

# HDC

## ADMINISTRATIVE APPROVALS

February 01, 2023

1. 40 Court Street (LUHD-550) -Recommended Approval
2. 11 Sheafe Street (LUHD-552) -Request to Postpone
3. 55 Gates Street (LUHD-553) -Recommended Approval
4. 82 Congress Street (LUHD-569) - Recommended Approval
5. 85 Daniel Street (LUHD-571) - Recommended Approval
6. 150 Daniel Street (LUHD-572) - Recommended Approval
7. 114 Maplewood Avenue (LUHD-573) - Recommended Approval
8. 33 Bow Street, Unit B (LUHD-575) -TBD
9. 40 Pleasant Street -TBD

**1. 40 Court Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for HVAC equipment and screening.

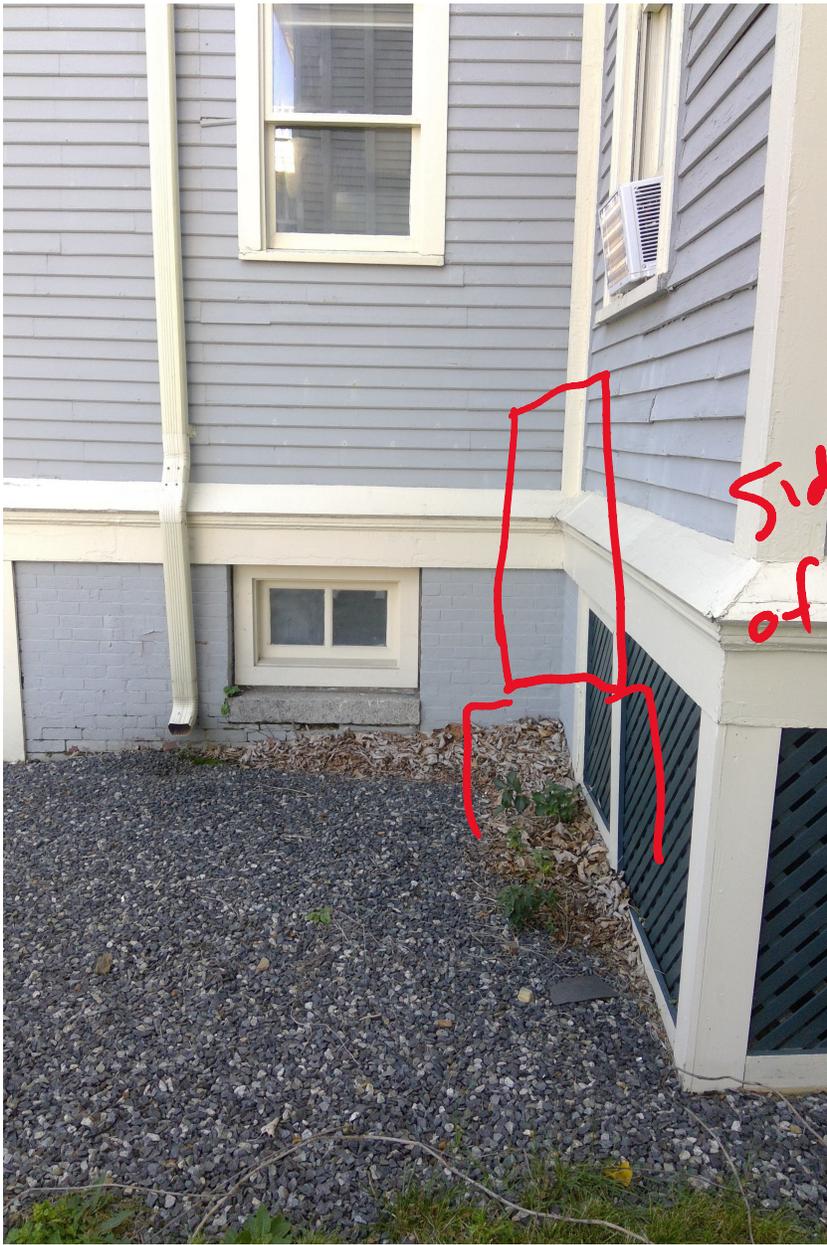
**Staff Comment:** Recommended Approval

**Stipulations:**

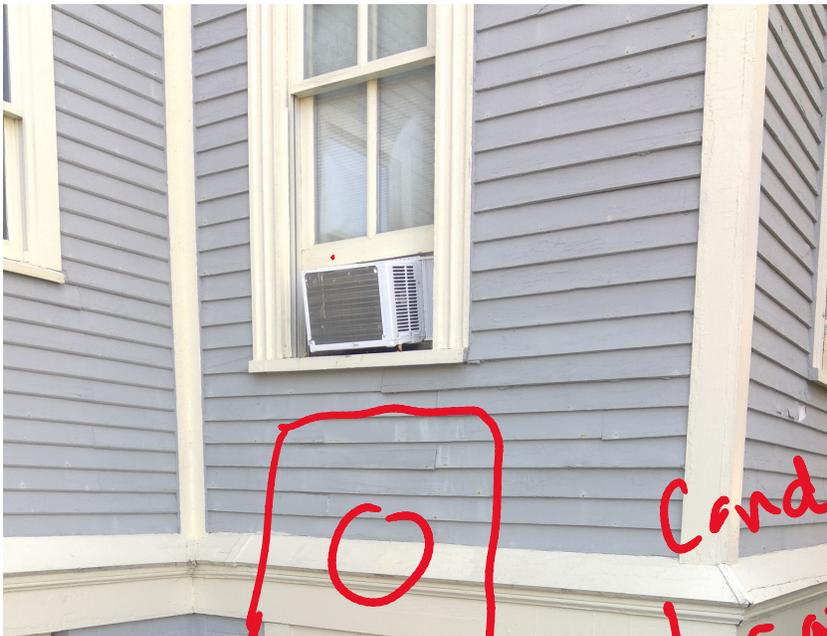
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



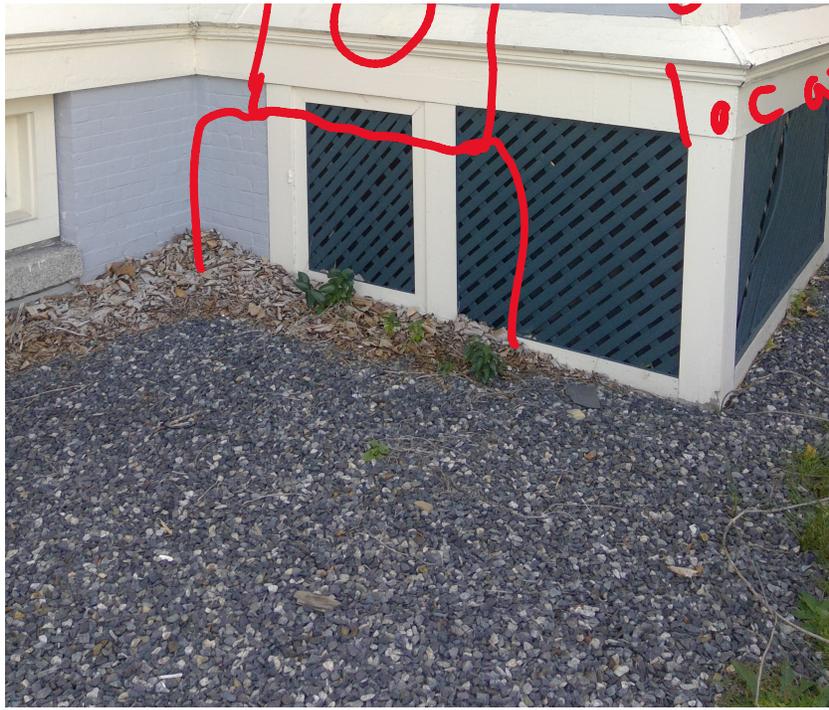
line sets  
running down  
and under  
bump out



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
	Rated Power Input	W	810
Heating at 5°F <sup>4</sup>	Maximum Capacity	BTU/H	11,000
	Maximum Power Input	W	1,600
Heating at -4°F <sup>5</sup>	Maximum Capacity	BTU/H	9,130
Heating at -13°F <sup>7</sup>	Maximum Capacity	BTU/H	7,260
Efficiency	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

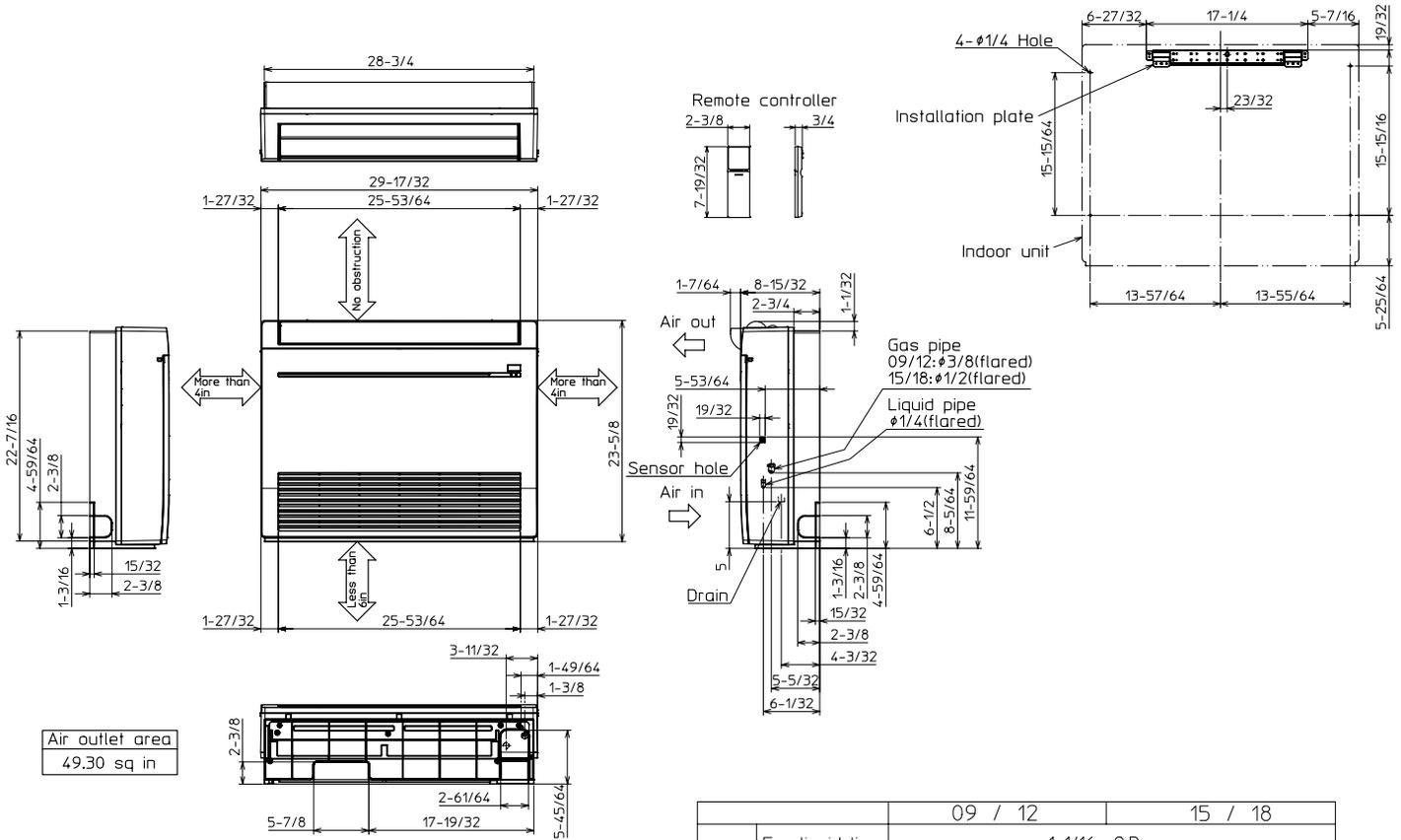
- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount  
Allows indoor units to connect to an MA Controller:  
Deluxe MA Remote Controller  
Simple MA Controller  
Touch MA Controller

## 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

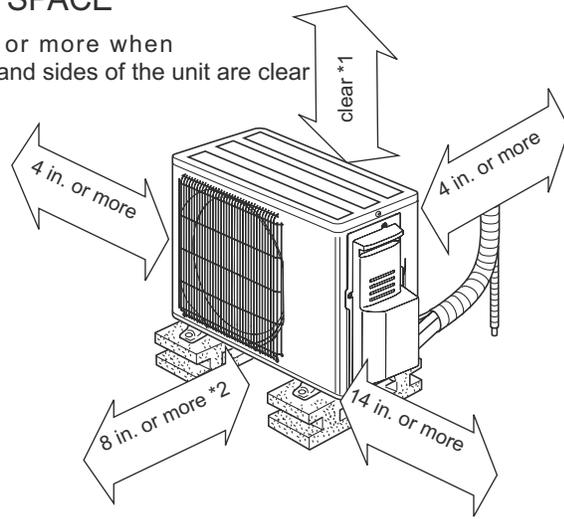


# OUTDOOR UNIT DIMENSIONS: MUFZ-KJ09NAHZ

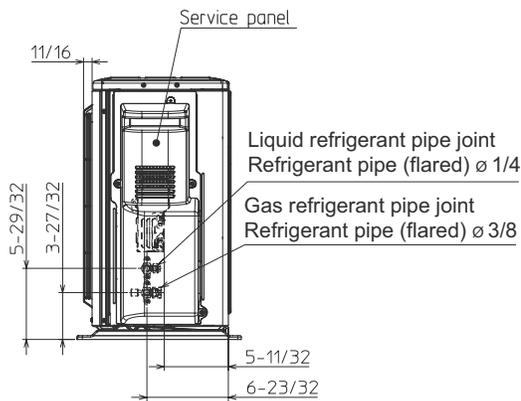
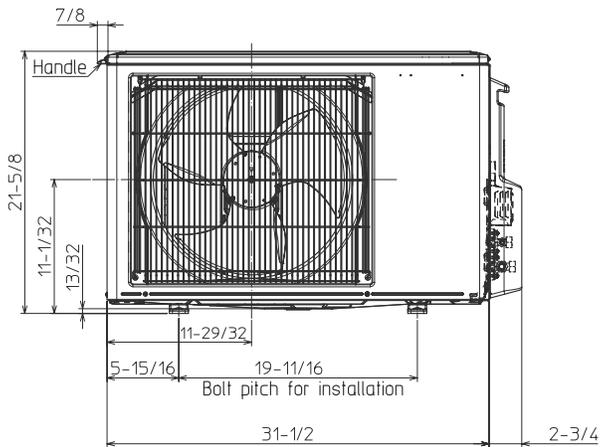
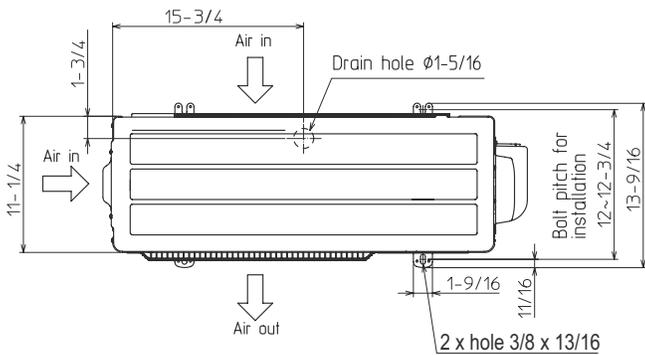
Unit: inch

## 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



### 40 Court Street



**Property Information**

**Property ID** 0127-0001-0000  
**Location** 40 COURT ST  
**Owner** 40 COURT STREET HOLDINGS LLC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

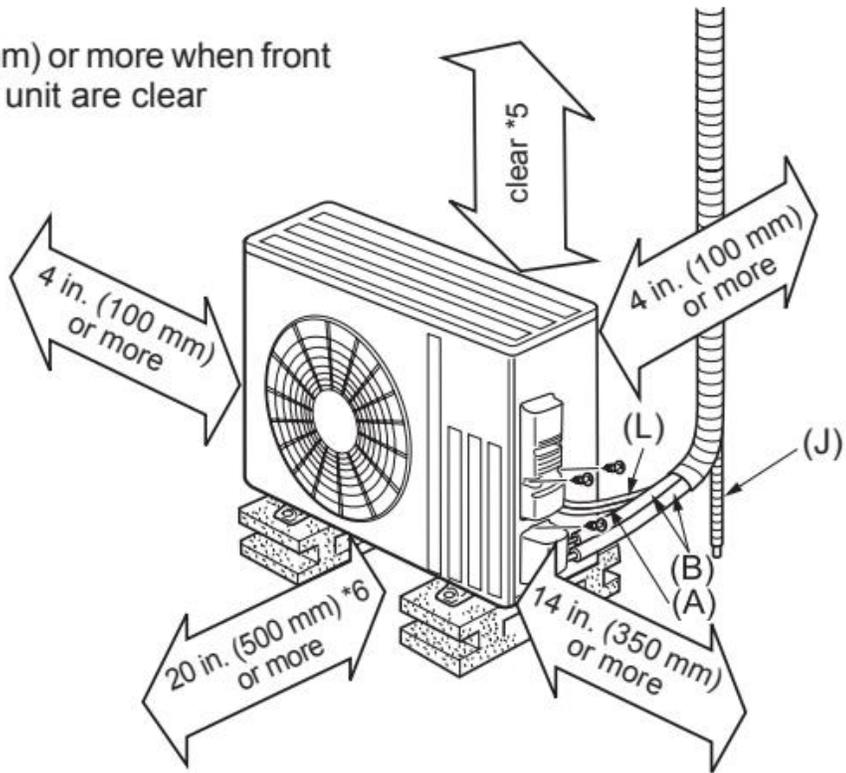
City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

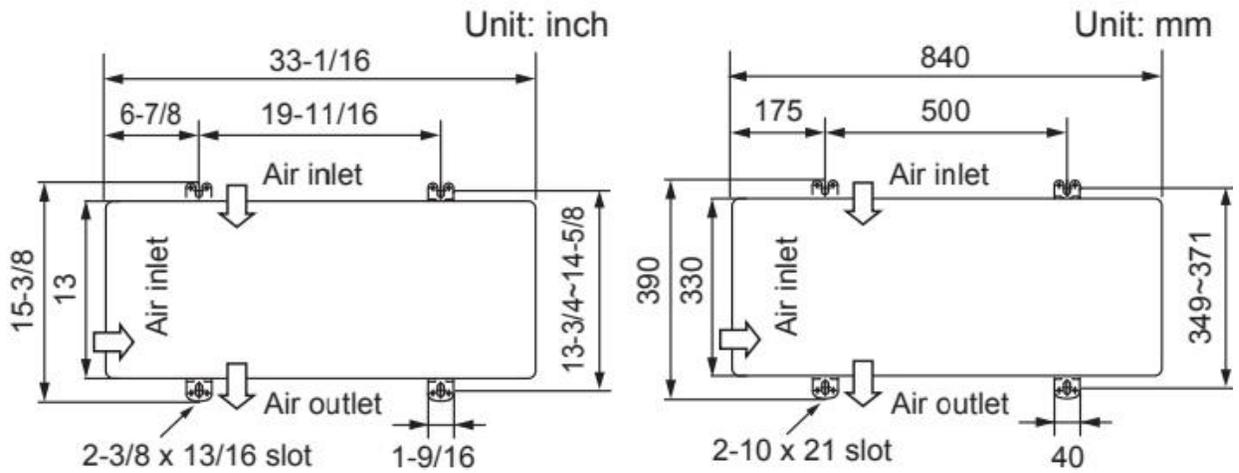
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

<KJ15/18>

\*5 20 in. (500 mm) or more when front and sides of unit are clear



\*6 When any 2 sides of left, right and rear of unit are clear



**2. 11 Sheafe Street**

**- Request to Postpone**

**Background:** The applicant is seeking approval for HVAC equipment, siding, new bulkhead and roofing.

**Staff Comment:** Request to Postpone

**Stipulations:**

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

**3. 55 Gates Street**

**- Recommended Approval**

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

**Staff Comment:** Recommended Approval

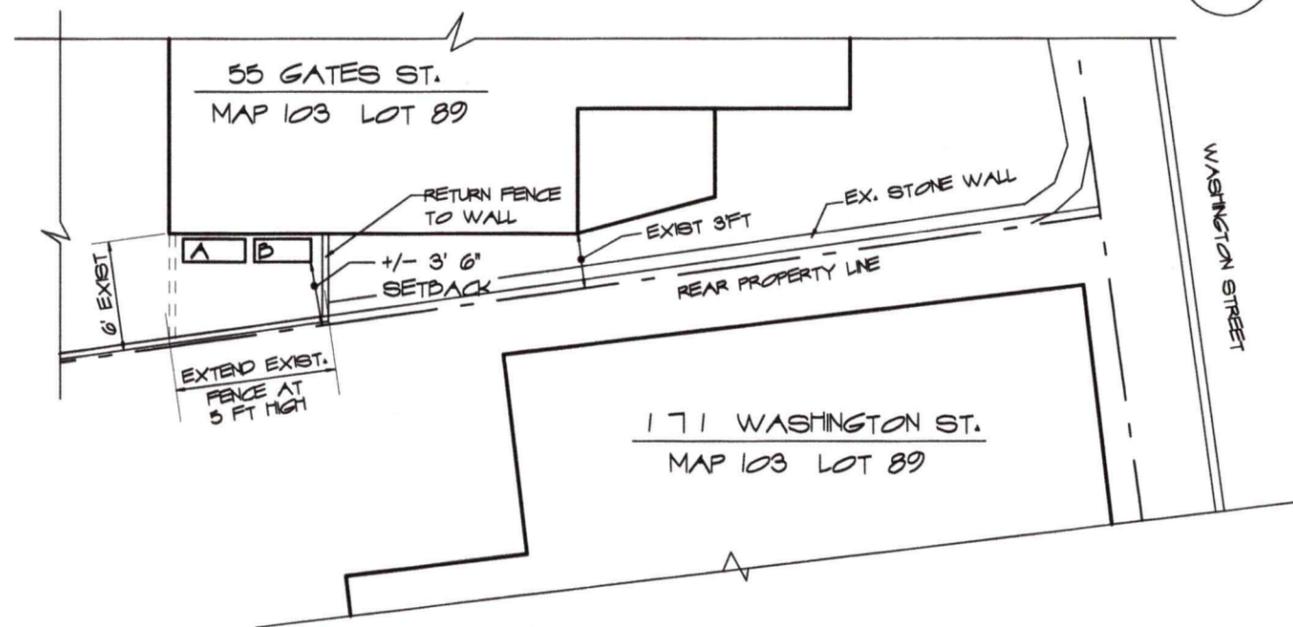
**Stipulations:**

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

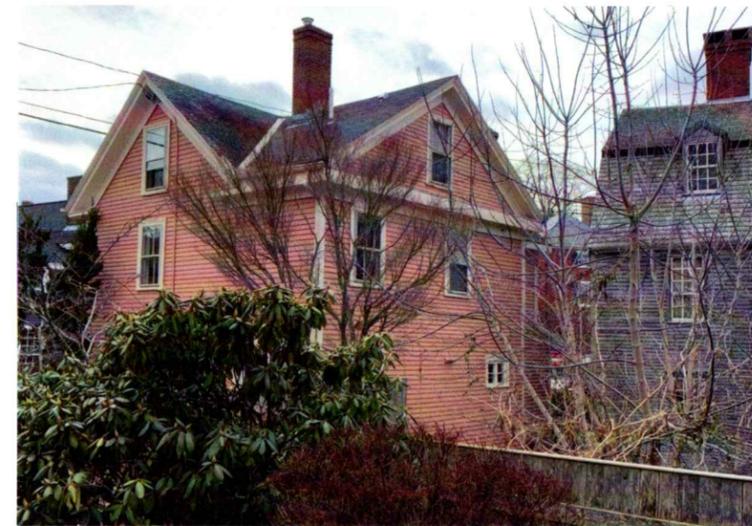


RIGHT SIDE & REAR ELEVATION

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

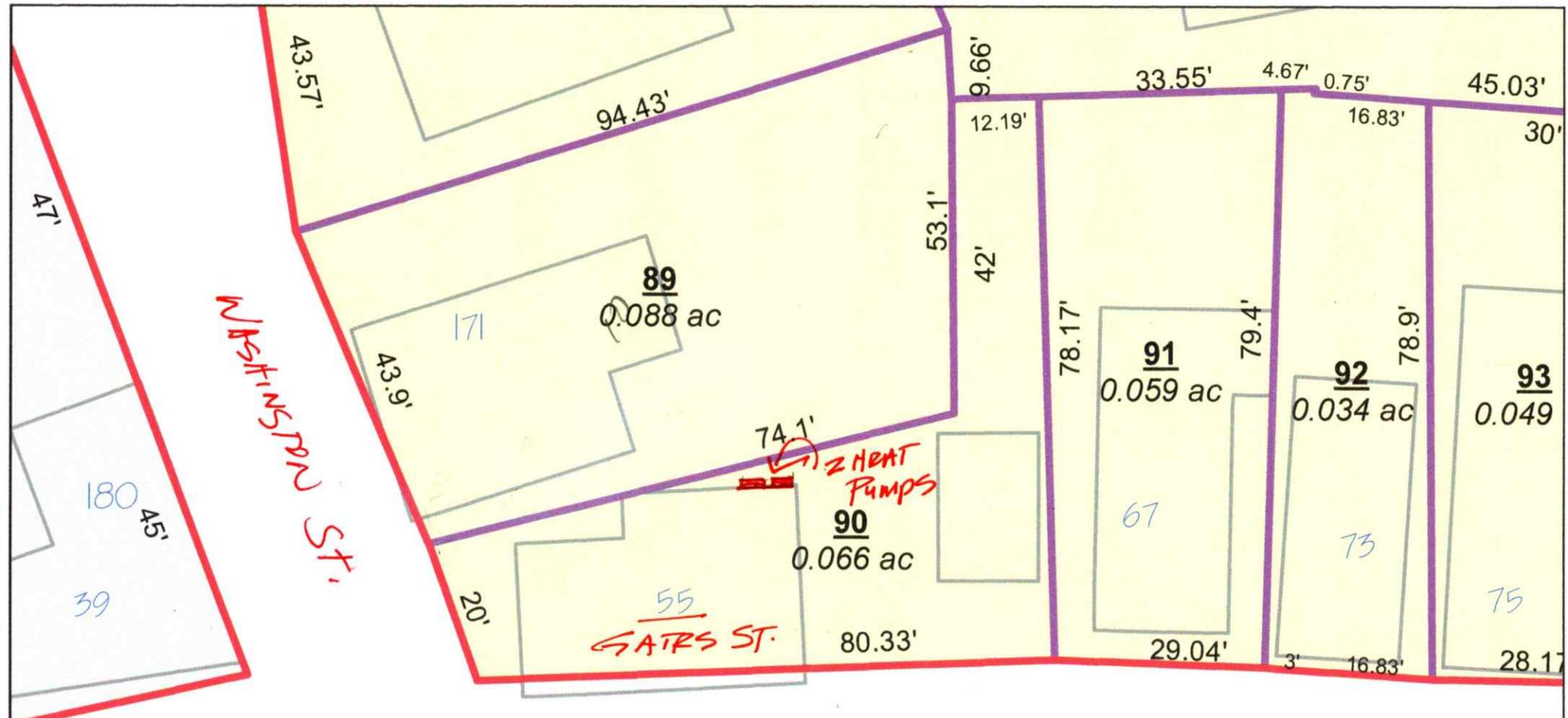


PROPOSED HEAT PUMP LOCATION  
SCALE: 1" = 10'-0"  
NOTE: LOT PLAN GENERATED FROM TAX MAP AND FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT

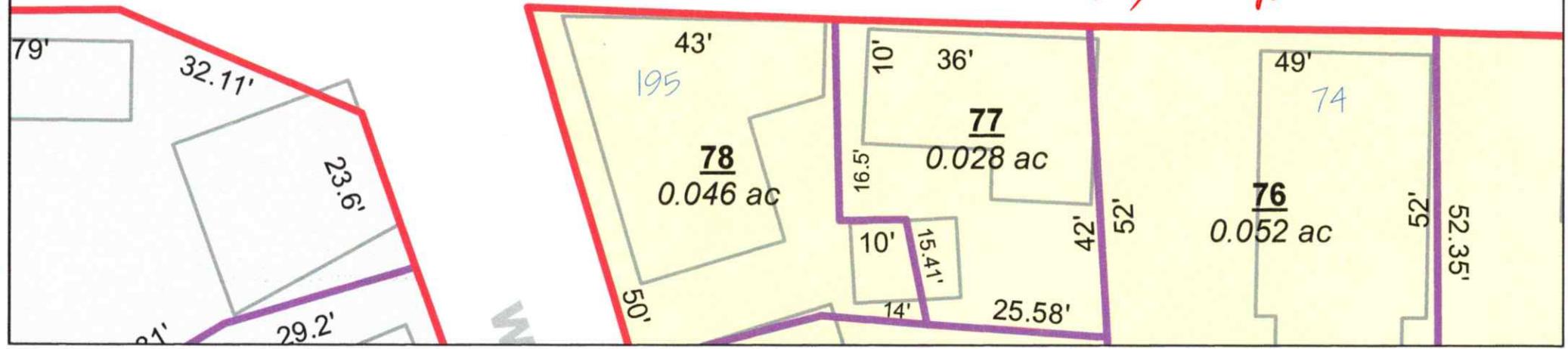


VIEW FROM MANCOCK STREET

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

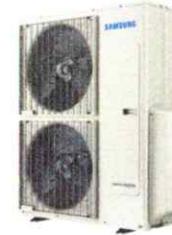


## Samsung "Max Heat" FJM Series, 4 Port Condensing Unit

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	
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.



Intertek

## 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
- 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 - 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.



Intertek

**4. 82 Congress Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for exterior duct work and louver changes.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

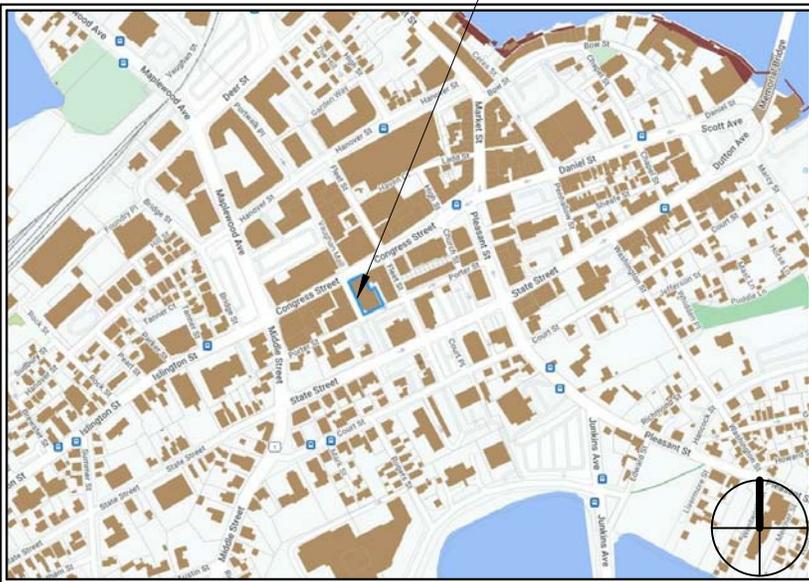
# SUMMER SESSIONS INTERIOR FIT-UP

Historic District Commission Administrative Approval - February 2022, Portsmouth, New Hampshire

## SHEET LIST - HDC

Sheet Number	Sheet Name
C	COVER
CL	COVER LETTER
A1	PHOTOGRAPHS OF GOOSENECK INTAKE GRILL AT REAR ALLEY
A2	PHOTOGRAPHS OF EXHAUST LOUVER AT CHESTNUT STREET

"25 CHESTNUT STREET"  
82 CONGRESS STREET - SUITE #100  
PORTSMOUTH, NH 03801



ORANGE AREA REPRESENTS  
LOCATION OF RELOCATED  
EXHAUST LOUVER AT CHESTNUT  
STREET AND GOOSENECK  
INTAKE GRILL AT REAR ALLEY



SUMMER SESSIONS INTERIOR FIT-UP  
82 CONGRESS STREET - SUITE #100  
PORTSMOUTH, NH 03801

COVER

McHENRY  
ARCHITECTURE

Project Number: 22042

Date: 01/11/2022

Drawn By: RD

Checked By: MG

C

Scale NTS

January 11, 2023

Mr. Jon Wyckoff  
Chair of the Historic District Commission  
City of Portsmouth, NH  
1 Junkins Ave, 3<sup>rd</sup> Floor

Re: Historic District Commission Administrative Approval - Intake and Exhaust Relocation Request for Approval

Dear Mr. Wyckoff,

On behalf of the property owner of 82 Congress Street "25 Chestnut Street" Portsmouth, New Hampshire, we would like to request the following exterior duct work and louver changes per the following drawings. See comments below.

Per the agreement between lessor and lessee, an upgrade to the Heating, Ventilation, and Air Conditioning (HVAC) system was required. This rework of the HVAC system necessitated the installation of an air handler to meet the requirements of the Mechanical Code. The air handler needed to have both supply and exhaust grills added to the façade of the building to meet code which was presented at the Historic District Commission Administrative Approval dated 07/12/2022. It was designed to have both exhaust and intake near each other at the rear alley, but due to the circumstances below, they needed to be located on opposite sides of the building due to a lack of space.

Given the location of the neighboring properties exhaust fan and the car exhaust from the parking garage, we must raise the height of the goose neck grill (intake) to meet the 10' - 0" separation requirement between exhaust and supply air. This also allows us to meet the 25' - 0" separation requirement from the parking garage exhaust. This was the driving factor to relocate the exhaust louver to the Chestnut Street side of the property. The location of this louver was chosen due to it being the least impactful along Congress Street and was placed in a large piece of existing paneling that had various existing mechanical penetrations.

Thank you for your consideration.

Best Regards,  
Richard Desjardins, AIA



Architect | McHenry Architecture  
(603) 430-0274  
[richard@mchenryarchitecture.com](mailto:richard@mchenryarchitecture.com)



EXISTING GOOSENECK INTAKE GRILL IS NOT IN MECHANICAL CODE COMPLIANCE: WITHIN 10'-0" OF EXHAUST FAN AND 25'-0" OF POTENTIAL CAR EXHAUST



GOOSENECK INTAKE GRILL MUST BE EXTENDED 10'-0" UPWARD TO SATISFY THE MECHANICAL CODE. YELLOW REPRESENTS APPROXIMATE 10'-0" LENGTH OF EXTERIOR DUCT TO BE RUN. DUCTWORK, VENT, AND CONNECTIONS WILL BE PAINTED TO MATCH ADJACENT BRICK.



GOOSENECK INTAKE GRILL MUST BE LOCATED 25'-0" MIN. FROM POTENTIAL CAR EXHAUST AND 10'-0" MIN. FROM ADJACENT EXHAUST FANS

SUMMER SESSIONS INTERIOR FIT-UP  
 82 CONGRESS STREET - SUITE #100  
 PORTSMOUTH, NH 03801

PHOTOGRAPHS OF GOOSENECK INTAKE GRILL  
 AT REAR ALLEY

McHENRY  
 ARCHITECTURE

Project Number: 22042  
 Date: 01/11/2022  
 Drawn By: RD  
 Checked By: MG

**A1**  
 Scale NTS



LOUVER FROM CORNER OF CONGRESS STREET AND CHESTNUT STREET



LOUVER FROM CHESTNUT STREET LOCATED IN EXISTING PANELING WITH OTHER MECHANICAL PENETRATIONS

DUE TO ENLARGEMENT OF GOOSENECK INTAKE AT REAR ALLEY, THE PREVIOUSLY APPROVED 18"x30" HAD TO BE RELOCATED TO THE CHESTNUT SIDE OF THE BUILDING. THIS LOCATION WAS CHOSEN DUE FOR BEING THE LEAST IMPACTFUL. LOUVER AND TRIM WILL BE PAINTED TO MATCH THE ADJACENT PANELING.

SUMMER SESSIONS INTERIOR FIT-UP  
 82 CONGRESS STREET - SUITE #100  
 PORTSMOUTH, NH 03801

PHOTOGRAPHS OF EXHAUST LOUVER AT  
 CHESTNUT STREET

McHENRY  
 ARCHITECTURE

Project Number:	22042
Date:	01/11/2022
Drawn By:	RD
Checked By:	MG

**A2**  
 Scale NTS

**5. 85 Daniel Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (reconfigure rear entry, add exterior stairs, railing and landing, and enlarge the rear overhang).

**Staff Comment:** Recommended Approval

**Stipulations:**

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

# 85 DANIEL STREET RENOVATIONS AND ADDITION

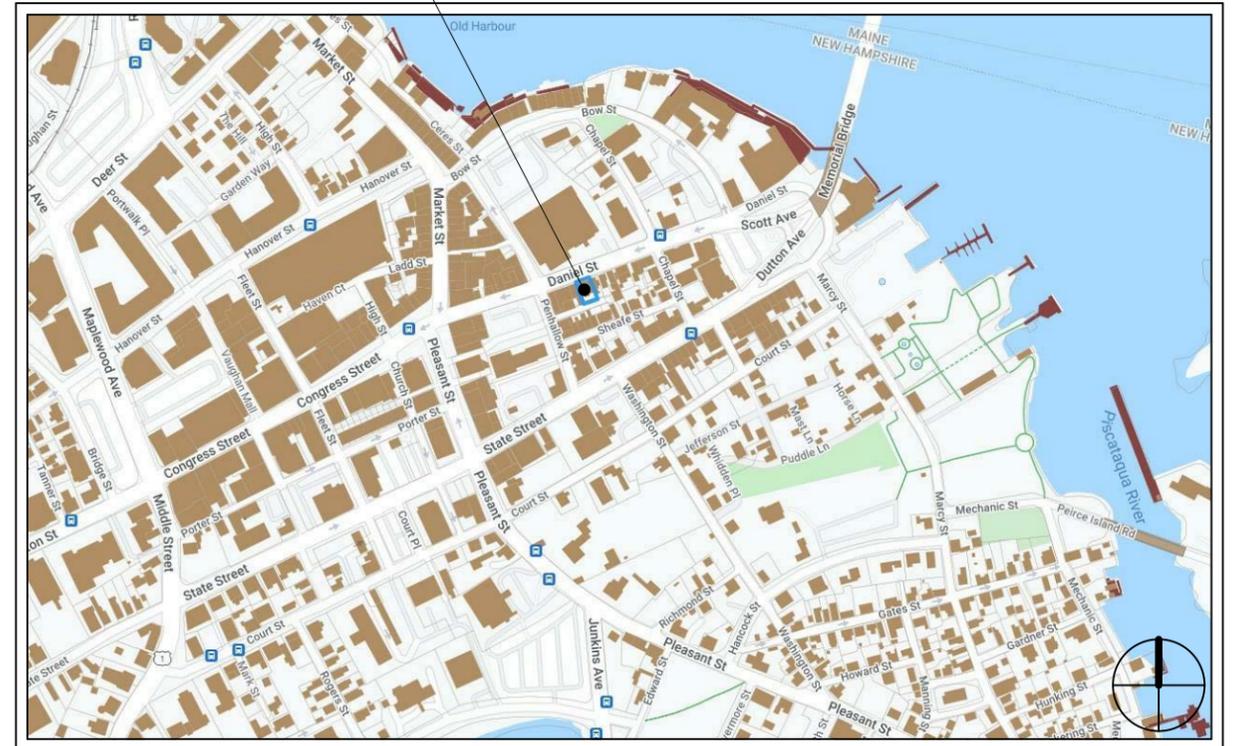
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - FEBRUARY 2023

PROPOSED WORK CHANGES:

- RECONFIGURATION OF REAR ENTRY INTO BUILDING
  - PROVIDE EXTERIOR STAIRS, RAILING, AND LANDING
  - ENLARGE REAR OVERHANG
- PER STIPULATION 2 OF THE MAY 17, 2022 HISTORIC DISTRICT COMMISSION CERTIFICATE APPROVAL THE SELECTED REAR OVERHEAD DOOR THAT WAS PRESENTED WITHIN THE PACKAGE IS A SMOOTH TEXTURE WITH A WHITE FINISH.



85 DANIEL STREET  
PORTSMOUTH, NH 03801



© 2023 McHenry Architecture

85 DANIEL STREET APARTMENTS

85 DANIEL STREET  
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - FEBRUARY 2023

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

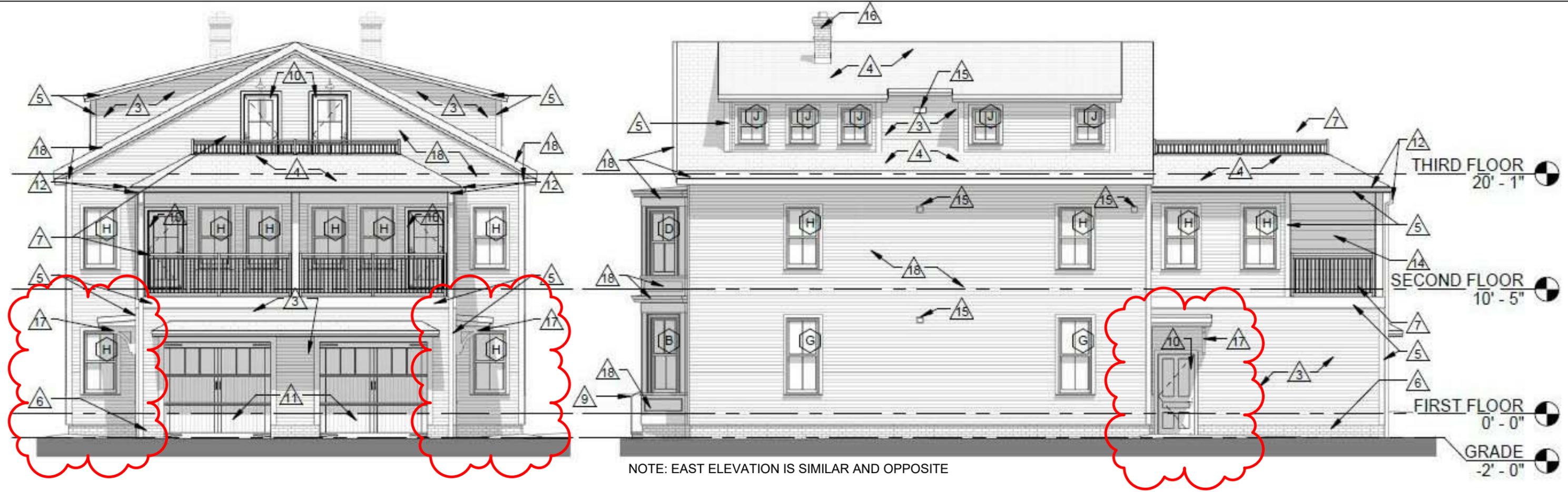
C

01/23/2023

McHA: RD / MG

NOT TO SCALE

Locus



1 SOUTH ELEVATION (CUSTOM HOUSE LANE)  
NOT TO SCALE

2 WEST ELEVATION (RIGHT SIDE YARD)  
NOT TO SCALE



- SCOPE OF REAR ENTRY CHANGES (AREAS BUBBLED IN RED):
- BOTH ENTRIES INTO THE REAR OF THE BUILDING TO BE MODIFIED, SIMILAR AND MIRRORED TO ONE ANOTHER
  - PREVIOUSLY APPROVED CANOPY TO BE ENLARGED
  - COMPOSITE BRACKET (TBD) TO SWITCH HOST WALLS
  - PREVIOUSLY APPROVED DOOR INTO GARAGE TO BE MOVED AND REPLACE WINDOW

© 2023 McHenry Architecture

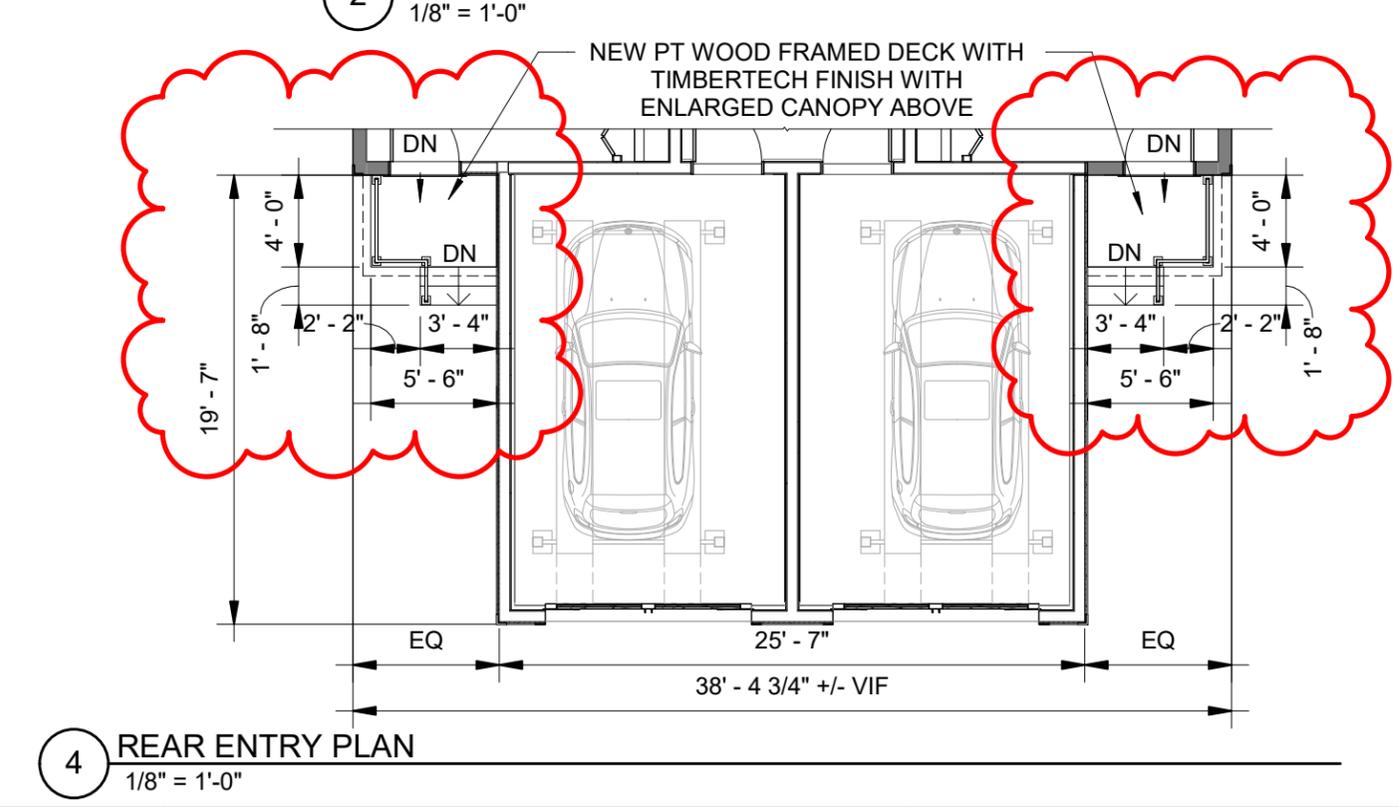
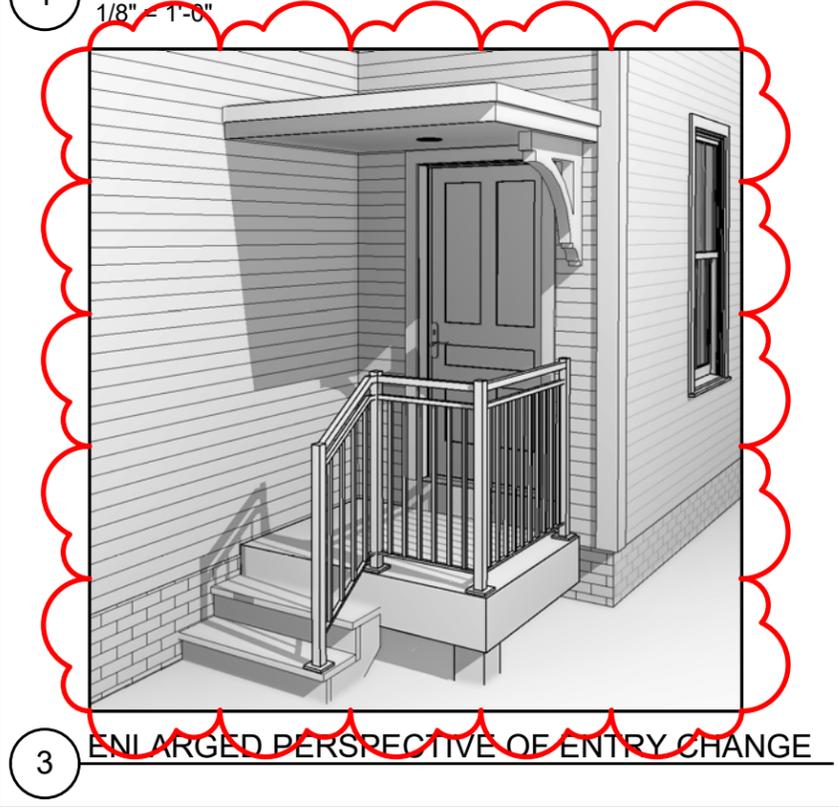
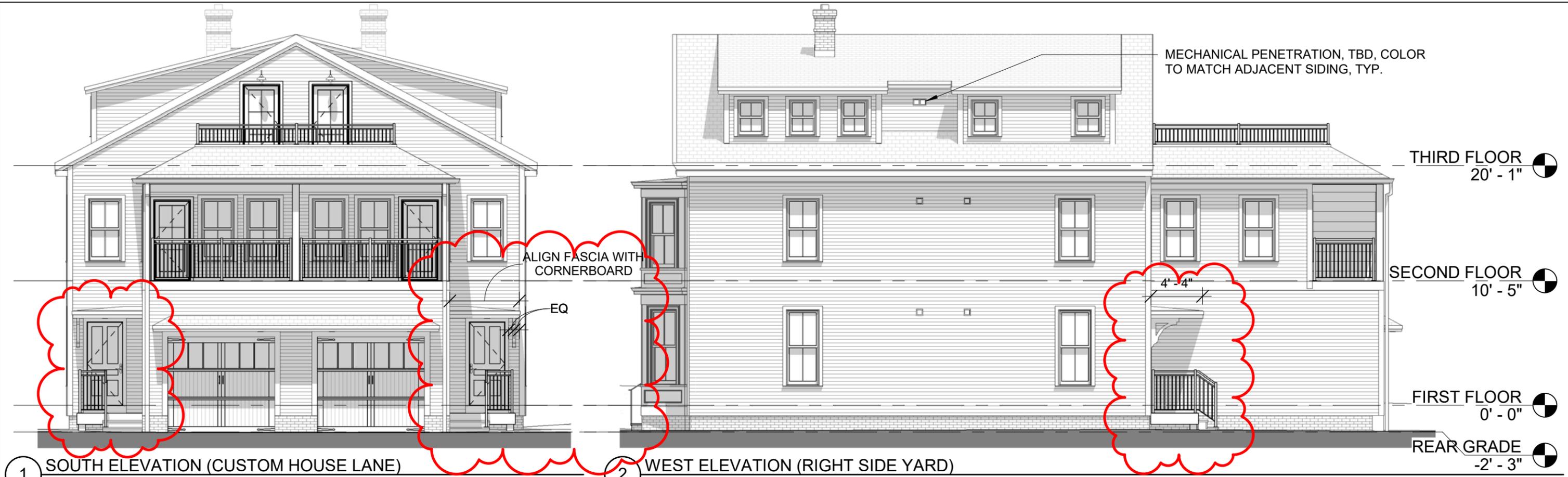
85 DANIEL STREET APARTMENTS  
85 DANIEL STREET  
PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED  
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - FEBRUARY 2023

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A1

01/23/2023  
McHA: RD / MG  
NOT TO SCALE



- SCOPE OF REAR ENTRY CHANGES (AREAS BUBBLED IN RED):
- BOTH ENTRIES INTO THE REAR OF THE BUILDING TO BE MODIFIED, SIMILAR AND MIRRORED TO ONE ANOTHER
  - CANOPY TO BE ENLARGED
  - COMPOSITE BRACKET (TBD) TO SWITCH HOST WALLS
  - DOOR INTO GARAGE TO BE MOVED AND REPLACE WINDOW
  - NEW PT WOOD FRAMED DECK AND STAIRS WITH TIMBERTECH DECK BOARDS THAT WERE APPROVED AT THE MAY 2022 HISTORIC DISTRICT MEETING
  - BLACK TIMBERTECH IMPRESSIONS RAIL EXPRESS RAILING (36" HIGH) AT ENTRY DECK, MATCHED SECOND FLOOR DECK RAILING THAT WAS APPROVED AT THE MAY 2022 HISTORIC DISTRICT MEETING
  - MECHANICAL PENETRATIONS ARE TBD, PENETRATIONS SHOWN ARE FOR INTENT, ALL EXHAUST VENTS WILL BE PAINTED TO MATCH ADJACENT SIDING

© 2023 McHenry Architecture

85 DANIEL STREET APARTMENTS  
85 DANIEL STREET  
PORTSMOUTH, NH 03801

PROPOSED CHANGES  
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - FEBRUARY 2023

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

01/23/2023  
McHA: RD / MG  
AS INDICATED  
A2

**6. 150 Daniel Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval to change out an existing casement window with a double hung to match previously approved windows on the structure.

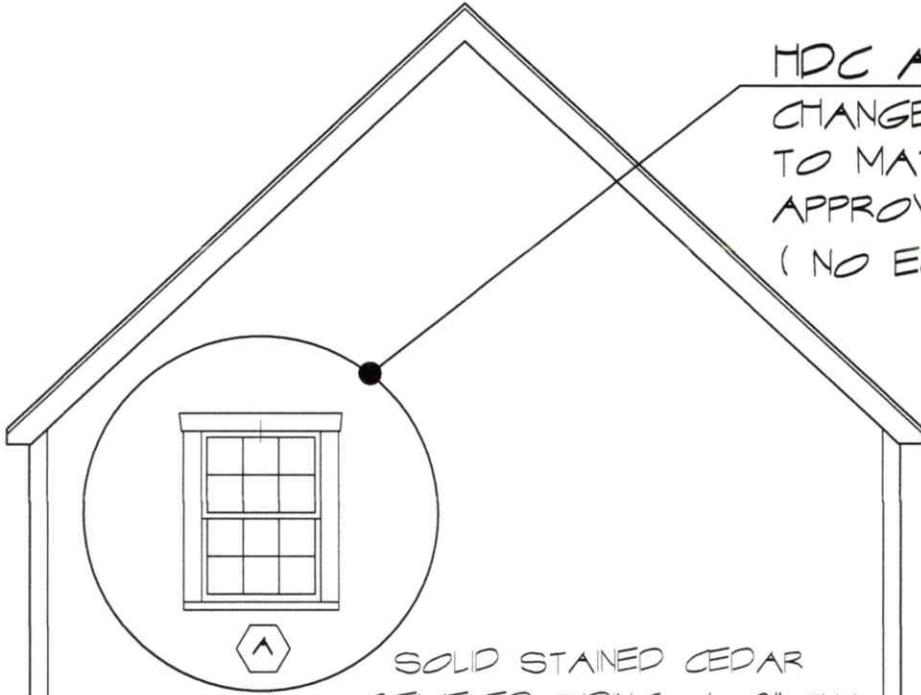
**Staff Comment:** Recommended Approval

**Stipulations:**

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

MDC ADMIN.

CHANGE TO DOUBLETUNG  
TO MATCH OTHER  
APPROVED WINDOWS  
( NO EGRESS REQUIRED )



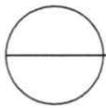
SOLD STAINED CEDAR  
BEVELED SIDING +/- 3" TW

HEAT PUMP  
LOCATION WITH  
FENCE SURROUND

7' MAX.

3' 0"

PROP. LINE



REAR ELEVATION

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

CARRIAGE HOUSE  
150 DANIEL STREET

801 Islington St, Suite 32  
Portsmouth, NH 03801  
603-602-4387  
archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:

• 2102

Date:

1/19/23

**7. 114 Maplewood Avenue - Recommended Approval**

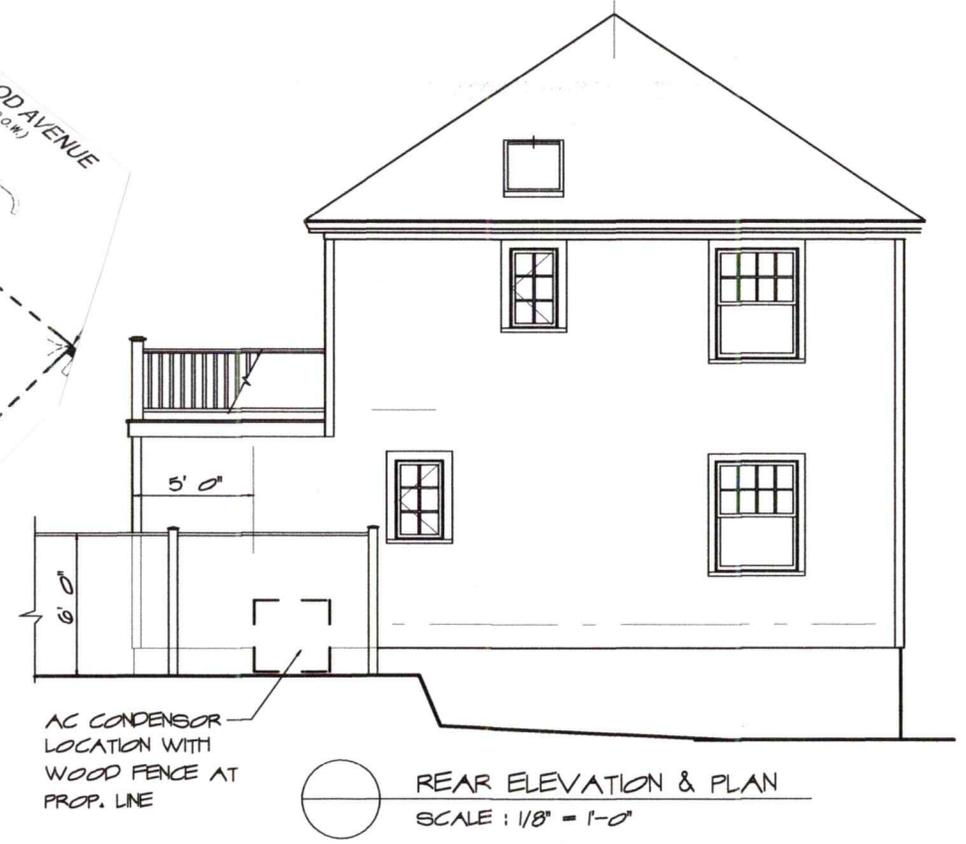
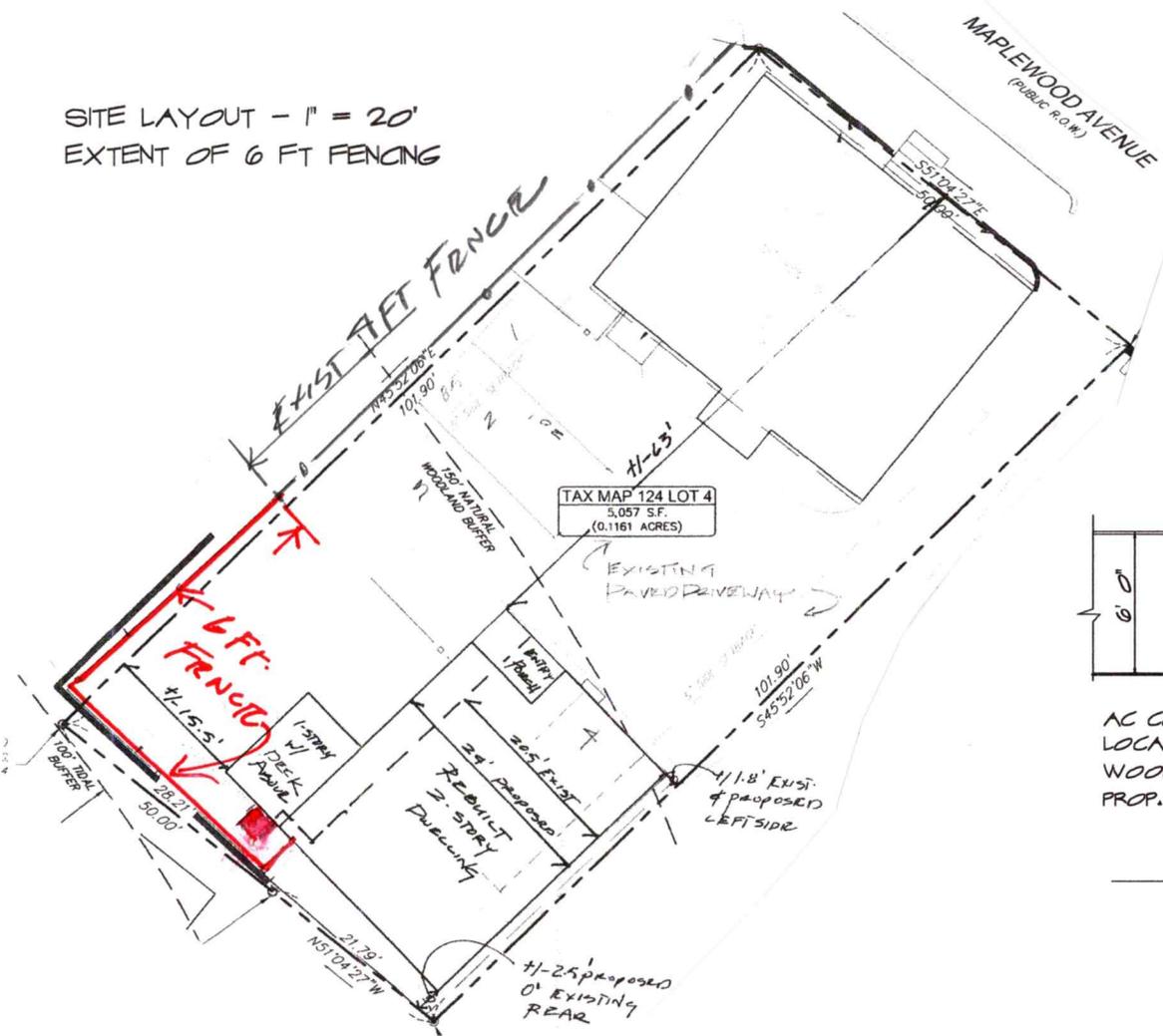
**Background:** The applicant is seeking approval for HVAC equipment and new fencing at the rear of the building.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

SITE LAYOUT - 1" = 20'  
 EXTENT OF 6 FT FENCING



SIMILAR CEDAR FENCING STYLE

114 MAPLEWOOD AVE

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



ANNE WHITNEY ARCHITECT

Project:	Date:	
• 1904	11/23/23	

**8. 33 Bow Street, Unit B**

**- TBD**

**Background:** The applicant is seeking approval to replace existing wood decking with Trex.

**Staff Comment:** TBD

**Stipulations:**

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

**33 Bow Street Unit B  
Deck Repair Project**

---

**Replace Deck Boards  
&  
Refinish Existing Metal Railings**



BONNETTE, PAGE & STONE CORPORATION  
91 BISSON AVENUE, LACONIA, NH 03246  
TEL: 603. 524. 3411 FAX: 603. 524. 4641  
"Progress on Purpose"

Construction Management ♦ Design/Build Services

## SECOND FLOOR

(Deck Area = +/- 14'-0" Long x +/- 5'-0" Wide)



Front View



Left View



Right View



BONNETTE, PAGE & STONE CORPORATION  
91 BISSON AVENUE, LACONIA, NH 03246  
TEL: 603. 524. 3411 FAX: 603. 524. 4641  
"Progress on Purpose"

Construction Management ♦ Design/Build Services

## THIRD FLOOR



Front View



BONNETTE, PAGE & STONE CORPORATION  
91 BISSON AVENUE, LACONIA, NH 03246  
TEL: 603. 524. 3411 FAX: 603. 524. 4641  
"Progress on Purpose"

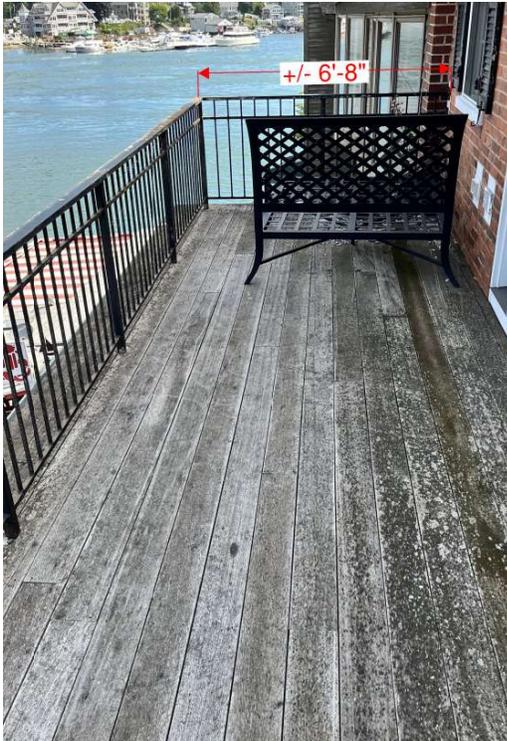
Construction Management ♦ Design/Build Services

## FOURTH FLOOR RAILING

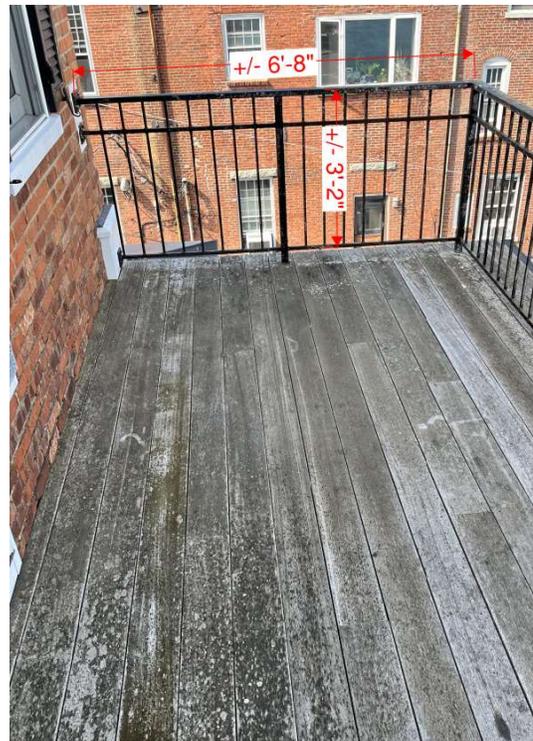
(Deck Area = +/- 26'-3" Long x +/- 7'-8" Wide)



Front View



Left View



Right View

**Bow Street Deck Board Color Samples**



Bow Street Deck  
Replacement Board



Balconies  
to be  
Repaired

Bow  
Street

Ceres Street

LOADING ZONE  
30 MINUTE  
LIMIT  
MON-FRI 8AM-6PM  
SAT-SUN 24 HOURS

**9. 40 Pleasant Street**

**- TBD**

**Background:** The applicant is seeking approval for exterior lighting and replacement windows.

**Staff Comment:** TBD

**Stipulations:**

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

# 40 PLEASANT STREET

40 PLEASANT STREET

HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING/WINDOWS) - 02/01/2023

PREVIOUS SUBMISSIONS:

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

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

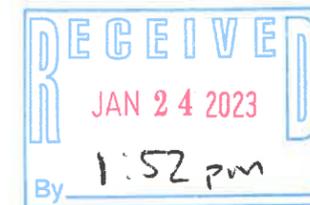
### EXISTING DRAWINGS

- 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

☐ SHEETS FOR LIGHTING SUBMISSION SHOWN SHADED



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:

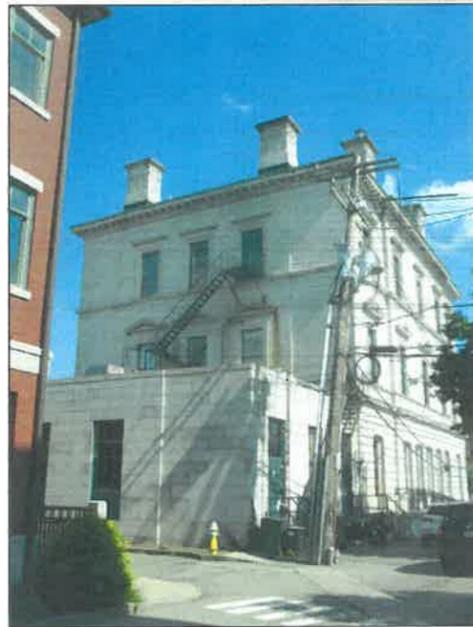
PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801

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

DRAWING NAME:  
TITLE SHEET

SCALE:  
DRAWING NO.:

T0.1



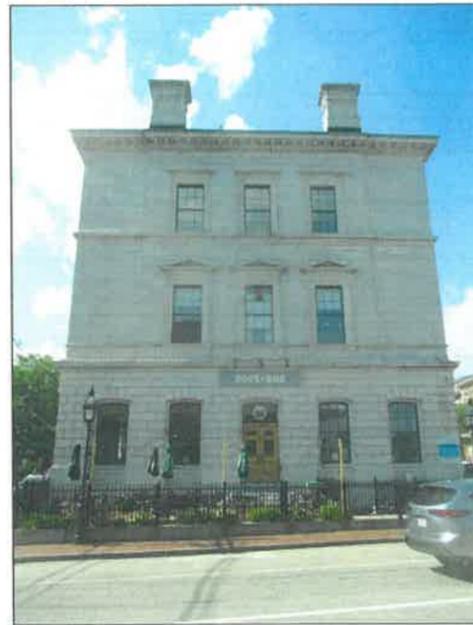
EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET  
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

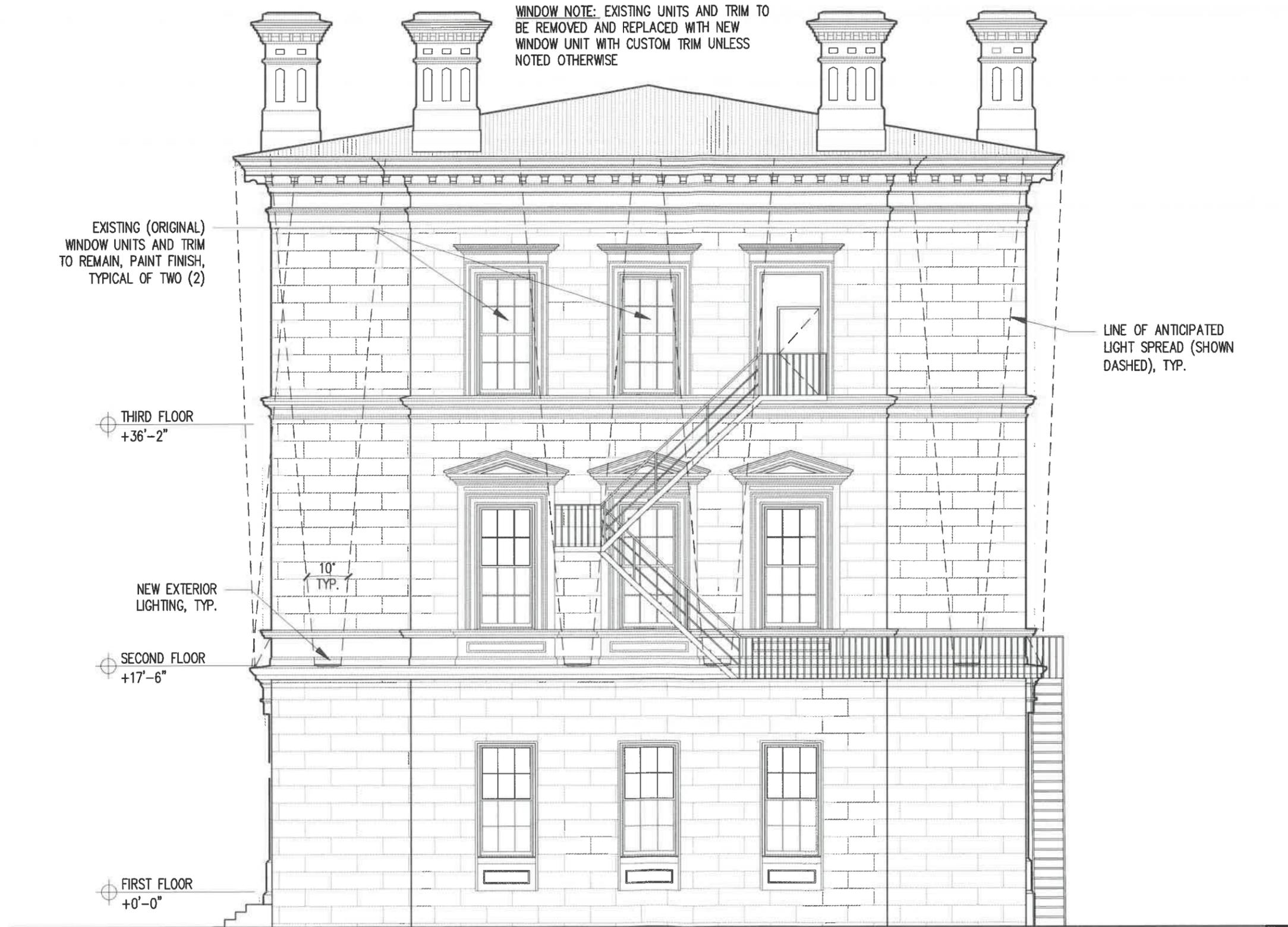
PROJECT NO.: 22065  
DRAWN BY: GL/RW  
APPROVED BY: BH  
ISSUE DATE: 9/23/2022

DRAWING NAME:  
CONTEXT -  
EXISTING

SCALE:

DRAWING NO.:

T1.1



PROPOSED NORTH ELEV. (PORTER ST.)

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

A2.0 1

40 PLEASANT STREET  
 40 PLEASANT STREET  
 PORTSMOUTH, NH 03801

PROJECT:  
 KEY:

**WINTER  
 HOLBEN**  
 architecture + design

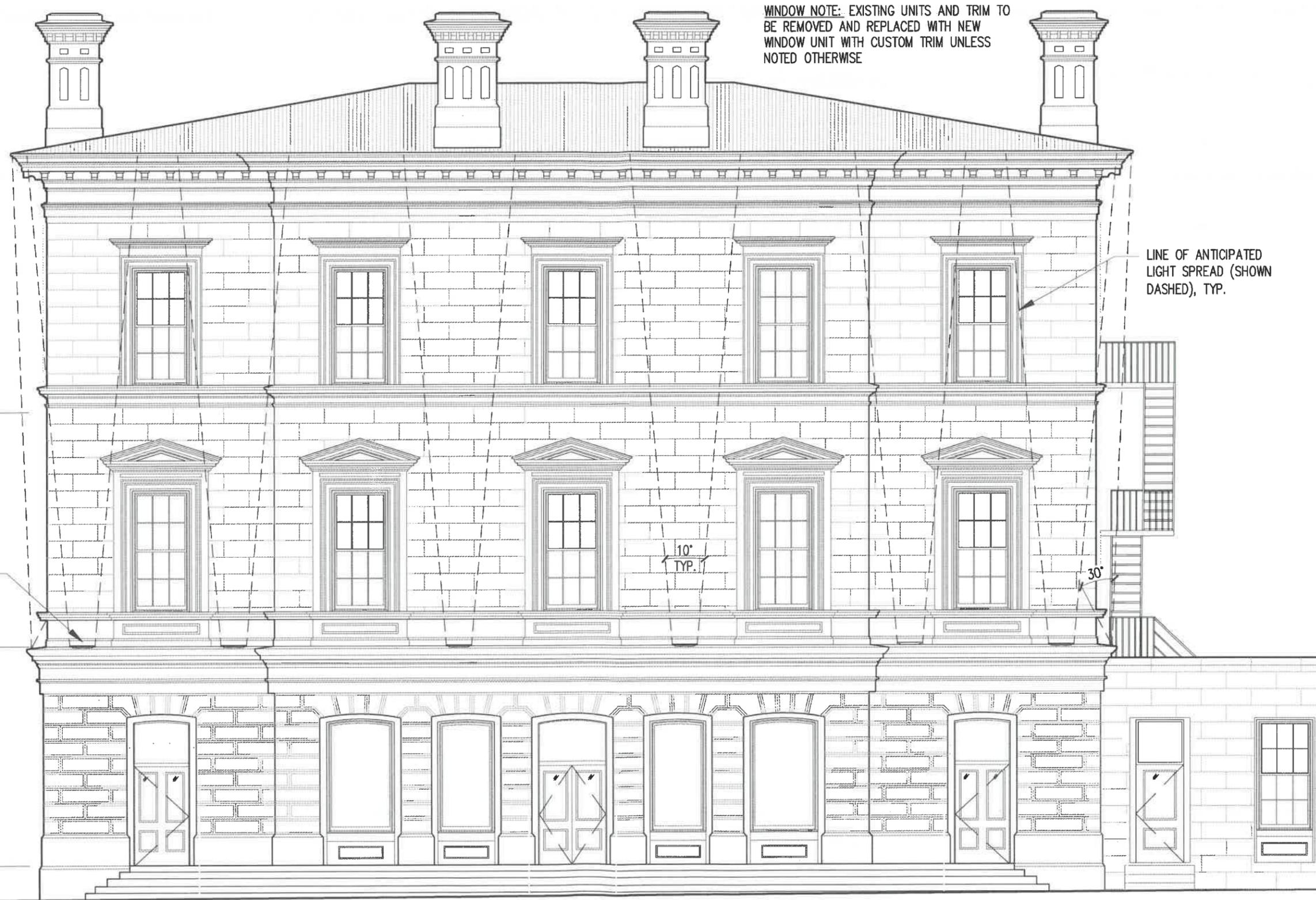
7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

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:  
 PROPOSED NORTH  
 ELEVATION

SCALE:  
 DRAWING NO.:

A2.0



WINDOW NOTE: EXISTING UNITS AND TRIM TO BE REMOVED AND REPLACED WITH NEW WINDOW UNIT WITH CUSTOM TRIM UNLESS NOTED OTHERWISE

LINE OF ANTICIPATED LIGHT SPREAD (SHOWN DASHED), TYP.

THIRD FLOOR  
+36'-2"

NEW EXTERIOR LIGHTING, TYP.

SECOND FLOOR  
+17'-6"

FIRST FLOOR  
+0'-0"

10'  
TYP.

30'

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

A2.1 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

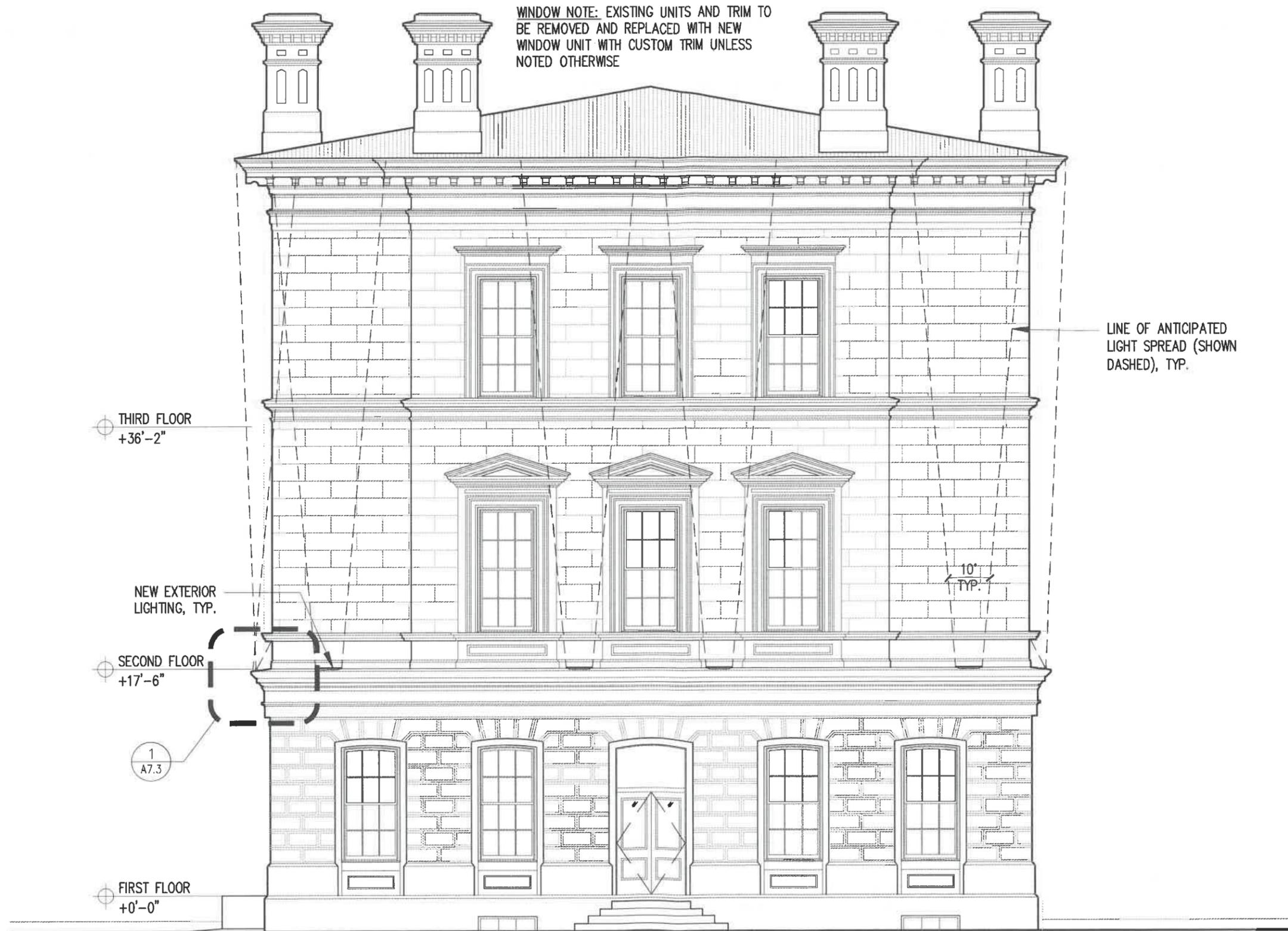
REVISIONS:

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:  
PROPOSED EAST  
ELEVATION

SCALE:  
DRAWING NO.:

A2.1



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

A2.2 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:

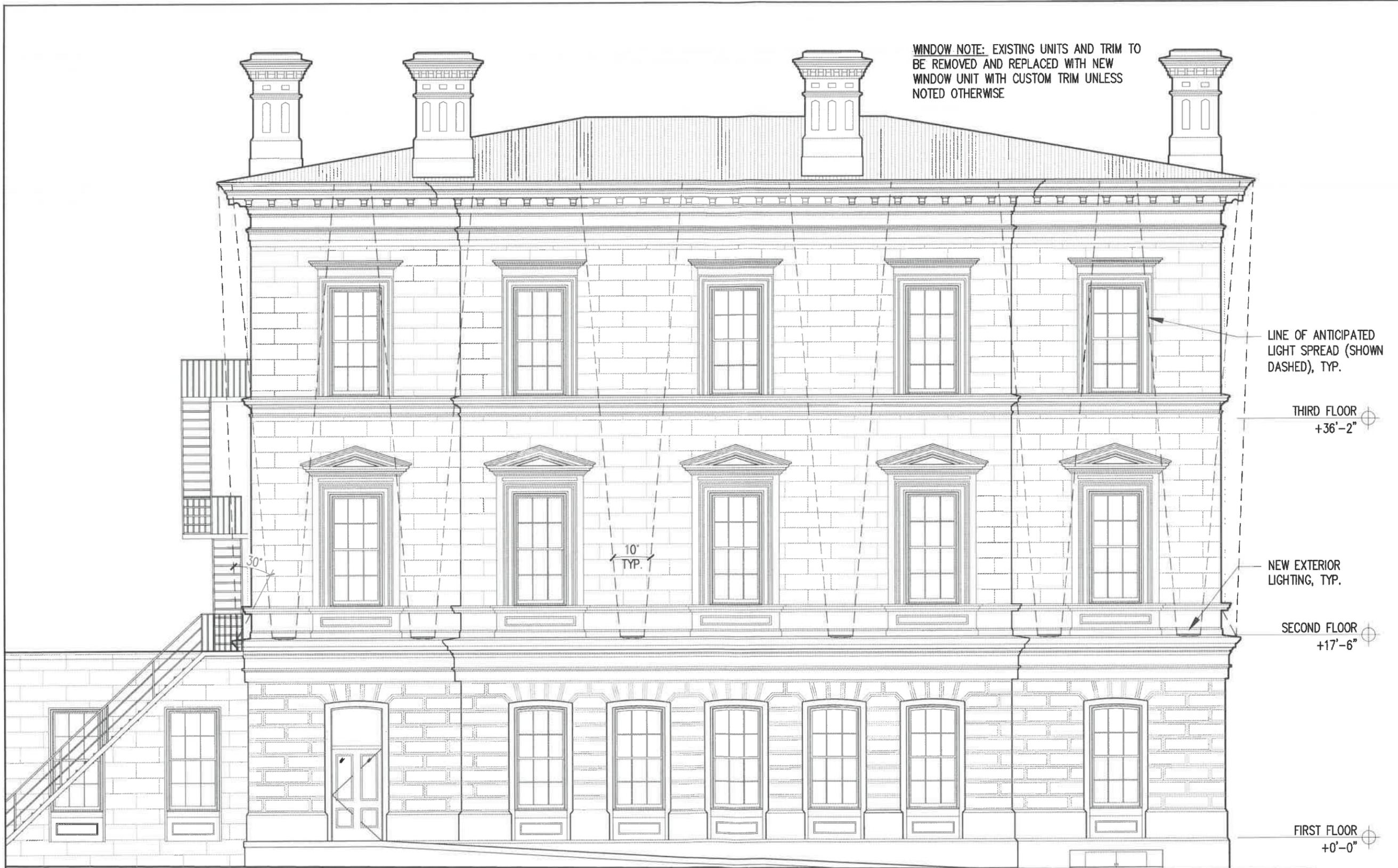
PROJECT NAME:  
40 PLEASANT STREET  
40 PLEASANT ST.  
PORTSMOUTH, NH 03801

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

DRAWING NAME:  
PROPOSED SOUTH  
ELEVATION

SCALE:  
DRAWING NO.:

A2.2



WINDOW NOTE: EXISTING UNITS AND TRIM TO BE REMOVED AND REPLACED WITH NEW WINDOW UNIT WITH CUSTOM TRIM UNLESS NOTED OTHERWISE

LINE OF ANTICIPATED LIGHT SPREAD (SHOWN DASHED), TYP.

THIRD FLOOR  
+36'-2"

NEW EXTERIOR LIGHTING, TYP.

SECOND FLOOR  
+17'-6"

FIRST FLOOR  
+0'-0"

10'  
TYP.

30°

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

A2.3 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:  
PROPOSED WEST  
ELEVATION

SCALE:  
DRAWING NO.:

A2.3



**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

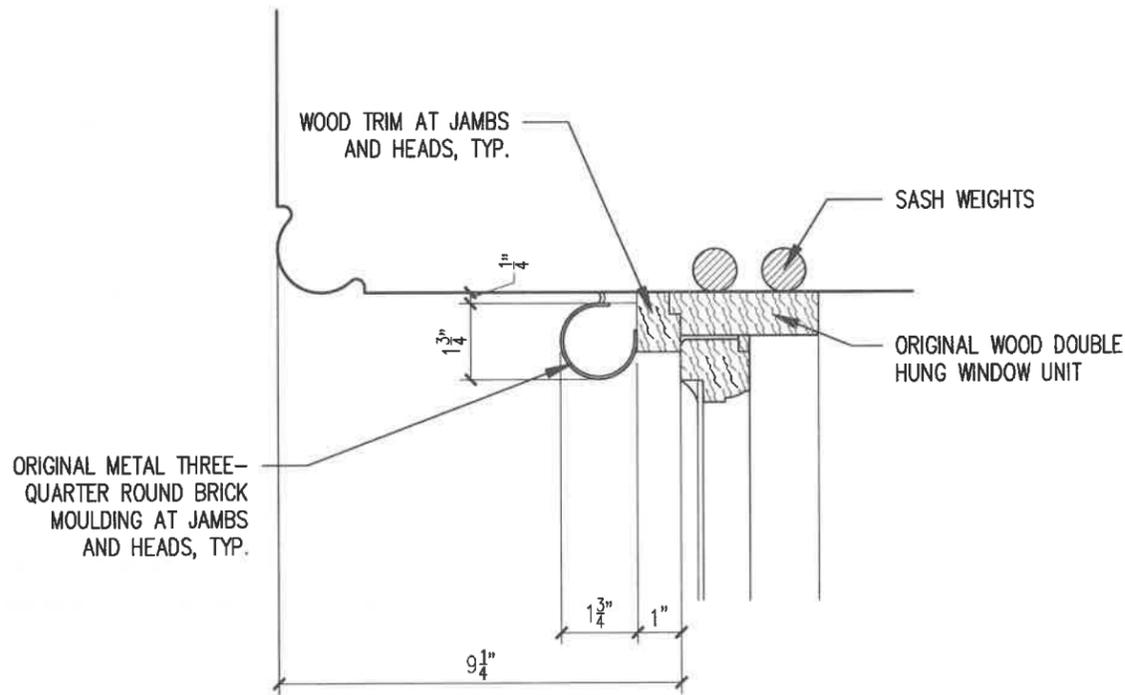
SCALE:  
DRAWING NO.:

**A6.2**

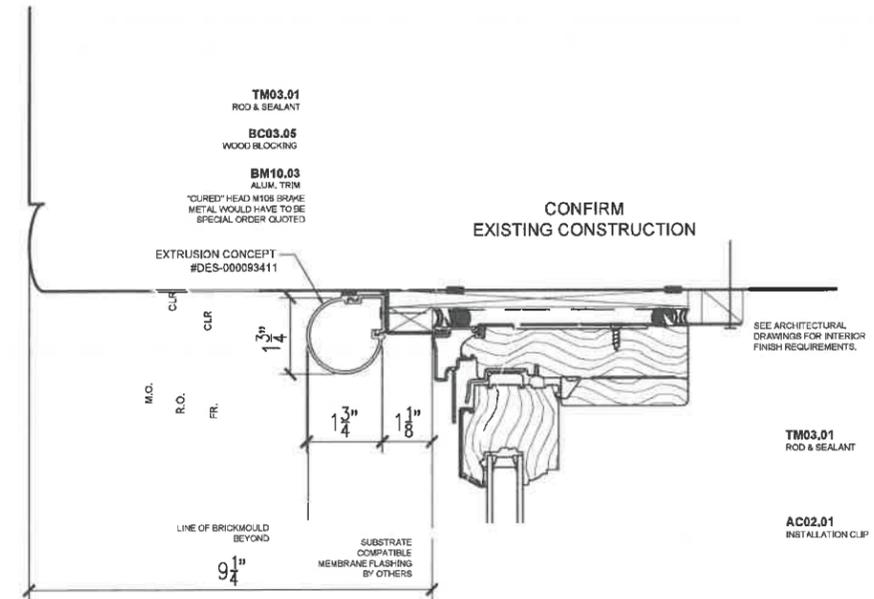
# REASONING FOR REPLACING TRIM:

WORKING WITH THE WINDOW SUPPLIER AND INSTALLATION CONTRACTOR, IT HAS BEEN NOTED THAT LOOKING AT EACH EXISTING WINDOW'S TRIM INDIVIDUALLY PER THE INITIAL HDC STIPULATION LEADS TO A SERIES OF ISSUES AS NOTED BELOW.

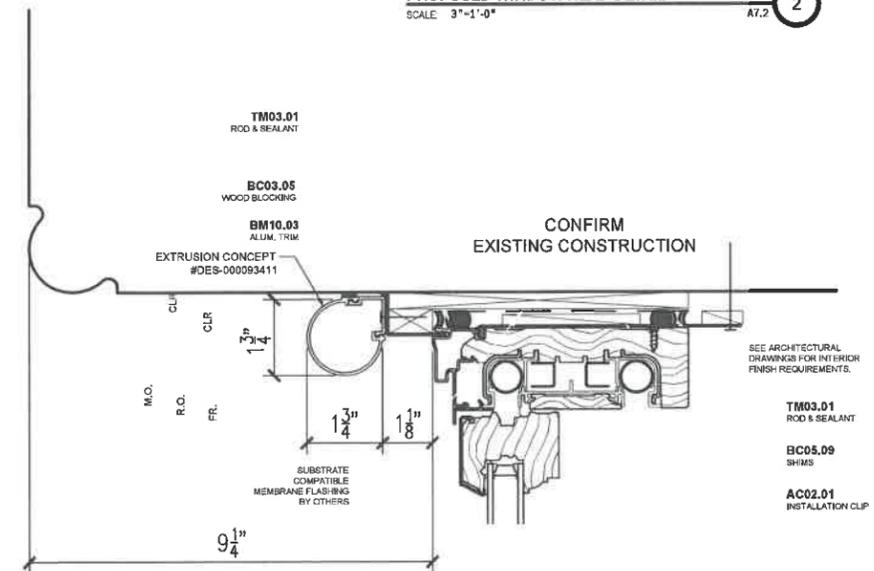
1. PROPER INSTALLATION OF THE WINDOW UNITS WILL REQUIRE THE EXISTING TRIM TO BE REMOVED. THIS ALLOWS FOR CORRECT FLASHING AND SEALANT FOR THE UNITS. A CONCERN RISES WITH THE VARYING CONDITION OF THE TRIM AND HOW IT WILL REACT TO THE REMOVAL/REINSTALLATION.
2. KNOWING THAT THE NEW TRIM IS SPECIAL ORDER, AND NOT KNOWING HOW MUCH EXISTING TRIM CAN BE SALVAGED LEADS TO CA CONCERN ABOUT EITHER BUYING TOO MUCH NEW TRIM, OR NOT ENOUGH NEW TRIM, WHICH LEADS TO A LONG WAIT FOR MORE TO BE FABRICATED.
3. AN INSTALLATION OPTION WHERE THE EXISTING TRIM IS NOT REMOVED WAS CONSIDERED, BUT THIS OPTION LEADS TO PROBLEMS INCLUDING HOW TO ACTUALLY INSTALL - IS IT ACTUALLY POSSIBLE? THIS UNKNOWN LEADS TO A CONCERN ABOUT THE QUALITY OF THE INSTALLATION.
4. IF EXISTING TRIM IS REMOVED AND REINSTALLED, THE CONTRACTOR HAS EXPRESSED CONCERN ABOUT WHERE LIABILITY LIES IF THIS EXISTING TRIM FAILS AFTER THE NEW WINDOWS ARE INSTALLED. A LEGITIMATE CONCERN CONSIDERING THE CURRENT TRIM HAS SHOWN AREAS OF FAILURE.
5. INSTALLATION AGAINST AN INCONSISTENT TRIM WILL LEAD TO MULTIPLE INSTALLATION DETAILS WHICH AGAIN LEADS TO CONCERN ABOUT THE QUALITY OF THE NEW INSTALLATION.
6. THE INSTALLER IDEALLY WANTS TO UTILIZE STAGING FOR THE WINDOW AND LIGHTING WORK. ONCE THE SCAFFOLDING IS UP, IT IS IDEAL TO HAVE EVERYTHING READY FOR A QUICK INSTALLATION TO MINIMIZE THE INCONVENIENCE TO EVERYONE. BY HAVING A SINGLE TRIM OPTION, THE WORK SHOULD BE ABLE TO BE COMPLETED QUICKER.
7. THIS TRIM REQUEST IS ONLY FOR THE WINDOW UNITS BEING REPLACED, THE TWO ORIGINAL WINDOWS WILL RETAIN THE ORIGINAL TRIM ALSO AND ALL WILL BE PAINTED TO MATCH THE NEW INSTALLATION.



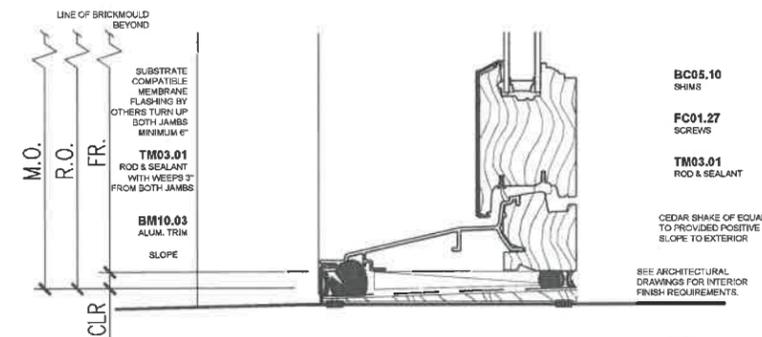
EXISTING (ORIGINAL) WINDOW JAMB DETAIL  
SCALE: 3"=1'-0" AT.2 1



PROPOSED WINDOW HEAD DETAIL  
SCALE: 3"=1'-0" AT.2 2



PROPOSED WINDOW JAMB DETAIL  
SCALE: 3"=1'-0" AT.2 3



PROPOSED WINDOW SILL DETAIL  
SCALE: 3"=1'-0" AT.2 4

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

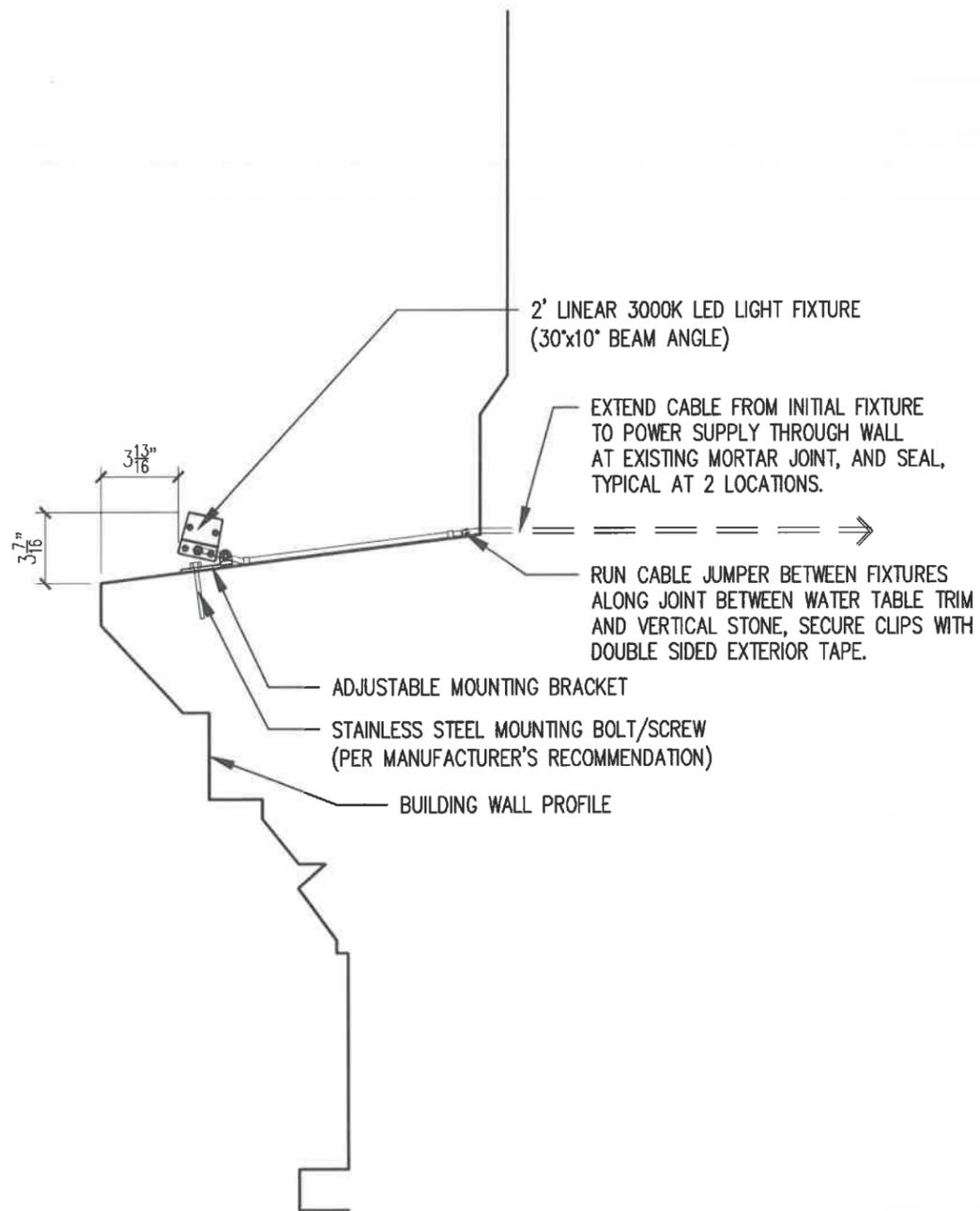
REVISIONS:

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:  
WINDOW DETAIL  
COMPARISON

SCALE:  
DRAWING NO.:

A7.2

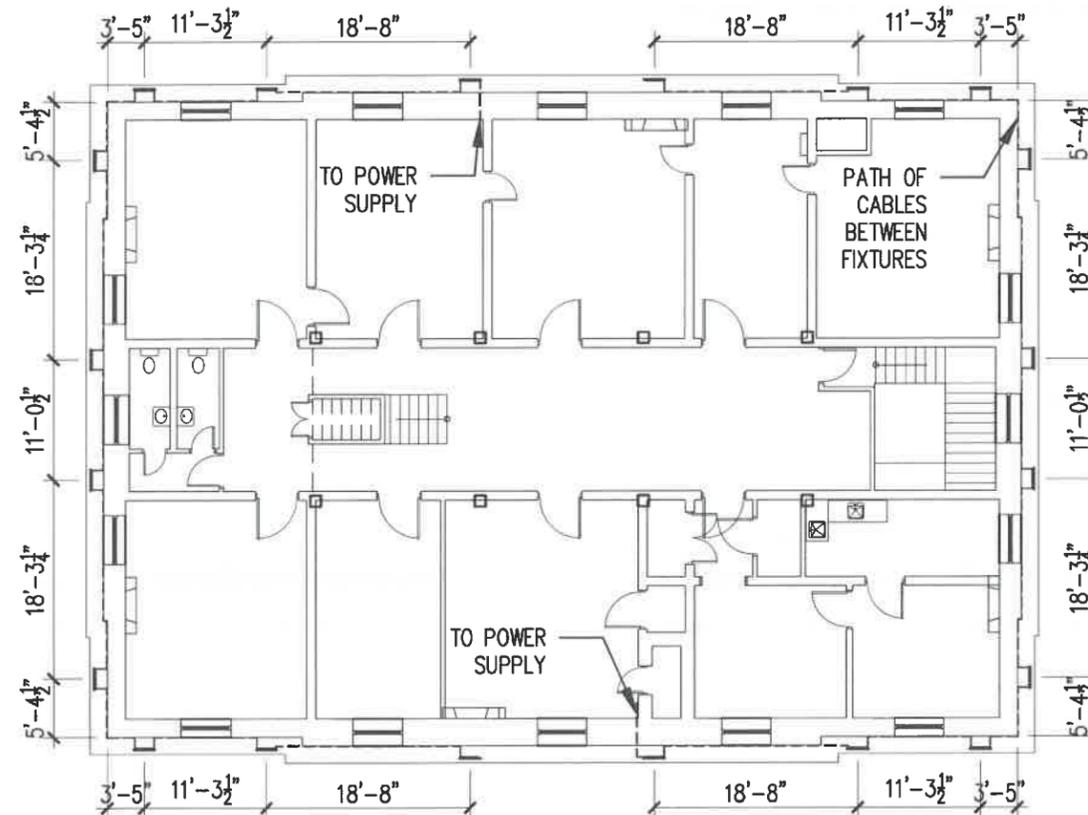


**LIGHTING DETAIL AT WATERTABLE**

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

A7.3

1



**SCHEMATIC LIGHTING WIRING PLAN**

SCALE: 1/16"=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-B  
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 DETAILS

SCALE:

DRAWING NO.:

**A7.3**