

# HDC

## ADMINISTRATIVE APPROVALS

December 07, 2022

1. 591 Middle Street (LUHD-549) -Recommended Approval
2. 40 Court Street (LUHD-550) -Recommended Approval
3. 11 Sheafe Street (LUHD-552) -Recommended Approval
4. 55 Gates Street (LUHD-553) -Recommended Approval
5. 47 Howard Street (LUHD-554) -Recommended Approval
6. 7 Hancock Street (LUHD-536) -Recommended Approval
7. 40 Pleasant Street (LU-22-170) -TBD

**1. 591 Middle Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of an existing section of metal/wire fence with a cedar fence.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





12/01/2022

### LUHD-549

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Nov 3, 2022

#### Applicant

sarah baybutt  
sbaybutt@aol.com  
10 Berry Brook Lane  
Rye, NH 03870  
6175493011

#### Primary Location

591 MIDDLE ST  
Portsmouth, NH 03801

#### Owner:

BAYBUTT SARAH R REVOC TRUST & BAYBUTT SARAH R TRUSTEE  
10 BERRY BROOK LN RYE, NH 03870

#### Application Type

**Please select application type from the drop down menu below**

Administrative Approval

#### Alternative Project Address

--

#### Project Information

##### Brief Description of Proposed Work

Replace fence on north side of property. Fence runs from Middle st to back corner. First 39 foot section of fence is currently a 3 foot tall wire fence, the balance of the fence (115 feet) is currently wood. We want to replace the whole fence with cedar 6 foot tall (with pressure treated posts) Currently the front section sits on the property line, the back portion is 4 feet inside the property line. (And there are fences on the property lines parallel to the current fence which the other neighbors installed) The abutter with the wire fence is happy to have it replaced with wood.

##### Description of Proposed Work (Planning Staff)

--

#### Acknowledgement

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

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

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

Owner of this property

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

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#### INTERNAL USE ONLY -- Historic District Commission Review and Approval

**HDC Certificate of Approval Granted**

**HDC Approval Date**

--

#### Planning Staff Comments

--

#### INTERNAL USE ONLY -- Letter of Decision Information

**Owner Addressee Full Name and Title**

**Owner Addressee Prefix and Last Name**

MIDDLE ST.

Property Line

59'

DRIVEWAY  
32' x 10'

EXISTING HOUSE

24'

29'

Existing wire fence  
39 feet

4 feet

128.1'

115 feet

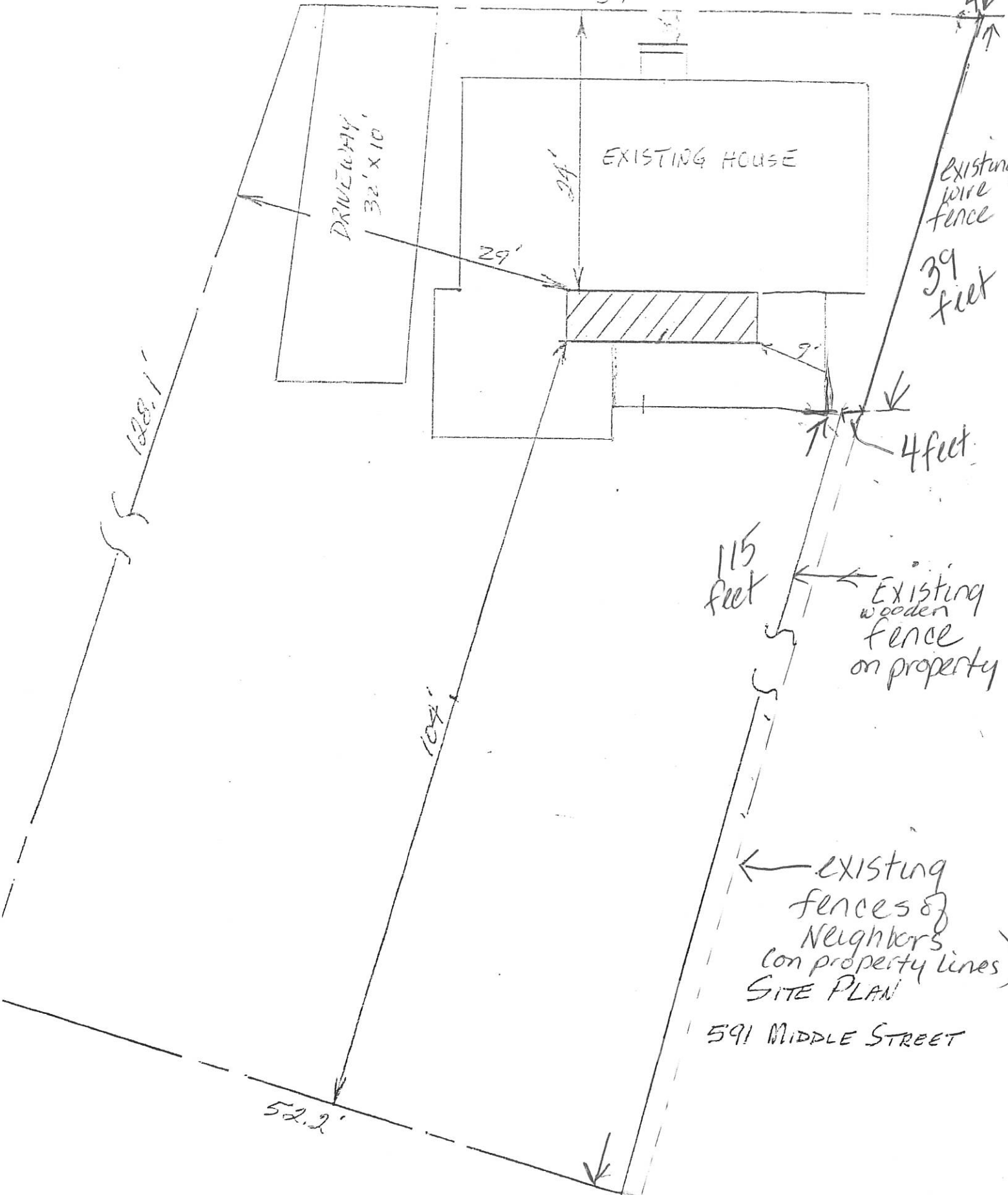
Existing wooden fence on property

104'

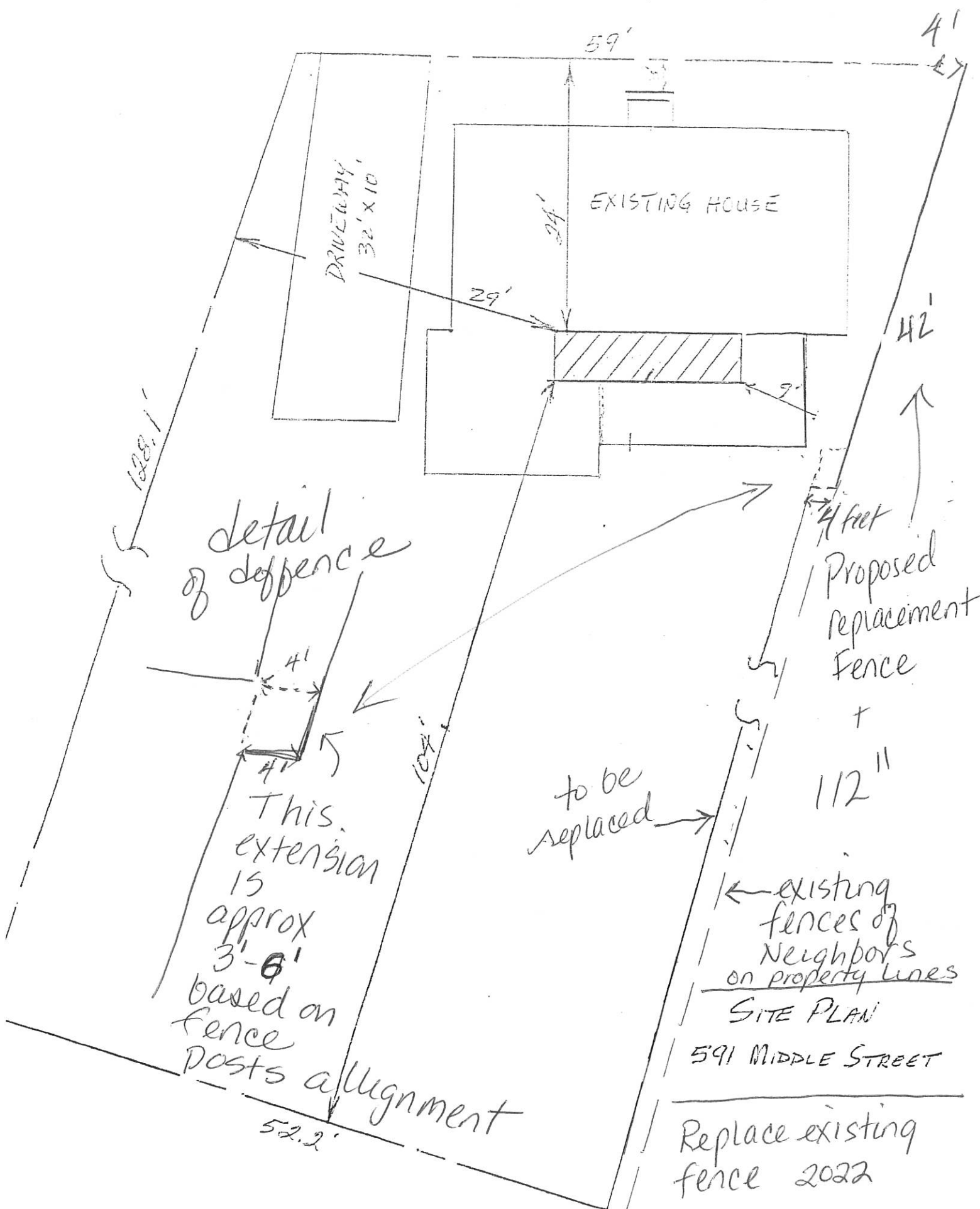
Existing fences of neighbors (on property lines)  
SITE PLAN

591 MIDDLE STREET

52.2'



MIDDLE ST.



detail of fence

This extension is approx 3'-6' based on fence posts alignment

Proposed Replacement Fence + 112"

to be replaced

existing fences of neighbors on property lines

SITE PLAN 591 MIDDLE STREET

Replace existing fence 2022





Existing Wood Fence to stay





Existing wood fence to stay



Existing fence to stay





Existing fence to be replaced



**2. 40 Court Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of exterior HVAC equipment.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





12/01/2022

### LUHD-550

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Nov 18, 2022

#### Applicant

Nick Gendron  
nick@customclimates.com  
88 Priscilla Ln  
Auburn , NH 03032  
6038609534

#### Primary Location

40 COURT ST  
Portsmouth, NH 03801

#### Owner:

40 COURT STREET HOLDINGS LLC  
29 MAIN ST AMESBURY, MA 01913

#### Application Type

Please select application type from the drop down menu below

Administrative Approval

#### Alternative Project Address

--

#### Project Information

##### Brief Description of Proposed Work

Mini split installation (permit application previously submitted)

##### Description of Proposed Work (Planning Staff)

--

#### Project Representatives

##### Relationship to Project

Other

If you selected "Other", please state relationship to project.

Contractor

##### Full Name (First and Last)

Nick Gendron

##### Business Name (if applicable)

Custom Climates HVAC

##### Mailing Address (Street)

88 Priscilla Ln

##### City/Town

Auburn

##### State

NH

##### Zip Code

03032

##### Phone

6032621623

##### Email Address

Nick@customclimates.com

##### Relationship to Project

Other

If you selected "Other", please state relationship to project.

Custom Climates General Manager

##### Full Name (First and Last)

Tracy Abbott

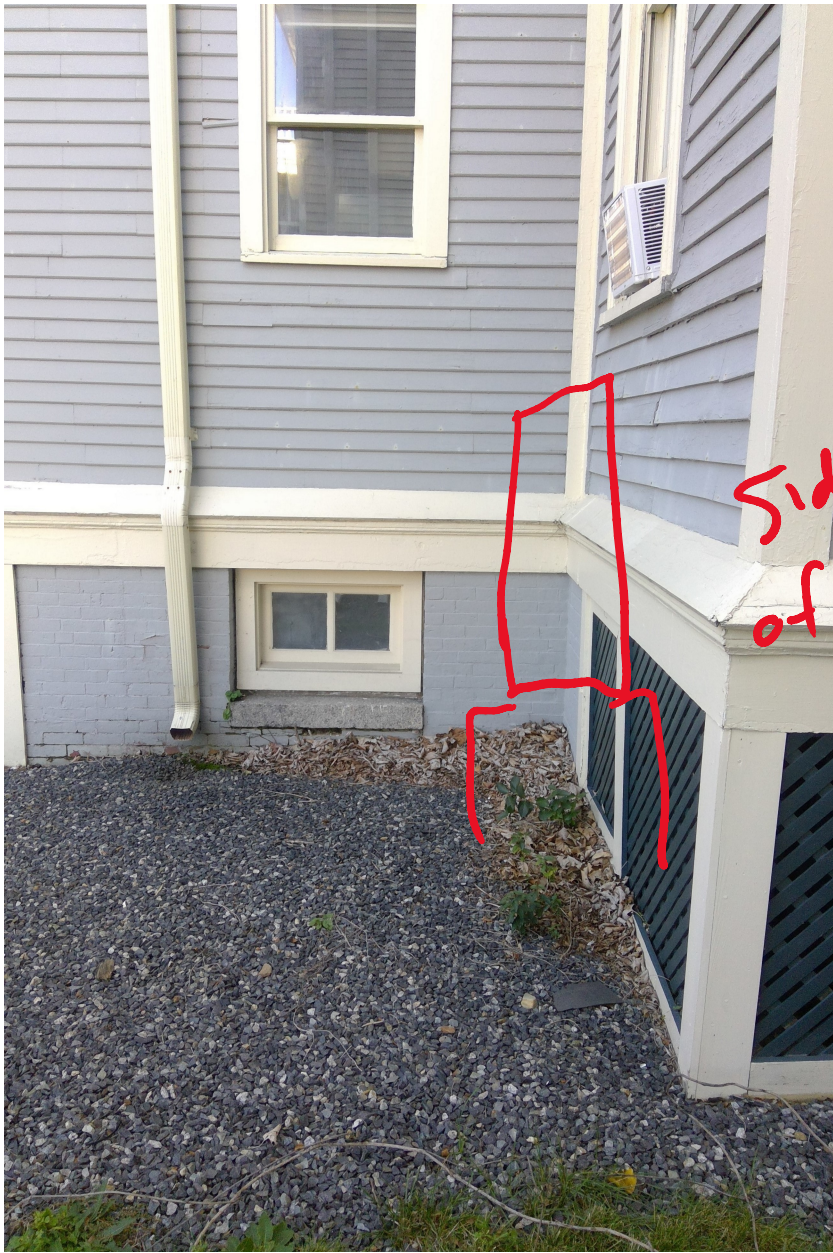
##### Business Name (if applicable)

Custom Climates



line sets  
running down  
and under  
bump out

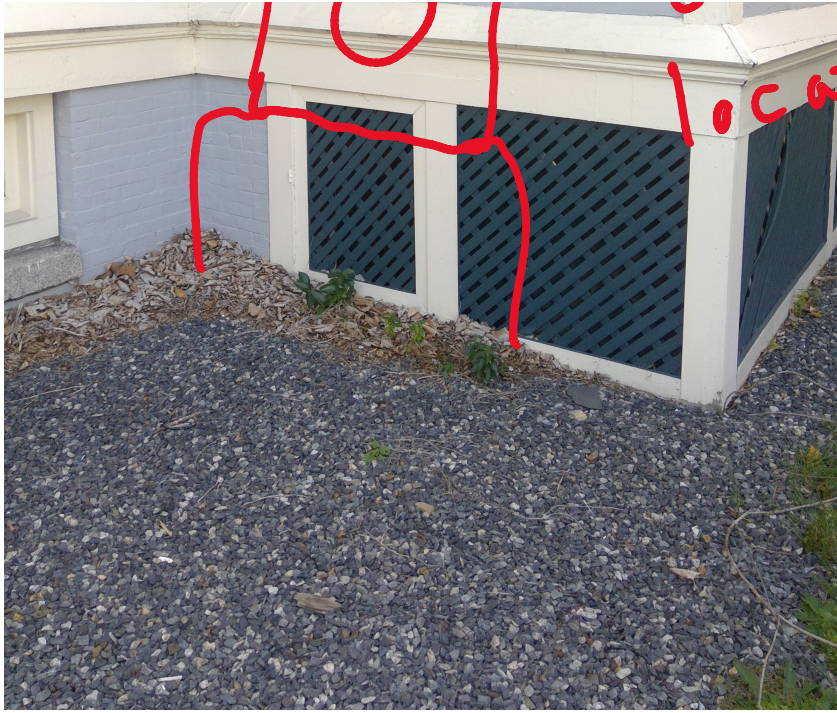




Side view  
of condenser



Condenser  
location



location





line sets  
under bump  
out. Condenser  
on other side

**MFZ-KJ09NA & MUFZ-KJ09NAHZ**  
**9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT**  
**9,000 BTU/H HYPER-HEATING OUTDOOR UNIT**



Job Name:

System Reference:

Date:



Indoor Unit.....MFZ-KJ09NA

Outdoor Unit.....MUFZ-KJ09NAHZ

**INDOOR UNIT FEATURES**

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
  - Hand-held Remote Controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Unit can be recessed mounted into wall

**OUTDOOR UNIT FEATURES**

- Built-in base pan heater

# SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Cooling at 95°F <sup>1</sup>	Maximum Capacity	BTU/H	14,000
	Rated Capacity	BTU/H	9,000
	Minimum Capacity	BTU/H	2,300
	Maximum Power Input	W	1,250
	Rated Power Input	W	570
	Moisture Removal	Pints/h	1.4
	Sensible Heat Factor		0.79
Heating at 47°F <sup>2</sup>	Maximum Capacity	BTU/H	19,000
	Rated Capacity	BTU/H	11,000
	Minimum Capacity	BTU/H	2,900
	Maximum Power Input	W	2,370
	Rated Power Input	W	750
	Power Factor [208V / 230V]	%	94.0 / 94.0
Heating at 17°F <sup>3</sup>	Maximum Capacity	BTU/H	13,400
	Rated Capacity	BTU/H	7,500
	Maximum Power Input	W	1,860
Heating at 5°F <sup>4</sup>	Rated Power Input	W	810
	Maximum Capacity	BTU/H	11,000
Heating at -4°F <sup>5</sup>	Maximum Power Input	W	1,600
Heating at -13°F <sup>7</sup>	Maximum Capacity	BTU/H	9,130
Efficiency	Maximum Capacity	BTU/H	7,260
	SEER		28.2
	EER <sup>1</sup>		15.8
	HSPF [IV]		13.0
	COP at 47°F <sup>2</sup>		4.3
	COP at 17°F at Maximum Capacity <sup>3</sup>		2.11
	COP at 5°F at Maximum Capacity <sup>4</sup>		2.01
ENERGY STAR® Certified		Yes	
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Power Supply		Indoor unit is powered by the outdoor unit	
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.62
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	138-198-272-360-417
	Airflow Rate at Cooling, Wet	CFM	117-168-231-306-354
	Airflow Rate at Heating, Dry	CFM	138-191-254-328-417
	Sound Pressure Level [Cooling]	dB[A]	21-27-34-41-46
	Sound Pressure Level [Heating]	dB[A]	21-27-34-40-46
	Drain Pipe Size	In. [mm]	5/8 O.D [15]
	Coating on Heat Exchanger		—
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
Package Weight	Lbs. [kg]	41 [18.5]	
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

**NOTES:**

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

<sup>1</sup> Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
<sup>2</sup> Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
<sup>3</sup> Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

<sup>4</sup> Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
<sup>5</sup> Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
<sup>7</sup> Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

\*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

\*\*Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

# SPECIFICATIONS: MFZ-KJ09NA & MUFZ-KJ09NAHZ

Outdoor Unit	MCA	A	11.0
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	1074 / 1202
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Sound Pressure Level, Cooling <sup>1</sup>	dB(A)	48
	Sound Pressure Level, Heating <sup>2</sup>	dB(A)	50
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUMT
	Compressor Rated Load Amps	A	8.2
	Compressor Locked Rotor Amps	A	10.3
	Compressor Oil [Type // Charge]	oz.	FV50S // 11.8
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H: In. [mm]	37 x 14-15/16 x 24-13/16 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	83 [38]
	Package Weight	Lbs. [kg]	90 [90]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	2.0, 10.0
	Initial Charge Quantity	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	65 [20]
	Maximum Height Difference	Ft. [m]	40 [12]
	Maximum Number of Bends		10

**NOTES:**

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

<sup>1</sup> Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
<sup>2</sup> Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
<sup>3</sup> Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

<sup>4</sup> Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
<sup>5</sup> Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
<sup>7</sup> Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

\*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

\*\*Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.



## INDOOR UNIT ACCESSORIES: MFZ-KJ09NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Lockdown bracket for remote controller	RCMKP1CB
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
Floor Mount Air Guide	Floor Mount Air Guide	MAC-760FD-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-65

**NOTES:**

†Requires MAC-334IF-E

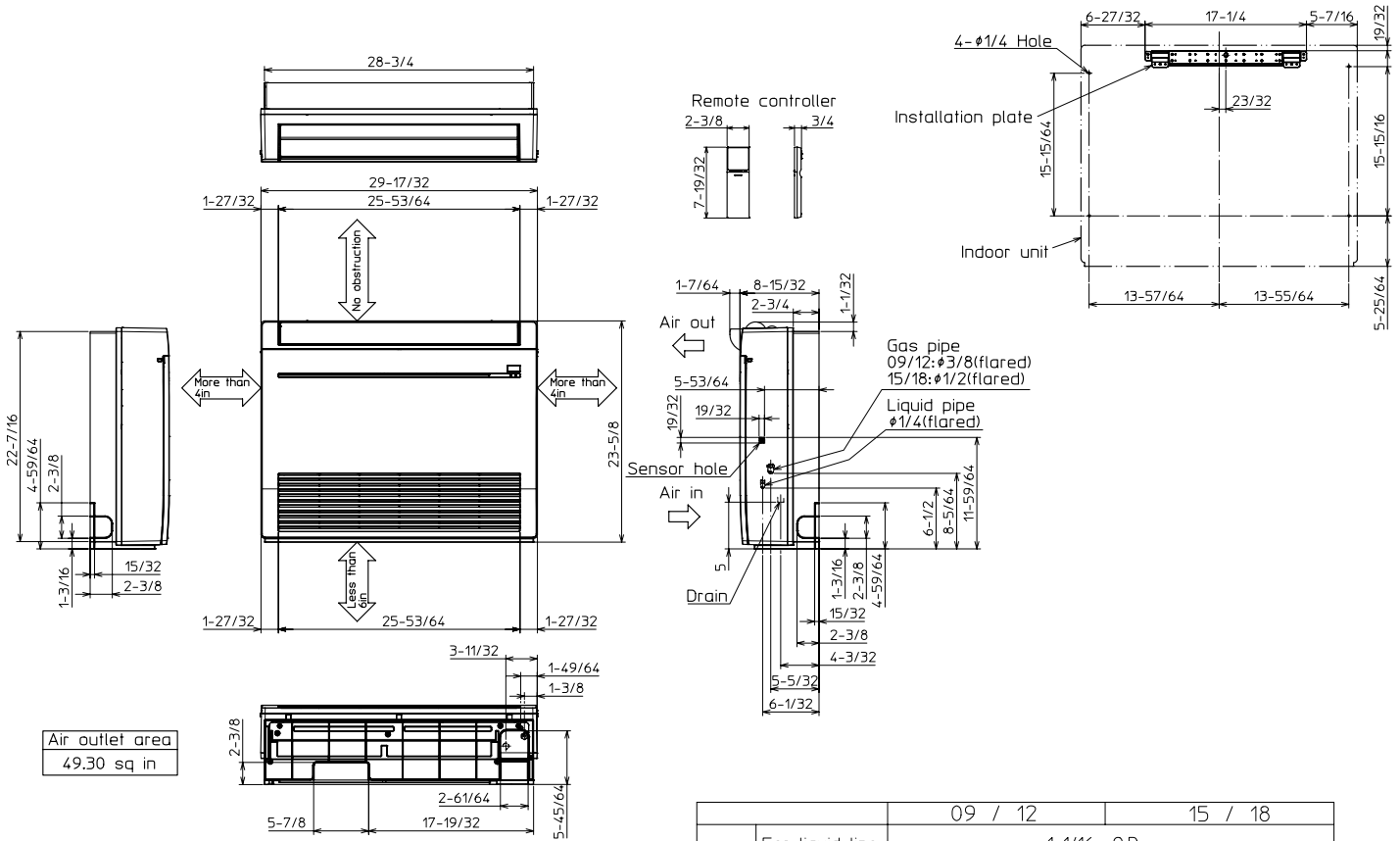
- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount  
Allows indoor units to connect to an MA Controller:  
Deluxe MA Remote Controller  
Simple MA Controller  
Touch MA Controller

## OUTDOOR UNIT ACCESSORIES: MUFZ-KJ09NAHZ

Air Outlet Guide	Air Outlet Guide	MAC-881SG
	Air Outlet Guide	MAC-886SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Hail Guards	Hail Guard	HG-A7
	Hail Guard	HG-B4
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

# INDOOR UNIT DIMENSIONS: MFZ-KJ09NA

Unit: inch



Air outlet area  
49.30 sq in

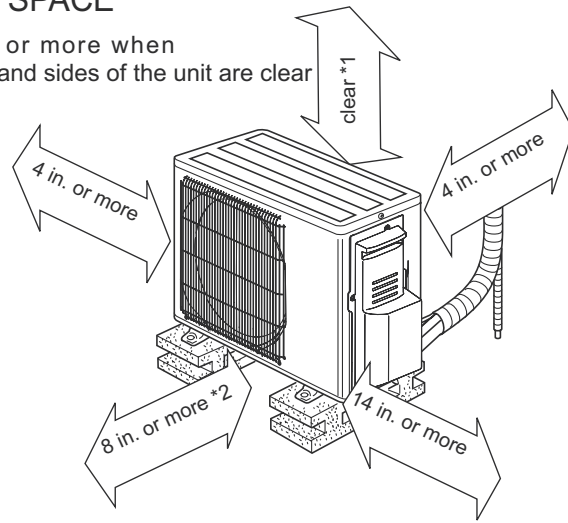
		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose	Heat insulator	Connection point	Effective length
	1-9/64 O.D	5/8 O.D	13-25/32 (case of right backward piping)

# OUTDOOR UNIT DIMENSIONS: MUFZ-KJ09NAHZ

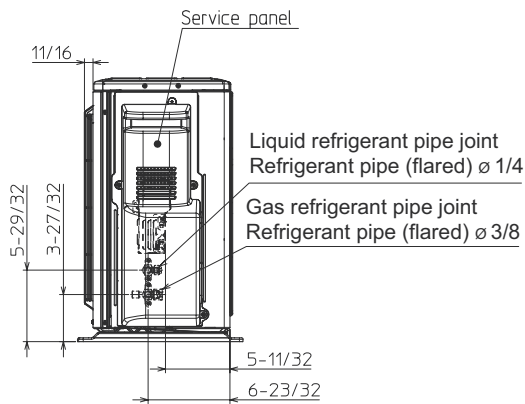
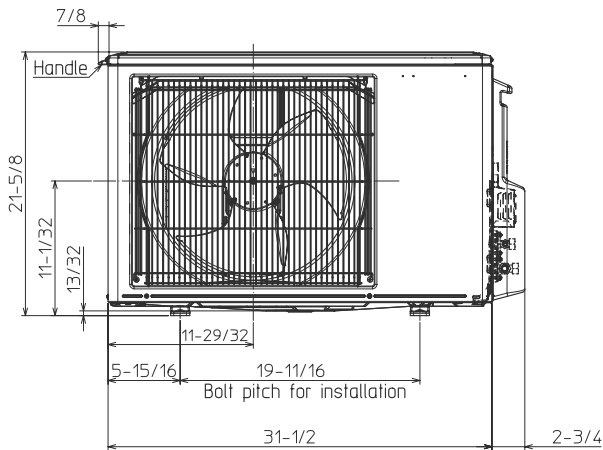
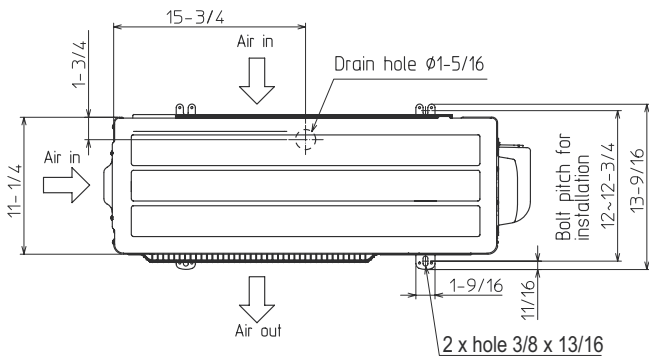
Unit: inch

## REQUIRED SPACE

\*1 4 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# MFZ-KJ09NA & MUFZ-KJ09NAHZ - 202211



**3. 11 Sheafe Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for replacement roofing, siding (on rear addition), new bulk head and chimney cap.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



12/01/2022

### LUHD-552

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Nov 18, 2022

#### Applicant

Matt Silva  
matt@profilehomesnh.com  
31 County Farm Rd  
Dover, NH 03820  
603-765-6648

#### Primary Location

11 SHEAFE ST  
Portsmouth, NH 03801

#### Owner:

NARKAJ ALEXANDER & GUROWSKY ANNA  
11 SHEAFE ST PORTSMOUTH, NH 03801

#### Application Type

Please select application type from the drop down menu below

Administrative Approval

#### Alternative Project Address

--

#### Project Information

##### Brief Description of Proposed Work

Exterior Siding, HVAC System, roofing

##### Description of Proposed Work (Planning Staff)

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#### Project Representatives

##### Relationship to Project

Other

If you selected "Other", please state relationship to project.

Project Manager

##### Full Name (First and Last)

Kinnon Nolan

##### Business Name (if applicable)

Profile HOmes

##### Mailing Address (Street)

953 Islington St

##### City/Town

Portsmouth

##### State

NH

##### Zip Code

03801

##### Phone

6037656648

##### Email Address

kinnon@profilehomesnh.com

#### Acknowledgement

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



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



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

Other

Date: 11/16/22

**Profile Homes NH**  
**953 Islington St, Unit 22C**  
**Portsmouth, NH 03801**  
**603-433-2464**

City of Portsmouth Historical District Commission

RE: 11 Sheafe Street Request for Administrative approval or public hearing

Dear Members of the Historical District Commission,

Please see the attached request for a hearing regarding the above mentioned project.

Our company has been hired by the owners of this structure to updated the interior of the structure including the heating and cooling systems and the areas of the home that have been neglected.

As these photos show the exterior of the home has an addition that was installed with vinyl siding on it that needs replacement and a bulkhead which has begun to rust away. The owners also wish to install new heating and cooling system to the home that requires outdoor heat pumps that will also be under review through the Portsmouth ZBA due to proximity to the property line.

We appreciate the opportunity for discussion related to this property so we may comfortably continue construction and rebuilding.

Thank you,

Kinnon Nolan-Finkel  
Profile Homes of NH

Attached is the description for these documents which relative to the exterior improvements which include:

Siding  
Roofing  
Bulkhead  
Heatpumps

Introduction:

The property is located in the CD4 zoning district within downtown.

The proposed improvements to the site consist of re-siding the building and replacing the current roofing. We will also be installing a chimney cap and will be replacing the old rusted-out bulkhead. Additionally, we will be installing new energy-efficient Mitsubishi heat-pumps which will be mounted on the exterior of the building.

#### **SPECIFICATIONS:**

**Siding:** The original wood siding on the addition at the back of the building has not been well maintained and is in need of replacement. We have elected to strip all layers of siding off the building and install a weather air barrier (WRB) against the sheathing. Clapboards will be painted to be a colonial shade of blue.

Trim details will be done in wood to match the existing or original on the structure and from the historical photo's made available.

**Roofing:** Current roof is old and in need of replacement. We will be installing architectural asphalt shingles.

**Bulkhead:** Current bulkhead is rusted-out and is in a state of disrepair. Our plan is to replace with a new black bulkhead.

**Heat pumps:** Our company has a long standing history of energy efficient improvements to historical and new construction buildings. In the method of the energy efficiency improvements to the air sealing and added insulation to the building we are seeking to allow owners of the building the rights to install Mitsubishi heat-pumps which will be installed on the exterior of the building.

Please note all photo's attached for representation and discussion

Thank you,

Kinnon Nolan-Finkel  
Profile Homes



**BULKHEAD:**



**ROOFING SHINGLE:**



MITSUBISHI HEAT PUMP:





Existing Location:





**4. 55 Gates Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of HVAC equipment with screening and new rear siding.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



12/01/2022

**LUHD-553**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Nov 22, 2022**Applicant**

Anne Whitney  
 archwhit@aol.com  
 801 Islington St, Suite 32  
 Portsmouth, NH 03801  
 603-502-4387

**Primary Location**

55 GATES ST  
 Portsmouth, NH 03801

**Owner:**

STONE DONALD & RASA REV TST & STONE RASA K & DONALD A TTEES  
 55 GATES ST PORTSMOUTH, NH 03801

**Application Type****Please select application type from the drop down menu below**

Administrative Approval

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

Locate 2 Heatpumps with Fence Screening at Rear Elevation & Hardi-Plank Siding at Rear Elevation within 5 feet of property line. This work is part of LU-22-43 & BLDG-22-834.

**Description of Proposed Work (Planning Staff)**

--

**Acknowledgement****I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other

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

Architect

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted****HDC Approval Date**

--

**Planning Staff Comments**

--

**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

--

**Owner Addressee Prefix and Last Name**

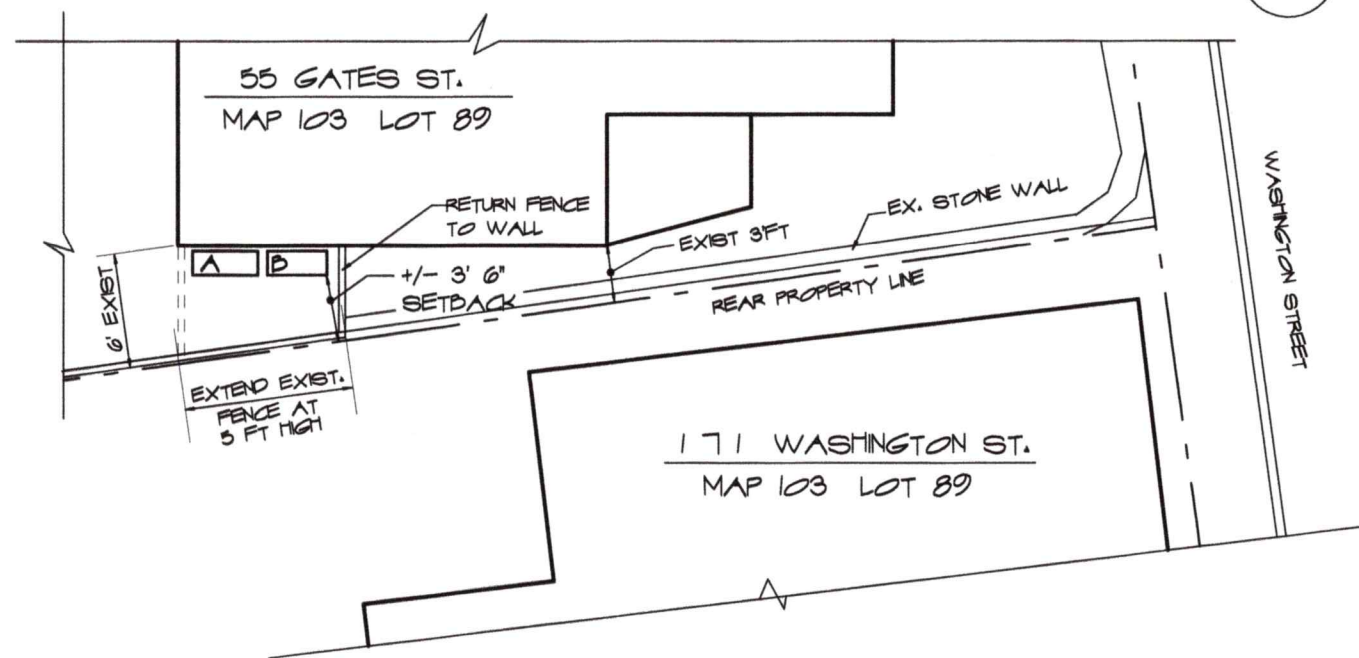
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RIGHT SIDE & REAR ELEVATION

REAR ELEVATION  
SCALE: 3/16" = 1'-0"



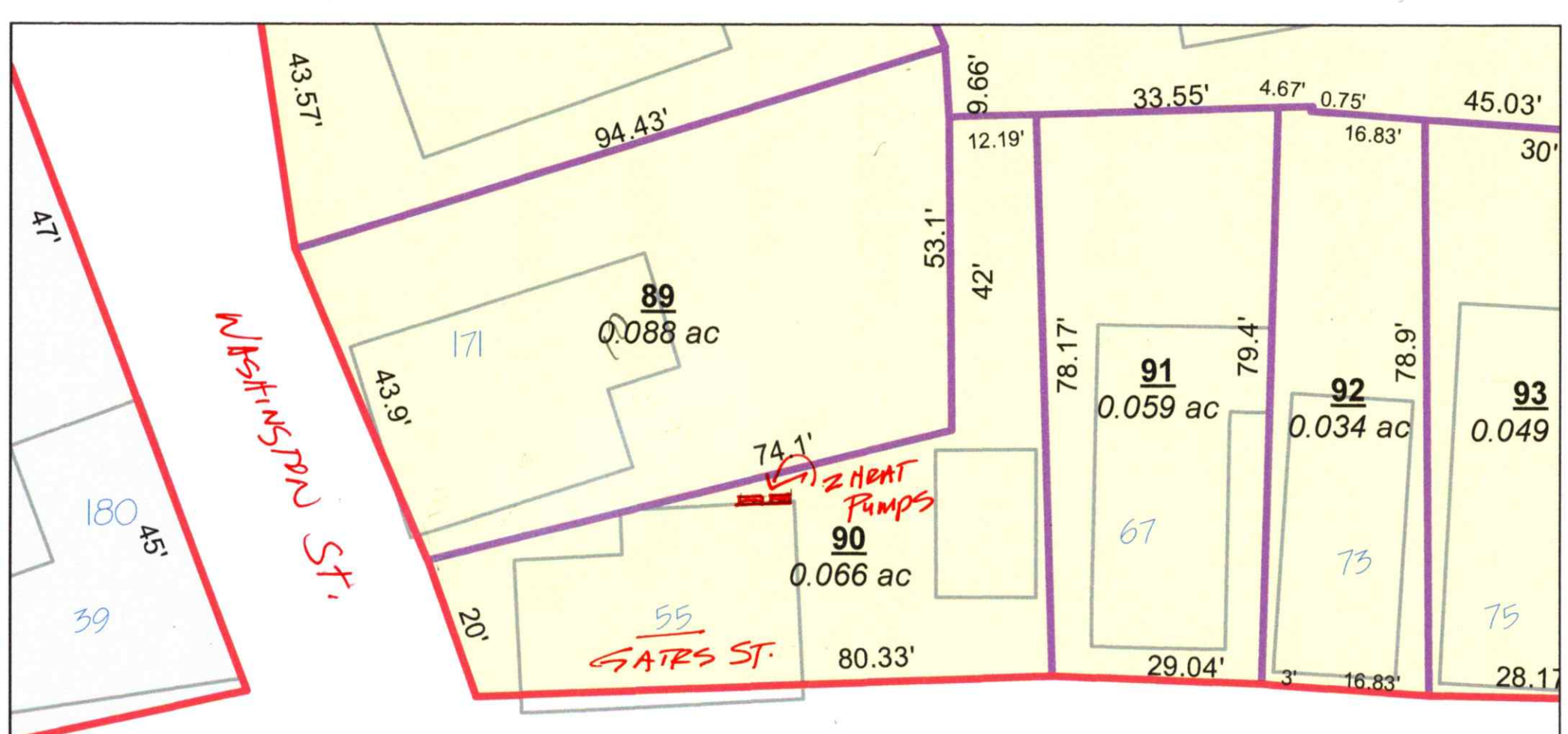
PROPOSED HEAT PUMP LOCATION  
SCALE: 1" = 10'-0"  
NOTE: LOT PLAN GENERATED FROM TAX MAP AND FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT



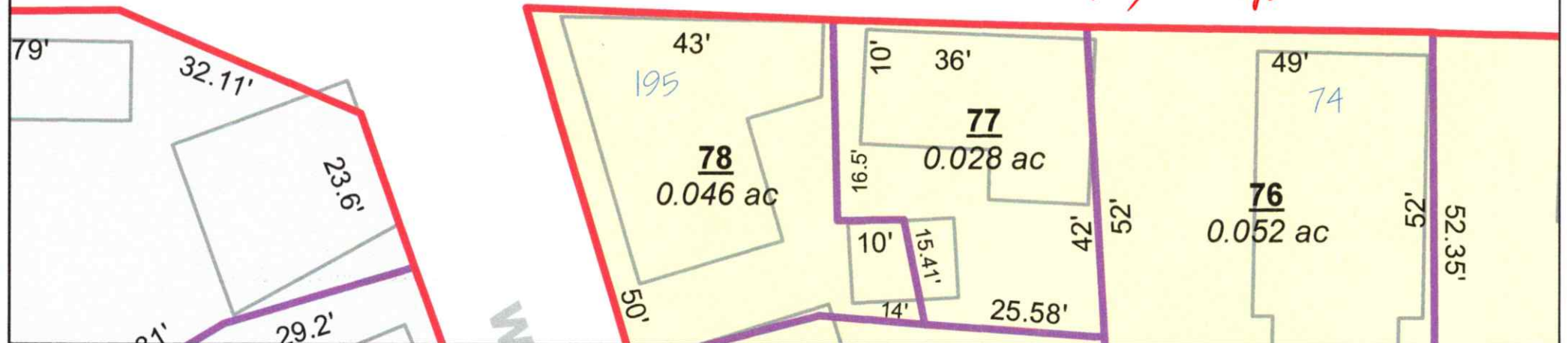
VIEW FROM MANCOCK STREET

MDC ADMIN. HEATPUMPS & HARD-PLANK AT REAR ELE. RENOVATIONS, STONE RESIDENCE 55 GATES STREET	801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com	Project: 2110 Revisions:	Date: 11/22/22
	ANNE WHITNEY ARCHITECT		1 OF 1





TAX MAP 103



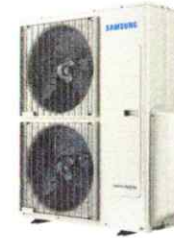


## Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name \_\_\_\_\_  
 Purchaser \_\_\_\_\_  
 Submitted to \_\_\_\_\_  
 Unit Designation \_\_\_\_\_

Location \_\_\_\_\_  
 Engineer \_\_\_\_\_  
 Reference  Approval  Construction   
 Schedule # \_\_\_\_\_

Model	US Code	JXH36S4B	
	Model Number	AJ036BXS4CH/AA	
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	34,000 / 39,600
		Heating (Btu/h)	36,000 / 36,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		36,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		25,590
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		18.0 / 19.0 / 20.0
EER (Ducted / Mixed / Non-ducted)		11.0 / 11.75 / 12.5	
HSPF (Ducted / Mixed / Non-ducted)		9.1 / 9.8 / 10.5	
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current <sup>1</sup>	Cooling (A)	13.0
		Heating (A)	12.2
	Max. Breaker	Amps	40
Minimum Circuit Ampacity (A)		36.5	
Dimensions	W X H X D	Inches	37 x 47 5/8 x 13
	Weight	lbs.	192.9
Noise Level	Cooling	dB (A)	52
	Heating	dB (A)	55
Operating Temperatures	Cooling		14 ~ 114.8°F (-5 ~ 46.0°C)
	Heating		-13 ~ 75°F (-25 ~ 24.0°C)
Pipe Connections	High Side		1/4" X 4
	Low Side (suction)		3/8" X 2 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
Highest to lowest indoor		25 ft	
Included Pipe Adapters		2 - 1/2" X 3/8", 2 - 1/2" X 5/8"	
Condenser Fan	Motor		BLDC With Propeller Fan (2)
	Output	Watts / FLA	125 X 2 / 1.28 X 2
		CFM	3,885
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	25.6
Heat Exchanger	Type		Aluminum Fin - Copper Tube
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		127 oz
	Charged for		164 ft
	Additional Refrigerant		0.22 oz/ft over 164 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-1M2
		Back	<input type="checkbox"/> WBB-2M-B
Certifications	Safety		ETL (UL 1995)
	AHRI Certification Number	Non-Ducted	207349920
		Ducted	207350085
		Mixed	207350834
ENERGY STAR® Certification		Applies to AHRI non ducted listing	
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		



A

### General Information

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

### Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

### Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

### Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

### Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary
- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

### Indoor Unit Compatibility

Will only operate with Samsung evaporator model numbers:  
 AR\*\*TSFABWKNCV (RNS\*\*ABT): 7,000 - 24,000 Btu/h models  
 AR\*\*BSFCMWNKNCV (RNS\*\*CMB): 7,000 - 24,000 Btu/h models  
 AR\*\*TSFYBWKNCV (RNS\*\*YBT): 7,000 - 24,000 Btu/h models  
 AC0\*\*BNNDCH/AA (CNH\*\*NDB): 9,000 - 18,000 Btu/h models  
 AC0\*\*BN1DCH/AA (CNH\*\*1DB): 9,000 - 12,000 Btu/h models  
 AC0\*\*BNJDCH/AA (CNH\*\*JDB): 9,000 - 18,000 Btu/h models  
 AC0\*\*BNLDCH/AA (CNH\*\*LDB): 9,000 - 18,000 Btu/h models  
 AC0\*\*BNZDCH/AA (CNH\*\*ZDB): 12,000 - 24,000 Btu/h models  
 AJ0\*\*BNHDCH/AA (JNH\*\*HDB): 9,000 - 18,000 Btu/h models

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit [www.energystar.gov](http://www.energystar.gov).

\* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to [www.AHRIDirectory.org](http://www.AHRIDirectory.org) for current reference numbers.

<sup>1</sup> Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.





Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

Job Name \_\_\_\_\_  
 Purchaser \_\_\_\_\_  
 Submitted to \_\_\_\_\_  
 Unit Designation \_\_\_\_\_

Location \_\_\_\_\_  
 Engineer \_\_\_\_\_  
 Reference  Approval  Construction   
 Schedule # \_\_\_\_\_

Model	US Code	JXH30S4B	
	Model Number	AJ030BXS4CH/AA	
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	28,400 / 28,400
		Heating (Btu/h)	28,600 / 28,600
	Heating Capacity at 5°F OA, 70° Indoor DB (Btu/h)		28,600
	Heating Capacity at -13°F OA, 70° Indoor DB (Btu/h)		20,000
	Minimum Cooling Capacity (Btu/h)		6,500
	Minimum Heating Capacity (Btu/h)		7,500
	SEER (Ducted / Mixed / Non-ducted)		17.0 / 18.0 / 19.0
EER (Ducted / Mixed / Non-ducted)		10.5 / 11.5 / 12.5	
HSPF (Ducted / Mixed / Non-ducted)		9.8 / 10.4 / 11.0	
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current <sup>1</sup>	Cooling (A)	10.9
		Heating (A)	10.0
	Max. Breaker	Amps	30
Minimum Circuit Ampacity (A)		26.0	
Dimensions	W X H X D	Inches	37 x 39 5/16 x 13
	Weight	lbs.	173.1
Noise Level	Cooling	dB (A)	54
	Heating	dB (A)	58
Operating Temperatures	Cooling	14 ~ 114.8°F (-10 ~ 46.0°C)	
	Heating	-13 ~ 75°F (-25 ~ 24.0°C)	
Pipe Connections	High Side	1/4" X 4	
	Low Side (suction)	3/8" X 2 + 1/2" X 2	
	Maximum Individual Line Set Length	82 ft	
	Maximum Line Set Length (total)	230 ft	
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
Highest to lowest indoor		25 ft	
Included Pipe Adapters	2 - 1/2" X 3/8"		
Condenser Fan	Motor	BLDC With Propeller Fan (1)	
	Output	Watts / FLA	125 / 1.28
		CFM	2,493
Compressor	Type	Twin BLDC Rotary Inverter	
	RLA	Amps	18.4
Heat Exchanger	Type	Aluminum Fin - Copper Tube	
Refrigerant	Type	R410A	
	Control Method	Electronic Expansion Valve	
	Factory Charge	119.9 oz	
	Charged for	131 ft	
	Additional Refrigerant	0.22 oz/ft over 131 ft	
Accessories	Wall Bracket	<input type="checkbox"/> CKN-250	
	Wind Baffle	Front	<input type="checkbox"/> WBF-2M-B
		Back	<input type="checkbox"/> WBB-11M
Certifications	Safety	ETL (UL 1995)	
	AHRI Certification Number	Non-Ducted	207349919
		Ducted	207350083
		Mixed	207350096
ENERGY STAR® Certification	Applies to AHRI non ducted listing		
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		



B

**General Information**

- The Samsung Max Heat system shall provide high heating capacity at -13°F outside temperature
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- The outdoor unit shall have a base pan heater as standard to ensure optimal defrost cycle water drainage
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units
- Auto or manual addressing of indoor units

**Construction**

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

**Heat Exchanger**

- The heat exchanger shall be mechanically bonded fin to copper tube

**Controls**

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- Controls shall integrate with a BMS system
- The system shall integrate with the Samsung Controls solution

**Refrigerant System**

- The refrigerant shall be R410A
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- Refrigerant flow shall be controlled by 4 separate electronic expansion valves at outdoor unit

**Indoor Unit Compatibility**

Will only operate with Samsung evaporator model numbers:  
 AR\*\*TSFABWKNCV (RNS\*\*ABT): 7,000 - 24,000 Btu/h models  
 AR\*\*BSFCMWNKNCV (RNS\*\*CMB): 7,000 - 24,000 Btu/h models  
 AR\*\*TSFYBWKNCV (RNS\*\*YBT): 7,000 - 24,000 Btu/h models  
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 AC0\*\*BNLDCH/AA (CNH\*\*LDB): 9,000 - 18,000 Btu/h models  
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Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit [www.energystar.gov](http://www.energystar.gov).

\* Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240. Refer to [www.AHRIdirectory.org](http://www.AHRIdirectory.org) for current reference numbers.

<sup>1</sup> Rated current is based on highest combination ratio of non-ducted indoor units.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



**5. 47 Howard Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of HVAC equipment.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



12/01/2022

### LUHD-554

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Nov 23, 2022

#### Applicant

Justin Zeimetz  
zeimetz@gmail.com  
47 Howard Street  
Portsmouth, NH 03801  
8572430179

#### Primary Location

47 HOWARD ST  
Portsmouth, NH 03801

#### Owner:

GARDENT SARAH M REV TST & GARDENT SARAH M TTEE  
47 HOWARD ST PORTSMOUTH, NH 03801

#### Application Type

Please select application type from the drop down menu below

Administrative Approval

#### Alternative Project Address

--

#### Project Information

##### Brief Description of Proposed Work

Installation of mini split HVAC system to serve the main house.

##### Description of Proposed Work (Planning Staff)

--

#### Acknowledgement

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



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



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

Other

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

Husband of the individual who holds the trust that the property is legally listed under.

#### INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

--

#### Planning Staff Comments

--

#### INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address



BACK OF HOUSE

PROPOSED ROUTING OF EXTERIOR MECHANICAL LINES.

PROPOSED LOCATION OF EXTERIOR MINI SPLIT UNIT.

EXTERIOR MECHANICAL LINES TO BE ENCASED & CONCEALED IN WHITE PVC TRIM





**BACK OF HOUSE**

**PROPOSED ROUTING OF  
EXTERIOR MECHANICAL LINES.**

**EXTERIOR MECHANICAL LINES TO BE  
ENCASED & CONCEALED IN WHITE PVC TRIM**







PROPOSED LOCATION OF EXTERIOR MINI SPLIT UNIT

THIS IS NOT ACCURATE. NO STRUCTURE HERE.

22' FROM REAR (NORTH) FENCE LINE AND 8' FROM SIDE (WEST) FENCE LINE.

1" = 75.29762287794044 ft

**Property Information**

Property ID 0109-0019-0000  
Location 290 PLEASANT ST  
Owner LIVERMORE CONDO MASTERCARD



**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 09/21/2022  
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

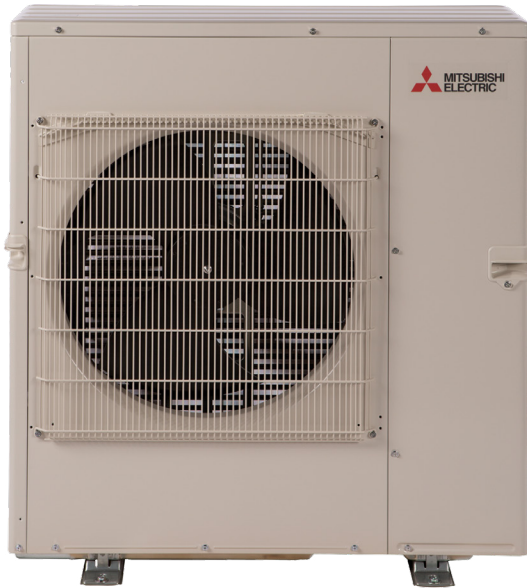
# MXZ-5C42NA3 3.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



## FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection





## SPECIFICATIONS: MXZ-5C42NA3

Indoor unit connection	Maximum Number of Connected IDU		5
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	51,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C,D,E: 1/4 [A,B,C,D,E: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C,D,E: 3/8 [A: 12.72; B,C,D,E: 9.52]
	Total Piping Length	Ft. [m]	262 [80]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
Maximum Number of Bends for IDU		80	

**NOTES:**

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

Conditions	<sup>4</sup> Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
------------	---	----	----------------------------

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>A</sup> 5°F DB - 115°F DB when optional wind baffles are installed

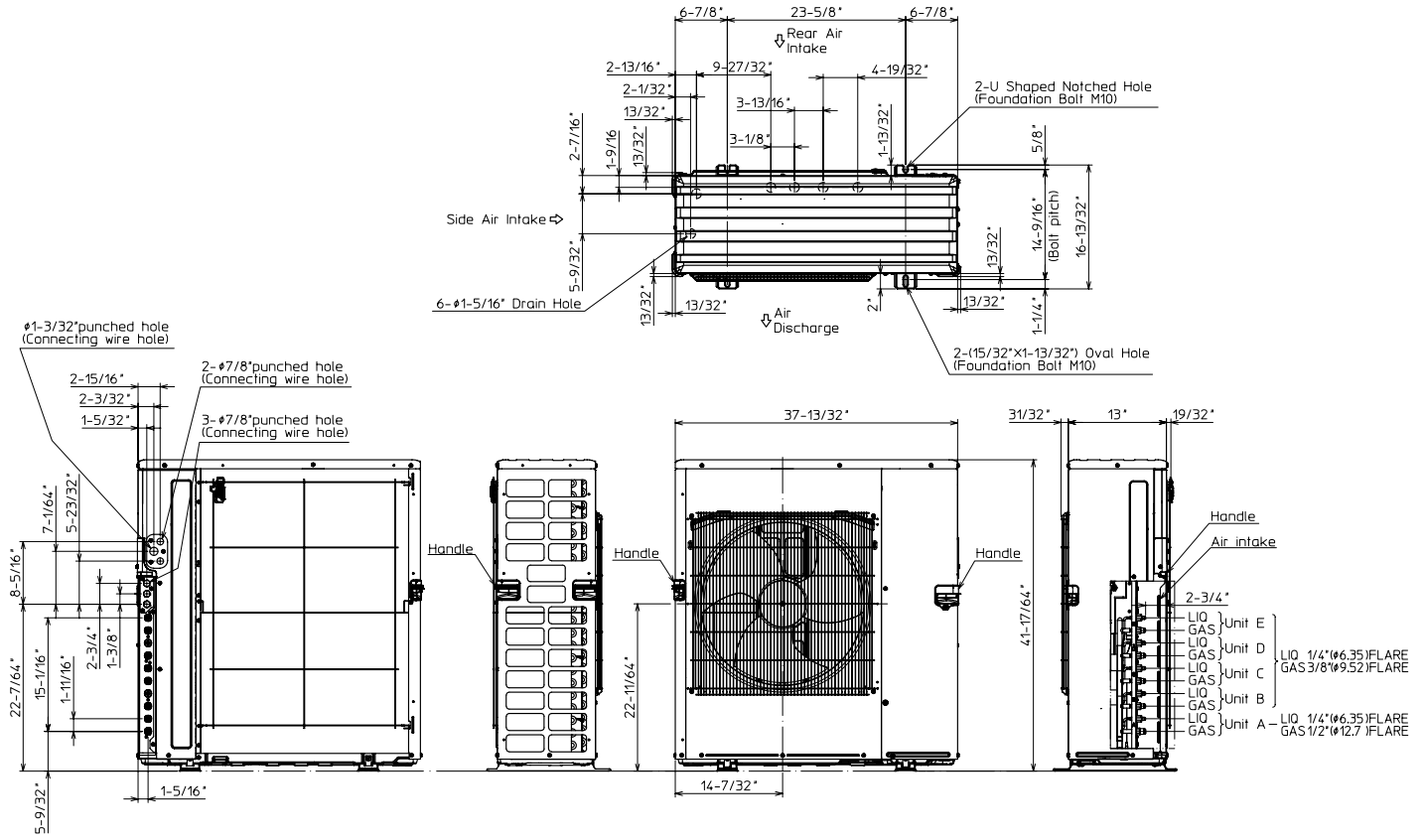
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance. Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

## OUTDOOR UNIT ACCESSORIES: MXZ-5C42NA3

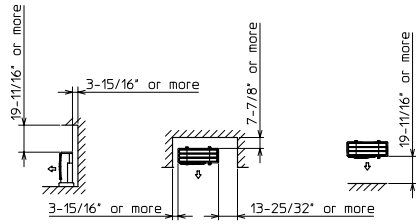
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A1
M-NET Converter	M-NET Converter	PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

# OUTDOOR UNIT DIMENSIONS: MXZ-5C42NA3

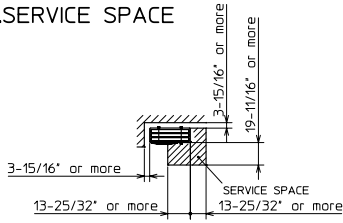
Unit: inch (mm)



## 1. FREE SPACE



## 2. SERVICE SPACE



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

FORM# MXZ-5C42NA3 - 202206





**6. 7 Hancock Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for a screening design to hide HVAC equipment.

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



12/01/2022

### LUHD-536

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Sep 28, 2022

#### Applicant

Ann-Marie Waterhouse  
aliceandbirdinteriors@gmail.com  
10 Rudolph Ave  
Kittery, ME 03904  
603-781-6329

#### Primary Location

7 HANCOCK ST  
Portsmouth, NH 03801

#### Owner:

FOSTER PETER & FOSTER JOANNE  
7 HANCOCK ST PORTSMOUTH, NH 03801

#### Application Type

**Please select application type from the drop down menu below**

Administrative Approval

#### Alternative Project Address

--

#### Project Information

##### Brief Description of Proposed Work

The homeowner would like to add mini-split units to their home. We intend to run all of the lines inside the structure + locate the air handler on the back patio. This is an obscure location, and will be between the bulkhead and the sunroom. Lines will enter the house directly behind the unit.

##### Description of Proposed Work (Planning Staff)

for the installation of HVAC equipment

#### Project Representatives

##### Relationship to Project

Other

**If you selected "Other", please state relationship to project.**

Project Manager

##### Full Name (First and Last)

Ann-Marie Waterhouse

##### Business Name (if applicable)

Alice + Bird

##### Mailing Address (Street)

10 Rudolph Ave

##### City/Town

Kittery

##### State

ME

##### Zip Code

03904

##### Phone

603-781-6329

##### Email Address

aliceandbirdinteriors@gmail.com

#### Acknowledgement

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



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



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



Inspiration for proposed screening.



Proposed design.



**7. 40 Pleasant Street**

**- TBD**

**Background:** The applicant is seeking approval for changes to a previously approved design.

**Staff Comment:** TBD

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



12/01/2022

**LU-22-170**

Land Use Application

**Status:** Active**Date Created:** Aug 19, 2022**Applicant**

Ben Kelley  
ben@kelleyfamilyproperties.com  
PO Box 1374

Concord, NH 03302  
6032311240

**Primary Location**

40 PLEASANT ST  
Portsmouth, NH 03801

**Owner:**

ALLISON STREET HOLDINGS LLC % & 69 WARREN STREET LLC %  
7 Church Street DEERFIELD, NH 03037

**Applicant Information****Please indicate your relationship to this project**

A. Property Owner

**Alternative Project Address****Alternative Project Address**

--

**Project Type**

**Addition or Renovation:** any project (commercial or residential) that includes an **ADDITION** to an existing structure or a **NEW** structure on a property that already has structure(s) on it

**New Construction:** any project (commercial or residential) that involves adding a **NEW** structure on a parcel that is currently **VACANT**. If there are any existing structures on the property (even if you are planning to remove them), you should select **Addition and Renovation** above

**Minor Renovation:** for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)

**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work

**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line

**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**

**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

**Request for Extension of Previously Granted Land Use Approval**

# 40 PLEASANT STREET

40 PLEASANT STREET  
HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING) - 12/14/2022

PREVIOUS SUBMISSIONS:

PUBLIC HEARING - 10/05/2022

PUBLIC HEARING / WORK SESSION - 09/07/2022

## SITE LOCATION MAP:



## DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- ~~REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES~~ REMOVED FROM SUBMISSION
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT

## DRAWING INDEX:

### GENERAL

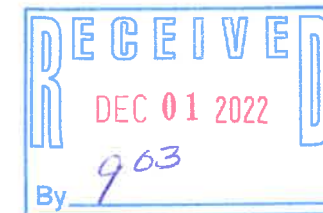
- T0.1 TITLE SHEET
- T1.0 CONTEXT - HISTORIC
- T1.1 CONTEXT - EXISTING

### EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION
- AE7.0 EXISTING WINDOW TYPES / DETAILS
- AE9.0 EXISTING WINDOW IMAGES

### ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- ~~A5.3 SECTIONS AND DETAILS~~ REMOVED FROM SUBMISSION
- ~~A6.0 PERSPECTIVE IMAGES~~ REMOVED FROM SUBMISSION
- A6.1 LIGHTING PERSPECTIVE IMAGES
- A6.2 LIGHTING PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A7.2 WINDOW DETAIL COMPARISON
- A7.3 LIGHTING DETAILS
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- ~~A9.0 CANOPY PLAN/INSPIRATION~~ REMOVED FROM SUBMISSION
- A9.1 LIGHTING INSPIRATION



PROJECT:

KEY:

**WINTER  
HOLBEN**

architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801

PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022

DRAWING NAME:  
TITLE SHEET

SCALE:  
DRAWING NO.:

T0.1

SHEETS FOR LIGHTING SUBMISSION SHOWN  
SHADED

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40 PLEASANT STREET

40 PLEASANT STREET  
PORTSMOUTH, NH 03801





EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET

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PORTSMOUTH, NH 03801

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ISSUE DATE: 9/23/2022  
DRAWING NAME:

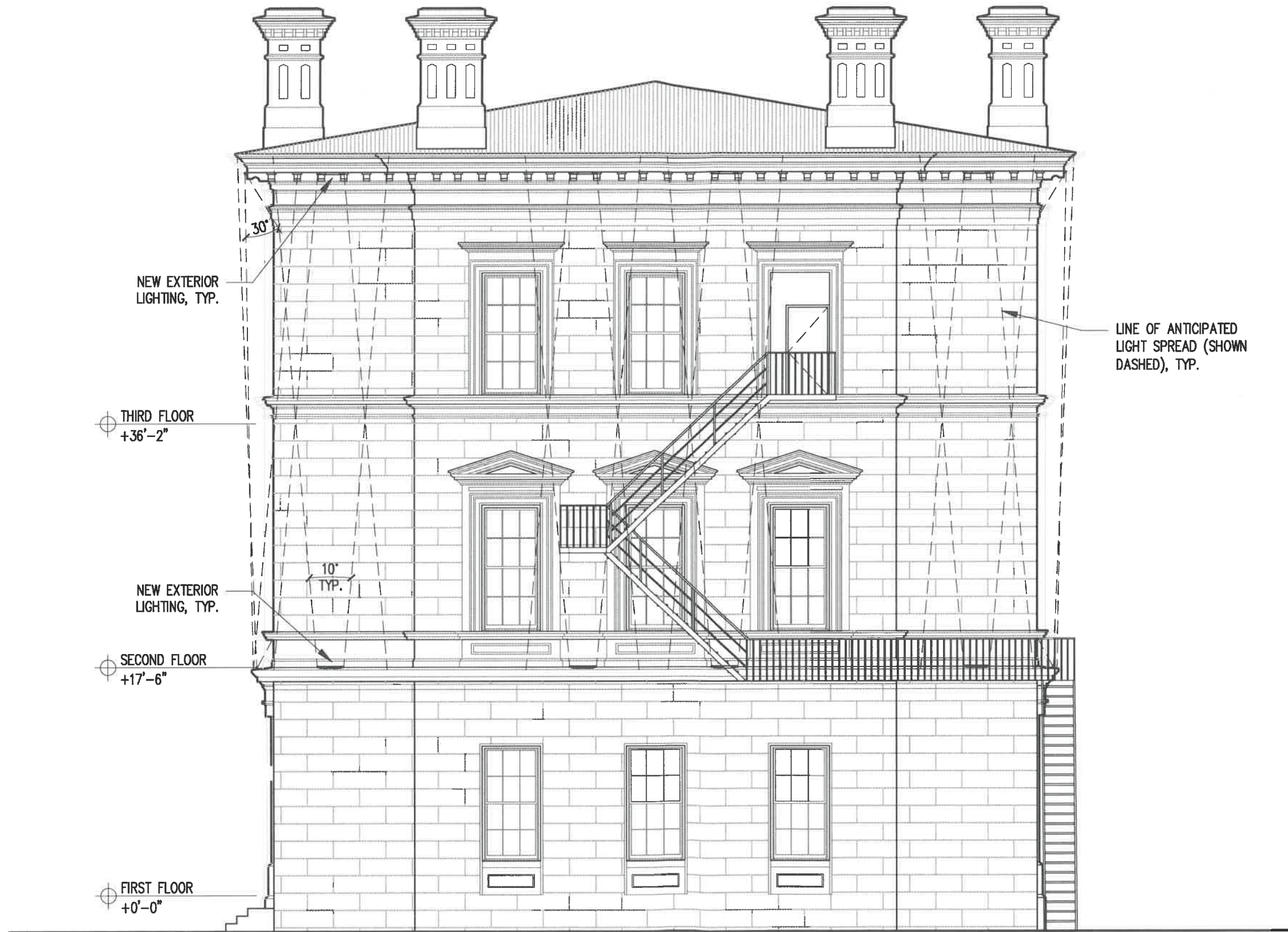
CONTEXT -  
EXISTING

SCALE:

DRAWING NO.:

T1.1





40 PLEASANT STREET  
 40 PLEASANT STREET  
 PORTSMOUTH, NH 03801

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 KEY:

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 architecture + design

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 207.994.3104

REVISIONS:

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 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22065  
 DRAWN BY: GL/RW  
 APPROVED BY: BH  
 ISSUE DATE: 9/23/2022  
 DRAWING NAME:  
 PROPOSED NORTH  
 ELEVATION

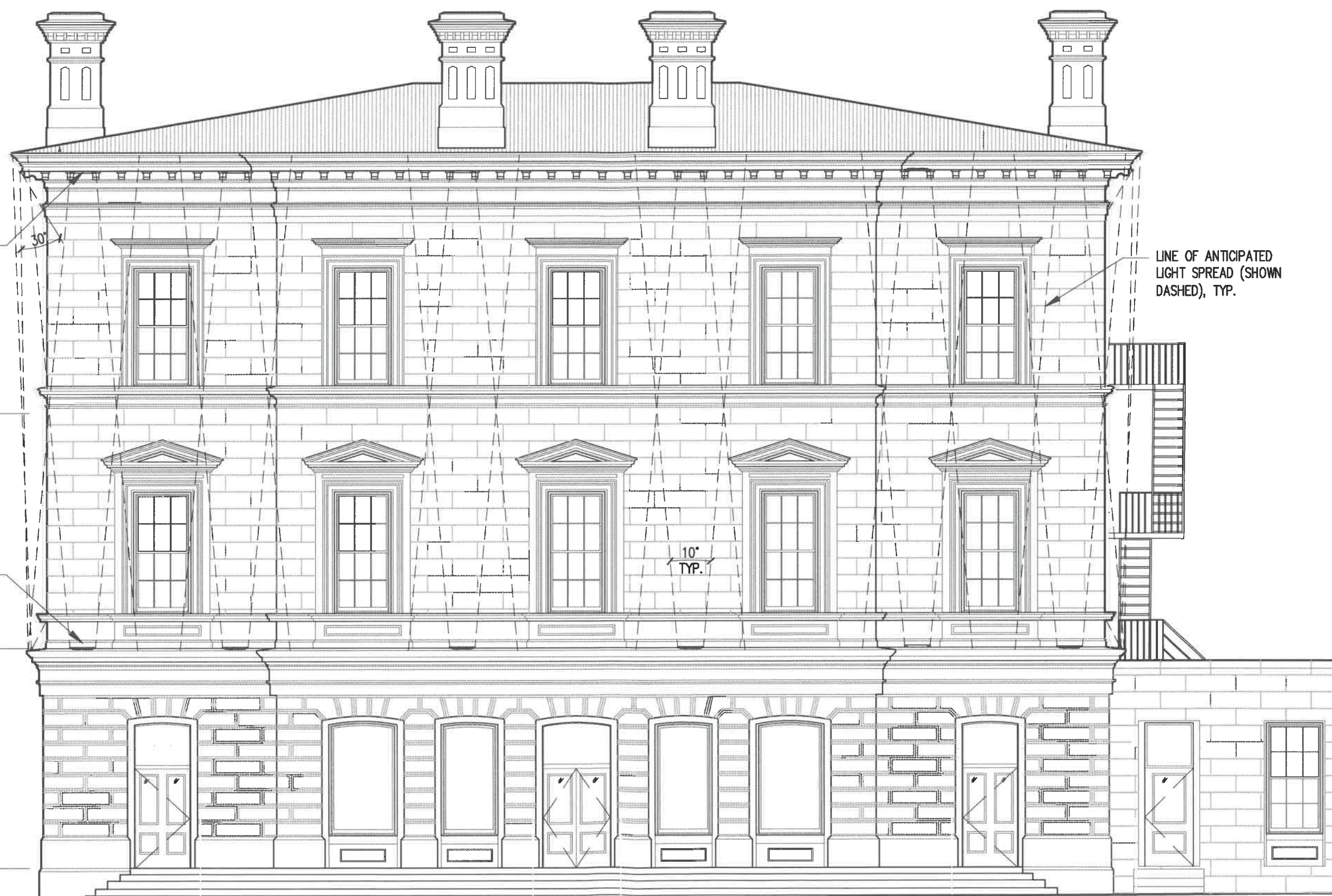
SCALE:  
 DRAWING NO.:

A2.0

PROPOSED NORTH ELEV. (PORTER ST.)  
 SCALE 1/8"=1'-0"

A2.0 1





40 PLEASANT STREET  
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 PROJECT NO.: 22065  
 DRAWN BY: GL/RW  
 APPROVED BY: BH  
 ISSUE DATE: 9/23/2022  
 DRAWING NAME:

PROPOSED EAST  
 ELEVATION

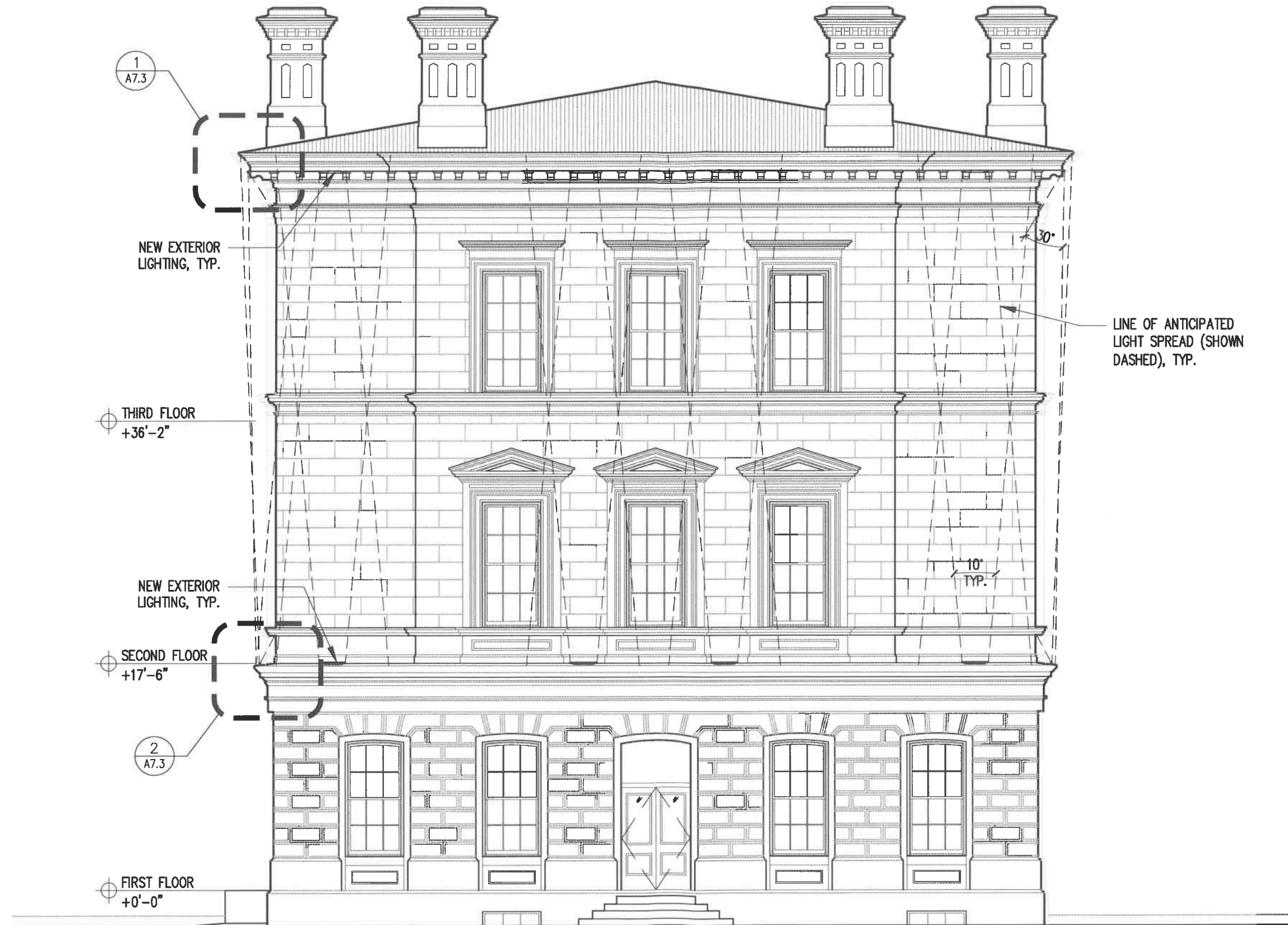
SCALE:  
 DRAWING NO.:

A2.1

PROPOSED EAST ELEV. (PLEASANT ST.)  
 SCALE 1/8"=1'-0"

A2.1 1





PROPOSED NORTH ELEV. (STATE ST.)  
SCALE: 1/8"=1'-0"

A2.2 1

40 PLEASANT STREET  
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PORTSMOUTH, NH 03801

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architecture + design

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UNIT 209-9  
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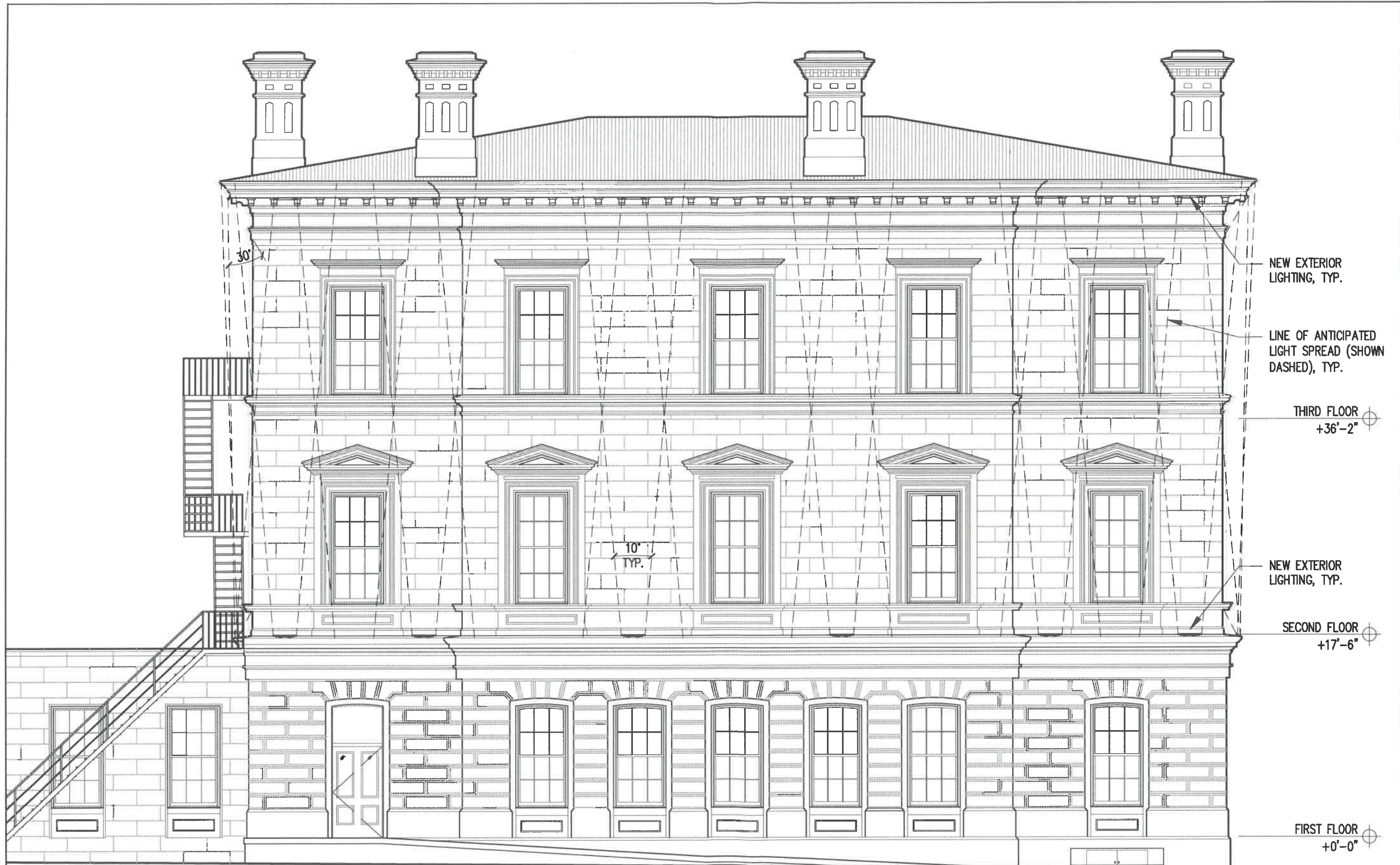
REVISIONS:

PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022  
DRAWING NAME:  
PROPOSED SOUTH  
ELEVATION

SCALE:  
DRAWING NO.:

A2.2





PROPOSED WEST ELEV. (CHURCH ST.)  
SCALE: 1/8"=1'-0"

A2.3 1

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207.994.3104

REVISIONS:

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40 PLEASANT ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022

DRAWING NAME:  
PROPOSED WEST  
ELEVATION

SCALE:  
DRAWING NO.:

A2.3





**40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - DAY TIME**

SCALE: N.T.S.

A6.1

1

**40 PLEASANT STREET**

40 PLEASANT STREET  
PORTSMOUTH, NH 03801

PROJECT:  
KEY:

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022

DRAWING NAME:  
LIGHTING  
PERSPECTIVE

SCALE:  
DRAWING NO.:

**A6.1**





**40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - NIGHT TIME**

SCALE: N.T.S.

A6.1

1

**40 PLEASANT STREET**  
 40 PLEASANT STREET  
 PORTSMOUTH, NH 03801

PROJECT:  
 KEY:

**WINTER  
 HOLBEN**  
 architecture + design

7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

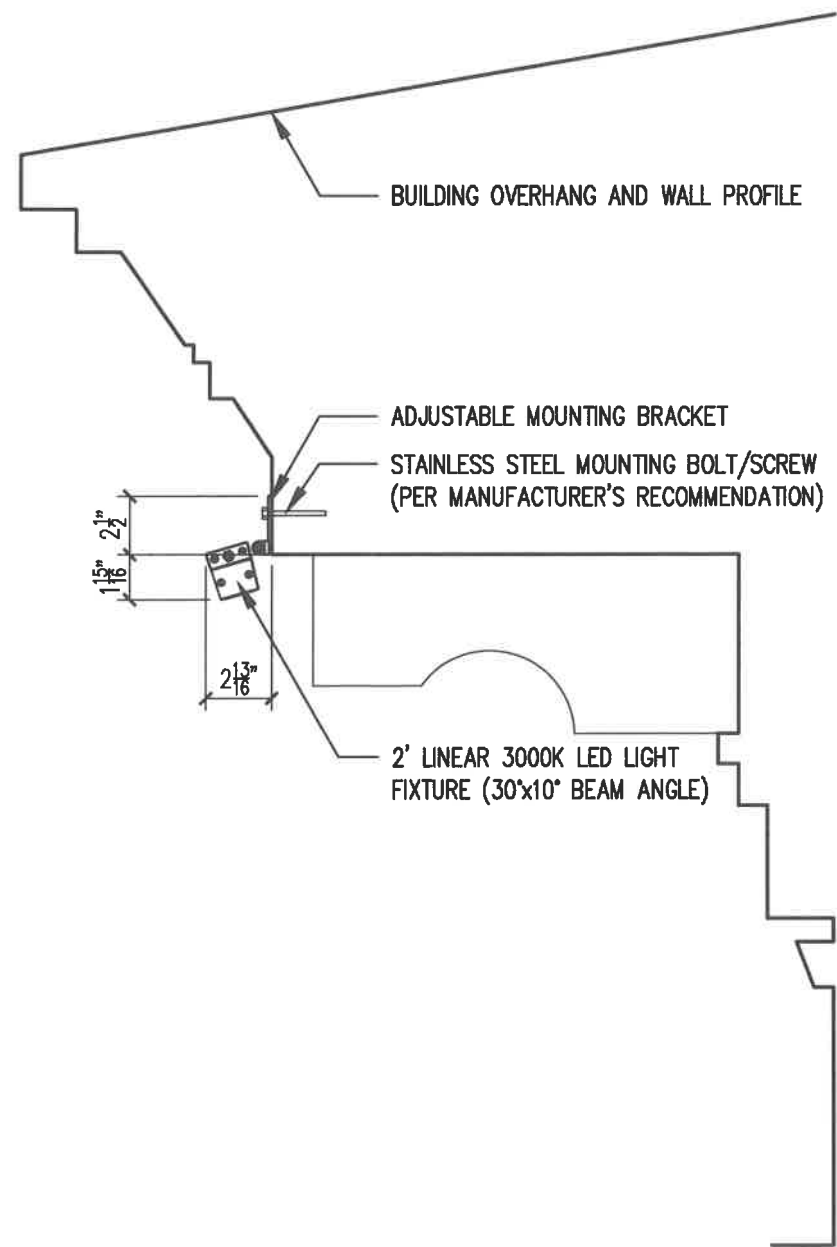
REVISIONS:

PROJECT NAME:  
 40 PLEASANT STREET  
 40 PLEASANT ST.  
 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22065  
 DRAWN BY: GL/RW  
 APPROVED BY: BH  
 ISSUE DATE: 9/23/2022  
 DRAWING NAME:

LIGHTING  
 PERSPECTIVE

SCALE:  
 DRAWING NO.:

**A6.2**

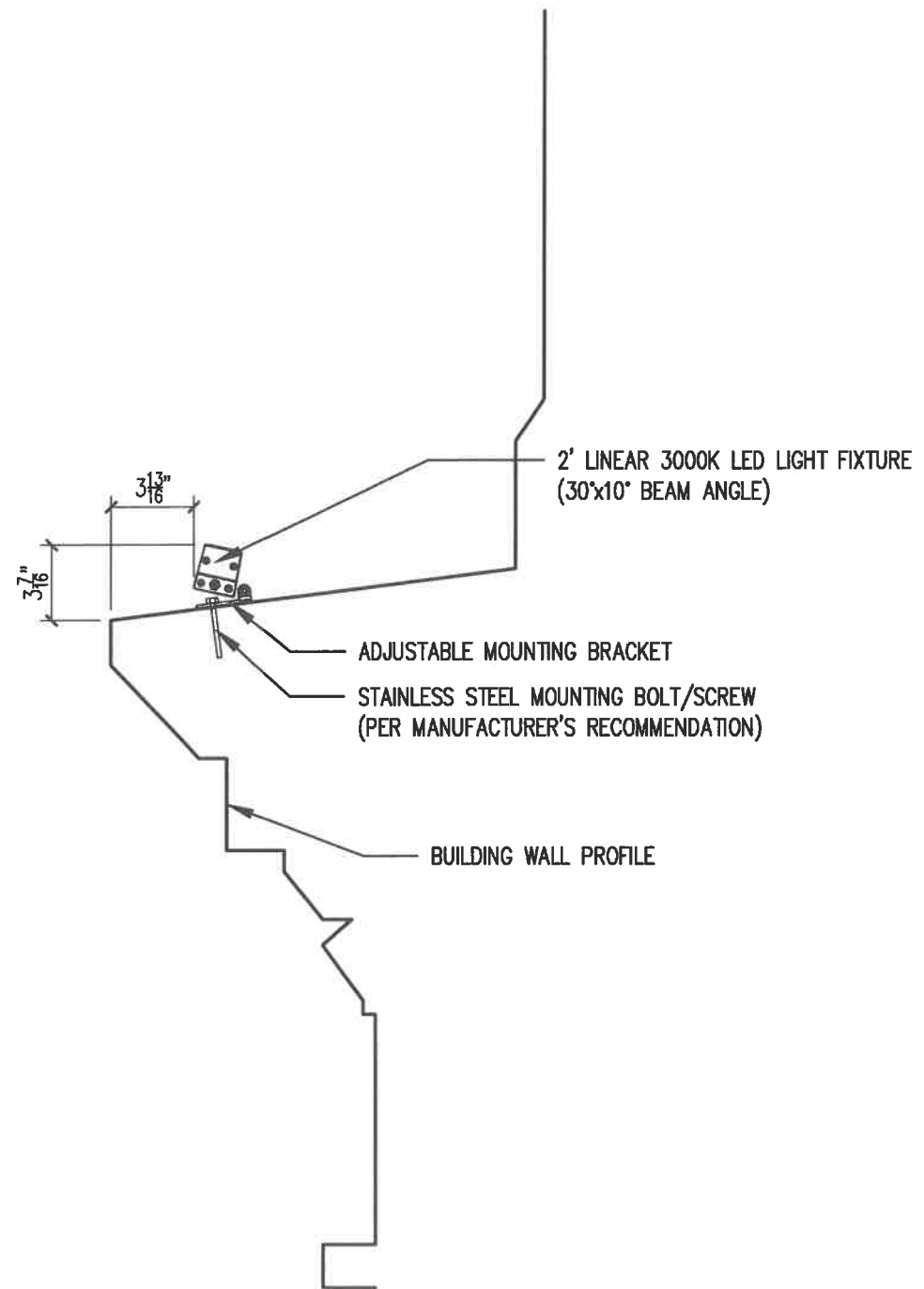


**LIGHTING DETAIL AT OVERHANG**

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

A7.3

1



**LIGHTING DETAIL AT WATERTABLE**

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

A7.3

2

40 PLEASANT STREET

40 PLEASANT STREET  
PORTSMOUTH, NH 03801

PROJECT:

KEY:

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
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207.994.3104

REVISIONS:

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40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801  
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DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022  
DRAWING NAME:  
LIGHTING DETAILS

SCALE:  
DRAWING NO.:

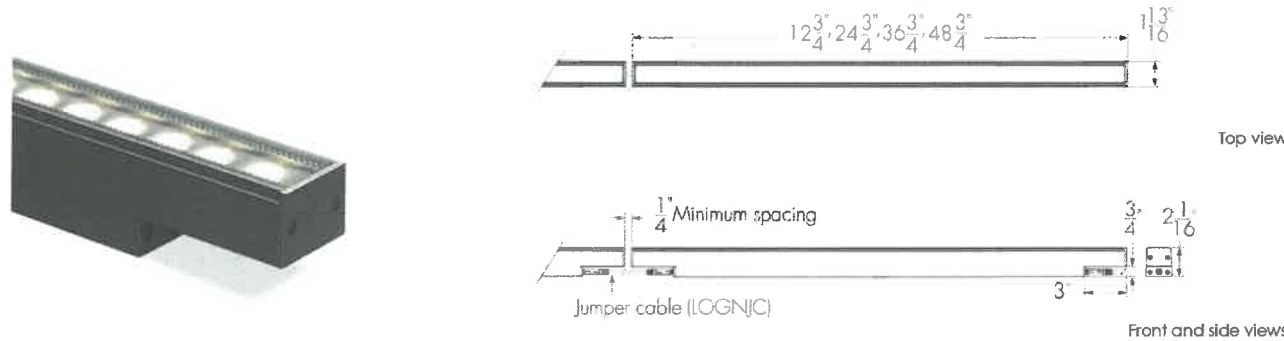
A7.3



Specification Sheet

**lumenfacade nano**  
LOGN  
WHITE AND STATIC COLORS

Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_

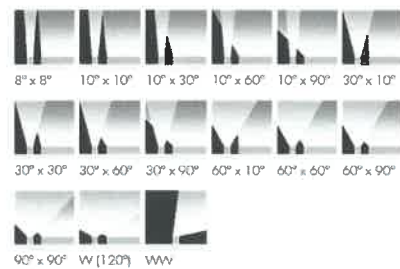


Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8°x8°	2,173	58,720
10°x10°	2,102	45,812
10°x30°	2,038	12,959
10°x60°	2,026	6,911
10°x90°	2,031	3,622
30°x10°	2,043	12,919
30°x30°	2,986	6,894
30°x60°	2,895	4,362
30°x90°	2,917	3,152
60°x10°	2,025	8,019
60°x60°	2,924	2,162
60°x90°	2,905	2,603
90°x90°	2,856	1,766
W (120°)	1,225	602
WW	2,164	10,498

Based on 4000K, CRI 80+, 4ft [1219mm], NO control. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go anywhere.

Features

<b>Color and Color Temperature</b>	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
<b>Optics</b>	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
<b>Options</b>	Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications
<b>Power Consumption</b>	2 W/ft, 4 W/ft, 7 W/ft
<b>Warranty</b>	5-year limited warranty
<b>Performance</b>	
<b>Maximum Delivered Output</b>	884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)
<b>Maximum Delivered Intensity</b>	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 58,720 cd at nadir (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

Specification Sheet

**lumenfacade nano**  
LOGN  
WHITE AND STATIC COLORS

Colors and Color Temperatures



Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications



**Illuminance at Distance** Minimum 1 fc at 144 ft [2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 203 ft [4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control], Minimum 1 fc at 242 ft [7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control]

**Color Consistency** 3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)

**Color Rendering** CRI 80+, CRI 90+ (27K and 30K color temperatures only)

**Lumen Maintenance** L70 >90,000 hrs

Physical

**Housing Material** Low copper content extruded aluminum

**Lens Material** Clear tempered glass

**Hardware Material** Stainless steel

**End Cap Material** Machined aluminum

**Gasket Material** Silicone

**Surface Finish** Electrostatically applied polyester powder coat

**Weight** 1.4 lbs [12 in], 2.9 lbs [24 in], 4.4 lbs [36 in], 6 lbs [48 in]

Electrical and control

**Voltage** 48 VDC

**Resolution (DMX/RDM)** Per fixture, 8-bit or 16-bit

**Control** On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)

Environmental

**Storage Temperature** -40 °F to 185 °F [device must reach start-up temperature value before operating]

**Start-up Temperature** -13 °F to 122 °F

**Operating Temperature** -40 °F to 122 °F

**Ingress Protection Rating** IP66

**Impact Resistance Rating** IK08 (IK09 for 48 in fixtures)

**Application Wind Speed** Luminaires were designed based on AASHTO 2013 standard to ensure highest quality and safety. Installation should be validated by a local project engineer to ensure the luminaires are suitable for the wind speed and exposure of the specific application

Accessories (order separately)

**Cables** Lumenfacade Nano Jumper Cable (LOGNJC), Trunk Power Cable (IKPWR), Trunk Data Cable (IKDMX), Lumenfacade Nano Jumper Cable Joiner (LOGNJC-JOINER)

**Control Boxes** Low-Voltage Control Box (LCBX), Low-Voltage Splitter Box (LSBX)

**Remote Power Supply** Large Power Supply (LGPSU)

**Optical Accessories** Lumenfacade Nano Radial Louver (LOGNRD), Lumenfacade Nano Visor (LOGNVS)

**lumenpulse™**

1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CA info@lumenpulse.com www.lumenpulse.com T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6289 www.lumenpulse.com/products/2543

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40 PLEASANT STREET  
40 PLEASANT STREET  
PORTSMOUTH, NH 03801

PROJECT:  
KEY:

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022  
DRAWING NAME:

LIGHTING CUT SHEET

SCALE:  
DRAWING NO.:

A8.1

**lumenpulse™**

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LIGHTING PRECEDENT 1



LIGHTING PRECEDENT 2



LIGHTING PRECEDENT 3



LIGHTING PRECEDENT 4

40 PLEASANT STREET

40 PLEASANT STREET  
PORTSMOUTH, NH 03801

PROJECT:  
KEY:

**WINTER  
HOLBEN**

architecture + design

7 WALLINGFORD SQ  
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DRAWING NAME:  
LIGHTING  
INSPIRATION  
IMAGES

SCALE:  
DRAWING NO.:

A9.1