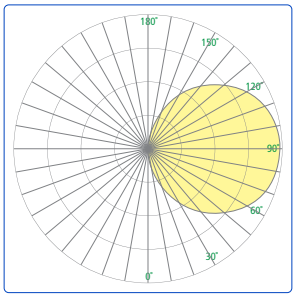
**XPS** Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ADA  XPS  ETL Listed  5 Year Warranty

# OW1305 – AVATAR

VISA LIGHTING

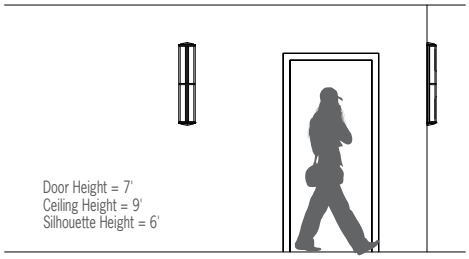
## Photometrics




## Technical Information

- Modular design for replacement of LED source and integral driver
- Vertical mounting standard (horizontal mounting optional)
- Mounts to standard electrical junction box (by others) and wall with provided hardware
- Removable cam-action hinged frame for ease of maintenance
- Extruded aluminum backplate and center accent, die-cast end caps. Solid metal or die cast accent.
- Sealed and gasketed construction
- High impact white acrylic diffuser
  - F1 rated, UV stable
  - UL-94 HB Flame Class rated
- No VOC powder coat paint or stainless steel finish
- ETL listed for wet location mounting 4' above grade

## Relative Scale Drawing




**Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request**
**For additional information see VisaLighting.com/materials-finishes**

## Painted Finishes (Standard)

**TW9016**
Traffic White (RAL9016)

**CW9001**
Cream (RAL9001)

**GW9002**
Grey White (RAL9002)

**JB9005**
Jet Black (RAL9005)

**AG7038**
Agate Grey (RAL7038)

**HTHR**
Heather

**CVBL**
Cove Blue

**BSIL**
Blade Silver

**GSIL**
Graphite Silver

**GLIM**
Glimmer

**SUNG**
Sungold

**BRNZ**
Bronze

**OBRZ**
Old Bronze

**BMAT**
Bronze Matte

**PB1035**
Pearl Beige (RAL1035)

**RUST**
Rust

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## HVAC ABBREVIATIONS

| | |
|---|---|
| AFF | = ABOVE FINISHED FLOOR |
| AMP | = AMPERE |
| APD | = AIR PRESSURE DROP |
| ATC | = AUTOMATIC TEMPERATURE CONTROL |
| AV | = AIRVENT |
| BTU | = BRITISH THERMAL UNIT |
| BTUH | = BTU PER HOUR |
| CFM | = CUBIC FEET PER MINUTE |
| CO | = CLEAN OUT |
| DB | = DRY BULB |
| DEG | = DEGREE |
| DIA | = DIAMETER |
| DIFF | = DIFFERENCE OR DELTA |
| DN | = DOWN |
| DW | = DISHWASHER |
| EA | = EACH |
| EAT | = ENTERING AIR TEMPERATURE |
| ESP | = EXTERNAL STATIC PRESSURE |
| EWT | = ENTERING WATER TEMPERATURE |
| EXIST'G | = EXISTING |
| F | = FAHRENHEIT |
| FC | = FLEXIBLE CONNECTOR |
| FPM | = FEET PER MINUTE |
| FPS | = FEET PER SECOND |
| FT | = FEET |
| FTR | = FIN TUBE RADIATION |
| GA | = GAGE |
| HP | = HORSEPOWER |
| HWR | = HOT WATER RETURN |
| HWS | = HOT WATER SUPPLY |
| HZ | = FREQUENCY (CYCLES PER SECOND) |
| IN | = INCH |
| KH | = KITCHEN HOOD |
| LAT | = LATENT OR LEAVING AIR TEMPERATURE |
| LD | = LINEAR DIFFUSER |
| LPC | = LOW PRESSURE CONDENSATE |
| LPS | = LOW PRESSURE STEAM |
| LRA | = LOCKED ROTOR AMPS |
| LVG | = LEAVING |
| LWT | = LEAVING WATER TEMPERATURE |
| MBH | = THOUSAND BTUH |
| NTS | = NOT TO SCALE |
| OA | = OUTSIDE AIR |
| PH | = PHASE (ELECTRICAL) |
| R | = RETURN |
| RA | = RETURN AIR |
| RG | = RETURN GRILLE |
| RR | = RETURN AIR REGISTER |
| RLA | = RUNNING LOAD AMPS |
| RPM | = REVOLUTIONS PER MINUTE |
| SA | = SUPPLY AIR |
| SD | = SUPPLY AIR DIFFUSER |
| SEN | = SENSIBLE |
| SP | = STATIC PRESSURE |
| SR | = SUPPLY REGISTER |
| TA | = TRANSFER AIR |
| TR | = TRANSFER REGISTER |
| TSP | = TOTAL STATIC PRESSURE |
| TYP | = TYPICAL |
| VAV | = VARIABLE AIR VOLUME TERMINAL UNIT |
| VD | = MANUAL VOLUME DAMPER |
| W | = WATT OR WIDE |
| WB | = WET BULB |
| WC | = WATER COLUMN |
| WG | = WATER GAUGE |

## HVAC LEGEND

- SUPPLY/OUTSIDE AIR DUCT UP
- SUPPLY/OUTSIDE AIR DUCT DOWN
- RETURN/EXHAUST DUCT UP
- RETURN/EXHAUST DUCT DOWN
- RECTANGULAR DUCT ELBOW WITH TURNING VANES
- STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
- DUCT TRANSITION
- RECTANGULAR TO ROUND DUCT TRANSITION
- MANUAL VOLUME DAMPER (VD)
- FIRE DAMPER (FD)
- PIPE TURNING UP
- PIPE TURNING DOWN
- GS — GLYCOL WATER SUPPLY
- GR — GLYCOL WATER RETURN
- D — DRAIN PIPING
- DIRECTION OF FLOW IN PIPE
- CONCENTRIC REDUCER
- SUPPLY DIFFUSER (ARROWS INDICATE THROW DIRECTIONS)
- EXHAUST ON RETURN REGISTER
- STEAM TRAP
- GATE VALVE
- COMBINATION BALANCING/SHUT-OFF VALVE
- TWO-WAY VALVE CONTROL VALVE
- STRAINER
- UNION
- HOSE END DRAIN VALVE
- AV — MANUAL AIR VENT
- CONNECT TO EXISTING
- T — THERMOSTAT
- S — REMOTE SENSOR

## HVAC GENERAL NOTES

1. ALL PIPING AND DUCTWORK SHOWN IS DIAGRAMMATIC ONLY. DETERMINE THE EXACT LOCATION IN THE FIELD.
2. REFER TO ARCHITECTURAL DRAWINGS FOR NEW CONSTRUCTION DETAILS.
3. REVIEW ALL DRAWINGS BEFORE STARTING WORK TO BECOME FAMILIAR WITH THE DETAILS OF CONSTRUCTION, AND COORDINATE WITH OTHER TRADES TO ELIMINATE CONFLICTS.
4. OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES RELATED TO SAME.
5. PROVIDE ALL NECESSARY PIPING, EQUIPMENT AND SUPPORTS AS WELL AS ANY ADDITIONAL EQUIPMENT, ETC. NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS BUT NECESSARY TO PROVIDE COMPLETE AND WORKABLE SYSTEMS.
6. PROVIDE ACCESS TO ALL EQUIPMENT REQUIRING PERIODIC SERVICE AND MAINTENANCE.
7. INSTALL ALL WORK IN ACCORDANCE WITH STATE AND LOCAL CODES.
8. DO NOT SCALE THESE DRAWINGS. TAKE ALL MEASUREMENTS IN THE FIELD IN COORDINATION WITH ALL EQUIPMENT AS APPROVED AND WITH ALL OTHER TRADES.
9. ALL DUCTWORK SHALL BE INSTALLED ON ACCORDANCE WITH THE LATEST EDITION OF SMACNA.
10. ALL ROTATING EQUIPMENT SHALL HAVE FLEXIBLE PIPE ON DUCT CONNECTIONS AND APPROVED VIBRATION ISOLATORS.
11. PROVIDE AIRTIGHT ACCESS DOOR FOR INSPECTION OF FIRE DAMPERS, FILTERS, COILS.
12. CONTRACTOR SHALL VERIFY DUCT, PIPING AND EQUIPMENT LOCATIONS FOR INTERFERENCES BEFORE INSTALLATION.
13. COORDINATE AIR OUTLET AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
14. PROVIDE VERTICAL SUPPORTS FOR PIPING AT THE MAXIMUM INTERVALS INDICATED IN THE SPECIFICATIONS.

## HVAC SPECIFICATIONS

PART 1 – GENERAL

1.01 WORK INCLUDED:

A. THE WORK UNDER THIS SECTION SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT AND SUPPLIES AND THE PERFORMANCE OF ALL OPERATIONS TO PROVIDE COMPLETE WORKING SYSTEMS AS INDICATED ON THE CONTRACT DRAWINGS.

B. FURNISH, SET UP AND MAINTAIN ALL DERRICKS, HOISTING MACHINERY, SCAFFOLDS, STAGING AND PLANKING AS REQUIRED FOR THE WORK.

1.02 CODES, ORDINANCES, AND PERMITS: INSTALLATION OF SYSTEMS AND EQUIPMENT PROVIDED UNDER THIS SECTION SHALL BE DONE IN STRICT ACCORDANCE WITH CONNECTICUT DEPARTMENT OF PUBLIC SAFETY CODES, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2018 CONNECTICUT STATE BUILDING CODE AND TOWN REGULATIONS HAVING JURISDICTION.

1.04 RECORD DRAWINGS: FURNISH UPON COMPLETION OF ALL WORK, RECORD DRAWINGS OF THE WORK OF THIS SECTION.

1.05 SHOP DRAWINGS: PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS SPECIFIED AND AUTOMATIC TEMPERATURE CONTROLS.

1.06 OPERATING AND MAINTENANCE INSTRUCTIONS: FURNISH UPON COMPLETION OF ALL WORK, OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED UNDER THIS SECTION.

1.07 CUTTING AND PATCHING: ALL CUTTING AND PATCHING NECESSARY FOR THE PROPER INSTALLATION OF WORK TO BE PERFORMED UNDER THIS SECTION AND SUBSECTIONS SHALL BE PERFORMED BY THE CONTRACTOR.

1.08 SEISMIC RESTRAINT REQUIREMENTS: ALL WORK INDICATED ON THESE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE 2018 CONNECTICUT STATE BUILDING CODE, AND REFERENCED REQUIREMENTS OF IMC AND NFPA.

PART 2 – PRODUCTS

2.01 SHEET METAL WORK

A. GALVANIZED SHEET METAL – ALL SUPPLY, RETURN, OUTDOOR, AND EXHAUST (SA, RA, OA, EA)

1. ALL DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA. ALL DUCTWORK SHALL BE GALVANIZED STEEL. SEAL ALL LOW PRESSURE DUCT JOINTS (CLASS B). EXCESS SEALANT MUST BE REMOVED IMMEDIATELY TO PROVIDE A NEAT APPEARANCE.
2. ALL LOW PRESSURE DUCTS SHALL BE FABRICATED FOR 2 INCHES WATER GAUGE PRESSURE.
3. PROVIDE 2" THICK ACOUSTIC LINING FOR ALL RETURN AIR DUCTWORK.

B. GREASE EXHAUST DUCT (KE)

1. INTERIOR DUCTWORK SHALL BE CONSTRUCTED OF MINIMUM 16 GAUGE BLACK STEEL OR 18 GAUGE STAINLESS STEEL. ALL EXTERNAL JOINTS AND SEAMS SHALL BE WELDED LIQUID-TIGHT. DUCT CONNECTION TO THE HOOD SHALL BE WELDED LIQUID-TIGHT.
2. PROVIDE HORIZONTAL CLEANOUTS IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS MINIMUM EVERY 12 FEET AND AT EACH CHANGE IN DIRECTION.
3. PROVIDE GREASE COLLECTOR AT BASE OF VERTICAL RISE TO ROOF EXHAUST FAN IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
4. DUCTWORK SHALL BE INSTALLED WITH A 1/4:12 (2%) SLOPE IF 75 FEET HORIZONTAL RUN OR LESS; 1:12 (8.3%) SLOPE IF OVER 75 FEET.

C. GREASE DUCT TEST

1. PRIOR TO THE USE OR CONCEALMENT OF ANY PORTION OF A GREASE DUCT SYSTEM, A LEAKAGE TEST SHALL BE PERFORMED. DUCTS SHALL BE CONSIDERED TO BE CONCEALED WHERE INSTALLED IN SHAFTS OR COVERED BY COATINGS OR WRAPS THAT PREVENT THE DUCTWORK FROM BEING VISUALLY INSPECTED ON ALL SIDES. THE PERMIT HOLDER SHALL BE RESPONSIBLE TO PROVIDE THE NECESSARY EQUIPMENT AND PERFORM THE GREASE DUCT LEAKAGE TEST. A LIGHT TEST SHALL BE PERFORMED TO DETERMINE THAT ALL WELDED AND BRAZED JOINTS ARE LIQUID TIGHT.
2. A LIGHT TEST SHALL BE PERFORMED BY PASSING A LAMP HAVING A POWER RATING OF NOT LESS THAN 100 WATTS THROUGH THE ENTIRE SECTION OF DUCTWORK TO BE TESTED. THE LAMP SHALL BE OPEN SO AS TO EMIT LIGHT EQUALLY IN ALL DIRECTIONS PERPENDICULAR TO THE DUCT WALLS. A TEST SHALL BE PERFORMED FOR THE ENTIRE DUCT SYSTEM, INCLUDING THE HOOD-TO-DUCT CONNECTION. THE DUCT WORK SHALL BE PERMITTED TO BE TESTED IN SECTIONS, PROVIDED THAT EVERY JOINT IS TESTED. FOR LISTED FACTORY-BUILT GREASE DUCTS, THIS TEST SHALL BE LIMITED TO DUCT JOINTS ASSEMBLED IN THE FIELD AND SHALL EXCLUDE FACTORY WELDS.

D. DISHWASHER EXHAUST DUCT (DE)

1. DUCTWORK SHALL BE CONSTRUCTED OF 18 GAUGE STAINLESS STEEL. ALL EXTERNAL JOINTS AND SEAMS SHALL BE WELDED LIQUID-TIGHT. DUCT CONNECTION TO THE HOOD SHALL BE WELDED LIQUID-TIGHT

2.02 DUCTWORK ACCESSORIES

A. MANUAL VOLUME DAMPERS: MANUAL VOLUME DAMPERS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS AND AT EVERY BRANCH TAKE OFF FROM THE MAIN DUCT.

B. FIRE DAMPERS: PROVIDE AND INSTALL FIRE DAMPERS AT ALL FIRE WALLS AND FLOORS, WHERE REQUIRED BY CODE AND AS INDICATED. FIRE DAMPER CONSTRUCTION AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NFPA 90A, AND SHALL BE UL LABELED, TESTED AND INSPECTED IN ACCORDANCE WITH UL 555. AN ACCESS DOOR SHALL BE PROVIDED AT EACH DAMPER TO SERVICE AND INSPECT THE FUSIBLE LINK. PROVIDE FIRE DAMPERS IN EACH APARTMENT UNIT WHERE THE SUPPLY AIR DUCTWORK PENETRATES THE CEILING/FLOOR ASSEMBLY.

C. FLEXIBLE DUCT SHALL NOT EXCEED 5 FEET IN TOTAL LENGTH AND SHALL HAVE A MINIMUM INSULATING VALUE OF R-5.

2.03 ACOUSTIC LINING

A. PROVIDE 2" THICK ACOUSTIC LINING ON ALL RETURN AIR DUCTWORK.

B. PROVIDE 2" THICK ACOUSTIC LINING ON SUPPLY AIR DUCTWORK FOR 10' AFTER ROOFTOP UNITS.

2.04 AIR OUTLETS

PROVIDE ALL AIR OUTLETS AS SHOWN ON PLANS AND SPECIFIED UNDER THIS SECTION. COLORS SHALL BE SELECTED BY THE ARCHITECT.

A. CEILING DIFFUSERS: SQUARE CONE DIFFUSER, FIXED AIR PATTERN (3 CONE)
FURNISH AND INSTALL PRICE MODEL SCD STEEL CEILING DIFFUSERS OF SIZES AND MOUNTING TYPES DESIGNATED BY THE PLANS AND AIR DISTRIBUTION SCHEDULE. DIFFUSERS SHALL CONSIST OF A PRECISION FORMED BACK CONE OF ONE PIECE SEAMLESS CONSTRUCTION WHICH INCORPORATES A ROUND INLET COLLAR OF SUFFICIENT LENGTH FOR CONNECTING RIGID OR FLEXIBLE DUCT. THE DIFFUSER SHALL INTEGRATE WITH ALL DUCT SIZES SHOWN ON THE PLANS WITHOUT AFFECTING THE FACE SIZE AND APPEARANCE OF THE UNIT. AN INNER CONE ASSEMBLY SHALL CONSIST OF 3 CONES WHICH DROP BELOW THE CEILING PLANE TO ASSURE OPTIMAL VAV AIR DIFFUSION PERFORMANCE. THE INNER CONE ASSEMBLY SHALL BE COMPLETELY REMOVABLE FROM THE DIFFUSER FACE TO ALLOW FULL ACCESS TO ANY DAMPERS OR OTHER DUCTWORK COMPONENTS LOCATED NEAR THE DIFFUSER NECK. FINISH SHALL BE B12 WHITE POWDER COAT.

B. CEILING DIFFUSERS (SD):
FURNISH AND INSTALL PRICE MODEL SMD STEEL, AMD ALUMINUM DIRECTIONAL LOUVERED FACE DIFFUSERS OF THE SIZES AND MOUNTING TYPES SHOWN ON THE PLANS AND AIR DIS-TRIBUTION SCHEDULE. DIFFUSERS SHALL CONSIST OF AN OUTER FRAME ASSEMBLY, WHICH FACILITATES MOUNTING IN THE APPLICATION SHOWN. A COLLAR THAT ALLOWS CONNECTION TO THE SQUARE (OR RECTANGULAR) DUCT SIZE INDICATED SHALL BE AN INTEGRAL PART OF THE FRAME ASSEMBLY. AN INNER CORE ASSEMBLY CONSISTING OF FIXED LOUVERS CAPABLE OF PRODUCING THE AIR FLOW DISCHARGE PATTERN INDICATED ON THE PLANS SHALL BE FULLY REMOVABLE FROM THE INSTALLED DIFFUSER FRAME FOR ACCESS TO ANY DAMPERS OR OTHER DUCTWORK COMPONENTS LOCATED IN OR NEAR THE DIFFUSER NECK. THE INNER CORE ASSEMBLIES SHALL BE IDENTICALLY CON-STRUCTED SO THAT DIRECTIONAL CORE ASSEM-BLIES PROVIDING DIFFERENT AIR FLOW DISCHARGE PATTERNS MAY BE INTERCHANGED BETWEEN FRAMES, PROVIDED THE FRAME DUCT CON-NECTIONS ARE OF THE SAME SIZE. FINISH SHALL BE B12 WHITE POWDER COAT. PAINT FINISH SHALL PASS 500 HOURS OF SALT SPRAY EXPOSURE WITH NO MEASURABLE CREEP IN ACCORDANCE WITH ASTM D1654 AND 1000 HOURS WITH NO RUSTING OR BLISTERING AS PER ASTM D610 AND ASTM D714.

C. RETURN/EXHAUST REGISTERS (RR,ER):
FURNISH AND INSTALL PRICE MODEL 530 STEEL RETURN GRILLES OF THE SIZES AND MOUNTING TYPES INDICATED ON THE PLANS. GRILLES SHALL BE 45 DEGREE DEFLECTION FIXED LOUVER TYPE WITH BLADES SPACED 3/4" ON CENTER. THE BLADES SHALL RUN PARALLEL TO THE LONG DIMENSION OF THE GRILLE. THE GRILLE SHALL BE FINISHED IN B12 WHITE POWDER COAT.

2.05 INSULATION

B. KITCHEN EXHAUST DUCTWORK
1. GREASE DUCT SHALL BE INSULATED WITH INSULATION THAT PROVIDES ZERO CLEARANCE AND 2-HR FIRE RATING; TYPICAL OF FYRE WRAP MAX 2.0.

C. SUPPLY, RETURN, EXHAUST, AND OUTDOOR AIR DUCTWORK AND DISHWASHER EXHAUST DUCTWORK
1. INSULATE SUPPLY, RETURN, EXHAUST, OUTDOOR AIR DUCTWORK AND DISHWASHER EXHAUST DUCTWORK WITH 2" THICK FIBERGLASS DUCT WRAP WITH FOIL FACE. INSULATION VALUE SHALL BE A MINIMUM OF R-6.0.

D. RETURN DUCTWORK
1. PROVIDE 2" THICK ACOUSTIC LINING ON ALL RETURN AIR DUCTWORK.

E. REFRIGERANT PIPE
1. INSULATE REFRIGERANT PIPE WITH 1" WALL THICKNESS ELASTOMERIC PIPE INSULATION.

2.06 EQUIPMENT

A. PROVIDE ALL EQUIPMENT WITH ACCESSORIES AS SCHEDULED.

2.07 AUTOMATIC TEMPERATURE CONTROL

A. PROVIDE CONTROL COMPONENTS AND LOW VOLTAGE WIRING FOR EACH SYSTEM AS REQUIRED FOR THE SEQUENCE OF OPERATION INDICATED. PROVIDE ALL CONTROL COMPONENTS FOR NEW SEQUENCES OF CONTROL INCLUDING REQUIRED INTERCONNECTING WIRING AND APPURTENANCES TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.
B. PROVIDE AND INSTALL A CENTRAL CONTROLLER EQUAL TO TRANE TRACER SC TO COMMUNICATE WITH ALL TEMPERATURE SENSORS AND UNITARY CONTROLLERS. THE CONTROLLER SHALL BE AN OPEN PROTOCOL WITH BACNET AND LONWORKS COMPATIBILITY.
C. THE CONTROL SYSTEM SHALL BE WEB-ENABLED AND HAVE THE ABILITY TO VIEW THE SPACE TEMPERATURES AS WELL AS PROGRAM EACH ZONE TEMPERATURE AND SCHEDULE SEPARATELY FROM ANY DEVICE WITH A WEB BROWSER.
D. PROVIDE AND INSTALL A SPACE MOUNTED SENSOR FOR EACH ZONE AS INDICATED ON THE PLANS. THE SPACE SENSORS SHALL HAVE THE ABILITY TO BE HARD-WIRED OR WIRELESS.

PART 3 – EXECUTION

3.01 GENERAL: INSTALL ALL ITEMS SPECIFIED UNDER PART 2 – PRODUCTS, ACCORDING TO THE APPLICABLE MANUFACTURER'S RECOMMENDATIONS AND SHOP DRAWINGS, THE DETAILS SHOWN ON THE DRAWINGS AND AS SPECIFIED UNDER THIS SECTION. PROVIDE ALL REQUIRED HANGERS AND SUPPORTS.

3.02 EQUIPMENT

A. EQUIPMENT SHALL BE INSTALLED COMPLETE WITH ALL REQUIRED HANGERS AND SUPPORTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. FURNISH AND INSTALL ALL STEEL STRUCTURAL SUPPORT MEMBERS FOR PROPER HANGING AND SUPPORT OF EQUIPMENT. PROVIDE VIBRATION ISOLATION ON ALL HANGERS.

C. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.03 MISCELLANEOUS IRON AND STEEL: PROVIDE STEEL SUPPORTS AND HANGERS REQUIRED TO SUPPORT EQUIPMENT, DUCTWORK, AND OTHER EQUIPMENT OR MATERIALS. SUBMIT DETAILS OF STEEL SUPPORTS AND METHOD OF FABRICATION FOR APPROVAL.

3.04 BALANCING: THE HVAC CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT FIRM TO PERFORM ADJUSTING AND BALANCING OF THE HVAC SYSTEMS (AIR). SYSTEMS SHALL BE ADJUSTED AND BALANCED SO THAT AIR QUANTITIES ARE AS INDICATED ON THE DRAWINGS AND SO THAT THE DISTRIBUTION FROM SUPPLY OUTLETS IS FREE FROM DRAFTS, AND UNIFORM OVER THE FACE OF EACH OUTLET. AFTER COMPLETION OF THE TESTING, BALANCING AND ADJUSTING OF THE AIR SYSTEMS, A BALANCING REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

JD LaGrasse & Asscoiates, Inc.
Architects | Engineers | Land Planning
One Elm Square
Andover, MA 01810
T. 978-470-3675
www.lagrassearchitects.com

COMMONWEALTH OF MASSACHUSETTS
JOHN D. LAGRASSE
MECHANICAL
No. 44447
REGISTERED PROFESSIONAL ENGINEER

Stamp:

BLW
BLW Engineers, Inc.
311 Great Road, Post Office Box 1551
Littleton, Massachusetts 01460-4551
T. (978) 486-4001 F. (978) 435-0267
www.blwengineers.com

110 GRILL
PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

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location: Approver
title

HVAC
LEGEND AND
SPECIFICATIONS

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Revisions

Date 06/26/2020
Scale
Job No. 2196
Sheet No. H001

# HVAC SCHEDULES

## EXHAUST FAN INFORMATION – Job#4311064

| FAN UNIT NO. | TAG | FAN UNIT MODEL # | CFM | ESP. | RPM | H.P. | B.H.P. | ø | VOLT | FLA | DISCHARGE VELOCITY | WEIGHT (LBS.) | SONES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | KEF | USBI24DD-RM | 5116 | 1.750 | 1089 | 5.000 | 3.0540 | 3 | 208 | 15.8 | 1695 FPM | 730 | 23 |
| 3 | DEF | DU30HFA | 600 | 0.350 | 1158 | 0.250 | 0.0810 | 1 | 115 | 3.8 | 297 FPM | 70 | 7.2 |

## MUA FAN INFORMATION – Job#4311064

| FAN UNIT NO. | TAG | FAN UNIT MODEL # | BLOWER | HOUSING | MIN CFM | DESIGN CFM | ESP. | RPM | H.P. | B.H.P. | ø | VOLT | FLA | MCA | MOCP | WEIGHT (LBS.) | SONES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | KMUA | A2-D.500-20D | 20MF-2-MOD | A2-D.500 | 2500 | 4120 | 0.500 | 1560 | 3.000 | 2.2110 | 3 | 208 | 9.5 | 11.9A | 20A | 816 | 15.5 |

## GAS FIRED MAKE-UP AIR UNIT(S)

| FAN UNIT NO. | TAG | INPUT BTUs | OUTPUT BTUs | TEMP. RISE | REQUIRED INPUT GAS PRESSURE | GAS TYPE | BURNER EFFICIENCY(%) |
|---|---|---|---|---|---|---|---|
| 2 | KMUA | 324047 | 298123 | 67 deg F | 7 in. w.c. – 14 in. w.c. | Natural | 92 |

## FAN OPTIONS

| FAN UNIT NO. | TAG | OPTION (Qty. – Descr.) |
|---|---|---|
| 1 | KEF | 1 – BI24 – Inlet Service Duct Connection, Used to connect to standard 24" Grease Duct or Field Welded Duct. Includes (2) 7' risers bolted to standard inlet riser. |
| | | 1 – Utility Set Grease Cup |
| | | 1 – BI24 – 24" Discharge Extension. |
| | | 1 – BI – Discharge Orientation Vertical Upper Left – CW Inlet Side. |
| | | 1 – BI24 – Inlet Connection Standard 24" Flanged Grease Duct. |
| 2 | KMUA | 1 – AC Interlock Relay – 24VAC Coil |
| | | 1 – Motorized Backdraft Damper for A2-D Housing |
| | | 1 – Low Fire Start |
| | | 1 – Inlet Pressure Gauge, 0–35" |
| | | 1 – Manifold Pressure Gauge, –5 to 15" wc |
| | | 1 – Insulation Option for VBank filter section |
| | | 1 – DF 2 Indoor Hanging Option – Includes 2 HSA125 Hanging Spring Isolators per Uni-Strut |
| | | 1 – Single Electrical Cabinet LED Lights Used on Modular MUA Units |
| | | 1 – Separate 120V Wiring Package (Required and used only for DCV or Prewire with VFD) – Three Phase Only |
| 3 | DEF | 1 – I 15-BDD Damper |

## FAN ACCESSORIES

| FAN UNIT NO. | TAG | EXHAUST | | | SUPPLY | | | |
|---|---|---|---|---|---|---|---|---|
| | | GREASE CUP | GRAVITY DAMPER | WALL MOUNT | SIDE DISCHARGE | GRAVITY DAMPER | MOTORIZED DAMPER | WALL MOUNT |
| 1 | KEF | YES | | | | | | |
| 2 | KMUA | | | | YES | | YES | |
| 3 | DEF | | YES | | | | | |

## CURB ASSEMBLIES

| NO. | ON FAN | TAG | WEIGHT | ITEM | SIZE |
|---|---|---|---|---|---|
| 1 | # 1 | KEF | 31 LBS | Rail | 4.000"W x 60.000"L x 10.000"H Comes as a set of 2. |
| 3 | # 3 | DEF | 30 LBS | Curb | 19.500"W x 19.500"L x 22.000"H |

## 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 | KEF | Exhaust | 1089 | 85.4 | 23 | 73.9 | 5 | 87.5 | 89.3 | 88.9 | 82.8 | 76.7 | 75 | 69.6 | 61.9 |
| 2 | KMUA | Supply | 1560 | 79 | 15.5 | 67.5 | 5 | 73.3 | 81 | 77.1 | 76.9 | 73.1 | 70.1 | 67.2 | 63.9 |
| 3 | DEF | Exhaust | 1158 | 66.7 | 7.2 | 55.2 | 5 | 66.7 | 72 | 68.6 | 63 | 60.2 | 58.2 | 50.8 | 40.8 |

NOTES:
1. ALL KITCHEN EQUIPMENT TO BE FURNISHED AND INSTALLED BY KITCHEN SUPPLIER.
2. PROVIDE ELECTRICAL DISCONNECTS FOR ALL KITCHEN EQUIPMENT.

## FAN SCHEDULE

| TAG No. | LOCATION(S) SERVED | MANUFACTURER (AS STANDARD) | MODEL NO. (AS STANDARD) | TYPE | FAN DATA | | | ELECTRICAL DATA | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | CFM | RPM | ESP(IN) | VOLTS | PHASE | HP | |
| SF–1 | OUTDOOR AIR | GREENHECK | SQ–140–VG | DIRECT DRIVE | 2590 | 1621 | 0.75 | 115 | 1 | 1 | [1] [2] |
| TEF–1 | TOILET EXHAUST | GREENHECK | SQ–95–VG | DIRECT DRIVE | 525 | 1610 | 0.5 | 115 | 1 | 1/6 | [1] [2] |

NOTES:
[1] PROVIDE MOUNTING EQUIPMENT, FILTER SELECTION, VIBRATION ISOLATION AND SPEED CONTROL DIAL.
[2] PROVIDE LOCAL DISCONNECT SWITCH.

## REGISTER, GRILLE & DIFFUSER SCHEDULE

| TAG | SERVICE | CFM | NECK SIZE | FRAME TYPE | MOUNTING | DAMPER | MATERIAL/FINISH | MANUFACTURER & MODEL NO. | NC | NECK VELOCITY (FPM) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SCD | SUPPLY | SEE PLANS | SEE PLANS | RECTANGLE | CEILING | NO | AS PER ARCHITECT | PRICE ASCD | <25 | 500 | [1] [2] [3] [4] [5] |
| SD | SUPPLY | SEE PLANS | SEE PLANS | RECTANGLE | CEILING | NO | AS PER ARCHITECT | PRICE AMD | <25 | 500 | [1] [2] [3] [4] [5] |
| RR | RETURN | SEE PLANS | SEE PLANS | RECTANGLE | CEILING | NO | AS PER ARCHITECT | PRICE 530 | <25 | 500 | [1] [2] [3] [4] [5] |
| ER | EXHAUST | SEE PLANS | SEE PLANS | RECTANGLE | CEILING | NO | AS PER ARCHITECT | PRICE 530 | <25 | 500 | [1] [2] [3] [4] [5] |

NOTES:
[1] COORDINATE MOUNTING REQUIREMENTS WITH ARCHITECTURAL CEILING PLANS.
[2] COORDINATE FINISH & COLOR WITH ARCHITECT.
[3] PROVIDE FRAME SUITABLE FOR SURFACE MOUNTING.
[4] PROVIDE SQUARE TO ROUND TRANSITIONS WHERE NEEDED.
[5] PROVIDE 1" THICK FILTERS FOR EXHAUST REGISTERS.

## HVAC POWER EQUIPMENT SCHEDULE

| TAG | DESCRIPTION | LOCATION | MANUFACTURER (AS STANDARD) | MODEL No. (AS STANDARD) | SERVING EQUIPMENT TAG | FIRE ALARM CONNECTION | ELECTRICAL DATA | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | VOLTS | PHASE | HZ |
| DSD | DUCT SMOKE DETECTOR | REFER TO DWGS | – | – | MAU–1 | YES | 24 | – | – |

## AIR BALANCE SCHEDULE

| LOUNGE/BAR AIR BALANCE | | DINING AIR BALANCE | | PDR AIR BALANCE | | BACK OF HOUSE AIR BALANCE | | KITCHEN AIR BALANCE | | TOTAL AIR BALANCE | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E.FCU–3 | + 300 | E.FCU–6 | + 320 | E.FCU–7 | + 370 | TEF–1 | – 525 | KEF–1 | –5116 | LOUNGE/BAR | +1100 |
| E.FCU–4 | + 400 | TOTAL | + 320 | TOTAL | + 370 | E.FCU–8 | + 300 | DEF–1 | – 600 | DINING | + 325 |
| E.FCU–5 | + 400 | | | | | TOTAL | – 225 | MAU–1 | +2500 | PDR | + 370 |
| TOTAL | +1100 | | | | | | | E.FCU–1 | + 300 | BACK OF HOUSE | – 225 |
| | | | | | | | | E.FCU–2 | + 300 | KITCHEN | –2616 |
| | | | | | | | | TOTAL | –3216 | TOTAL | –1046 |

## EXISTING FAN COIL UNIT SCHEDULE

| TAG No. | MANUFACTURER (AS STANDARD) | MODEL NO. (AS STANDARD) | TYPE | NOM. COOLING (MBH) | NOM. HEATING (MBH) | FAN DATA | | | ELECTRICAL DATA | | | | | WGT. (LBS) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | OA (CFM) | NOM. AIRFLOW (CFM) | ESP (IN WG) | VOLT | PHASE | HZ | RATED AMPS (A) | MOCP (A) | | |
| E.FCU–1 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 300 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–2 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 300 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–3 | LG | ARNU363BRA2 | HORIZONTAL DUCTED | 36.2 | 40.6 | 300 | 1200 | 0.8 | 208 | 1 | 60 | 1.12 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–4 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 400 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–5 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 400 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–6 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 320 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–7 | LG | ARNU483BRA2 | HORIZONTAL DUCTED | 48.1 | 51.2 | 370 | 1600 | 0.8 | 208 | 1 | 60 | 1.62 | 15 | – | [1] [2] [3] [4] [5] |
| E.FCU–8 | LG | ARNU363BRA2 | HORIZONTAL DUCTED | 36.2 | 40.6 | 300 | 1200 | 0.8 | 208 | 1 | 60 | 1.12 | 15 | – | [1] [2] [3] [4] [5] |

NOTES:
[1] UNIT IS EXISTING TO REMAIN. COORDINATE WITH EC FOR SERVICE UTILITY CONNECTION REQUIREMENT.
[2] COORDINATE ALL SYSTEM ELECTRICAL REQUIREMENTS WITH EC PRIOR TO REALLOCATION IF REQUIRED.
[3] UNIT VENTILATION AIR TO BE RE–BALANCED TO THE AIRFLOW LISTED ON THIS SCHEDULE.
[4] VERIFY EXACT UNIT LOCATION IN THE FIELD.
[5] PROVIDE LOCAL DISCONNECT SWITCH.

## EXISTING AIR SOURCE HEAT PUMP SCHEDULE

| TAG No. | MANUFACTURER (AS STANDARD) | UNITS SERVED | MODEL NO. (AS STANDARD) | TYPE | CAPACITY DATA | | ELECTRICAL DATA | | | | WGT. (LBS) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | COOL (MBH) | HEAT (MBH) | VOLT | PHASE | MCA (A) | MOCP (A) | | |
| HP–1 | LG | E.FCU–1,2 | ARUN121BT3 | AIR COOLED | 120 | 135 | 208 | 3 | 44.1 | 60 | 800 | [1] [2] [3] |
| HP–2 | LG | E.FCU–3,4,5 | ARUN144BT3 | AIR COOLED | 144 | 162 | 208 | 3 | 49.9 | 70 | 800 | [1] [2] [3] |
| HP–3 | LG | E.FCU–6,7,8 | ARUN144BT3 | AIR COOLED | 17.6 | 21.6 | 208 | 3 | 49.9 | 70 | 800 | [1] [2] [3] |

NOTES:
[1] UNIT IS EXISTING TO REMAIN. COORDINATE WITH EC FOR SERVICE UTILITY CONNECTION REQUIREMENT.
[2] COORDINATE ALL SYSTEM ELECTRICAL REQUIREMENTS WITH EC PRIOR TO REALLOCATION IF REQUIRED.
[3] PROVIDE LOCAL DISCONNECT SWITCH.

## EXISTING ELECTRIC HEATER SCHEDULE

| TAG No. | MANUFACTURER (AS STANDARD) | MODEL No. (AS STANDARD) | ELECTRIC CAPACITY | | ELECTRICAL DATA | | | DIMENSIONS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | | | MBH | KW | VOLTS | PHASE | AMP | | |
| E.EH–1 | QMARK | MUH03–81 | 10.2 | 3.0 | 208 | 1 | 14.5 | – | [1] [2] |

NOTES:
[1] UNIT IS EXISTING TO REMAIN, COORDINATE WITH EC FOR SERVICE UTILITY ELECTRICAL REQUIREMENT.
[2] PROVIDE INTEGRAL THERMOSTAT, MOUNTING EQUIPMENT.
[3] PROVIDE LOCAL DISCONNECT SWITCH.

## PIPE MATERIAL TABLE

| SERVICE | LOCATION | PIPING |
|---|---|---|
| REFRIGERANT PIPING RLL & RLS | ABOVE GROUND | COPPER – ARC |
| CONDENSATE DRAIN PIPING CD | | TYPE 'L' COPPER |

## PIPE INSULATION TABLE

| SERVICE/LOCATION | INSULATION TYPE | FITTING INSULATION TYPE | INSULATION WALL THICKNESS (INCHES) FOR PIPE DIA. (INCHES) | | | |
|---|---|---|---|---|---|---|
| | | | ø < 1" | ø < 1–1/2" | 1–1/2"< ø <4" | ø > 4" |
| REFRIGERANT PIPING | ELASTOMERIC | ELASTOMERIC | 1" | 1" | 1–1/2" | 1–1/2" |
| CONDENSATE PIPING | ELASTOMERIC | ELASTOMERIC | 3/4" | 3/4" | 3/4" | 3/4" |

## DUCT INSULATION TABLE

| SERVICE/LOCATION | INSULATION TYPE |
|---|---|
| SUPPLY, RETURN & OUTSIDE AIR DUCT INSULATION (WITHIN BUILDING ENVELOPE) | 2" FIBERGLASS DUXT WRAP WITH FSK FACING MIN. R–6 |
| EXHAUST DUCT INSULATION (BETWEEN DISCHARGE AND DAMPER) | NONE |
| KITCHEN EXHAUST DUCT INSULATION | FYRE WRAP –2HR RATED, ZERO CLEARANCE |

## ELECTRIC WALL HEATER SCHEDULE

| TAG No. | MANUFACTURER (AS STANDARD) | MODEL No. (AS STANDARD) | ELECTRIC CAPACITY | | ELECTRICAL DATA | | | DIMENSIONS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | | | MBH | KW | VOLTS | PHASE | AMP | | |
| EWH–1 | QMARK | AWH4408F | 6.8 | 2.0 | 208 | 1 | 9.6 | – | [1] [2] |

NOTES:
[1] UNIT IS EXISTING TO REMAIN, COORDINATE WITH EC FOR SERVICE UTILITY ELECTRICAL REQUIREMENT.
[2] PROVIDE INTEGRAL THERMOSTAT, MOUNTING EQUIPMENT.
[3] PROVIDE LOCAL DISCONNECT SWITCH.


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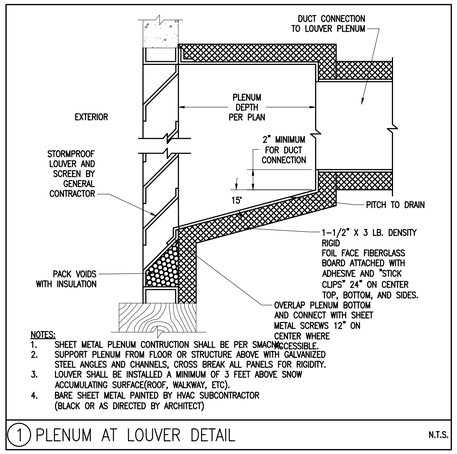
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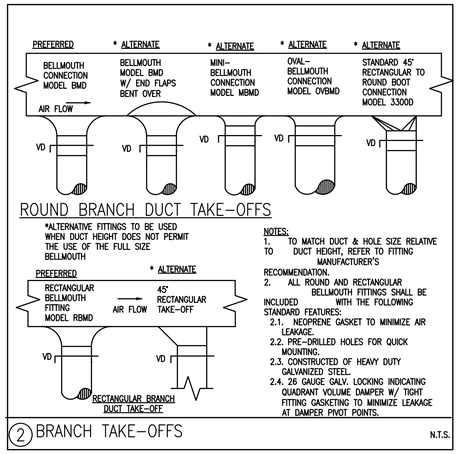
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Date 06/26/2020
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Sheet No. H002

# HVAC DETAILS




NOTES:
1. SHEET METAL PLENUM CONTRUCTION SHALL BE PER SMACNA
2. SUPPORT PLENUM FROM FLOOR OR STRUCTURE ABOVE WITH GALVANIZED STEEL ANGLES AND CHANNELS, CROSS BREAK ALL PANELS FOR RIGIDITY.
3. LOUVER SHALL BE INSTALLED A MINIMUM OF 3 FEET ABOVE SNOW ACCUMULATING SURFACE(ROOF, WALKWAY, ETC).
4. BARE SHEET METAL PAINTED BY HVAC SUBCONTRACTOR (BLACK OR AS DIRECTED BY ARCHITECT)

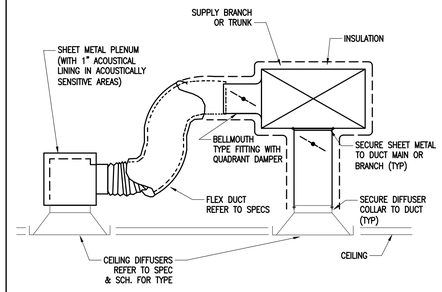
1 PLENUM AT LOUVER DETAIL N.T.S.




NOTES:
1. TO MATCH DUCT & HOLE SIZE RELATIVE TO DUCT HEIGHT, REFER TO FITTING MANUFACTURER'S RECOMMENDATION.
2. ALL ROUND AND RECTANGULAR BELLMOUTH FITTINGS SHALL BE INCLUDED WITH THE FOLLOWING STANDARD FEATURES:
   2.1. NEOPRENE GASKET TO MINIMIZE AIR LEAKAGE.
   2.2. PRE-DRILLED HOLES FOR QUICK MOUNTING.
   2.3. CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL.
   2.4. 26 GAUGE GALV. LOCKING INDICATING QUADRANT VOLUME DAMPER W/ TIGHT FITTING GASKETING TO MINIMIZE LEAKAGE AT DAMPER PIVOT POINTS.

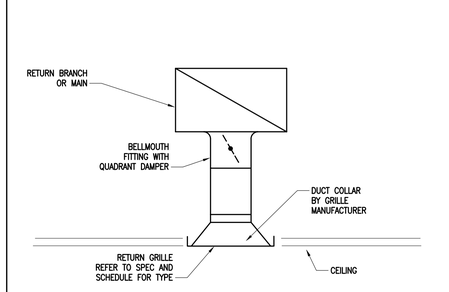
2 BRANCH TAKE-OFFS N.T.S.

NOTES:
1. FASTEN INSULATED FLEX DUCT TO METAL DUCT AND PLENUM WITH 22 GAUGE CLAMP AND 4 SHEET METAL SCREWS AND SEAL.
2. MAXIMUM LENGTH OF FLEX DUCT "L"= 5'- 0"

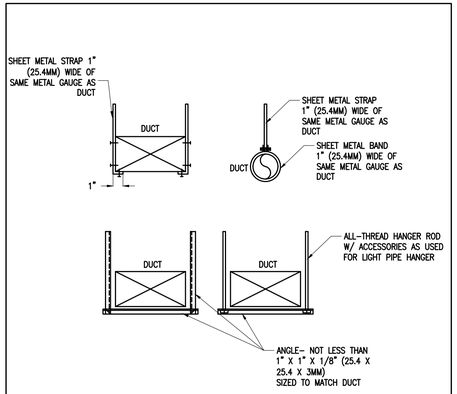



3 TYPICAL CEILING DIFFUSERS INSTALLATION DET. N.T.S.

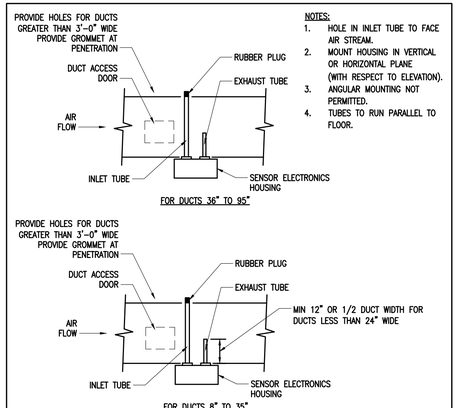
NOTES:
1. FASTEN FLEX DUCT TO METAL DUCT WITH ADHESIVE & DRAW BANDS.
2. MAXIMUM LENGTH OF "L"=5'-0"




4 INSTALLATION AT RETURN GRILLES N.T.S.



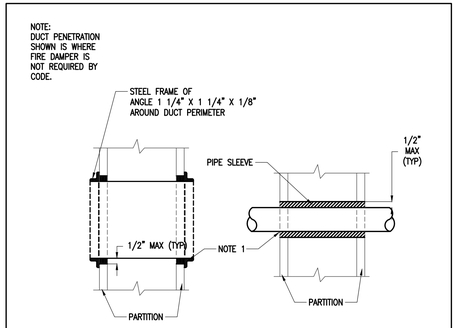

5 SHEET-METAL DUCT HANGERS N.T.S.




NOTES:
1. HOLE IN INLET TUBE TO FACE AIR STREAM.
2. MOUNT HOUSING IN VERTICAL OR HORIZONTAL PLANE (WITH RESPECT TO ELEVATION).
3. ANGULAR MOUNTING NOT PERMITTED.
4. TUBES TO RUN PARALLEL TO FLOOR.

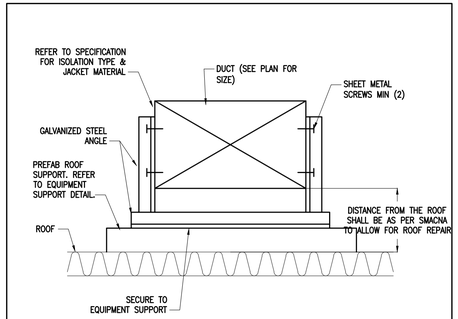
6 TYPICAL DUCT SMOKE DETECTOR INSTALLATION DET. N.T.S.

NOTE:
DUCT PENETRATION SHOWN IS WHERE FIRE DAMPER IS NOT REQUIRED BY CODE.

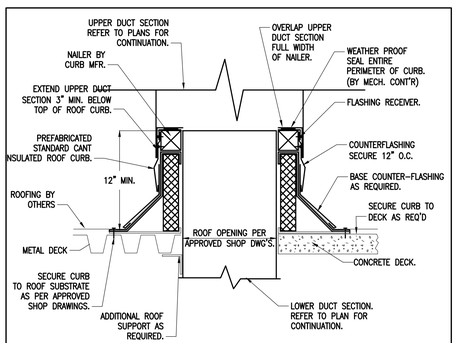



NOTES:
1. AT FIRE RATED PARTITIONS, ADD ADDITIONAL LAYER OF FIRE SAFING INSULATION AROUND PENETRATION SO AS TO FILL CAVITY.
2. DUCT AND PIPE PENETRATIONS THRU CORRIDOR WALLS ABOVE THE CEILING ARE TO BE FIRE STOPPED AROUND THE PENETRATION.

7 DUCT AND PIPE PENETRATIONS N.T.S.

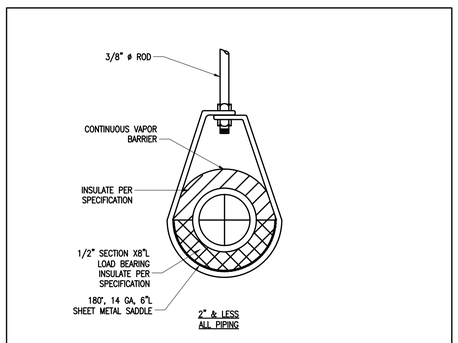



8 ROOF DUCT SUPPORT DETAIL N.T.S.



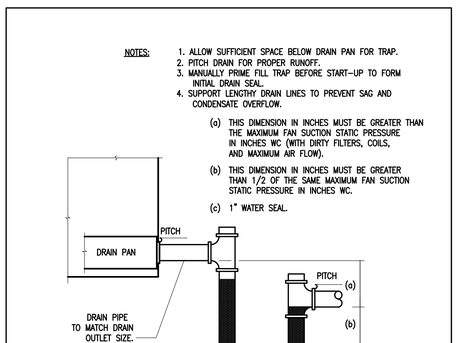

NOTES:
1. DETAIL SHOWS BOTH CONCRETE AND METAL DECK ROOF APPLICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ROOF CONSTRUCTION.
2. ROOF CURB PROVIDED BY MECHANICAL CONTRACTOR INSTALLED BY ROOFING CONTRACTOR.
3. ROOF CURB TO BE INSTALLED AS RECOMMENDED BY ROOFING MFR.

9 DUCT ROOF PENETRATION N.T.S.

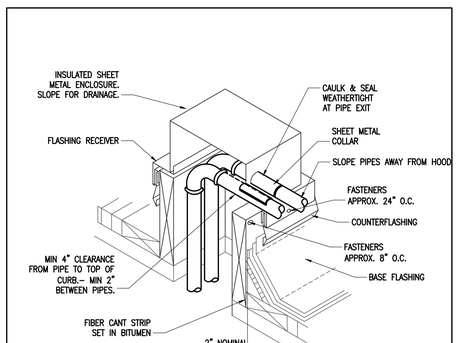



10 2" OR LESS PIPE HANGER DETAIL N.T.S.

NOTES:
1. ALLOW SUFFICIENT SPACE BELOW DRAIN PAN FOR TRAP.
2. PITCH DRAIN FOR PROPER RUNOFF.
3. MANUALLY PRIME FILL TRAP BEFORE START-UP TO FORM INITIAL DRAIN SEAL.
4. SUPPORT LENGTHY DRAIN LINES TO PREVENT SAG AND CONDENSATE OVERFLOW.
   (a) THIS DIMENSION IN INCHES MUST BE GREATER THAN THE MAXIMUM FAN SUCTION STATIC PRESSURE IN INCHES WC (WITH DIRTY FILTERS, COILS, AND MAXIMUM AIR FLOW).
   (b) THIS DIMENSION IN INCHES MUST BE GREATER THAN 1/2 OF THE SAME MAXIMUM FAN SUCTION STATIC PRESSURE IN INCHES WC.
   (c) 1" WATER SEAL.




11 CONDENSATE DRAIN DETAIL N.T.S.




12 PIPING ROOF PENETRATION DETAIL N.T.S.


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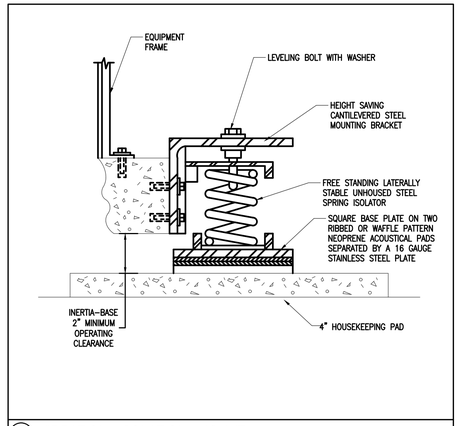

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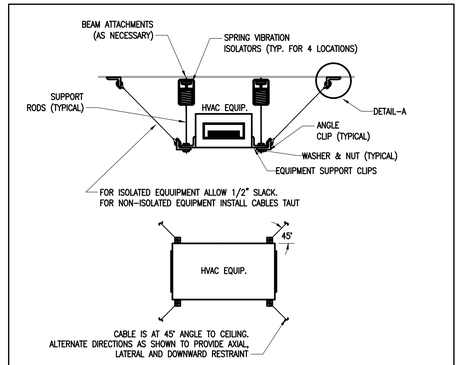
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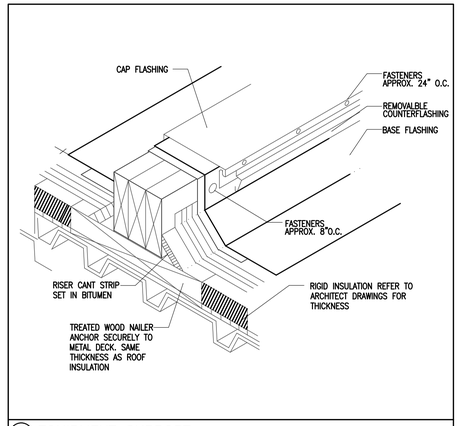
# HVAC DETAILS



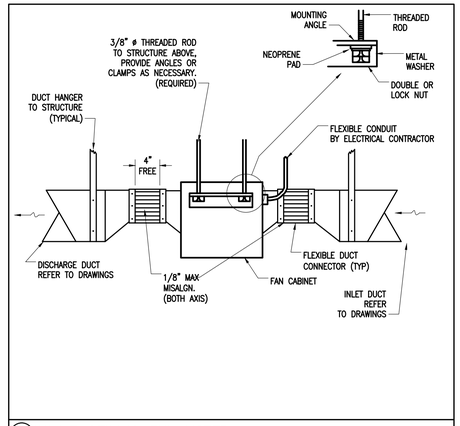

13 VIBRATION ISOLATION MOUNT N.T.S.



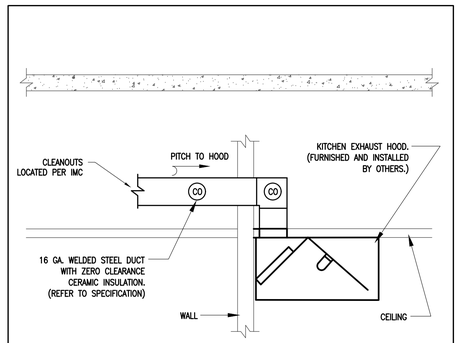

14 RESTRAINTS FOR HVAC SUSPENDED EQUIPMENT #1 N.T.S.



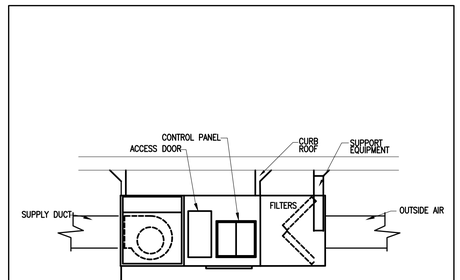

15 EQUIPMENT SUPPORT N.T.S.



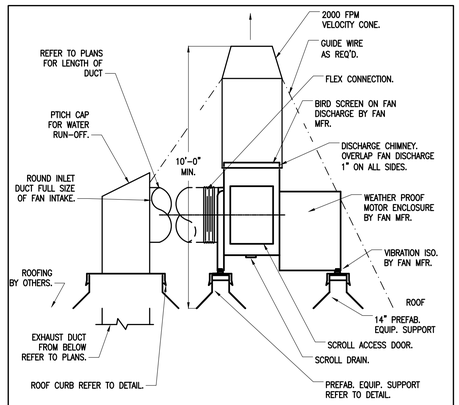

16 INLINE CEILING EXHAUSTER N.T.S.



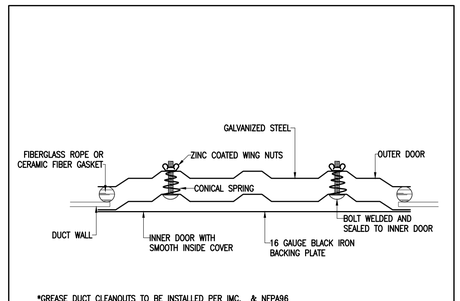

17 KITCHEN EXHAUST HOOD CONNECTION DETAIL N.T.S.




18 IN-LINE MAKE UP AIR UNIT DETAIL N.T.S.

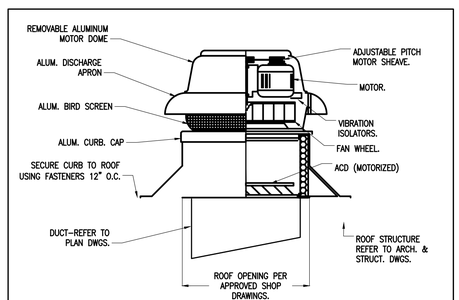



19 UTILITY STYLE UP-BLAST EXH. FAN DETAIL N.T.S.

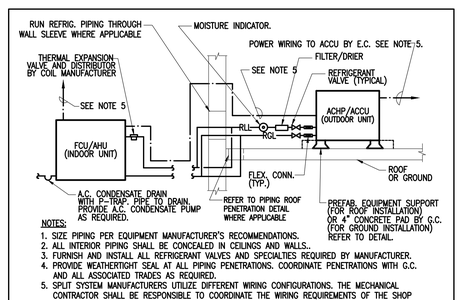



*GREASE DUCT CLEANOUTS TO BE INSTALLED PER IMC, & NFPA96

20 GREASE DUCT CLEANOUT DETAIL N.T.S.




21 ROOF FAN DETAIL N.T.S.




NOTES:
1. SIZE PIPING PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
2. ALL INTERIOR PIPING SHALL BE CONCEALED IN CEILINGS AND WALLS..
3. FURNISH AND INSTALL ALL REFRIGERANT VALVES AND SPECIALTIES REQUIRED BY MANUFACTURER.
4. PROVIDE WEATHERTIGHT SEAL AT ALL PIPING PENETRATIONS. COORDINATE PENETRATIONS WITH G.C. AND ALL ASSOCIATED TRADES AS REQUIRED.
5. SPLIT SYSTEM MANUFACTURERS UTILIZE DIFFERENT WIRING CONFIGURATIONS. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WIRING REQUIREMENTS OF THE SHOP DRAWING APPROVED EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.

A. SINGLE FEED SYSTEM
THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWER WIRING TO THE HP UNIT, FUSED DISCONNECT AND WIRING TO THE HP UNIT. THE LOW OR LINE VOLTAGE CONTROL/FAN POWER WIRING BETWEEN THE HP UNIT AND THE FCU SHALL BE PROVIDED BY THE ATC CONTRACTOR.

B. DUAL FEED SYSTEM
THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWER WIRING TO THE FCU AND HP UNITS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FEED TO THE HP UNIT, FUSED DISCONNECT AND WIRING TO THE HP UNIT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FEED TO THE FCU, NON-FUSED DISCONNECT AND WIRING TO FCU. THE CONTROL WIRING BETWEEN FCU AND HP UNIT SHALL BE PROVIDED BY THE ATC CONTRACTOR.

22 VARIABLE REFRIGERANT FLOW PIPING DETAIL N.T.S.

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Architects | Engineers | Land Planning
One Elm Square
Andover, MA 01810
T. 978-470-3675
www.lagrassearchitects.com

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JOHN M. DALTON
MECHANICAL
No. 44447
REGISTERED PROFESSIONAL ENGINEER
Stamp:

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BLW Engineers, Inc.
311 Great Road, Post Office Box 1551
Littleton, Massachusetts 01460-1551
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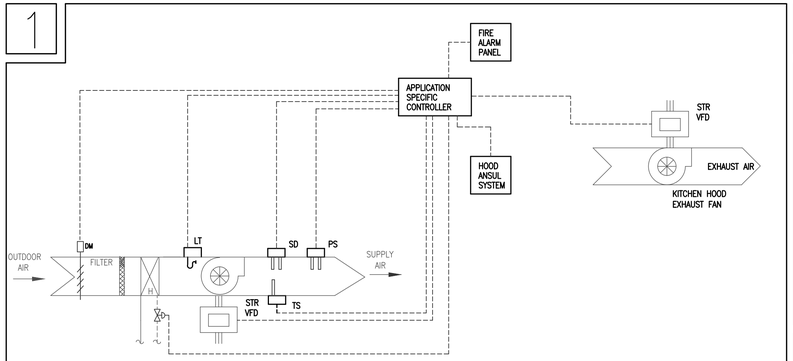
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# HVAC SEQUENCES OF OPERATION

1




| APPLICATION TABLE | |
|---|---|
| MAKE-UP AIR UNIT(S) | HOOD EXHAUST FAN(S) |
| MAU-1 | KEF-1 |

## KITCHEN HOOD MAKE UP AIR UNIT & EXHAUST FANS SEQUENCE OF OPERATION

THE KITCHEN MAKEUP AIR UNIT AND KITCHEN EXHAUST HOOD FANS SHALL BE CONTROLLED BY ON/OFF SWITCHES AND THE KITCHEN CONTROL PANEL. TE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

OCCUPIED HOURS: WHEN THE KITCHEN HOOD ON/OFF SWITCH IS IN THE "OFF" POSITION, THE RESPECTIVE HOOD EXHAUST FAN SHALL BE DE-ENERGIZED. WHEN THE KITCHEN HOOD ON/OFF SWITCH IS IN THE "ON" POSITION, THE KITCHEN EXHAUST FANS SHALL BE ENERGIZED.

UPON ACTIVATION OF THE KITCHEN HOOD THE MAKEUP AIR UNIT'S SUPPLY FAN SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY; THE GAS FURNACE SHALL BE OFF; THE OUTDOOR AIR DAMPER SHALL BE OPENED.

THE UNIT SHALL OPERATE TO MAINTAIN A CONSTANT DISCHARGE AIR TEMPERATURE, 65'F (ADJUSTABLE). UPON A CALL FOR HEAT FROM THE DISCHARGE AIR TEMPERATURE SENSOR, THE MODULATING GAS VALVE SHALL MODULATE OPEN AS REQUIRED TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT.

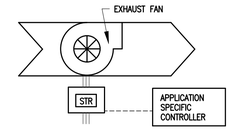
A DUCT MOUNTED PRESSURE SENSOR SHALL MODULATE THE FAN SPEED WITH THE VARIABLE FREQUENCY TO MAINTAIN A CONSTANT SUPPLY AIR DUCT STATIC PRESSURE SETTING.

UNOCCUPIED HOURS: THE MAKEUP AIR UNIT'S SUPPLY FAN SHALL BE DE-ENERGIZED AND THE OUTDOOR AIR AND EXHAUST AIR DAMPERS SHALL BE CLOSED. THE MAKEUP AIR UNIT AND KITCHEN EXHAUST FANS SHALL BE LOCKED OUT DURING UNOCCUPIED OPERATION.

THE HOOD'S FIRE SUPPRESSION SYSTEM SHALL BE AUTOMATICALLY ACTIVATED AS REQUIRED TO PROTECT THE DUCTS, PLENUM FILTER, AND COOKING EQUIPMENT. UPON FIRE SYSTEM ACTIVATION, THE MAKEUP AIR UNIT'S SUPLY FAN SHALL BE DE-ENERGIZED AND OUTDOOR AIR SHALL CLOSE; AND AN ALARM SHALL BE TRANSMITTED TO THE BUILDING'S FIRE ALARM CONTROL PANEL.

WHEN THE SMOKE DETECTOR SENSES A SMOKE CONDITION, THE UNIT SUPPLY FAN SHALL BE DE-ENERGIZED; THE UNIT'S OUTDOOR AIR DAMPERS SHALL BE CLOSED THE EXHAUST AN SHALL REMAIN ENERGIZED AND THE APPROPRIATE ALARM SIGNAL SHALL BE TRANSMITTED TO THE FIRE ALARM PANEL.

2



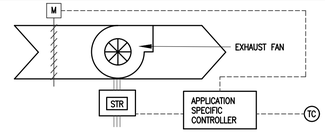

| APPLICATION TABLE |
|---|
| TOILET EXHAUST FAN |
| TEF-1 |

## BATHROOM TOILET EXHAUST FAN SEQUENCE OF OPERATION

THE BUILDING TOILET EXHAUST FAN SHALL BE CONTROLLED THROUGH AN APPLICATION SPECIFIC CONTROLLER. THE SEQUENCE LISTED BELOW SHALL BE REVERSIBLE UNLESS NOTED OTHERWISE.

DURING OCCUPIED HOURS, THE EXHAUST FAN SHALL BE ENERGIZED AND RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, THE EXHAUST FAN SHALL BE DE-ENERGIZED.

3



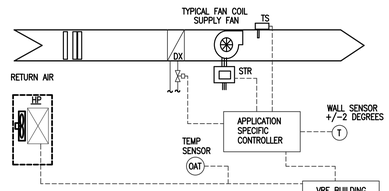

| APPLICATION TABLE |
|---|
| SUPPLY FAN |
| SF-1 |

## OUTDOOR AIR SUPPLY FAN SEQUENCE OF OPERATION

THE OUTDOOR AIR SUPPLY FAN SHALL BE CONTROLLED THROUGH A TIME CLOCK.

DURING OCCUPIED HOURS, THE MOTORIZED DAMPER SHALL OPEN, AND THE SUPPLY FAN SHALL BE ENERGIZED AND RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, THE SUPPLY FAN SHALL BE DE-ENERGIZED, AND THE MOTORIZED DAMPER SHALL CLOSE.

4




| APPLICATION TABLE |
|---|
| VRV FAN COIL UNITS |
| E.HP-1,2,3; E.FCU-1,2,3,4,5,6,7,8 |

## EXISTING VRF FAN COIL UNIT SEQUENCE OF OPERATION

THE INDOOR UNITS UNITS SHALL BE OPERATED THROUGH SPACE THERMOSTAT AND MASTER SYSTEM CONTROLLER. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

THE UNIT'S SUPPLY FAN SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY AT LOW SPEED.

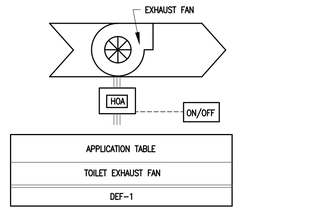
HEATING MODE:

UPON A CALL FOR HEATING FROM THE SPACE THERMOSTAT THE UNIT SHALL OPERATE MAINTAIN SPACE TEMPERATURE SET POINT 70F(ADJ.) UPON CONTINUED CALL FOR HEAT THE UNIT SUPPLY FAN SHALL INCREMENTALLY INCREASE SPEED TO THE HIGH SETTING TO MAINTAIN SPACE TEMPERATURE SET POINT.

COOLING MODE:

UPON A CALL FOR COOLING FROM THE SPACE THERMOSTAT THE UNIT SHALL OPERATE TO MAINTAIN SPACE TEMPERATURE SET POINT 75F(ADJ.) UPON CONTINUED CALL FOR COOLING THE UNIT SUPPLY FAN SHALL INCREMENTALLY INCREASE SPEED TO THE HIGH SETTING TO MAINTAIN SPACE TEMPERATURE SET POINT.

5

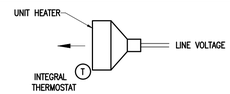



| APPLICATION TABLE |
|---|
| TOILET EXHAUST FAN |
| DEF-1 |

## DISHWASHER EXHAUST FAN SEQUENCE OF OPERATION

THE DISHWASHER EXHAUST FAN SHALL BE CONTROLLED BY THE DISHWASHER "ON/OFF" SWITCH. WHEN THE SWITCH IS IN THE "ON" POSITION, THE DISHWASHER EXHAUST FAN SHALL BE ENERGIZED. WHEN THE SWITCH IS IN THE "OFF" POSITION, THE DISHWASHER EXHAUST FAN SHALL BE DEENERGIZED.

6




| APPLICATION TABLE |
|---|
| UNIT HEATER(S) |
| E.EH-1 |

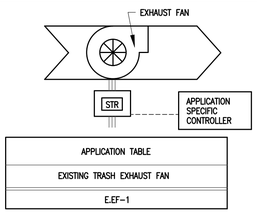
## ELECTRIC WALL HEATER SEQUENCE OF OPERATION

ELECTRIC HEATERS SHALL BE CONTROLLED THROUGH INTEGRAL THERMOSTAT. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

HEATING MODE:

UPON SENSING SPACE TEMPERATURE BELOW SET POINT OF 60'F THE UNIT FAN AND HEATING ELEMENT SHALL ENERGIZE AND OPERATE TO MAINTAIN SET POINT. UPON SATISFYING CALL FOR HEAT, HEATING ELEMENT SHALL DE-ENERGIZE AND AFTER SHORT DELAY FAN SHALL DE-ENERGIZE.

7




| APPLICATION TABLE |
|---|
| EXISTING TRASH EXHAUST FAN |
| E.EF-1 |

## EXISTING TRASH ROOM EXHAUST FAN SEQUENCE OF OPERATION

THE BUILDING TOILET EXHAUST FAN SHALL BE CONTROLLED THROUGH AN APPLICATION SPECIFIC CONTROLLER. THE SEQUENCE LISTED BELOW SHALL BE REVERSIBLE UNLESS NOTED OTHERWISE.

DURING OCCUPIED HOURS, THE EXHAUST FAN SHALL BE ENERGIZED AND RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, THE EXHAUST FAN SHALL BE DE-ENERGIZED.


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T. (978) 486-4001 F. (978) 435-0267


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**MECHANICAL DEMO NOTES:**

1. PRIOR TO COMMENCING WORK OF THIS SECTION, EXAMINE SITE AND CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. DETERMINE EXACT LOCATIONS OF EXISTING EQUIPMENT, PIPING AND CONTROLS. REPORT TO OWNER ANY CONDITIONS THAT MIGHT ADVERSELY AFFECT WORK.
2. COMPLY WITH ALL STATE & LOCAL CODES AS TO REMOVAL & DISPOSAL OF EQUIPMENT FROM SITE.
3. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION.
4. REMOVE PREVIOUSLY ABANDONED WORK IN THE WAY OF EXISTING CONSTRUCTION, OR AS NOTED.
5. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. EXISTING PIPING SHOWN ON DRAWINGS DOES NOT INDICATE FULL EXTENT OF PIPING DEMOLITION. FIELD VERIFICATIONS REQUIRED.
7. ALL BASES, HANGERS, PIPING SUPPORTS, ETC. FOR EQUIPMENT TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
8. ALL ELECTRICAL, CONTROLS & APPURTENANCES SHALL BE REMOVED FOR EQUIPMENT INDICATED TO BE REMOVED.
9. BASES ARE FOR DIAGRAMMTC PURPOSES ONLY. COORDINATE WITH EXISTING FIELD CONDITIONS FOR EXACT UNIT LENGTHS, QUANTITIES AND LOCATIONS.
10. REFRIGERANT TO BE EVACUATED FROM REFRIGERANT PIPING AND STORED PRIOR TO DEMOLITION

EXISTING ELECTRIC UNIT HEATER TO REMAIN. EXACT LOCATION TO BE FIELD VERIFIED.

LIMIT OF NEW WORK

EXISTING WATER HEATERS AND ASSOCIATED COMBUSTION AIR AND EXHAUST DUCTWORK AND TERMINATIONS TO REMAIN.EXACT LOCATION TO BE FIELD VERIFIED.

EXISTING 1 ¼" CD DN. TO FLOOR DRAIN TO BE REMOVED. DISCHARGE TO BE RELOCATED TO MOP SINK (FS EQ. #1).

EXISTING 18"X12" EXHAUST LOUVER TO REMAIN.

EXISTING EXHAUST FAN TO BE REMOVED.

EXISTING 53"X26" FRESH AIR LOUVER TO REMAIN, GREENHECK MODEL EDK-402, WITH FLANGED FRAME, BIRDSCREE, BAKED ENAMEL FINISH, 4.6 SFFA (TYP. OF 2).

DEMO ALL EXISTING KITCHEN EQUIPMENT SYSTEMS, ASSOCIATED SYSTEM DIFFUSERS AND GRILLES, DUCT SUPPORTS, PIPE HANGERS AND SYSTEM APPURTENANCES TO FACILITATE EQUIPMENT REPLACEMENT AND INSTALATION.

EXISTING THERMOSTATS TO BE REMOVED. (TYPICAL OF ALL E.FCU THERMOSTATS.)

EXISTING 1 ¼" CD INDIRECT CONNECTION TO FLOOR DRAIN

DEMO EXISTING FIREPLACE EXHAUST DUCTWORK AND TERMINATION IN ITS ENTIRETY

EXISTING LOUVER W/ CAPPED FULL SIZED PLENUM

10"ØEA TO EXISTING 18"X12" EXHAUST AIR LOUVER, GREENHECK MODEL EDK-402 TO REMAIN. 0.51 SFFA (TYP. OF 2).

EXISTING TOILET EXHAUST FAN AND ASSOCIATED DUCTWORK TO BE REMOVED. RETAIN EXHAUST LOUVER FOR REUSE.

EXISTING SUPPLY DUCTS TO REMAIN. EXACT LOCATION TO BE FIELD VERIFIED.

EXISTING THERMOSTATS TO BE REMOVED. (TYPICAL OF ALL E.FCU THERMOSTATS.)

EXISTING FAN COIL UNIT TO BE RELOCATED. SEE NEW WORK PLAN FOR NEW SYSTEM LOCATION.

EXISTING SUPPLY DIFFUSERS, RETURN GRILLES AND ASSOCIATED DUCTWORK TO BE REMOVED (TYP. OF ALL HATCHED AREAS)

EXISTING THERMOSTAT FOR E.FCU-5 TO BE REMOVED

EXISTING MOTORIZED DAMPER TO BE REMOVED (TYP.)

EXISTING FAN COIL UNIT TO REMAIN (TYP. OF ALL EXISTING FAN COILS).

EXISTING CABINET UNIT HEATER TO BE REMOVED

EXISTING CABINET UNIT HEATER THERMOSTAT TO BE REMOVED

EXISTING 72"X30" FRESH AIR LOUVER TO REMAIN, GREENHECK MODEL EDK-402, WITH FLANGED FRAME, BIRDSCREEN, BAKED ENAMEL FINISH, 7.59 SFFA.


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## HVAC FIRST FLOOR DEMO PLAN

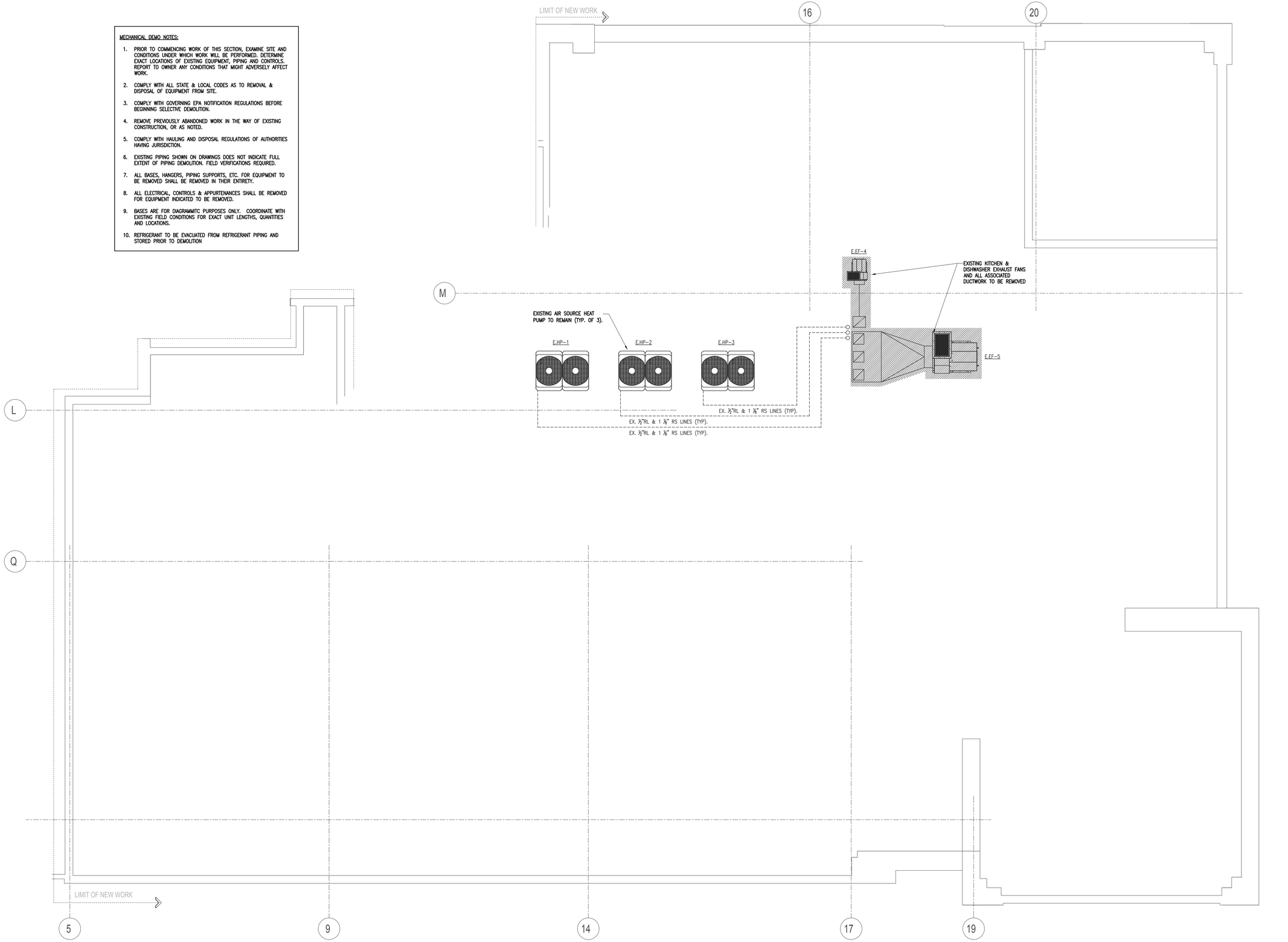

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2. COMPLY WITH ALL STATE & LOCAL CODES AS TO REMOVAL & DISPOSAL OF EQUIPMENT FROM SITE.
3. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION.
4. REMOVE PREVIOUSLY ABANDONED WORK IN THE WAY OF EXISTING CONSTRUCTION, OR AS NOTED.
5. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. EXISTING PIPING SHOWN ON DRAWINGS DOES NOT INDICATE FULL EXTENT OF PIPING DEMOLITION. FIELD VERIFICATIONS REQUIRED.
7. ALL BASES, HANGERS, PIPING SUPPORTS, ETC. FOR EQUIPMENT TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
8. ALL ELECTRICAL, CONTROLS & APPURTENANCES SHALL BE REMOVED FOR EQUIPMENT INDICATED TO BE REMOVED.
9. BASES ARE FOR DIAGRAMMITC PURPOSES ONLY. COORDINATE WITH EXISTING FIELD CONDITIONS FOR EXACT UNIT LENGTHS, QUANTITIES AND LOCATIONS.
10. REFRIGERANT TO BE EVACUATED FROM REFRIGERANT PIPING AND STORED PRIOR TO DEMOLITION





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HVAC ROOF DEMO PLAN


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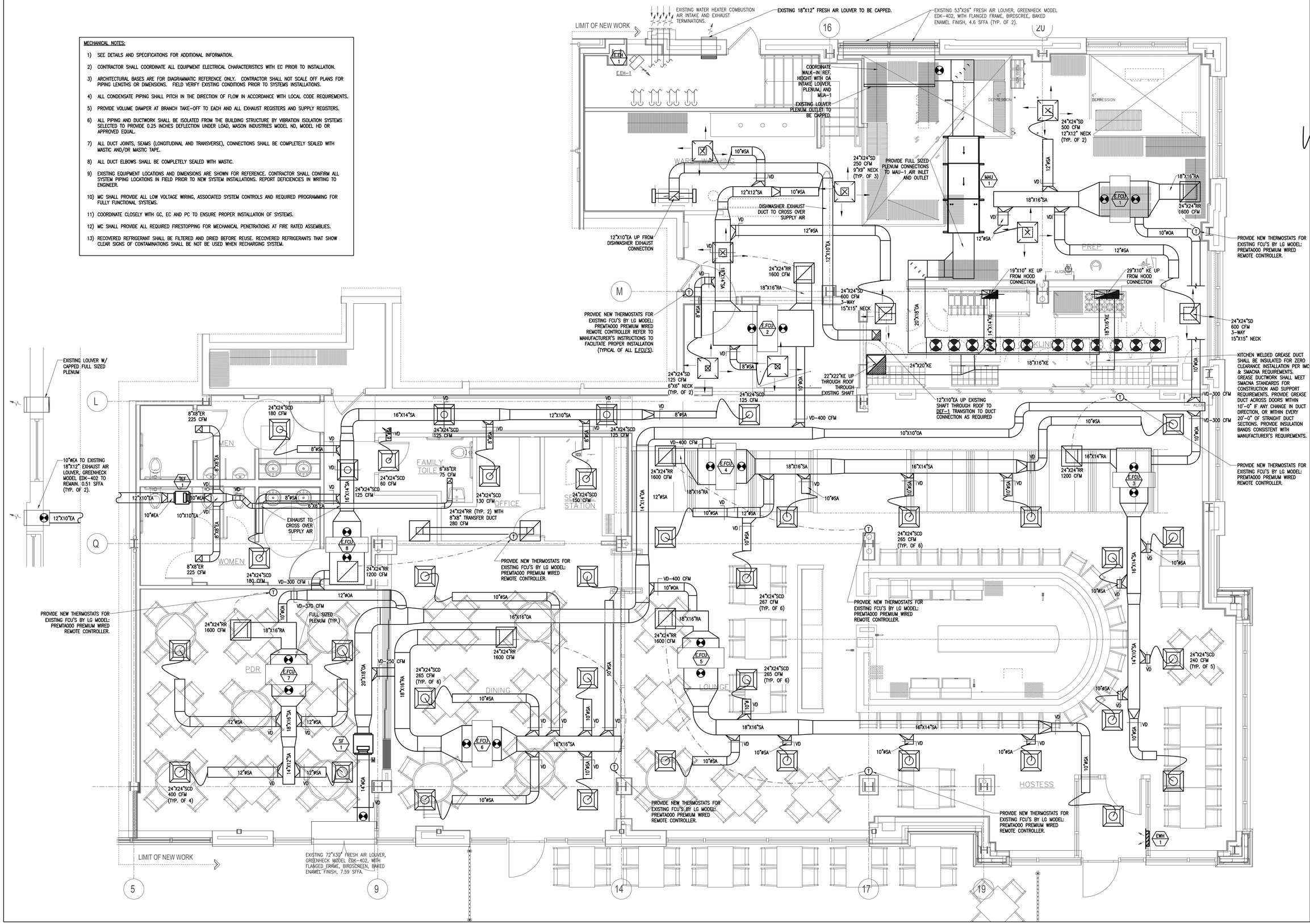
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Job No. 2196

Sheet No. HD101

MECHANICAL NOTES:

1) SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2) CONTRACTOR SHALL COORDINATE ALL EQUIPMENT ELECTRICAL CHARACTERISTICS WITH EC PRIOR TO INSTALLATION.
3) ARCHITECTURAL BASES ARE FOR DIAGRAMMATIC REFERENCE ONLY. CONTRACTOR SHALL NOT SCALE OFF PLANS FOR PIPING LENGTHS OR DIMENSIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SYSTEMS INSTALLATIONS.
4) ALL CONDENSATE PIPING SHALL PITCH IN THE DIRECTION OF FLOW IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
5) PROVIDE VOLUME DAMPER AT BRANCH TAKE-OFF TO EACH AND ALL EXHAUST REGISTERS AND SUPPLY REGISTERS.
6) ALL PIPING AND DUCTWORK SHALL BE ISOLATED FROM THE BUILDING STRUCTURE BY VIBRATION ISOLATION SYSTEMS SELECTED TO PROVIDE 0.25 INCHES DEFLECTION UNDER LOAD, MASON INDUSTRIES MODEL ND, MODEL HD OR APPROVED EQUAL.
7) ALL DUCT JOINTS, SEAMS (LONGITUDINAL AND TRANSVERSE), CONNECTIONS SHALL BE COMPLETELY SEALED WITH MASTIC AND/OR MASTIC TAPE.
8) ALL DUCT ELBOWS SHALL BE COMPLETELY SEALED WITH MASTIC.
9) EXISTING EQUIPMENT LOCATIONS AND DIMENSIONS ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL CONFIRM ALL SYSTEM PIPING LOCATIONS IN FIELD PRIOR TO NEW SYSTEM INSTALLATIONS. REPORT DEFICIENCIES IN WRITING TO ENGINEER.
10) MC SHALL PROVIDE ALL LOW VOLTAGE WIRING, ASSOCIATED SYSTEM CONTROLS AND REQUIRED PROGRAMMING FOR FULLY FUNCTIONAL SYSTEMS.
11) COORDINATE CLOSELY WITH GC, EC AND PC TO ENSURE PROPER INSTALLATION OF SYSTEMS.
12) MC SHALL PROVIDE ALL REQUIRED FIRESTOPPING FOR MECHANICAL PENETRATIONS AT FIRE RATED ASSEMBLIES.
13) RECOVERED REFRIGERANT SHALL BE FILTERED AND DRIED BEFORE REUSE. RECOVERED REFRIGERANTS THAT SHOW CLEAR SIGNS OF CONTAMINATIONS SHALL BE NOT BE USED WHEN RECHARGING SYSTEM.





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FIRST FLOOR
NEW WORK PLAN

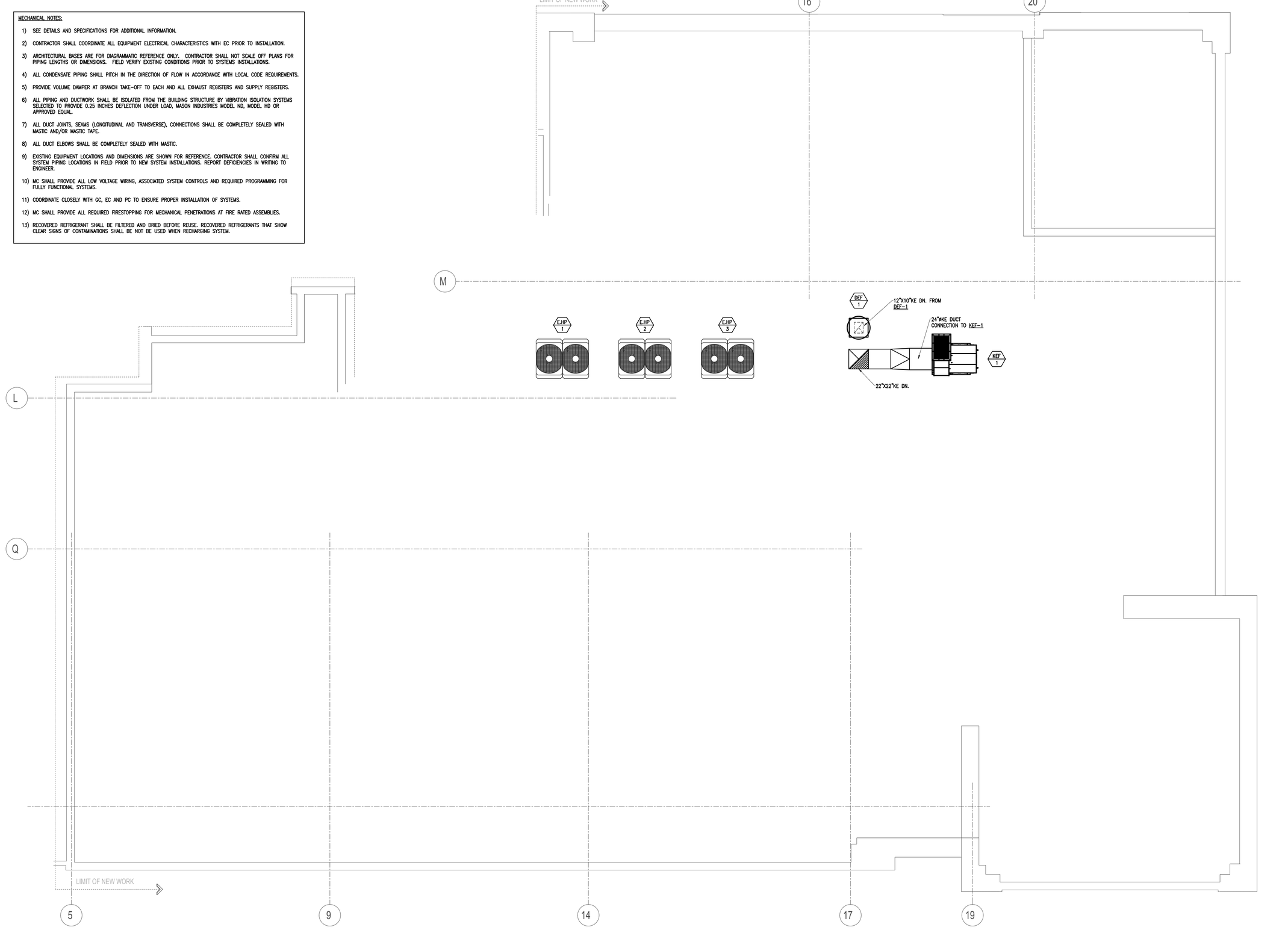
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| Mark | Date |
|---|---|
| Revisions | |
| Date | 06/26/2020 |
| Scale | |
| Job No. | 2196 |
| Sheet No. | H100 |

**MECHANICAL NOTES:**

1) SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
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# 110 GRILL
# PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

prepared for:
location: Approver
title
HVAC
ROOF
NEW WORK PLAN

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Revisions

Date 06/26/2020

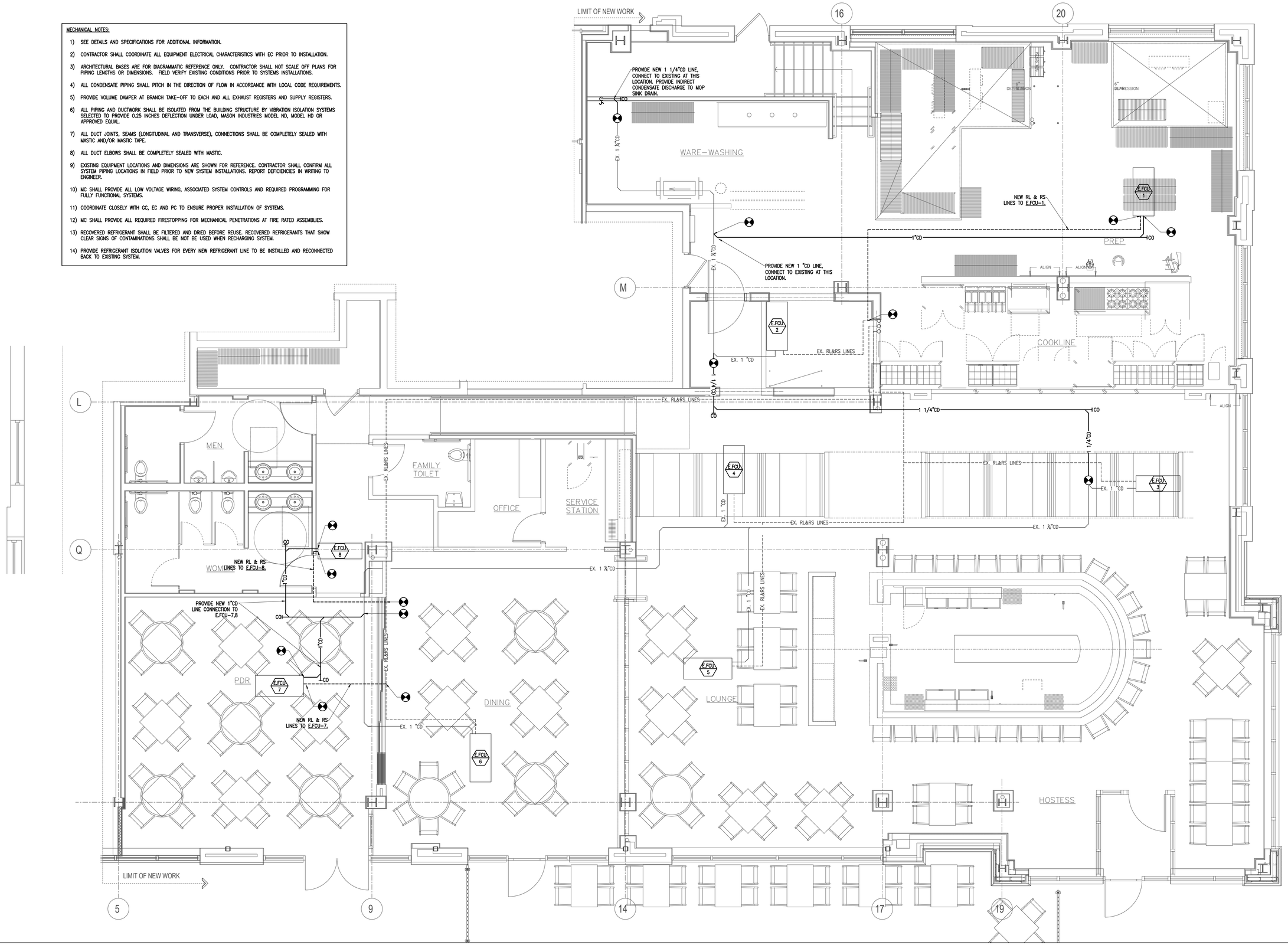
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Job No. 2196

Sheet No.
H101

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# 110 GRILL
# PORTSMOUTH, NH
99 HANOVER STREET, PORTSMOUTH, NH

prepared for:
location: Approver
title

HVAC
FIRST FLOOR
PIPING PLAN

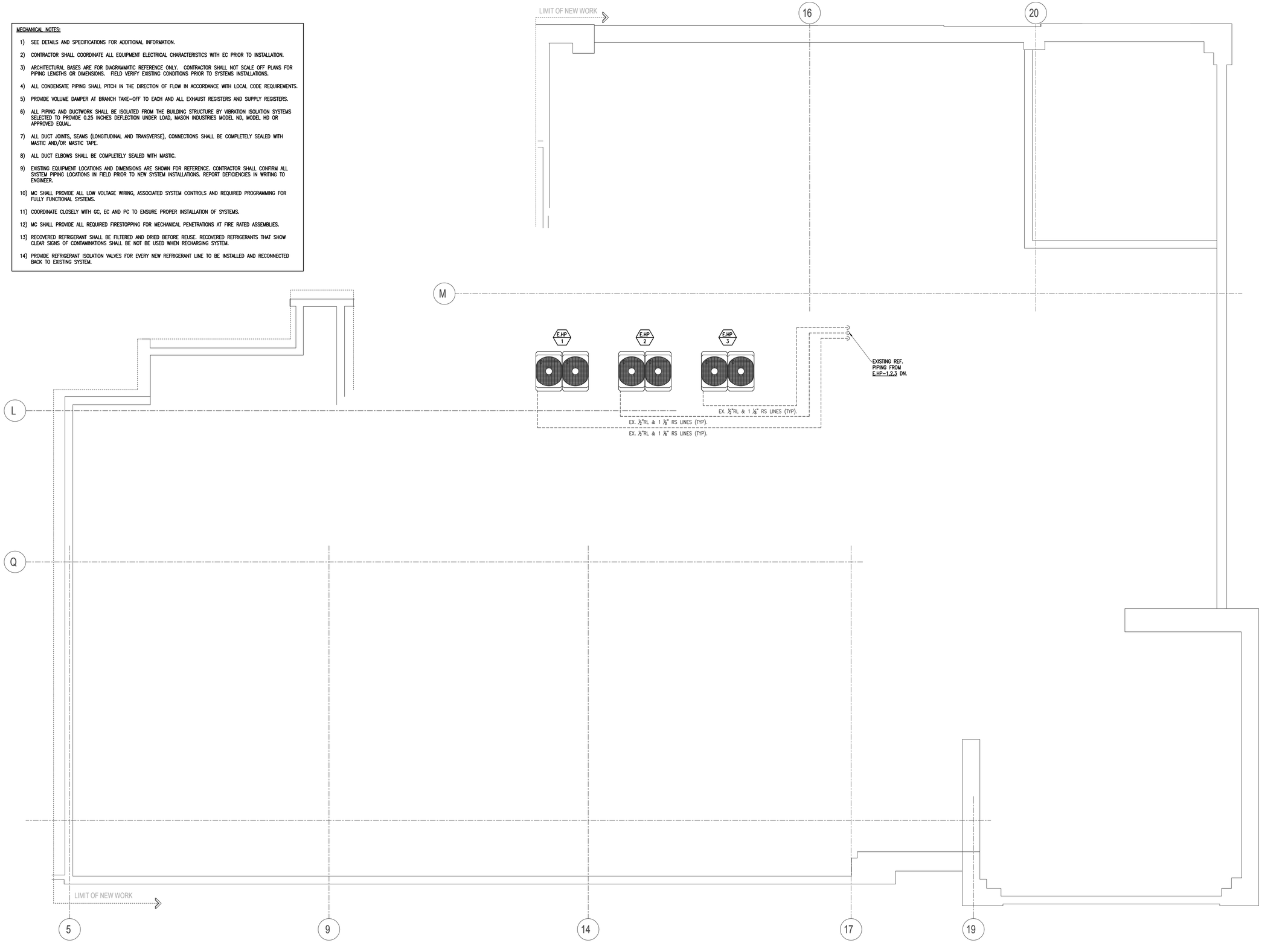

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Revisions
Date 06/26/2020
Scale
Job No. 2196
Sheet No. H200

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# 110 GRILL
# PORTSMOUTH, NH

99 HANOVER STREET, PORTSMOUTH, NH

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HVAC ROOF PIPING PLAN


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Revisions

Date 06/26/2020

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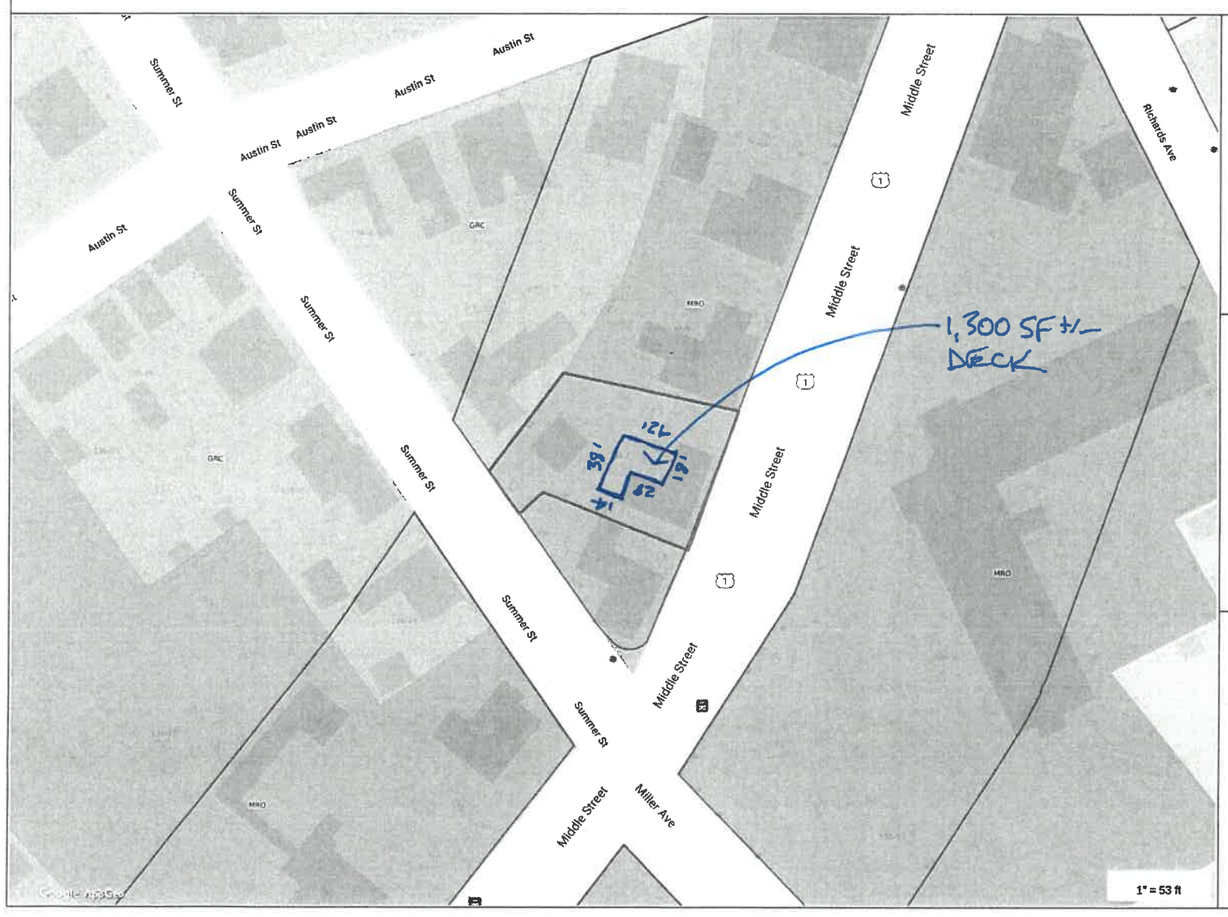
Job No. 2196

Sheet No. H201

DRAFT SITE PLAN

City of Portsmouth, NH

June 26, 2020




**Property Information**
**Property ID** 0136-0007-0000
**Location** 298 MIDDLE ST
**Owner** TIANO JOHN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Photos ♡ Save Home ✉ Share ✕

Existing Deck



Off Market: $912,151 (4 beds, 3 baths, 3,706 sqft)

Photos ♡ Save Home ✉ Share ✕

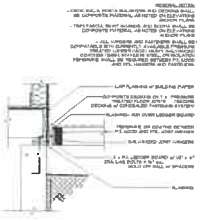
EXISTING CONDITIONS



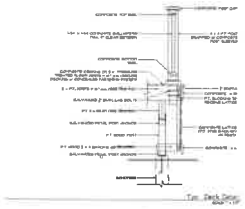
Off Market: $912,151 (4 beds, 3 baths, 3,706 sqft)

Proposed Deck layout

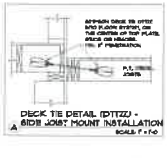




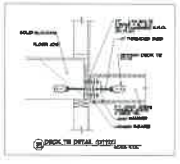
DETAIL 1



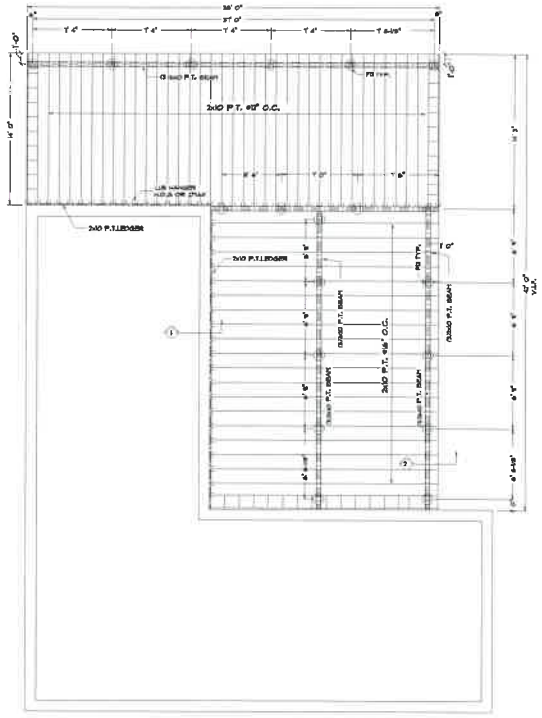
DETAIL 2



DECK TIE DETAIL (DTTZZ) -
SIDE JOIST MOUNT INSTALLATION
SCALE: 1" = 1'-0"



Simpson DTTZZ INSTALLED AT MIN OF (2) PER DECK




DECK FRAMING
SCALE: 1/4"=1'-0"

GROUND SNOW Pg 30 PSF
DEAD LOAD: 20 PSF

298 MIDDLE ST.
PORTSMOUTH, NH

JOB NO.

SHEET NO.

S1

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ORDER A SAMPLE »

Decking > Transcend® Composite Decking

PROPOSED DECK &

# TRANSCEND® COMPOSITE DECKING

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**TREX TRANSCEND® IN ISLAND MIST AND TRANSCEND® RAILING IN CLASSIC WHITE AND CHARCOAL BLACK**



## DECKING COLORS

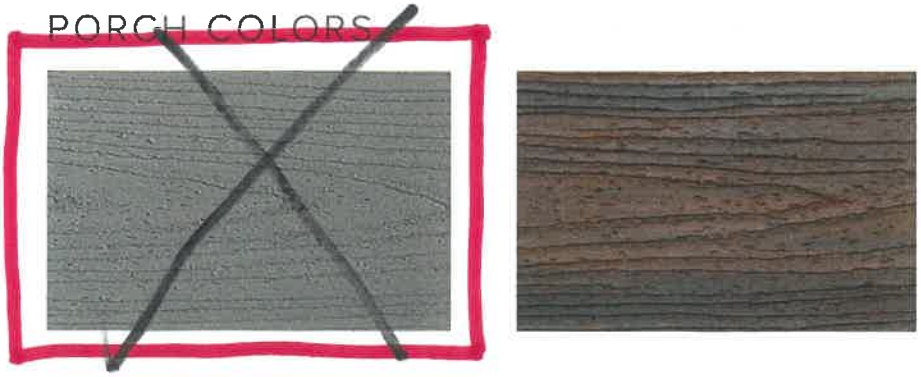
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CLASSIC EARTH TONES - BEST



PORCH COLORS



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« All ideas

DECK TOURS

# Trex Signature® Glass & Mesh Railing Design

Every deck deserves a signature - or two! This gorgeous build by Holloway Company in Sterling, Va., shows how Trex Signature® Glass & Mesh Railings perfectly complement both one another and your outdoor view.

Share





# TrexSignature®

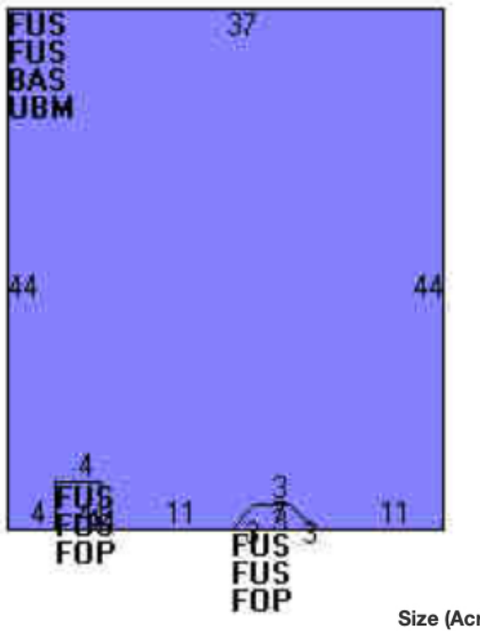
MESH RAILING

# 41-43 Market Street

## Portsmouth NH



### City Assessing Information



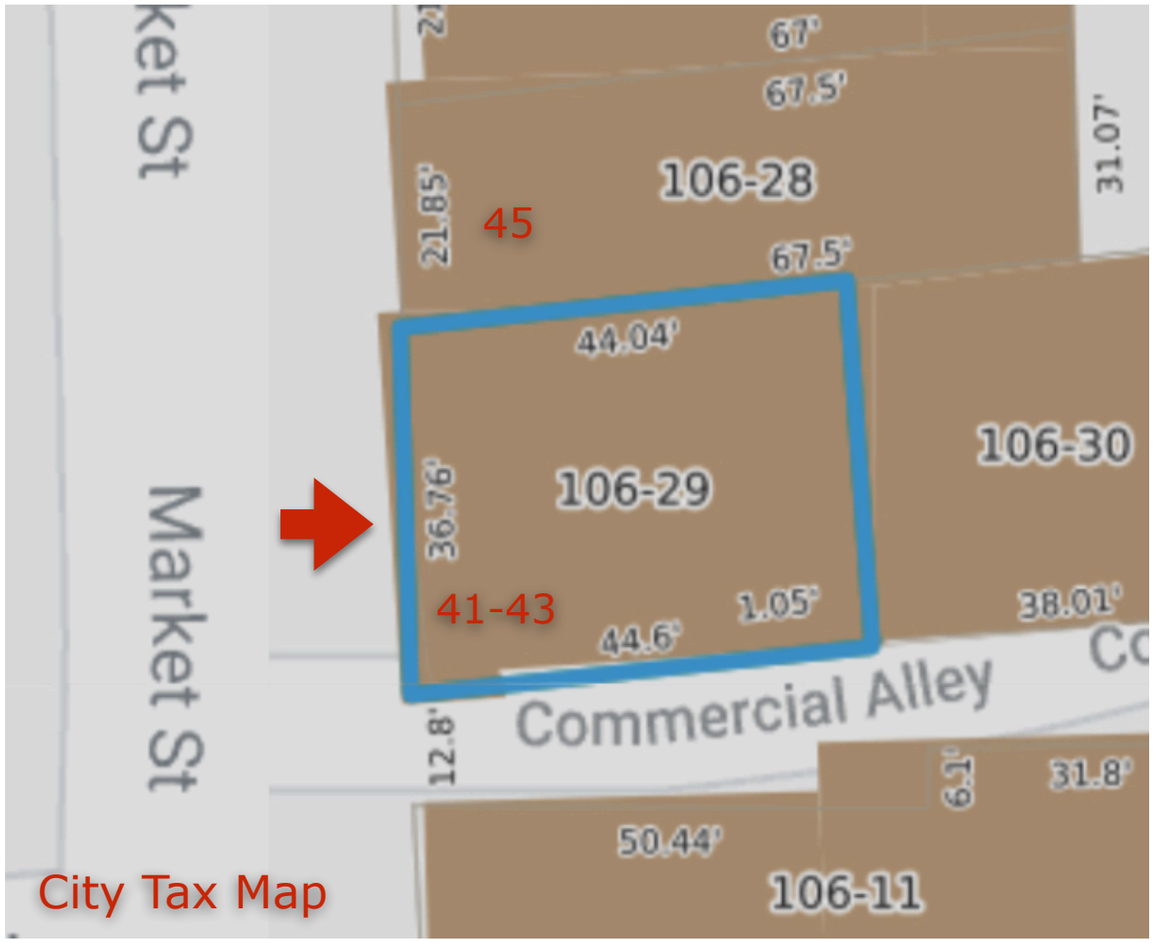

| | | | |
|---|---|---|---|
| | | **Size (Acres)** | 0.08 |
| **Year Built:** | 1880 | **Use Code** | 0310 |
| **Living Area:** | 4,858 | **Description** | PRI COMM |
| **Replacement Cost:** | $838,717 | **Zone** | CD5 |
| **Building Percent Good:** | 70 | **Neighborhood** | 305 |
| **Replacement Cost Less Depreciation:** | $587,100 | **Alt Land Appr Category** | No |

| Building Attributes | |
|---|---|
| **Field** | **Description** |
| STYLE | Retail/Office/Apt |
| MODEL | Commercial |
| Grade | B |
| Stories: | 3 |
| Occupancy | 5 |
| Exterior Wall 1 | Brick/Masonry |

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| FUS | Upper Story, Finished | 3,256 | 3,256 |
| BAS | First Floor | 1,602 | 1,602 |
| FOP | Porch, Open | 26 | 0 |
| UBM | Basement, Unfinished | 1,602 | 0 |
| | | 6,486 | 4,858 |

**Note:**
All anticipated work is within the limits of the building envelope or details on the site.

No new additions to be added.




City Tax Map

45 41-43



Market Street & Commercial Alley View of Exterior

**Project Scope:**
Exterior facade work to upgrade the limestone materials, install new windows (replace in kind) and add two new windows on south elevation (at attic level.) Repair copper gutters, add in LED lighting at eave / dentil work, add new recess roof deck (not visible from street) and clean Market Street brick facade.

Interior work: finish out attic level for bedroom area associated with upper floor unit.

7-17-2020

TMS architects interiors

# 41-43 Market Street

Portsmouth NH

HDC Application Package




Market Street & Commercial Alley View of Exterior

**Work Scope:**

1. Add new vertical copper gutter / disengage from westerly buildings
2. New recessed deck part of attic work (not visible from Market Street)
3. New LED 2700K lighting at Dentil work at Eave
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)
8. 2 New Pella Windows at attic level (match existing)
9. Relocate new HVAC condensers to roof @ rear of building




Exterior View at Rear (Above Salt Cellar)

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TMS architects interiors

# 41-43 Market Street

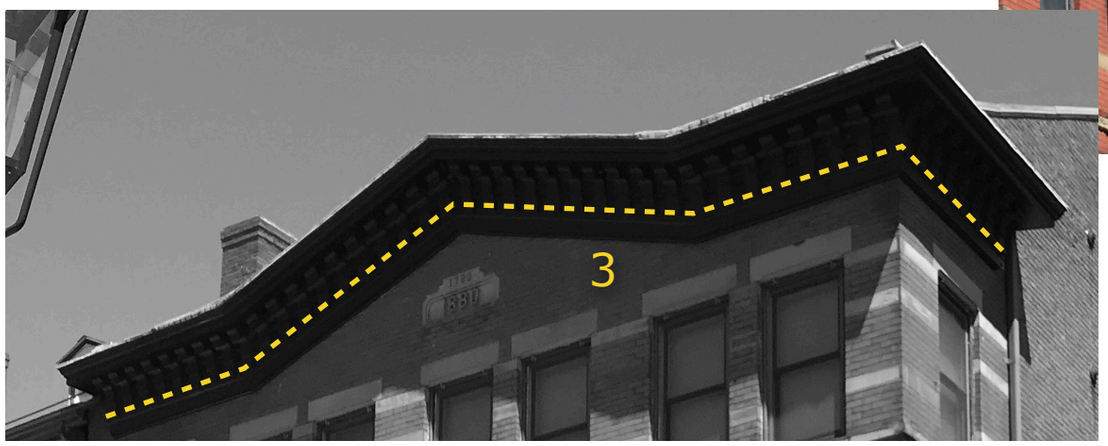
## Portsmouth NH

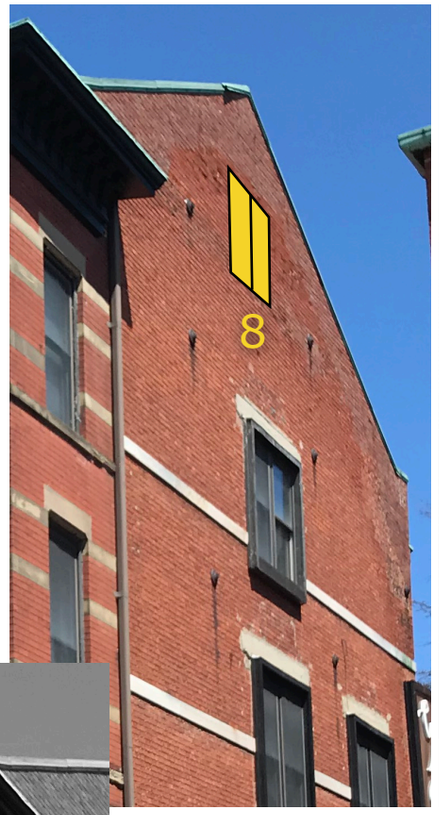
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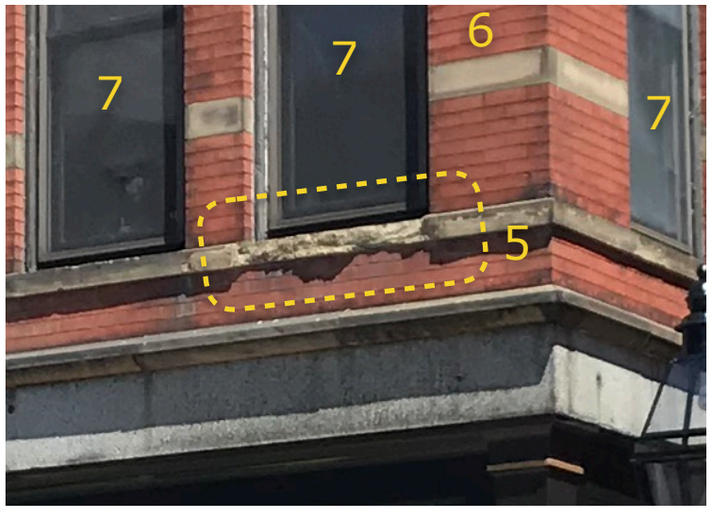









7-17-2020

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# 41-43 Market Street

Portsmouth NH

## Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)




## Roof Deck and Product Outline




## Limestone Note:

- Remove lose areas of limestone
- Source crushed limestone and create mortar mix with cement or lime to build up to original shape
- After dried, shape to match profile
- Color match with recommended polymer modified render solution
- Clear protective sealant for barrier against elements

## Condenser Units

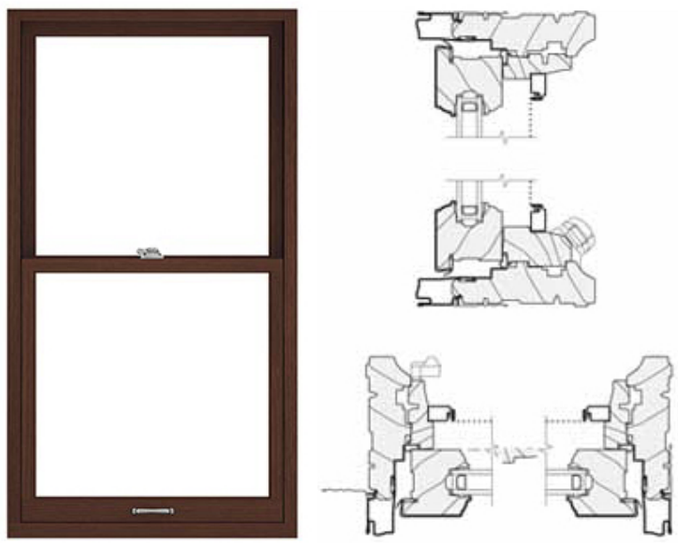
- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look




## Pella Reserve Series (Black)

### Pella® Reserve™ – Traditional Double--Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in Monumental)



## LED @ Eaves

- New low throw directional lighting (GFCI / Wet Listed) Between corbels and only reflects up to overhang
- AQ Lighting Cast Bronze





7–17–2020

TMS architects interiors

# 45 Market Street

Portsmouth NH

## City Assessing Information




| | | | |
|---|---|---|---|
| **Year Built:** | 1850 | **Size (Acres)** | 0.03 |
| **Living Area:** | 1,551 | **Use Code** | 3250 |
| **Replacement Cost:** | $492,084 | **Description** | RETAIL |
| **Building Percent Good:** | 64 | **Zone** | CD5 |
| **Replacement Cost** | | **Neighborhood** | 305 |
| **Less Depreciation:** | $314,900 | **Alt Land Appr** | No |
| | | **Category** | |

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| BAS | First Floor | 1,335 | 1,335 |
| FUS | Upper Story, Finished | 216 | 216 |
| FOP | Porch, Open | 72 | 0 |
| UAT | Attic | 840 | 0 |
| UBM | Basement, Unfinished | 768 | 0 |
| UUS | Upper Story, Unfinished | 2,304 | 0 |
| | | 5,535 | 1,551 |

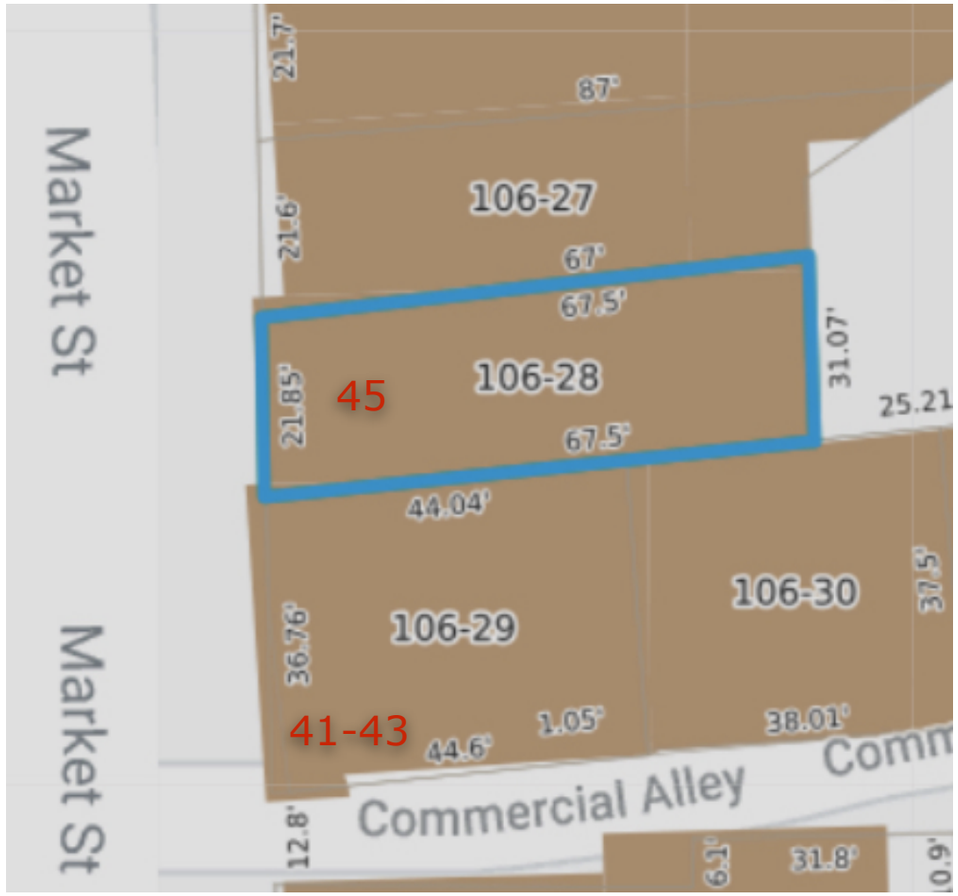
**Note:**
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Rear deck / egress stairs to be added but within footprint of existing building



Market Street View of Exterior

# HDC Application Package




**Project Scope:**
Exterior facade work to replace the vinyl and wood materials (replace in kind for sizing,) install new windows (replace in kind) and update the ground level entry way for the commercial and residential aspects in the building. Repair copper gutters and sign board, add new recess roof deck (not visible from street.)

Interior work: Renovate the entire existing building for commercial at ground level and residential at upper levels.

7-17-2020

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# 45 Market Street

Portsmouth NH

## HDC Application Package

A: New attic space roof deck associated with floor four and attic, egress stairs

B: New deck with integral egress stairs

C: New deck (over ground level one-story addition) with egress stairs from above

D: Emergency ladder down to grade for all upper units

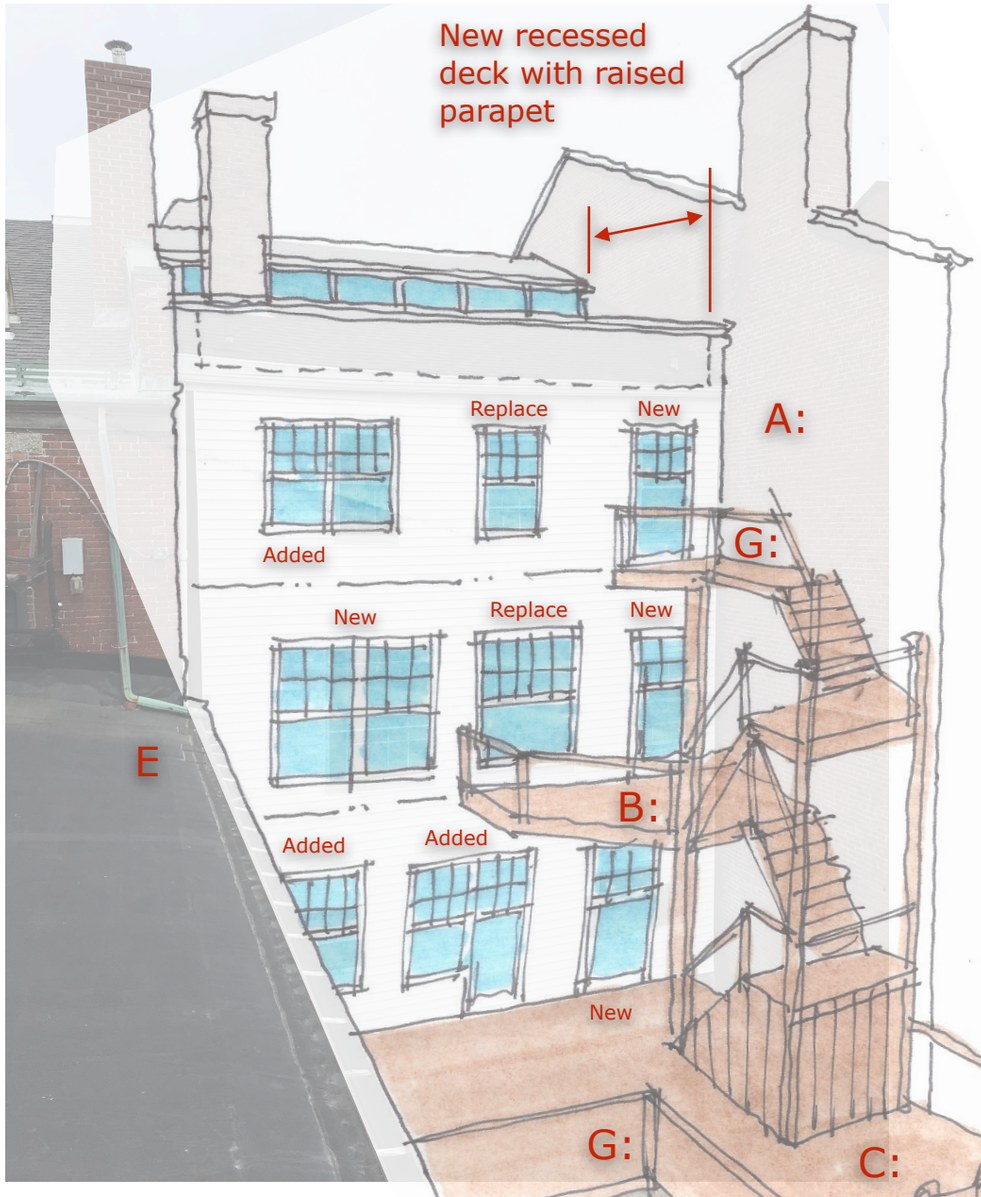
E: Clean up gutter piping at left building during this work

F: New pyramid skylight for ground level commerical space

G: Integral railings: 1 1/2” handrail with 1.25” square balusters (not shown to help with clarity)



Existing
East Elevation
(Opposite Market St)




Proposed
East Elevation
(Opposite Market St)

* New Pella windows & doors, black (6 / 1 proposed style)
* Added windows and doors based on floor plan concepts
* Project scope occurs within fooprint of existing building

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# 45 Market Street

## Portsmouth NH







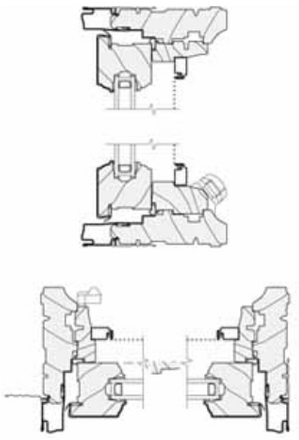
## Roof Deck and Product Outline

### Pella Reserve Series (Black)

**Pella® Reserve™ – Traditional Double--Hung Window**

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in Monumental)





## Siding / Trim

- Replace existing vinyl siding and trim with matching style / To-the-weather with James Hardie or similar material
  - Color of trim to be = White / Cream @ Front
  - Color of body to be = Pastel Color @ Front
  - Color of trim to be = White @ Rear
  - Color of body to be = White @ Rear
- Roofing material = Remains asphalt

## Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)

## Condenser Units

- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look






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# 45 Market Street

## Portsmouth NH

HDC Application Package




Existing Market Street
View of Exterior




Possible Color Scheme #1



Woodlawn Blue
HC-147




Possible Color Scheme #2



Hawthorne Yellow
HC-4



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