

# HDC

## ADMINISTRATIVE APPROVALS

October 05, 2022

- |    |   |                       |
|----|---|-----------------------|
| 1. | 11 Walden Street (LUHD-502)             | -TBD                  |
| 2. | 621 Islington Street, Unit E (LUHD-528) | -Recommended Approval |
| 3. | 621 Islington, Unit D Street (LUHD-527) | -Recommended Approval |
| 4. | 553 Islington Street (LUHD-531)         | -TBD                  |
| 5. | 55 Gates Street (LUHD-532)              | -Recommended Approval |
| 6. | 12 South Street (LUHD-533)              | -Recommended Approval |
| 7. | 7 Hancock Street (LUHD-536)             | -TBD                  |
| 8. | 93 Pleasant Street (LUHD-535)           | -TBD                  |
| 9. | 31 Aldrich Street, Unit 33 (LUHD-534)   | -Recommended Approval |

**1. 11 Walden Street**

**- TBD**

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

**Staff Comment:** TBD

**Stipulations:**

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



North wall

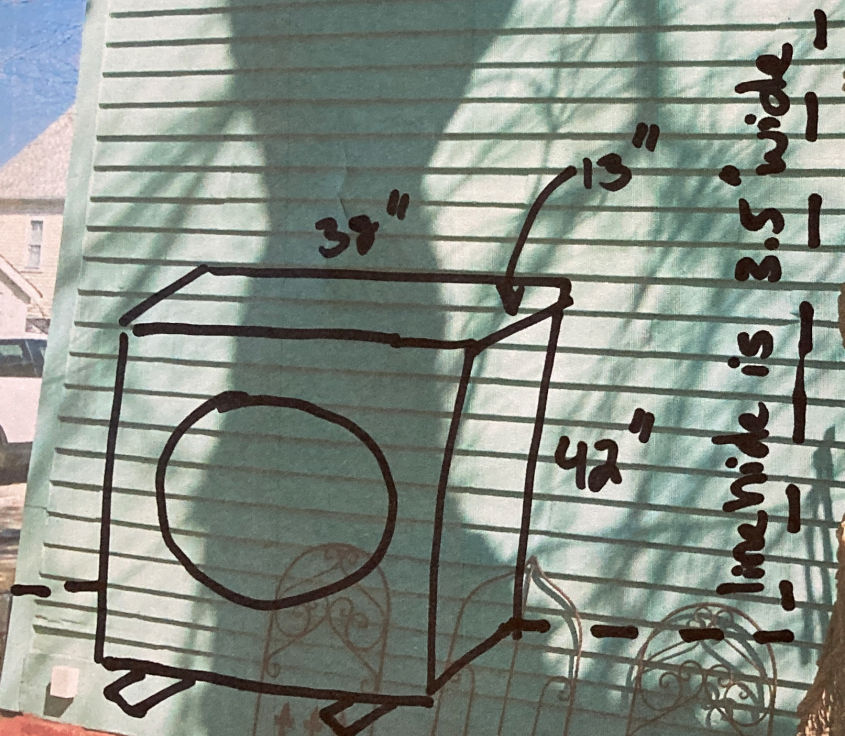
line hrde is 3.5" wide

line hrde is 4.5" wide

outdoor unit

west  
wall

Line hide  
painted to  
match Siding



outdoor unit location

HOLMES COURT

2 STORY WOOD FRAME BUILDING  
U-1/18  
N/F JEANNINE L. McCOY  
499 MARCY STREET  
PORTSMOUTH, NH 03801  
RCRD BOOK 2995-PAGE 1281

PARCEL I  
751 SQ. FT.  
0.0172 Ac.

EP  
POLE #129/1

WOOD GARAGE

CONCRETE FOUNDATION

U-1/18  
N/F CLAIR D'ARLOTT  
24 HOLMES COURT  
PORTSMOUTH, NH 03801  
RCRD BOOK 3378-PAGE 548

IRON ROD W/CAP #335

S81°04'03"E

46.82'

U-1/17  
N/F MARC & MARTHA DROGIN  
11 WALDEN STREET  
PORTSMOUTH, NH 03801  
RCRD BOOK 3069-PAGE 1023

IRON ROD W/CAP #335 SET

2 STORY WOOD FRAME BUILDING

FENCE POST

OLD FENCE POST

46.16'

N81°27'17"W

WOOD STAIRS

WALDEN STREET

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PICKET FENCE  
S82°32'40"E  
47.73'

POLE #77/1

S81°27'17"E

11.50'

RAILROAD SPIKE TO BE SET

S81°57'07"E  
43.20'

U-1/21  
& MARTHA DROGIN  
WALDEN STREET  
PORTSMOUTH, NH 03801  
RCRD BOOK 3069-PAGE 1023

BOUNDARY LINES  
PER BOUNDARY  
LINE AGREEMENT  
DATED 9-17-87  
RECORDED @ RCRD  
BOOK 2704 PAGE 1668

2 STORY WOOD FRAME BUILDING

GATE

U-1/22  
JAY N. GINGRICH  
3 MARCY STREET  
PORTSMOUTH, NH 03801  
RCRD BOOK 2639-PAGE 280

N04°43'10"E  
58.74'

S81°54'10"E  
33.80'

**MXZ-3C30NA2**  
**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-3C30NA2

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

Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	9,500 - 28,400 / 9,500 - 27,400
	Rated Total Input	W	2,680 / 2,860
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	15,500 - 36,000 / 15,500 - 35,000
	Rated Total Input	W	2,150 / 2,220
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	16,000 / 15,100
	Rated Total Input	W	2,120 / 2,140
Connectable Capacity		Btu/h	12,000 - 36,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor		INVERTER-driven Scroll Hermetic	
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	52
	Heating	dB(A)	56
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	137 (62)
External Finish		Munsell No. 3Y 7.8/11	
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (12.7)
	Gas (Low Pressure)	In / mm	A: 1/2 (6.35) ; 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	Ft / m	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 / 75° F (24° C) WB

Heating at 47° F | Indoor: 70° F (21° C) DB  
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

#### OPERATING RANGE:

	Outdoor
Cooling	14 to 115° F (-10 to 46° C) DB
Heating	5 to 65° F (-15 to 18° C) WB

#### ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+12)	19.0	10.6	10.6	3.90	2.77
Ducted and Non-ducted	17.6	10.1	10.1	3.77	2.78
Ducted (09+09+12)	16.2	9.6	9.6	3.64	2.78

#### NOTES:

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 can exceed rated, 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.

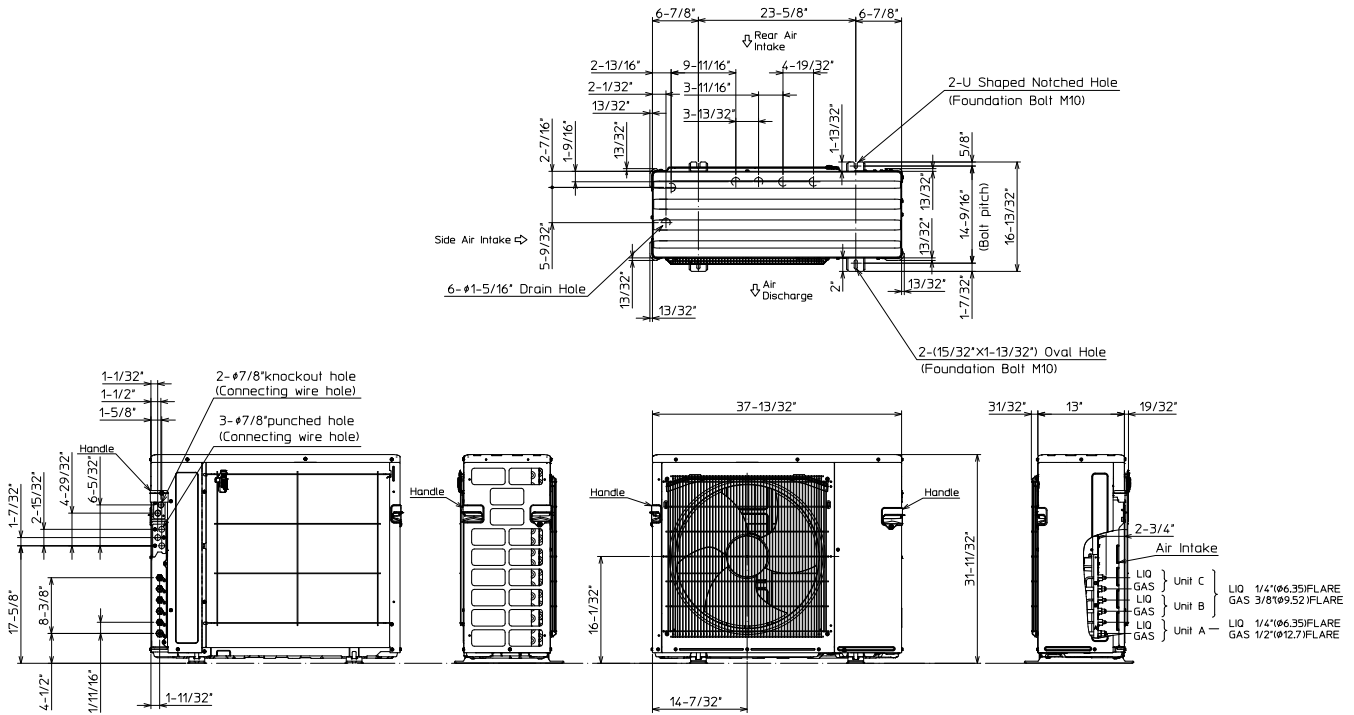
## OUTDOOR UNIT ACCESSORIES: MXZ-3C30NA2

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
Distribution pipe for Branch Box	M-NET Converter	PAC-IF01MNT-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A9
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	Base 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
Power Supplies and Auxiliary Components	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
Power Supplies And Auxiliary Components	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
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

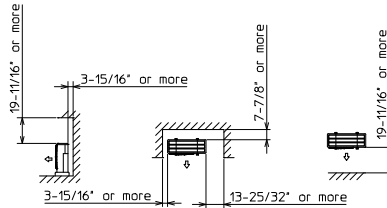


# OUTDOOR UNIT DIMENSIONS: MXZ-3C30NA2

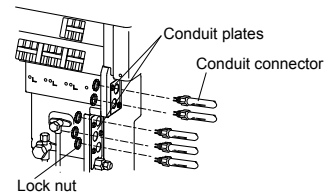
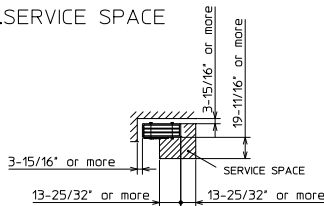
Unit: inch



## 1. FREE SPACE



## 2. SERVICE SPACE



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

**2. 621 Islington Street, Unit E - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a storm door.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



1 1-Rear wing of Building



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



2 2-Rear wing of Building



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



3 3-Close up of Units D and E

Date Taken: 9/1/2021



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



4 4-Proposed look of storm door Date Taken: 9/5/2022



## Insurcomm, Inc.

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801

### Product Overview

The Andersen 3000 Series Self-Storing Storm Door is one of our most popular anytime storm door offering you a wide variety of features and options. This full light style storm door has glass from top to bottom to maximize your views, along with our most convenient features, low maintenance and durability. Backed by a limited lifetime warranty.

- The color of this door is white. The handle set is sold separately
- This door is right handed as viewed from the exterior of the home
- Pre-assembled for easy installation with only basic tools in as little as 45 minutes with no cutting
- Thermally tempered safety glass is stronger and safer than regular glass; if broken the glass breaks into pebbles instead of sharp pieces
- Anytime ventilation with an easy one-hand retractable insect screen that conveniently rolls into the frame of the door and out of view when not in use
- 1.5 in. Frame construction with reinforced aluminum internal corner brackets for added strength and durability
- Heavy-duty steel, push-button closer allows you to prop the door open with the tap of your toe
- Dual weather stripping on top and sides of the door with an additional layer on the handle side to enhance weather-tightness and energy efficiency
- Limited lifetime warranty
- Rekeyable deadbolt lock eliminates need to carry an extra key
- Oops-proof program provides free replacement of any lost parts during installation
- Tamper-resistant hinges

5

5-621 Door info

Date Taken: 9/14/2022

**3. 621 Islington Street, Unit D - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a storm door.

**Staff Comment:** Recommended Approval

**Stipulations:**

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





**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



1 1-Rear wing of Building



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



2 2-Rear wing of Building



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



3 3-Close up of Units D and E

Date Taken: 9/1/2021



**Insurcomm, Inc.**

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801



4 4-Proposed look of storm door Date Taken: 9/5/2022



## Insurcomm, Inc.

290 Heritage Ave.  
Suite 1  
Portsmouth, NH 03801

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- Heavy-duty steel, push-button closer allows you to prop the door open with the tap of your toe
- Dual weather stripping on top and sides of the door with an additional layer on the handle side to enhance weather-tightness and energy efficiency
- Limited lifetime warranty
- Rekeyable deadbolt lock eliminates need to carry an extra key
- Oops-proof program provides free replacement of any lost parts during installation
- Tamper-resistant hinges

5

5-621 Door info

Date Taken: 9/14/2022

**4. 553 Islington Street**

**- TBD**

**Background:** The applicant is seeking approval to address items listed in the Land Use Compliance Report.

**Staff Comment:** TBD

**Stipulations:**

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

## Historic District Commission Administrative Approval Application

September 16, 2022

Nick Cracknell, Principal Planner  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

### **RE: Request for HDC Administrative Approval for 553-559 Islington Street, Tax Map 157 / Lot 3**

Dear Mr. Cracknell,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed documents for discussion at the October 5 Historic District Commission Hearing.

The project scope includes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building, previously approved under LU-20-180 & LUHD-240. Construction is substantially complete.

**HDC Administrative Approval is requested to resolve items listed in the Land Use Compliance Report dated 8/10/22.**

Here is a summary of these items and our responses with photos.

#### ***June 1, 2022 Historic District Commission Administrative Approval***

##### ***To be Completed:***

***13. Refurbish and reinstall existing iron wrought fence.***

***Completed.***



# Historic District Commission Administrative Approval Application

December 9, 2020 Historic District Commission –Sheet A321: Southeast (Front) Elevation

**Alterations to the Approved Design:**

14. (1x) chimney removed.

This chimney had been removed and capped a few inches above the ridge of the roof prior to the Owner's purchase of the building. During demolition of interior finishes, the brick was found to be in poor condition and there was a large hole in the chimney (see photo). Due to safety concerns the remaining chimney was removed down to the basement.



Original chimney, capped at ridge



Hole in chimney, brick in poor condition



Chimney removed



Chimney removed



## Historic District Commission Administrative Approval Application

15. *Extended dormer eaves and new wood trim omitted.*

The third floor front dormer is not believed to be original to the building or historically significant. The existing trim was found to be in good condition so it was kept in place rather than reworking it.



16. *(2x) Dormer windows changed to 2/1 light and reduced in size.*

Approved drawings showed these white vinyl windows as existing to remain, however the Owner decided to replace them with windows similar to other new windows in this project. New windows are the same size as the original windows.

## Historic District Commission Administrative Approval Application

17. (5x) windows on main structure changed to 2/2 light.

Approved drawings showed these white vinyl 6/6 windows as existing to remain, however the Owner decided to replace them with windows similar to other new windows in this project. In earlier HDC hearings, the Commission had expressed a desire for these windows to be replaced to be similar to the other approved 2/2 windows, but the Owner was not ready to commit to this investment at that time. 2/2 windows are believed to be consistent with the original building, based on some older 2/2 windows that were still in place at the back of the building.



18. Full screens installed.

*Please Note: Full screens are also noted on side and rear elevations.*

These are all new windows. Type of screens was not indicated on submitted drawings, and no direction was given by HDC regarding screens.

# Historic District Commission Administrative Approval Application

19. Second floor deck column does not match or align with column below.

The size of the new deck was reduced to the size of the original deck to avoid conflicts with eave returns and to better align with structural support below. With the smaller deck and columns set back, it is less important to match the column below. The column is thinner and has a less ornate capital trim, consistent with new columns at the rear portico.



## Historic District Commission Administrative Approval Application

20. Ground level deck door changed to 9 light.

This was the existing door that was not replaced. It was painted to match other doors.



21. Ground level deck railings omitted.

Railings had been proposed on the design drawings, however the original building did not have railings and this deck is only 17" +/- above grade, which does not require a guardrail by code.



# Historic District Commission Administrative Approval Application

22. On side addition, door trim and corner board are one piece:

The door trim piece is overlaid on top of the corner board piece. Extending the trim to the corner is a cleaner detail than stopping the door trim where it intersects the corner board.



Design drawing



Completed trim



Door trim overlaid on corner board

# Historic District Commission Administrative Approval Application

**November 12, 2020 Historic District Commission –Sheet A323: Northeast (Right Side) Elevation**

**To be Completed:**

23. *Installation of basement window.*

This window opening had been boarded up prior to the Owner’s purchase of the building. It was bricked in as directed by the building inspector.



Original Basement window opening boarded up



Basement window opening bricked in

# Historic District Commission Administrative Approval Application

November 12, 2020 Historic District Commission –Sheet A233: Northwest (Rear) Elevation

## Alterations to the Approved Design:

**NOTE:** These items are at the rear of the building, not visible from the street.

### 24. Side addition saltbox roof changed to gable roof.

The existing low-slope roofs in this back corner had been cobbled together through several small additions and were performing poorly. The Owner decided to remove and reframe this roof as a gable for better drainage and to look more consistent with other gables on the larger building.



# Historic District Commission Administrative Approval Application

25. Portico design altered (e.g. omission of pilasters, changed to gable roof, column details altered). This design was revised to be consistent with the gables on the main addition and the reworked gable on the side addition.

	<p>NEW WOOD COLUMN ENCLOSURE TRIM AND CAPITAL TO MATCH SIDE PORCH COLUMN - SEE A231          NEW 1/2 GLASS ENTRY DOOR - 36"x84"          (4) NEW EXTERIOR SCONCE LIGHTS</p>
<p>Design drawing</p>	<p>Design drawing</p>
<p>Completed portico</p>	<p>Completed portico</p>

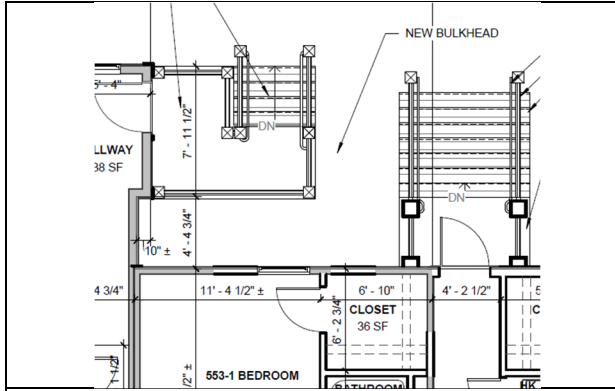
26. Window above portico moved further up. The Second Floor is at different heights in the addition and adjacent existing building. This window was raised to make sill heights more consistent at different floor levels.



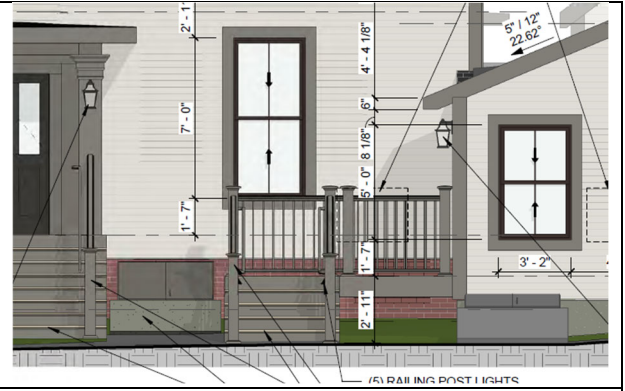
# Historic District Commission Administrative Approval Application

## 27. Deck omitted.

The original design for the stair and landing at the rear of the side addition was configured to provide egress without blocking the bulkhead. During construction we determined that the other side of the portico was a better location for the bulkhead (2/12/21 Amended Site Plan Approval). This allowed this stair and landing to be simplified, and provides better privacy and security for the bedroom in the adjacent unit.



Design drawing – Landing from side addition to avoid bulkhead



Design drawing – Landing from side addition to avoid bulkhead



Bulkhead relocated, stair landing simplified

## 28. Portico door changed to 9 light.

This is incorrect, this portico door is a 4-light (see photo). This is consistent with the appearance of the 2/2 windows.



4-light door

## Historic District Commission Administrative Approval Application

29. Applicant to provide evidence Andersen 400 series windows were installed.  
The Owner has provided this information separately.

### November 12, 2020 Historic District Commission –Sheet A234: Southwest (Left Side) Elevation

#### Alterations to the Approved Design:

30. Deck reduced in size.

The size of the new deck was reduced to the size of the original deck to avoid conflicts with eave returns and to better align with structural support below.



31. Deck door changed to 4 light.

The 4-light door is consistent with the appearance of the 2/2 windows.

# Historic District Commission Administrative Approval Application

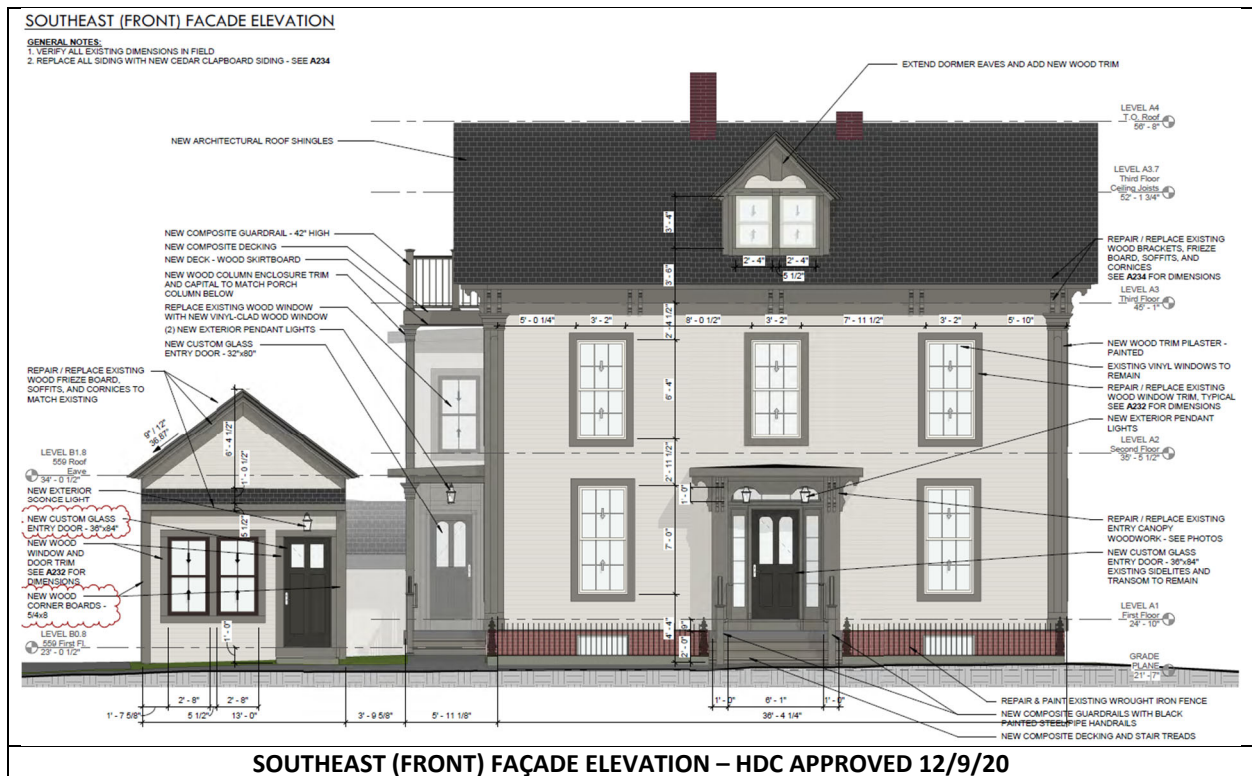
32. Small window next to deck door omitted.

This was a poorly placed small white vinyl window next to the original door that was show as existing to remain on the design drawings, but which the Owner chose to remove. Removal of this window is more consistent with the historical appearance of this building.

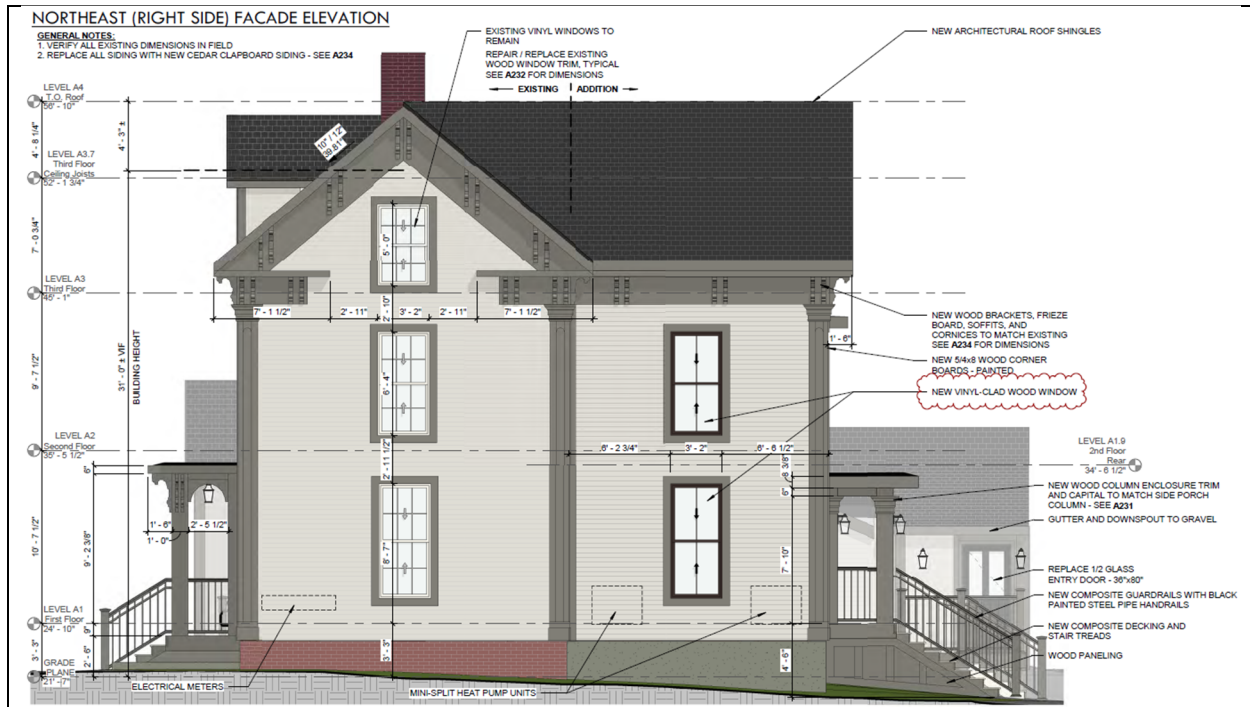


Original window

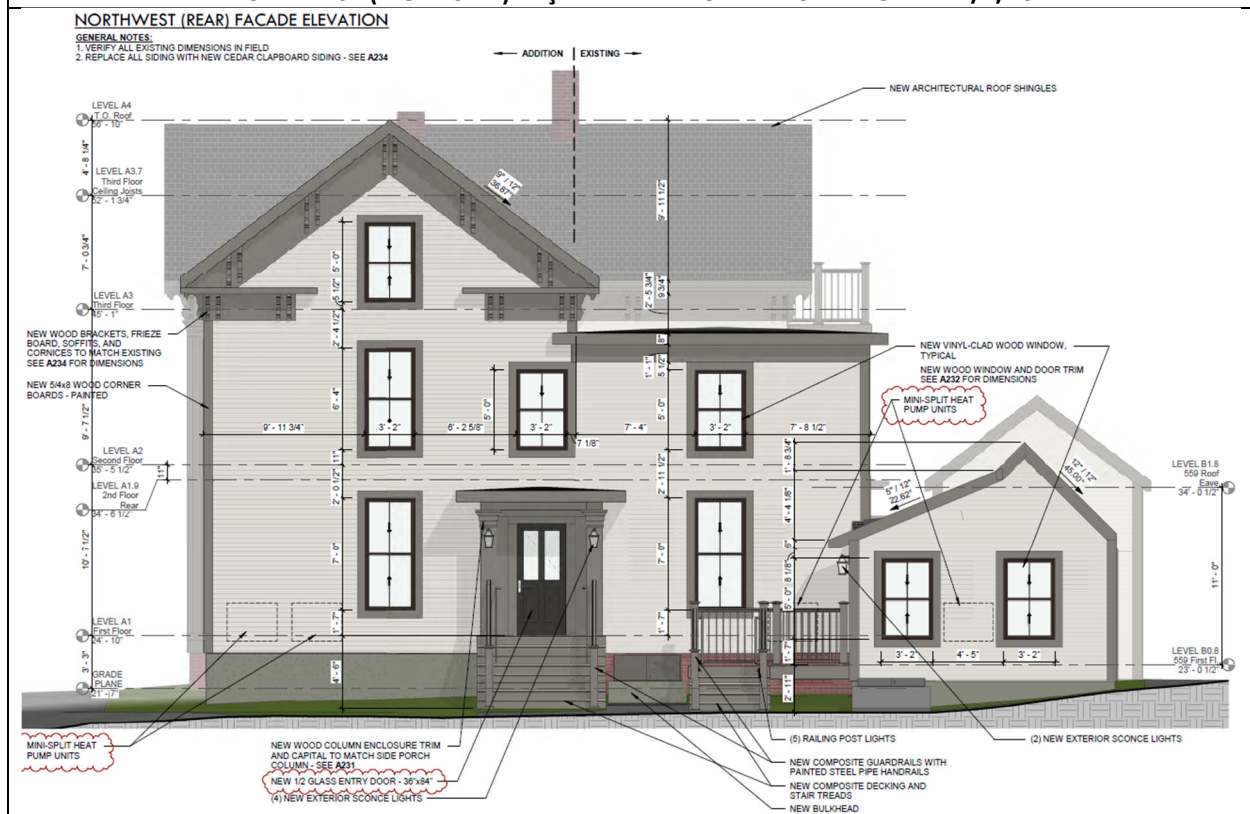
## HDC APPROVED DESIGN DRAWINGS FOR REFERENCE:



# Historic District Commission Administrative Approval Application

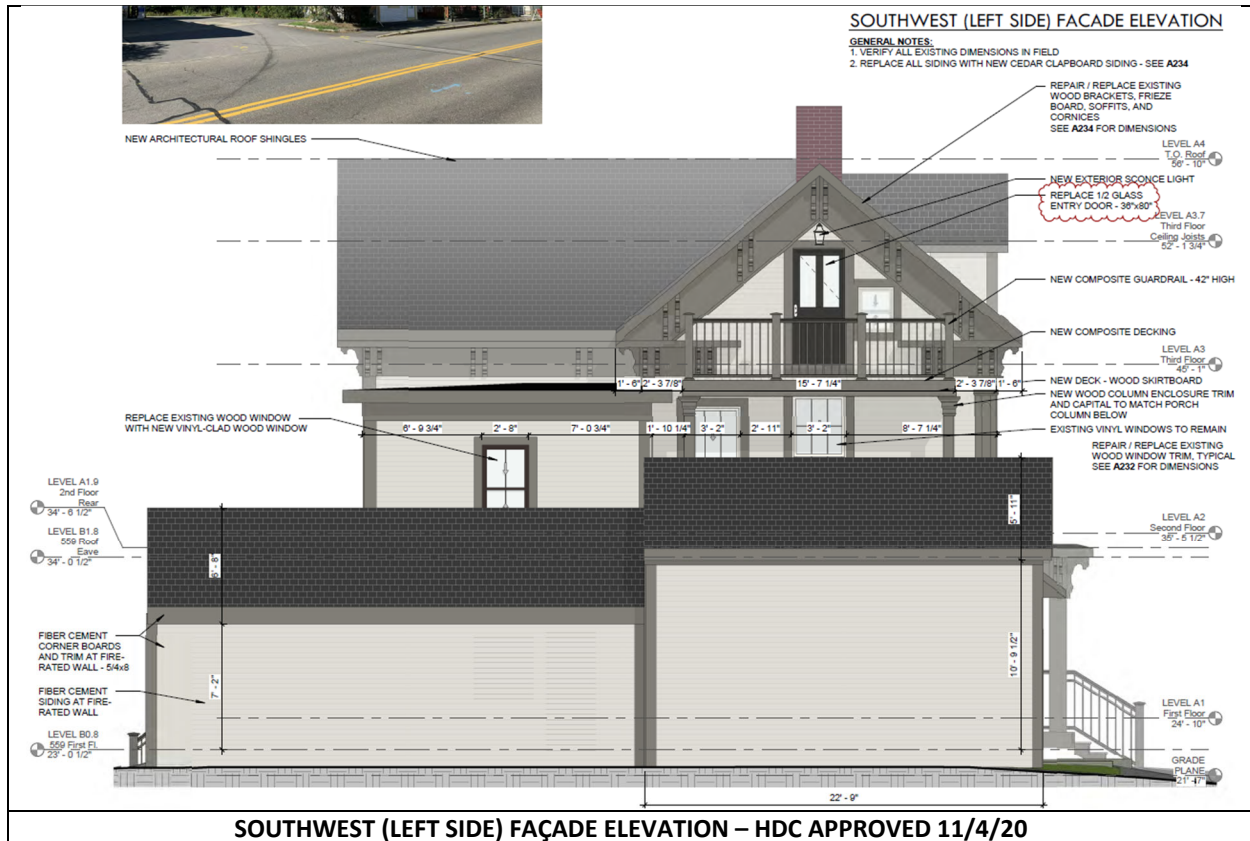


**NORTHEAST (RIGHT SIDE) FAÇADE ELEVATION – HDC APPROVED 11/4/20**



**NORTHWEST (REAR) FAÇADE ELEVATION – HDC APPROVED 11/4/20**

# Historic District Commission Administrative Approval Application



We look forward to the Historic District Commission’s review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,

Tim Brochu, Principal and Manager  
 Adra Architecture LLC  
 NH Licensed Architect  
[tim@adraarchitecture.com](mailto:tim@adraarchitecture.com)

Land Use Compliance Report  
553 Islington Street  
Portsmouth, NH 03801  
8.10.22



Land Use Compliance Report  
August 10, 2022  
Portsmouth, NH 03801

### **Planning Board Approval**

#### November 20 2020 Planning Board Approval – Sheet C2: Demolition Plan

To be Completed:

1. Applicant to provide evidence Note K has been completed, “Applicant shall protect all property monumentation throughout demolition and construction operations. Should any monumentation be disturbed, the contractor shall employ a NH licensed surveyor to replace them.”

#### November 20 2020 Planning Board Approval – Sheet C3: Site Plan

To be Completed:

2. Route out crack in tipdown panel with sikaflex:

**[Please See Page 2 for Corresponding Photograph]**



3. Connect all gutter/downspouts facing Islington Street to underdrains.  
**Please Note:** No stormwater from gutter system is allowed to daylight onto the sidewalk.
4. Remove construction materials, construction dumpster, etc.
5. Remove timber and debris stockpiling:

**[Please See Page 3 for Corresponding Photograph]**



6. Install final layer of pavement.
7. Stripe 8 parking stalls.
8. Install bike rack.
9. Site stabilization (i.e. along sides and rear of property).  
**Please Note:** Once site is stabilized, erosion control measures may be removed.

November 20 2020 Planning Board Approval – Sheet C4: Utility Plan

To be Completed:

10. Applicant to provide evidence Note 6 has been completed, “Utility as built shall be submitted to the City of Portsmouth DPW upon completion of the project.”
11. Applicant to provide evidence of gas meter connection.  
**Please Note:** Gas meters are not found where shown on the plan. There appears to be a gas hookup on the left side of the structure. However, no meter is installed. Please confirm if the structure was converted to electric.

November 20 2020 Planning Board Approval – Sheet C6: Landscaping Plan

To be Completed:

12. Applicant to provide evidence sightline from driveway will be maintained in perpetuity per note: “Sightline from driveway No plantings taller than 30” above pavement level.”



Land Use Compliance Report  
553 Islington Street  
Portsmouth, NH 03801  
8.10.22

## **Historic District Commission Approval**

### June 1, 2022 Historic District Commission Administrative Approval

To be Completed:

13. Refurbish and reinstall existing iron wrought fence.

### December 9, 2020 Historic District Commission –Sheet A321: Southeast (Front) Elevation

Alterations to the Approved Design:

14. (1x) chimney removed.
15. Extended dormer eaves and new wood trim omitted.
16. (2x) Dormer windows changed to 2/1 light and reduced in size.
17. (5x) windows on main structure changed to 2/2 light.
18. Full screens installed.

**Please Note:** Full screens are also noted on side and rear elevations.

19. Second floor deck column does not match or align with column below.
20. Ground level deck door changed to 9 light.
21. Ground level deck railings omitted.
22. On side addition, door trim and corner board are one piece:



November 12, 2020 Historic District Commission –Sheet A323: Northeast (Right Side) Elevation

To be Completed:

23. Installation of basement window.

November 12, 2020 Historic District Commission –Sheet A233: Northwest (Rear) Elevation

Alterations to the Approved Design:

24. Side addition saltbox roof changed to gable roof.
25. Portico design altered (e.g. omission of pilasters, changed to gable roof, column details altered).
26. Window above portico moved further up.
27. Deck omitted.
28. Portico door changed to 9 light.
29. Applicant to provide evidence Andersen 400 series windows were installed.

November 12, 2020 Historic District Commission –Sheet A234: Southwest (Left Side) Elevation

Alterations to the Approved Design:

30. Deck reduced in size.
31. Deck door changed to 4 light.
32. Small window next to deck door omitted.

**5. 55 Gates Street**

**- Recommended Approval**

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

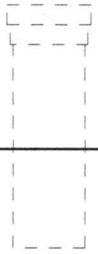
**Staff Comment:** Recommended Approval

**Stipulations:**

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

55 GATES STREET

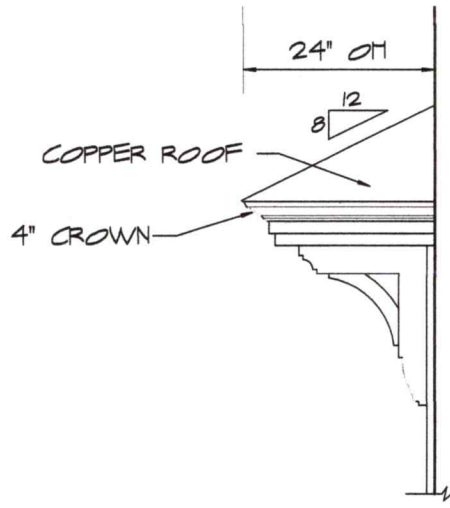
1 OF 2 9 / 19 / 22



EXIST.  
6' FENCE

M I P ROOF OVER DOOR

EX.  
FENCE

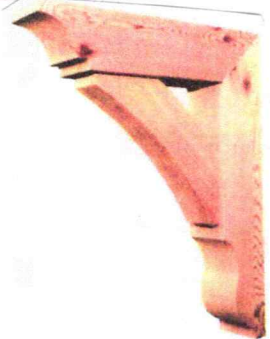


24" OH

3/12

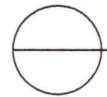
COPPER ROOF

4" CROWN



PAINTED CEDAR BRACKET 16' X 20'  
PROWOOD MARKET #1075

M I P ROOF WITH BRACKET DETAIL  
SCALE : 1/2" = 1'-0"



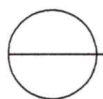
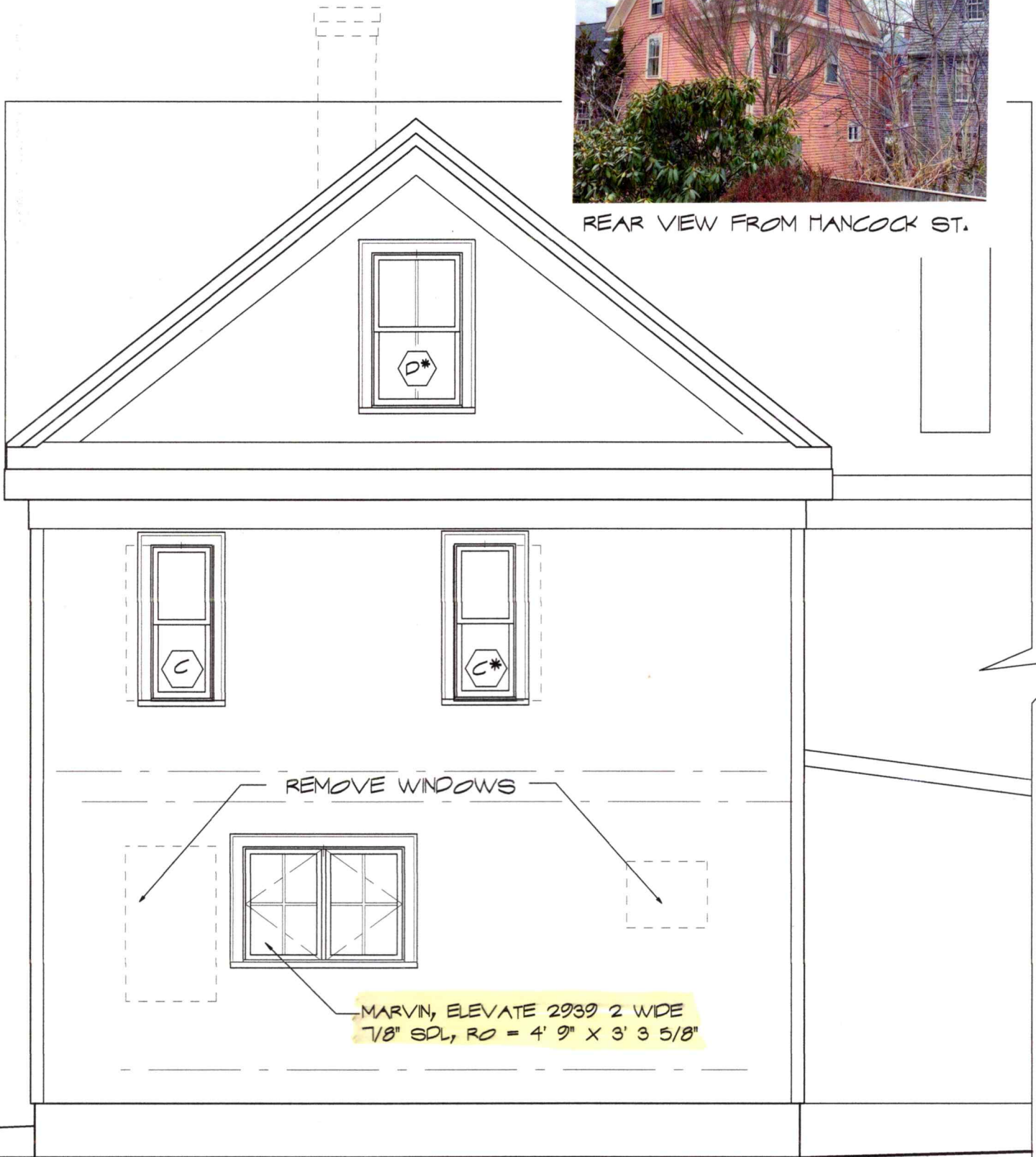
RIGHT SIDE ELEVATION  
SCALE : 1/4" = 1'-0"

55 GATES STREET

2 OF 2 9/19/22



REAR VIEW FROM MANCOCK ST.



REAR ELEVATION

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

**6. 12 South Street**

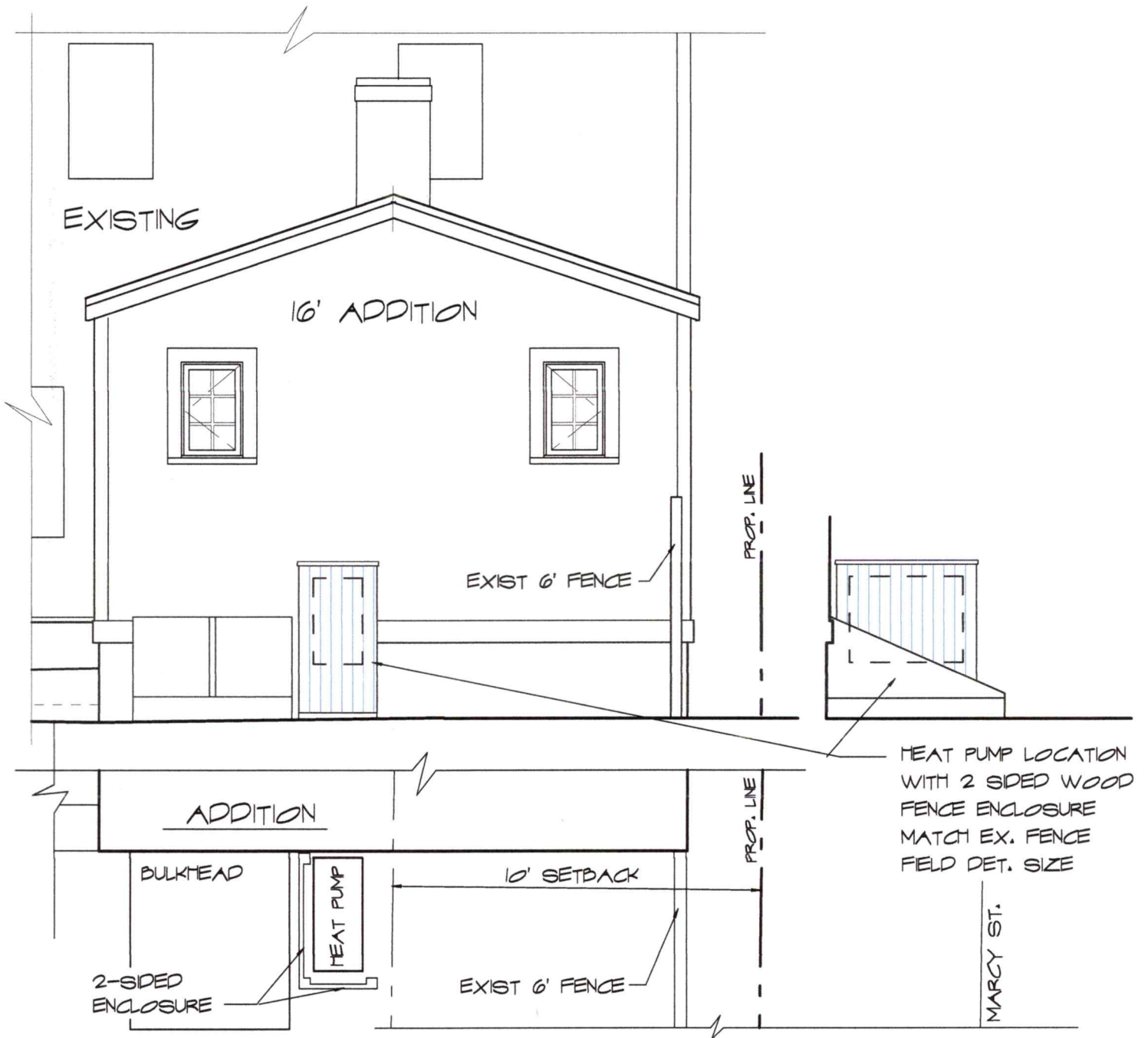
**- Recommended Approval**

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

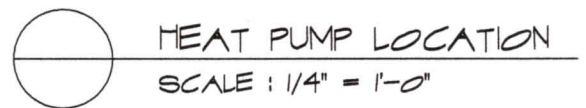
**Staff Comment:** Recommended Approval

**Stipulations:**

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



ADDITION REAR ELEVATION



12 SOUTH STREET

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



ANNE WHITNEY ARCHITECT

Project:	Date:
• 2012	9/27/22

Inverter Driven Heat Pump

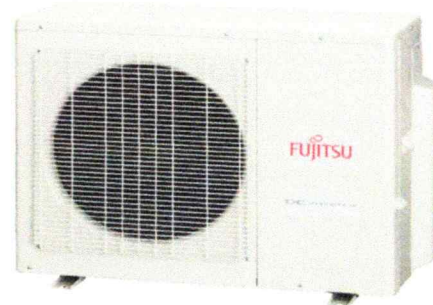
24,000 BTU Multi Zone System

Job Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Engineer \_\_\_\_\_  
 Submitted To \_\_\_\_\_  
 Submitted By \_\_\_\_\_  
 Reference \_\_\_\_\_

Date \_\_\_\_\_  
 Approval \_\_\_\_\_  
 Construction \_\_\_\_\_  
 Unit No \_\_\_\_\_  
 Drawing No \_\_\_\_\_

PRODUCT FEATURES

- Operate as few as one indoor unit or all indoor units
- Mix & match from 4 indoor unit styles
- Blue-fin condenser coil coating



MODEL NUMBERS

System	24RLXFZ		
Outdoor Unit	AOU24RLXFZ		
Indoor Unit	Non-Ducted	Ducted	Mix

EFFICIENCIES

SEER		18	15.5	16.75
EER		12.5	10.6	11.55
HSPF		9.5	9	9.25
COP	kW/kW	4.04	3.42	3.74
	Btu/hW	13.8	11.7	12.8

OUTDOOR TEMPERATURE OPERATION RANGE

Cooling	*F(°C)		14 to 115 (-10 to 46)
Heating			5 to 75 (-15 to 24)

CAPACITIES

Total Capacity Range			14,000 to 21,000 Btu/h
Cooling	Rated		22000
	Min.-Max.	BTU/hW	6,100-27,000
Heating	Rated		24000
	Min.-Max.		6,800-29,800

LINESET REQUIREMENTS

Connection Method			Flare
Liquid	in (mm)		Ø1/4 (Ø6.35) × 3
		Gas	Ø3/8 (Ø9.52) × 2 + Ø1/2 (Ø12.7) × 1
Pre-Charge Length	ft (m)		98 (30)
Maximum Length			164 (50)
Maximum Length Each			82 (25)
Minimum Length			49 (15)
Minimum Length Each			16 (5)
Max. Height Diff.			49 (15)

OUTDOOR DIMENSIONS & WEIGHT

Net (H x W x D)	in	27-9/16 × 35-7/16 × 13
	mm	700 × 900 × 330
Gross (H x W x D)	in	34-1/16 × 41-5/16 × 17-1/2
	mm	865 × 1,050 × 445
Net Weight	lb (kg)	124 (56)
Gross Weight		141 (64)

SOUND PRESSURE

Outdoor Unit	Cooling	dB (A)	51
	Heating		52

Warranty Information



7 Year Compressor, 5 Year Parts out-of-the-box Warranty



10 Year Compressor, 10 Year Parts Warranty when registered within 30 days of installation in a residence



12 Year Compressor, 12 Year Parts Warranty when registered within 30 days of installation in a residence, and installed by a Fujitsu Elite contractor

FAN DATA

Outdoor Unit	Cooling	CFM (m3/h)	1,942 (3,300)
Airflow Rate	Heating		1,942 (3,300)

CONNECTABLE INDOOR UNIT

TYPE		Slim Duct (ARU)
		Wall Mount (ASU)
		Compact Cassette (AAU)
		Floor Mount (AGU)
NUMBER		2 to 3



Outdoor Unit ETL#: 91987

Due to continuous product improvements, specifications are subject to change without notice. Please log in to the Fujitsu Portal for the most up-to-date documentation <https://portal.fujitsugeneral.com>



Inverter Driven Heat Pump

24,000 BTU Multi Zone System

REFRIGERANT

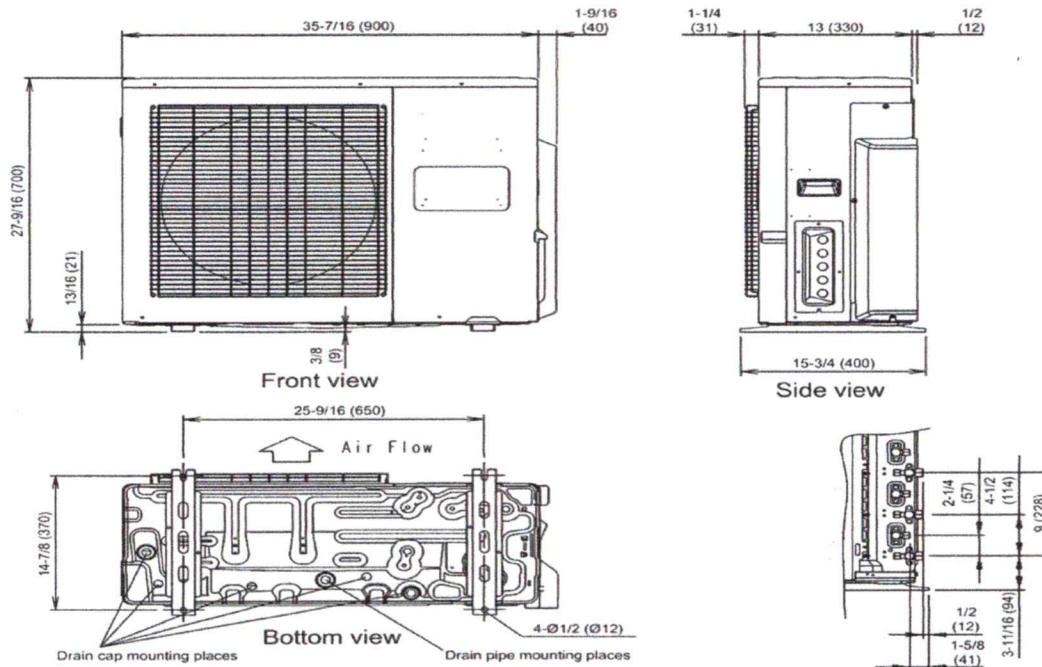
Type	R410A	
Charge	lb oz	4 lb 14 oz
	g	2200
Oil Type	POE	

ELECTRICAL SPECIFICATIONS

		Non-Ducted	Ducted	Mix
Voltage/Frequency/Phase		1Ø 208/230 V 60 Hz		
Voltage Range		187-264V		
Rated Current (A)	Cooling	7.7	9.1	8.4
	Heating	7.6	9	8.3
Maximum Operating Current		13.7		
Starting Current		9		
MCA		17		
Maximum Circuit Breaker		20		
Rated Input Power (kW)	Cooling	1.76	2.08	1.9
	Heating	1.73	2.05	1.88
Max. Input Power (kW)	Cooling	2.6	2.84	2.72
	Heating	2.93	0	0

DIMENSIONS

Units: In. (mm)



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Note: Specifications are based on the following conditions:  
 Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m), Height difference: 0ft. (0m) (Outdoor unit - indoor unit).

**7. 7 Hancock Street**

**- TBD**

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

**Stipulations:**

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



LINE SETS

AIR HANDLER  
OUTDOOR UNIT



## 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		CKN-250	
	Wind Baffle	Front	WBF-2M-B	
		Back	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)			



### 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\*\*BSFCMWKNCV (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 - 18,000 Btu/h models  
 AJ0\*\*BNHDCH/AA (JNH\*\*HDB): 9,000 - 18,000 Btu/h models

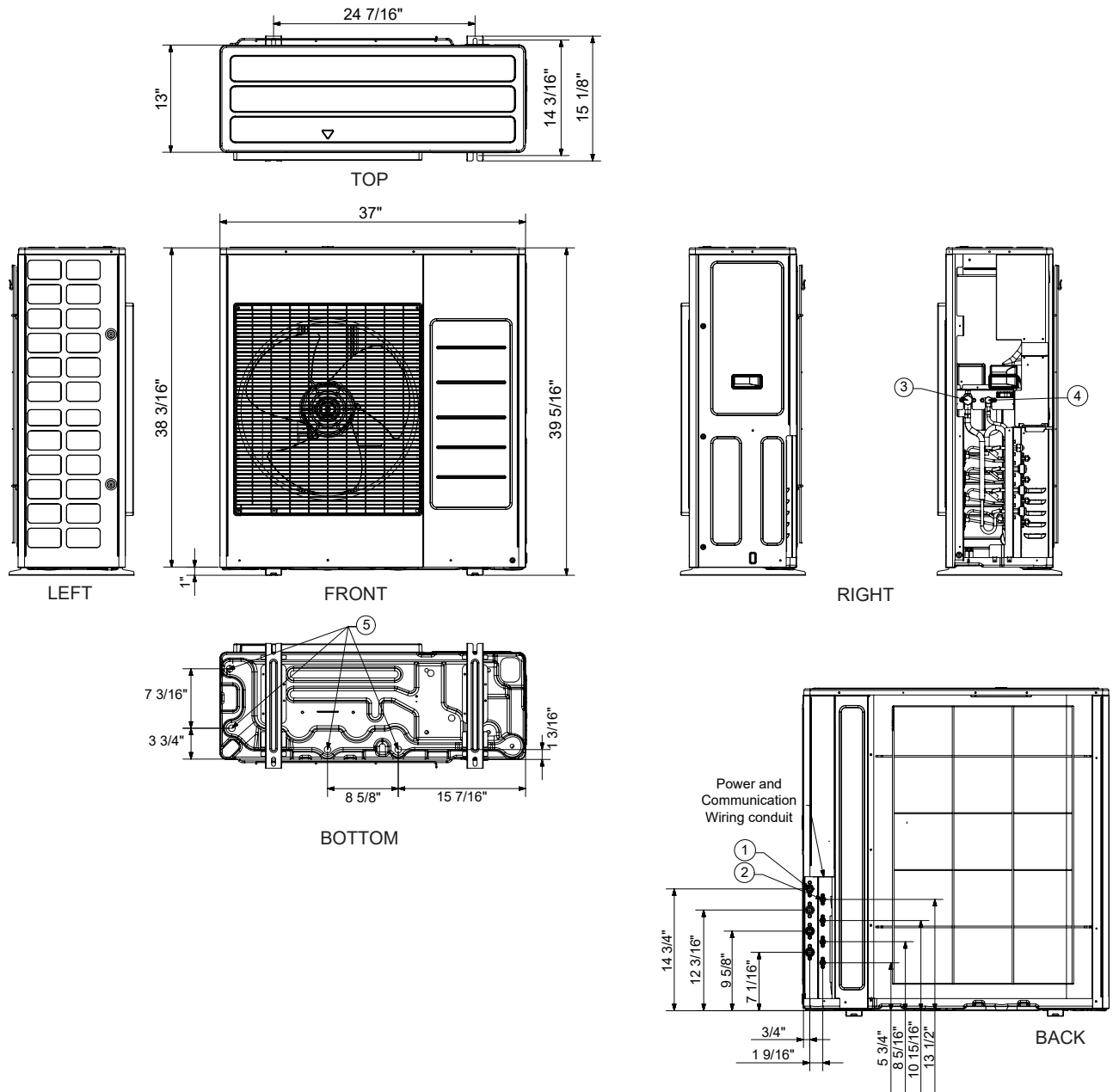
Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your contractor for details or visit [www.energystar.gov](http://www.energystar.gov).

\* 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.





No.	Name	Description
1	Refrigerant suction pipes	ø3/8" x 2, ø1/2" x 2
2	Refrigerant liquid pipes	ø1/4" x 4
3	Service Valve (suction)	5/8"
4	Service Valve (liquid)	3/8"
5	Drain holes	Connection with provided drain fitting

## Indoor Unit Connection Options

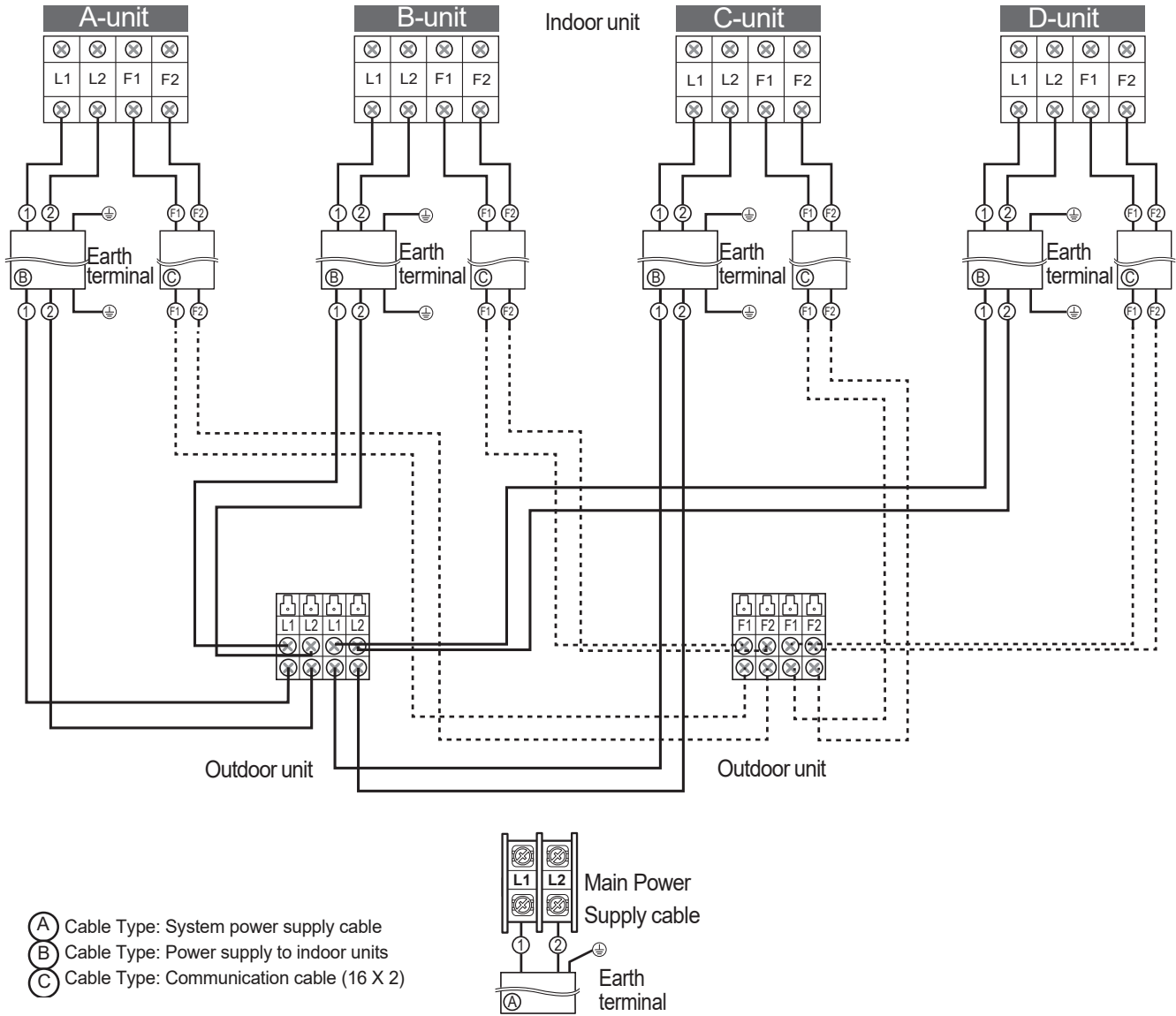
Unit Qty.	Indoor Nominal Capacity (K Btu/h)				Duct S / MPAH Compatibility*		Connected Capacity (K Btu/h)
	A	B	C	D	Duct S	MPAH	
2	7	7					14
	7	9			•		16
	7	12			•	•	19
	7	15			•		22
	7	18			•	•	25
	7	24				•	31
	9	9			•		18
	9	12			•	•	21
	9	15			•		24
	9	18			•	•	27
	9	24			•	•	33
	12	12			•	•	24
	12	15			•	•	27
	12	18			•	•	30
	12	24			•	•	36
	15	15			•		30
	15	18			•	•	33
	15	24					39
18	18			•	•	36	
3	7	7	7				21
	7	7	9				23
	7	7	12				26
	7	7	15		•		29
	7	7	18		•	•	32
	7	7	24		•		38
	7	9	9		•	•	25
	7	9	12				28
	7	9	15		•		31
	7	9	18		•	•	34
	7	9	24		•		40
	7	12	12		•	•	31
	7	12	15				34
	7	12	18		•	•	37
	9	9	9		•	•	27
	9	9	12				30
	9	9	15				33
	9	9	18				36
	9	12	12				33
	9	12	15				36
9	12	18				39	
12	12	12		•		36	
12	12	15		•	•	39	
4	7	7	7	7	•		28
	7	7	7	9	•	•	30
	7	7	7	12			33
	7	7	7	15	•	•	36
	7	7	7	18	•	•	39
	7	7	9	9			32
	7	7	9	12			35
	7	7	9	15			38
	7	7	12	12			38
	7	9	9	9			34
	7	9	9	12			37
	7	9	9	15	•	•	40
	7	9	12	12			40
	9	9	9	9			36
9	9	9	12			39	

\* Combatable combination that includes 1 X MPAH (AC0\*\*BNZDCH/AA) OR 1 X Duct S (AJ0\*\*BNHDCH/AA) unit.

**Notes**

1. Only 1 X MPAH (AC0\*\*BNZDCH/AA) OR 1 X Duct S (AJ0\*\*BNHDCH/AA) unit can be connected to a single FJM outdoor unit.
2. Applies to outdoor units manufactured after 4/30/2022.
3. Refer to supporting technical data book (TDB) for indoor unit compatibility available at [www.SamsungHVAC.com](http://www.SamsungHVAC.com).

## Basic Wire Connection Diagram



This simple wiring diagram is for reference only. Please refer to installation manuals for full details and requirements.

**8. 93 Pleasant Street**

**- TBD**

**Background:** The applicant is seeking approval for changes to a previously approved design and for the temporary removal of the stone wall during construction.

**Staff Comment:** TBD

**Stipulations:**

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



# 93 PLEASANT STREET



## PROJECT SUMMARY: NEW CONSTRUCTION ADDITION & RENOVATIONS

OFFICE USE, NEW STRUCTURE LOCATED AT PARKING LOT BEHIND TREADWELL-JENNESS HOUSE.  
2 STORIES + 3RD SHORT STORY, 1 LEVEL UNDERGROUND PARKING.

## DRAWING LIST

P0.1 COVER  
P1.0 LANDSCAPE SITE PLAN  
P1.3 ROOF PLAN  
P1.8 FRONT PERSPECTIVE  
P1.10 FRONT ELEVATION  
P1.11 SIDE ELEVATION  
P1.12 REAR ELEVATION

### REVISIONS TO PREVIOUSLY APPROVED APPLICATION:

1. TEMPORARILY RELOCATE STONE WALL TO PROTECT STONE WALL FROM CONSTRUCTION IMPACTS OF UNDERGROUND UTILITIES INSTALLATION AND EXCAVATION VIBRATIONS. DOCUMENT, LABEL AND TEMPORARILY REMOVE STONE WALL, STORE SECURELY FOR REINSTALLATION IN SAME CONFIGURATION AFTER SITEWORK IS COMPLETED.
2. CHANGE COMPOSITE BORAL POLYASH SIDING TO FIBER CEMENT SIDING, TO MEET FIRE RATING REQUIREMENTS.
3. RAISE FLAT, SETBACK ROOF AREA OVER STAIR CONNECTOR BEHIND TREADWELL HOUSE, BY 1'-4" TO COORDINATE WITH STRUCTURAL REQUIREMENTS.

**P0.0** **COVER**  
**93 PLEASANT STREET**  
HDC REVISION 2  
9/28/2022



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Plant List - Trees and Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
AAM	2	Aronia melanocarpa 'Autumn Magic'	Black Chokeberry	3-4'
AML	3	Amelanchier laevis 'Spring Flurry'	Spring Flurry Allegheny Serviceberry	5-6' Ht.
BBG	20	Buxus microphylla 'Baby Gem'	Baby Gem Boxwood	4-4 1/2'
BGG	33	Buxus 'Green Gem'	Green Gem Boxwood	2-2.5'
BWG	5	Buxus 'Winter Gem'	Winter Gem Boxwood	2 1/2' Ht.
CFF	16	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1 1/2-2" Cal.
CTN	1	Chaenomeles speciosa 'Toyo Nishiki'	Toyo Nishiki Quince	2 1/2" Cal.
PFC	6	Picea abies 'Fat Cat'	Fat Cat Norway Spruce	10 Gal.
RYP	15	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3-4'
TOS	4	Thuja occidentalis 'Smaragd'	American Arborvitae	8-10'

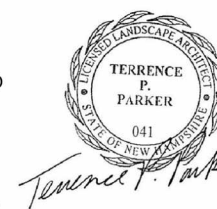
Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
ABI	34	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
AMT	26	Amsonia tabernaemontana	Blue Star	1 Gal.
AOS	16	Aster oblongifolius 'October Skies'	October Skies Aster	2 QT
BAG	9	Baptisia 'American Goldfinch'	Yellow Baptisia	2 QT
CVM	9	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	2 QT
CWB	34	Chrysanthemum weyrichii 'White Bomb'	Dwarf Chrysanthemum	2 QT
DIG	12	Digitalis grandiflora 'Carillion'	Yellow Foxglove	2 QT
DP	142	Dennstaedtia punctilobata	Hay-Scented Fern	2 QT
EPI	24	Epimedium rubrum	Barrenwort	2 QT
GMB	65	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LVP	27	Lavendula x intermedia 'Phenomenal'	Niko Lavender	2 QT
PKW	8	Paeonia 'Krinkled White'	Single White Jap. Peony	2 Gal.
PPT	9	Paeonia 'President Taft'	Single Jap. Pink Peony	2 Gal.
PT	7	Parthenocissus tricuspidata	Boston Ivy	
PX	10	Polystichum acrostichoides	Christmas Fern	2 QT
RF	3	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SED	28	Sedum kamtschaticum	Stonecrop	2 QT
SEDM	34	Sedum 'Matrona'	Matrona Stonecrop	2 QT
SEDR	34	Sedum reflexum 'Angelina'	Stonecrop	2 QT
SEDS	28	Sedum sexangulare	Stonecrop	2 QT
STP	28	Sedum ternatum 'Larinem Park'	Stonecrop	2 QT
WAL	13	Waldsteinia ternata	Siberian Barren Strawberry	2 QT

NOTES:  
ALL DRIP EDGE TO BE ROUNDED RIVER STONE, 1/2"-3/4" DIA. (FINAL COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT)

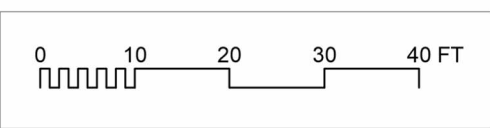
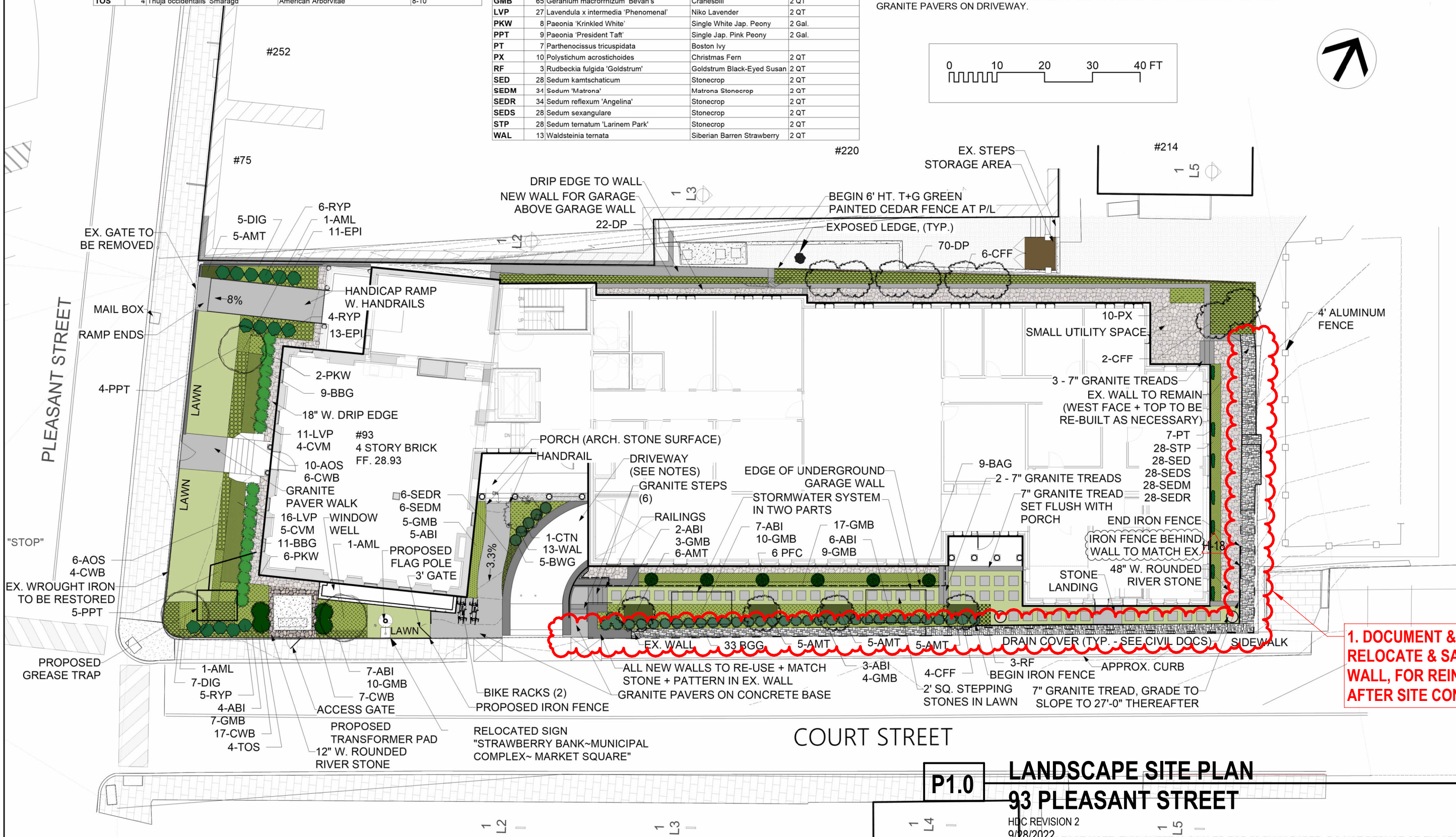
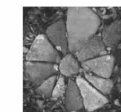
RENOVATION OF EXISTING FENCE: EXISTING FENCE SHALL BE TAKEN APART, FLAWED PARTS SHALL BE REMOVED AND REPLACED, FENCE SHALL BE STEEL SHOT BLASTED TO BARE METAL, ACID DIPPED, CLEANED, HOT DIPPED GALVANIZED, COATED WITH EPOXY PRIMER, PAINTED BLACK WITH URETHANE TOPCOAT.

ALL STONE SHOULD BE WOODBURY GRANITE OR EQUAL.

GENERAL CONTRACTOR TO DESIGN AND BUILD A RADIANT SLAB SYSTEM TOPPED WITH GRANITE PAVERS ON DRIVEWAY.



terra firma  
landscape architecture



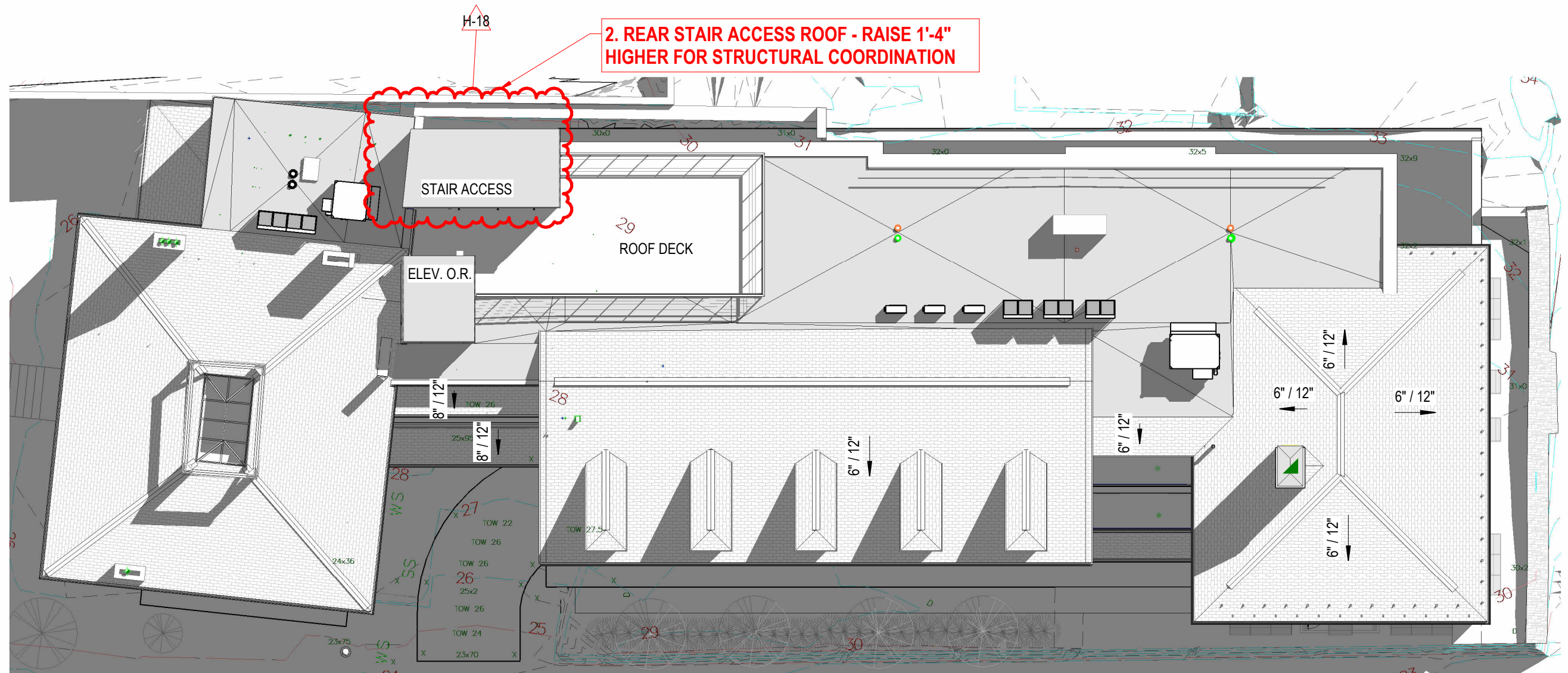
**1. DOCUMENT & TEMPORARILY RELOCATE & SAFELY STORE STONE WALL, FOR REINSTALLATION AFTER SITE CONSTRUCTION**

No.	Date	Issue Notes
A	11/22/21	ZBA RE-SUBMISSION
B	12/9/21	TAC REVISIONS
C	3/24/22	
D	4/15/22	TEMPLE FENCE EXPANSION
E	6/3/22	90% CD'S Bid & Permit Set
F	6/30/22	100% CD'S Bid & Permit Set
G	7/26/22	ADDENDUM 1

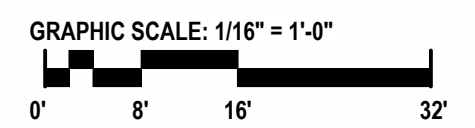
**P1.0 LANDSCAPE SITE PLAN**  
**93 PLEASANT STREET**

HDC REVISION 2  
9/28/2022  
PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.





ROOF LEGEND	
○ DS	DOWNSPOUT
----	GUTTER

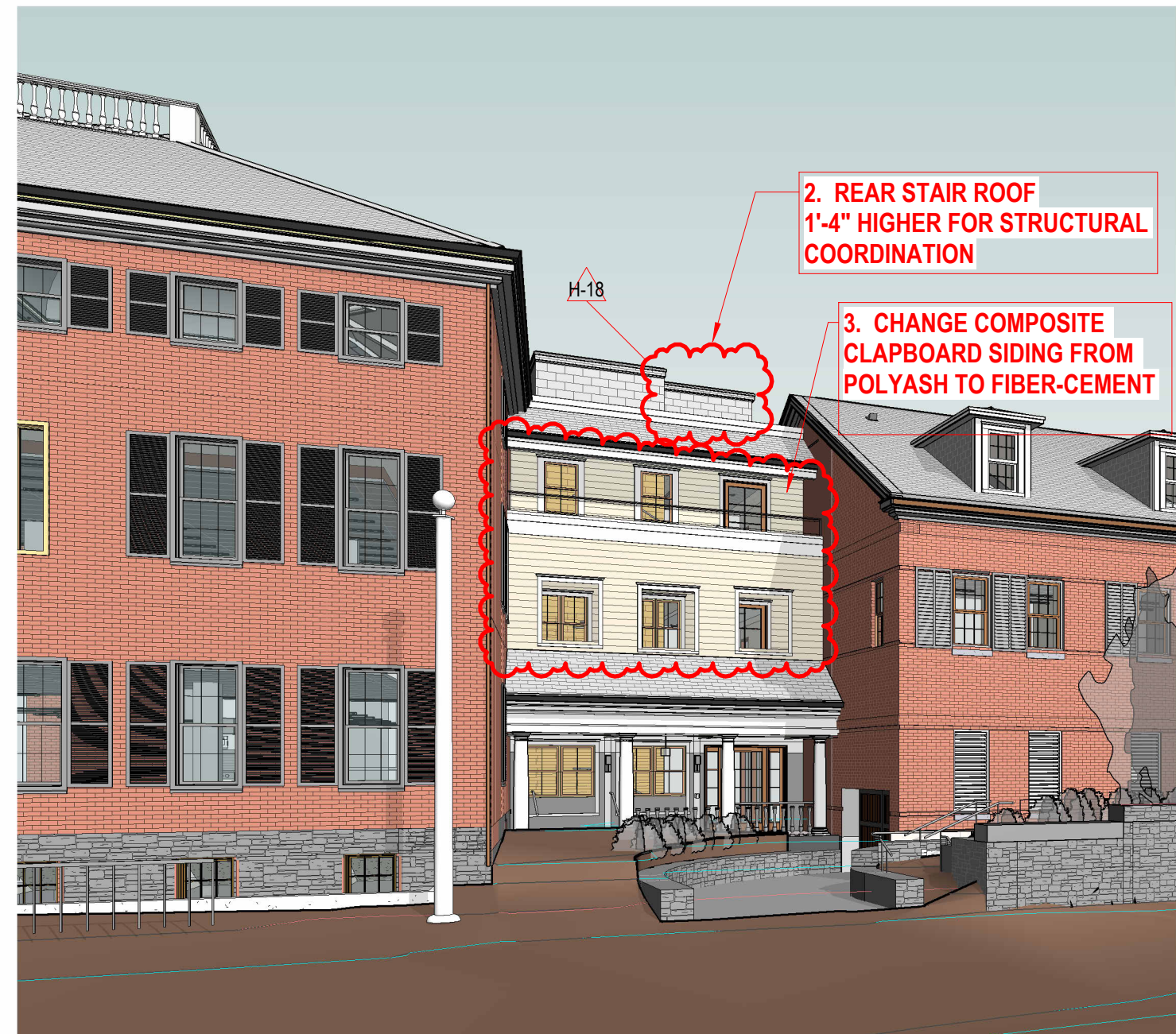


**P1.3** **ROOF PLAN**  
**93 PLEASANT STREET**  
 HDC REVISION 2  
 9/28/2022





PREVIOUSLY APPROVED



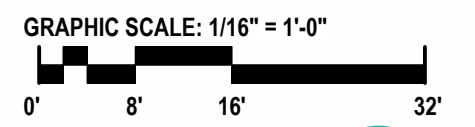
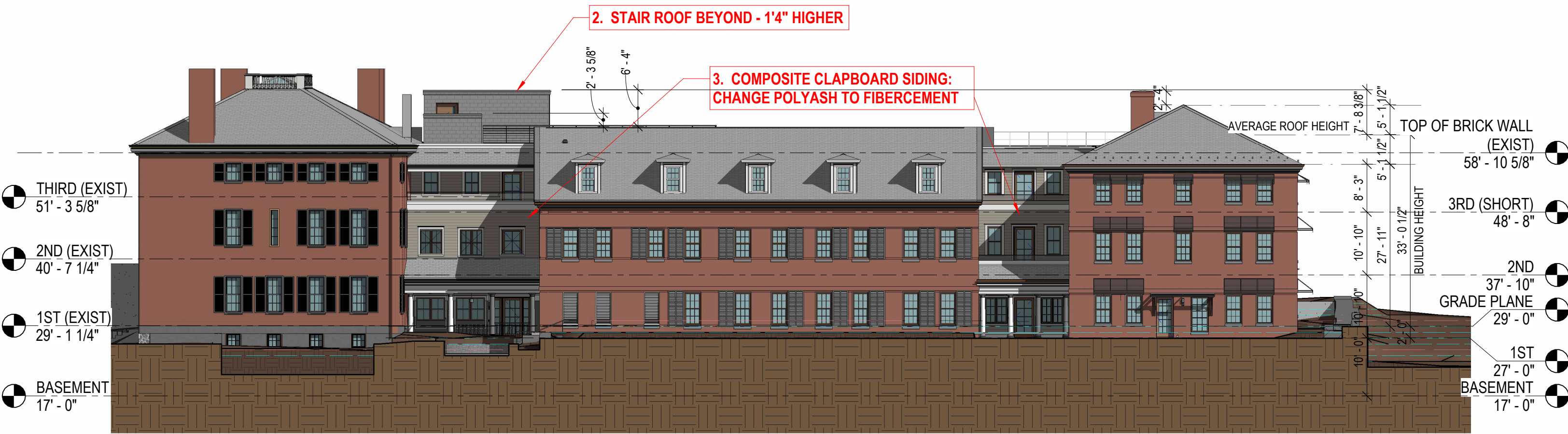
PROPOSED

**P1.8** PERSPECTIVE VIEW - SW  
93 PLEASANT STREET

9/28/2022



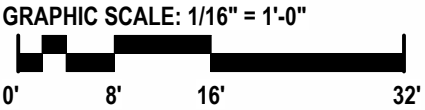
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**P1.10** **ELEVATION - FRONT**  
**93 PLEASANT STREET**  
 HDC REVISION 2  
 9/28/2022

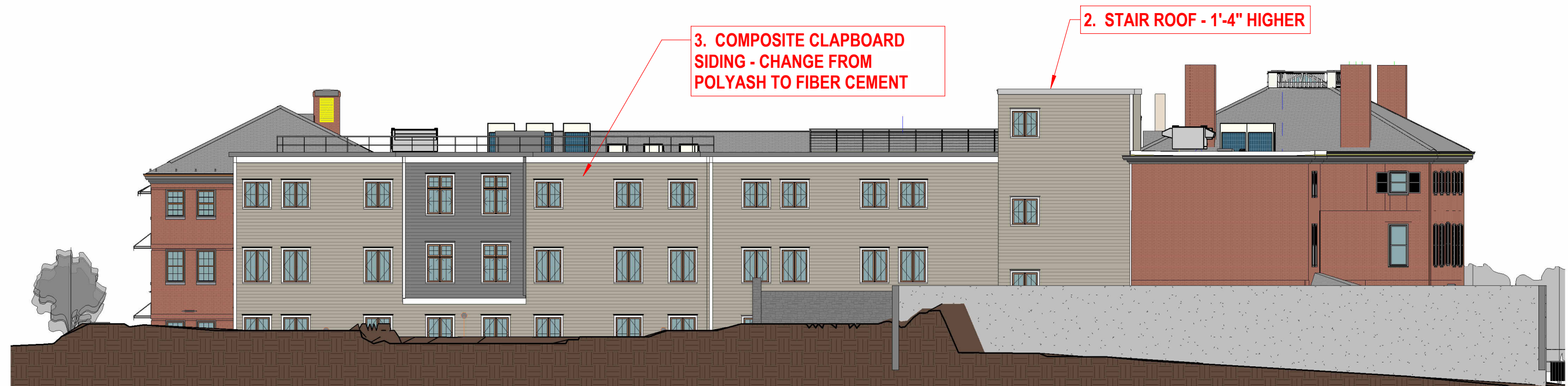


EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT



**P1.11** **ELEVATION - SIDE**  
**93 PLEASANT STREET**  
 HDC REVISION 2  
 9/28/2022





EXTERIOR LIGHTING LEGEND	
EL1	EXTERIOR LIGHTING - WALL SCONCE
EL2	EXTERIOR LIGHTING - HANGING LIGHT
EL3	EXTERIOR LIGHTING - SOFFIT COVE LIGHT
EL4	EXTERIOR LIGHTING - EMERGENCY LIGHT

**P1.12** **ELEVATION - REAR**  
**93 PLEASANT STREET**  
 HDC REVISION 2  
 9/28/2022





**STONE WALL - EXISTING CONDITIONS**



# SEVERINO

TRUCKING CO. INC.

*P.O. Box 202*  
*Phone: 603-483-2133*

*www.severinotrucking.com*

*Candia, NH 03034*  
*Fax: 603-483-2998*

Ms. Lynn Kramer  
Executive Vice President  
McNabb Group  
3 Pleasant Street, Suite 400  
Portsmouth, NH

September 26, 2022

**Re: 93 Pleasant Street**  
**Mortar Rubble Wall Reconstruction**

Ms. Kramer,

Based on our site meeting last Thursday we offer the following process and procedure. The wall will be removed and reconstructed in like or better condition, maintaining and enhancing the historic value and appearance.

Removal:

1. Close sidewalk with MUTCD signage and add crosswalks at appropriate locations.
2. Remove sidewalk and place portable concrete barrier.
3. Document face of wall appearance with pictures and elevations.
4. Brace wall face.
5. Excavate wall on back side.
6. Remove each stone, clean, number, place on pallet and photograph.
7. Cover pallets with black polyethylene sheeting to preserve numbers.
8. Transport to staging area.

Reconstruction:

1. Excavate and pour new reinforced 1' x 5' concrete footing at 4' deep for frost protection.
2. Transport pallets sequentially as wall construction begins.
3. Increase depth and width of wall with additional stones and concrete below grade and on backside to create 1:4 batter.
4. Place and mortar salvaged stones on backside to give "laid-dry" appearance.
5. Place 4" aggregate underdrain with stone and fabric.
6. Backfill with granular backfill material.

Please see attached picture of bridge in Peterborough, NH reconstructed with similar method this month.

Thank you,

Bernard F. Lee  
Chief Estimator

CC: Ryan Duntley

**EXCAVATING CONTRACTOR**

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**EXCAVATING CONTRACTOR**

**SITE DEVELOPMENT**

**ROAD CONSTRUCTION**

**SAND AND GRAVEL**

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**EXCAVATING CONTRACTOR**

**SITE DEVELOPMENT**

**ROAD CONSTRUCTION**

**SAND AND GRAVEL**

# HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®  
Boards  
Khaki Brown

HardiePlank®  
Lap Siding  
Navajo Beige

The performance you require.

**THE DISTINCTIVENESS YOU DESIRE.**

# HardiePlank®

Thickness 5/16 in  
Length 12 ft planks

## SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

## SELECT CEDARMILL®



Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓		
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

## SMOOTH



Width	5.25 in	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™	✓	✓		
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

## BEADED CEDARMILL®

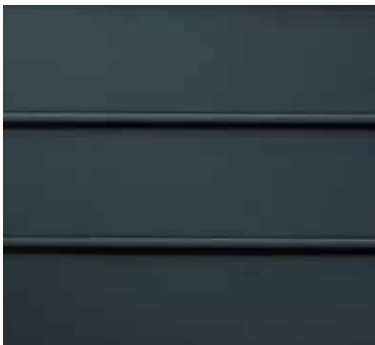


## BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	✓

## BEADED SMOOTH

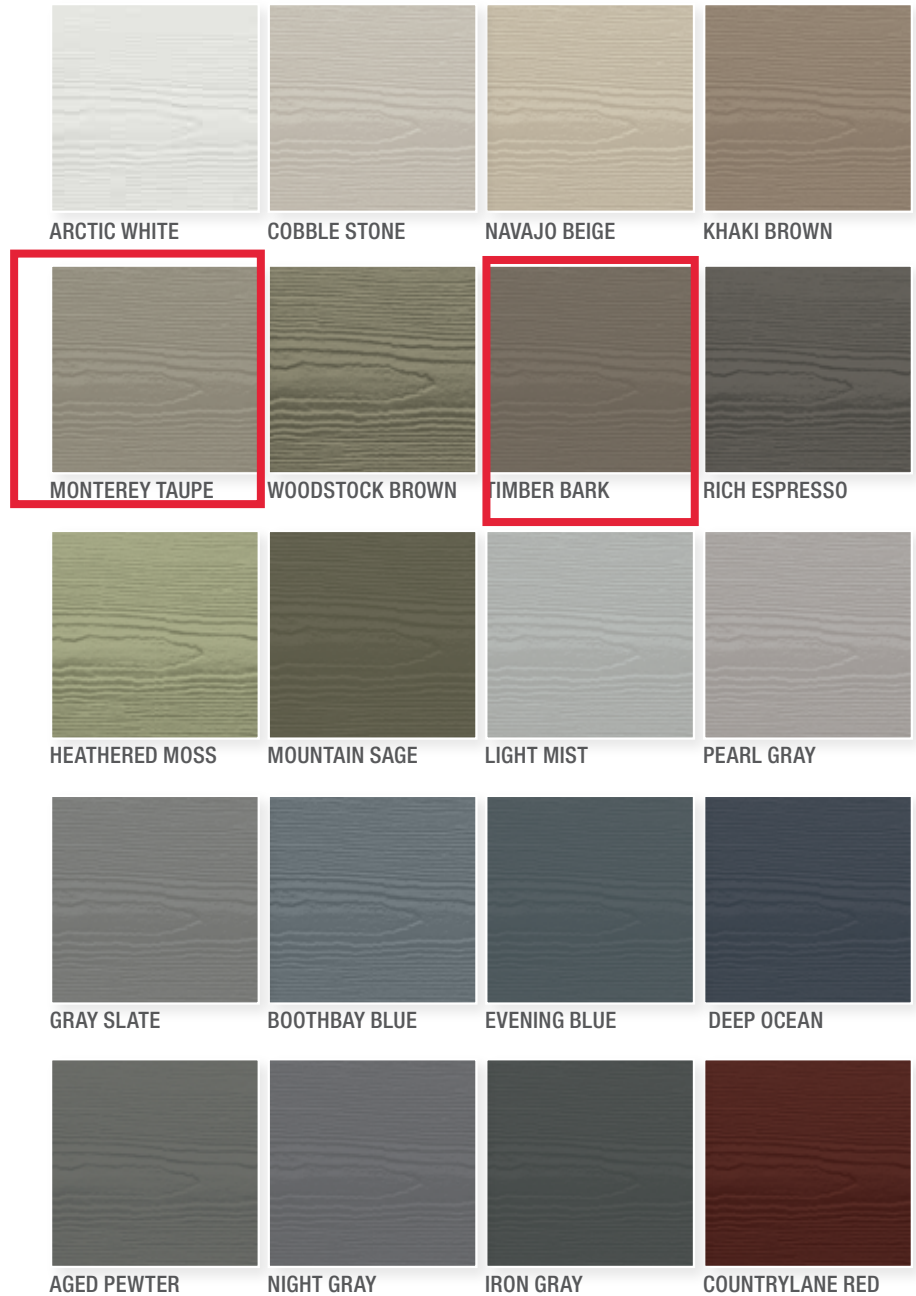


# STATEMENT COLLECTION™

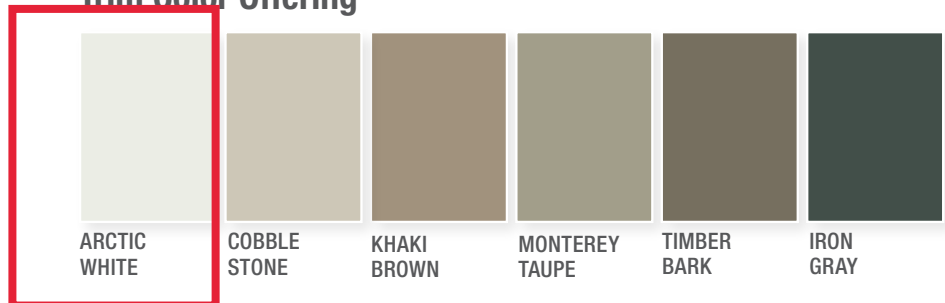
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

## ColorPlus® Technology

### Plank, Panel, Shingle and Batten Color Offering



### Trim Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

## HardiePlank®



### SELECT CEDARMILL®

Width 5.25 in 6.25 in  
Exposure 4 in 5 in



### SMOOTH

Width 5.25 in 6.25 in  
Exposure 4 in 5 in

## HardiePanel®



### SELECT CEDARMILL®

Size 4 ft x 10 ft



### SMOOTH

Size 4 ft x 10 ft

## HardieShingle®



### STRAIGHT EDGE PANEL

Height 14 in 15.25 in  
Exposure 5 in 7 in

## HardieTrim®

### 3/4 SMOOTH



Thickness .75 in  
Length 12 ft boards  
Width 3.5 in 5.5 in 7.25 in 11.25 in

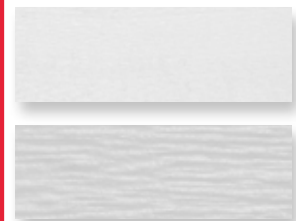
### 5/4 SMOOTH



Thickness 1 in  
Length 12 ft boards  
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

## BATTEN BOARDS

### 3/4 SMOOTH & RUSTIC GRAIN®



.75 in  
2.5 in



Selecting a color? Request a product sample at [jameshardiepros.com/samples](http://jameshardiepros.com/samples)

**9. 31 Aldrich Street, Unit 33 - Recommended Approval**

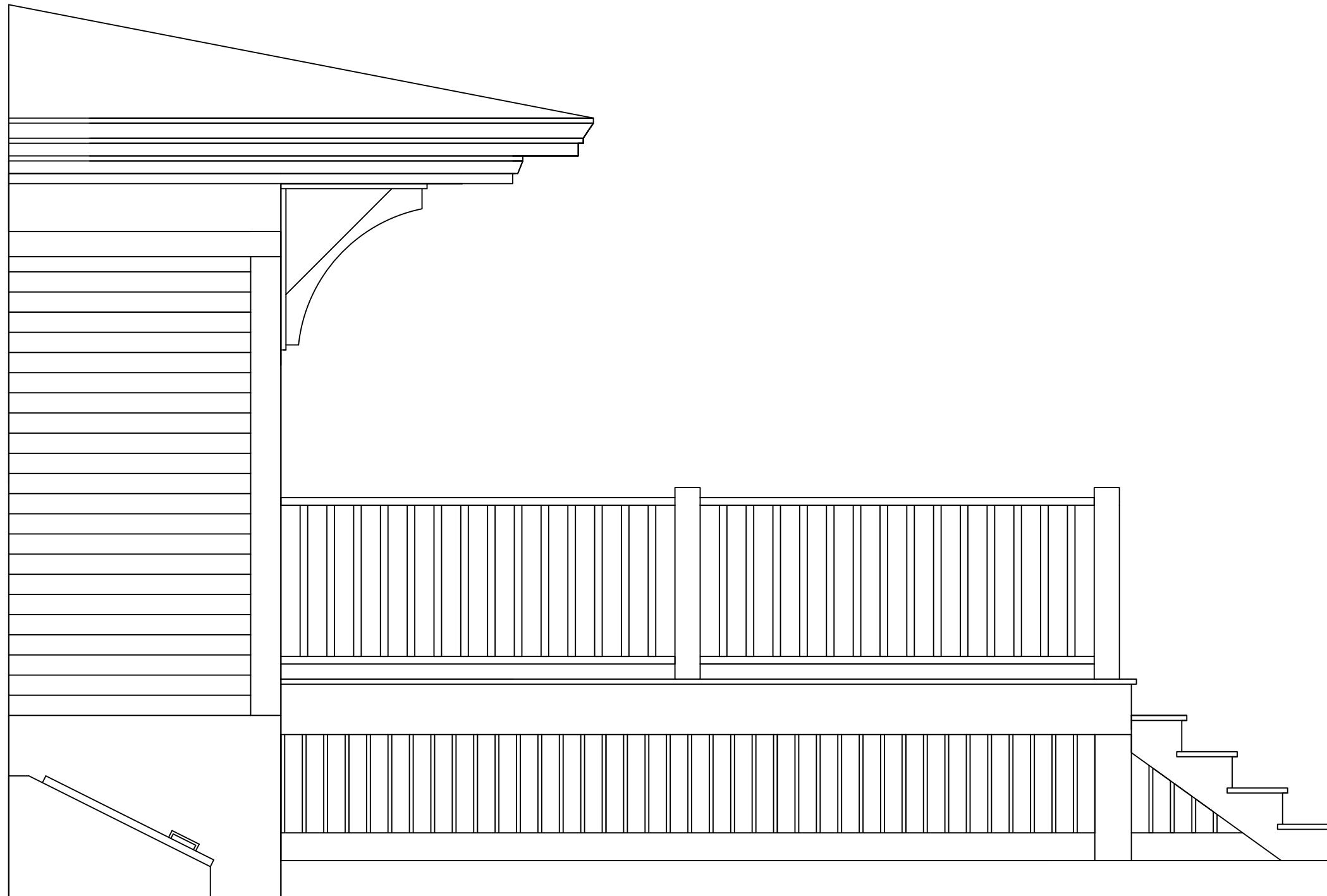
**Background:** The applicant is seeking approval for a bracket design.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



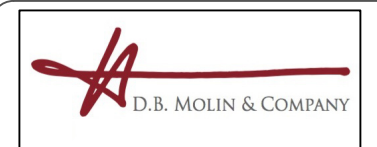


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## Bracket Option

A			
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR APPROVAL			



CLIENT:	Neilson
ARCHITECT:	D.B.Molin & Co. 456 Brixham Rd Eliot, ME 603.231.2727

SITE:	33 Aldrich
TITLE:	Bracket Option

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
N/A	9.20.22	Molin	
PROJECT NO:	DRAWING NO:	REVISION:	
			a